

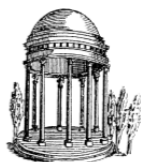
Understanding Historic Parks and Gardens in Buckinghamshire

The Buckinghamshire Gardens Trust Research & Recording Project



BOARSTALL TOWER

April 2016



Bucks Gardens
Trust

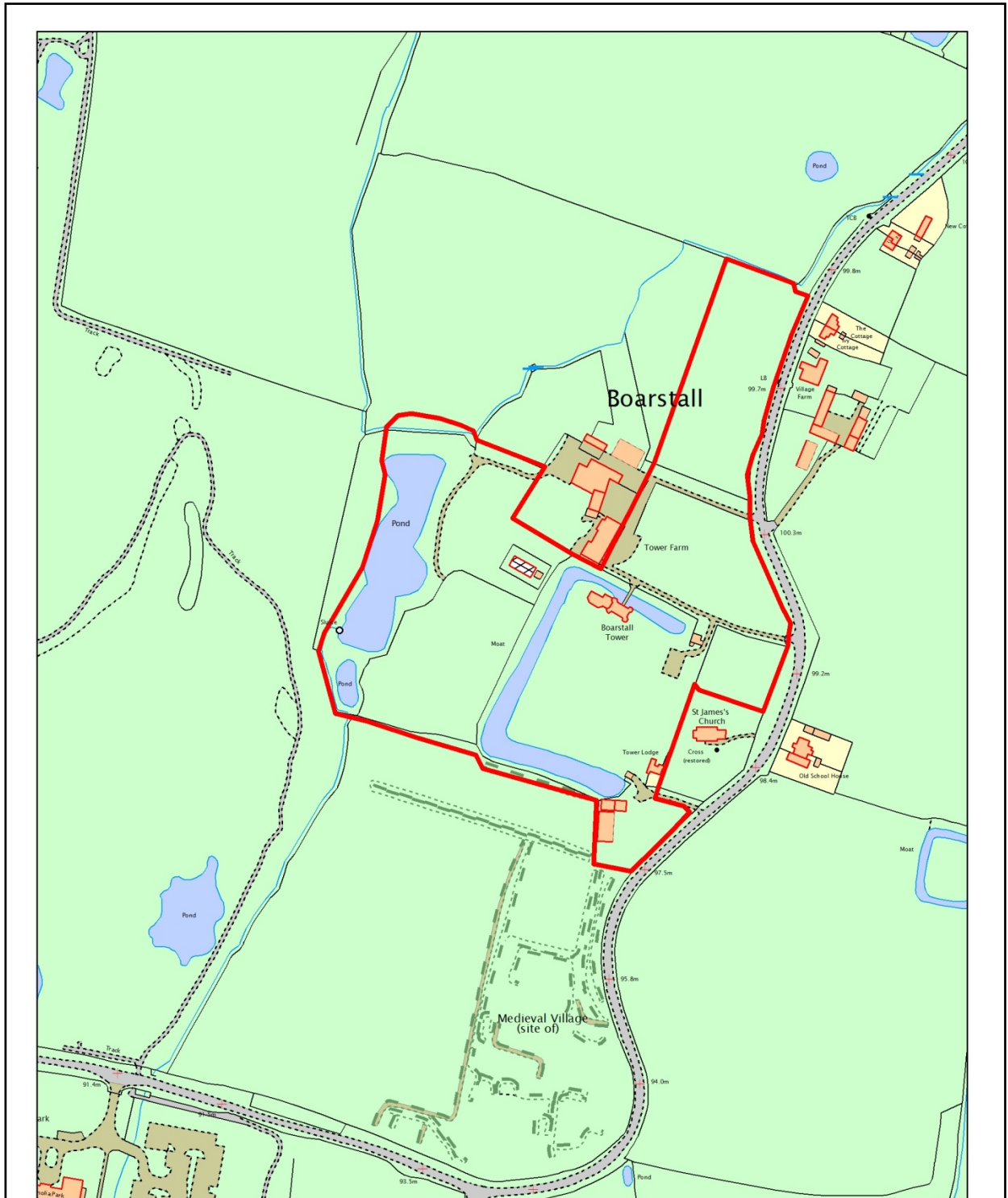


The Finnis Scott
Foundation



The Stanley Smith (UK) Horticultural Trust

HISTORIC SITE BOUNDARY



Boarstall: boundary of historic designed landscape interest

Produced by the County Archaeological Service
February 2016



Scale: 1:3,057 at A4

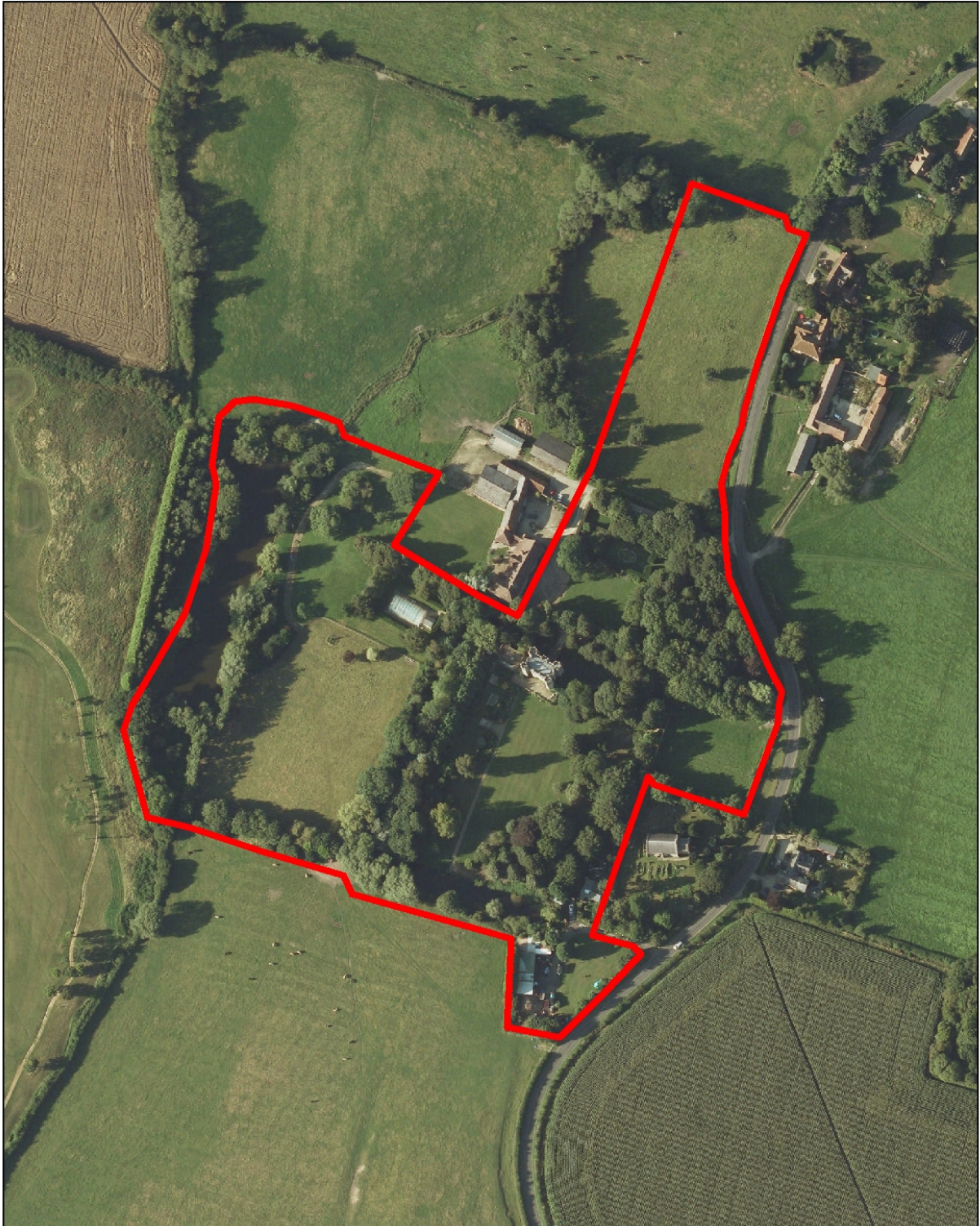


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Bucks Gardens Trust





Scale: 1:2,299 at A4



Boarstall: 2006 aerial photograph

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Produced by the County Archaeological Service
February 2016



Bucks Gardens Trust



INTRODUCTION

Background to the Project

This site dossier has been prepared as part of The Buckinghamshire Gardens Trust (BGT) Research and Recording Project, begun in 2014. This site is one of several hundred designed landscapes county-wide identified by Bucks County Council (BCC) in 1998 (including Milton Keynes District) as potentially retaining evidence of historic interest, as part of the Historic Parks and Gardens Register Review project carried out for English Heritage (BCC Report No. 508). The list is not conclusive and further parks and gardens may be identified as research continues or further information comes to light.

Content

BGT has taken the Register Review list as a sound basis from which to select sites for appraisal as part of its Research and Recording Project for designed landscapes in the historic county of Bucks (pre-1974 boundaries). For each site a dossier is prepared by volunteers trained on behalf of BGT by experts in appraising designed landscapes who have worked extensively for English Heritage on its Register Upgrade Project.

Each dossier includes the following for the site:

- A site boundary mapped on the current Ordnance Survey to indicate the extent of the main part of the surviving designed landscape, also a current aerial photograph.
- A statement of historic significance based on the four Interests outlined in the National Policy Planning Framework and including an overview.
- A written description, derived from documentary research and a site visit, based on the format of the English Heritage *Register of Parks & Gardens of special historic interest* 2nd edn.
- A map showing principal views and features.

The area within the site boundary represents the significant coherent remains of the designed landscape. It does not necessarily include all surviving elements of the historical landscape design, which may be fragmented. It takes no account of current ownership.

NOTE: Sites are not open to the public unless advertised elsewhere.

Supporters and Acknowledgements

The project was supported by The Association of Gardens Trusts and funded by BGT with a significant grant from The Heritage Lottery Fund and funding from the Finnis Scott Foundation and Stanley Smith Horticultural Trust. BCC generously provided current and historic mapping and access to the Historic Environment Record.

The Trust would like to thank the volunteers and owners who have participated in this project and given so much time and effort to complete this challenging and rewarding task.

Further information is available from: www.bucksgardenstrust.org.uk

COUNTY:	BUCKINGHAMSHIRE	BOARSTALL TOWER BCC HER 0031702002
DISTRICT:	AYLESBURY VALE	
PARISH:	BOARSTALL	
OS REF.:	SP 6242 1425	

STATEMENT OF SIGNIFICANCE

Overview

The remains of the gardens of a former medieval house which was in the C17 remodelled to include a formal garden, incorporating both a substantial defensive tower and a moat. These grounds include the likely site of gardens associated with the medieval house. The property declined following the demolition of the house in 1777, until 1925 when garden features was created within the moated area focussed on the tower when it became the principal residence. Lancelot 'Capability' Brown charged a small sum for two visits between 1769-1777, but no obvious changes were made.

Archaeological Interest

The site of demolished ranges, outbuildings and garden features of the former medieval and later manor house, built for the Dynham family and remodelled for the Aubreys in the late C17. The site has the potential for evidence of the former church and village destroyed in the 1640s and the former site of the village street. The potential exists for associated garden features and evidence related to the moat and ponds. Excavations have been recorded.

Architectural Interest

A rare survival of a C14 crenelated medieval gatehouse (Grade I), which is the remaining element of a settlement in the Royal Manor of Brill within the Forest of Bernwood. Changes to the medieval building are minimal, the draw bridge being replaced with a stone bridge in 1736 and the central archway filled in (1925). A C17 brick garden wall (Grade II) lines the churchyard boundary and C20 elements survive in the garden.

Artistic Interest

The remains of a garden laid out in the mid-late C17 associated with a medieval manor house remodelled also in the C17. Late C17 documentary evidence indicates the layout incorporated the moat and moated area, the Tower, and lawns and ponds west of the moat, along with lost features including terraces, orchards, kitchen gardens and an axial northern avenue (1695 Burghers engraving; 1697 Burges map). The Tower commands views towards Brill Hill and Oxford and of the Royal Forest and was used as a garden feature in the C17. The garden retains elements of early to mid-C20 work overlying the remains of the earlier layout. The extensive rural setting is of high significance.

Historic Interest

The site has strong connections with medieval royalty and is shown on the Boarstall Cartulary map of 1444, the earliest surviving map of a medieval village. It was strategically important during the Civil War as a Royalist garrison under the command of Sir William Campion, after which it changed hands several times. The connection with Lancelot Brown is of historical interest, but his contribution, if any, was minimal to judge by the size of payment recorded. In the 1920s the house was used for parties and musical events

when it was frequented by film stars such as Lawrence Olivier and Vivien Leigh (who lived at nearby Notley Priory), Ralph Richardson and others.

HISTORIC DEVELOPMENT

The site was part of the Royal Manor of Brill located in the ancient forest of Bernwood (Bernwode). In 1050 Edward the Confessor appointed Nigel Serjeant as a forester of Bernwode after he reputedly slayed a boar that was spoiling the hunt and he was presented with a fine hunting horn and land in reward. This event is depicted on the on the 1444 Boarstall Cartulary map (Dixon/NT). Kings continued to use the Royal Forest until the new palace of Woodstock became the preferred residence of Henry II in the second half of the C12 (Bucks Historic Towns Project).

In 1312 John de Haudlo was granted a license by Edward II to fortify his house. As a result the crenelated medieval gatehouse (now known as the Tower) was constructed and a moat was dug (Dixon/NT). By 1444 Sir Edmund Rede was the owner. A cartulary he had drawn shows all his land, including Boarstall; this is the earliest surviving map of an English village (CBS/Aubrey-Fletcher).

In 1562 the estate passed through the female line from the Rede family to the Dynhams at which time the manor house was modernised and gardens created (Burghers plan, with written ancestry on border). The disafforestation of Bernwood around 1633 meant that the surrounding landscape was transformed in subsequent years and hedged fields were created (Records of Bucks/Porter).

During the Civil War, in 1643 the Royalists built defences at Boarstall and installed a garrison, which was strategically important because it stood between the Thame and Bicester roads from Aylesbury and could control the road to Oxford from the east (Hooke). During 1644 Boarstall changed hands several times and in 1645 the Royalists ordered the church and village to be destroyed. After a ten-week siege in 1646 Boarstall under the command of Sir William Campion surrendered (Porter). The church was re-built in 1663 using the original stone by Lady Penelope Dynham (Dixon/NT).

In 1691 the estate passed to the Aubrey family by marriage and the existing late medieval and Tudor house was remodelled. An enclosed courtyard and formal gardens were laid out within and beyond the moat. A detailed engraved view drawn by Michael Burghers for Sir John Aubrey in 1695 and a plan of 1697 (Burgess map) clearly show the gardens, moat and an avenue of trees directly north of the tower. A stone bridge replaced the wooden draw-bridge across the moat in 1736. This was the zenith of the layout and following this alterations were apparently minor.

On the death of Sir John, Sir Thomas inherited the manor. In 1769 he sold some of the contents of the house, including items from the garden, possibly because he was vacating the property for his son and his new wife. By 1777 Sir John (6th Baronet/MP) and his wife were in residence, but following the death of their only son, aged six in mysterious circumstances, possibly from 'eating contaminated gruel' they moved to the family home at nearby Dorton. Sir Thomas ordered that the house at Boarstall be demolished (Dixon/NT). The gardens were therefore abandoned. Prior to this the renowned landscape architect, Lancelot 'Capability' Brown made two visits (dates: 1769-1777), but no obvious changes were made to the landscape (Phibbs; RHS Account Book).

During the C19 the tower was left empty or was occupied by agricultural labourers and the garden was grassed over and used for grazing sheep (NT/Marshall). In 1901 the last Aubrey died and the estate passed to Sir Henry Fletcher (who assumed the name Aubrey). In 1925 the tower was leased by Mrs Bertha Jennings-Bramley from the Aubrey- Fletchers, who converted it into a house. She employed Antonio Pinzani a gardener/handyman (who travelled from Italy with her) to carry out the work. The house became a venue for social gatherings; her friends included actors such as Sir Lawrence Olivier (who later purchased nearby Notley Abbey, Long Crendon) Vivien Leigh, Ralph Richardson and others (Dixon/NT).

In 1941 the tower and moated area were purchased by Ernest Cook for £2,525 and in 1943 he presented it to the National Trust, with restrictive covenants over adjacent land to protect the amenities (*The Times*). A further parcel was acquired after 1995, including land north of the churchyard and alongside the north arm of the moat. In 1998 The National Trust carried out restoration work to the tower and in 2008 excavations took place in the gardens (Dixon/Marshall). The site remains in divided ownership.

SITE DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Boarstall is a small village that has developed around the site of a medieval settlement, the key features of which are the church, the tower and moat and the duck decoy. The rest of the settlement consists of dispersed farms and cottages. The 6 ha. site is located west of the Thame to Bicester road (B4011), 1 mile west of Brill, 10 miles north-east of Oxford and 7 miles south-east of Bicester. Boarstall lies within the Vale of Aylesbury and the area that formerly made up the Royal Forest of Bernwood.

The soil consists primarily of Ampthill clay, which supplied the numerous brick and pottery works which flourished in the area during the medieval and post-medieval period. Lying at 100m AOD, the site occupies a plateau. The land east of the B4011 rises steeply to the north-east on Brill Hill. The setting is primarily mixed agricultural, with a golf course 350m south of the tower and beyond this 750m south-west of the tower the M40 motorway.

Boarstall Tower (listed Grade I) and its surrounding moat are located south of the present dispersed village and immediately north of the medieval core of the village. The site is enclosed largely by agricultural land and on the east side partly by the village road and partly by the C17 churchyard wall (listed Grade II) (Marshall/NT). Within the churchyard stands St James church (listed Grade II*) rebuilt in 1663 and again in the C19. The paddock south of the moat retains a complex of earthworks (SAM), thought to be the site of the village destroyed in the Civil War.

The boundaries reflect the layout of the designed landscape as illustrated by the Burger's engraving and the Burges map when the garden extended beyond the moat, with gardens beyond the west and north arms of the moat and to the north and south of the church. In 1695 the area to the south, within the site of the former medieval village was a field ('sow close' 14 acres on Burges 1697 map) with a treed boundary and deer grazing, indicating that hunting was still practised.

The boundary to the north runs east from the area known as the Willows for 200m. Beyond the boundary with the C16/C17 Tower Farm house it turns north for 150m to enclose the area which formerly contained an avenue (Burges map) and after turning west for 50m follows the line of the Brill road for 450m south, excluding the church, but including the C20 Tower Lodge. It follows the south arm of the moat for 100m westwards, and then a hedge for 100m, before turning north and skirting the ponds for 175m along the west side of the site.

Water is an important feature of the wider landscape. As well as the water courses feeding the moat, beyond the historic boundary a smaller moat lies 100m east of the tower. A C17 duck decoy (National Trust) comprising a system of ponds and tunnels for catching wild ducks is located 500m north of the tower (Burges map). Numerous (fish) ponds in the vicinity include two of the larger ones situated 50m west of the tower, with a sluice from the main one draining into a stream that flows south.

ENTRANCES AND APPROACHES

The main access to the Tower is from the Brill Road 100m east along a gravel drive. The drive runs west initially passing the NT car park in the field to the south (the site of a kitchen garden in the late C17), beyond which is the church. The drive arrives at the bridge over the moat on the north side of the tower,

before continuing west for 25m to the C16/C17 Tower Farm on the north side (outside the historic site boundary). A drawbridge over the moat was replaced by a bridge with wooden sides in 1615 and in 1736 the present, two-arch brick built bridge was constructed (HER).

The site of the former house is approached through the garden from the drive 30m east of the tower, via a short path through a pedestrian gate at the east end of the north arm of the moat. This gives access to an area of hard standing which during the C20 was the site of the National Trust car park and glasshouse. The 1695 Burgers engraving shows an ornamental gate in this position at the north-east corner of the garden and 75m north-east of the former site of the house. This gave access from the drive via an iron gate, with stone piers. The gates may now be at Old Arngrove House (Grade II) about a mile away (pers.comm. Dixon). From this entrance the sand walk ran 50m south to a point where it joined a path leading 20m west to the entrance to the former house. From the path junction the sand walk continued south for a further 50m to the former service buildings adjacent to the south arm of the moat.

The public road formerly ran along the east boundary of the moated enclosure (Cartulary map). It is unclear whether there was ever an east arm to the moat. In 1615 the road was moved 75m east to incorporate the church within the village (Burgess map). This gave the house more privacy and direct access for the family to the church, via a gate in the C17 wall 25m east of the house. The former route of the road was then incorporated into the C17 garden design as the sand path along the east boundary, adjacent to the church wall. The present route of the road bends to the east round the churchyard and is hedged on the west and tree-lined to the east, before heading south towards Oxford.

When the tower was constructed in the C14 the principal entrance across the moat to the tower was to the north via a bridge and the gateway through the tower. In the late C17 the pedestrian sand walk entering at the north-east corner of the moat became the principal approach for family and visitors to the former house, and the approach from the north, via the tower, assumed secondary status (Marshall/NT). From the early C17 the tower gateway was an open thoroughfare, except in times of war, but in the C20 it became part of the house.

A third entrance to the site at the south-east corner gives access to Tower Lodge. It is apparently late C20 in origin.

PRINCIPAL BUILDING

Boarstall Tower (listed grade I) is the surviving principal building. It is situated on the north boundary of the garden adjacent to the north arm of the moat. The exterior has altered little since the 1690s (Burgers engraving 1695). The main entrance is on the north front and the garden entrance on the south front with the other two sides overlooking the moat.

The three-storey tower is built of coursed rubble stone with ashlar dressings and a lead roof. It is a rectangular building with hexagonal corner towers; the towers on the garden front are slightly taller and contain stone spiral staircases. The tallest, top storey has one large room which may have been rebuilt when the parapet was raised around 1614-15. The lower storeys have one bay either side of the archway. The tower has gargoyles, battlemented parapets, stone parapets with a balustrade and C14 slit windows. C17 additions include the windows and doors of the south towers. The archway has a flanking C17 stone buttresses which rise in a semi-circular arch to support a second floor bay window with heraldic glass (1692). The rear arch dates from the C14 (HER). The flat roof enjoys extensive panoramic views including to the south over Otmoor and to the north towards Brill hill .

Boarstall Tower is the only surviving medieval military building in Buckinghamshire (*Bucks Life*). Probably the only time it was used for military purposes was during the 1640s Civil War. It also enjoyed an excellent vantage point from which to view the hunting in Bernwood Forest. In the late C17 the Tower gave access to

the former Manor House and was also incorporated into the designed landscape as an impressive garden building (Burger's plan).

It was built around 1312 by John de Haudlo after Edward II granted him a license to fortify his mansion. Although built as a gateway it was grand even for this time and was in the style of castle building of that period. In 1615 alterations were made to the tower, possibly intended to convert it into a hunting lodge and to improve the views from the roof when it was raised by 70cm (Dixon/NT).

In 1925 Mrs Bramley Jennings saved the tower from dereliction when she converted it into a home, which included blocking up the central archway and removing the east wall of the central passage (Marshall/NT). An adjacent C18 kennel annex was re-roofed and connected to the tower to provide further accommodation; the work was carried out by Antonio Pinzani. The banqueting chamber on the top floor was used as a music room. This work was later up-dated by the National Trust in 1998/9 when the lead roof was renewed (Dixon/NT).

The former late C17 manor house stood towards the south of the site about 50m south of the tower and was demolished in 1778. The Burgers' view provides substantial evidence about the style of the house and gardens in the 1690s. The masonry built house measured 48m east to west by 42m north to south (roughly the same axis as the tower) (NT geophysics survey). The house grew with several different phases arranged around two courtyards, with several, possibly service ranges to the south. The north range was the most important as the family living quarters, with a porch, gables and large windows, and retained elements of its medieval plan. The east range formed the garden front facing the church (Marshall/NT).

GARDENS

The late C17 garden formed the core of the site (Burgess and Burghers), largely within the moated area south of the tower but also including areas to west and east of the moat. The moat encloses the core of the site and site of the former house with three surviving arms, to the north, south and west. The c. 100m x 100m square area within the moat is mainly laid to lawn, with a 50m long border laid out by Pinzani in the 1920s, south-west of the tower. A number of young trees are scattered in the lawn and around the north and west arms of the moat including a line of maturing conifers along the west arm. Most trees are of late C20 origin. By the late C19 (OS) a few trees survived on the site, particularly on the moated area.

Views relating to the moat are important. It was formerly a more prominent feature in views within the area it enclosed, particularly from the house and the tower (Burgers, 1695), especially the west and south arms. These are now partly screened by trees and shrubs, including a row of conifers to the west and a shrubbery to the south. It also framed views from the garden beyond the enclosed area: to the south over the site of the former village and beyond over Bernwood; to the west to the garden ponds; and to the north along the former avenue. Again these views are largely screened by trees and shrubs. The little church to the east formed an external feature in garden views.

West of the moat a rectangular paddock, largely enclosed by trees, leads to the 125m long pond near the west boundary of the site, which has an irregular outline. A further smaller oval pond lies nearby to the south. In the late C17 (Burgess 1697) the present paddock was an orchard. The origin of the ponds is unclear; by the late C19 (OS, 1879) the larger pond was of similar size to now, but rectangular in shape with three straight sides except for the fourth to the south, which was curved towards the smaller pond. This formal shape persisted until at least the 1950s (OS). The ponds may have originated as garden features related to the C17 layout.

The C17 brick wall (listed grade II) on the east boundary against the churchyard, is partly in English bond, with pitched brick coping stones. A low arched stone gateway in the wall, more elaborate on the garden

side, gives access from the garden and formerly from the house to the church. The former C17 gate was replaced by a C20 iron gate, decorated with Nigel's hunting horn (pers. com. Dixon). A well with a stone surround lies 75m south-east of the tower, which may be C17 (Marshall/NT). A gravel path runs south from the tower across the lawns, crossing the length of the garden, leading to the steps at the south arm of the moat.

The many undulations in the lawns probably date from the early C20 layout when Antonio Pinzani designed an ornamental and productive garden within the moated area for Mrs Bramley-Jennings in 1926 (Pinzani plan/Marshall). The productive area was in an area extending 30m west from the churchyard wall, the lawned area extended 40m west of the productive area to the path that runs north/south. The area west of the path extended 30m and was laid out with ten flower beds. A large mound, covered with trees and scrub at the southern end of the lawn, is thought to be late C20 spoil (Marshall/NT). The lawned area included a tennis court with rose hedges on three sides.

The surviving features of Pinzani's design include two flower beds bordering the north/south path, a small box hedged parterre, with steps to the lawn, and the gravel terrace south of the tower. Three sets of Italianate steps remain, complete with pairs of pommels gave access to the moat and terraces (Marshall/NT). The borders were on two raised terraces and the retaining walls were built using stone and brick rubble from the old house, some of which is still in place.

The three arms of the medieval moat to north, south and west, have low sloping internal banks. The banks are densely planted with young trees and are roughly grassed. The moat occupies a level site and is fed by surface drainage. It is 1.7m deep and varies between 12-20m wide at the top of the bank. The south arm may have been widened to create a fish pond or to water livestock. The early outline of the moat may have been obscured in the C17 and by dredging in the 1950s (Marshall/NT).

The formal layout of the gardens was executed in the mid-late C17. The Parliamentarian Committee for Buckinghamshire granted Lady Dynham £24 in 1646 towards the cost of removing the earthworks/defences around the moat, built during the Civil War, and this probably resulted in the straightening and tidying of the margins of the moat. By 1668 the house was again surrounded by gardens and landscape and "several sets of trees had grown" (Porter). The moat probably had a higher water level than now (2016). It is unclear whether an east arm existed to enclose the fourth side. If it existed, possibly the east arm was filled in at this time to create the sand path approach from the north, from which the gardens were also viewed (Marshall/NT).

The Burghers engraving (1695) and the Burges map (1697) provide accurate evidence of the C17 garden, amplified by the NT excavations of 2008. The formal gardens were situated immediately north and east of the manor house with a formal parterre directly below the east or garden front of the house. The Burghers plan ignores irregularities in topography and creates a stylised drawing, the vanishing perspective means it is difficult to determine the margins of the parterre and the location of the walls on the south east corner of the site (Marshall/NT).

In 1769 Sir Thomas Aubrey auctioned some of the contents of the house. This included garden items of both ornamental and productive garden uses such as cucumber frames and hand glasses, orange tubs, lead and earthenware flower pots, a stone roller and a garden seat (CBS/sales catalogue). During the 1990s the garden was maintained although the 1920s borders were diminished and the lawns extended by Luigi Pinzani (Antonio's relative). Much of the tree planting dates from this period (NT).

A group of three mature sweet chestnut trees stands on a bank 60m south-east of the tower. The largest has a girth of 4.8m (measured 2015). It is possible that this might have been planted on the recommendation of Lancelot Brown when he visited c.1769 (pers.com. Dixon). A number of elms formerly grew on the site (now gone) and a large beech (also gone) near the tower may have dated to this period (NT).

OTHER LAND

The area north of the tower and drive is divided into two sections: the southern half is now within the garden of the C16/C17 Tower Farm, occupying the site of a former paddock (OS, 1880s) which was open in 1947 (aerial photograph) and later became a garden; the northern half remains a paddock which was in 1851 called The Spinney (Tithe). The whole area was in the late C17 the site of a c.200m long avenue (Burges, 1697) which framed axial views to and from the tower. A grove of trees stood in the southern section in the late C19 (OS).

KITCHEN GARDEN

The area west of the C17 churchyard wall was in the C20 the kitchen garden. It is now planted with trees and shrubs and is part of the main garden. The area was laid out in the 1920's and is shown on a sketch plan by Pinzani. He planted an extensive kitchen garden alongside the C17 wall, 25m south east of the tower, with fruit cages, an orchard, a vegetable plot, cold frames and small glasshouse (now gone) (Marshall/NT).

The kitchen garden has occupied several areas. The former C17 kitchen garden flanked the churchyard in two sections to the north and south (Burges, 1697; Burghers 1695). The former north section is a field used as the National Trust car park, and south section forms the garden of Tower Lodge. The north section also formed part of the productive garden during the C18 (Burges, 1697; OSD 1814).

LANCELOT 'CAPABILITY' BROWN.

Brown's accounts show that he visited Sir John Aubrey at Boarstall on two occasions, possibly in 1769. This may have coincided with Sir John taking over the former house from his father as it was around this date Sir Thomas had auctioned some possessions (CBS sale catalogue) although Sir John did not marry until 1771. Brown charged 15 guineas for the visits (Phibbs). This would only have been enough to pay for minor advice, possibly on tree planting, but it was not enough to cover the cost of a survey. The visits may have been later in Brown's career in the 1770s, however, following the death of Sir John's only son in tragic circumstances, in 1777 aged 6, the family ordered that the house be demolished in 1778. Therefore after this date there was little need for Brown's services, the Aubreys having relocated to nearby Dorton House, leaving the gardens at Boarstall abandoned.

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Maps

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J. Burges, map of Boarstall, 1697 (CBS D/AF 268/R)

Jefferys County map of Bucks, 1770

Ordnance Surveyor's Draft, 1814 (British Library)

J. Reed, A plan of the manor of Boarstall, 1817 (CBS D/AF/268R)

Bryant, County map of Bucks 1825

Tithe map, Boarstall parish 1851 (CBS)

OS 25" to 1 mile 1st edition 1870

OS 6" to 1 mile 1st edition, s. 1879, p. 1884

OS 6" to 1 mile 2nd edition 1900, revised 1920, 1940

OS 1:2500 1979

Illustrations

Michael Burghers, Engraved view of Boarstall manor for Sir John Aubrey (1695).

Aerial photographs 1947, 1952, 1985, 1989, 1995, 1999, 2003 & 2006 (HER)

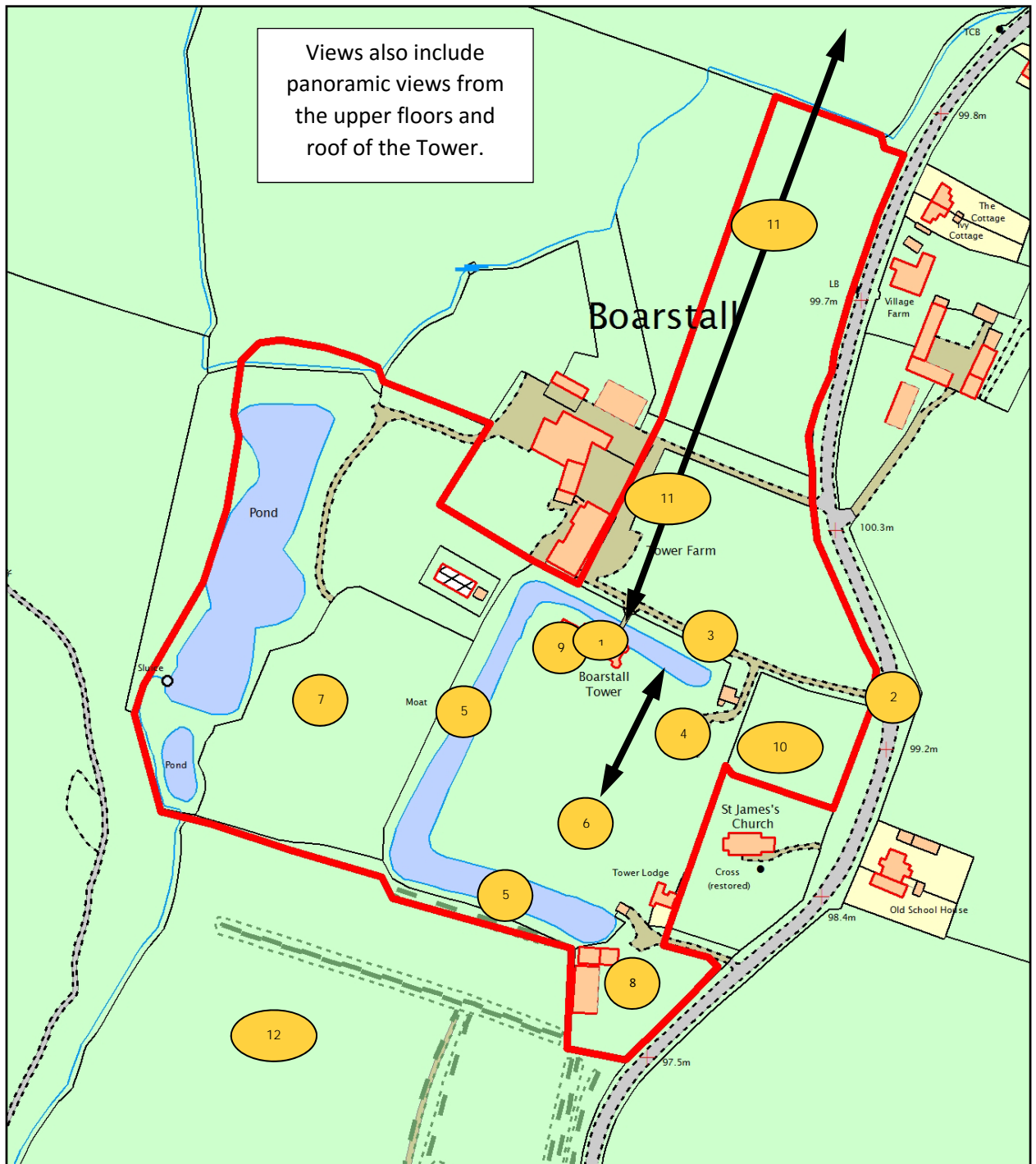
R. Dixon http://www.erros.co.uk/boarstallhome/Boarstall_Com.htm

Archival Items

1769 inventory (CBS 36/54L)

Claire de Carle 8 February 2016 edited 17 February SR

KEY HISTORIC FEATURES & VIEWS



Key to numbered features

1.	Tower and moat bridge	2.	Entrance
3.	Drive to Tower	4.	NT car park
5.	Moat	6.	Site of former house and gardens
7.	Site of former terraces & orchards	8.	Tower Lodge garden in former kitchen garden
9.	1920s parterre	10.	Former kitchen garden area
11.	Paddocks containing site of former avenue	12.	Site of former village

IMAGES

Claire de Carle



1. The Tower, north front



2. The Moat (south arm)



3. Sweet Chestnut Trees



4. The Well



5. C20 Parterre



6. Bridge over moat (north arm)



7. View looking South from roof of tower



8. C20 retaining rubble wall



9. The Boar



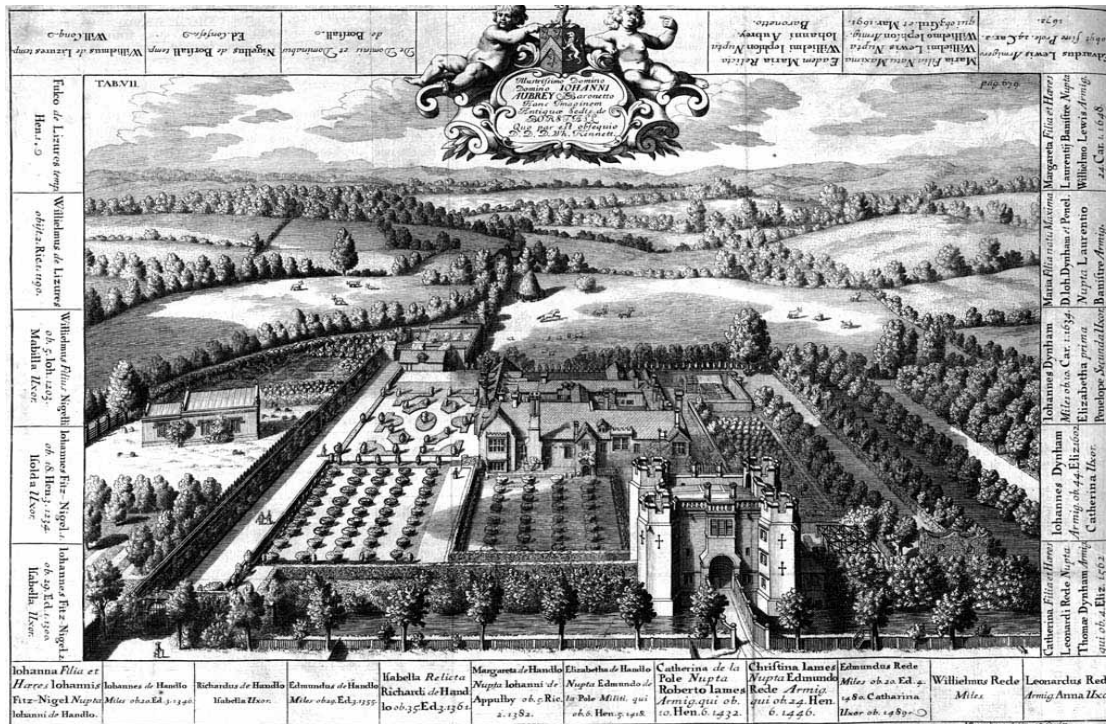
10. C17 wall from churchyard



C19 engravings



Boarstall Cartulary map, 1444. The tower is towards the centre, separated from the church by the former line of the village street. No moat is shown.



Burghers engraving, 1695