

# Archaeological Services & Consultancy Ltd

**DESK-BASED ASSESSMENT:  
FORMER WHITELEAF FURNITURE SITE  
PICTS LANE  
PRINCES RISBOROUGH  
BUCKINGHAMSHIRE**

NGR: SP 8008 0274

*on behalf of  
W. E. Black Ltd*



David Fell BA MA MIFA

May 2010

ASC: 1296/PRP/2



Letchworth House  
Chesney Wold, Bleak Hall  
Milton Keynes MK6 1NE  
Tel: 01908 608989 Fax: 01908 605700  
Email: [office@archaeological-services.co.uk](mailto:office@archaeological-services.co.uk)  
Website: [www.archaeological-services.co.uk](http://www.archaeological-services.co.uk)



## Site Data

<i>ASC site code:</i>	PRP	<i>Project no:</i>	1296
<i>OASIS ref:</i>		<i>Event/Accession no:</i>	
<i>County:</i>	Buckinghamshire		
<i>Village/Town:</i>	Princes Risborough		
<i>Civil Parish:</i>	Princes Risborough		
<i>NGR (to 8 figs):</i>	SP 8008 0274		
<i>Extent of site:</i>	c.2 ha		
<i>Present use:</i>	Disused: former industrial site		
<i>Planning proposal:</i>	Residential development		
<i>Planning application ref/date:</i>	10/05237/OUT		
<i>Local Planning Authority:</i>	Wycombe District Council		
<i>Date of assessment:</i>	May 2010		
<i>Client:</i>	W.E. Black Ltd Hawridge Place Hawridge Chesham Buckinghamshire HP5 2UG		
<i>Contact name:</i>	Eric Gadsden		

## Internal Quality Check

<i>Primary Author:</i>	David Fell	<i>Date:</i>	26 <sup>th</sup> May 2010
<i>Revisions:</i>		<i>Date:</i>	
<i>Edited/Checked By:</i>		<i>Date:</i>	

© Archaeological Services & Consultancy Ltd

No part of this document is to be copied in any way without prior written consent.

Every effort is made to provide detailed and accurate information. However, Archaeological Services & Consultancy Ltd cannot be held responsible for errors or inaccuracies within this report.

© Ordnance Survey maps reproduced with the sanction of the Controller of Her Majesty's Stationery Office.  
ASC Licence No. AL 100015154

## CONTENTS

Summary .....	5
1. Introduction .....	5
2. Aims & Methods .....	8
3. Archaeological and Historical Evidence .....	10
4. Walkover Survey .....	16
5. Statutory Constraints on Development.....	22
6. Conclusions .....	23
7. Acknowledgements .....	24
8. Historic Environment Record Data .....	25
9. References .....	26
10. Cartographic Sources.....	28
11. Aerial Photographs .....	28

### Figures:

1. General location.....	4
2. Site location .....	7
3. Archaeological sites in the Buckinghamshire Historic Environment Record.....	11
4. Extract from Jeffrey's map of Buckinghamshire (1770).....	29
5. Extract from Bryant's map of Buckinghamshire (1824).....	30
6. Extract from the 1 <sup>st</sup> edition Ordnance Survey one inch to the mile scale map (1830).....	31
7. Extract from the 1877 edition 1: 10,560 scale Ordnance Survey map.....	32
8. Extract from the 1898 edition 1: 2,500 scale Ordnance Survey map.....	33
9. Extract from the 1921 edition 1: 2,500 scale Ordnance Survey map.....	34
10. Extract from the 1939 edition 1: 10,560 scale Ordnance Survey map.....	35
11. Extract from the 1956 and 1960 edition 1:25,000 scale Ordnance Survey maps.....	36
12. Extract from the 1960 edition 1: 10,560 scale Ordnance Survey map.....	37

**Plates:**

*Cover: General view of the west side of the development site*

1. View of the east side of the site, looking towards Picts Lane .....	17
2. View of the north part of the assessment site .....	17
3. View of the southern end of the assessment site .....	17
4. View looking north along the west side of the assessment site.....	18
5. View of the central area of the d assessment site, looking north .....	18
6. View of the central area, looking east .....	18
7. View of the central area, looking south.....	19
8. View of the east side of the assessment site, looking south .....	19
9. View of the central area of the assessment site, looking west.....	19
10. View of the furniture factory 13 <sup>th</sup> March 1959 .....	20
11. View of the timber yard 13 <sup>th</sup> March 1959 .....	20
12. Aerial view of the assessment site in 1956.....	21
13. Aerial view of the assessment site in 1973.....	21



Figure 1: General location (Scale 1:25,000)

## Summary

*In May 2010 Archaeological Services and Consultancy Ltd prepared an archaeological desk-based assessment of the former Whiteleaf Furniture site, Princes Risborough, Buckinghamshire. The assessment revealed that archaeological remains are not currently known from the site, but that a number are known from the surrounding area. The furniture factory was constructed during the 1920s and the principal buildings are likely to have caused disturbance to any buried archaeological remains. Archaeological remains may survive in less disturbed areas and in general the assessment site is considered to offer moderate archaeological potential.*

## 1. Introduction

1.1 In May 2010 *Archaeological Services and Consultancy Ltd* (ASC) prepared an archaeological desk-based assessment of the former Whiteleaf Furniture site, Picts Lane, Princes Risborough, in order to inform an outline planning application (10/05237/OUT) for residential development. The project was commissioned by *W.E. Black Ltd*, and was carried out according to a *brief* (Beckley 2010) prepared on behalf of the local planning authority (LPA), *Wycombe District Council*, by their archaeological advisor (AA), the *Buckinghamshire County Archaeology Service* and a project design prepared by *ASC Ltd* (Zeepvat 2010).

### 1.2 *Archaeological Services & Consultancy Ltd*

ASC is an independent archaeological practice providing a full range of archaeological services including consultancy, field evaluation, mitigation and post-excavation studies, historic building recording and analysis. ASC is recognised as a *Registered Organisation* by the Institute for Archaeologists and is also accredited ISO 9001, in recognition of its high standards and working practices.

### 1.3 *Management*

The assessment was managed by David Fell BA MA MIFA, and was carried out under the overall direction of Bob Zeepvat BA MIFA.

### 1.4 *The Site*

#### 1.4.1 *Location & Description*

The development site is located in the village and civil parish of Princes Risborough, in the Wycombe district of Buckinghamshire (Fig. 1). It comprises an irregular area of land covering *c.*2 hectares, centred on Ordnance Survey National Grid Reference SP 8008 0274.

The development site has been cleared of buildings and was the former location of the Whiteleaf Furniture factory. It is bounded to the south by residential development, to the west by the car park of Princes Risborough railway station, to the north by other industrial sites and to the west by Picts Lane, from which it is accessed (Fig. 2).

A detailed description of the site appears in Section 4 of this assessment.

#### 1.4.2 *Geology*

The development site is a brown field site and the natural soils are likely to have been extensively truncated or destroyed. Any surviving natural soils are likely to comprise the *Coombe 2 Association*, which comprises well drained calcareous soils over chalky drift (Soil Survey 1983, 511g). The underlying natural geology comprises Lower Chalk (BGS, Sheet 237). The natural topography of the area slopes gently from north to south and the assessment site has an average elevation of c.107m OD.

#### 1.4.3 *Proposed Development*

The planning proposal is for the construction of a new residential development.

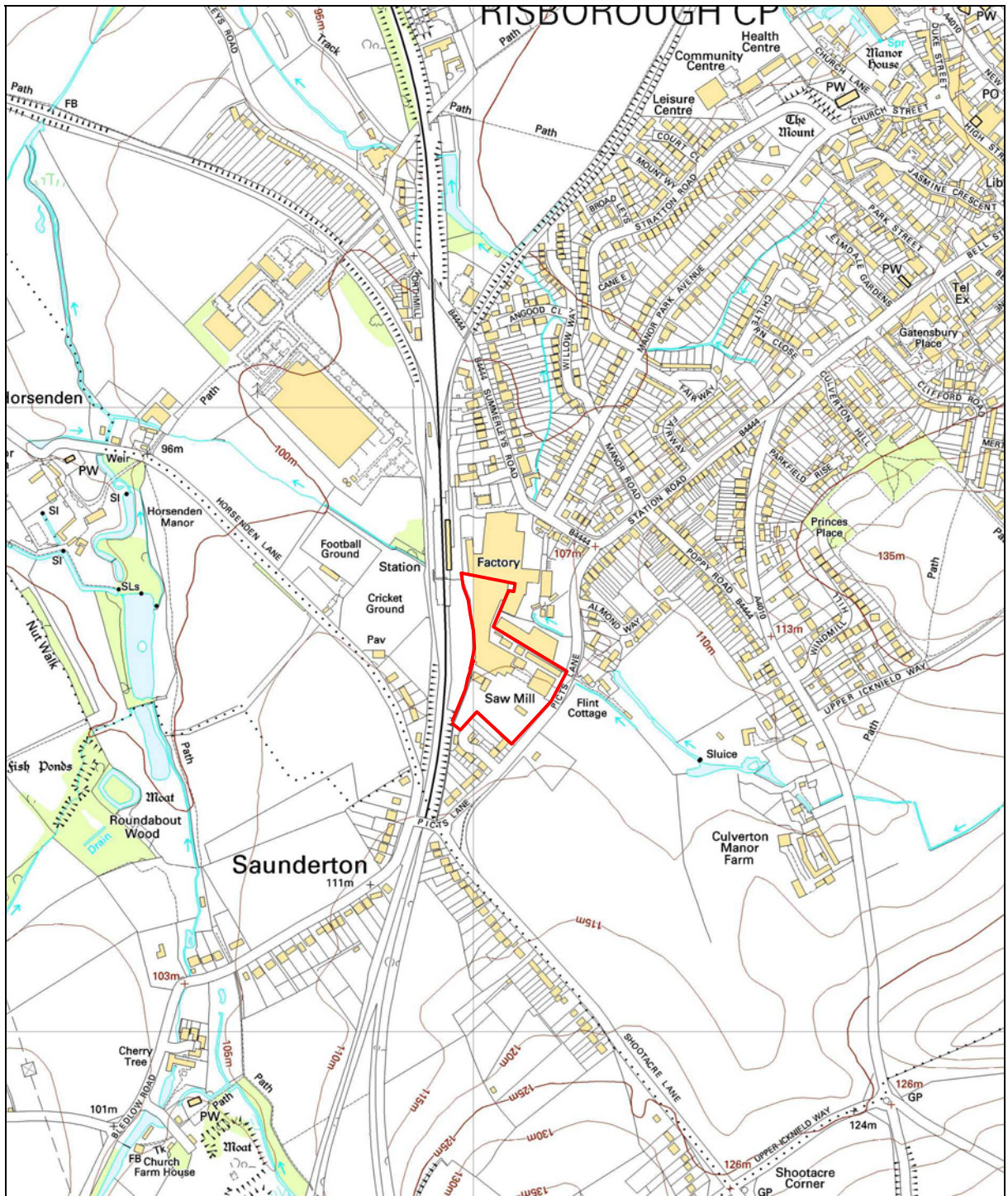


Figure 2: Site plan (Scale = 1: 10,000)

## 2. Aims and Methods

- 2.1 ‘Archaeological desk-based assessment is an assessment of the known or potential archaeological resource within a given area, consisting of a collation of existing information in order to identify the likely extent, character and quality of the known or potential archaeological resource, in order that appropriate measures might be considered’ (IFA 2000).
- 2.2 The assessment was carried out according to the *brief* (Beckley 2010), the *project design* (Zeepvat 2010), and the Institute for Archaeologists’ *Standard and Guidance for Archaeological Desk-Based Assessments* (IFA 2001).
- 2.3 The following readily available sources of information were consulted for the desk-based assessment:
  - 2.3.1 *Archaeological Databases*

Archaeological databases represent the standard references to the known archaeology of an area. The principal source consulted was the *Buckinghamshire Historic Environment Record* (HER), Aylesbury. The study area employed in the HER search includes the site itself, and a surrounding study area of approximately 0.5km radius.
  - 2.3.2 *Historic Documents*

Documentary research provides an overview of the history of a site and its environs, suggesting the effects of settlement and land-use patterns. The principal source consulted was the *Buckinghamshire County Library* and the *Centre for Buckinghamshire Studies*, Aylesbury.
  - 2.3.3 *Cartographic & Pictorial Documents*

Old maps and illustrations are normally a very productive area of research. The principal source consulted was the *Centre for Buckinghamshire Studies*.
  - 2.3.4 *Air Photographs*

Given favourable light and crop conditions, air photographs can reveal buried features in the form of crop and soil marks. They can also provide an overview of and more specific information about land use at a given time. The principal source consulted was the *Buckinghamshire Historic Environment Record*.
  - 2.3.5 *Geotechnical Information*

A description of the topography and solid and surface geology of the site and its environs was compiled, so as to appreciate the potential condition of any archaeological remains, to assess the hydrological conditions, and to appraise the potential for the survival of buried waterlogged archaeological and palaeoenvironmental deposits.
  - 2.3.6 *Secondary & Statutory Sources*

The principal source consulted was *Buckinghamshire County Library* and ASC’s own in-house library.

#### **2.4 Walkover Survey**

As part of the assessment a walkover survey of the site was undertaken on 18<sup>th</sup> May 2010, with the following aims:

- To examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any remains present.
- To consider the significance of any above-ground structures, historic buildings or historic landscape features present.
- To assess the present site use and ground conditions, with a view to the appropriate deployment of fieldwork techniques, if required by the AA.

### **3. Archaeological and Historical Evidence**

#### **3.1 Introduction**

The local and regional settings of archaeological sites are factors that are taken into consideration when assessing the planning implications of development proposals. The following sections provide a summary of the readily available archaeological and historical background to the development site and its environs.

The study area lies within an area of archaeological and historical interest (*eg.* BCAS 2009, Macfarlane & Kingham 1997) and the assessment site has the potential to reveal evidence of a range of periods. The location of known archaeological and historical sites recorded in the HER is shown in Fig. 3, and details appear in Section 8.

#### **3.2 Archaeological and Historical Background to the Study Area**

##### **3.2.1 Early Prehistoric (before 600BC)**

The Princes Risborough area during the early prehistoric periods is not well understood and evidence for settlement and activity in the study area is sparse. A major prehistoric track, linking East Anglia with the southwest and now known as the *Ickniel Way* passed *c.*0.75km southeast of the assessment site and the Chiltern scarp has in many places been utilised for prehistoric burials. A number of linear ditches and barrows (prehistoric burial mounds) are known in the area, notably from Whiteleaf Hill, *c.*2km northeast of the assessment site (Wise 1991, Childe and Smith 1954). Recent re-examination of these monuments has confirmed a neolithic date for the principal barrow, but other monuments have now been reinterpreted as a prehistoric extraction pit and windmill mound (Hey *et al* 2007).

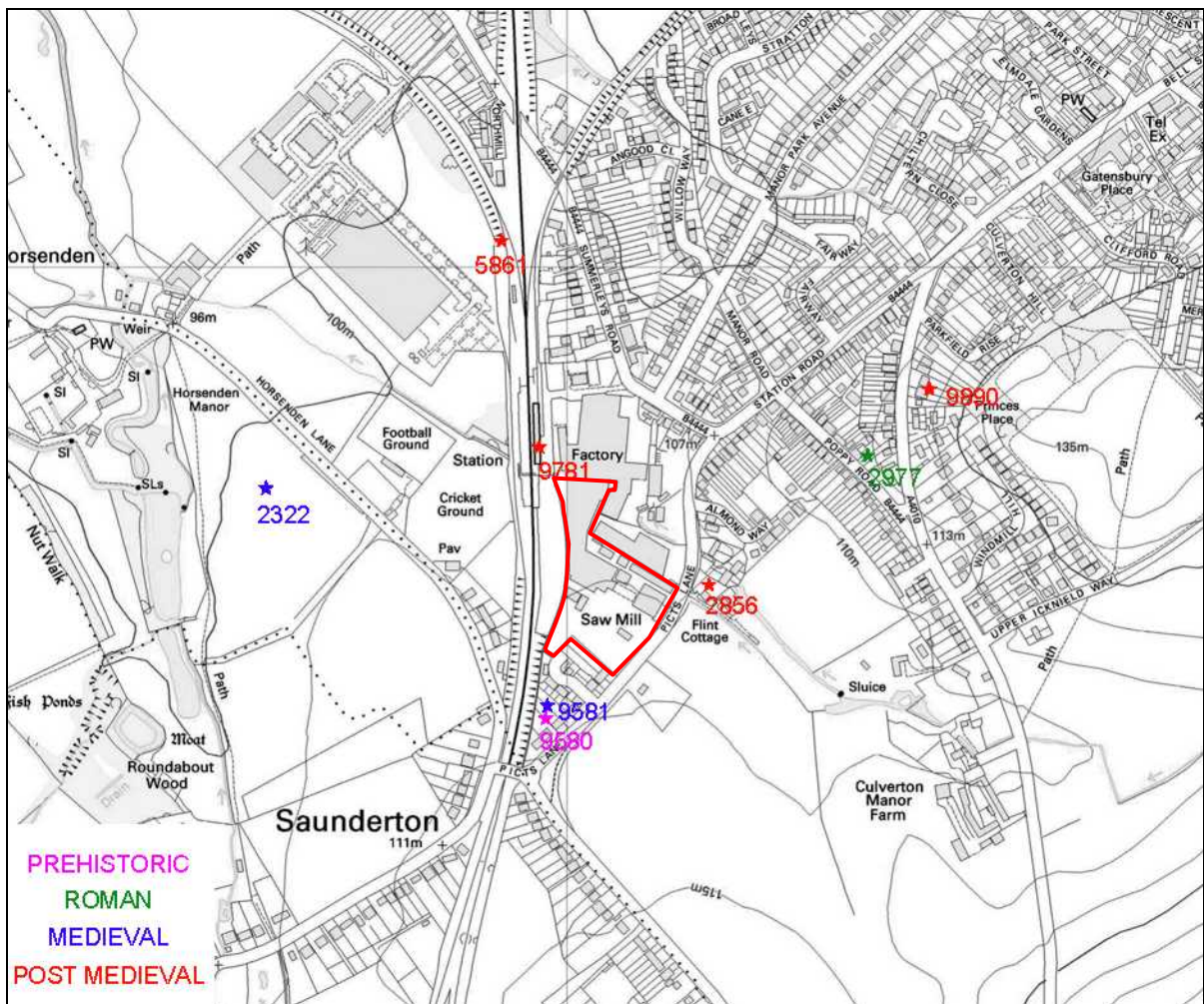
A number of prehistoric burials are known from the lower ground of the Risborough gap and it has been suggested that that the valley may have formed a natural route to the river Thames (Head 1974). A late Neolithic crouched inhumation has been recorded *c.*0.7km east of the assessment site at 35 Clifford Road (Farley & Browne 1983) and a complex of ditches, possibly dating to the Bronze Age have been excavated at 46-52 Picts Lane *c.*200m southwest of the assessment site (HER 9580; Trott 2006).

##### **3.2.2 Iron Age (600BC-AD43)**

Evidence for the Iron Age is similarly sparse. Evidence for settlement of this period is currently limited to the discovery of a ditch containing Iron Age pottery sherds during the construction of a swimming pool in Princes Risborough town centre *c.*1km northeast of the assessment site (Ford 2000).

##### **3.2.3 Roman (AD43-c.450)**

During the Roman period the study area probably lay outside the main areas of settlement and communication routes but a number of Roman villas are known from the area, notably at Saunderton and Little Kimble (OS 1979). An inhumation burial and a number of pits and ditches of this period have been recorded at Princes Risborough Upper School (Appleton & Armour Chelu 2004) and the discovery of a coin of the emperor Vespasian at 8 Poppy Road *c.*400m southwest (HER 2977) indicates that a settlement may have existed in the area.



**Figure 3:** Archaeological sites in the Buckinghamshire Historic Environment Record.  
(Scale = 1: 10,000)

### 3.2.4 Saxon (c.450-1066)

The HER does not record the presence of Saxon period sites or artefacts within the study area and in general, little is known of the area during this period (BCAS 2009, 3). The town of Princes Risborough probably originated during the Saxon period and the Domesday survey (1086) records the existence of the settlement which prior to the Norman Conquest (1066) was held by the king (Morris 1978). The place name ‘Risborough’ has been interpreted to mean ‘brushwood covered hills’ (Mawer & Stenton 1925) and the Domesday survey records the name as *Riseberge*. A single sherd of 5-8<sup>th</sup> century pottery has been recorded from the Town Farm Barns site in the town centre (BCAS 2009, 32; Fig. 33.)

### 3.2.5 *Medieval (1066-1500)*

The medieval core of Princes Risborough is situated northeast of the study area and was probably centred on the area now known as 'The Mount' (BCAS 2009, 34). The church of St Mary occupies a central location and dates from the 13<sup>th</sup> century but has a number of later additions (Pevsner & Williamson 2000, 602).

Prior to the conquest the manor was held by King Harold (section 3.2.4) and the royal estate passed directly to William the Conqueror in 1066. The manor was retained by the monarch for much of the medieval period and in 1325 a new manor house was constructed (BCAS 2009, 36 following Page 1908). In 1344 the manor was granted to Edward the Black Prince who held the estate until his death in 1376. The town subsequently became known as 'Princes Risborough and the medieval manor house was the subject of an excavation in 1955 (Pavry and Knocker 1958).

The study area is situated beyond the limit of the medieval town but settlement was present in the area. A number of medieval ditches have been excavated 200m southwest of the assessment site at 46-52 Picts Lane (HER 9581; Trott 2006) and fragments of 14<sup>th</sup> and 15<sup>th</sup> floor tile have been recorded from the garden of 'Hillcrest' c. 0.5km east of the assessment site (HER 9890). A watermill known as '*Culverton Mill*' was situated on the east side of Picts Lane c.50m east of the assessment site (section 3.2.6) which is known to date from the 14<sup>th</sup> century (HER 2856). A second mill, which dated from the 11<sup>th</sup> century was situated at Horsenden c.0.5km west of the assessment site (HER 2322).

### 3.2.6 *Post-Medieval (1500-1900)*

The earliest readily available map to show the study area is Jeffrey's map of Buckinghamshire, which was published in 1770 (Fig. 4). The map shows the centre of Princes Risborough and a group of buildings named '*Calverton*' is shown to the southwest. The area was rural in character and a road is shown running southwest from Calverton, which may equate to the approximate route of Picts Lane but the location of the assessment site shown on Fig. 4 is approximate.

Bryant's map of Buckinghamshire was published in 1824 (Fig. 5) and shows that the modern road layout had been established by the third decade of the 19<sup>th</sup> century. The Wycombe to Princes Risborough turnpike road (now named Wycombe Road) was constructed in 1797 (Edmonds *et al* 1993, Road J) and is shown to the east of the assessment site. Culverton Mill is indicated and the slightly sinuous course of Picts Lane is depicted running through the open land between Princes Risborough and Saunderton. Picts Lane is also shown on the tithe maps of Princes Risborough and Horsenden (not illustrated) which were compiled in 1820 and 1838 respectively. The first edition one inch to the mile Ordnance Survey map was published in 1830 (Fig. 6). Picts Lane is shown and Culverton Mill is given greater prominence than on earlier maps and is shown as a junction of a number of minor roads or tracks leading from the watercourse.

The construction of the turnpike road in 1797 was a likely to have been a major improvement to the transport infrastructure of the area. Communications to London and Oxford were further improved in 1862 when the *Wycombe Railway Company* opened a line from Marylebone Station, London to Oxford (Karau & Turner 1998). The line was worked by the *Great Western Railway* and a station was provided at Princes Risborough (HER 9781).

The railway line is shown on the first edition Ordnance Survey 25 inch to the mile scale map, which was published in 1877 (Fig. 7). The line is shown aligned along the west side of the assessment site and cutting through a number of subrectangular land parcels, which were probably laid out as a result of the enclosure movement in the 18<sup>th</sup> or early 19<sup>th</sup> centuries. Culverton Mill is shown in detail and a small watercourse, perhaps an overflow channel is shown following the northeast boundary of the assessment site. The map was revised in 1898 (Fig. 8) and shows that the railway station had expanded considerably during the late 19<sup>th</sup> century. Additions had been made to Culverton Mill but the area retained its rural character.

### 3.2.7 Modern (1900-present)

The study area is shown on the 1921 edition Ordnance Survey map (Fig. 9). The area beyond the west side of the assessment site was dominated by the railway, which had developed considerably during the early part of the 20<sup>th</sup> century. A number of rectangular plots containing trees, probably orchards, are shown on the west side of Culverton Mill, and the expansion of Princes Risborough is evident in the form of two rows of semi-detached houses constructed on the south side of Poppy Road and southeast sides of Picts Lane/Station Road respectively.

Figure 11 provides an extract from the 1956 and 1960 edition Ordnance Survey 2 ½ inch to the mile scale maps. The area had undergone considerable development during the mid 20<sup>th</sup> century, notably with the expansion of housing along Poppy Lane and both sides of Picts Lane. The furniture factory, which fronted onto the south side of Station Road and occupied the area immediately north of the assessment site was constructed in c.1925-30 (section 3.3.7) is also shown.

The modern layout of the study area is shown in Figure 2. The mapping was compiled prior to the demolition of the factory buildings (section 3.3.7) and shows the Almond Way housing development on the east side of Picts Lane, which had partially been constructed on the site of Culverton Mill. The area immediately west of the assessment site is shown as an open area and much of the railway infrastructure in this area had been removed. This area is now a car park for users of the railway station (Plate 7). The Chairmakers Close development, which was constructed to the south of the assessment site is also shown.

### 3.3 ***The Known Archaeology & History of the Assessment Site***

#### 3.3.1 *Early Prehistoric (before 600BC)*

No early prehistoric sites are known from the assessment site.

#### 3.3.2 *Iron Age (600BC-AD43)*

The assessment site is not known to contain any Iron Age artefacts or remains.

#### 3.3.3 *Roman (AD43-c.450)*

Roman period remains are not known from the assessment site.

#### 3.3.4 *Saxon (c.450-1066)*

No Saxon artefacts or remains are currently known from the assessment site.

#### 3.3.5 *Medieval (1066-1500)*

Medieval remains are not currently known from the assessment site and during this period the assessment site probably comprised open land, part of the open field system of Princes Risborough.

#### 3.3.6 *Post-Medieval (1500-1900)*

The earliest readily available map showing the assessment site is Jeffrey's map of Buckinghamshire, which was published in 1770 (Fig. 4). The map is drawn at a small scale but the area now occupied by the assessment site is shown as open land. Bryant's map of Buckinghamshire (1824) shows the area in more detail and an extract is shown in Fig. 5. The assessment site is shown as open land forming part of a wider area of undeveloped land between Picts Lane and Horsenden Lane.

The first edition Ordnance Survey 25 inch to the mile scale map was published in 1877 and shows the assessment site in detail (Fig. 7). The assessment site is shown divided into four subrectangular plots labelled 355, 356, 357 and 369. The northern plot (369) is shown to contain trees and may have been an orchard. The modern boundaries of the assessment site had been established by this time and part of northern boundary follows a watercourse serving Culverton Mill (section 3.2.6). The map was revised in 1898 (Fig. 8) but the only significant alteration appears to be the removal of the trees/orchard shown on the 1877 edition map.

#### 3.3.7 *Modern (1900-present)*

A house was constructed within the assessment site, near its south corner during the early part of the 20<sup>th</sup> century and is shown on the 1921 edition Ordnance Survey map (Fig. 9). It was named 'Pictsmede' and was probably a detached house with stables or a garage to the rear. The remaining parts of the assessment site remained open land.

The land comprising the assessment site was purchased by *Goodearl Brothers Ltd*, chair manufacturers of High Wycombe in 1920 and 1924 (Karau and

Turner 1998, 170) and a sawmill and a factory for the manufacturing of chairs were constructed shortly afterwards. The Princes Risborough factory traded as *Risboro' Furniture Ltd* but following the closure of the High Wycombe factory was renamed *Goodearl-Risboro' Ltd* ([www.petergoodearl.co.uk](http://www.petergoodearl.co.uk)). The trading name '*Whiteleaf Furniture*' was used and this became the popular name for the factory.

The new factory (Plates 10-13) occupied a plot of land immediately north of the assessment site. The sawmill was situated in the central part of the assessment site and comprised the mill, boiler-house, saw-doctors house and a gantry was provided which extended across the entire width of the assessment site. The southern part of the complex was used for storage of partially processed timbers.

During the Second World War the factory was requisitioned by the *Ministry of Aircraft Production* (Karau & Turner 1998, 174). Chair manufacturing recommenced shortly after the end of the war and during the 1950s the company made a number of improvements to the site, notably the construction of a new machine shop in 1958. This building had a relatively short life and was replaced by a larger building in 1970, which was constructed between the sawmill and main factory. Due to the slope of the ground the new building was partly two storey, the upper floor being level with the sawmill, and the lower with the rest of the factory. A lift connected the two ([www.petergoodearl.co.uk](http://www.petergoodearl.co.uk)). The layout of the assessment site in 1973 is shown 1973.

Manufacturing at the site ceased in 2001. The majority of the buildings were demolished between 2003 and 2006, but the main factory survived until 2010.

## 4. Walkover Survey

### 4.1 *Extent, Access & Present Use*

- 4.1.1 The assessment site occupies an irregular shaped plot on the west side of Picts Lane, south of its junction with Summerleys Road. It currently comprises open land and was formerly the site of the Whiteleaf Furniture factory. The factory buildings have recently been demolished but a short length of wall and slab remain *in-situ* in the east part of the assessment site (Plate 1).
- 4.1.2 Access to the assessment site is from the east off Picts Lane. The Picts Lane boundary is currently defined by Heras and chain link fencing. The west side of the assessment site faces the car park of Princes Risborough railway station and is defined by a row of trees and further chain link fencing. The north boundary is currently undefined (Plate 2) and the southern boundary comprises trees and fencing, separating the assessment site from houses at the south end of Picts Lane (Plate 3).
- 4.1.3 The southern part of the assessment site comprises unmanaged land and is overgrown with rough grass and other undergrowth. A small number of mature trees are present (Plates 3-5). Building rubble and other debris from the former factory is present beneath the undergrowth. The buildings in the central and northern parts of the assessment site appear to have been demolished more recently and the majority of this area is spread with debris from the factory buildings and slab (plates 2, 6-8). A large spoil heap is currently situated in the east central part of the assessment site (Plates 5 and 6).
- 4.1.4 The central part of the assessment site has been terraced, probably for the construction of the new machine shop in 1970 (section 3.3.7). Signs of terracing are present in the southeast area, where ground reduction may have taken place in order to accommodate the saw mill buildings (Plate 8). A terrace slope is also visible in the central part of the assessment site, where the topography may have been modified in order to accommodate the main factory buildings (Plate 7).
- 4.1.5 A linear shaped pond/area of marsh, now overgrown with rushes is present in the central area (Plate 7). This could not be investigated in detail during the walkover survey but it may be a remnant of Culverton Mill (section 3.2.6).

### 4.2 *Buildings*

- 4.2.1 With the exception of the short length of wall mentioned above, no buildings are currently extant on the assessment site.

### 4.3 *Services*

- 4.3.1 A number of disused below ground service runs were observed and an overhead telecommunications cable follows the east boundary of the assessment site. A detailed service study has not been made for the purposes of this assessment and it is not known if the former factory contained cellars and subfloor infrastructure.



**Plate 1:** View of the east side of the site, looking towards Picts Lane



**Plate 2:** View of the north part of the site



**Plate 3:** View of the southern end of the site



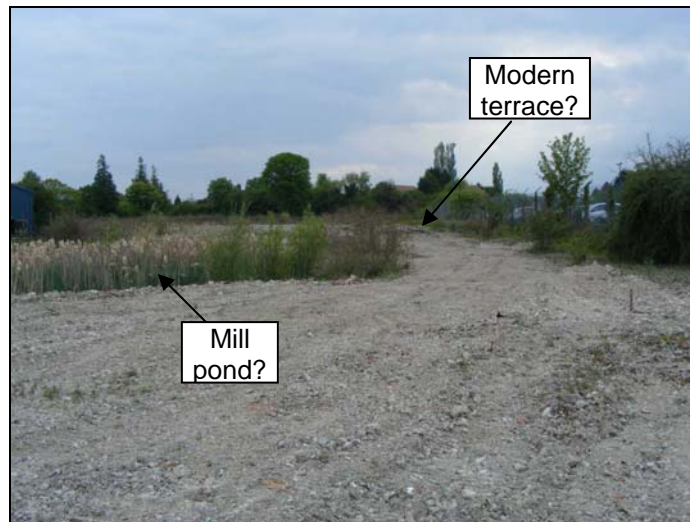
**Plate 4:** View looking north along the west side of the site



**Plate 5:** View of the central area of the site, looking north



**Plate 6:** View of the central area, looking east



**Plate 7:** View of the central area, looking south



**Plate 8:** View of the east side of the site, looking south



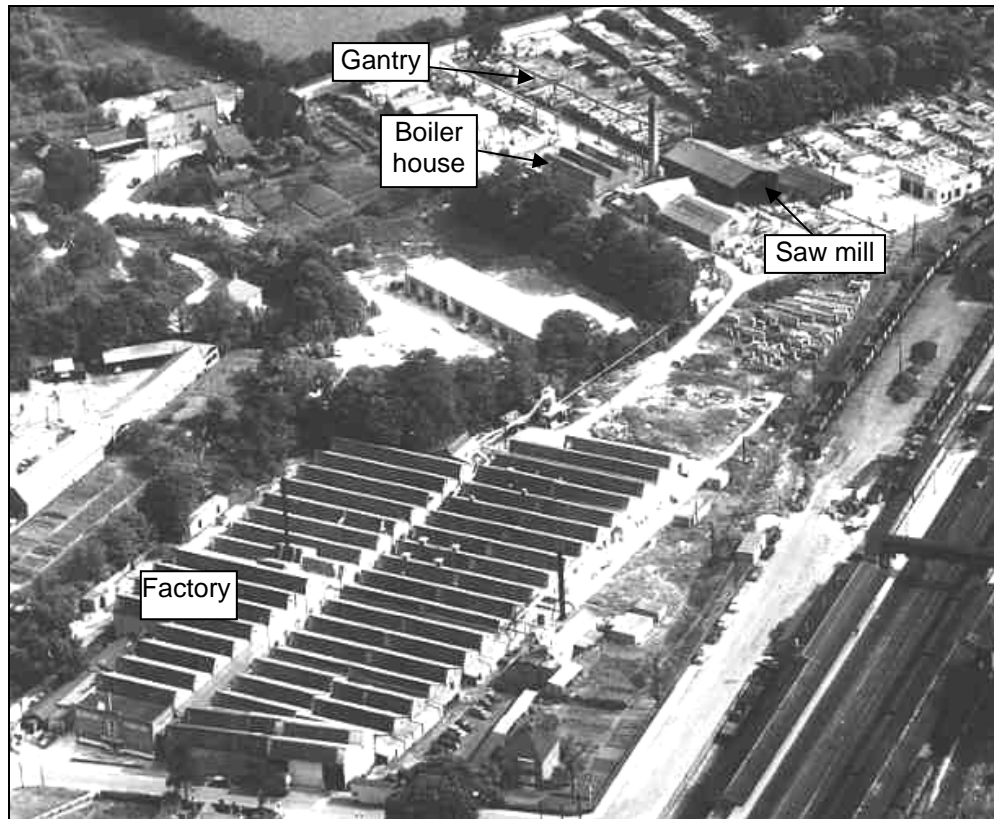
**Plate 9:** View of the central area of the site, looking west



**Plate 10:** View of the furniture factory 13<sup>th</sup> March 1959



**Plate 11:** View of the timber yard 13<sup>th</sup> March 1959



**Plate 12:** Aerial view of the assessment site in 1956. The factory is visible in the foreground with the sawmill in the background



**Plate 13:** Aerial view of the assessment site in 1973

## **5. Statutory Constraints on Development**

5.1 A range of planning constraints are in place in the area of the site. These constraints relate both to the area as a whole, and to individual buildings and sites. These constraints are taken into consideration when assessing the implications of planning and other proposals made to the local authority and to other local and national bodies.

### **5.2 *Conservation Areas***

The assessment site does not lie within the Princes Risborough Conservation Area.

### **5.3 *Archaeological Notification Area (ANA)***

The assessment site is not within an area defined in the local plan as an *Archaeological Notification Area* (BCAS 2009, Fig. 13). The fact that the assessment site does not lie within an ANA does not imply that the site does not have the potential to contain currently undiscovered archaeological remains or artefacts.

### **5.4 *Scheduled Ancient Monuments***

No scheduled ancient monuments are situated within the assessment site.

### **5.5 *Listed Buildings***

The assessment site does not contain any listed buildings.

### **5.6 *Archaeology & Planning***

The framework for the management of archaeological issues in the planning system is currently set out in the document PPS5 *Planning Policy Statement 5: Planning for the Historic Environment*. Decisions relating to archaeological matters within the area of the site are taken by the local planning authority, acting on the advice of the *Buckinghamshire County Archaeology Service*, a division of *Buckinghamshire County Council*.

## 6. Conclusions

### 6.1 Summary

The assessment has revealed that the site is likely to offer moderate archaeological potential and no archaeological remains are currently known from the assessment site. The potential for the survival of currently unknown remains will be dependent on the extent of disturbance caused by the construction of the furniture factory during the mid and late 20<sup>th</sup> century.

### 6.2 Archaeological Potential of the Site

- 6.2.1 Archaeological remains are not known from the assessment site and the site is considered to offer moderate archaeological potential.
- 6.2.2 Princes Risborough is an area of high archaeological significance, due to the potential it offers to produce evidence for Saxon and medieval activity (sections 3.2.4 & 3.2.5). The assessment site is situated beyond the southern limit of the medieval town but medieval remains have been recorded from the Chairmakers Close development at 46-52 Picts Lane, to the south of the assessment site (section 3.2.7). Culverton Mill may also have a Saxon or medieval origin and Chiltern towns and mills have been identified as areas of potential future study in the *Archaeological Research Framework for Buckinghamshire* (Thorpe 2009, 83).
- 6.2.3 A number of prehistoric and Roman sites and artefacts have been identified in the study area. Prehistoric ditches have been recorded from the Chairmakers Close development (section 3.2.1) which, with the presence of an inhumation burial to the east, at Princes Risborough Upper School (section 3.2.3) indicates that the development site offers the potential to reveal remains of both prehistoric and Roman activity.
- 6.2.4 The assessment site probably comprised open and undeveloped land until the construction of the furniture factory during the 1920s (section 3.2.7). The degree of survival of any archaeological remains on the assessment site is dependent on the level of truncation or disturbance caused by the construction of the buildings. Any cellars, sunken working areas, etc., are likely to have truncated or destroyed any archaeological remains within their footprints and the terracing undertaken for the construction of the machine shop in 1970 (section 3.3.7) is also likely to have been destructive. Areas of potentially less disturbed land, notably the timber storage area in the south part of the assessment site, offer higher potential.

## **7. Acknowledgements**

ASC is grateful to Mr Eric Gadsden for commissioning this assessment of behalf of *W E Black Ltd*. Thanks are also due to Julia Wise BA MIFA of the Buckinghamshire Historic Environment Record for providing access to the HER data. The assistance of the staff of the *Centre for Buckinghamshire Studies* is also gratefully acknowledged.

The project was managed for *ASC Ltd* by Bob Zeepvat BA MIFA. The research for the assessment and the walkover survey, were undertaken by David Fell BA MA MIFA. The report was prepared by David Fell and edited by Bob Zeepvat.

## 8. Historic Environment Record Data

Sites listed below are those within the study area, *i.e.* the assessment site and a surrounding radius of *c.* 500m

HER no	NGR	Period	Type	Description	Proximity to site (m)
2322	796 027	Medieval	Watermill	Horsenden Mill: Unlocated site of 11 <sup>th</sup> -19 <sup>th</sup> century watermill	450
2856	8018 0259	Post-med	Watermill	Culverton Mill: 14 <sup>th</sup> to 19 <sup>th</sup> century records of watermill	50
2977	8040 0275	Roman	Findspot	8 Poppy Road: Coin of Vespasian found in garden	400
5861	7785 0363	Post-med	Railway	Risborough to Thame Railway	450
9580	7997 0242	Prehist	Ditch	46-52 Picts Lane: Prehistoric ditches	200
9581	7997 0242	Medieval	Ditch/pit/post hole	46-52 Picts Lane: Med & post-med activity	200
9781	7996 0276	Post-med	Railway station	Princes Risborough Railway Station	100
9890	8048 0284	Post-med	Findspot	Hillcrest, Wycombe Road: 14 <sup>th</sup> -15 <sup>th</sup> century floor tile found in garden	500

## 9. References

### *Standards & Specifications*

- Beckley R, 2010 *Brief for Archaeological Desk-Based Assessment: Picts Lane, Princes Rosborough*. Buckinghamshire County Archaeological Service
- IFA 2000a Institute for Archaeologists' *Code of Conduct*.
- IFA 2000b Institute for Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.
- IFA 2001 Institute for Archaeologists' *Standards & Guidance documents (Desk-Based Assessments, Investigation and Recording of Standing Buildings)*.
- Zeepvat, R.J., 2010 *Former Whiteleaf Furniture Site, Picts Lane, Princes Risborough. Project Design for Archaeological Desk-Based Assessment*. Archaeological Services and Consultancy Ltd document no. **1296/PRP/1**

### *Secondary Sources*

- Anon 2004 *Princes Risborough Upper School, Buckinghamshire. Archaeological Evaluation*. Foundations Archaeology Report no. **364**
- Appleton C & Armour Chelu R, 2004 'A Romano-British Burial at Princes Risborough' in *Records of Buckinghamshire* **44**, 111-115
- BCAS 2009 *Princes Risborough Historic Town Assessment Report Consultation Draft March 2009*. Buckinghamshire County Archaeological Service
- BGS *British Geological Survey 1:50,000 Series, Solid & Drift Geology*.
- Childe V G & Smith I F, 1954 'Excavation of a Neolithic Barrow on Whiteleaf Hill, Bucks' in *Proceedings of the Prehistoric Society* **20**, 212-230
- Edmonds K, Elding J & Mellor J, 1993 'Turnpike Roads of Buckinghamshire' *Records of Buckinghamshire* **35**, 31-48
- Farley M (ed) 2010 *An Illustrated History of Early Buckinghamshire*. Buckinghamshire Archaeological Society
- Farley M & Browne S, 1983 'A Prehistoric Crouched Burial at Princes Risborough' in *Records of Buckinghamshire* **25**, 142-147
- Ford S, 2000 'A Prehistoric Ditch and other Features at Princes Risborough Swimming Pool, Buckinghamshire' in *Records of Buckinghamshire*, **40**, 15-22
- Head J F, 1974 'An important early valley route through the Chilterns' *Records of Buckinghamshire* **19**, 422-428
- Hey G, Dennis C & Mayes A, 2007 'Archaeological Investigations on Whiteleaf Hill, Princes Risborough, Buckinghamshire, 2002-6' *Records of Buckinghamshire* **47.2**, 3-80
- Karau P & Turner C, 1998 *The Watlington Branch. An Intimate Portrait of the Watlington Branch*. 2 vols. Wild Swan Publications
- Macfarlane S & Kingham C, 1997 *Princes Risborough Past*. Phillimore
- Mawer A & Stenton F, 1925 *The Place names of Buckinghamshire*. Cambridge University Press
- Morris J (ed) 1978) *Domesday Book. Buckinghamshire*. History from the Sources. Phillimore
- OS, 1979 *Ordnance Survey Map of Roman Britain*. Ordnance Survey
- Page W (ed) 1908 *The Victoria History of the County of Buckinghamshire* **2**

- Pavry F H & Knocker G M, 1958 'The Mount, Princes Risborough, Buckinghamshire' in *Records of Buckinghamshire*, **16**, 131-178
- Pevsner N & Williamson E, 2002 *The Buildings of England. Buckinghamshire*. Penguin
- Soil Survey 1983 *1:250,000 Soil Map of England and Wales, and accompanying legend* (Harpenden).
- Thorpe D (ed), 2009 *An Archaeological Research Framework for Buckinghamshire. Collected papers from the Solent-Thames Research Framework*. Buckinghamshire Papers **15**. Buckinghamshire Archaeological Society
- Trott K, 2006 *46-52 Picts Lane, Princes Risborough, Buckinghamshire. Archaeological Evaluation*. Archaeological Solutions
- Wise J 1991 'A Survey of Prehistoric and later Earthworks on Whiteleaf Hill, Princes Risborough, Buckinghamshire' *Records of Buckinghamshire* **33**, 108-113

### ***Internet Sources***

<http://www.petergoodearl.co.uk/laceygreen/prisboro/risbfurn/arfhist.htm#links>

## 10. Cartographic Sources

The following maps and plans were consulted in the course of this assessment:

Date	Reference	Description
1770	-	Jeffrey's map of Buckinghamshire
1820	CRO 1R 22ii	Enclosure map of Princes Risborough
1824	-	Bryant's map of Buckinghamshire
1830	13	Ordnance Survey 1: 63,360 scale mapping
1838	CRO 216	Tithe map of Horsenden
1877	Bucks XXXV11.7	Ordnance Survey 1: 2,500 scale mapping (County Series)
1877	Bucks XXXVII.12	Ordnance Survey 1: 2,500 scale mapping (County Series)
1885	Bucks XXXVII	Ordnance Survey 1: 10,560 scale mapping (County Series)
1900	Bucks XXXVII.11	Ordnance Survey 1: 2,500 scale mapping (County Series)
1900	Bucks XXXVII.NE	Ordnance Survey 1: 10,560 scale mapping (County Series)
1900	Bucks XXXVII.SE	Ordnance Survey 1: 10,560 scale mapping (County Series)
1900	Bucks XXXVII.SW	Ordnance Survey 1: 10,560 scale mapping (County Series)
1921	Bucks XXXVII.11	Ordnance Survey 1: 2,500 scale mapping (County Series)
1922	Bucks XXXVII.SE	Ordnance Survey 1: 10,560 scale mapping (County Series)
1922	Bucks XXXVII.SW	Ordnance Survey 1: 10,560 scale mapping (County Series)
1922	Bucks XXXVII.NE	Ordnance Survey 1: 10,560 scale mapping (County Series)
1956	SP70	Ordnance Survey 1: 25,000 scale mapping
1960	SP80SW	Ordnance Survey 1: 10,000 scale mapping (National Grid Series)
1968	SP80	Ordnance Survey 1: 25,000 scale mapping
1978	SP80SW	Ordnance Survey 1: 10,000 scale mapping (National Grid Series)
1981	SP70SE	Ordnance Survey 1: 10,000 scale mapping (National Grid Series)
2006	181	Ordnance Survey 1: 25,000 scale Explorer Series mapping
2010	-	Ordnance Survey 1: 5000 scale Landplan data

## 11. Air Photographs

The following photographs were examined in the course of this assessment:

Identification	Date	Type (O/V)	Description/comments
RAF 106G 1379 0014	Apr 1946	V	Subrectangular plots. Linear building in central area
RAF 106G 1379 0042	Apr 1946	V	Subrectangular plots. Linear building in central area
Bucks CC 21 88 012	Apr1988	V	Building occupying the majority of the site- as depicted on OS maps

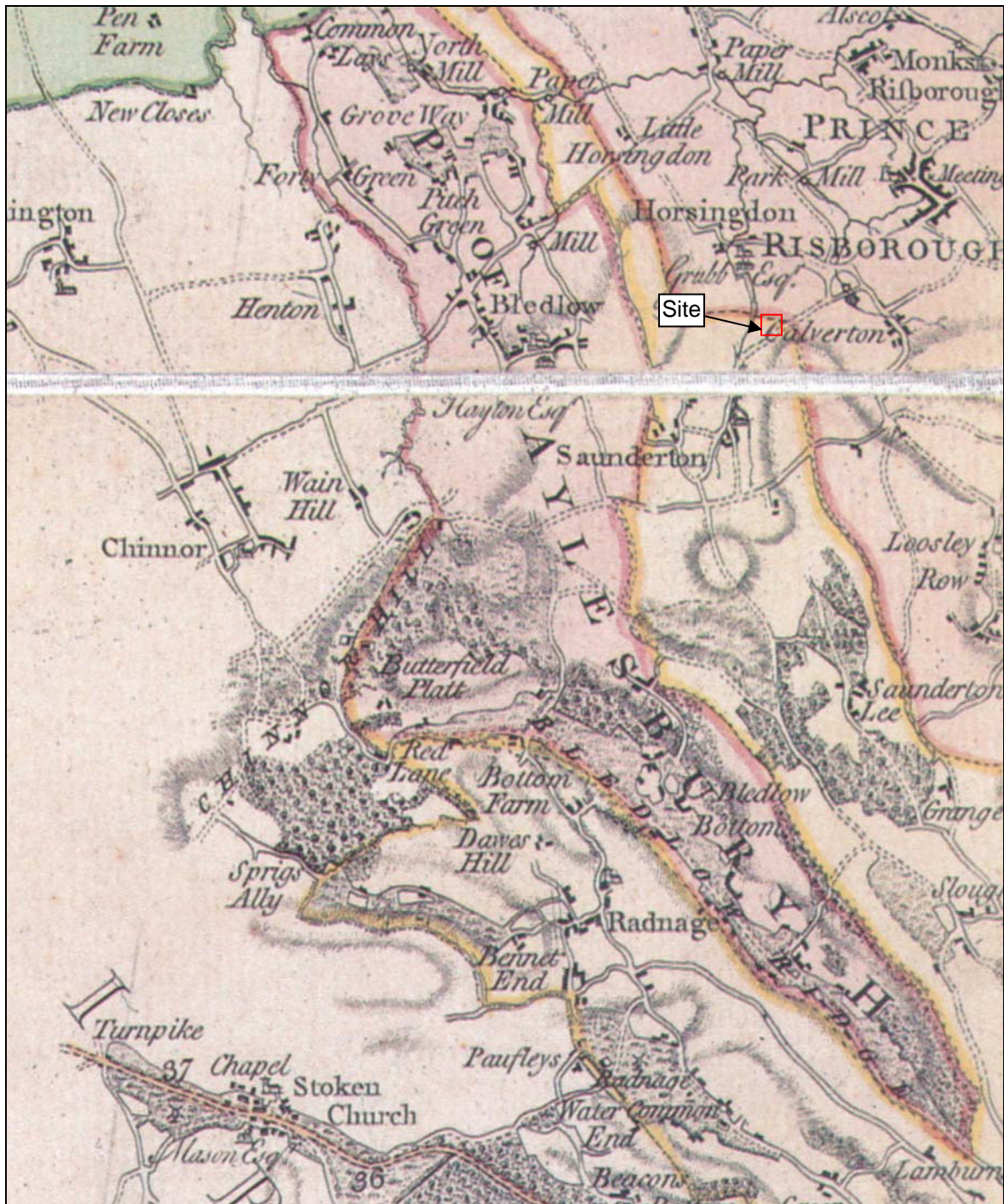


Figure 4: Extract from Jeffrey's map of Buckinghamshire (1770)

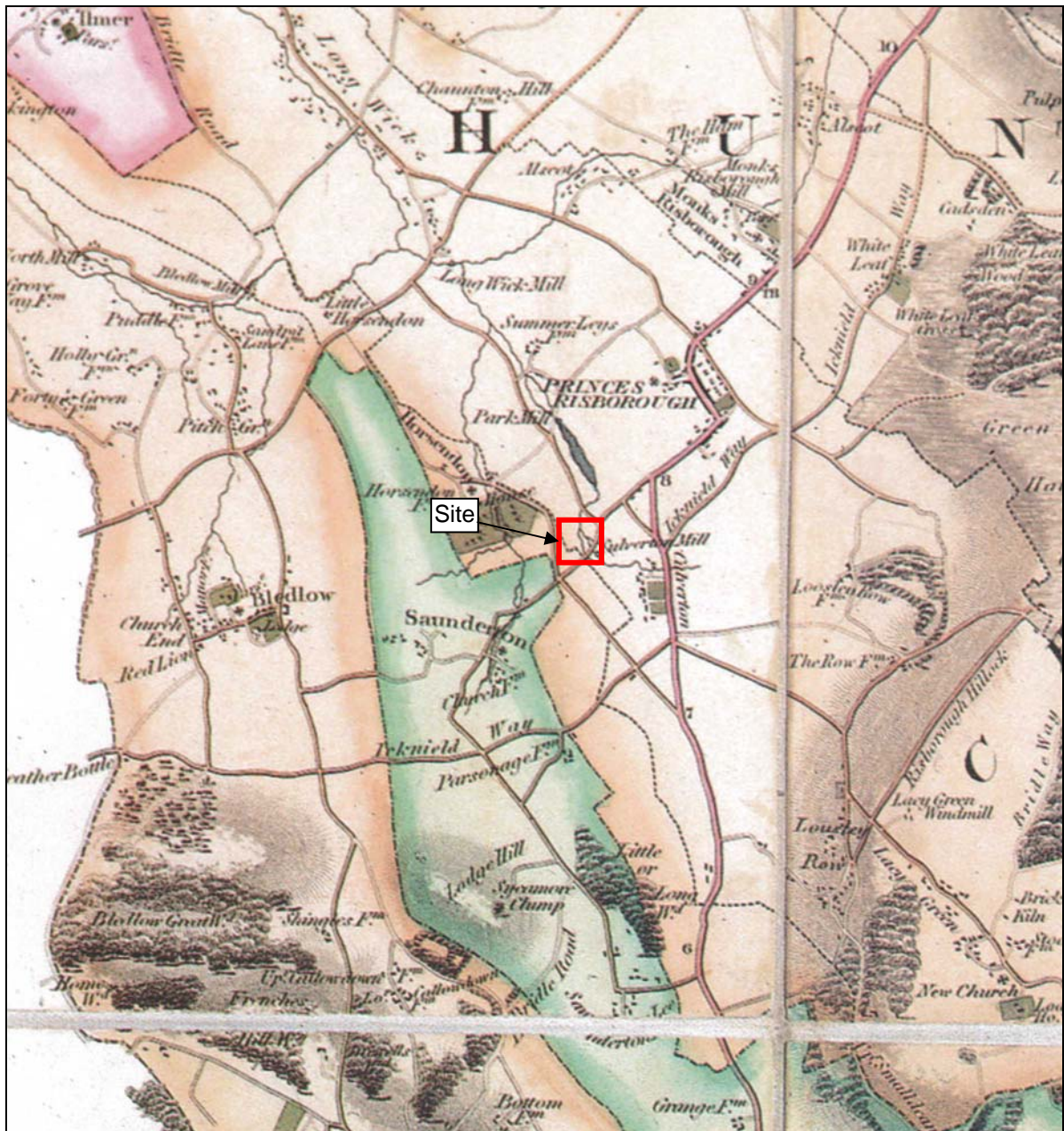
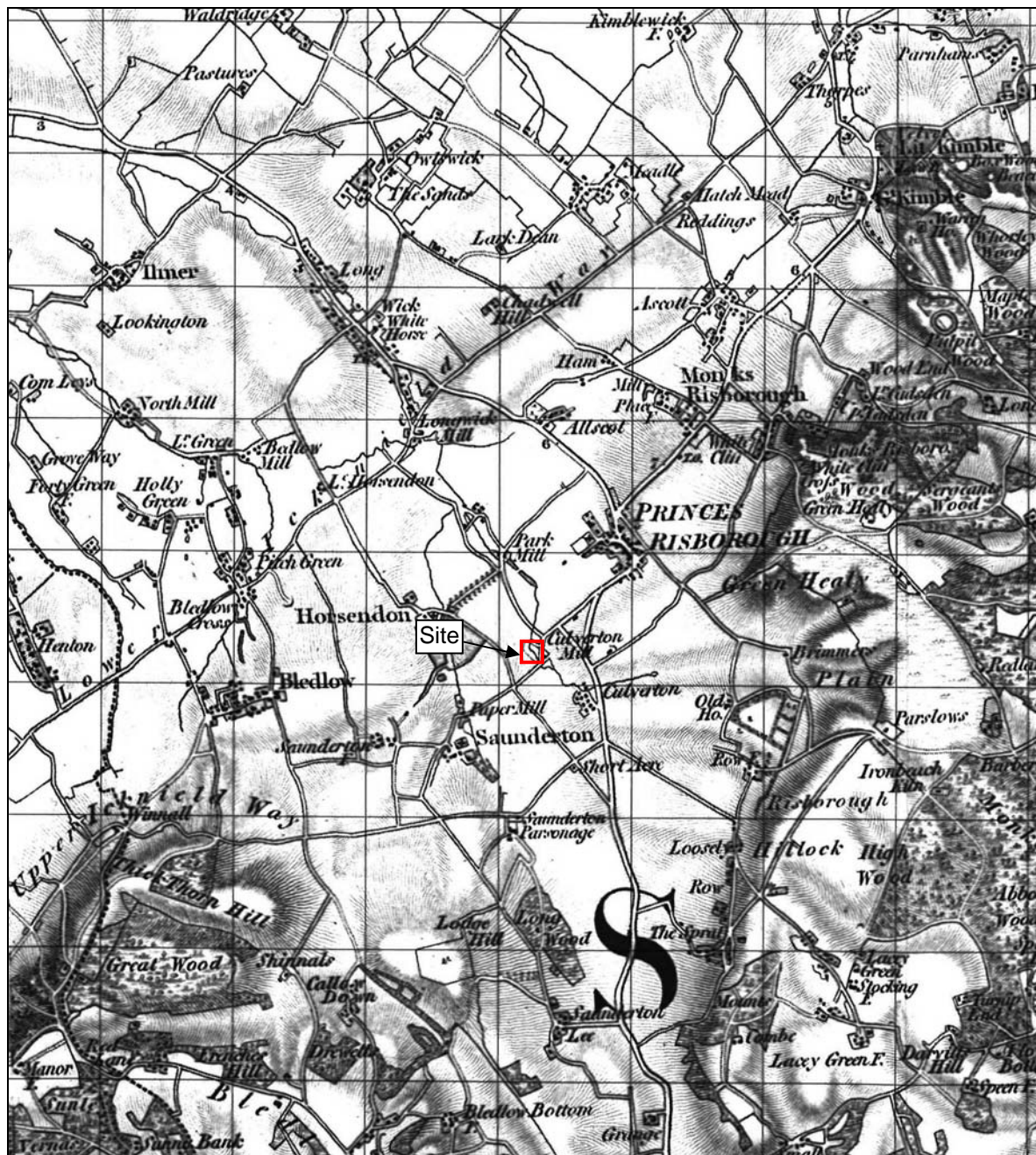


Figure 5: Extract from Bryant's map of Buckinghamshire (1824)



**Figure 6:** Extract from the 1<sup>st</sup> edition Ordnance Survey one inch to the mile scale map (1830)  
(reproduced at a scale of 1: 50,000)

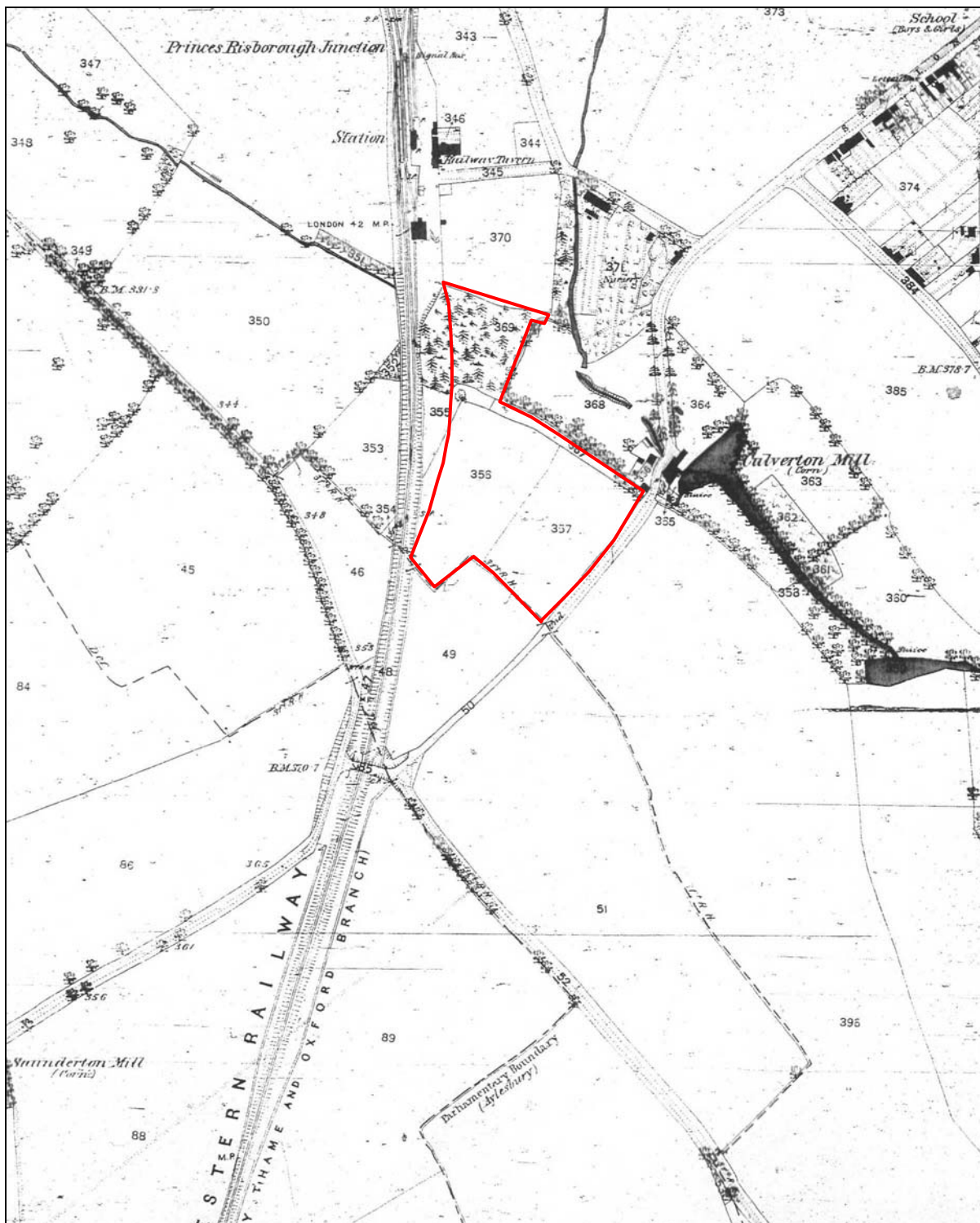
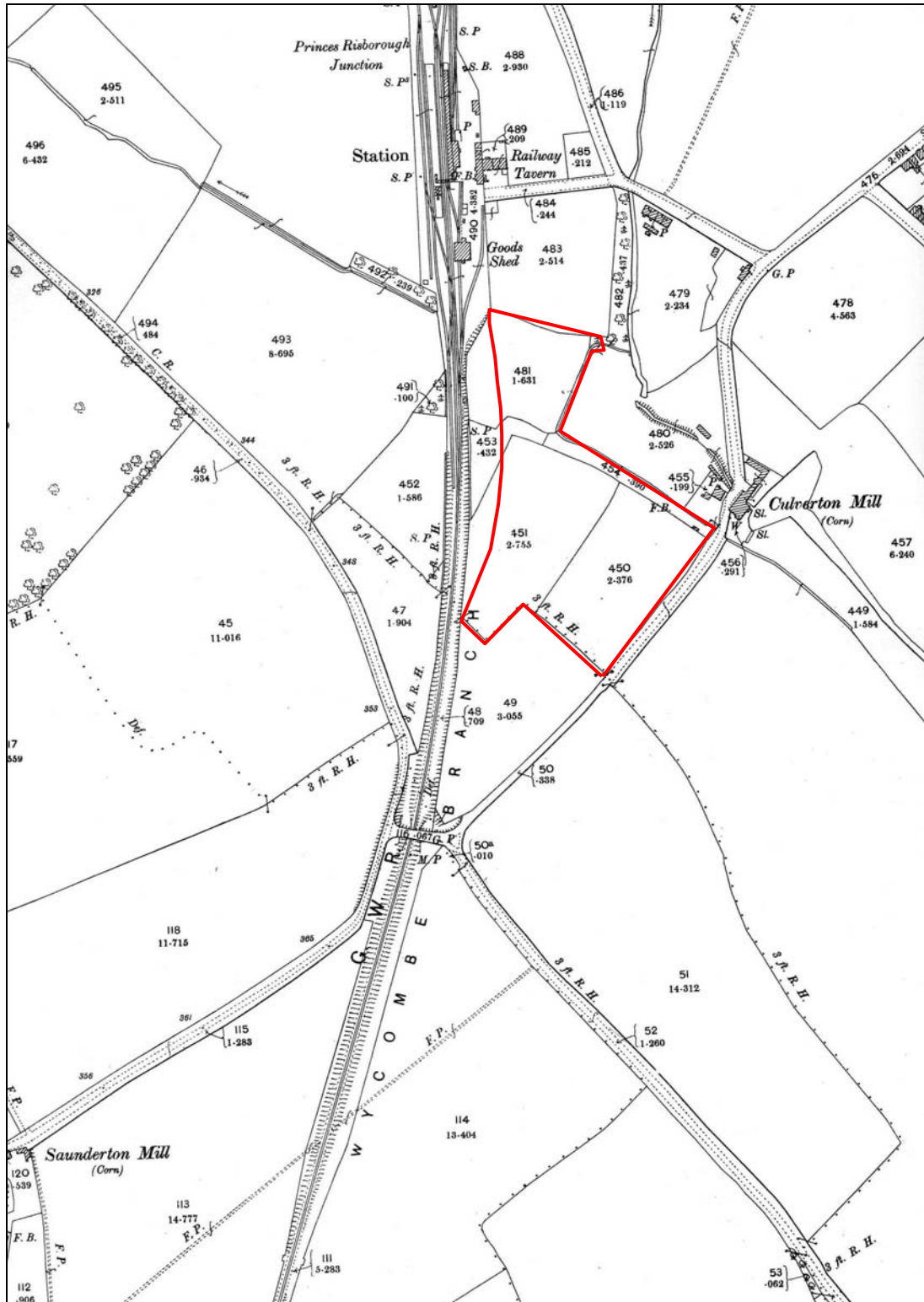
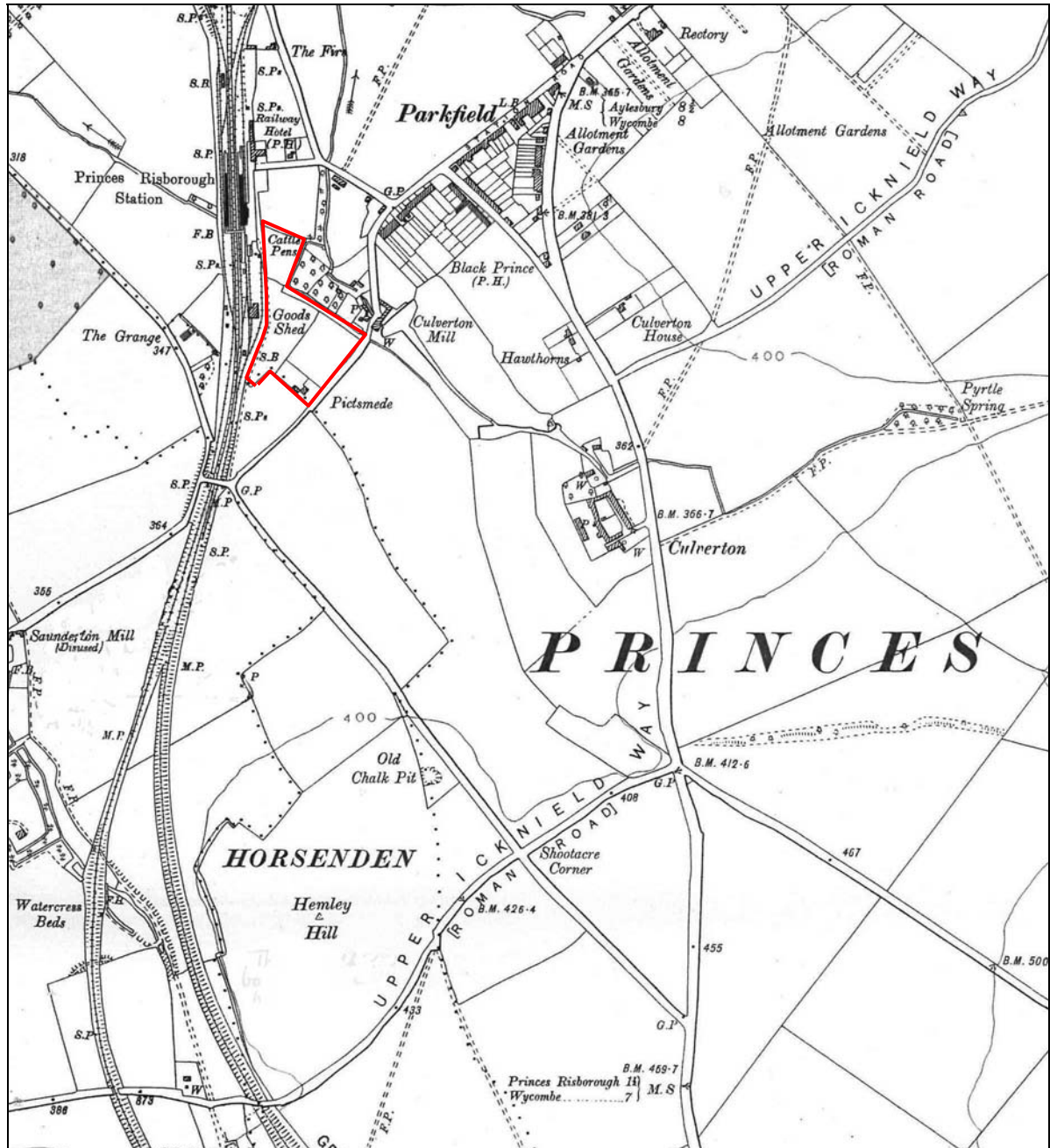


Figure 7: Extract from the 1877 edition 1: 10,560 scale Ordnance Survey map



**Figure 8:** Extract from the 1898 edition 1: 2,500 scale Ordnance Survey map  
(reproduced at a scale of 1: 5,000)





**Figure 10:** Extract from the 1939 edition 1: 10,560 scale Ordnance Survey map

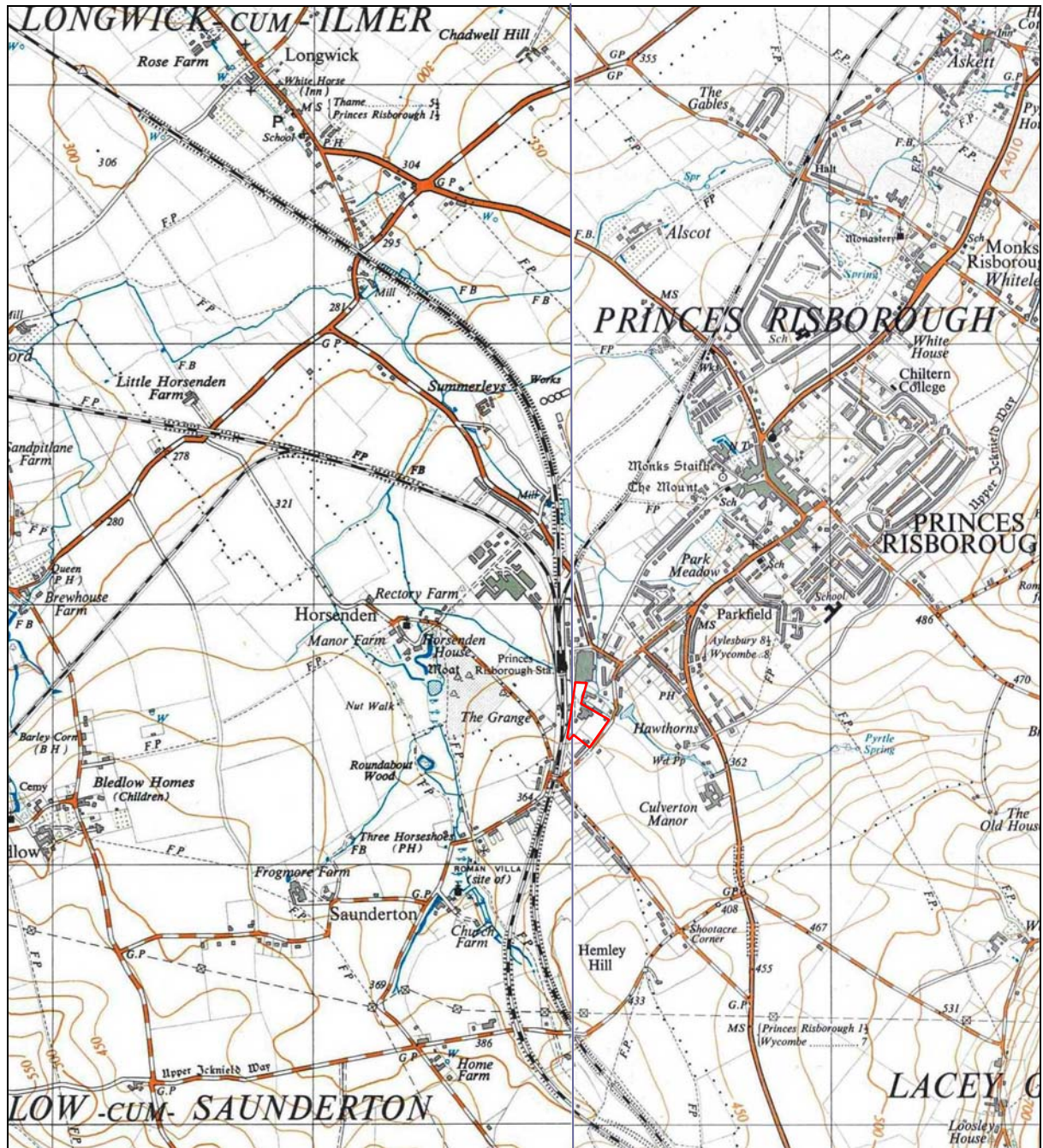


Figure 11: Extract from the 1956 and 1960 edition 1:25,000 scale Ordnance Survey maps

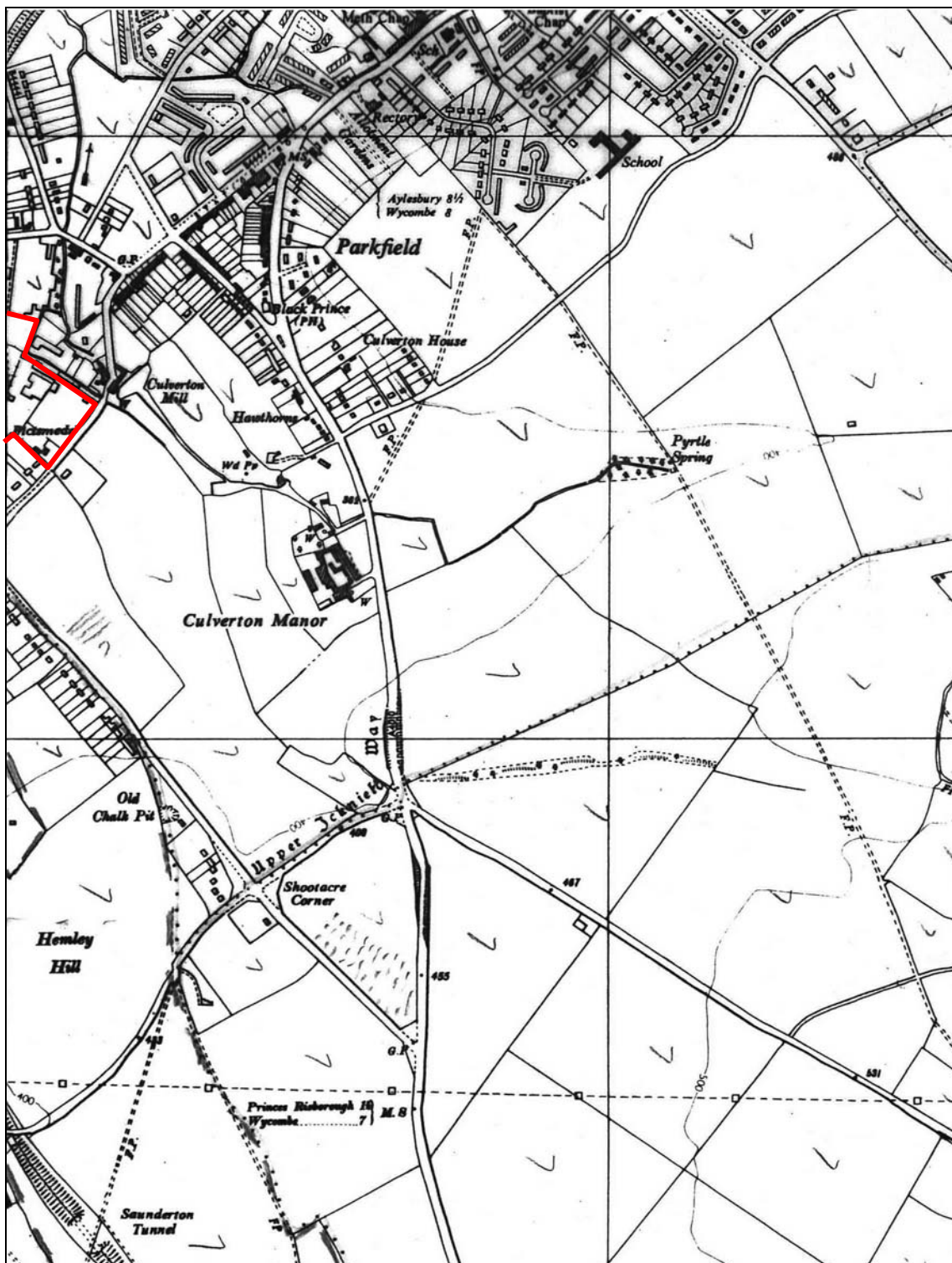


Figure 12: Extract from the 1960 edition 1: 10,560 scale Ordnance Survey map