

JOHN MOORE HERITAGE SERVICES

**AN**  
**ARCHAEOLOGICAL DESK-BASED ASSESSMENT**  
**OF**  
**SOUTH PAVILION, WOTTON HOUSE,**  
**WOTTON UNDERWOOD,**  
**BUCKINGHAMSHIRE**

**SP 6856 1608**

*On behalf of*  
*Mrs. E Lecky*

**JULY 2007**

**REPORT FOR**

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# **1 INTRODUCTION**

## **1.1 Origins of the report**

This archaeological desk-based assessment was commissioned by Martin Lane Fox on behalf of Mrs. E. Lecky. It has been prepared at the request of the Buckinghamshire County Archaeological Service in advance of a planning application for works in the garden of the South Pavilion at Wotton House. The proposed alterations are to involve a replanting scheme; the removal of five large trees and fruit trees; the demolition and replacement of existing garden steps; the construction of four arbours; the re-grading of an area to the south of the house to improve the parking and turning space; the laying of stone pathways; the construction of a pond, swimming pool, bath houses, a pergola and tennis court; the demolition of existing timber garden sheds; and the creation of new openings in the existing brick walls.

## **1.2 Planning Guidelines and Policies**

This report has been prepared in accordance with a brief issued by the Buckinghamshire County Archaeological Service (Radford 2007); *Planning Policy Guidance Note 16: Archaeology and Planning* (PPG 16) issued by the Department of the Environment (1990); and with the policies relevant to archaeology in the *Replacement Buckinghamshire County Structure Plan 2001-2016* (September 2003) and the *Aylesbury Vale District Local Plan* (January 2004). In format and contents this report conforms to the standards outlined in the Institute of Field Archaeologists' guidance paper for desk-based assessments (IFA September 2001).

### **1.2.1 Government Planning Policy Guidance**

PPG 16 (DOE 1990) provides Government guidance for the investigation, protection and preservation of archaeological remains affected by development. The document emphasises the importance of archaeology (Section A, Paragraph 6) and states that:

“Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.”

PPG 16 additionally stresses the importance of addressing archaeological issues at an early stage in the planning process (Paragraph 12):

“The key to informed and reasonable planning decisions, as emphasized in paragraphs 19 and 20, is for consideration to be given early, before formal planning applications are made, to the question of whether archaeological remains exist on a site where development is planned and the implications for the development proposal.”

The advice given recommends early consultation between developers and the planning authority to determine “whether the site is known or likely to contain archaeological remains” (Paragraph 19). As an initial stage, such consultations may lead to the developer commissioning an archaeological assessment, defined in the following manner in PPG 16 (Paragraph 20):

“Assessment normally involves desk-based evaluation of existing information: it can make effective use of records of previous discoveries, including any historic maps held by the County archive and local museums and record offices, or of geophysical survey techniques.”

If the desk-based assessment should indicate a high probability of the existence of important archaeological remains within the development area, then further stages of archaeological work are likely to be required. PPG 16 states that in such cases (Paragraph 21):

“it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. This sort of evaluation is quite distinct from full archaeological excavation. It is normally a rapid and inexpensive operation, involving ground survey and small-scale trial trenching, but it should be carried out by a professionally qualified archaeological organisation or archaeologist.”

Additional guidance is provided if the results of an evaluation indicate that significant archaeological deposits survive within a development area. PPG 16 stresses the importance of preservation (Paragraphs 8 and 18):

“Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation.”

“The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled.”

But acknowledges that (Paragraphs 24 and 25):

“the extent to which remains can or should be preserved will depend upon a number of factors, including the intrinsic importance of the remains. Where it is not feasible to preserve remains, an acceptable alternative may be to arrange prior excavation, during which the archaeological evidence is recorded.”

“Where planning authorities decide that the physical preservation *in situ* of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. Such agreements should also provide for the subsequent publication of the results of the excavation.”

This level of work would involve the total excavation and recording of archaeological remains within the development area by a competent archaeological contractor prior to their destruction or damage.

### **1.2.2 The Replacement Buckinghamshire County Structure Plan**

The Government guidance set out in PPG 16 has been integrated into County Structure Plans and Local Plans. The Draft Deposit of the Replacement Buckinghamshire County Structure Plan includes the following policy relevant to the historic environment (Policy 31):

“The historic environment of Buckinghamshire will be conserved and enhanced by according a very high degree of protection to the following features and their settings: a) Listed Buildings; b) Scheduled Ancient Monuments; c) Registered Historic Parks and Gardens; d) Conservation Areas; e) Other nationally important archaeological sites.

Other heritage features and landscapes of regional or countywide importance will also be safeguarded. Development that would harm these will only be permitted where the need for the development outweighs their heritage value and there is no alternative site. In such cases all reasonable mitigation measures must be taken to minimise harm.

The impact of proposed development on the historic environment must be properly assessed. Where development is acceptable accurate recording of any heritage features will be required in advance of alteration or destruction. Where important archaeological remains are identified through archaeological evaluation preservation *in situ* will be the preferred option.”

The County strategy towards ‘the historic environment’ is outlined in the supporting text, which states that:

“Professional assessment and, in the case of archaeological remains, field evaluation will often be required to enable the full significance of a site to be understood. Archaeological field evaluations should also take account of the potential for as yet undiscovered remains. Where important historic environment assets cannot be preserved an appropriate record should be made. Provision for recording should include the publication of a report and the deposition of the archive (including archaeological finds wherever possible) in a suitable public repository.”

### **1.2.3 Aylesbury Vale District Local Plan**

The Aylesbury Vale District Local Plan (January 2004) includes a series of more detailed policies relevant to listed buildings, unscheduled archaeological remains and parks and gardens of special historic interest. Seven of these are potentially pertinent to the site under consideration:

“Applications for planning permission that involve alterations or extensions to buildings of architectural or historic interest should respect and protect the special interest and features of the listed building” (Policy GP.48)

“There is a presumption against the total or substantial demolition of any building of architectural or historic interest” (Policy GP.49)

“Consent for partial demolition of a building of architectural or historic interest will only be granted where the Council is satisfied that the special interest and features of the building would be preserved or enhanced” (Policy GP.50)

“Development proposals or listed building alterations that affect the location of a building of architectural or historic interest should protect its setting. Works that do not respect the special characteristics of the setting of a listed building will not be permitted” (Policy GP.51)

“The Council will seek to ensure that new development does not dominate important long distance views of churches and other listed or historic buildings” (Policy GP.52)

“In dealing with development proposals affecting a site of archaeological importance the Council will protect, enhance and preserve the historic interest and its setting.

Where research suggests that historic remains may be present on a development site planning applications should be supported by details of an archaeological field evaluation. In such cases the Council will expect proposals to preserve the historic interest without

substantial change.

Where permission is granted for development involving sites containing archaeological remains the Council will impose conditions or seek planning obligations to secure the excavation and recording of the remains and publication of the results.” (Policy GP.59).

“Development proposals within or affecting a Park or Garden of Special Historic Interest should take full account of the area’s historic and landscape significance. The Council will resist proposals that do not protect the distinctive characteristics of such Parks and Gardens.” (Policy GP.60).

### 1.3 Desk-Based Assessment Aims and Objectives

The primary aim of the desk-based assessment is to provide a professional appraisal of the archaeological potential of the site. This follows the Government guidance in PPG 16 by presenting a synthetic account of the available archaeological and historic data and its significance at an early stage in the planning process. The report will provide the evidence necessary for informed and reasonable planning decisions concerning the need for further archaeological work. The information will allow for the development of an appropriate strategy to mitigate the effects of development on the archaeology, if this is warranted.

In accordance with PPG 16, the report presents a desk-based evaluation of existing information. It additionally follows the Institute of Field Archaeologists (IFA) *Standard* definition of a desk-based assessment (IFA 2001). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area (‘the site’), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

The IFA *Standard* states that the purpose of a desk-based assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with PPG 16, the desk-based assessment forms the first stage in the

planning process as regards archaeology as a material consideration. It is intended to contribute to the formulation of an informed and appropriate mitigation strategy.

#### 1.4 Desk-Based Assessment Methodology

The format and contents of this section of the report are an adaptation of the standards outlined in the Institute of Field Archaeologists' guidance paper for desk-based assessments (IFA 2001). The approaches adopted and the sources consulted additionally follow the recommendations for desk-based assessments outlined in the project brief (Radford 2007).

The work has involved the consultation of the available documentary evidence, including records of previous discoveries and historic maps, and has been supplemented with a site walkover. The format of the report is adapted from an Institute of Field Archaeologists *Standard Guidance* paper (IFA 2001).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Identifying and collating the results of recent fieldwork
- Site walkover

The principal sources consulted in assessing this site were:

- The Buckinghamshire County Sites and Monuments Record
- The Buckinghamshire Records Office in the Centre for Buckinghamshire Studies
- The Buckinghamshire Reference Library in the Centre for Buckinghamshire Studies
- The National Monuments Record
- The English Heritage Registers and Lists

The Buckinghamshire Sites and Monuments Record holds details of all known archaeological and historic sites in the vicinity of the site, a collection of aerial photographs and the English Heritage registers and lists. References to published and unpublished sources are also available in the County Sites and Monuments Record. The Buckinghamshire Records Office keeps copies of the historic maps, antiquarian sources and documentary records. More recent maps and local studies publications are to be found in the Buckinghamshire Reference Library. Research at the National Monuments Record was confined to a consultation of the archaeological records relevant to the site and its surroundings.

There has been no archaeological work carried out within the garden of the South Pavilion. The assessment of its potential has, therefore, relied on predictive modelling based on the known distribution of remains within a 600 metre radius

of the site (from a central grid reference of SP 6858 1610).

The available information is derived from casual finds, surface observations, aerial photographs, standing buildings and historical records. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance. There has been no archaeological fieldwork in the vicinity of the South Pavilion Garden. For this reason, apparently blank zones should not be automatically regarded as being devoid of remains.

The assessment of the likely condition of any potential archaeological remains has relied upon a study of the available historic maps and observations made during the site walkover, which provide evidence for the impact of previous land-use on the site.

There have been no restrictions on reporting or access to the relevant records. The copyright to the Buckinghamshire Sites and Monuments Record and the historic maps (Figures 7 to 17) is held by Buckinghamshire County Council.

## **2 THE SITE**

### **2.1 Location (Figures 1 and 11)**

The site is located in the western part of Buckinghamshire, approximately 13 kilometres west-north-west of Aylesbury. The South Pavilion is situated in Aylesbury Vale District in the Civil Parish and village of Wotton Underwood. It is the detached south wing of Wotton House with a garden extending to the south and west centred on National Grid Reference SP 6856 1608.

### **2.2 Description (Figure 2)**

The garden is currently divided into four main areas and is 1.91 hectares in extent. Areas 1 to 3 are situated in the northern part of the grounds and are separated from Area 4 to the south by a high brick wall with a central pavilion. Area 1 lies immediately to the south of Wotton House and the Orangery. It consists of a rectangular walled parterre surrounded by a gravel path encompassing some 3375 square metres. The parterre comprises a lawn with formal geometric beds in the corners that in the past were planted with boxwood. There are five large trees towards the southern end of this area that obscure a clear overall view of this part of the garden.

Area 2 is to the east of Area 1 and extends southwards from the South Pavilion. It is rectangular in plan echoing the outline of the parterre, but is smaller in size at 1932 square metres. Here the existing gravel drive leads westwards from the wooden double entrance gates and swings southwards to a parking area. A small square lawn planted with 14 fruit trees lies immediately to the south and east of

the drive.

Area 3 is situated to the west of Area 1 and is under mature trees and shrubs. It is triangular in outline and 1890 square metres in extent. The ground level of this area is notably higher than that of Area 1 and may have been built up when the grounds of Wotton House were landscaped in the eighteenth century.

Area 4 at 11889 square metres is the largest of the garden spaces. It coincides with the former kitchen gardens, is trapezoidal in plan and is largely surrounded by high brick walls. Most of Area 4 is currently a lawn with a mature willow tree in the south-east corner close to the garden lodge. The eighteenth century oval ponds that once bisected this area have been backfilled, but are clearly visible as distinct hollows. The eastern side of this part of the garden is screened by two rows of conifers, while there are two garden outbuildings alongside the north wall. The most westerly of these is being used as a greenhouse and shed and consists of a low brick wall supporting a glass superstructure at the western end and timber walls at the eastern.

### **2.3 Topography**

Wooton Underwood is situated to the north of the Midvale Ridge in the Northern Clay Vale (Buckinghamshire County Council 2000). This is a relatively low-lying undulating area crossed by a series of brooks. The local topography is dominated by a low hill that rises to about 90 metres above Ordnance Datum some 400 metres to the north of Wotton House. The land falls eastwards from the summit towards Wotton Brook, which flows along a broad valley defined by the 75 metre contour. Wotton House and the South Pavilion are set on a slight rise. The ground surface falls from these buildings southwards from approximately 82 metres above Ordnance Datum at the north end of the garden to 75 metres above Ordnance Datum close to its southern boundary.

### **2.4 Geology**

The 1:50000 geological map for Thame (Sheet 237, Geological Survey of Great Britain (England and Wales) indicates that Wooton House, the South Pavilion and most of its garden are located on the Oakley Member of the Corallian Formation, which is composed mainly of marl and limestone.

This deposit is stratified above the West Walton Formation, which may outcrop in the southern part of the garden. This is part of the Ancholme Group and is characterised by a dark grey silty mudstone. Both formations are Upper Jurassic in age and were laid down under marine conditions between 157 and 146 million years ago.

### 3 PROPOSED GARDEN WORKS (Figure 2)

The proposed works are described by area and are listed under letter prefixes. These correspond with the letters shown in Figure 2, illustrating the affected areas and the outline plan of the various elements.

#### Area 1

- A A new boxwood and gravel parterre will be planted within the boundaries of the existing parterres.
- B A low grass covered convex mound, some eight metres in diameter and rising to a maximum height of 0.3 metres at its centre, will be constructed.
- C Five large existing trees will be removed and smaller trees will be planted in a formation that has still to be finalised.
- D Existing steps and a landing will be removed.
- E A new opening with new steps and a landing will be created in the existing wall.
- F Four arbours will be constructed for climbing plants, each with four stone or metal corner verticals set on pad foundations.

#### Area 2

- G Pleached hornbeams will be planted to match the existing row
- H A group of existing fruit trees will be removed and the area (measuring approximately 12 by 14 metres) will be re-graded to improve the parking and turning space.

#### Area 3

- J Random stone pathways will be laid through existing planted areas.

#### Area 4

- K A terrace will be created at the northern end of Area 4 with a swimming pool in the centre and an oval pond to the south. The building of the terrace mostly involves raising the current ground level by between 0.25 and 0.43 metres. Ground reduction will be confined to the north-western side of the terrace and will only be to a depth of 0.10 metres. The swimming pool will be approximately 6.0 by 13 metres. The new oval pond, measuring 24 by 40 metres, will be dug to a depth of 2.6 metres. The ground level around the pond will be reduced by 1.0 metres to the north below the front edge of the terrace, 0.75 metres to the east and 0.10

metres to the west; while it will be raised by between 0.41 and 0.48 metres to the south.

- L The existing greenhouse and garden shed will be removed.
- M A new oak pergola will be constructed alongside the existing garden wall. The verticals will be set in holes dug to a maximum depth of 0.5 metres.
- N Two octagonal single storey timber bath houses with decorative roofs will be constructed on the terrace and will have suitable strip foundations.
- O Two sets of stone steps will be built in the newly formed terrace bank.
- P A new hard tennis court with associated surround, measuring approximately 17 by 34 metres, will be constructed in the north-western corner of Area 4.
- Q New openings, some 10 metres wide, with new piers will be formed in the existing south garden walls.

## **4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

### **4.1 Known Archaeological Sites (Figures 3 to 5)**

There are no scheduled ancient monuments or battlefields listed by English Heritage in the South Pavilion garden. It is, however, part of the Wotton House gardens and park listed in the English Heritage Register of Parks and Gardens of Special Interest as Grade II\* (English Heritage n.d.).

Many of the standing buildings at Wotton House have also been listed by English Heritage. These include the South Pavilion, which is a Grade 1 listed building and the walls surrounding the rectangular parterre forming Area 1, which together with the central pavilion in the south wall are listed as Grade II.

The South Pavilion garden and its immediate hinterland have not been the subject of archaeological fieldwork. An appraisal of the evidence from the surrounding landscape has, therefore, been used in the assessment of its potential. The search area, described in this report as the Study Area, includes all known remains within a 600 metre radius of the site (from a central grid reference of SP 6858 1610).

The distribution of these remains is shown in Figures 3 and 4 and a summary of this evidence is presented below in chronological order. Distances between these sites and find-spots and the South Pavilion garden given in the text are measured from the nearest garden boundary. Local sites mentioned in the report are identified by unique numbers, corresponding with the numbers shown in Figures 3 and 4 and listed in the gazetteer (Section 7. 2). This provides a brief description for each entry, an Ordnance Survey National Grid reference, the Buckinghamshire Sites and Monuments Record number and the National Monuments Record

number, where appropriate. The sources of all data are duly referenced in the text or gazetteer, while all reports consulted are listed in the bibliography (Section 7.1).

#### **4.1.1 The Late Saxon, Medieval and Tudor Periods (AD 840 to 1603)**

The earliest documentary reference to Wotton Underwood was made in a charter of AD 840 to 852 which was concerned with the transfer of a royal estate at Wotton (Gelling 1979). After the Norman Conquest of AD 1066 the Manor of Wotton, which later became Grenville's Manor, was in the hands of Walter Giffard (Calthrop 1927). The tradition that Grenville was lord of Wotton from the eleventh century onwards does not appear to be correct, although the family owned land in the parish from an early date (*ibid.*). The documents indicate that the Grenvilles first gained possession of the Manor of Wotton in AD 1255.

A map of Wotton Underwood dated to AD 1649 shows the layout of the village before the construction of Wotton House. This is discussed in more detail in the section on the historic maps (Section 4.3.2). The approximate extent of the village at this date is shown in Figure 3. It is probable that the land around the church was the focus for the earliest of the medieval houses (Figure 3, 1). By AD 1649 the settlement, which included 65 houses, extended across the area of the South Pavilion's garden. The construction dates of the dwellings in this part of the village are unknown, but it seems likely that a number have medieval origins. These include the manor house which is thought to have been located to the south-east of Wotton House. Estimates based on the AD 1649 map place it in various positions including one coinciding with the southern edge of the South Pavilion garden (Figure 3, 2).

The outlines of the crofts mapped in AD 1649 appear on aerial photographs to the south-west, west and north-west of Wotton House. Traces of earthworks including building platforms have been noted close to the church, at the north end of the park (Thorpe 2001) and alongside the track between Middle and Yeat Farms. Nothing of this kind is visible in the South Pavilion's garden either on the aerial photographs or on the ground, but this is not surprising given the subsequent landscaping and land-use.

Traces of a medieval moat and associated earthworks have been recorded within the area of the village mapped in AD 1649. This site is approximately 550 metres to the north of the South Pavilion's garden (Figure 3, 3). Although there is no direct evidence for the precise date of this site, research elsewhere on homestead moats indicates a potential range between AD 1150 and 1500, with the majority of sites being constructed between AD 1200 and 1325 (Le Patourel and Roberts 1978).

The origins of All Saints Church, some 250 metres to the south-west of the South Pavilion Garden (Figure 3, 4), are thought to date back to the twelfth century. A

lintel over the west doorway of the nave is the only surviving architectural element of this period and has clearly been re-used (RCHME 1912). The chancel is thought to have been built around AD 1320 (Calthrop 1927) and here some fourteenth century features still survive along with fifteenth century work in the nave (RCHME 1912; Pevsner and Williamson 1960). Otherwise the nineteenth century restoration and rebuilding has removed most of the early fabric of the church (Calthrop 1927).

Areas of ridge and furrow marking land under medieval and later cultivation have been recorded in Wotton Underwood. The closest are mostly to the east, south-east and south of the South Pavilion's garden and are at least 150 metres from its boundaries (Figure 3, 5).

Medieval pottery has been collected from a field to the south of Wotton village as mapped in AD 1649. The find-spot is 400 metres to the south-west of the South Pavilion's garden (Figure 3, 6).

#### **4.1.2 The Post-Medieval Period (AD 1604 to 1935)**

The extent of the village of Wotton Underwood in AD 1649 is shown on the map of this date and can be seen in outline in Figure 3. This is discussed in more detail in the section on the historic maps (Section 4.3.2).

The documents refer to a dovecote belonging to the manor of Wotton in AD 1618. A position for this close to the manor house, coinciding with the southern edge of the South Pavilion's garden (Figure 4, 7), has been suggested.

The map of AD 1649 shows the minister's house and parsonage close just to the south of the churchyard, some 300 metres to the south-east of the South Pavilion's garden (Figure 4, 8). This is mentioned in documents dating back to AD 1617.

The construction of the new mansion (Figure 4, 9) to replace the old manor house began in AD 1704 and was completed in AD 1714 (Sheahan 1862). The new mansion is said to have been constructed "a little north-west of the old house" by one source (*ibid.*) and "c. 300 metres to the south of the earlier manor house" by another (English Heritage n.d.). Wotton House was built for Richard Grenville in the style of Buckingham House, London, with two detached pavilions linked to the house by colonnades (Pevsner and Williamson 1960). The South Pavilion was originally used as a coach house and service pavilion (DOE n.d.). A view of Wooton House and the Clock Pavilion was drawn by Richard Thornhill in AD 1715, providing a clear impression of its original character (Figure 5).

The earliest formal design of the grounds including the radiating tree lined avenues was the work of George London (Pevsner and Williamson 1960), who is also thought to have designed the brick-walled parterre comprising Area 1 of the South Pavilion's garden (English Heritage n.d.). Capability Brown subsequently

landscaped the park over an extended period of time between AD 1739 and 1760 (Pevsner and Williamson 1960). It is thought that much of the medieval and later village along the line of the north avenue was removed at this time (English Heritage n.d.).

Wotton House was severely damaged by fire in AD 1820, which left the South and Clock Pavilions untouched. The house was rebuilt by Sir John Soane between AD 1821 and 1822 (Pevsner and Williamson 1960).

Apart from the listed buildings, which are discussed in the next section (Section 4.2), the only other post-medieval site recorded in the vicinity is the Duke of Buckingham's tramway which opened on 1<sup>st</sup> April, 1871. This was linked with the Metropolitan and Great Central Joint Railway at Quanton Road and was originally a private line using horse drawn carriages to transport estate workers, livestock and produce. The service was closed on 1<sup>st</sup> December 1935 and the line was subsequently dismantled. The course of the tramway runs on a broad north to south axis passing some 400 metres to the east of the South Pavilion's garden (Figure 4, 10).

## **4.2 Listed Structures (Figure 6)**

The South Pavilion is a Grade 1 listed building, while the wall surrounding the parterre in Area 1 is listed as Grade 2. There are 14 other listed buildings in the vicinity of the South Pavilion's garden. All Saints Church, which is the earliest of these structures, is listed as Grade II\*, a class which is defined by English Heritage as "particularly important buildings of more than special interest". All of the eighteenth and nineteenth century structures are either Grade 1 buildings "of exceptional interest" or are Grade II and are "of special interest, warranting every effort to preserve them".

The distribution of the listed buildings is shown in Figure 6. As with the archaeological remains, each is identified by a unique number corresponding with an entry in the accompanying gazetteer (Section 7.3). This also gives the Buckinghamshire Sites and Monuments Record number for each structure, along with a National Grid Reference and a brief description.

### **4.2.1 Medieval Listed Buildings**

The Church of All Saints, some 250 metres to the south-west of the South Pavilion Garden (Figure 6, 11), is of fourteenth century origin (DOE n.d.). It is thought that the re-used twelfth century lintel may have been derived from an earlier church on the site.

#### 4.2.2 Early Eighteenth Century Listed Structures

Ten of the listed structures at Wotton House are of early eighteenth century date. These include Wotton House (Figure 6, 12), the Clock Pavilion (Figure 6, 13), the South Pavilion (Figure 6, 14) and the steps and orangery on the northern side of the walled parterre and the South Pavilion's garden.

Brewers' Yard, approximately 160 metres to the north of the site (Figure 6, 15), was originally the laundry for Wotton House and is now a private residence (DOE n.d.). The listing includes the wall and gate piers along the east side of Brewers' Yard.

The Grade II listed wall surrounding the rectangular parterre, comprising Area 1 of the South Pavilion's garden, is also of early eighteenth century date, as is the pavilion at the south end (Figure 6, 16). These are thought to have been part of George London's design, although both elements were altered and repaired in the twentieth century (DOE n.d.). The steps and landing in the west wall are of 20<sup>th</sup> century date (DOE n.d.), while the pavilion was extensively restored around 1980. The early eighteenth century gate in the wall to the south-west of the pavilion leading into the kitchen garden has been replaced and has been removed from the listing (DOE n.d.).

The entrance gates, gazebo and screen across the east front of Wotton House (Figure 6, 17) and the gate and railings to the north-west of the mansion (Figure 6, 18) are less than 100 metres from the South Pavilion's garden. In both cases the ironwork is thought to have been by Thomas Robinson (DOE n.d.).

The wall and gate piers flanking the entrance to the former stable yard (Figure 6, 19) and the entrance gates to the north avenue (Figure 6, 20) are further to the north, being some 200 to 250 metres from the South Pavilion's garden. The entrance gates to the south avenue are located immediately to the east of the garden (Figure 6, 21).

#### 4.2.3 Mid Eighteenth to Early Nineteenth Century Listed Structures

There are five mid eighteenth to early nineteenth century structures on the English Heritage register (DOE n.d.). Two of the mid to late eighteenth century listings, Forge Cottage (Figure 6, 22) and 1 to 4 The Row (Figure 6, 23), are about 400 metres to the south-west of the South Pavilion's garden. The four houses at The Row were originally eight cottages constructed for the staff of the Wotton House estate (DOE n.d.).

Two of the other listed structures within 600 metres of the South Pavilion's garden are part of Capability Brown's landscape and are thought to have been built between AD 1757 and 1760. These include a ha-ha to the west of Wooton House, less than 100 metres away (Figure 6, 24); and a pair of Tuscan pavilions

overlooking the lake about 350 metres to the west (Figure 6, 25).

The latest structures on the English Heritage register are three garden urns of early nineteenth century date. These are to the west of Wotton House within 100 metres of the South Pavilion's garden (Figure 6, 26).

### **4.3 The Cartographic Evidence (Figures 7 to 17)**

The study of the historic maps has relied on the material held by the Buckinghamshire County Sites and Monuments Record, the Buckinghamshire Record Office and Reference Library. The work has focussed on the land encompassed by the South Pavilion's garden. The research has also been confined to those maps which show this land at a sufficient scale to provide specific details about its past character.

The sixteenth and seventeenth century maps have not been superimposed on the modern map base because these early surveys lack the necessary level of precision. An overlay of the map of AD 1649 has been produced by the County Archaeological Service and is reproduced in this report (Figure 10). However, this provides a slightly misleading interpretation of the original because of the inevitable discrepancies that arise from a direct comparison between a seventeenth century standard of mapping and a plan produced using modern survey techniques.

The first edition Ordnance Survey map (Figure 14) is only available at a scale of six inches to one mile. This is too small for superimposition on the base map and has, therefore, been reproduced in its original format.

#### **4.3.1 The Sixteenth Century (Figures 7 and 8)**

The earliest view of the Study Area is provided by two Elizabethan maps thought to have been made at some time between AD 1564 and AD 1586, when there were a series of land disputes at Wotton Underwood (Schulz 1939). These are far from being accurate surveys and are rather broadly representative sketches providing an impression of the village layout.

The Centre for Buckinghamshire Studies holds copies of both maps. The most detailed shows two villages: Wotton Underwood at the bottom and Ludgershall towards the top right hand side (Figure 7). The map is oriented with west to the top so that the windmill on the right hand side between the two villages corresponds with the mill mound on Windmill Hill (cf. Figure 1). All Saints church is shown in the bottom left hand corner with the manor house above and slightly to the left (Schulz 1939). This places it to the west and slightly south of the church, suggesting a location outside the South Pavilion's garden. However, distortions in the mapping preclude such a literal interpretation so that the precise

location of the manor cannot be determined from this map. The other houses extend northwards from the manor house and although this provides an impression of the linear character of the village, the exact alignment and position of the street remains uncertain.

A graphic illustration of the possible pitfalls of a too literal interpretation of these early maps is provided by the contemporary plan of Wotton and the surrounding countryside (Figure 8). In this case south is to the top and again All Saints church is clearly identifiable above the legend 'Woten'. 'Moat Farm' is labelled a short distance below the church and to the left. On this map the manor house is placed to the north-west of the church and forms part of a row of houses running west-north-west, before swinging to the north and then north-eastwards. The alignments broadly follow that of the public footpath running parallel to and slightly to the east of the north and south avenues through Middle Farm to Yeat Farm (cf. Figure 1). Again the position of the row of village houses cannot be determined.

#### **4.3.2 The Seventeenth Century (Figures 9 and 10)**

The next view of Wotton Underwood is provided by the manorial map of the lands belonging to Richard Grenville produced around AD 1649 (Figure 9). This shows the layout of the closes and the broad position of the houses, cottages and other buildings within them. This is clearly a more precise survey than the Elizabethan plans, but again includes an element of sketching with buildings shown in three dimensions and not entirely to scale. The outline of Wotton House, its grounds and of the avenues has been added to the original in red at a later date and provides some orientation.

The map shows a group of buildings broadly corresponding with the South Pavilion and the north-eastern part of its garden (Figure 9), focussed on Area 2 (Figure 2). These are labelled 'Grenvilles gardens barne and house' and clearly represent the old manor. The position of the manor house on the map would place it on the site of the South Pavilion, with the barns and other outbuildings coinciding with Area 2 and the eastern side of Area 1. The boundaries of a series of closes lie to the west of the manorial complex, potentially coinciding with Areas 1 and 3 of the South Pavilion's garden. The eastern side of Area 4 seems to correspond to the 'Whites Greene part of the Common', while the western side is broadly congruent with further close boundaries and two cottages labelled 'Fran Hunt' and 'Greene' which lie somewhere near to the present garden's southern perimeter.

The map of AD 1649 has been superimposed on the 1:10560 Ordnance Survey map by the County Archaeological Service. This has been reproduced in this report (Figure 10) and is slightly at odds with the relative positions of the buildings and of Wotton House on the original (Figure 9). According to this interpretation buildings are shown in the northern part of the South Pavilion's

garden extending across Areas 1 and 2. The two cottages labelled 'Fran Hunt' and 'John Greene' (Figure 9) are shown just to the south of Area 4 outside the garden (Figure 10).

### **4.3.3 The Eighteenth Century (Figures 11 to 12)**

The earliest of the eighteenth century maps is an annotation of the AD 1649 map made between AD 1757 and 1760 during the principal period of Capability Brown's landscaping (Figure 11). The earlier buildings and closes on the site of Wotton House, its grounds and the parkland are not shown on this map. The South Pavilion and the boundaries of the walled parterre (Area 1) and area to the east (Area 2) were already in place at this time. A rectangular building bisected Area 2 to the south of the South Pavilion. The gardens to the south coinciding with Area 4 are labelled as the 'Duke of Buckingham's garden'. The southern boundary of these gardens ran across Area 4 eastwards from the lodge, with a second parallel boundary to the north.

Further detail is provided by a plan of the Marquis of Buckingham's seat and pleasure grounds produced in AD 1789 (Figure 12). This shows two buildings in an L-shaped layout to the south of the entrance gate in Area 2 of the South Pavilion's garden. The southern end of this area was part of the kitchen garden and there was a row of trees along the western edge. The walled parterre comprising Area 1 had a very different planting scheme comprising three rows of large oval and circular beds, while Area 3 is depicted as a shrubbery. The current boundaries of Area 4, which was the kitchen garden, had been established. This was bisected by a row of five oval ponds on a north to south alignment flanked by trees. The area was further sub-divided by two additional rows of trees at right angles to the ponds on an east to west axis. Another pond is shown in the east wall and there is a building in the south-east corner in an area sub-divided into plots.

### **4.3.4 The Nineteenth Century (Figures 13 to 16)**

A few changes had taken place by AD 1847, when another estate map was produced (Figure 13). A new square bed is shown to the south of the South Pavilion in Area 2 while most of the central rectangle of the walled parterre in Area 1 was under trees and shrubs. A pathway is depicted crossing the northern end of the shrubbery in Area 3 and a rectangular outbuilding had been constructed in the northern part of Area 4. A circular central bed had also been created in this part of the garden.

By AD 1878 when the survey for the first edition Ordnance Survey map took place, further buildings had been constructed at the southern end of Area 2 and in the northern part of Area 4 alongside the north wall of the kitchen garden (Figure 14). The lodge is shown for the first time in the south-eastern part of the kitchen garden. A new circular bed had been established in the centre of the walled

parterre coinciding with Area 1. A regular grid of paths had been laid out across the kitchen garden sub-dividing a series of cultivated rectangular beds. A path is also shown along the eastern and southern edges of Area 3.

This arrangement persisted largely unchanged when the estate and grounds were again planned in AD 1890 (Figure 15). The buildings in the southern part of Area 2 are not shown at this time, although this is an omission from the survey since they appear again on a map of AD 1898 (Figure 16). The only change mapped in AD 1890 had occurred in the kitchen garden, where another outbuilding had been constructed alongside the north wall of Area 4 (Figure 15).

The 25 inch second edition Ordnance Survey map surveyed in AD 1898, which is the earliest of the large scale Ordnance Survey maps of Wotton in the Centre for Buckinghamshire Studies, shows additional details (Figure 16). The five buildings in the southern part of Area 1 included three glass houses, while a new building had been constructed alongside the west wall in this part of the garden. There were otherwise few changes to the layout apart from the removal of some of the paths in the kitchen garden (Area 4).

#### **4.3.5 The Twentieth Century (Figure 17)**

The latest of the detailed maps in the Centre for Buckinghamshire Studies is the revised edition of the Ordnance Survey map surveyed in AD 1919. A new outbuilding had been constructed in the north-eastern corner of the kitchen garden (Area 4) and the paths are no longer in evidence, but the layout appears otherwise to have been unchanged.

#### **4.4 The Aerial Photographs (Section 7.5)**

Aerial photographs of the site held by the Buckinghamshire Sites and Monuments Record were examined for archaeological features. However, this work was not extended to the National Monuments Record or the Cambridge collection. This is partly because the available evidence indicates that the gardens were all in place long before aerial photographs were taken. The landscaping and use of the South Pavilion's garden would have effectively obscured any buried archaeological features from the air.

Twenty photographs from ten sorties in the Buckinghamshire Sites and Monuments Record cover the garden and its surroundings. A full list of these is provided in Section 7.5.

As anticipated there were no archaeological features visible on or adjacent to the South Pavilion's garden. The photographs show elements of the medieval and later settlement of Wotton (Figure 3) to the south-west, west and northwest of Wotton House; the medieval moat and its associated earthworks, some 550 metres

to the north of the South Pavilion's garden (Figure 3, 3); and areas of medieval and later ridge and furrow, all more than 150 metres from the site (Figure 3, 5).

## **5 DISCUSSION**

### **5.1 The Archaeological Potential of the Site**

The local distribution gives the impression that the site is unlikely to have been the focus of any significant activity pre-dating the medieval period. However, this may be misleading given the lack of archaeological fieldwork in the area. It is, therefore, conceivable that early remains might be found unexpectedly within the garden of the South Pavilion.

The principal concern in this particular case is the potential for the existence of buried archaeological evidence of the medieval and early post-medieval manor house and village of Wotton Underwood. As far as the South Pavilion's garden is concerned this relies entirely on the evidence provided by the sixteenth and seventeenth century maps.

The plan of AD 1649 is the only one approaching an accurate survey of the village and even here the distortions when compared with modern mapping techniques are apparent on the overlay (Figure 10). This places a group of buildings to the south and south-west of Wotton House, whereas the original map shows the old manor in a position to the south-east (Figure 9). In this particular case the original map (Figure 9) is clearly the more reliable source of evidence for the relative position of buildings and of their broad location.

According to the map the old manorial buildings coincide with the northeastern side of the South Pavilion's garden, encompassing Area 2 and the eastern side of Area 1. The drawing places the old manor house partly on the site of the South Pavilion with two ancillary buildings immediately to the south and a third in the southern corner of the manorial close, in a position that broadly coincides with the south-eastern part of Area 1 and the south-western corner of Area 2. It is probable that the dovecote mentioned in the documents of AD 1618 would have been part of this manorial complex. The evidence certainly contradicts the grid reference for the old manor and the dovecote, apparently derived largely from an interpretation of the same map of AD 1649, which places these buildings on the southern edge of the South Pavilion's garden (Figure 3, 2; and Figure 4, 7). Again the primary (Figure 9), rather than a secondary source for the location of the manor is likely to be the more reliable.

The only other buildings on the AD 1649 map that might coincide with the South Pavilion's garden are the two cottages labelled 'Fran Hunt' and 'John Greene' (Figure 9). Although the precise positions of these are uncertain both are shown to the south of the southern boundary of the grounds of Wotton House. This is no longer in place and is depicted on the annotated plan of Wotton House dated to

AD 1757 to AD 1760 in a position running westwards from the lodge across Area 4 (Figure 11). This would place the cottages either close to the southern edge of Area 4 or just outside the South Pavilion's garden in a position where any surviving buried remains would not be affected by the proposed works.

The boundaries of several closes and a lane leading from the 'Whites Greene part of the Common' also coincide with the garden of the South Pavilion (Figure 9). It is possible that these features may have been delineated by ditches which could survive below the levels of later disturbance.

Evidence of some of the later eighteenth and nineteenth century boundaries and buildings which are no longer extant may also exist within the South Pavilion's garden. Most of the buildings were in the southern half of Area 2, where any foundations will not be affected by the proposed works. Two structures shown in this part of the garden on the historic maps coincide with the affected areas. One, first mapped in AD 1789 on the eastern side of Area 2 (Figure 12), partly coincides with the area to be graded (Figure 2, H); and the other first shown in AD 1898 on the western side of Area 2 corresponds with the northern end of the row of pleached hornbeams (Figure 2, G).

Other buildings on the historic maps that no longer survive are confined to Area 4. The earliest of these structures coinciding with the proposed pergola (Figure 2, M) abutted the north wall of the kitchen garden and were constructed between AD 1847 (Figure 13) and AD 1878 (Figure 14). These were almost certainly garden outbuildings that are unlikely to have had deep foundations.

Traces of the two boundaries shown crossing Area 4 in AD 1757 to 1760 (Figure 11) might have survived the later use of this land as a kitchen garden. The southernmost as the outer boundary of the grounds of Wotton House may have been marked by a wall and/or a continuation of the ha ha. The character of the boundary to the north is uncertain, but it too could have been a wall. Any surviving buried remains of these boundaries would coincide with the proposed pond (Figure 2, K), while the northernmost crosses the southern end of the proposed tennis court (Figure 2, P).

The backfilled oval ponds first shown in AD 1789 (Figure 12) are clearly visible as earthworks. Three of these and part of a fourth lie to the west of the proposed swimming pool and along the western side of the proposed pond (Figure 2, K).

## **5.2 The Potential of Standing Structures in the Garden**

The significance of the wall around Area 1, which is thought to have been constructed as part of George London's design in the early eighteenth century, has been highlighted by its designation as a Grade II listed building. The wall dividing Area 1 from Area 4 together with the garden pavilion are part of this listing. The existing steps and landing in the west wall proposed for demolition (Figure 2, D)

are of twentieth century origin (DOE n.d.) and are of no historic interest. The two walls along the southern edge of Area 4, where new openings are proposed (Figure 2, Q) coincide with boundaries first shown in AD 1789 (Figure 12) and are probably of later eighteenth century date.

The rectangular timber shed and greenhouse proposed for removal (Figure 2, L) coincides with a building that first appears on a map of AD 1847 (Figure 13). The character of the low supporting wall of brick in Flemish bond is consistent with a Victorian date.

### **5.3 The Impact of Previous Land-Use on Potential Buried Archaeological Remains**

The likely impact of the eighteenth to twentieth century landscaping and use of the South Pavilion's garden on any earlier buried remains varies with the area under consideration. The walled parterre comprising Area 1 is set on a terrace cut into the natural hill slope. The ground reduction is greatest at the northern end, where the level may have been lowered by as much as two metres. Any early buried remains that may have existed in the northern part of Area 1 will have been destroyed or severely truncated. The potential survival is likely to be better at the southern end of the parterre where ground reduction may have been kept to a minimum. The construction of the paths, cultivation in the garden, and subsequent alterations, which would have included the removal of nineteenth century trees across the central rectangle in this area will also have had an impact on any early buried remains.

There is no evidence of such severe landscaping in Area 2, where the ground surface appears to follow the natural contours. The eighteenth and nineteenth century outbuildings and use of this area as a yard will almost certainly have disturbed the upper horizons of any earlier buried remains. However, the conditions for the survival of any more robust archaeological features below these levels of later disturbance are likely to be favourable.

Area 3 does not appear to have been terraced, but there may well have been some building up of the ground levels in this part of the garden. If this is the case, any earlier buried remains will be sealed below later deposits.

The upper horizons of any archaeological features coinciding with Area 4 will have been truncated by the cultivation of the kitchen garden beds, which extended right across the area in the nineteenth century. Similar damage is likely on the sites of demolished nineteenth century outbuildings. Potential remains pre-dating the mid-eighteenth century will have been entirely removed within the five eighteenth century oval ponds across Area 4.

#### **5.4 The Impact of Later Land-Use on Potential Garden Deposits**

There appear to have been substantial changes to the layout of the garden in the central rectangle of the walled parterre (Area 1) through time. The late eighteenth century formal beds (shown on the original of Figure 12, but not reproduced in this report) were superseded by a more extensive planting of trees and shrubs in the mid nineteenth century (shown in a random pattern across the central rectangle on the original of Figure 13, but not reproduced in this report). These had been removed, almost certainly uprooted, by the late nineteenth century when the design of this part of the garden was dominated by a single central bed (Figures 14 and 16). The existing geometric beds formerly planted with boxwood are not shown on any of the historic maps and are almost certainly a late nineteenth to twentieth century addition to the garden. Later cultivation and alterations in Area 1 are likely to have obliterated the eighteenth century layout. Similarly, it is improbable that many, if any, traces of the early eighteenth century planting of Area 4 would have survived its subsequent use as a kitchen garden.

The current fruit trees and lawn in the centre of Area 2 post-date the latest of the historic maps surveyed in AD 1919 (Figure 17). It is probable that their planting will have damaged any early yard surfaces that may have existed in this area. By contrast Area 3 seems to have retained its eighteenth and nineteenth century character as a wooded shrubbery.

#### **5.5 The Impact of the Proposed Garden works on Potential Archaeological Remains and Garden Deposits**

The works proposed in Area 1 are likely to have a minimal impact on any buried archaeological remains and are confined to locations where there are no recorded eighteenth or nineteenth century garden features or buildings. The proposed works focus on areas where traces of the earlier garden layout are unlikely to survive.

The planting of the new boxwood and gravel parterres will not be to any great depth and the positioning within the outline of the existing parterres will restrict the cultivation to a zone of previous and relatively late disturbance (Figure 2, A). The northern two parterres coincide with an area where there appears to have been considerable ground reduction in the early eighteenth century creating poor conditions for the survival of buried archaeological remains.

The construction of the mound (Figure 2, B) will have no impact on any buried archaeology, while the removal of the steps and landing (Figure 2, D), the creation of new steps and a landing (Figure 2, E) and the construction of the four arbours (Figure 2, F) will involve minimal ground disturbance.

The removal of the five large trees (Figure 2, C) could damage any buried archaeological deposits if it was to involve substantial disturbance of layers below the topsoil. This could be reduced, however, by cutting the main roots when the

stumps are removed and leaving them to rot in situ. The new trees are to be planted in small holes to a maximum depth of 0.6 metres.

There is no evidence for an earlier garden layout in Area 2 that might be disturbed by the proposed works. A late nineteenth century building does partly coincide with the row of pleached hornbeams (Figure 2, G), but disturbance of this and of any earlier archaeological deposits will be minimal, as the trees will be planted in small holes to a maximum depth of 0.6 metres. The re-grading (Figure 2, H) is a matter of greater concern if it is to involve significant ground reduction. In this case any buried archaeological remains including the foundations of a late eighteenth century building below the levels of modern disturbance could be truncated or destroyed. On the other hand if the re-grading is to involve building up the ground surface this would have no impact on potential buried remains. The disturbance during the removal of the fruit trees (Figure 2, H) could be reduced by cutting the main roots and leaving them to rot in situ.

The laying of random stone pathways in Area 3 (Figure 2, J) will have no impact on potential buried archaeological remains. There are no recorded eighteenth or nineteenth century garden features in this area, while it appears to have retained its historic character with no evidence for the existence of an earlier garden layout that might be disturbed.

The proposed works in Area 4 include elements that would have a significant impact on any buried archaeological remains. The construction of the pond and the swimming pool (Figure 2, K) and the associated ground reduction to the south of the terrace and to the east of the pond would severely truncate or destroy any buried archaeological remains. Foundation trenches for the bath houses (Figure 2, N) and any associated service trenches could also damage potential archaeological deposits. By contrast the impact of the pergola on any buried remains will be minimal (Figure 2, M). The tennis court (Figure 2, P) will have no impact on potential archaeological deposits if it is to be constructed on the existing ground surface, but if there is to be associated ground reduction and drainage then this too could have an adverse impact on any archaeological remains that might exist in this part of the garden.

It is unlikely that many, if any, traces of the eighteenth century planting would have survived in Area 4. However, the proposed works could affect elements of the eighteenth century layout. Remains of the boundaries shown in AD 1757 to AD 1760 could survive, in which case they would be partly removed by the proposed pond (Figure 2, K). Four of the row of five ponds depicted in AD 1789 would also be severely truncated or destroyed by the new pond and the associated ground reduction.

## **5.6 The Impact of the Proposed Garden Works on Standing Structures**

The demolition of the existing twentieth century steps and landing in the west

wall of Area 1 (Figure 2, D) will have no impact on the early eighteenth century fabric of the wall and will restore its former appearance. The creation of the new opening, steps and landing (Figure 2, E) will remove a 4.5 metre wide section of the west wall.

The works in Area 4 will include the dismantling of the low brick walls supporting the superstructures of the timber shed and greenhouse (Figure 2, L), which are of nineteenth century date. The proposed creation of openings in the two walls on the southern edge of the garden (Figure 2, Q) will remove an eight metres section from each of these structures which are likely to be of later eighteenth century date.

## **6 CONCLUSIONS AND RECOMMENDATIONS**

### **6.1 Buried Archaeological Remains**

The available evidence does indicate that the medieval and early post-medieval manor and village of Wotton Underwood once extended across the area of the South Pavilion's garden. The information is sufficiently detailed to allow for the identification of zones of high archaeological potential within the garden, where village cottages and manorial buildings are likely to have been located. The principal source is the map of AD 1649 which shows the manor house and its ancillary buildings in positions broadly corresponding with Area 2 and the eastern side of Area 1. Two cottages are also depicted in locations coinciding with the southern fringes of Area 4.

Other early features likely to coincide with the South Pavilion's garden have a more extensive distribution. These comprise the boundaries of the medieval and early post-medieval closes that might have been marked by ditches. It is also possible that features peripheral to the main foci of occupation could be found within the back-lands. While these may contain artefacts and other evidence that would make a contribution to an understanding of the development of the village of Wotton Underwood, they are of lesser significance and potential than the remains of the dwellings, their outbuildings and their immediate surroundings.

The buried remains of eighteenth or nineteenth century buildings and structures that were originally part of the park and gardens of Wotton House, if they survive, are confined to Areas 2 and 4. For the most part any traces of the eighteenth century planting layout within the South Pavilion's garden are likely to have been obliterated by later planting schemes. Rather more robust features of the eighteenth century landscape are confined to Area 4 and include a row of five later eighteenth century ponds that have been backfilled; and the possible remains of two boundaries likely to be of earlier eighteenth century date.

Subsequent landscaping in Area 1 is likely to have destroyed any early buried remains that might have coincided with the northern end of this part of the garden.

Later cultivation in Area 1, and the buildings and yard surfaces in Area 2 will almost certainly have disturbed the upper horizons of any early archaeological deposits.

The proposed works in Area 1 are either likely to be largely confined to the topsoil, or are limited to areas of previous disturbance. Any penetration of deposits below levels of recent disturbance will be shallow and confined in extent. Potential buried remains or artefacts that might be uncovered in this area could be adequately recorded by means of a watching brief during the ground works.

The planting of the row of hornbeams in Area 2 (Figure 2, G) and the removal of the fruit trees (Figure 2, H) is likely to have a similarly minimal impact on buried archaeological deposits. The re-grading (Figure 2, H) would be a matter of concern if it was to involve ground reduction. If on the other hand it is achieved by building up the ground surface, then there are no archaeological concerns. Pre-supposing that there is no significant ground reduction in this area, any buried remains or artefacts could again be recorded as part of a watching brief.

The laying of stone pathways in Area 3 (Figure 2, J) will not penetrate below the level of the topsoil. This raises no archaeological concerns and the work ought to be allowed to proceed without a requirement for any archaeological fieldwork.

The construction of the swimming pool, pond and associated ground reduction in Area 4 (Figure 2, K) will have a significant detrimental impact on any buried remains. Damage caused by the foundations of the bath houses and associated service trenches (Figure 2, N) will be more confined in extent. The tennis court (Figure 2, P) would also have an impact on buried remains if its construction was to necessitate ground reduction and include drainage. If, however, it is built on the existing surface then it would have no archaeological impact.

These proposed works all lie outside the zones of high archaeological potential defined by the medieval and post-medieval buildings and their immediate surroundings. It is possible, but not certain, that the areas of ground reduction associated with the proposed works may be crossed by the boundaries of the medieval and early post-medieval closes; it is also remotely possible that medieval and early post-medieval features in the back-lands of the closes may be revealed. If this is the case the distribution of features is likely to be sparse. Traces of the two early eighteenth century boundaries may also survive crossing the area of the proposed pond. The potential of this area will have been reduced by the later eighteenth century ponds, which will have destroyed a significant percentage of any earlier deposits that might have coincided with the land affected by the proposed works. These factors suggest that the recording of any remains could be carried out to an adequate standard by means of a watching brief with a contingency for further excavation.

The row of backfilled ponds across Area 4 will be largely removed by the proposed works. As these are features of the eighteenth century gardens, the

advice of English Heritage should be sought to determine whether they are worthy of preservation.

## 6.2 Standing Structures

Standing structures in Areas 2 and 4 will be affected by the proposed works. The west wall in Area 2 is a Grade II listed structure, while the southern garden walls in Area 4 are likely to be of later eighteenth century date. The timber shed and greenhouse in Area 4 (Figure 2, L) coincide with a nineteenth century outbuilding. Again all are features of the listed gardens of Wotton House and the advice of English Heritage should be sought over the proposed alterations.

The removal of the twentieth century steps and landing in the west wall of Area 2 (Figure 2, D) is unlikely to raise any objections. If new openings are to be made in this wall (Figure 2, E) and in the two at the southern end of Area 4 (Figure 2, Q), a historic building survey to record the affected sections may be required. A similar record of the nineteenth century outbuilding prior to its removal may also prove necessary (Figure 2, L).

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## 7.2 Gazetteer of Known Sites (Shown on Figures 3 and 4)

Site	SMR No.	NMR No.	NGR (SP)	Description
1	0280900000 0949300000 0022600000	340854	N/A 6880 1598; 6920 1780 to 6840 1570	Saxon boundaries of Wotton Underwood in Charter of AD 845; medieval village of Wotton Underwood; layout on map of AD 1649 shows village extending under Wotton House
2	0176200000	-	6860 1600	Medieval manor house
3	0023600000	340878	6846 1671	Medieval moat and associated earthworks
4	041710000	879696	6884 1594	Medieval Church of All Saints
5	063610000	-	6900 16600	Medieval to post-medieval ridge and furrow in open fields
6	0022600001	-	6825 1570	Medieval pottery
7	0176200000	-	6860 1600	Dovecote belonging to the manor in AD 1618
8	0147600000	-	6881 1590	Site of seventeenth century vicarage
9	0200200000	879697	6855 1619	Wotton House built between AD 1704 and 1714
10	0416100000	903161	6905 1570 to 6853 1789	Duke of Buckingham's Tramway, opened 1 <sup>st</sup> April 1871

**7.3 Gazetteer of Grade II Listed Buildings (Shown on Figure 6)**

<b>Site</b>	<b>SMR No.</b>	<b>NGR (SP)</b>	<b>Description</b>
11	0417100000	68840 15940	Church of All Saints – 14 <sup>th</sup> century origins – Grade II*
12	0200200000	68550 16190	Wotton House – AD 1704 to 1714 – Grade I
13	0200201000	68569 16232	The Clock Pavilion – AD 1704 to 1714 – Grade I
14	0200202000	68580 16168	The South Pavilion – AD 1704 to 1714 – Grade I
15	0200204000	68570 16270	Brewers' Yard and gate piers – early 18 <sup>th</sup> century – Grade II
16	0200205014	68560 16130	Garden walls and pavilion S of Wotton House – early 18 <sup>th</sup> century – Grade II
17	0200203000	68602 16200	Entrance gates, screen and gazebo across east front of Wotton House – early 18 <sup>th</sup> century – Grade I
18	0200205002	68520 16220	Gate and railings NW of Wotton House – early 18 <sup>th</sup> century – Grade II
19	0200205003	68600 16300	Gate piers and wall, stable yard – early 18 <sup>th</sup> century – Grade II
20	0200205007	68570 16340	Entrance gates to north avenue – early 18 <sup>th</sup> century – Grade II
21	020020500	668628 16050	Entrance gates to south avenue – early 18 <sup>th</sup> century – Grade II
22	1175400000	68283 15644	Forge Cottage – mid 18 <sup>th</sup> century – Grade II
23	1175900000	68311 15609	Nos. 1 to 4 The Row – mid to late 18 <sup>th</sup> century – Grade II
24	0200205005	68420 16170	Ha-ha in garden and park – AD 1757-1760 – Grade II
25	0200205012	68100 16100	Tuscan Pavilions – AD 1757-1760 – Grade II
26	0200205013	68520 16190	Three stone garden urns – early 19 <sup>th</sup> century – Grade II

## 7.4 Historic Maps

AD 1564 to AD 1586	Elizabethan map of Wotton Underwood and Ludgershall (MaR/7.T)
AD 1564 to AD 1586	Elizabethan map of Wotton Underwood and the surrounding countryside
AD 1649	The Manor of Wotton Underwood belonging to Richard Grenville
AD 1757 to AD 1760	The Manor of Wotton Underwood belonging to Richard Grenville (annotations on copy of earlier AD 1649 map (BAS96/47
AD 1789	Marquis of Buckingham's seat and pleasure grounds at Wotton (BAS2/63)
AD 1847	Part of the Wotton Estate (Ma298R)
AD 1878	Ordnance Survey First Edition, Sheet XXVII – six inch version (published AD 1885)
AD 1890	Plan of Wotton House and Grounds (Ma273.T)
AD 1898	Ordnance Survey Second Edition, Sheets XXVII.6 – 25 inch version (published 1899)
AD 1919	Ordnance Survey Revised Edition, Sheets XXVII.6 – 25 inch version (published 1920)

## 7.5 Aerial Photographs Consulted

<b>Photographs in the Reference</b>	<b>Buckinghamshire Type</b>	<b>Sites and Monuments Record Frames</b>	<b>Date</b>
CPE/UK/2159	B/W vertical	4096-4097	13/06/1947
Cambridge University	B/W oblique	HP35	23/06/1952
Cambridge University	B/W oblique	HP36	23/06/1952
Cambridge University	B/W oblique	HP37	23/06/1952
B.C.M. (M.E. Farley)	B/W oblique	A/1/3/13-14	July 1975
B.C.M. (M.E. Farley)	B/W oblique	A/1/3/15	July 1975
B.C.M. (M.E. Farley)	B/W oblique	A/1/3/16	July 1975
B.C.M. (M.E. Farley)	B/W oblique	A/1/3/17	July 1975
British Gas	B/W vertical	3450 & 3408	23/01/1976
RC8-HI	B/W vertical	178	12/03/1985
B.C.M. (M.E. Farley)	B/W oblique	A/13/8/7	01/11/1988
B.C.M. (M.E. Farley)	B/W oblique	A/13/8/8	01/11/1988
JAS Air	B/W vertical	-	20/06/1989
B.C.M. (M.E. Farley)	B/W oblique	A/14/7/21	05/02/1990
B.C.M. (M.E. Farley)	B/W oblique	A/14/7/22	05/02/1990
B.C.M. (M.E. Farley)	B/W oblique	A/14/7/23	05/02/1990

<b>Reference</b>	<b>Type</b>	<b>Frames</b>	<b>Date</b>
Mike Farley	B/W oblique	537/23	01/11/2001
Aerofilms	B/W oblique	A219242	n.d.

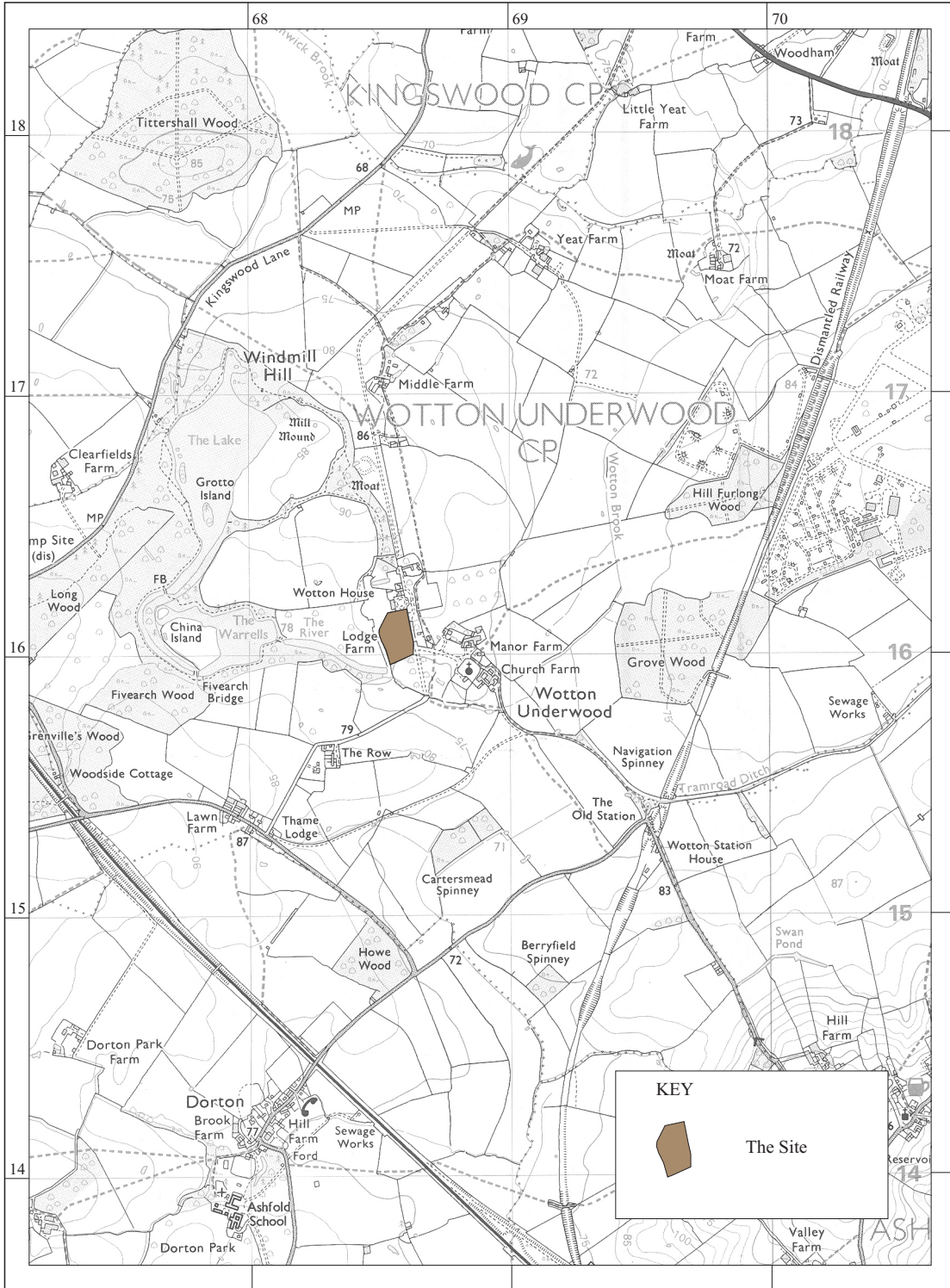


Figure 1: site location (scale at 1 to 25 000)

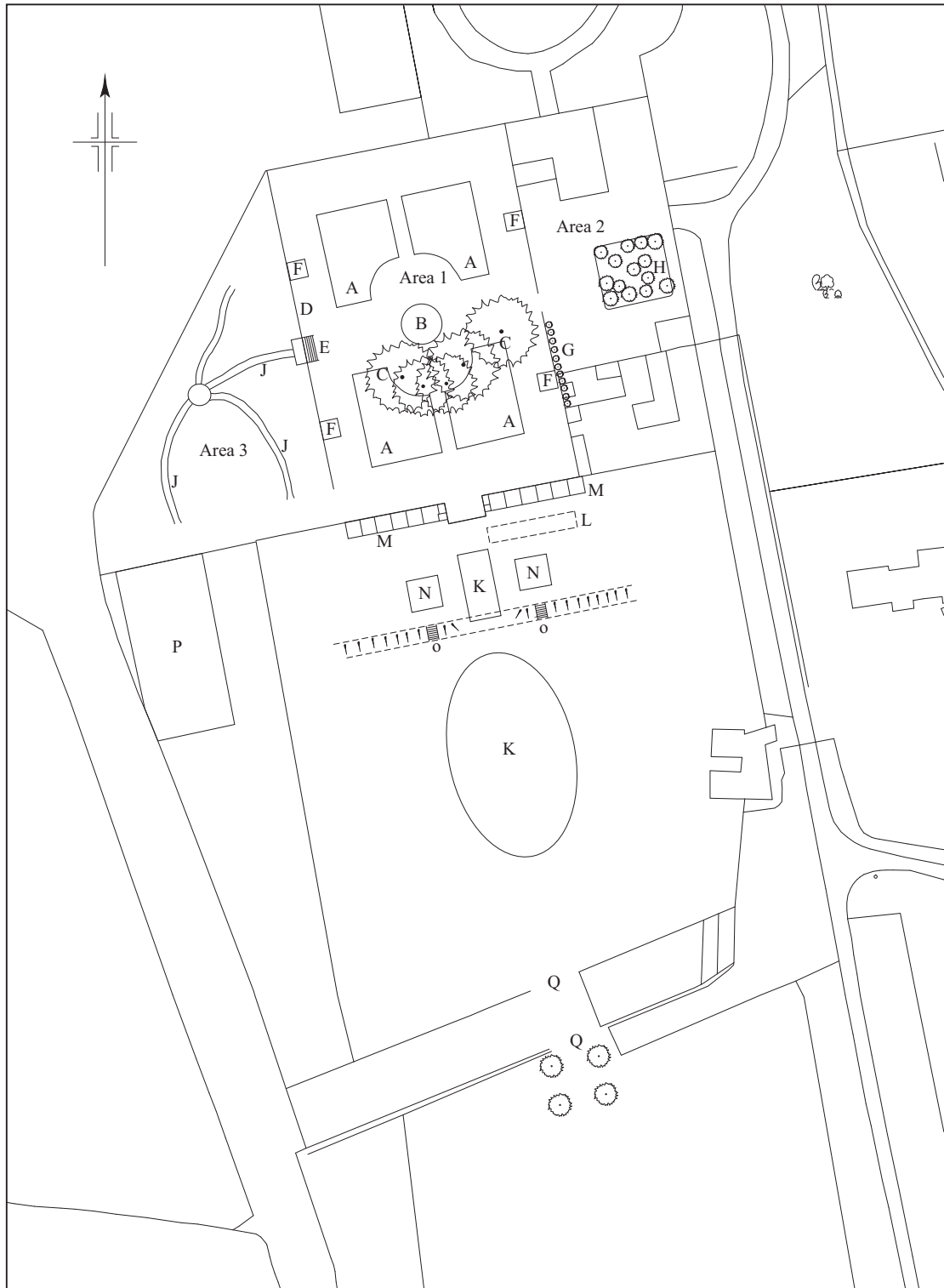


Figure 2: site plan showing the garden areas and the proposed works (not to scale)





Figure 5: view of Wotton House and the Clock Pavilion by Richard Thornhill, drawn in AD 1715

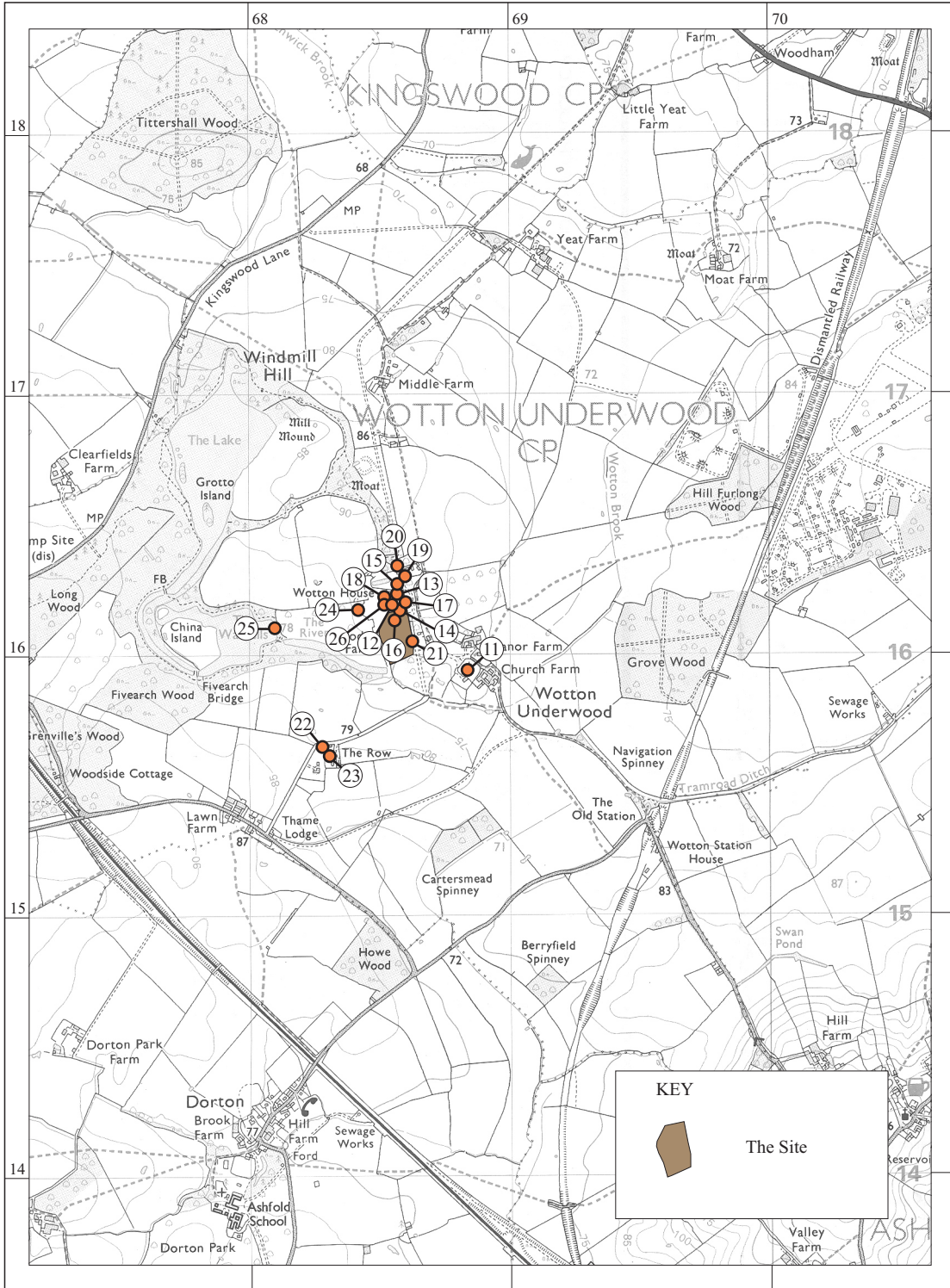


Figure 6: the distribution of listed structures (scale at 1 to 25 000)



Figure 7: extract from an Elizabethan map of Wotton Underwood dated between AD 1564 and 1586

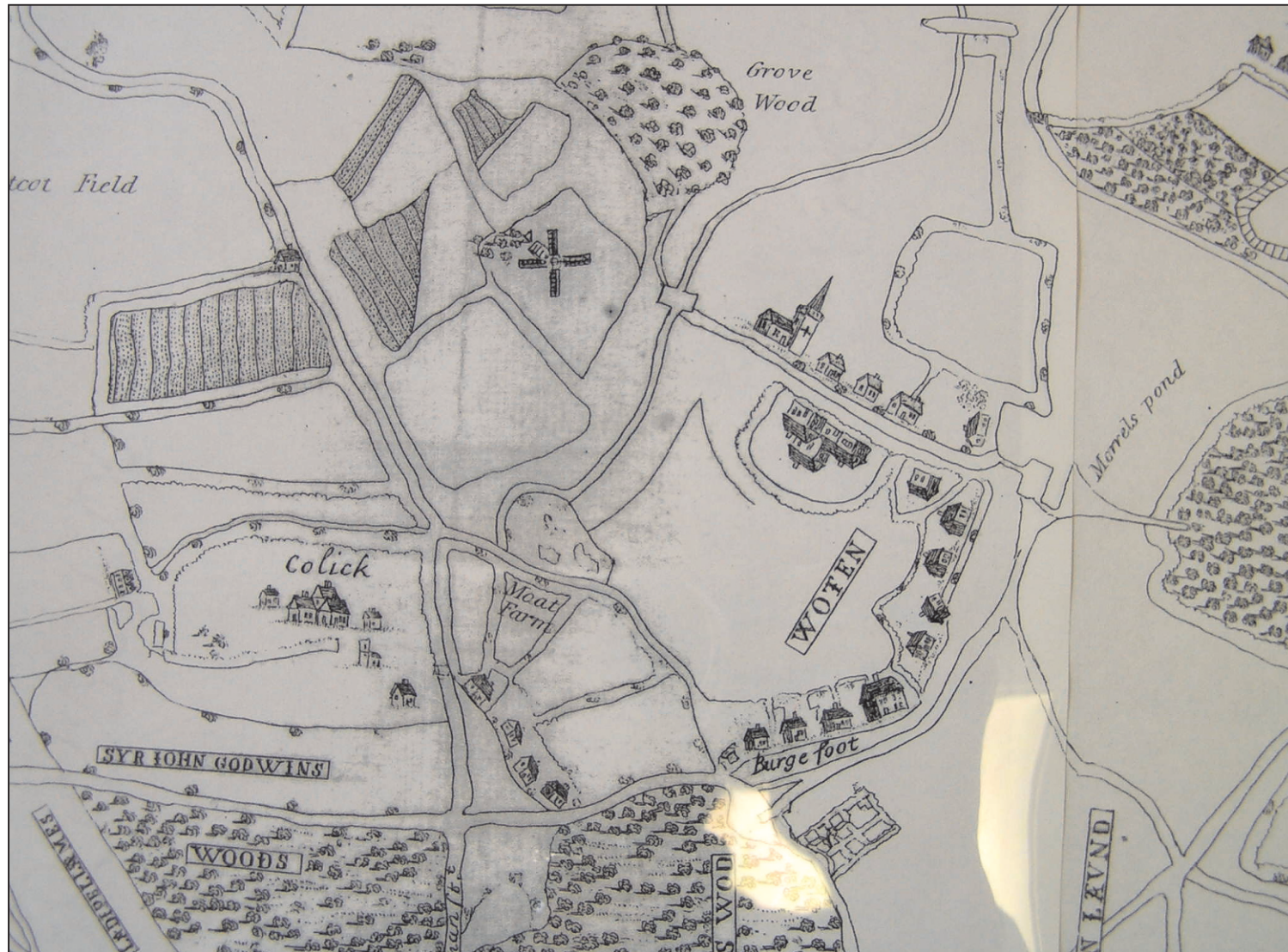


Figure 8: extract from an Elizabethan map of Wotton Underwood dated between AD 1564 and 1586



Figure 9: extract from a map of the Manor of Wotton Underwood belonging to Richard Grenville, made in AD 1649

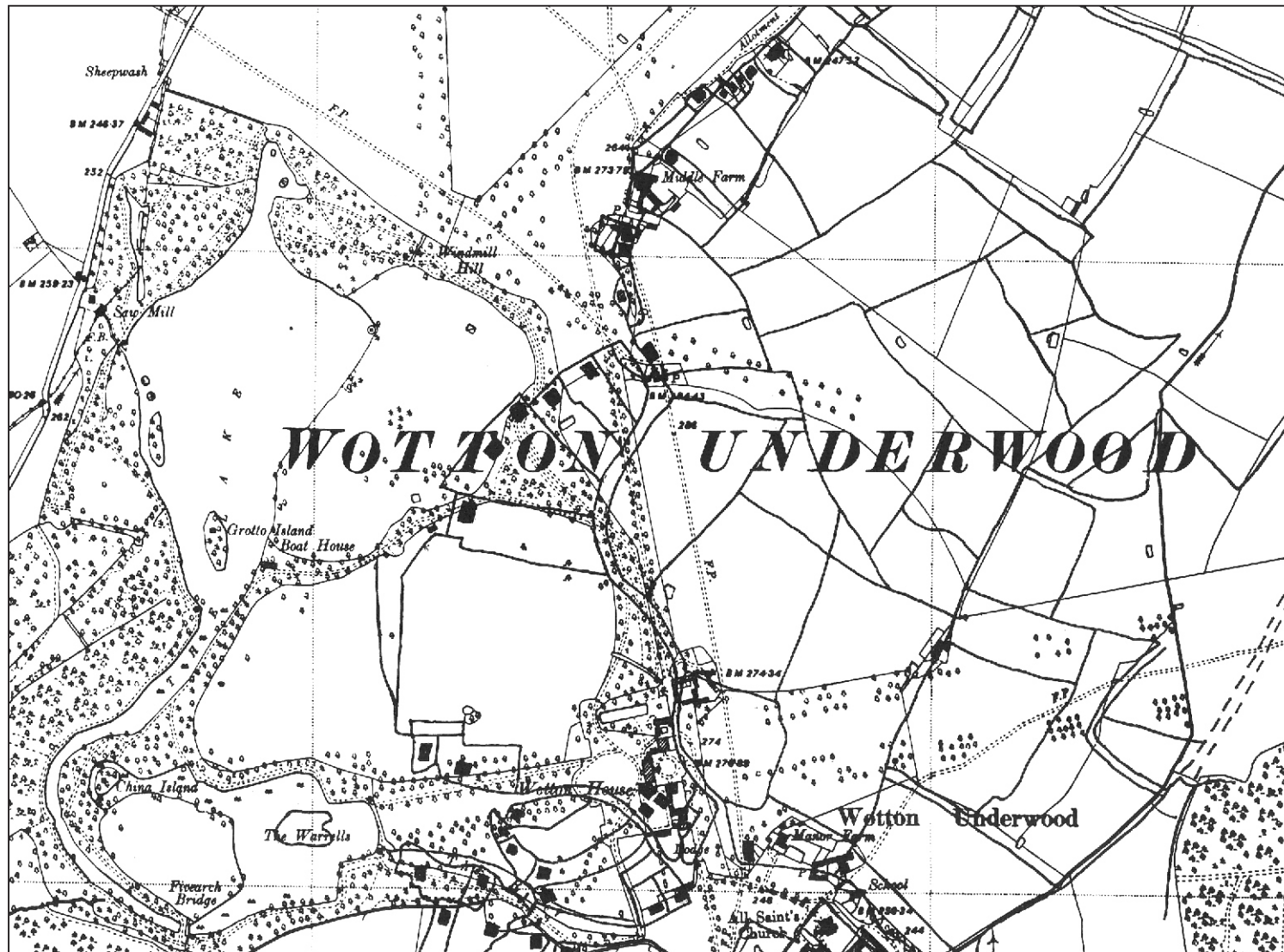
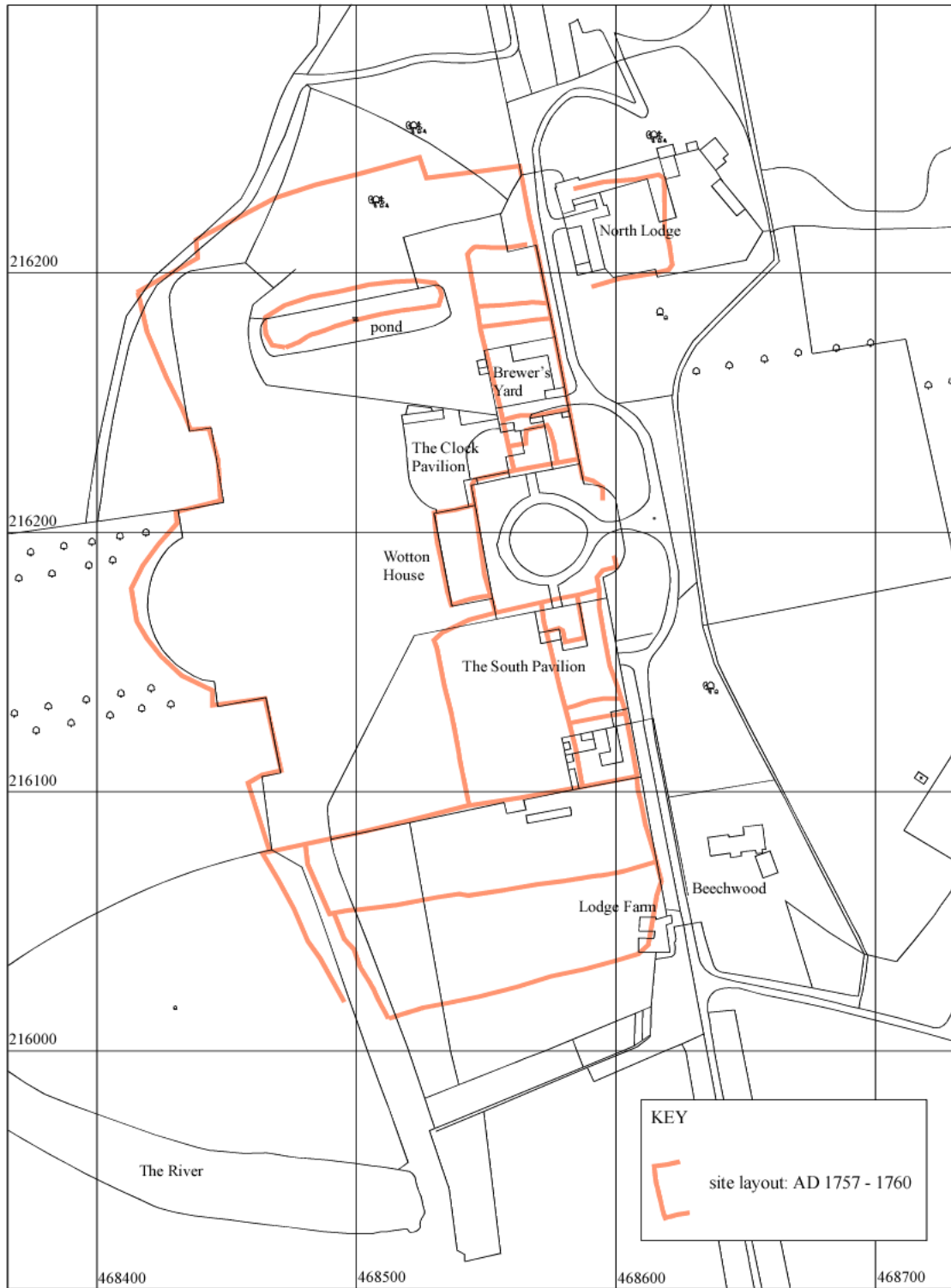
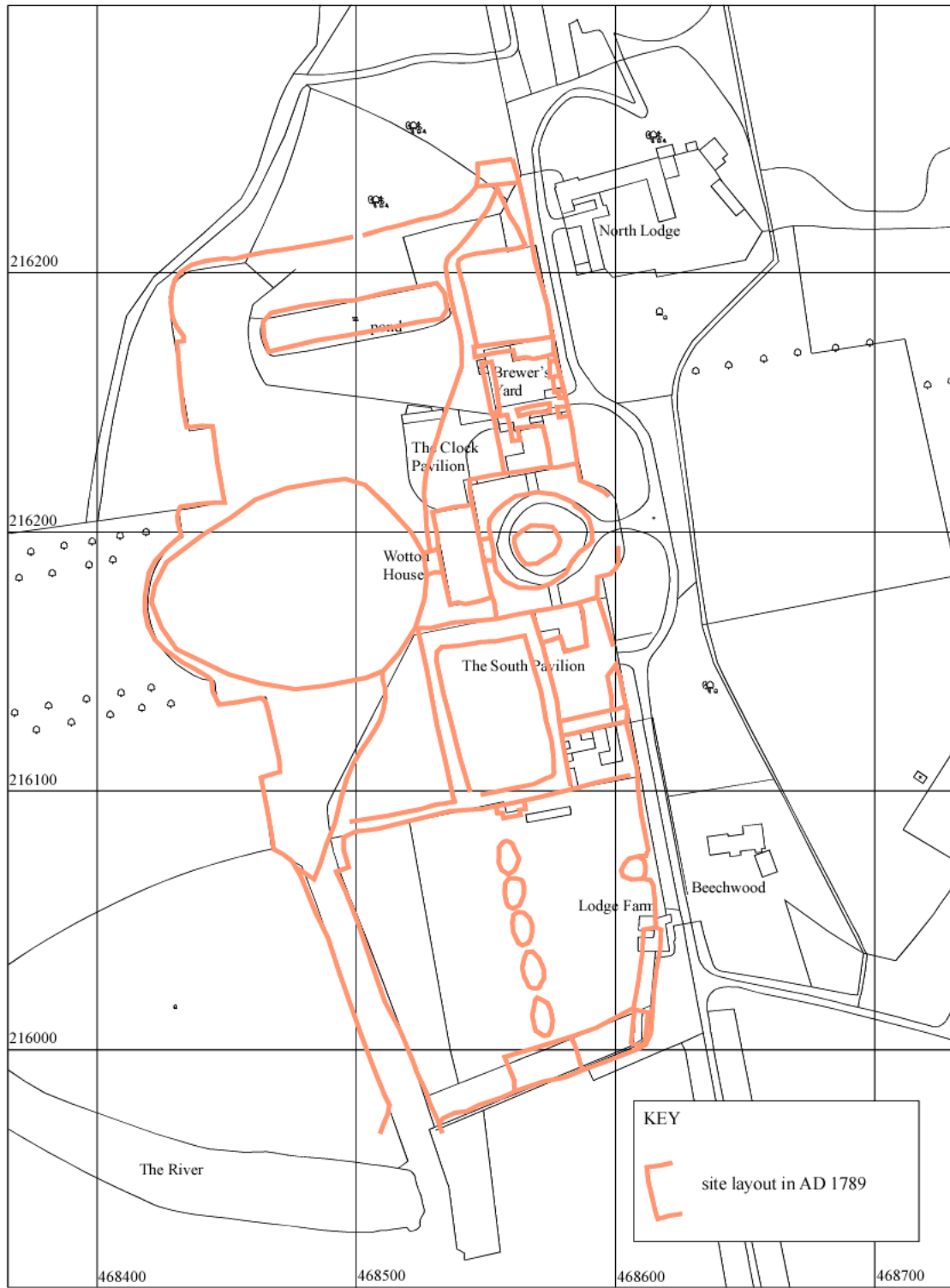


Figure 10: superimposition of the map of AD 1649 on the 1:10560 Ordnance Survey map by the County Archaeological Service



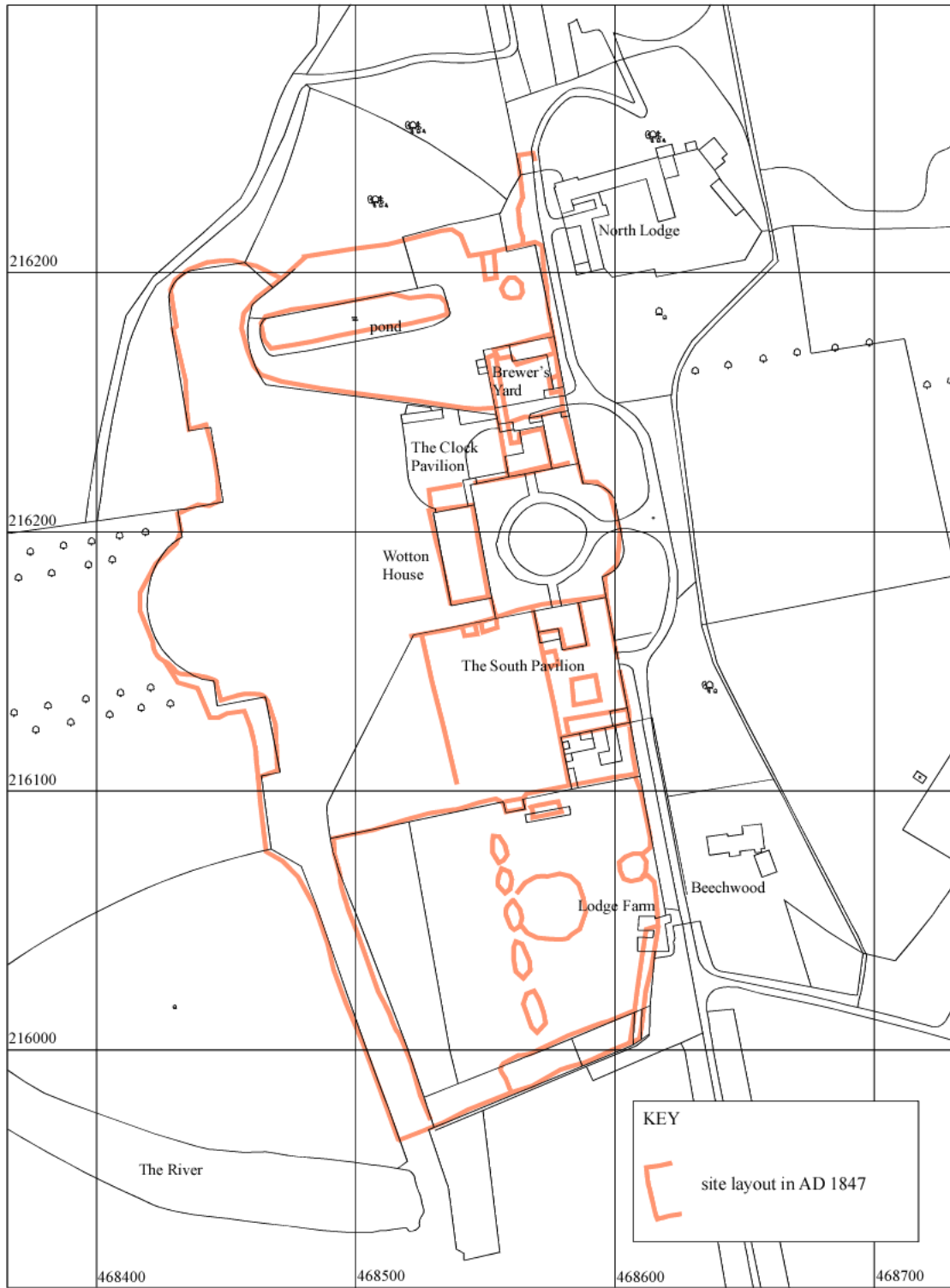
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Figure 11: overlay of an annotated copy of the AD 1649 map made in AD 1757 to AD 1760 (scale at 1 to 2500)



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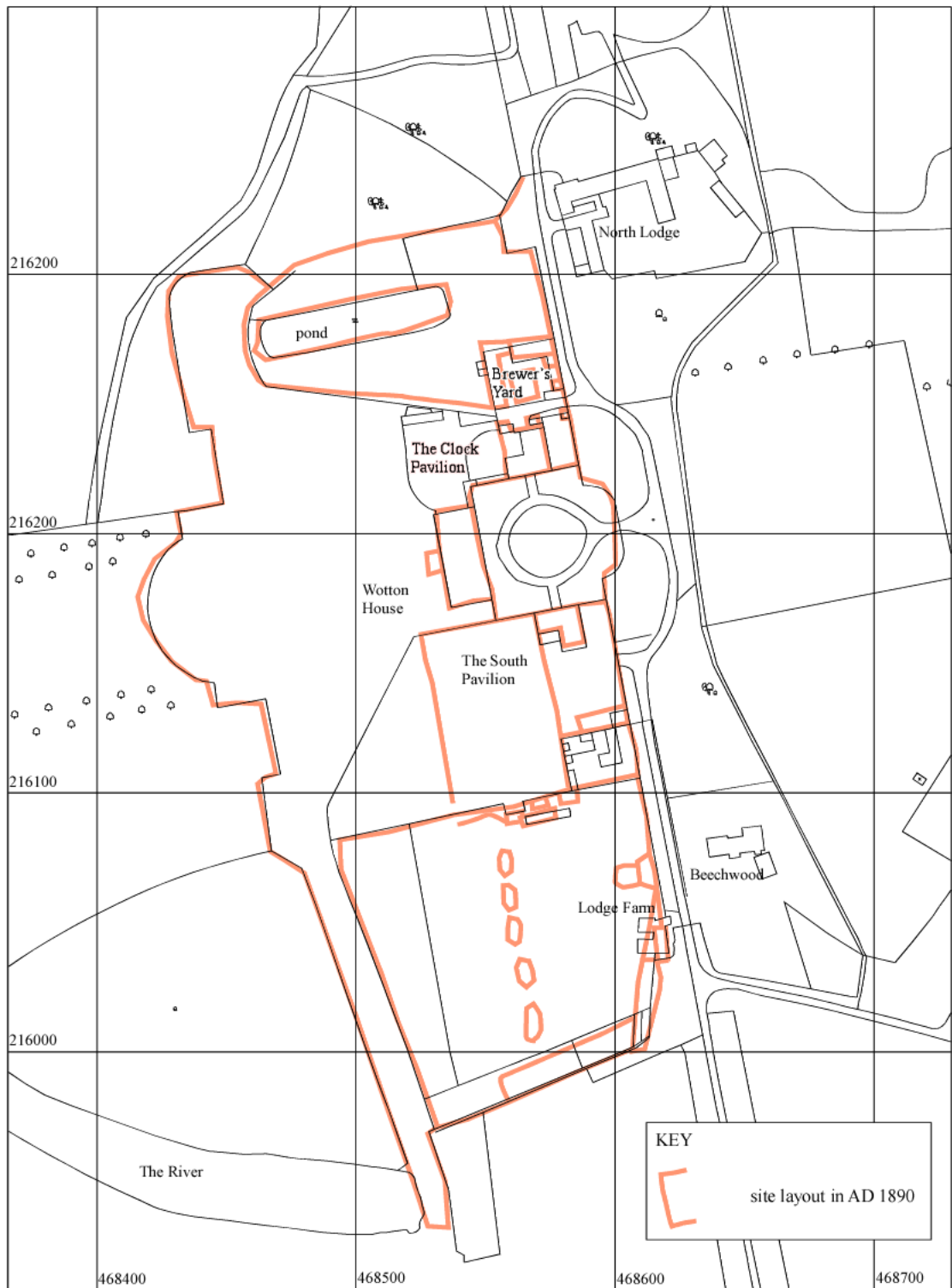
Figure 12: overlay of a plan of the Marquis of Buckingham's seat and pleasure grounds at Wotton in AD 1789 (scale at 1 to 2500)



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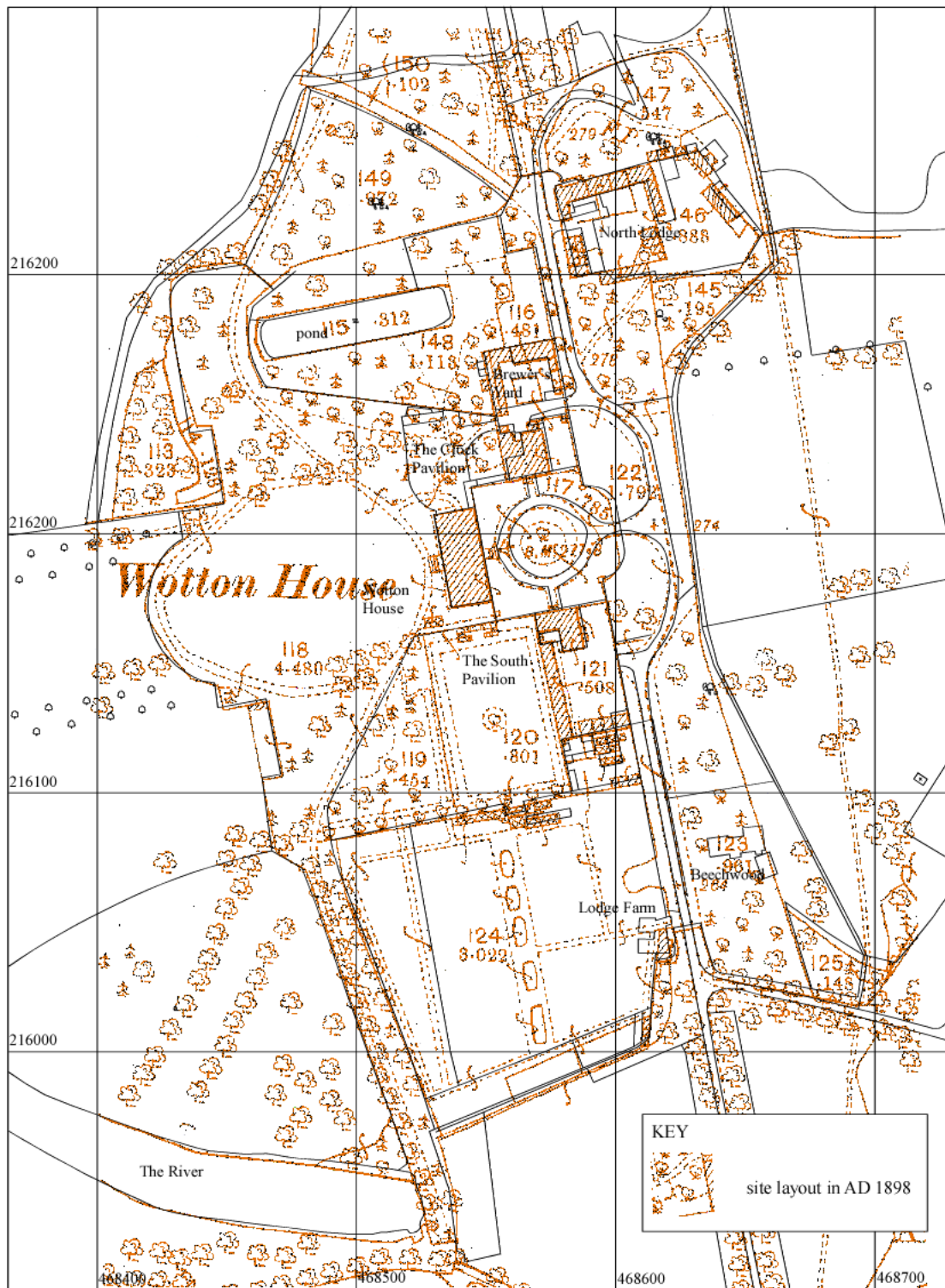
Figure 13: overlay of a map of part of the Wotton Estate in AD 1847 (scale at 1 to 2500)





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Figure 15: overlay of a plan of Wotton House and Grounds around AD 1890  
(scale at 1 to 2500)



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Figure 16: overlay of the Second Edition Ordnance Survey Map (25 inch scale), revised in AD 1898 (scaled to 1 to 2500)



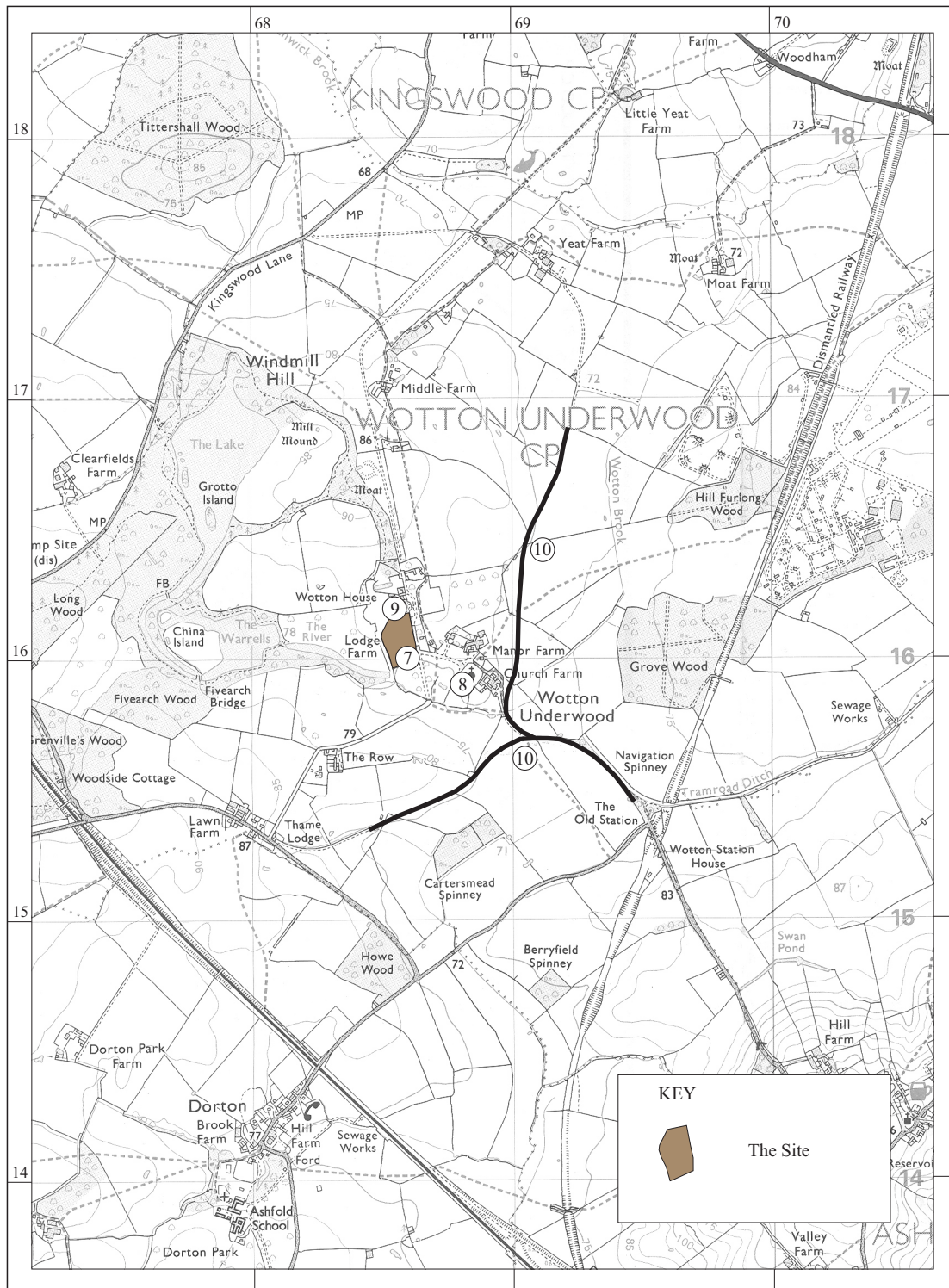


Figure 4: the distribution of post-medieval sites (scale at 1 to 25 000)