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**Desk-Based Assessment for the Audley End Visitors'
Facility, Saffron Waldon, Essex**

**Development Proposal: Orchard, Estate Yard,
Barn Yard and Stable Yard**

Dr T. Way

April 2004

Cambridgeshire County Council

Report No. 716

Commissioned by *English Heritage*



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**Desk-Based Assessment for the Audley End Visitors' Facility, Saffron
Waldon, Essex**

**Development Proposal: Orchard, Estate Yard, Barn Yard
and Stable Yard**

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Report No. 716

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SUMMARY

This Desk-Based Assessment outlines the results of the research carried out in relation to the Audley End Development Proposal (Orchard, Estate Yard, Barn Yard and Stable Yard) dated 4th March 2004. It fulfils the Terms of Reference of the Study presented on 5th February 2004.

The research focussed on the primary and secondary documentary and cartographic material held at the following archive repositories: Essex Record Office, Sites and Monuments Records of Essex Heritage Conservation, National Monuments Record (Swindon), Saffron Walden Library, Cambridge University Library (map collections) and archive reports and documents held at English Heritage's Northamptonshire and Cambridgeshire Offices.

The report demonstrates that the proposed development area contains potential for recovery of evidence relating to the following periods:

- *prehistoric (Iron Age) material related to settlement and activity in the vicinity of the Warren Hill site, and the river valley;*
- *Roman material related to settlement to the north of the site and along the route of the Roman Road;*
- *Anglo-Saxon and medieval material related to settlement and activity along developing routeways and settlements to the west. This may also be present in the area of Duck Street;*
- *the pre-16th century development of the priory and monastic estate. This is particularly relevant for the stables area.*

In addition the study area contains a much higher potential for substantial remains relating to the following:

- *the Stable Yard and Barn Yard development, which date to the early to mid 17th century;*
- *sub-surface remains and standing remains (walls) associated with the development of the area known in the early 20th century as the Timber Yards, and developed by c.1783. Although not part of the development area highlighted in the feasibility study this directly bounds the subject area;*
- *paths, walls and structural remains (stoves, Little Vinery, back sheds, stoye house) related to development of Sir John's garden in c.1763 and alterations to it in 1802 and throughout the later 19th century;*
- *paths, walls and extant cottages relating to development of the Nursery and Orchard Gardens from the mid 18th century onwards.*

With the exception of the development of the Stables and Estate/Barn Yard area as visitor facilities, the majority of the development is for parking, overflow parking and an access road. The impact of the proposed development will be largely dependant on the ground works which might be associated with construction of the car park and overflow (unspecified in the Terms of Reference of Study) and the exact course of the final access route. The precise location of the access will also affect whether fresh breaks need to be created through existing historic walls.

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**Desk-Based Assessment for the Audley End Visitors' Facility,
Saffron Waldon, Essex**

**Development proposal:
Orchard, Estate Yard, Barn Yard and Stable Yard**

(TL 552100 238450)

1 INTRODUCTION

This document has been prepared following the Award of Contract to Dr T. Way in association with Cambridgeshire County Council Archaeological Field Unit for the desk-based study of Audley End Development Proposal (Orchard, Estate Yard, Barn Yard and Stable Yard) dated 4th March 2004.

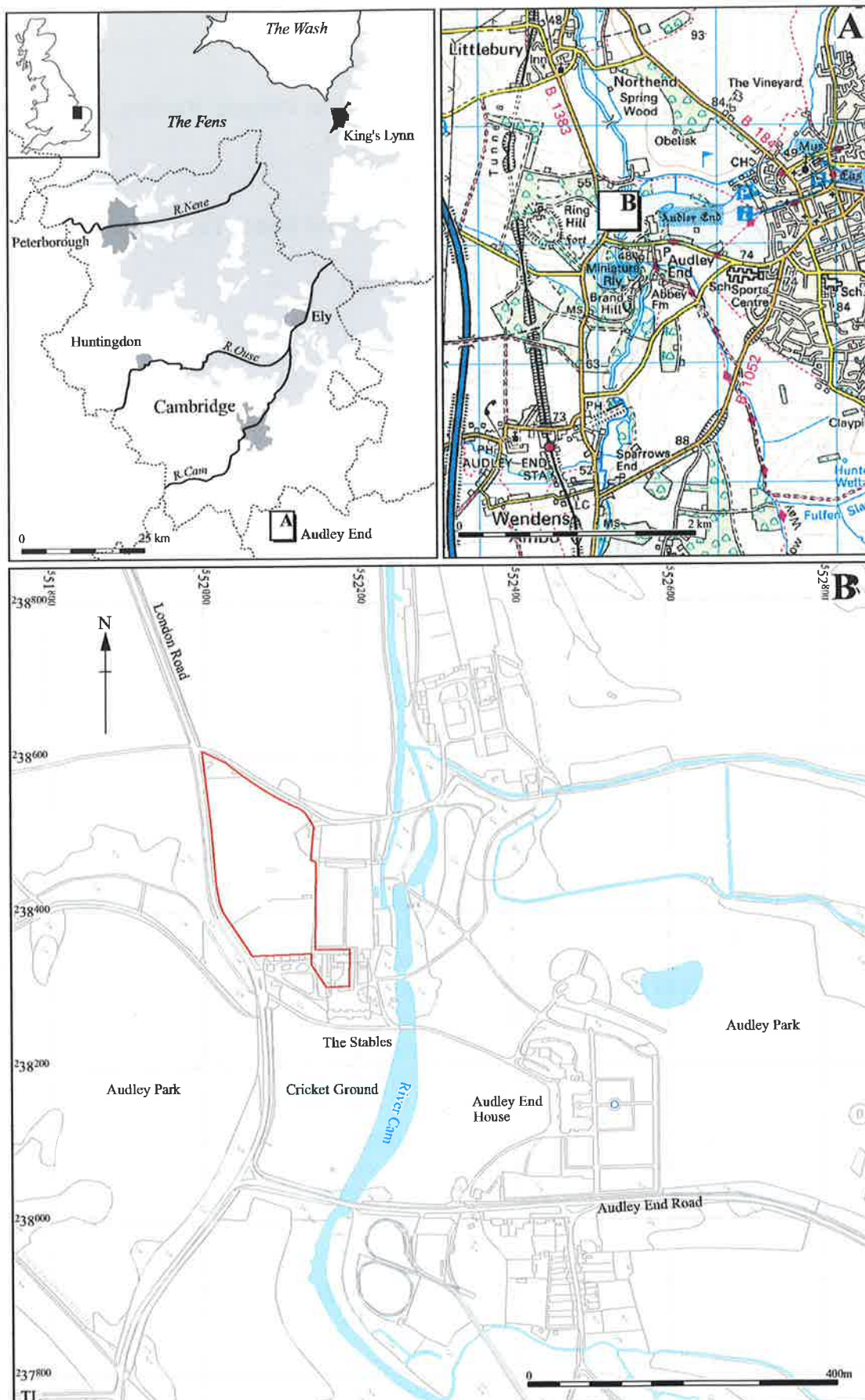
The house and park of Audley End lie in the north-west corner of Essex, centred at NGR TL 552100 238450 (Fig. 1). The River Cam flows northwards through the park along a narrow alluvial plain and is joined locally by streams flowing from the east. The house is believed to be located approximately on the site of the original Benedictine Priory, later becoming Walden Abbey.

The greater part of the park (and house) lie within the parish of Saffron Walden, although the western park, beyond the course of the River Cam, lies in the parish of Littlebury. The development proposal is sited within Littlebury parish.

The park is bounded by public roads, with the main road from Cambridge to Bishop's Stortford (and London) (B1383) running to the west of the park, and directly to the west of the development area. This was also known in the past as the London Road or the Turnpike Road. Roads also enclose the park on the north and north-east sides towards the village of Littlebury. A road called Duck Street runs to the north of the development area and leads to the Home Farm and the hamlet of the same name.

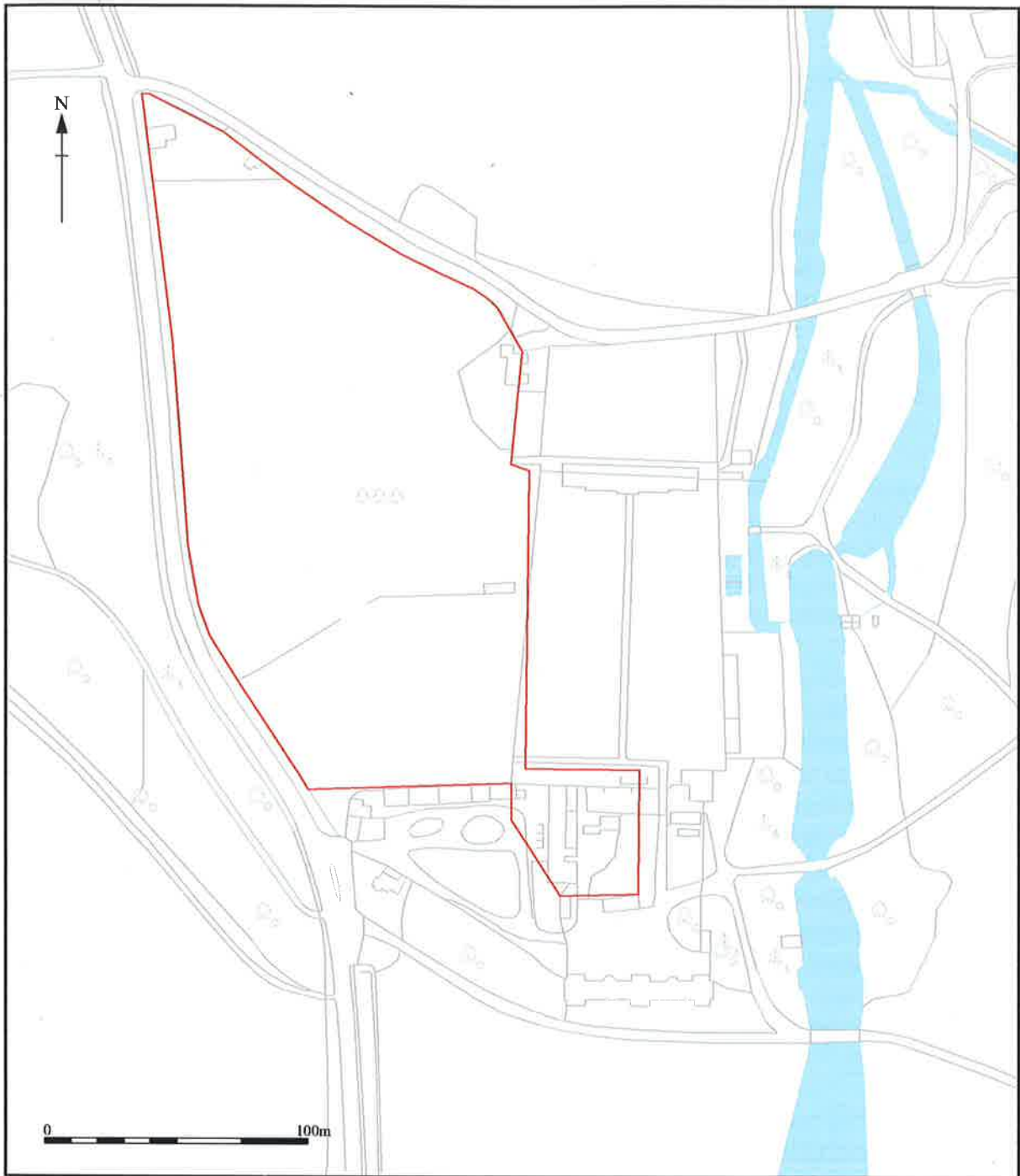
Several of the roads in the vicinity (including the B1383) have been diverted to allow for expansion of the park, particularly during the mid to late 18th and early 19th century. A diversion of 1811 (CERO Q/Rhi 3A/7) may be related to the expansion of the kitchen gardens.

The present development is focused on an area to the south and west of the present (restored) walled kitchen garden (Fig. 2).



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Figure 1 Location of study area (red)



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Figure 2 *Study area detail*

The area includes:

- the area to the rear of the stables (known as the Stable Yard and Barn Yards, which were developed by c.1666);
- an area further west (the Estate Yards or Timber Yards developed by c.1760s as part of the orchards but fully developed as a Timber Yard in the 19th century); although alterations are proposed to this area it is noted that it does not fall within the site as detailed on the site plan attached to the Terms of Reference.
- the area to the immediate west of the west (heated) wall of the kitchen gardens which was included into the estate as orchards and nursery areas in the mid 18th century. This was split into smaller compartments known as The Nursery, Orchards and Sir John's Garden. It is this last area which is proposed as accommodating the new car parking, overflow car parking and access route whilst the Yards will form part of the new ticketing and shop arrangements.

Although this study includes discussion of the prehistoric and historic landscapes, it concentrates on the post-17th century development of the area due to the wealth of historical data that has been collected for the site during these periods. This is not to suggest that earlier periods are of lesser importance and simply reflects the fact that they are less clearly understood in the archaeological and historical literature for this particular location. The study highlights the extent, number and type of features which may be encountered during development: it is not an architectural or structural report. It should be noted that, as well as primary materials, the report draws on the wealth of previous reports and surveys of the historic gardens, and in particular the work of Land Use Consultants (1983), Howes (1999) (including report on a survey of the Little Vinery) and The Conservation Plan drawn up by Oxford Archaeological Unit (2001).

2 ENGLISH HERITAGE STATUS

The area of the Estate Yard, Barn Yard and Stable Yard falls within the delimited area of the English Heritage Register of Parks and Gardens for Audley End, which is designated as Grade I. This includes the area of the Nursery which is to be assigned for car parking. The northern part of the Orchard/Nursery, however, falls outside of the boundary map (1988) and does not appear to be registered despite being within the park walls.

The Nursery Lodge is Listed Grade II. The Stable Block, not affected by the proposal other than in its setting, is Listed Grade I.

3 ARCHAEOLOGICAL AND HISTORICAL RECORDS

3.1 The Prehistoric to Anglo-Saxon Periods

Although the Audley End site is currently best known for the Abbey, house, estate and parkland of the 17th century onwards, there is some evidence for prehistoric to Roman period remains in the vicinity.

The Essex Heritage Record Office (EHRO) maintains the Sites and Monuments Record (SMR) for the area. Consultation of the SMR recovered concentrations of finds spots ('events') to the north-west, north, west (The Ring) and south.

Dependant on the type and depth of ground disturbance which is anticipated to form part of the car park construction, remains of this period may be encountered. In addition, the hill top known as 'The Ring', to the west of the site (later re-used as an 'eye catcher'), is believed to contain earthworks of an Iron Age date and may indicate proximity of other settlement/activity of this date (SMR 0151; 0152; 0153), particularly adjacent to the river.

The Roman Road from Littlebury also passes to the west of the site (SMR 17338) and is likely, in places, to have been the focus for Romano-British activities.

SMR 0366; 0367; 6735; 6736; 6737; 6738; 6739: The majority of these records related to fieldwalking undertaken in the 1980s by T. Williamson as part of a wider study of settlement patterns. Concentrations of prehistoric (including Iron Age) pottery sherds were recovered in the fields to the north of The Ring. In the same area a possible Roman settlement was indicated by a concentration of Roman material.

SMR 265: To the south-west (south of The Ring) cropmarks seen on aerial photographs indicate the presence of three possible ring barrows.

Additional SMR entries record the presence of pillboxes and other 20th century defence related constructions which lay outside the study area.

Although existing evidence suggests the density of prehistoric-Roman material is generally relatively low, the presence of the Iron Age activity and the Roman Road (and possible settlement) suggests appropriate archaeological measures relating to their possible presence should be undertaken during any ground disturbance.

This phase of activity and occupation within the wider landscape is also discussed as Phase 1 in the *Landscape of Audley End* (1983 Land Use Consultants). This highlights the presence of a Roman Villa at Great Chesterford (excavated by Hon.

Richard Neville, later Fourth Lord Braybrooke), and an Anglo-Saxon settlement between Saffron Walden and Audley End.

3.2 Walden Abbey

The Benedictine Priory of St Mary and St James at Walden was founded between 1139 and 1143 by Geoffrey de Mandeville, First Earl of Essex. The founding and early development of the Abbey is documented in the 13th-century *Book of the Foundation of the Abbey*, which describes its early development and associated features.

The concentration of much of this development, and associated water features, roads and housing, are suspected to lie predominantly in the area immediately to the south and north of the house (where fishponds survive), but the Stables area has also been tentatively connected to this phase. This Phase is also discussed as Phase 1 in the *Landscape of Audley End* (1983 Land Use Consultants).

3.3 c.1538 onwards

The former Abbey and lands came to Thomas Audley in March 1538 and from then onwards the house and estate operated as a secular country house and estate with associated designed landscape.

The history of the house and landscape are complex, with periods of growth under the Audley family (later Earls of Suffolk) until c.1620, being followed by periods of decline and contraction into the early 18th century (despite a brief period under royal ownership).

From the mid 18th century onwards, with the 1751 settlement on Lady Portsmouth, the house and landscape underwent a series of conspicuous revivals. During this period, which lasted until the First World War, several of the most eminent landscape designers were commissioned to present proposals and undertake works which had far-reaching effects on the parklands and gardens. These had commenced with proposals by Bridgeman (c.1725 associated with the works of the architect Dubois), and went on to include 'Capability' Brown (1763), work by Adam under Sir Griffin Griffin, and Richard Woods (c.1780). The family also appear to have taken a very active interest in the layout and planning of the gardens themselves.

This series of developments has left an extraordinary wealth of cartographic (and other documentary) material with which the history of the site may be explored. For the late 18th and 19th centuries this may be complemented by parish based maps including enclosure maps and awards; whilst from 1877 onwards the

Ordnance Survey 25 inch and 6 inch maps give a detailed record of developments within the study area.

4 CARTOGRAPHIC SOURCES

4.1 Introduction

The Audley End Estate has an excellent cartographic series, dating from pre-1605 to the present day. The area under study is on the edge of the park and grounds and, until the mid to late 18th century, often lay beyond the area of detailed mapping. However indications of field name and routeways in the vicinity are sometimes shown prior to 1753.

Once the study area became included within the productive area of the estate (in the later 18th century) it was usually included within the detailed mapping.

In addition to estate maps, the area is included within civil parish maps of Littlebury (including tithe and enclosure records).

From 1887 onwards Ordnance Survey maps at both 25 inch and 6 inch are available at regular intervals, giving a clear record of the usage of the site into the 20th century.

In the following summary of cartographic materials reference is made both to original materials archived at locations including the Essex Record Office (ERO), Cambridge University Library (CUL), and also to copies available within the archives of English Heritage (located as copies in the Cambridge EH Office, Brooklands Avenue; and at Audley End). Where clear and good copies of originals were located originals were not accessed as this would have added considerable time delays in both production and copying.

Only in exceptional instances has reference been made below to maps and plans where the area under consideration is not shown. In addition, as plans become exceptionally frequent during the 19th and 20th century only those that indicate some substantive change are discussed.

A full record of all known maps and plans for Audley End gardens is available as Appendix 2 (Bibliography and Source List) of the Landscape of Audley End (Land Use Consultants 1983) and the Audley End Conservation Plan (OAU 2001).

4.2 Presentation and Discussion

4.2.1 *Pre-1605 Plan of Audley End*

This is an 18th-century copy of a lost original and does not show any detail of the area under discussion.

4.2.2 *1666 (Plan) A Description of Audley End with the Park by George Sargeant (copy seen at ERO)* (Fig. 3)

This plan clearly shows the area of the proposed development, although the termination at the north end (Duck St) is slightly ambiguous.

The area to the rear of the current 'Stables' building is shown and labelled as 'Barn Yard', with what appear to be barns or other long single storey buildings to the east and north. At the north-east corner of this area is a small building at the end of the wall. The Barn Yard appears to be shown with trees around the outsides of the walls. Barn Yard and possibly the small building lie within the area of development for ticketing *etc.*

To the rear (north) of the Barn Yard is the Dovehouse Close and a small building is shown in the south-east corner (adjacent to the 'e' of Dovehouse). This is presumably the Dovehouse itself. Lying within the Dovehouse Close (seemingly partitioned off from it) is an elongated piece of land labelled 'Cotton hall' (*sic.*). A possible building is placed within this close (? unclear on copy). Dovehouse Close and the Cotton Hall enclosures lie to the immediate east of the proposed car parking and overflow development in the area currently occupied by the restored Kitchen Garden.

To the west of Barn Yard (beyond a small line of trees) is a trapezoidal shaped field called The Oaks. This does not appear to have any buildings on it, nor is it shown with trees – although lack of detail such as trees may be a result of it being beyond the confines of the park.

The Oaks is bounded by Duck Street Common to the north, whilst to the west is the road to Cambridge.

4.2.3 *c.1725 Bridgeman Proposals (colour copy only seen)*

This is believed to be a design proposal plan and must therefore be treated with some caution, in particular as it concerns the wider parkland landscape. However it appears to confirm information on the 1666 map with regard to the area of Barn Yard and the Closes. The Stables, with Barn Yard at the rear, are clearly shown. The location of the Dovehouse is clearer than on the previous map, whilst the

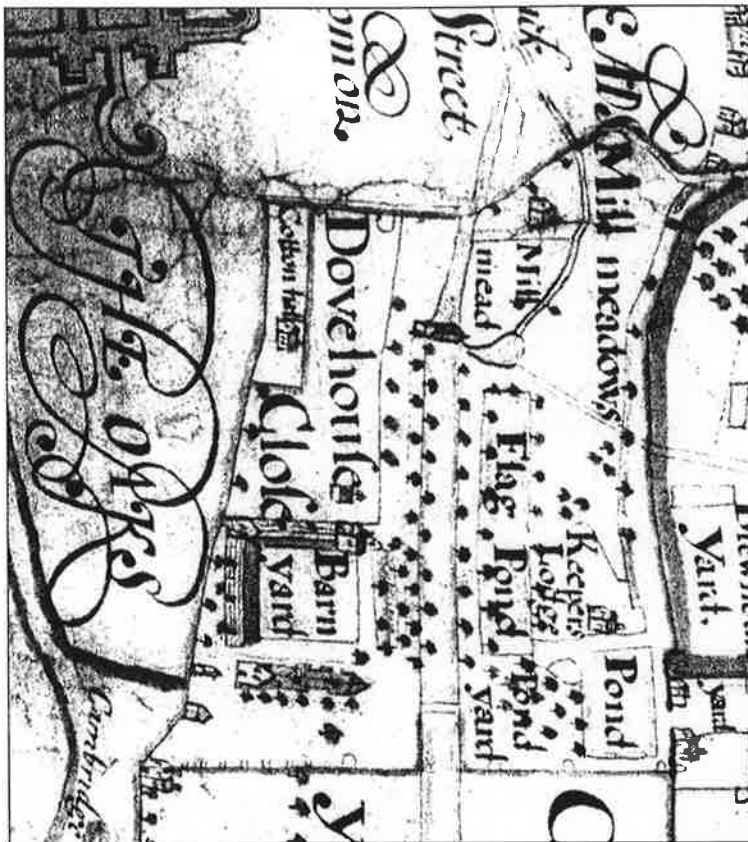


Figure 3 1666 'Description of Audley End' by G. Sargeant:
(ERO T/M172 (copy))

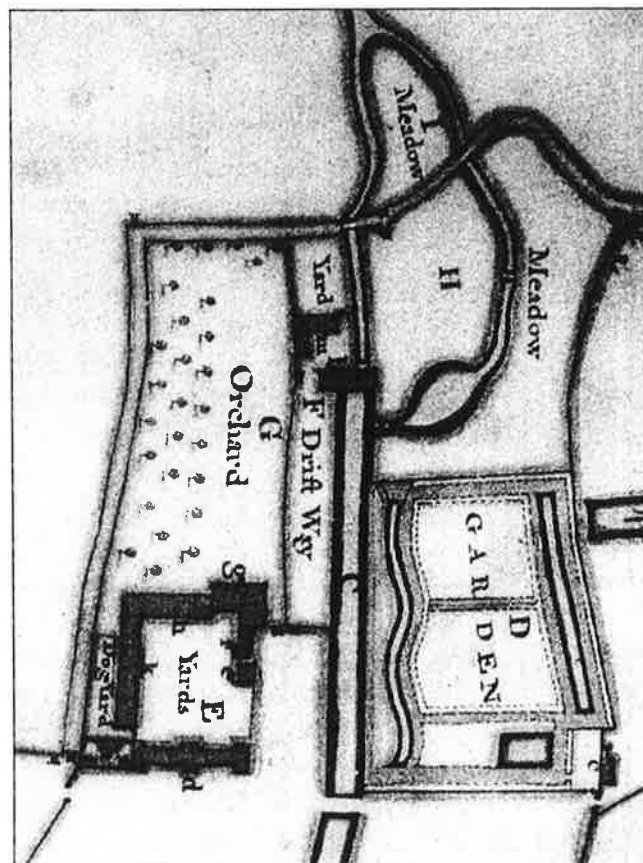


Figure 4 1753 Plan of Gardens, Yards and Orchard.
Detail of larger Map by F. Warren
(from English Heritage Archives)

'Cotton Hall' (?) close can be seen to contain some kind of formally arranged planting which appears to be a garden to the building noted above.

4.2.4 *c.1725-1750 (various dates given in ERO and Conservation Plan). Copy at ERO /DByP1*

This map is either given as by Nicholas Dubois (Conservation plan) or in the style of Bourginion (ERO). It is believed to be a design proposal. Given its status as a proposal and the uncertain dating *etc*, information from the plan is not included here.

4.2.5 *1753 Plan of Audley End Estate by F. Warren (English Heritage Archives: copy) (Fig. 4)*

This extremely clear and detailed map shows the Stables with 'Yards' to the rear. The yards (labelled E) have a range of buildings to the west (labelled k), north ('h' and 'g') and part to the east ('f' and 'e'). Beyond 'k' to the west is a small area labelled 'Dog Yard'. A track to the west of this yard appears to delimit the extent of the planting and buildings at this date, and the area known as 'The Oaks' is not labelled or shown in detail. The walled kitchen gardens had not at that time developed in their current position and the area is instead shown as 'Orchard' ('G').

4.2.6 *1757 Plan of Audley End House and Gardens Surveyed by Ed Eyre (in Howes, L Vol III) Ref 81035802. Copy only seen (black and white)*

Detail is restricted to the six part kitchen garden and the barns and yards to the rear (north) of the Stables. This shows what appears to be several phases of building in the Barn Yard area, forming a 'courtyard' open on the east. These buildings are not joined to the Stables and it is presumed that access may be either have been made off the track/drive to the west or from the east of the stables.

A track or road is shown around the outside of the kitchen garden area on both the west and north sides. This is not the main London Road as has been mistakenly proposed by one report in the English Heritage archives.

This map gives very similar detail to that of 1758 (below).

4.2.7 *1758 Plan of Audley End etc. Copy at ERO T/M123*

Again this plan clearly shows the area of the yards at the rear of the Stables. By this period there are ranges of buildings/barns around three sides of the yard, with a small separate building on the south-east corner.

To the rear (north) of these buildings a formal area, possibly of productive garden, has been laid out in a six part division. This is bounded by a track or

small road which runs off from the Cambridge Road and to the west and north of this area, the track crosses the river and continues to Duck Street.

The area that is to become the parking and overflow is not shown in detail, presumably because it is beyond the remit of the cartographer. It is shown as lying in Littlebury parish (as it still does) and indications are that the Newmarket Road forks to continue on its west side.

However, on the ERO T/M123 copy of the map there appear to be additions/marginalia. This shows the continuation of the road and a small building fronting onto it. Although difficult to read this appears to say 'Gardeners House'. A note elsewhere on the map in similar handwriting suggests that these additions were made c.1820-7.

4.2.8 *1783 Survey of the Mansion and Park and Other lands belonging to Sir John Griffin Griffin by Tho. Warren (ERO D/DQy8)*
(Fig. 5)

This map appears originally to have been accompanied by a key to the numbers that appear on the map. Several written terriers and surveys (without maps) were consulted to ascertain whether one of these might 'match' the map (see below) as none had been previously identified as associated.

The Barn Yard area at the rear of the Stables is clearly shown, with ranges of buildings on the west and north. In addition a range of buildings is indicated as developing to the east side. This area is labelled '6'. The yard itself is outlined and separated from the stables, and also from a small horseshoe shaped feature lying just to the rear of the stables. This does not appear to be a building.

To the west of the Barn Yard range two clearly defined areas of what appear to be productive gardens have developed. The most southerly of these is a small linear development, sub-divided into squares. The major part (to the north) is a trapezoidal shape and is again sub-divided. The area is bounded to the north and west by new walls, whilst to the east it backs onto the wall of the Walled Garden. Structures appear to line the south side of the north wall, presumably indicating fruit protectors or stores. The symbols used in this area are very similar to those used in the main kitchen garden area. These two areas are both numbered '10'.

To the north of this lies a blank area numbered '9'.

The track or road to Duck Street then separates this area from an interesting 'striped area' labelled '11'.

4.2.9 *A 'Table of Reference' at ERO D/DBY/E11 (undated on survey)*

This is dated in the ERO catalogue as being of c.1760. However comparison between the numbering on the survey and the numbering on the Warren Plan suggests that they may be contemporary.

Using the numbering system on the Table of Reference the following descriptions for the area are obtained:

	A R P
6. Stable Yard and the two Plantations	3-2-0
8. Kitchen Garden	3-1-21
9. Nursery	1-2-38
10. Nursery with Plantation	1-3-36
11. The Oakes Plantation	3-2-0
12. The Oakes Plantation	4-3-31

4.2.10 *A further Table of Reference at ERO D/DBY/E12*

This is also undated, although it appears to have marginalia of 1778. The numbers on that do not agree with the Warren Survey.

Comparison of sizes with the areas described in the later survey indicate that the areas of the Nursery Gardens and Oakes 'closes' existed at this possibly slightly earlier period of survey.

The Relevant entries are:

6. Nursery Garden	1-3-36
7. Nursery Garden	1-2-38
8. Kitchen Garden	2-3-26
39, 40, 41 The Oakes Closes	3-2-32



Figure 5 1783 Survey of Audley end and Park by T. Warren ((detail only) ERO D/DQy/8)

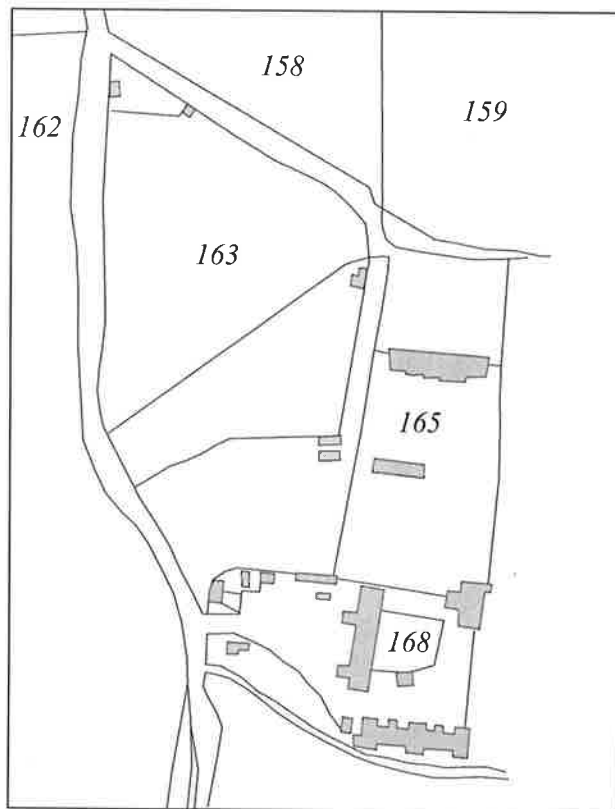


Figure 6 1828 Tracing of Plan of Parishes of Wendons Ambo and Littlebury (ERO D/DQy 20)

4.2.11 *Enclosure map (and Award) for Littlebury c.1805. ERO Q/RDc6 (also larger version with different numbers: possibly pre- or draft enclosure?) at D/DQy27 (too dark for reproduction)*

Unlike most of the estate of Audley End, the area under consideration lies within the parish of Littlebury. It is therefore included (at the very edge) of the Enclosure Map for Littlebury. As the purpose of Enclosure maps was not the depiction of detail in areas of 'old enclosure' no detail of the interior of the area is shown. However the outline of the area of 'The Oaks' (nos. 119 and 120) is shown as are the garden and nursery areas (121, 122, and 123). Paths are shown running between 119 and 121, 121 and 122.

4.2.12 *1828 Plan of the Parishes of Wendons Ambo and Littlebury ERO D/DQy/20. (Table of reference not known). Original accessed and traced (Fig. 6)*

Despite covering a very large area, this plan shows the area of study in some detail. Buildings are shown in the rear of the Stable Yard, and also in the yards to the west of this. A small double building is shown towards the centre of the Nursery area. This is presumed to be the building surveyed and part excavated several years ago as the Little Vinery (Howes 1999). It was also recorded in the oral history undertaken with Mrs Ruck and recorded by Howes (1999). A smaller building is also shown at the north-east corner of the 'Nursery' area. The 'Nursery' is shown sub-divided by a diagonal path or division that leads to the Little Vinery.

Adjoining to the north is a triangular area numbered '163'; although as the key or reference table is not available it is not known what this refers to. The area of land (known as the Oaks in the 1805 Enclosure Map) is shown with stripes or strips of what appear to be rough pasture or bushes. This may indicate some kind of nursery planting, but it is different to the area of the actual Nursery to the south – which is shown blank.

At the far north end of the plot '163' is a small building fronting onto the road and set within a small separate area.

4.2.13 *1877 Survey (pub 1880) 1st Edition Ordnance Survey 25inch and 6inch Sheet IX: 1 and 5 (Fig. 7)*

This very detailed survey shows considerable detail of the gardens and yards.

To the rear of the stables the Barn/Stable Yards are now built up on the west, but with less substantial ranges on the north and only small buildings with glass (frames ?) on the east.

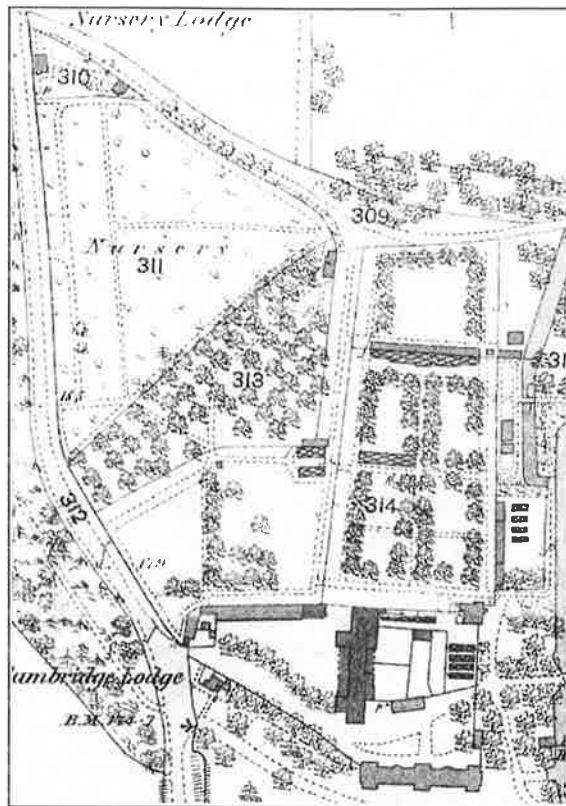


Figure 7 1877 (Survey) Ordnance Survey 1st Edition Sheet IX

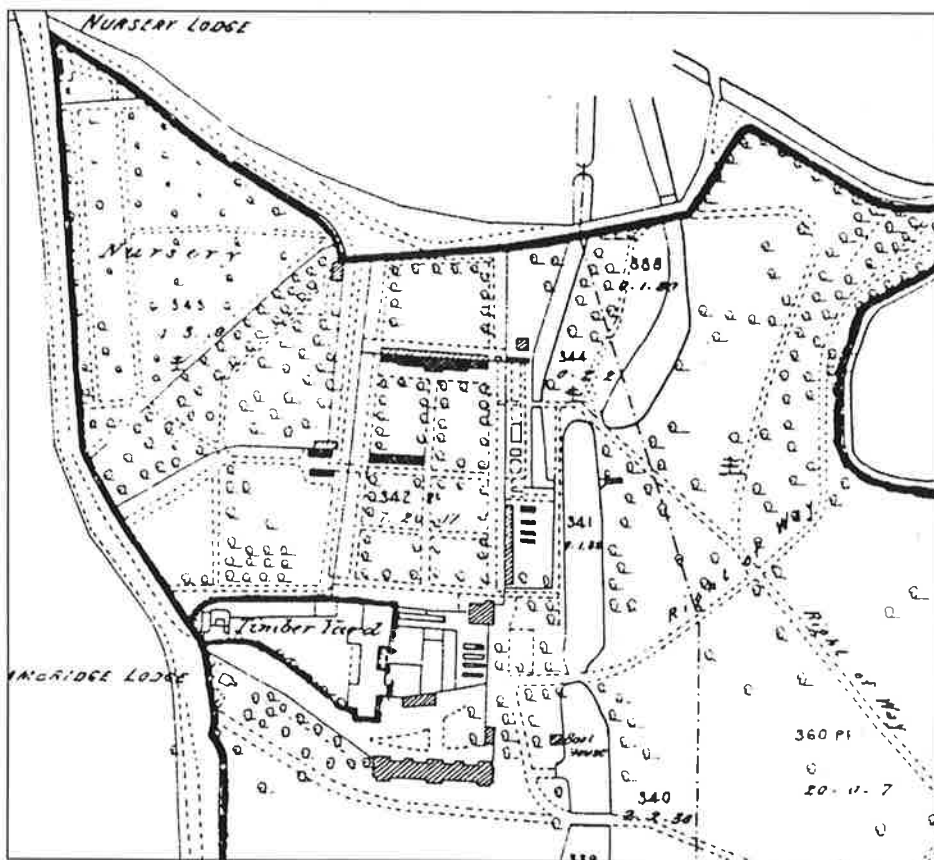


Figure 8 1904 Lease and Survey (EROD/DU 1109/1.2)

The range lying on the south side of the southern area appears to be shown as solid (denoting roofed structure not glass).

The Nursery/Orchard area still retains its tri-partite division, forming three roughly equal triangles of land, separated by paths and possibly other boundaries. The southernmost (containing the Little Vinery) appears further divided with a line of tress running north-south. At the northern end of this line there is a small building (no longer there by the 1904 edition). A path runs around the outside and leads to the Little Vinery. Written documentary sources confirm that this area was known as Sir John's Garden or the Upper Garden at this period.

The triangle of land to the north is shown as containing trees (in the same style as the trees in the kitchen garden) with two paths running through it. One of these leads to a small building at the north-east corner.

A further division separates the next triangle of land which is named as 'Nursery' (Field no. 311). This has two long parallel paths running north-south and an east-west path at approximately the mid-point as well as paths at the edges.

The small division at the northernmost tip of this land (as it adjoins the Duck Street track/road) is shown as containing a building and a pump (P) and is field 310. The building is named 'Nursery Lodge'. The track past the lodge to Duck Street is shown as lined with trees on the south side. A further (very small) building appears to front to the Duck Street route.

In the **revised 1897** edition the two long parallel paths in the Nursery appear to be encompassing an area of sub-divided beds or frames of some kind, whilst the yards are called 'timber yard'. A pump is shown within the first area (with Little Vinery) and also at the rear of the stables.

4.2.14 Map Accompanying lease of 1904 ERO D/DU 1109 1, 2 (Fig. 8)

This appears to largely repeat the information from the 2nd edition Ordnance Survey

4.2.15 Ordnance Survey 1953 Edition (6inch)

Although substantially the same as earlier editions this map gives further information on the buildings. The series of buildings to the south of the wall in the Timber Yard are now clearly shown as a divided range of similar size structures. The building within the Orchard area is labelled 'Orchard Cottage' and has its own garden area delineated as separate from the Orchard. In addition a break in the wall of the main (then commercial nursery) garden allows access from the Orchard to the walled garden area. The Nursery Lodge fronting the

Cambridge Road is still present and named as such. The very small building (possibly pump?) in the centre of the Nursery area appears to have gone.

5 WRITTEN DOCUMENTARY MATERIAL

5.1 Introduction

The nature of this assessment precludes full historical research and analysis of all documents relating to the subject area. Reference has been made, however, to archives in summary form (through ERO SEAX); reference tables relating to surveys (for example D/DBY/E12 and D/DBY/E11); and the considerable corpus of material relating to previous reports and conservation plans commissioned on behalf of and by English Heritage.

5.2 Primary Documentary Material

5.2.1 Accounts and (1904) Lease for the Audley End Gardens

In addition to cartographic and survey records, some of the accounts for Audley End were also consulted (at ERO D/DBY A229-234). Those consulted covered the period 1802 – 1888. Given time constraints, only an overview could be obtained. However the following appear to refer to the area under consideration:

1827 September work to the Cottage by the Nursery

1828 May Preparing and levelling Walks in the Nursery (60 days)

1828 June: Preparing Walks in the Nursery (47 days)

1829 December: Digging gravel for Walks in the Nursery

1839 August: Blacksmiths work to New Lodge in Nursery

1830 November: Building Nursery wall: Lime to Nursery wall

1830 December: Bricklayers work to Nursery Cottage

1836 August: Building Stone to the Nursery Cottage Garden

1847 September Digging Well in the Nursery (NB No well is seen on the 1877 OS map).

1842 April: Digging in Nursery and Orchard

1844 July: Taking down old wall side of Turnpike Road top of Paddock and Orchard and building a new wall there

1851 September: Building remainder of stone wall on the southern side of the Timber Yard extending to the Stables

1857 March: 300 slates for new Nursery Cottage Shed

1869 Range for Orchard Cottage

Other entries for work on hothouses, seeds, fruit trees *etc* (often from the firms of Rivers or Chaters) cannot be placed exactly – although some may relate to this area.

5.2.2 *1904 Lease and Inventory of Audley End (ERO D/DU 1109/1, 2)*

The map that accompanied this lease has been discussed above. However more information is contained within the Lease and Schedule.

With particular reference to the area of study the Schedule includes:

342: Coach house, Stables, Greenhouses, Sheds and Part of Kitchen garden (8-1-17) Deduct Barn, Workshops and Timber Yard (0-3-0) = (7-2-17).

343 Gardeners House, Lodge, Cottage, Kitchen Garden and Nursery 4-3-19.

5.2.3 *Secondary Documentary Material*

The reports and plans consulted included all those recently archived by English heritage and listed in the *List of Archaeological and Historical Reports* compiled by N. Hill (March 2004; appendix 1). These were made available by English Heritage.

In addition the following were consulted:

The Landscapes of Audley End: Summary Report, 1983, Land Use Consultants

Draft Audley End Kitchen Garden Conservation Plan: October 2000 (final version 2001)

Register of Parks and Gardens of Historic Interest (Essex)

6 CHRONOLOGICAL OVERVIEW OF DOCUMENTARY AND CARTOGRAPHIC EVIDENCE

The site of the proposed development comprises areas of barns and yards which have developed in association with the wider needs of the estate, and more especially the particular functioning of the stables and the (later) walled kitchen gardens. The development also includes areas which, by the later 18th century, formed a nursery and orchard associated with those kitchen gardens.

The earliest extant maps of the area (*c.*1666) demonstrate the presence of the stables from this early date. To the rear is a 'Barn Yard' which is partially enclosed to the north and the west by ranges of buildings (presumably barns?) and a small separate building on the north west corner. In the area of the present walled garden (beyond the scope of the present study) are closes containing individual buildings.

The layout of the stables, Stable Yard and barns can again be seen on the map of 1688 by Winstanley. It should be noted that the yard(s) do appear to change names quite frequently and it must be suspected that this reflects that they fulfilled a variety of functions rather than that they often changed functions.

The next detailed map of the area, in 1753, shows the stables, barns and yard area remaining relatively constant, with the Dovehouse Close being now an orchard and Cotton Hall (still shown as gardens 1725) being part of the orchards.

By 1757 a kitchen garden had been created within the area which had been occupied by the Dovehouse Close Orchard, but there still does not appear to have been anything placed on the area to the west.

The area to the west (the site of proposed parking and overflow) had been recorded as 'The Oaks' in 1666 and then left blank on subsequent maps; presumably as a result of being regarded as outside the immediate cartographers concerns with estate and designed landscape.

This western area does not appear until Thomas Warren's Survey of 1783 where it is shown as divided into two areas, one with smaller plots of land or beds, and the other plain. A third area (beyond the northern limit of the walled kitchen garden) is shown with 'stripes' of planting (?). Comparing the numbered map with a survey (previously thought to pre-date it) has resulted in ascribing functions of nursery, nursery with plantation, and oaks plantation, to these various areas.

An examination of a further survey in the Essex Record Office (suggested as probably *c.*1760 in the relevant catalogue and dated by marginalia to pre-1778) indicates that areas of the Nursery Garden and The Oaks Closes also existed at that slightly earlier period.

Evidence thus suggests that the walled garden area to rear of the stable/Barn Yard was laid out in *c.*1753-7, with the adjoining Nursery and Orchards being laid out slightly later (*c.*1760-78). Given that the walled kitchen garden area was laid out over an existing orchard it might be suspected that the replacement orchard was planted relatively soon afterwards. On the basis of references to the making of new walls in the garden it has been suggested that this part of the garden was created (or newly walled) in *c.*1769 (Discussions of Hothouses and Walls in Kitchen Gardens (?Butterill and Beresford *c.*1996; EH file) and in the Conservation Plan (OAU) a date of 1768 is given.

The surviving areas of this wall were surveyed by Howes and were described as being red brick, laid in Flemish Bond with relieving arches at intervals (Howes 1999).

Following the creation of the gardens, a variety of stove houses were constructed against the south side of the north wall of the southernmost part of the gardens (again Discussions of Hothouses and Walls in Kitchen gardens (?Butterill and Beresford *c.*1996; EH file). These are referred to in the report by Howes (Survey of the Little Vinery) as being glass sashes. This was followed by alterations in the area and the creations of the Little Vinery in *c.*1802 (1828 at the latest).

At the time of the creation of the Little Vinery the wall was heightened and thickened. A small building was also attached to the north-east corner that may have housed a stove both for the Little Vinery and for the main hot wall of the main kitchen garden. At some date after this, but prior to 1877, backsheds developed on this wall and a new heating system was installed.

The 1st Edition Ordnance Survey Map (Surveyed 1877) is an extremely detailed and presumed accurate record of the buildings, paths, boundaries, pump location, and some planting at this period. The coloured version allows distinction between brick buildings (pink), timber or other 'temporary' (brown) and glass roofed (blue hatched). It is evident that the ranges of buildings surrounding the Barn/Stable Yard are predominantly timber and glass, while those facing into the adjoining yard (that by 1904 was the Timber Yard) are predominantly brick.

Several structures can be seen within the Nursery/Orchard area (the most southern part of which appears by then to have been known as Sir John's Garden or the Upper Garden). These include a small structure in the centre of the southernmost compartment, a double glass roofed structure (the Little Vinery) with rear sheds, a building backing onto eastern wall (and sown with paths and a small space around it), and two buildings and a pump in the northern most tip – one being the Nursery Lodge. Paths lead through the Nursery and a central path may lead to a break in the wall fronting the road.

The road diversion of 1811 resulted in the alignment of the main road being altered to run to the immediate west of the furthest Nursery area (which had been marked 11 on Warren's 1783 Survey) and this is the road that now has the Nursery Lodge fronting it. It is presumed that these walls were constructed after 1811 and prior to 1877 (probably *c.*1811-30). The Nursery Lodge was constructed (*c.*1830) (Phase VI).

The three part division (along with the fronting range of structures) of the area continued into the 19th century, with paths and possible boundaries delimiting the different functions of the areas. It is to be expected that these paths and boundaries would be recovered during any ground disturbance. In addition it is envisaged that the relict structure of the Little Vinery and associated walls/foundations relating to this area of kitchen garden extension will be encountered (see also the recording of the Little Vinery by Howes 1999).

The walls around and within the gardens thus date to several phases, with the earliest being mid 18th century, but with additions and repairs and alterations into the mid 19th and 20th centuries.

Accounts for the making of walls and the preparing of walks in the Nursery indicate much of this work was carried out in the period 1827-35, with further walls being constructed and rebuilt in the 1840s.

It is in the period 1877-1904 that the area was at its most complex, containing the highest density of structures (also seen on the 1897 survey OS). This is also the period to which most surviving structures and buried features affected by development might be expected to date. It is also the period when the area is most closely linked to the functioning Kitchen Garden which has recently been restored.

Much of the area survived relatively unchanged in terms of paths and standing structures, into the 1920s (1921 Ordnance Survey, Fig. 9), but by the 1950s the site was being run as a commercial nursery.

The aerial photograph taken in *c.*1990 (Fig. 10) shows the site prior to the period of walled kitchen restoration and re-planting of the orchard area which commenced in the later 1990s.

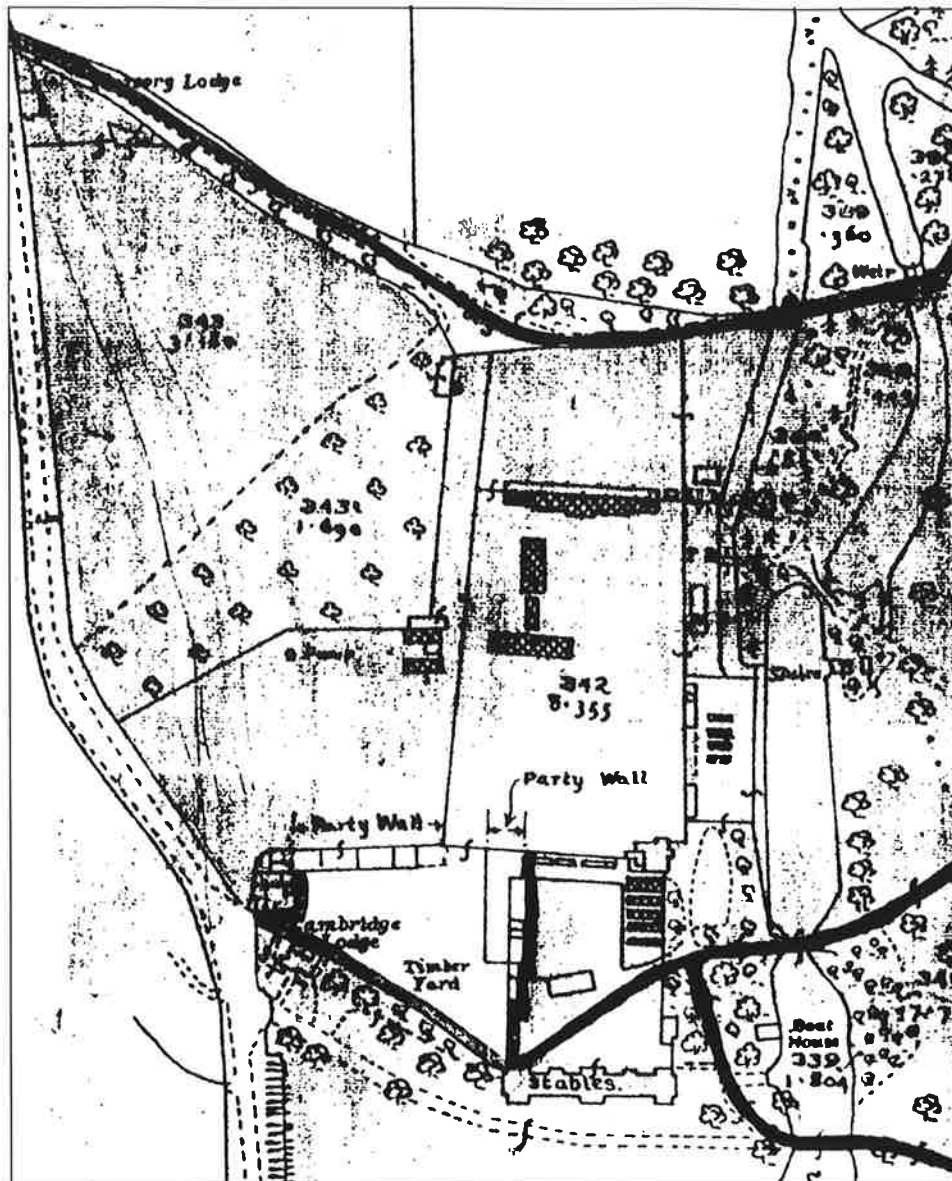


Figure 9 1921 Ordnance Survey 2nd Edition (with marginalia)



Figure 10 c.1990 Aerial Photograph of Site (English Heritage Archive nd.)

7 HISTORICAL SUMMARY

This assessment has provided a chronological outline of the landscape development of the areas of Orchard, Estate Yard, Timber Yard and Stable Yard. It has not been within the remit of the report to discuss the architectural development or status of the structures within the area. The report has included a critical analysis of the archaeological, cartographic and documentary material relating to the area of proposed development. Reference has also been made to the work of previous researches, including the detailed work of Land Use Consultants (1983), Howes (1999) and Oxford Archaeological Unit Conservation Plan (2001).

Various periods in the development of the area have been highlighted and these may be equated with the phases discussed within the Conservation Plan (2001).

Phase II-III: this may include periods of prehistoric, Roman and Anglo Saxon activity. It also includes the period subsequent to the foundation of the monastic estate, but prior to the inclusion of the area within the core area of that estate.

Phase IV: (by 1666) when the Stables and Barn Yard are included within the records of the estate, along with the Dovehouse Close to the rear.

Phase Va: (1753) the use of the former Dovehouse Close as an orchard.

Phase Vb: (1753-7) the removal of the previous kitchen garden area to the then Orchard (creating The Countess of Portsmouth's Kitchen Garden) and the increased development of the Barn Yard area and associated estate buildings. This period sees reference to both Wood Yard and Timber Yard as well as Stable Yard and Barn Yard.

Phase Vc: (c.1768) the expansion of the gardens to the western area to include a kitchen garden extension. The southern part of this area is recorded as being newly walled in c.1769 and containing possible stoves and tan pits against the north wall (ERO D/DBY A5/542) (Butterill and Beresford c.1996). The middle and northern parts comprise orchards and a nursery. Reference is also made at this time to plantations in association with the nursery. Considerable wall building took place during this period.

The 1811 (no equating phase) diversion of the road route means that the Nursery now lies along the east side of the main road. This is followed by further wall building/alteration and Phase VI Building of Nursery Lodge c.1830. Orchard Lodge was also built along with the Little Vinery and other associated constructions including paths, frames, and stoves.

Post-1904: decline in the kitchen gardens and their eventual leasing as a commercial nursery.

Late 1990s: re-planting of orchard area. excavation and survey of the Little Vinery and associated structures. survey of walls, and compilation of research and conservation reports.

8 CONCLUSIONS

Depending on the level of ground disturbance associated with the proposed works, elements from each of these phases may be expected to be encountered during the works. Although research has shown that Iron Age, Roman and medieval remains could be present, given the nature and placement of the proposal (car parking) it is suspected that the most likely remains that will be encountered will predominantly relate to the post mid-18th century developments and particularly the 19th and 20th century alterations. It might be expected that some damage will have been done by the commercial nursery which might have resulted in the loss of information on paths, except where they were substantial (as might be the case with the gravel paths).

In addition access arrangements proposed for the development, and shown on the drawings supplied with the commissioning documents, appear to make use of existing breaks in the north wall. However it should be noted that any enlargements, or alterations in access, will have impacts upon these walls, parts of which it is suggested may date to the 18th or 19th centuries (see Discussions of Hothouses and Walls in Kitchen gardens no author: EH file) and in the Conservation Plan (OAU 2001). In addition the access proposed will cut across Duck Street to the north and alterations or excavations in that area may provide further information on the medieval and post-medieval routeway system. Should it prove necessary to alter the access then a greater level of impact on the wall structure and therefore its historical significance may result.

In conclusion, it has been noted in the Conservation Plan (OAU 2001) that the Orchard (and Nursery) is of moderate significance as part of the whole group of external services at Audley End (gardens, stables and yards) though it contains no especial features of merit, and does not of itself contribute to or occur in any key views of the site or setting of the actual house. It is however recognised that future proposals for development of the subject area as car parking will impact on the historical and visual setting of the former stables, yards and orchards. The proposal might best be accomplished by the retention of an 'orchard' element, both for practical (screening) and historic (continuation of use) reasons. In addition the careful design of any access route should mitigate impact on the historic walls, whilst perhaps using the Victorian 'lodge' houses as appropriate entrance points.

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Historic Primary Sources

These are referenced as they are referred to in the text.

Archive Locations of Primary Sources

Cambridge University: Map Collections

Essex Record Office (ERO)

National Monuments Record (Swindon)

Sites and Monuments Records; Essex Heritage Records, Essex County Council

English Heritage Files: Audley End (located at Northamptonshire and Cambridgeshire Offices).



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