Land at The Elms, Thame, Oxfordshire

Desk-based Archaeological Assessment

by Tim Dawson

Site Code: TET 13/100
(SP 7085 0555)
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for Mr and Mrs Vickers

by Tim Dawson

Thames Valley Archaeological Services Ltd

Site Code TET 13/100

August 2013
Summary

Site name: Land at The Elms, Thame, Oxfordshire

Grid reference: SP 7085 0555

Site activity: Desk-based archaeological assessment

Project manager: Steve Ford

Site supervisor: Tim Dawson

Site code: TET 13/100

Area of site: 2.86ha

Summary of results: The proposal site lies within an area of high archaeological potential for the medieval and post-medieval periods due to its close proximity to the medieval town of New Thame and its later expansion. While no archaeological finds are recorded for the proposal site itself it would require further investigation to determine the presence/absence of any such deposits.
Introduction

This report is an assessment of the archaeological potential of an L-shaped plot of land located to the south of The Elms, Thame, Oxfordshire (Fig. 1). The project was commissioned by Mr and Mrs Vickers and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by development of part of the site.

Site description, location and geology

The site currently consists of an L-shaped plot of land with an area of approximately 2.86ha located to the south of The Elms in southern Thame, Oxfordshire. The plot is currently parkland consisting of meadow grass and clumps of trees, some mature, and undergrowth, all surrounded by a brick wall to the south and west, and fencing to the north and east (Pls 1-4). The area slopes gently downhill from the north-east with a regular surface. An iron post-and-rail fence cuts across the western end of the site separating a smaller grassed area to the west from the main park (Pl. 1 foreground). The Elms house and an 18th-century barn are clearly visible to the north with further housing to the northeast, west and south and the recreation ground to the east hidden behind the park wall and a border of mature trees. The development area is centred on NGR SP 7085 0555 at a height of approximately 75m above Ordnance Datum and the underlying geology is recorded as 3rd and 4th river terrace gravel deposits (BGS 1994).

Planning background and development proposals

The site is allocated in the Thame Neighbourhood Plan for the construction of up to 45 houses on the land to the south of The Elms.

The Department for Communities and Local Government’s National Planning Policy Framework (NPPF 2012) sets out the framework within which local planning authorities should deliver a wide choice of high quality houses, ensure the vitality of town centres and conserve, or enhance, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage and
archaeological assets that may be affected by the proposal. The Historic Environment is defined (NPPF 2012, 52) as:

‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’

Paragraph 128 states that

‘… Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

‘Archaeological interest’ is glossed (NPPF 2012, 50) as follows:

‘There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.’

Paragraph 139 recognises that new archaeological discoveries may reveal hitherto unsuspected and hence non-designated heritage assets

‘139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.’

Paragraph 141 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

‘141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.’

In the case of Scheduled Ancient Monuments (and their settings), the provisions of the Ancient Monuments and Archaeological Areas Act (1979) also apply. Under this legislation, development of any sort on or affecting a Scheduled Monument requires the Secretary of State’s Consent.

The South Oxfordshire Local Plan 2011 (SODC 2006) contains policies concerning development affecting buried archaeological remains (CON12 and CON13).

CON12 states:

“Before the determination of an application for development which may affect a site of archaeological interest or potentially of archaeological importance, prospective developers will be required, where necessary, to make provision for an archaeological field evaluation, in order to enable an informed and reasoned planning decision to be made.”
And CON13 states:

“Wherever practicable and desirable, developments affecting sites of archaeological interest should be designed to achieve physical preservation in situ of archaeological deposits. Where this is not practicable or desirable, conditions will be imposed on planning permissions, or planning obligations sought, which will require the developer to provide an appropriate programme of archaeological investigation, recording and publication by a professionally-qualified body.”

**Methodology**

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Institute for Archaeologists paper ‘Standards in British Archaeology’ covering desk-based studies. These sources include historic and modern maps, the Oxfordshire Historic Environment Record, geological maps and any relevant publications or reports.

**Archaeological background**

**General background**

The town of Thame originally developed around the minster church, now St Mary’s, towards the north-west (Airs *et al.* 1975). This settlement (Old Thame) is mentioned in Domesday Book of AD1086 (Williams and Martin 2002). In the 12th or 13th centuries the bishops of Lincoln, the landowners, established a new settlement (New Thame) to the east of the original settlement along the realigned Oxford to Aylesbury road, now the High Street. The deliberate foundation of New Thame appears to be reflected in the pattern of property boundaries on either side of the High Street with a large number of long, narrow burgage plots which are still largely extant today. The site appears to lie on the margins of the historic town.

**Oxfordshire Historic Environment Record**

A search was made on the Oxfordshire Historic Environment Record (HER) on 17th May 2013 for a radius of 250m around the proposal site. This revealed 43 entries within the search radius. These are summarised as Appendix 1 and their locations are plotted on Figure 1.

**Bronze Age**

The earliest monument recorded in the HER is a section of circular ditch dating to the Bronze Age that was found during a watching brief at 12-12a Cornmarket, c. 200m north-west of The Elms [Fig. 2: 1]. The ditch was interpreted as the enclosing ditch of a round barrow which was probably levelled in advance of the creation of
New Thame in the medieval period. Burnt deposits within the ditch fill are likely to represent either the burning of cremation pyres or the remains of domestic cooking/ritual feasting.

**Saxon**
A single Saxon find is listed in the HER as being found within the study area during evaluation at 81-83 Southern Road, 200m northwest of the proposal site [2]. The 8th-10th century copper alloy strap-end was recovered from a pit containing medieval pottery and is considered to be a residual casually lost item (Torrance 1994).

**Medieval**
The two archaeological investigations mentioned above also identified finds and features dating to the medieval period. Both the watching brief at 12-12a Cornmarket [1] and the evaluation at 81-83 Southern Road [2] uncovered possible burgage plot boundary ditches with residual finds of medieval pottery being made in later features at the Southern Road site. Further evidence for the layout of the medieval town has been identified to the rear of the Spread Eagle Hotel [4] where a burgage plot boundary bank was noted during the construction of an extension. The final entry in the HER for the medieval period is documentary evidence for the origin of the 12th-century New Town [3].

**Post-medieval**
The bulk of the HER records within 250m of the proposal site detail post-medieval structures, the majority of which are listed buildings and can be found fronting onto Upper High Street and Cornmarket. On the former these include the Grade II* numbers 34 and 35 [8], the former Swan Hotel (number 9) [9] and number 16 [20]. The remaining listed buildings are Grade II [1, 5, 9, 10, 12, 14-19, 21-25, 27, 29-31] with the closest to the proposal site being The Elms itself [13], a 19th century house, stable block and grounds, an early 18th century timber-framed barn to the northwest of The Elms [26], 31 Upper High Street, an early 18th century house with late 19th century additions adjacent to the site to the north [28] and 1-8 Park Street including the Cross Keys Public House, an early 19th century pub and terrace of 7 dwellings [32]. The HER also lists several post-medieval chapels which are not listed buildings. These are Park Street Baptist Chapel (1865) [6], a former Wesleyan Methodist Chapel (1876) [7] and a former Congregational Chapel, now United Reformed Church (1871) [11].

The final post-medieval entries are for pits and postholes found during the Cornmarket [1] and Southern Road [2] archaeological investigations and a photographic survey conducted on 41 Upper High Street which concluded that the frontage was 19th century but the structure originated as two early timber-framed houses [5].
Modern
The HER lists five entries for the modern period within the study area. These include a modern dump found during the Southern Road excavations [2], 20th-century modifications to the listed buildings at 20 Cornmarket [31] and 1-8 Park Street [32] and the Grade II listed 1920s war memorial directly to the northeast of The Elms [33].

Negative
A single negative result is recorded for a watching brief that was undertaken at 7 Upper High Street and found no archaeological deposits [34].

There are no Scheduled Ancient Monuments within the study area.

Cartographic and documentary sources
The place name of Thame is first mentioned as Tame c.AD 1000, being the name of the river to the north of the town (Mills 1998, 324; VCH 1962). It is an ancient Celtic river name, possibly meaning ‘dark one’ (Mills 1998, 324) or ‘dark river’ (Cameron 1996, 37) with the ‘h’ probably added in the 17th century when antiquarians did the same to Thames to make the name more classical in appearance (Cameron 1996, 37). Tame is recorded in the 1086 Domesday Book (Williams and Martin 2002, 425–6) as a very large estate being held by the Bishop of Lincoln who appears to have parcelled a third of it out to his knights: Robert, Sæweald, William and Alvred and his companion. The estate consists of a total of 60 hides of land, of which the Bishop’s farm had 37, Robert 10, Sæweald 4, William 3 and Alvred 6, with land for 34 ploughs. The total population is recorded as 43 villans, 47 bordars and 13 slaves with 44 plough teams divided amongst the Bishop and his knights. The estate also included a mill, which rendered 20s, and meadows providing 60s, and is valued at £20 pre-Conquest but this has increased to £30 by the time of Domesday Book.

Thame was part of the ancient endowment of the Bishopric of Dorchester and the town with its minster church (Blair 1998) is thought to have begun influencing the local area by the 7th century AD. The original town of Old Thame lay at the west end of the High Street with the church at its centre. The see of Dorchester was moved to Lincoln in 1070 and its lands in Thame had certainly passed to the Bishop of Lincoln before 1131, and entirely possibly as early as 1070. Development eastwards resulting in the creation of New Thame took place in the 1140s (Airs et al. 1975) with a period of great building activity following in the 13th century (VCH 1962). This is reflected in the works that took place in the abbey as well as the parish church, the prebendal chapel and
the market hall. Gradually New Thame came to eclipse Old Thame and by the time of the 1662 hearth tax all the important householders were in New Thame (Airs et al. 1975). By the mid-15th century the town extended as far as North Street and it continued to expand eastwards in the following centuries but it does not appear to have reached the area of the proposal site until the early 18th century.

The town was the subject of both Royalist and Parliamentary interest during the Civil War with fighting in the streets and constant skirmishing in the neighbourhood (VCH 1962). Thame’s position on the Aylesbury-Oxford road and its importance as a market brought a Parliamentary garrison to the town in 1643 as part of their plan for controlling Oxford. However, they were forced to withdraw to Aylesbury in July and in January 1644 Prince Rupert made Thame his base for an attack on Aylesbury and the town remained in Royalist hands until spring 1645. With the Royalists falling back to Oxford after the Battle of Naseby, the Parliamentarians once again occupied Thame to prevent supplies reaching the city. The fighting continued until June 1646 when the Oxford garrison surrendered with many of the Royalist troops coming to Thame to lay down their arms.

Thame’s subsequent history has been less turbulent, and it prospered from both agriculture and various trades from the 16th century onwards.

A range of Ordnance Survey and other historical maps of the area were consulted at Oxfordshire Record Office and online in order to ascertain what activity had been taking place throughout the site’s later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).

The earliest map available of the area is Saxton’s 1574 map of Oxfordshire, Buckingham and Berkshire (Fig. 3) which shows Tame as a large town on the Oxfordshire/Buckinghamshire border surrounded on three sides by rivers, each with a crossing point. As the map is only schematic no real details about the proposal site can be gleaned from the depiction, although it is shown as being of comparable importance to Aylesbury and Buckingham. The first map to label the town as ‘Thame’ is Plot’s 1677 map of Oxfordshire (Fig. 4). While still very general, Plot uses symbols to show a windmill to the east of the town, the presence of a religious house to the west and a small crown above the town itself denotes it as an “Ancient Barony”. The Cuttle Brook (which flows not far south of the site) is also shown and named.

The first map which shows the proposal site in any sort of detail is Davis’ map of Oxfordshire (Fig. 5) which was produced in 1797. This depicts the road network in and around Thame as well as plotting the positions of each building and field boundary thus allowing the approximate position of the study area to be located. A large area of land is marked out at the south-eastern end of the marketplace which may represent the
current site boundary, particularly in the west and south, however, there appear to be no structures on its northern edge, suggesting that The Elms, or a predecessor, and its barn have not yet been built. To the south of the proposal site is a large open space called Thame Field with a windmill at its centre.

The maps increase in detail into the 19th century with the 1826 South Thame enclosure (Fig. 6) and the 1848 Thame tithe (Fig. 7) maps both providing an in-depth view of the buildings and field boundaries around the town. Both maps are sufficiently detailed to allow the borders of the proposal site to be traced with landmarks such as the barn and the houses and pond to the north and the lane to the south being clearly marked. It appears that a large portion of the site’s boundary exists by the time of the 1826 enclosure map with the only major differences being in the north-eastern corner and the whole of the eastern edge. The site itself is recorded as belonging to Paul Blackall esquire with a large block, including the site and the land to the east, shaded yellow. Interestingly this area does not include the barn to the north or the location of the future Elms suggesting that they are separate properties. Both the enclosure and tithe maps show the proposal site as being outside the town and the burgage plots that characterise its back lands. The large field owned by Blackall is the only one outlined in yellow on the enclosure map: he is known to have held the rectory at the time (as had his father, of the same name) (VCH 1962, 201) so possibly this denotes glebe land.

By 1881 and the First Edition Ordnance Survey (Fig. 8) May’s Elms has been built to the north of the proposal site and part of the site itself has been partitioned off, possibly to accompany the new house. Stands of trees are plotted within the site and trees and bushes appear to have been planted around the southern and western edges. The barn to the north has been enclosed, presumably indicating a change in use, while the building that is visible in previous maps which once stretched along the site boundary east of the barn has been demolished. [This suggests the dating of c. 1830 given in the listing for The Elms may be a little too early, depending on how much reliance is placed on the accuracy of the depiction of buildings on the 1826 and 1848 maps.] The site is bordered by orchards to the west, allotment gardens to the south, parkland to the east and houses, along with a Baptist chapel, to the north. Aside from the renaming of May’s Elms to The Elms, very little changes in the 1899 Second Edition (not illustrated) and the only major differences visible in the 1921 revision (Fig. 9) are changes in the positions of the clumps of trees within the proposal site, the addition of a division cutting off the northern tip of the site, the planting of fir trees along the site’s southern edge and the construction of Nelson Street and its accompanying houses to the west.

The 1937 revision (Fig. 10) shows that the boundary which previously divided the site in two has been removed, returning the area of parkland to a size similar to that shown on the tithe map. The town itself has
spread southwards around the proposal site towards the railway gradually eating into the area of allotment gardens which border the site. The Elms itself appears unchanged but the pond to the north of it has been in-filled and a war memorial and gardens created on its location. The next available map is the 1971 Ordnance Survey revision (Fig. 11) which shows the proposal site in much the same state as it appears today. The current eastern boundary has been added dividing the site from the recreation ground, the northern tip has been fully formed with the construction of the electrical substation and its enclosure and the land around The Elms has been consolidated into one plot. Further afield the allotments to the south have been completely replaced with housing and the primary school to the east has expanded greatly but the area between the proposal site and the street has changed little. Subsequent maps, including the 1985 (not illustrated) and 1994 (Fig. 2) revisions show no changes to the site and very little to its immediate surroundings.

**Listed buildings**

The centre of Thame contains a high concentration of listed buildings of which five stand adjacent to the proposal site. These are The Elms (listed building number 1047910), including Elms Cottage, an attached wall and the stable block, an 18th century timber-framed barn c.40m northwest of The Elms (1285091), The Poplars, number 31 Upper High Street (1368802), a Baptist chapel dating from 1865 on Park Street, and the War Memorial which stands to the northeast of The Elms (1391140).

**Registered Parks and Gardens; Registered Battlefields**

There are no registered parks and gardens or registered battlefields within close proximity of the site.

**Historic Hedgerows**

There are no hedgerows, historic or otherwise, on the site.

**Aerial Photographs**

The site area lies within an urban area which has been developed since before the advent of aerial photography and is also an area used as parkland and grassland. No photographic collections have therefore been consulted.
Discussion

There are no known heritage assets on the site itself but there are however several in the local area whose settings are in a position to be affected by its development. It remains therefore to be established if there may be potential for previously unknown heritage assets, that is, below-ground archaeological remains.

In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development. Later post-medieval maps such as Davis and the tithe and enclosure suggest that the site lay outside of the early town during that period. The HER records for the study area support this interpretation as the older listed buildings are to the north and west, along the Upper High Street bordering the marketplace, whereas those around the site itself date to the 18th century onwards. However, due to the lack of earlier detailed maps it is not possible to say whether the proposal site was occupied at some point, either by a suburban development or farm or early field boundaries. Archaeological investigations to the north-west recovered Saxon and medieval finds. The site’s position close to the medieval town of New Thame and its subsequent development and expansion during the medieval and post-medieval periods mean it has a high archaeological potential for these periods.

It will be necessary, therefore, to provide further information about the potential of the site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. A scheme for this evaluation will need to be drawn up and approved by the archaeological advisers to the District Council and implemented by a competent archaeological contractor.

References

Cameron, K, 1996, English Place Names, London
SODC, 2006, ‘South Oxfordshire Local Plan 2011’, Wallingford
Torrance, L J, 1994, ‘Southern Road, Thame, Oxfordshire: An archaeological evaluation’, Thames Valley Archaeological Services unpublished report 94/08, Reading
**APPENDIX 1: Historic Environment Records within a 250m search radius of the development site**

<table>
<thead>
<tr>
<th>No</th>
<th>HER Ref</th>
<th>Grid Ref (SP)</th>
<th>Type</th>
<th>Period</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>EOX3040</td>
<td>70689 05805</td>
<td>Watching brief</td>
<td>Bronze Age, medieval, post-medieval</td>
<td>12-12a Commarket: found a possible Bronze Age barrow ditch, medieval burbage boundary ditches and post-medieval pits.</td>
</tr>
<tr>
<td></td>
<td>MOX23888</td>
<td>MOX16139</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>11 Commarket: The Black Horse Hotel, 18th century hotel incorporating 16th century structure.</td>
</tr>
<tr>
<td></td>
<td>MOX16223</td>
<td>70692 05822</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>12 Commarket: 18th century house, now shop with 20th century shop front.</td>
</tr>
<tr>
<td>2</td>
<td>EOX295</td>
<td>MOX5744</td>
<td>Evaluation</td>
<td>Saxon, medieval, post-medieval, modern</td>
<td>Four trenches at 81-83 Southern Road found modern dumping, post-medieval and medieval postholes, a possible burbage plot boundary and residual finds of medieval pottery and a Saxon strap-end.</td>
</tr>
<tr>
<td>3</td>
<td>MOX5734</td>
<td>707 057</td>
<td>Documentary</td>
<td>Medieval</td>
<td>Interpretation of the medieval origins of New Town.</td>
</tr>
<tr>
<td>4</td>
<td>MOX5743</td>
<td>7062 0573</td>
<td>Monument</td>
<td>Medieval</td>
<td>Boundary bank of medieval burbage plot.</td>
</tr>
<tr>
<td>5</td>
<td>MOX16473</td>
<td>70754 05773</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>40 Upper High Street: early 19th century townhouse, now shop.</td>
</tr>
<tr>
<td></td>
<td>EOX554</td>
<td>MOX5746</td>
<td>Photographic survey</td>
<td>Listed building</td>
<td>Photographs of 41 Upper High Street: The Fox PH, early 19th century frontage but originated as 2 early post-medieval timber-framed houses.</td>
</tr>
<tr>
<td>6</td>
<td>MOX5694</td>
<td>710 056</td>
<td>Monument</td>
<td>Post-medieval</td>
<td>Park Street Baptist Chapel: built 1865.</td>
</tr>
<tr>
<td>7</td>
<td>MOX5719</td>
<td>7072 0580</td>
<td>Monument</td>
<td>Post-medieval</td>
<td>Former Wesleyan Methodist Chapel: built 1876, last used 1976, now a studio.</td>
</tr>
<tr>
<td>8</td>
<td>MOX5722</td>
<td>7081 0572</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>34 and 35 Upper High Street: Grade II* 16th century house with 17th century additions.</td>
</tr>
<tr>
<td>9</td>
<td>MOX16476</td>
<td>70777 05844</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>8 Upper High Street: house, now shop, with late 18th century front on earlier structure.</td>
</tr>
<tr>
<td>10</td>
<td>MOX5740</td>
<td>7078 0584</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>9 Upper High Street: former Swan Hotel, Grade II* late 16th century/early 17th century inn/hotel.</td>
</tr>
<tr>
<td>11</td>
<td>MOX5742</td>
<td>7065 0581</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>17 Commarket: Spread Eagle Hotel, early 18th century inn/hotel.</td>
</tr>
<tr>
<td>12</td>
<td>MOX5749</td>
<td>708 057</td>
<td>Monument</td>
<td>Post-medieval</td>
<td>Former Congregational Chapel: built 1871, now United Reformed Church.</td>
</tr>
<tr>
<td>13</td>
<td>MOX15164</td>
<td>70738 05787</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>42 Upper High Street: 17th century house, refronted in 19th century, now offices.</td>
</tr>
<tr>
<td>14</td>
<td>MOX16115</td>
<td>70839 05659</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>The Elms and Elms Cottage and attached wall and stable block: 19th century house and grounds.</td>
</tr>
<tr>
<td>15</td>
<td>MOX16476</td>
<td>70763 05770</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>39 Upper High Street: early 18th century house, refronted in late 18th century.</td>
</tr>
<tr>
<td>16</td>
<td>MOX16117</td>
<td>70921 05806</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>56 Wellington Street: 17th century timber-framed house.</td>
</tr>
<tr>
<td>17</td>
<td>MOX16126</td>
<td>71036 05546</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>77 Park Street: early 19th century townhouse, now offices.</td>
</tr>
<tr>
<td>18</td>
<td>MOX16129</td>
<td>70815 05811</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>13 Upper High Street: early 18th century house.</td>
</tr>
<tr>
<td>19</td>
<td>MOX16309</td>
<td>70935 05688</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>30 Upper High Street: early 19th century house, now offices.</td>
</tr>
<tr>
<td>20</td>
<td>MOX18401</td>
<td>70859 05761</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>18 Upper High Street: house, now shop, with early 17th century rear and 18th century front range.</td>
</tr>
<tr>
<td>21</td>
<td>MOX16311</td>
<td>70864 05755</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>19 and 20 Upper High Street: mid 18th century house, converted to shops in 19th century.</td>
</tr>
<tr>
<td>22</td>
<td>MOX16314</td>
<td>70845 05782</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>16 Upper High Street: Grade II* 17th century house with 18th century front range.</td>
</tr>
<tr>
<td>23</td>
<td>MOX17002</td>
<td>70829 05797</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>14 Upper High Street: 17th and 18th century house.</td>
</tr>
<tr>
<td>24</td>
<td>MOX17071</td>
<td>70797 05823</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>10 and 11 Upper High Street: early 18th century house, now shop.</td>
</tr>
<tr>
<td>25</td>
<td>MOX17261</td>
<td>70892 05738</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>26 Upper High Street: late 18th century townhouse.</td>
</tr>
<tr>
<td>26</td>
<td>MOX17375</td>
<td>70680 05815</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>13 and 14 Commarket: bank, built 1890.</td>
</tr>
<tr>
<td>27</td>
<td>MOX17547</td>
<td>70837 05793</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>15 Upper High Street: mid 18th century townhouse with late 19th century alterations, now offices.</td>
</tr>
<tr>
<td>28</td>
<td>MOX17662</td>
<td>70787 05683</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>Barn at The Elms: early 18th century timber-framed barn, now store.</td>
</tr>
<tr>
<td>29</td>
<td>MOX17970</td>
<td>70644 05792</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>16 Commarket: late 18th century house front on earlier structure, now restaurant.</td>
</tr>
<tr>
<td>30</td>
<td>MOX18405</td>
<td>70921 05642</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>31 Upper High Street: early 18th century house with late 19th century alterations.</td>
</tr>
<tr>
<td>31</td>
<td>MOX18400</td>
<td>70741 05834</td>
<td>Listed building</td>
<td>Post-medieval</td>
<td>Island building to NW end of Upper High Street: mid 18th century chapel with later alterations, now offices.</td>
</tr>
<tr>
<td></td>
<td>MOX17971</td>
<td>70657 05845</td>
<td>Listed building</td>
<td>Post-medieval, modern</td>
<td>20 Commarket: early 19th century house, modified in 20th century, now shops and offices.</td>
</tr>
<tr>
<td>No</td>
<td>HER Ref</td>
<td>Grid Ref (SP)</td>
<td>Type</td>
<td>Period</td>
<td>Comment</td>
</tr>
<tr>
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<tr>
<td>32</td>
<td>MOX17997</td>
<td>70982 05632</td>
<td>Listed building</td>
<td>Post-medieval, modern</td>
<td>1-8 Park Street: Cross Keys PH, early 19th century pub and terrace of 7 dwellings with 20th century alterations.</td>
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<tr>
<td>33</td>
<td>MOX17420</td>
<td>70853 05671</td>
<td>Listed building</td>
<td>Modern</td>
<td>War memorial, erected 1920.</td>
</tr>
<tr>
<td>34</td>
<td>EOX1180</td>
<td>7077 0585</td>
<td>Watching brief</td>
<td>Negative</td>
<td>7 Upper High Street: found no archaeological deposits.</td>
</tr>
</tbody>
</table>

Listed Buildings Grade II unless stated.
APPENDIX 2: Historic and modern maps consulted

1574  Saxton’s map of Oxfordshire, Buckinghamshire and Berkshire (Fig. 3)
1611  Speed’s map of Oxfordshire
1677  Plot’s map of Oxfordshire (Fig. 4)
1797  Davis’ map of Oxfordshire (Fig. 5)
1826  South Thame enclosure map (Fig. 6)
1848  Thame tithe map (Fig. 7)
1881  First Edition Ordnance Survey (Fig. 8)
1899  Second Edition Ordnance Survey
1921  Third Edition Ordnance Survey (Fig. 9)
1923  Toovey estate auction map (based on Third Edition Ordnance Survey)
1937  Ordnance Survey revision (Fig. 10)
1971  Ordnance Survey revision
1985  Ordnance Survey revision
1994  Ordnance Survey revision (Fig. 2)
Land at The Elms, Thame, Oxfordshire, 2013
Desk-based Archaeological Assessment
Figure 1. Location of site within Thame and Oxfordshire.

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Land at The Elms, Thame, Oxfordshire, 2013
Desk-based Archaeological Assessment
Figure 2. Location of HER records.

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Land at The Elms, Thame, Oxfordshire, 2013

Desk-based Archaeological Assessment

Figure 3. Saxton's map of Oxfordshire, Buckinghamshire and Berkshire, 1574.

Approximate location of site
Figure 4. Plot's map of Oxfordshire, 1677.

Approximate location of site

Land at The Elms, Thame, Oxfordshire, 2013
Desk-based Archaeological Assessment
Figure 4. Plot's map of Oxfordshire, 1677.
Land at The Elms, Thame, Oxfordshire, 2013
Desk-based Archaeological Assessment
Figure 5. Davis' map of Oxfordshire, 1797.

Approximate location of site
Land at The Elms, Thame, Oxfordshire, 2013
Desk-based Archaeological Assessment
Figure 6. South Thame enclosure map, 1826.
Land at The Elms, Thame, Oxfordshire, 2013
Desk-based Heritage Assessment
Figure 7. Thame tithe map, 1848.

Approximate location of site
Land at The Elms, Thame, Oxfordshire, 2013
Desk-based Heritage Assessment
Figure 8. Ordnance Survey First Edition, 1881.
Land at The Elms, Thame, Oxfordshire, 2013
Desk-based Archaeological Assessment
Figure 9. Ordnance Survey revision, 1929.
Land at The Elms, Thame, Oxfordshire, 2013
Desk-based Archaeological Assessment
Figure 10. Ordnance Survey revision, 1937.
Figure 11. Ordnance Survey revision, 1971.

Land at The Elms, Thame, Oxfordshire, 2013
Desk-based Archaeological Assessment
Figure 11. Ordnance Survey revision, 1971.
Plate 1. The Elms, looking east.

Plate 2. The ground bordering The Elms, looking southeast.

Plate 3. The centre of the site, looking east.

Plate 4. The eastern side of the site, looking northeast.
<table>
<thead>
<tr>
<th>Time Period</th>
<th>Calendar Years</th>
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<tbody>
<tr>
<td>Modern</td>
<td>AD 1901</td>
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<td>Victorian</td>
<td>AD 1837</td>
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<tr>
<td>Saxon</td>
<td>AD 410</td>
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<tr>
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<td>Iron Age</td>
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<td>1300 BC</td>
</tr>
<tr>
<td>Bronze Age: Middle</td>
<td>1700 BC</td>
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<tr>
<td>Bronze Age: Early</td>
<td>2100 BC</td>
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<td>Neolithic: Late</td>
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<tr>
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<td>4300 BC</td>
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<td>6000 BC</td>
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<td>Mesolithic: Early</td>
<td>10000 BC</td>
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<td>Palaeolithic: Upper</td>
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<tr>
<td>Palaeolithic: Middle</td>
<td>70000 BC</td>
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<tr>
<td>Palaeolithic: Lower</td>
<td>2,000,000 BC</td>
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