# Beaconsfield

## Buckinghamshire Historic Towns Assessment Report

Caput House, Old Beaconsfield

South Bucks District Council

ENGLISH HERITAGE

The Buckinghamshire Historic Towns Project was
carried out between 2008 and 2012 by Buckinghamshire
County Council with the support of English Heritage

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Report produced by Ruth Beckley and David Green

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**Summary** ..... **5**
**I DESCRIPTION** ..... **8**
**1 Introduction** ..... **8**
1.1 Project Background and Purpose ..... 8
1.2 Aims ..... 8
**2 Setting** ..... **9**
2.1 Location, Topography & Geology ..... 9
2.2 Wider Landscape ..... 9
**3 Brief History of Settlement** ..... **10**
**4 Evidence** ..... **20**
4.1 Historic Maps ..... 20
4.2 Documentary Evidence ..... 20
4.3 Built Heritage ..... 20
4.4 Archaeological Evidence ..... 24
4.5 Environmental Evidence ..... 24
**5 Archaeological & Historical Development** ..... **25**
5.1 Prehistoric period (c.10,000 BC – AD 43) ..... 25
5.2 Roman synthesis and components (AD 43 – 410) ..... 25
5.3 Saxon synthesis and components (AD 410 – 1066) ..... 26
5.4 Conclusion ..... 26
5.5 Medieval synthesis and components (1066-1536) ..... 26
5.6 Post medieval synthesis and components (1536-1800) ..... 29
5.7 Modern synthesis and components Old Town (1800-Present) ..... 33
5.8 Modern synthesis and components New Town (1900-Present) ..... 34
**6 Historic Urban Zones** ..... **45**
6.1 Introduction ..... 45
6.2 Historic Urban Zones ..... 45
6.3 Archaeological Assessment ..... 45
6.4 Historic Settlement ..... 47
6.5 Modern Settlement ..... 49
**II ASSESSMENT** ..... **52**
**7 Summary and Potential** ..... **52**
7.1 Conservation Areas (CA) ..... 52
7.2 Historic Character ..... 53
7.3 Scheduled Ancient Monuments ..... 53
7.4 Archaeological notification areas ..... 53
7.5 Archaeological Potential ..... 54
7.6 Registered Parks and Gardens ..... 54
**8 Management Recommendations** ..... **54**
8.1 Conservation Area Appraisals ..... 54
8.2 Registered Parks and Gardens ..... 54
8.3 Archaeological Notification Areas ..... 54
8.4 Scheduled Ancient Monuments ..... 54
**III RESEARCH AGENDA** ..... **55**
**9 Research Agenda** ..... **55**
**10 Bibliography** ..... **56**
10.1 Map Sources ..... 56
10.2 Trade Directories ..... 56
10.3 Books ..... 56
10.4 Websites ..... 57
**11 Addresses** ..... **57**
**12 Appendix 1: Chronology & Glossary of Terms** ..... **58**
12.1 Chronology (taken from Unlocking Buckinghamshire's Past Website) ..... 58
12.2 Glossary of Terms ..... 58
**13 Appendix 1: HER Records** ..... **60**
13.1 Monuments HER Report ..... 60
13.2 Landscapes HER Reports ..... 61
13.3 Find Spots ..... 61
13.4 Listed Buildings ..... 61

**14 Appendix 4: Trade Listings and Population Data ..... 65**
**15 Appendix 5: Historical Consultancy Report ..... 67**

*List of Illustrations*

Figure 1: Graph showing population changes in Beaconsfield (excluding 1941 & 1981) ..... 11
Figure 2: Beaconsfield location ..... 13
Figure 3: Geology of town (BGS) ..... 14
Figure 4: Diagram of Connections from Beaconsfield (representational only) ..... 15
Figure 5: Town in the wider historic landscape using routes and Bucks HLC ..... 16
Figure 6: Dispersed settlement around Beaconsfield ..... 17
Figure 7: Town in the 1880s to 1920s ..... 18
Figure 8: Town in the post war to modern period ..... 19
Figure 9: Listed Buildings by century ..... 21
Figure 10: Historic maps ..... 22
Figure 11: Listed Buildings and Archaeological events in Beaconsfield. ..... 23
Figure 12: St Mary's Church ..... 27
Figure 13: The White Hart, Aylesbury End ..... 29
Figure 14: Wycombe End ..... 29
Figure 15: United Reformed Chapel ..... 30
Figure 16: London End ..... 31
Figure 17: Windsor End ..... 32
Figure 18: Wycombe End ..... 32
Figure 21: Aylesbury End ..... 32
Figure 20: St Michaels & All Angels Church ..... 35
Figure 21: New Town Broadway ..... 35
Figure 22: 1920s housing, St Michaels Green ..... 36
Figure 23: Malthouse Square ..... 36
Figure 24: Seeley's Road 1970s estate ..... 36
Figure 25: Modern development, gated estates ..... 37
Figure 26: Prehistoric evidence ..... 38
Figure 27: Possible extent of the town in the medieval period ..... 39
Figure 28: Probable extent of the late post medieval town ..... 40
Figure 29: Character of the town ..... 41
Figure 30: Architectural styles in Beaconsfield ..... 42
Figure 31: Morphological styles in Beaconsfield ..... 43
Figure 32: Period development in Beaconsfield ..... 44
Figure 33: Historic Character Zones for Beaconsfield ..... 46
Figure 34: Conservation areas ..... 52

Table 1: Checklist for Beaconsfield ..... 7
Table 2: Population Statistics for Beaconsfield (excludes 1941; 1981 as no census was recorded) ..... 10
Table 3: Average building densities for Beaconsfield residential character types (based on calculation of No. of dwellings/ character area) ..... 12
Table 4: Summary of occupations in the 19th century in Beaconsfield (method adapted from Broad, 1992) ..... 34

## Summary

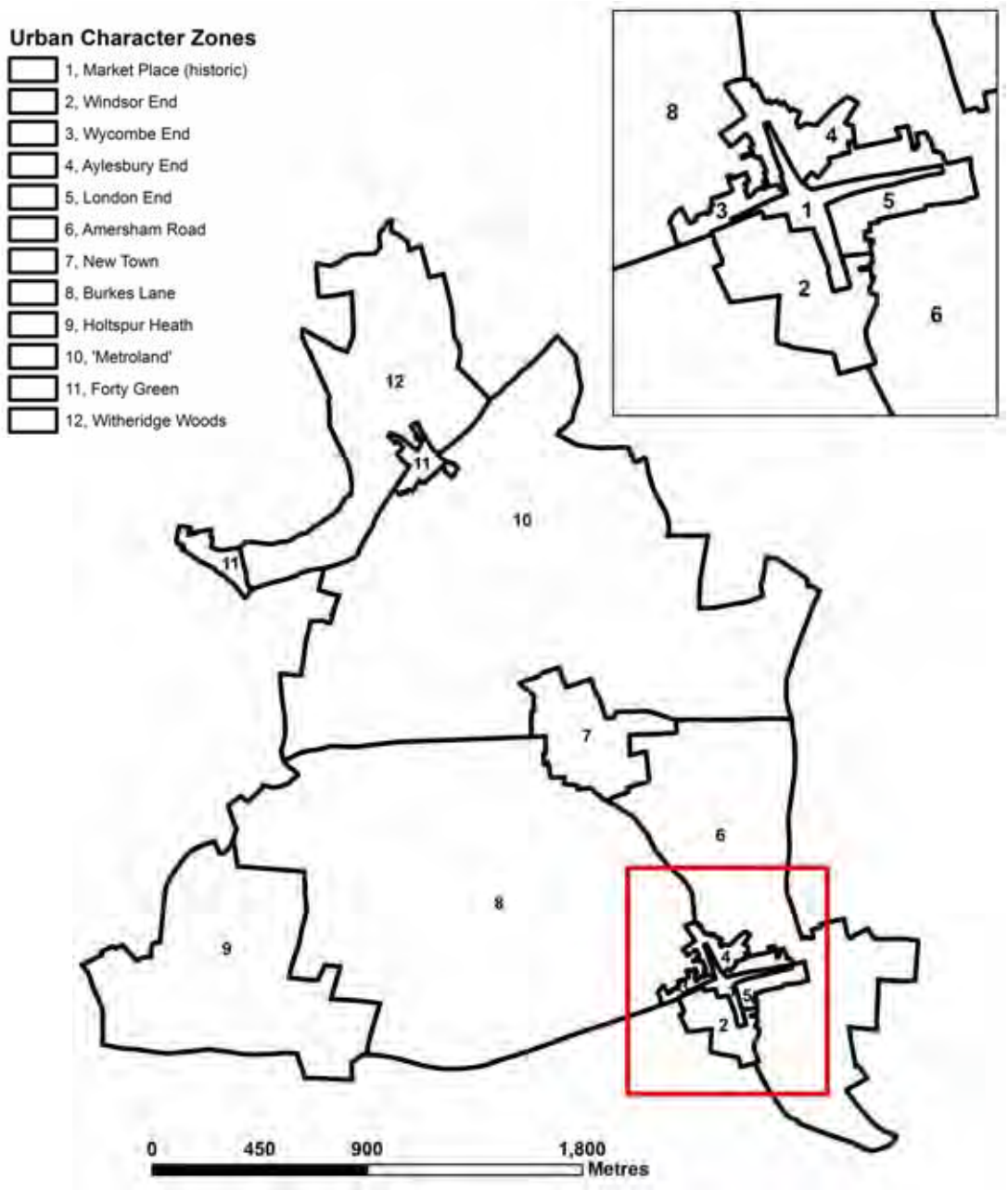
**This report written as part of the Buckinghamshire Historic Towns Project is intended to summarise the archaeological, topographical, historical and architectural evidence relating to the development of Beaconsfield in order to provide an informed basis for conservation, research and the management of change within the urban environment. Emphasis is placed on identifying a research agenda for the town and using a formalised method for classifiying local townscape character. The Historic Towns methodology complements the well-established process of conservation area appraisal by its complete coverage, greater consideration of time-depth and emphasis on research potential. It forms part of an extensive historic and natural environment characterisation programme by Buckinghamshire County Council. Each Buckinghamshire Historic Towns Project report includes a summary of information for the town including key dates and facts (Table 1).**

**The origins of the town of Beaconsfield are late by Buckinghamshire standards. The town developed in the medieval period from several small farmsteads on the route from London to Oxford, acquiring a market in the mid 13th century (Table 1: Medieval). Although the characteristic crossroads was the location for a thriving market, Beaconsfield acquired few other urban attributes and by the early 17th century, the market was in decline (Table 1: Post Medieval). The town was revitalised by the arrival of the railway in 1905, which heralded the development of Beaconsfield New Town; part of the metro-land development for commuters in the 20th century (Table 1: Modern).**

**The town has a good documentary potential with a high historic building potential. The area of greatest historical sensitivity is the Old Town, centred around the crossroads, which is a good example of a small market town from the late and post medieval periods and, on the basis especially of its documentary and historic building interest warrants investigation and conservation, however, little is known about the archaeological potential within the historic town.**

**It can be argued that Beaconsfield is essentially two towns, now merged into one through increased development in the 20th century. The historic area of Beaconsfield is commonly known as the 'Old Town' and has remained essentially unchanged since the 18th century. The New Town developed less than a mile from the Old Town and has since taken on its own highly distinctive characteristics. The New Town is defined by its long winding lanes lined with dense hedgerows; the houses display a fine array of 20th century architectural designs from Arts & Crafts to 1970s Modern styles all set within a wider landscape of woodlands and pre 18th century field systems.**

**The final element of this report is the definition of a series of twelve 'historic urban zones' that are used to describe the historical, archaeological and architectural character and potential of different parts of Beaconsfield.**




*Beaconsfield Historic Urban  Character Zones*

| Period | *Beaconsfield* | |
|---|---|---|
| Saxon (410-1066) | Mint | No |
| | Minster | No |
| | Royal Manor | No |
| | Burh status | No |
| | ASC Reference | No |
| Domesday (1086) | Domesday Reference | No |
| | Settlement type | N/A |
| Medieval (1066-1536) | Borough status | No |
| | Burgage plots | No |
| | Guild house/houses | No |
| | Castle | No |
| | Civic structures | No |
| | 1st reference to town | 1184 Pipe Rolls |
| | Guild house/houses | No |
| | Fair Charter | 1255 by Royal Charter to Earl of Cornwall |
| | Church | No |
| | Market Charter | 1269 by Royal Charter to Burnham Abbey |
| | Church presence | Earlier church (13th century)<br>St Mary's and All Saints (15th century)<br>Close links to Burnham Abbey |
| | Manorial records | Yes |
| | Emparkment | No |
| | Routeway connections | Yes |
| | Inns/taverns (presence of) | |
| | Industry – windmills, watermills | Several un-located windmills are recorded |
| | Settlement type | Small market town |
| Post Medieval (1536-1800) | Tanneries, breweries etc | Maltsters |
| | 1577 Return of Vintners | 1577 three inns, 1 tavern, 12 alehouses |
| | Market Charter | Market finally ceased in 1860s until recently |
| | Market house | 16th Century Market shambles recorded |
| | Fair Charter | Fair has continued into present day |
| | Significant local industries | Limited trade in ribbon making and furniture making |
| | Settlement type | Small market town |
| Modern (Post 1800) | Proximity to turnpike | London to Oxford turnpike (1719-1867) |
| | Industry – windmills, watermills | Several windmills are noted in London End and Aylesbury End |
| | Population (1801) | 1149 |
| | Settlement type | Small market town |
| | Railway station | Built 1906 |
| | Modern development | 'Metroland' suburb |
| | Canal Wharf | No |
| | Significant local industries | No |
| | Other | No |
| | Population (2001) | 12,292 |
| | Settlement type | 'Metroland' town |

*Table 1: Checklist for Beaconsfield*

# I DESCRIPTION

## 1 Introduction

### 1.1 Project Background and Purpose

The Buckinghamshire Historic Towns Project forms part of a national programme of projects funded by English Heritage (EH) based on the archaeology, topography and historic buildings of England's historic towns and cities.

This Historic Settlement Assessment Report for Beaconsfield has been prepared by the Buckinghamshire County Archaeological Service as part of the Buckinghamshire Historic Towns Project to inform and advise the planning process. This report has been compiled using a number of sources, including the Buckinghamshire Historic Environment Record (HER), the List of Buildings of Architectural and Historical Interest and selected historical cartographic and documentary records. Site visits were also made to classify the character of the built environment. The preparation of this report has involved the addition of information to the database and the digitising of spatial data onto a Geographic Information System (GIS). In addition, this report presents proposals for the management of the historic settlement archaeological resource.

### 1.2 Aims

The overall aim of the project is to inform management of the historic environment within Buckinghamshire's urban areas. Specifically, it will

- Improve the quality and environmental sensitivity of development by enhancing the consistency, efficiency and effectiveness of the application of Planning Policy Guidance 15 and 16 covering the historic environment and archaeology respectively.
- Inform the preparation and review of conservation area appraisals
- Where appropriate, assist with the development of Town Schemes and urban regeneration projects
- Inform Local Development Frameworks, especially in the recognition of historic townscape character
- Act as a vehicle for engaging local communities by promoting civic pride and participation in local research and conservation projects.
- Build upon the original Historic Landscape Characterisation (HLC) for Buckinghamshire (completed in 2005) through the addition of more detailed characterisation of the urban environment.
- Address an agenda recognised in the Solent Thames Research Frameworks for Buckinghamshire (2006) regarding a lack of knowledge of the built environment and in particular the need for research into land use continuity and internal planning within Buckinghamshire's early towns.

# 2 Setting

## 2.1 Location, Topography & Geology

Beaconsfield is situated on the southern edge of the Chiltern Hills just beyond the boundaries of the Chilterns AONB (Figure 2). The northern most point around Knotty Green marks the high point of the town and the edge of the Chiltern Hills; the town then slopes down into the valley around the New Town, the lowest point marked by the cutting created for the railway. The town then rises again to meet two summits, the first at Walk Wood and the second slightly lower point at the crossroads in Beaconsfield Old Town. The town lies on a dry summit with no natural water supply from streams or springs in the immediate vicinity. Early maps show a series of ponds, and later wells, throughout the Old Town.

Beaconsfield is located in the South Bucks District of Buckinghamshire approximately 25 miles northwest of London along the historic route of the A40 connecting London and Oxford. The current parish covers c.4857 square acres (1965ha) with an average height of 110m OD. The modern town covers roughly 1200 acres (485ha) of the parish with a further 360 (145ha) acres in Penn parish. Prior to the re-drawing of the county and parish boundaries in 1851, Beaconsfield parish covered only 3517 square acres (1435ha) with the remaining area forming part of Coleshill parish to the north, then part of Hertfordshire. The parish is currently surrounded by the Metropolitan Green Belt, designated in 1955 to protect the rural environment from further significant development and industrialisation.

The underlying bedrock geology consists primarily of Lambeth Clay mudstone on two low ridges: the first in the south around Beaconsfield Old Town and stretching west to Holtspur while the second is located to the north around Knotty Green (Figure 3). Beaconsfield New Town is centred on the valley between which is comprised of Upper Cretaceous Chalk. The principal superficial geology, which overlies the bedrock in most areas, comprises ancestral Thames sand and gravel deposits. Soil Survey data (surveyed at a county level by Cranfield University, 2005) classifies much of Beaconsfield as having slowly permeable soils particularly around the historic core while the outer-lying modern town around Holtspur in the west and Ledborough in the east is characterised as having free draining permeable soils.

## 2.2 Wider Landscape

There are several important towns connected to Beaconsfield both historic and modern: the modern A40 and the main road through the town follows the path of an historic route from London and passing through Uxbridge, Denham and Gerrards Cross before reaching Beaconsfield and moving on through Wycombe, Stokenchurch and on to Oxford, Birmingham and Worcester. This road was turnpiked in two sections during the 18th century; the first section (Figure 4: Route 1) was turnpiked in 1719 by the Stokenchurch Turnpike Trust and ran west from Beaconsfield to Stokenchurch and on into Oxford (Edmonds *et al*, 1993).

The second section ran east into London via Gerrards Cross and Uxbridge and was turnpiked in 1751 under the Wendover to Buckingham Trust (*ibid*). The modern path of the A40 runs east on an alignment north of Bulstrode Park and onto in Gerrards Cross following the ancient boundary between the hundreds of Burnham and Stoke (Figure 4: Route 1); the route follows this alignment on historic maps from the mid 18th century onwards first appearing on the Jeffrey's map of 1760.

Several local and county level roads, many on which run on a broadly north-south alignment also link Beaconsfield to the surrounding villages, woods and commons. Figure 4 shows several routes to the south on Beaconsfield linking the town with the major centres of Burnham and Windsor and the vast stretches of commons and heaths around Farnham and Stoke while more convoluted lanes to the north link Beaconsfield with the villages and woodland areas of Penn and Amersham.

The surrounding countryside around Beaconsfield is dominated by pre 18th century landscapes with assarted field systems (enclosure and clearance of fields, usually dating to the medieval period) in the north around Penn and Coleshill, pre 18th century enclosed field systems to the east and west and parkland to the south (Figure 5). Ancient and pre 18th century woodland are also characteristic features of this landscape. Settlement patterns in the villages and hamlets surrounding Beaconsfield are predominately common-edge settlements, including Penn – once a significant centre of production in the medieval tile industry and the 17th century Quaker settlement in Jordans.

## 3 Brief History of Settlement

The derivation of the name '*Beaconsfield*' has been attributed to several meanings; the most common meaning is the '*field by the beacons'* (Mawer & Stenton, 1925), while a similar derivation for the name includes '*clearing in the beeches*' (*ibid*)

Saxon and early medieval documentary evidence for Beaconsfield remain scarce; neither the parish nor the town itself are mentioned in the Domesday Book or any earlier sources. Research suggests that the town itself did not come into existence until the early 12th century (Figure 6); the earliest mention of Beaconsfield comes from the Pipe Rolls of 1184 (Mawer & Stenton, 1925), although it is possible that it evolved from a number of small groupings of farms that may have had their origins in the Saxon period (Birch, 1976). A church is also known to have existed in Beaconsfield from the early 13th century with records that pre-date the existing church (Simmons, *unpubl*).

Throughout the medieval period, the land around Beaconsfield was under the ownership of several estates including Burnham Abbey, Missenden Abbey and the De Hodeng estate of Huntercombe Manor (Page, 1927). The underlying layout of the historic town comprises the wide crossroads formed at the junction between the north-south route from Windsor to Amersham and the national scale east-west route from London to Oxford together with a series of narrow regular plots lining each arm of the crossroads. Medieval plots were usually long, sinuous plots with narrow frontages laid out at right angles to the main roads: a pattern that can be seen in places along the main arms of the crossroads indicating a town layout dating back to the late medieval period at least. However, there is currently no evidence to suggest that Beaconsfield received an official charter of borough status and it is unlikely that these represent burgage plots.

The 1334 Lay Subsidy valued the town at £50, ranked 13th in the county but it is clear that the town prospered in the later medieval period with a significant increase in returns by 1524 raising the rank of the town to fourth in the county (1524 Land Valuation in Hepple & Doggett, 1992).

| Date | 1801 | 1811 | 1821 | 1831 | 1841 | 1851 | 1861 | 1871 | 1881 | 1891 |
|---|---|---|---|---|---|---|---|---|---|---|
| Population | 1149 | 1461 | 1736 | 1763 | 1732 | 1684 | 1662 | 1524 | 1635 | 1773 |
| Date | | 1901 | 1911 | 1921 | 1931 | 1951 | 1961 | 1971 | 1991 | 2001 |
| Population | | 1570 | 2511 | 3642 | 4864 | 7913 | 10,013 | 11,881 | 12,000 | 12,292 |

*Table 2: Population Statistics for Beaconsfield (excludes 1941; 1981 as no census was recorded)*

The population of Beaconsfield remained low throughout the 19th century peaking in 1831 with 1763 inhabitants before dropping again to 1570 in 1901 as the town experienced little growth throughout the post medieval period. This perhaps coincided with the waning of the weekly market that had decreased in size quite significantly; until by the 19th century, it was limited to Aylesbury End alone (Figure 8). The market had eventually ceased by the 1860s (Sheahan, 1861) and has only been revived in recent years. In contrast, the annual fair continues to be held in the Old Town today.

The construction of the railway in 1906 was the most important event in the modern history of Beaconsfield. Located almost a mile north of Old Town, the railway station shifted the town's social and economic focus away from the historic core to the rapidly developing New Town. Over a ten-year period from 1901 to 1911, the population of Beaconsfield increased by 1000 inhabitants (Figure 1) and continued to rise steadily throughout the 20th century (http://www.visionofbritain.org.uk/index.jsp, 2003). Development in the New Town initially conformed to the pre 18th century field boundaries, particularly around Knotty Green and immediately north of the railway, indicating sale of land on a field-by-field basis. 20th century woodland was also added to the area around Gregories while building plots were sold off piecemeal fashion. In contrast, Beaconsfield Old Town has retained much of its historic character despite the rapid growth of the New Town (Figure 7).

Housing styles in this period reflected the parkland appearance of New Town with country lanes bordered by hedges and high vegetation significantly limiting views of large detached houses built in either a mock historic or Arts & Crafts architectural style and set within substantial plots.

By 1951 the population of Beaconsfield had reached 7913 and development was now concentrated in the area around Holtspur to the west of the Old Town, the woodland planted in the 1920s and 30s around Burkes lane to accentuate the parkland townscape were increasingly redeveloped as additional housing (Figure 8). The critical need for new housing immediately following the Second World War combined with increasing regulation of building and infrastructure shifted the focus away from individually designed houses built by speculative house-builders for the middle class market. New developments followed a more structured plan with smaller, more regular plots and properties with a set plan form and architectural design and predominately built by local authority or commercial property developers.

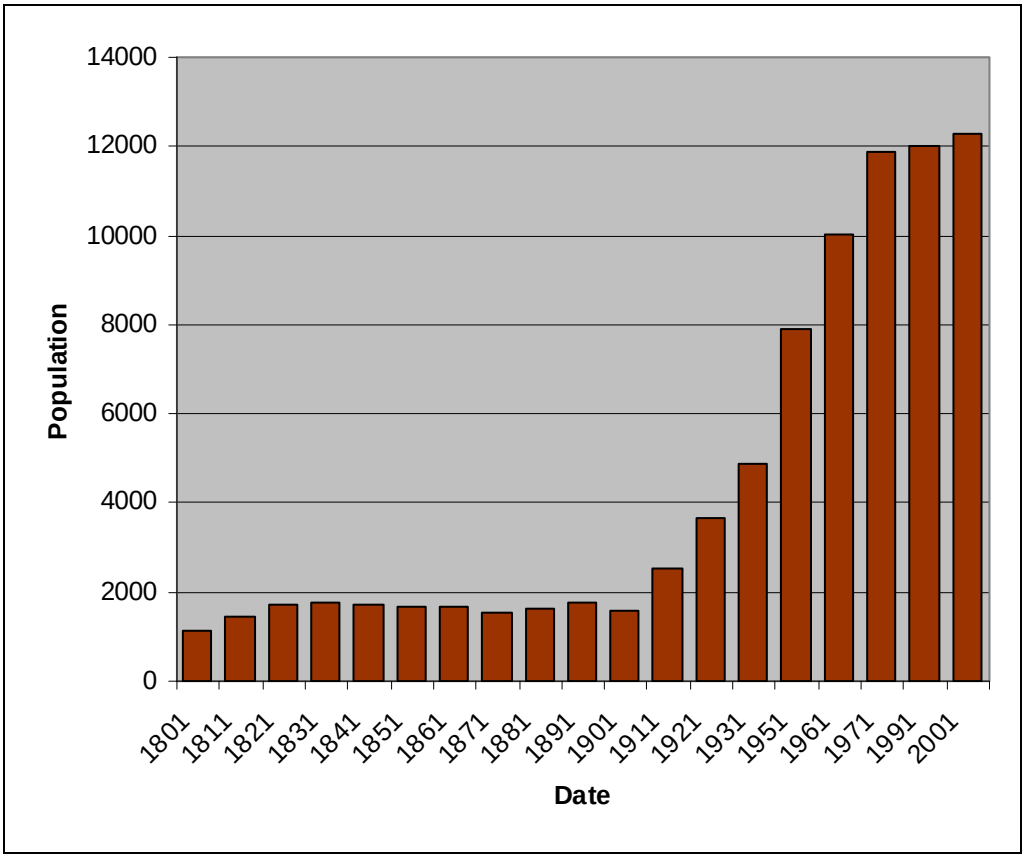



*Figure 1: Graph showing population changes in Beaconsfield (excluding 1941 & 1981)*

The late 20th century also saw significant reform in civic amenities in terms of education and medical facilities, the introduction of the state school system in 1944 and to a lesser extent, the NHS in 1948, had some impact in Beaconsfield. New state schools were created firstly at Butlers Court with Beaconsfield school, rapidly followed in the 1960s and 70s by further schools in Holtspur, Candalmas, Butlers Court and Alfriston on Penn Road. Several pre 1944 schools have survived including High March on Ledborough lane and Davenies on Penn road, while the former National School adjacent to the church in the Old Town continued to operate into the 1970s.

By the 1970s, development had reached its modern limits, as later development was limited to infill and redevelopment, in particular around Knotty Green and Beaconsfield Old Town. The modern town has now expanded almost exclusively north of the historic town into Penn parish and now includes the historic hamlets of Knotty Green and Forty Green. The built character of the modern town is almost exclusively high-end development with large plots and large houses. The current population of Beaconsfield stands at around 13,000 (2001 population). The recent trend for housing stock in Beaconsfield is for small exclusive developments, often as part of a gated community of which there are now several.

Industry and commerce are significantly under-represented in Beaconsfield when compared to other towns in Buckinghamshire. The commercial area of New Town south of the railway has undergone significant renovation in recent years.

The early 20th century architectural styles are frequently maintained in recent developments, albeit on a smaller scale, particularly around Burkes lane and the former Gregories estate where housing, both recent and early 20th century, is frequently obscured by tree growth while many of the roads are lined with dense hedgerows that continue enhance the parkland aspect of this estate.

| Residential | Character Area (ha) | No. of Buildings | Building Density |
|---|---|---|---|
| Rural Historic (1500-1800) | 6.5 | 69 | 10.6 |
| Manorial & Mansions (1500-1900) | 1.5 | 25 | 20.9 |
| Historic estate housing (1700-1900) | 4.5 | 95 | 16.2 |
| Narrow plots (1600-1850) | 4.8 | 384 | 51.3 |
| Merchant Housing (1700-1850) | 2.2 | 114 | 79.4 |
| Elite Detached housing (1850-1945) | 168.2 | 2094 | 12.4 |
| Middle Class housing (1850-1945) | 21.0 | 605 | 28.8 |
| Terraces/cottages (1850-1945) | 1.5 | 106 | 68.4 |
| Private Housing (1945-1980) | 208.8 | 3270 | 24.1 |
| Social Housing (1945-1980) | 48.2 | 1717 | 15.7 |
| Private Housing (post 1980) | 16.4 | 293 | 35.6 |
| Modern Infill (post 1980) | 30.2 | 640 | 17.8 |
| Blocks of Flats (1945-present) | 6.3 | 154 | 21.2 |
| Overall | 520.7 | 9566 | 18.4 |

*Table 3: Average building densities for Beaconsfield residential character types (based on calculation of No. of dwellings/ character area)*

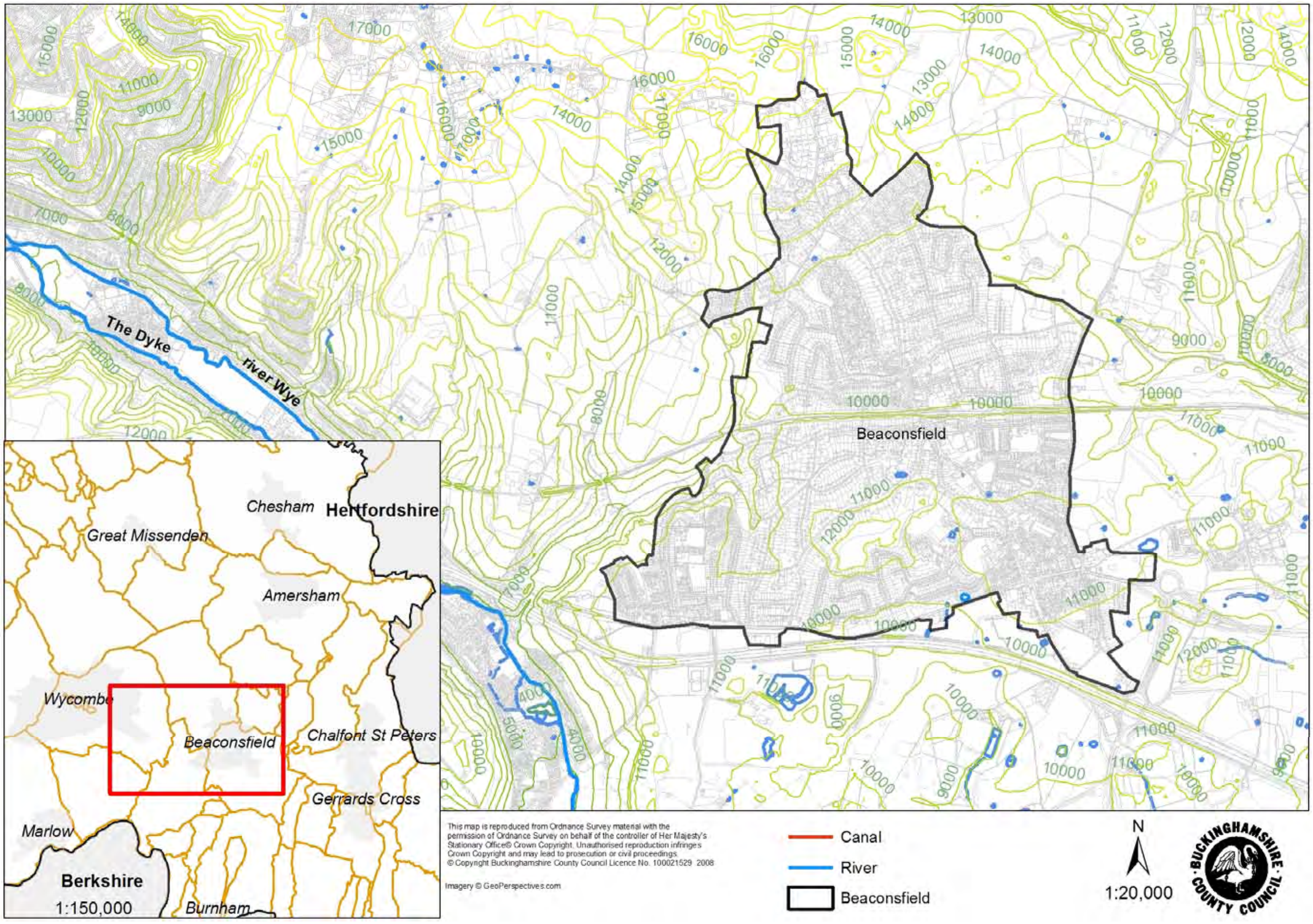



*Figure 2: Beaconsfield location*

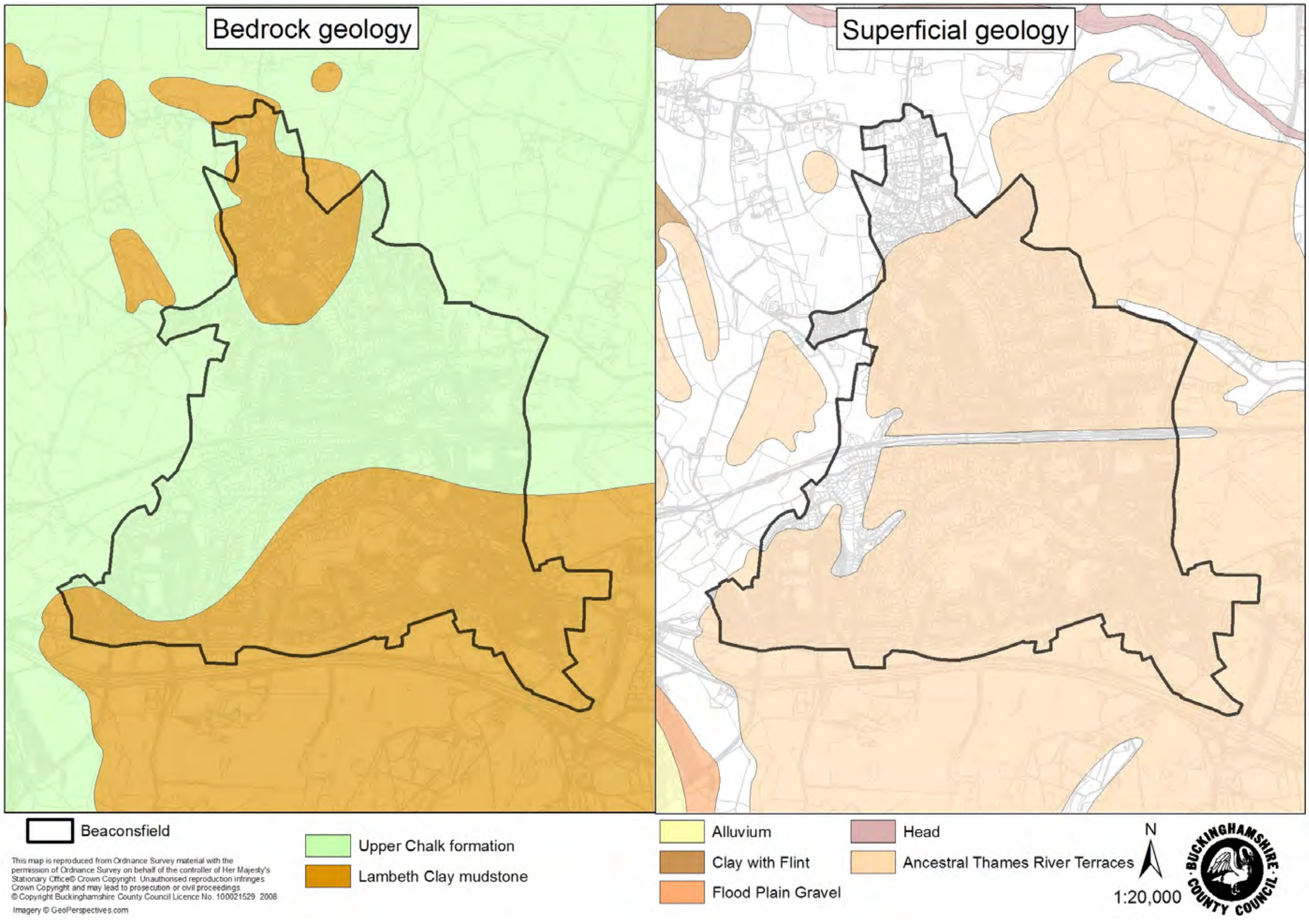



*Figure 3: Geology of town (BGS)*

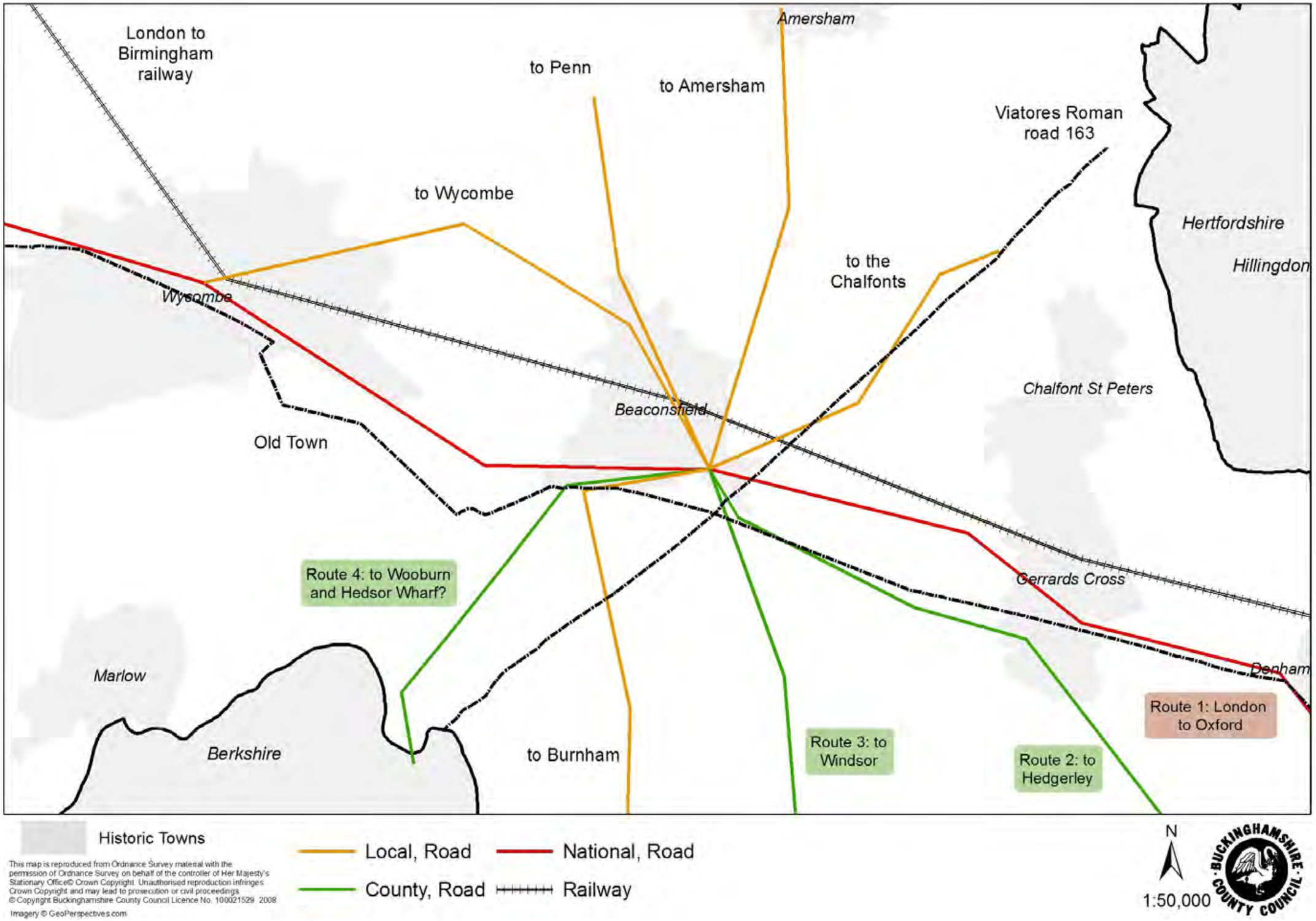



*Figure 4: Diagram of Connections from Beaconsfield (representational only)*

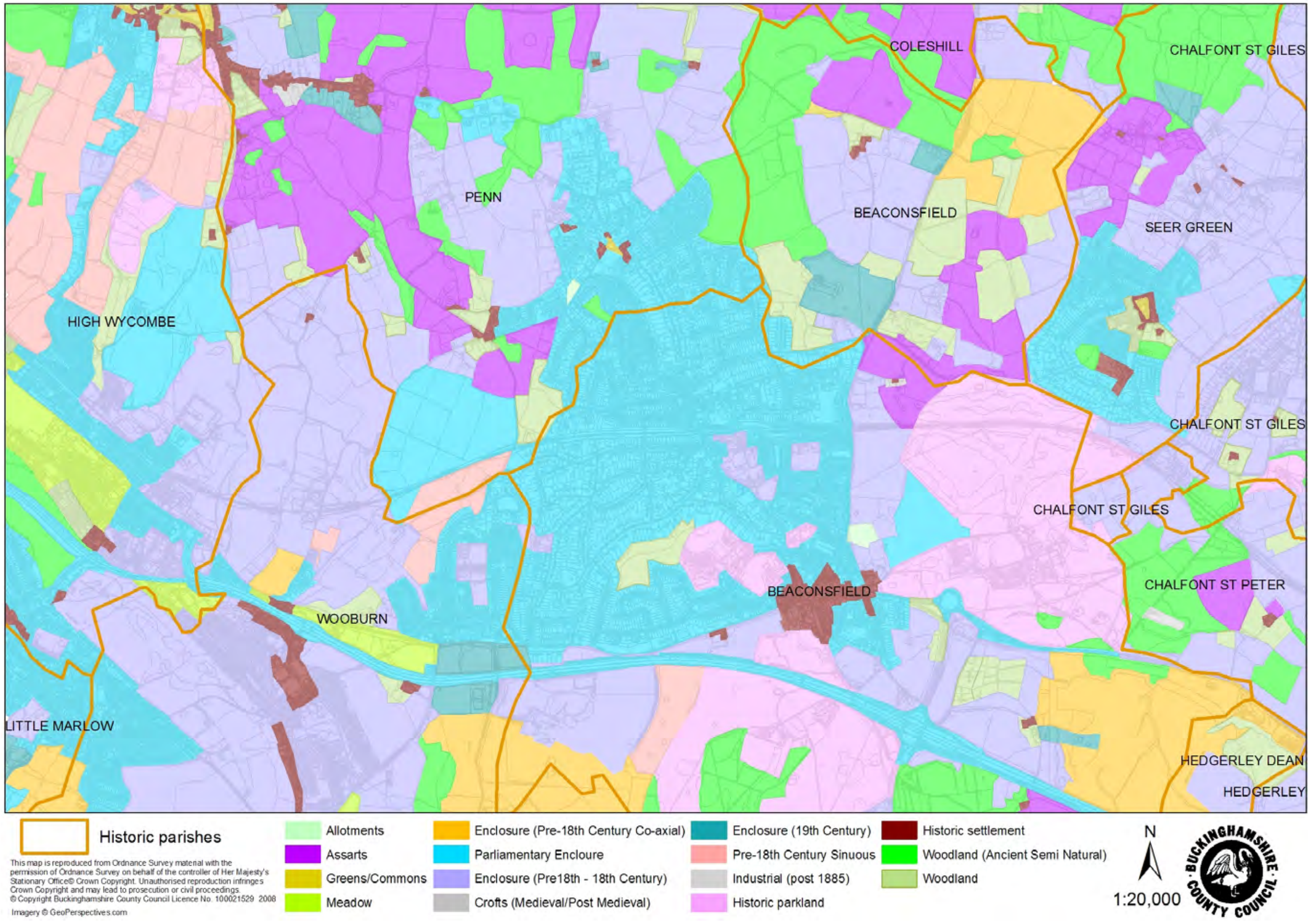



*Figure 5: Town in the wider historic landscape using routes and Bucks HLC*

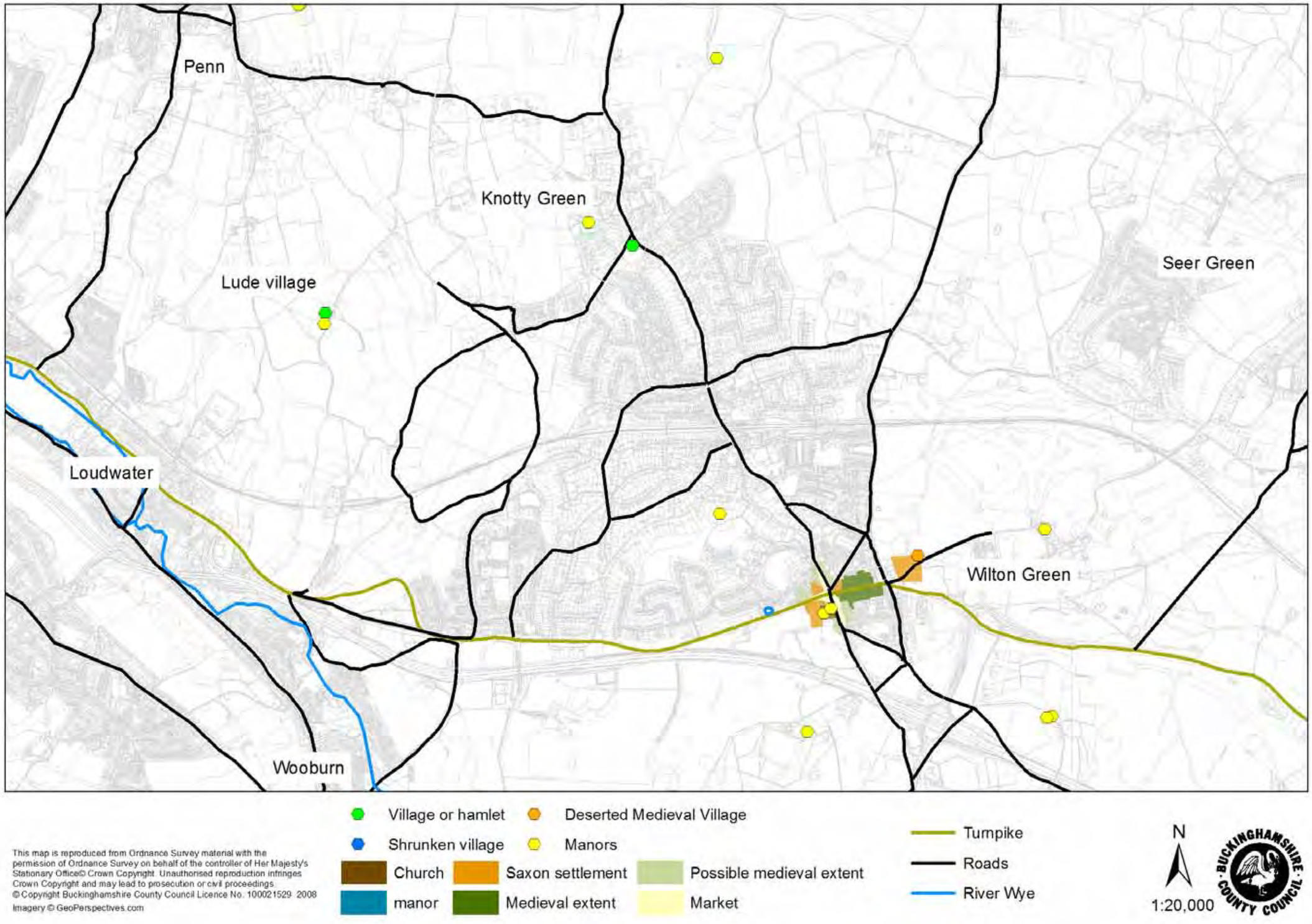



*Figure 6: Dispersed settlement around Beaconsfield*

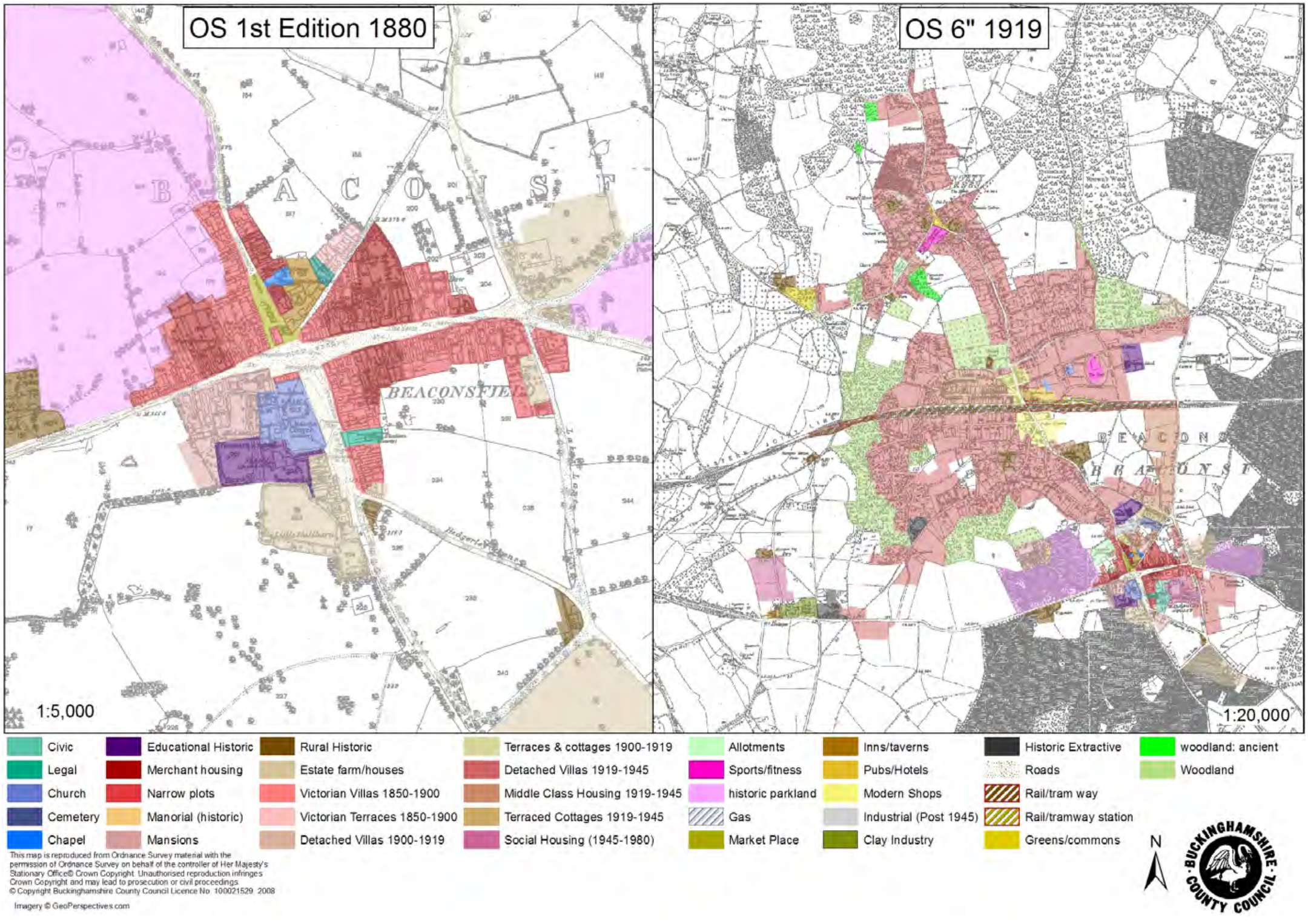



*Figure 7: Town in the 1880s to 1920s*

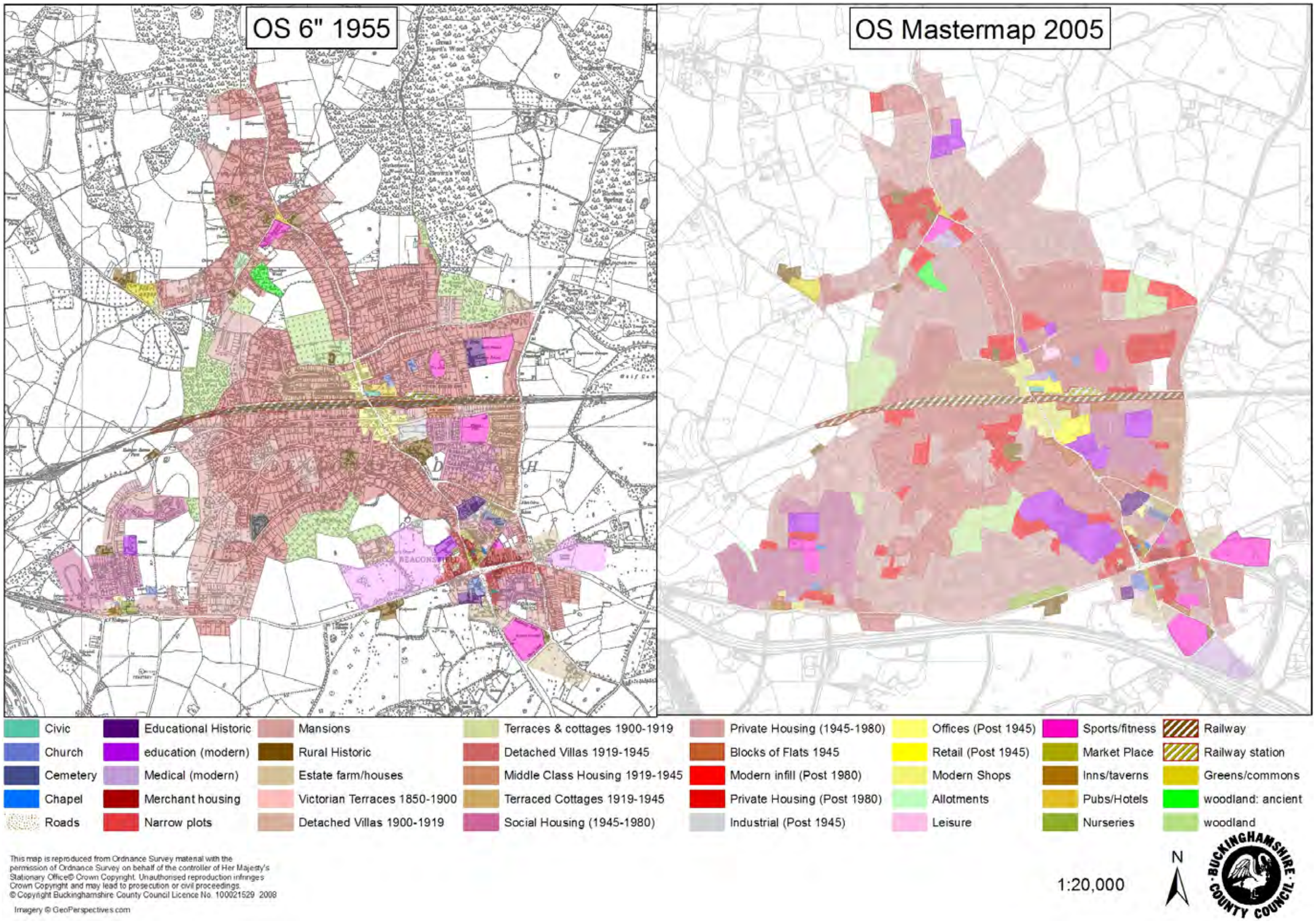



*Figure 8: Town in the post war to modern period*

# 4 Evidence

## 4.1 Historic Maps

Characterisation for this project was primarily undertaken using the Ordnance Survey series of maps from the OS 2" Surveyors drawing of the 1820s to the current Mastermap data (Figure 10). Also used are county and regional maps including Bryant's map of the county (1820), Jeffrey's map of the county (1760) and Rocque's map of the Chilterns (1761). The project also used a number of historic maps drawn at the parish and town level including the earliest map of the Waller estate (CBS Ma R59) that includes a sketch of Beaconsfield Old Town. The only 19th century map of Beaconsfield is the Tithe map of 1846 (CBS Ref 35). For a complete list of maps, see bibliography.

## 4.2 Documentary Evidence

The full report, produced by the University of Leicester is available in Appendix 4.

The report summarises the main resources available for the medieval to modern periods along with their location and reference number and is intended to provide a starting point for more detailed research. There is little in the way of surviving documentation for the early medieval period (11th-13th centuries), however, increasing numbers of manorial, subsidies and taxation records do survive from the early 14th century onwards. Throughout the post-medieval period available documentation increased with numerous manorial records, taxation documents and church and parish records surviving in various archives.

## 4.3 Built Heritage

There are 152 Listed Buildings in Beaconsfield, of which five are Grade II* and the remaining 147 are Grade II (Figure 9). The oldest surviving building is the 15th century parish church of St Mary's and All Saints, although this building was extensively rebuilt in the late 19th century [HER 4376000000].

The earliest surviving buildings in the historic town date to the late medieval period and are mainly clustered around the crossroads and the church, identifying this as the earliest part of the town; later buildings expand outwards from the central crossroads. The main road through London and Wycombe Ends were well established by this point with a number of high status medieval buildings in a cluster around the crossroads.

The 17th century saw increased development along the Aylesbury and Windsor Roads with comparatively fewer builds along the main road (Figure 11). These houses are smaller than on London Road and are characterised as narrow plots with vernacular style low terraced cottages. By this period, development had also spread into Lakes Lane, Shepherds Lane and Hedgerley Lane with short stretches of narrow plots and narrow frontage buildings. In the 18th century, development moved back to the main road with larger, grander buildings built probably in place of earlier, lower status dwellings towards the crossroads and smaller terraced housing and some rural farmhouses towards the edges of the Old Town.

Some 19th century buildings are also listed in Beaconsfield including several non-conformist chapels, the old church school and some tombs within the churchyard, although there are many more unlisted 19th century structures that contribute towards the built character of the Old Town. The 19th and 20th centuries also saw a period of re-fronting of earlier houses, driven in part by the then owner of the Hall Barn estate, Lord Burnham (Beaconsfield CA). The 20th century has seen significant alterations in usage in the Old Town, the majority of the surviving building stock are now in use as commercial or retail properties. Two 20th century structures are also recorded in the historic town – one a tomb to G K Chesterton [HER 1212700000] at the cemetery in Shepherds lane and the other a K6 telephone box at Windsor End [HER 1212700000] dating to the 1930s. There has been limited visible infill within the Old Town and redevelopment has continued behind the historic housing stock along the minor lanes.

Beyond Beaconsfield Old Town several other rural buildings are also listed including the 16th century farmhouse and probable manor site at Baylins farm [HER 0002301000] near Knotty Green and Eghams farm on Forty Green rd, also dating to the 16th century. The 16th century farmhouse at Seeleys [HER 0141100000] was probably built on the site of an earlier building as

at the start of the 13th century the Seeleys farm lands were recorded as held by Robert de la Grave, then an un free tenant (Birch, 1976).

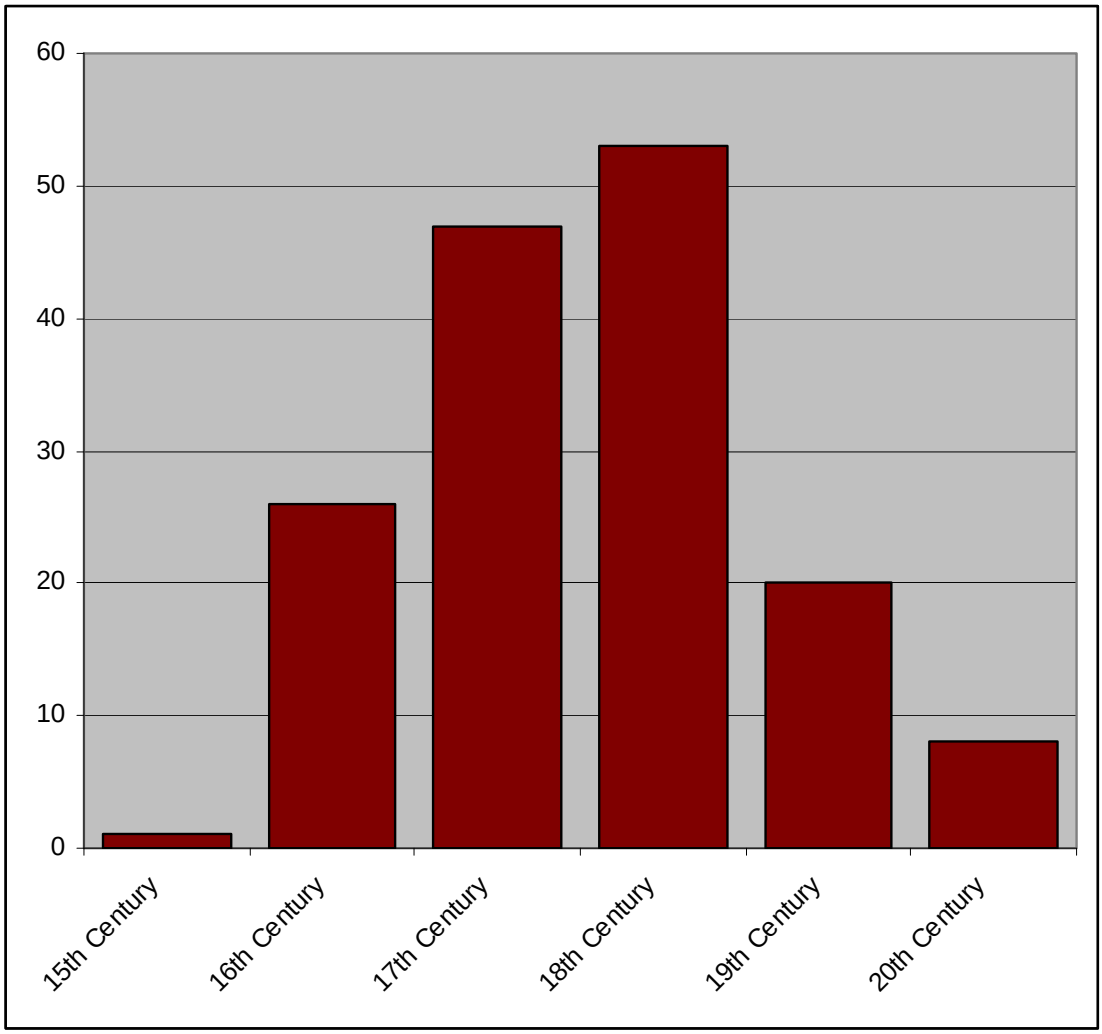
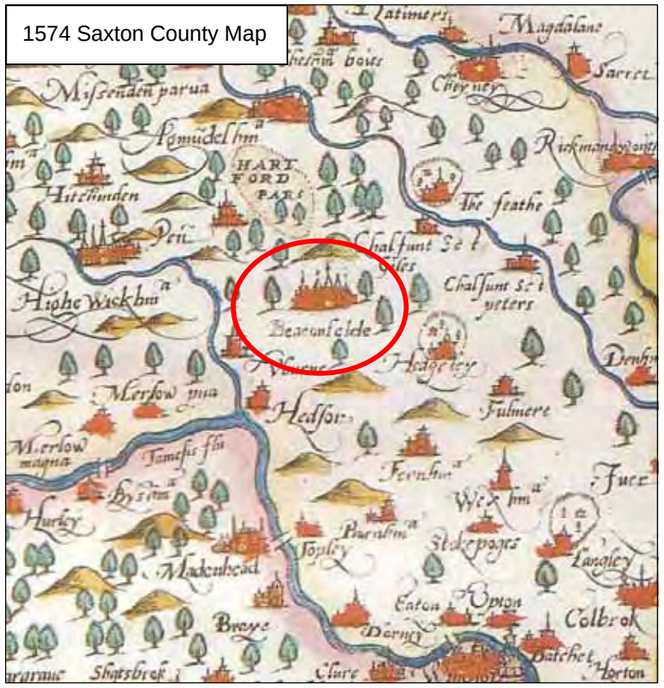



*Figure 9: Listed Buildings by century*

1574 Saxton County Map




1793 Waller Estate Map

1847 Old Beaconsfield Tithe Map

1900 Old Beaconsfield

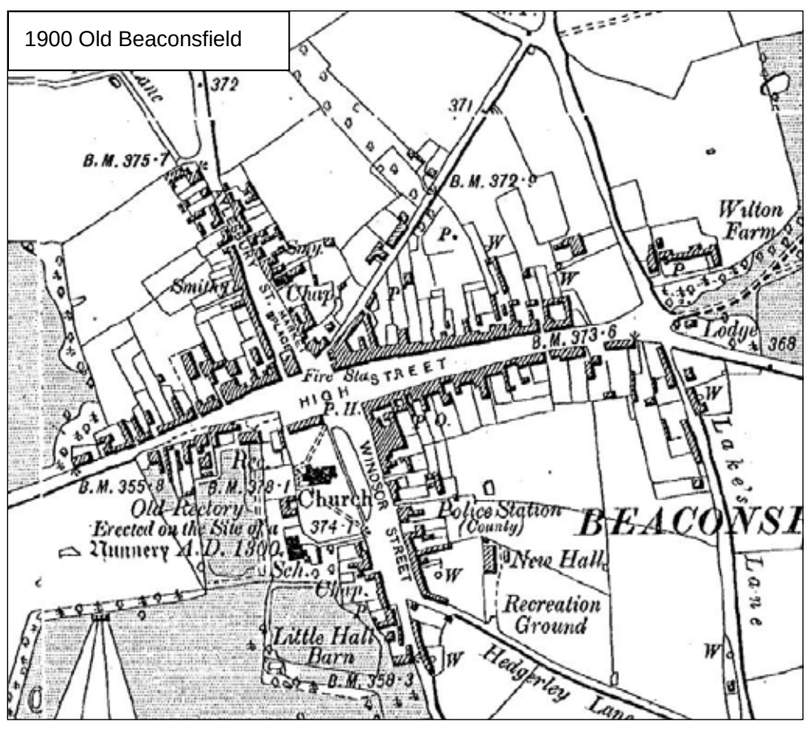



*Figure 10: Historic maps*

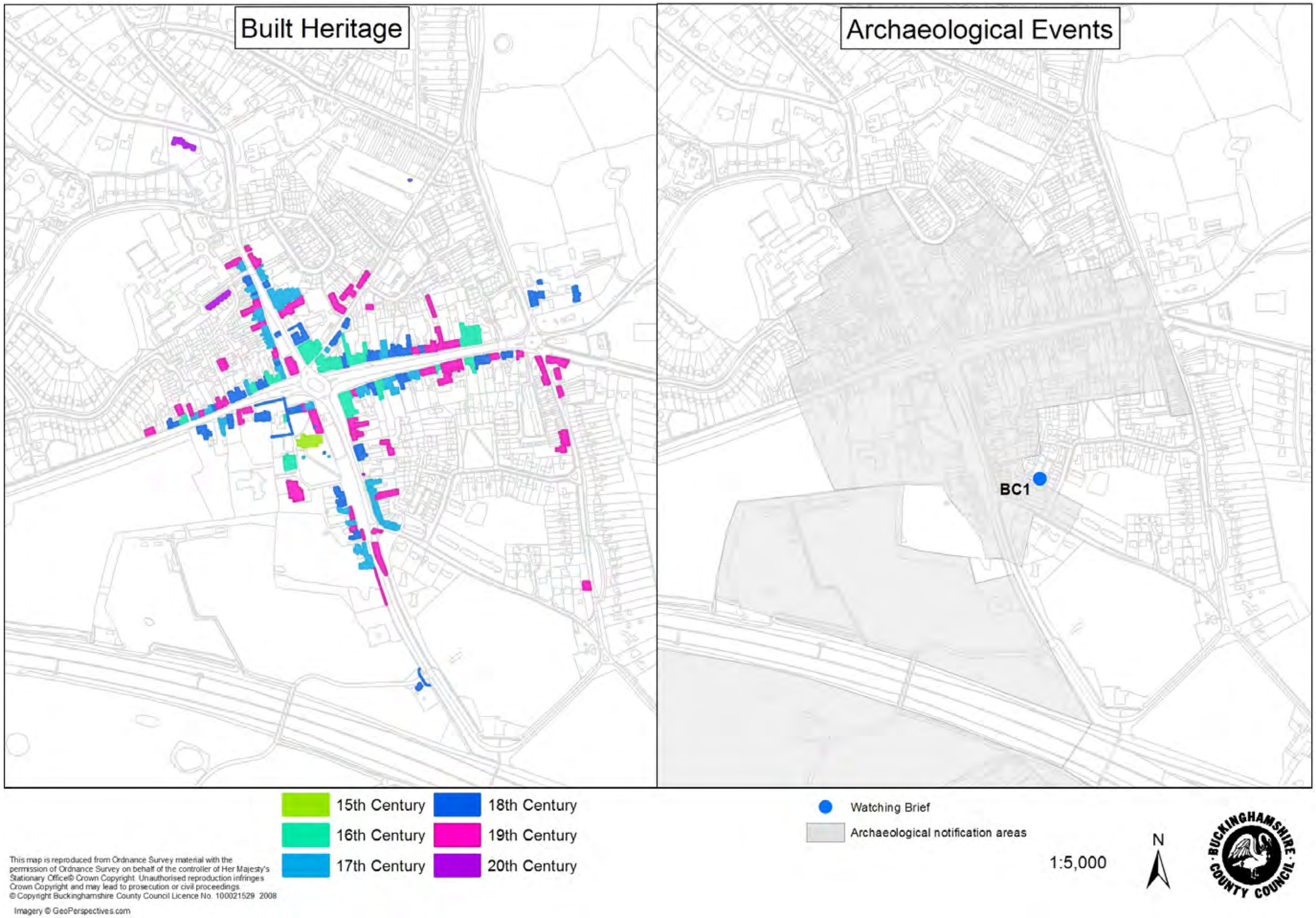



*Figure 11: Listed Buildings and Archaeological events in Beaconsfield.*

## 4.4 Archaeological Evidence

There has been little in the way of systematic archaeological work within the historic core of Beaconsfield as housing and redevelopment has been limited to small-scale works bordering the conservation area. In recent years only one archaeological investigation, a watching brief, has taken place on the edge of the historic town (Figure 11). There is insufficient information from this source to draw reliable conclusions about the nature and survival of buried archaeological deposits within the Old Town. Several more investigations have been carried out in the wider area, in particular at the Springfield quarry site to the south west of the town where a series of late Bronze Age/early Iron Age ditches were uncovered.

| BC1: Watching Brief: Burnham Hall, Hedgerley Lane (NGR SP 9465 8990). January 2006 | | | | |
|---|---|---|---|---|
| Unstratified finds | Above ground structures | Negative features (cut only) | Positive features (above natural) | Waterlogged deposits |
| None | None | None | None | None |
| Summary of Area | | Summary of Site Findings | | |
| Site was enclosed grassland to the rear of the medieval or post medieval settlement until the end of the 19th century when Burnham Hall was built. | | Modern debris found at a depth of 0.30-0.55m below which lay the natural geology. | | |

## 4.5 Environmental Evidence

The underlying geology in Beaconsfield of ancestral river gravels and chalk would in rural conditions, provide low to poor levels of organic preservation due to the free draining nature of the soils along with high oxidation levels (French, 2003). In assessing the potential for environmental remains, it should be remembered that an urban environment could provide extremes in preservation. On the one hand proximity to the groundwater table within a historic core may lead to anoxic conditions and therefore good preservation potential for organic materials whereas on the other hand frequent below ground disturbance as a result of redevelopment and construction combined with modern industrial pollution can also lead to extremely poor preservation of organic materials (French, 2003).

As yet, no environmental evidence has been gathered from Beaconsfield so the potential for either environmental or archaeological remains is purely conjectural.

# 5 Archaeological & Historical Development

## 5.1 Prehistoric period (c.10,000 BC – AD 43)

At present, there is little archaeological evidence for the prehistoric period in Beaconsfield and the immediately surrounding area. The paucity of evidence in Beaconsfield Old Town, in part at least, reflects the lack of systematic archaeological fieldwork.

Until recently, there have been few Neolithic and early Bronze Age discoveries around Beaconsfield, with evidence limited to isolated flint scatters. However, recent excavations just to the south of the Old Town and the Springfield quarry site have uncovered a series of Bronze Age/Iron Age ditches in what appears to be a rectilinear pattern [HER 0940100000]. The wider region provides more information on activity during this period.

Beaconsfield sits on a plateau whose edges are defined by the valley of the Thames to the south, the Misbourne to the north and the Wye to the west. Early prehistoric activity, particularly in the Palaeolithic and Mesolithic, was concentrated in the valleys rather than the plateau and it was not until the late Bronze Age and early Iron Age that signs of significant activity are recorded on the uplands of the Chilterns (Figure 26).

HER records include several find spots for the prehistoric period including Palaeolithic axes and Mesolithic and Neolithic flint scatters while 'The Mount' at Wilton Park is thought to be a prehistoric barrow but it is as yet undated and could equally be an 18th century prospect mound [HER 27128].

There are several important sites in the wider landscape including possible Iron Age hill forts at Bulstrode Camp, Gerrards Cross [SAM 11] and at Seven Ways Plain, Burnham Beeches [HER 01558].

## 5.2 Roman synthesis and components (AD 43 – 410)

It has been suggested that two Roman roads intersect to the south of the historic town (Viatores, 1964), although this is far from certain. The first possible Roman route (Figure 4: Route A) runs on an east-west alignment from London through Beaconsfield & Wycombe and on to Birmingham. This route passes through Beaconsfield parish just south of the historic town and joins the modern A40 at Holtspur. The path of this road is based on documentary and archaeological research carried out by Morris et al in the 1960s (*Bucks Recs* 18: 5).

The second possible road passed just to the south of Beaconsfield Old Town (Figure 4: Route B) and is thought to have run on a south-west alignment from Verulamium (St Albans) to Calleva (Silchester). This road is noted in the Viatores (1964) as an inferred route based on documentary evidence, however there is no archaeological evidence to support it.

The few finds of Roman artefacts around the town suggest sparse occupation in the locality at this time - one possibility is that the area had remained as rough grazing or woodland. It would be desirable to recover environmental evidence to test this hypothesis.

Little is known about Beaconsfield and the surrounding region in the Roman period (Figure 26) with only isolated finds of Roman metalwork recorded in the environs of Beaconsfield itself and it is thought that settlement on the higher ground of the Chilterns was avoided in favour of the valleys (Zeepvat & Radford, 2007). Villa sites are recorded at Holywell Mead, High Wycombe, which survived from the 2nd century until the mid 4th century (Hartley, 1959), and Latimer where several phases of occupation can be detected. Excavations at the site have revealed early 1st century 'Belgic' occupation, later re-occupied in the 2nd century more or less until the late 4th century (Hepple & Doggett, 1992). Further excavations have taken place at Bury Farm (CVAHS, 1985) and at Mantles Green in Amersham, another possible villa site, (Yeoman & Stewart, 1992).

Roman pottery kilns are recorded at Hedgerley and Fulmer, although both are thought to have supplied only the local areas (Branigan, 1994). There are few burials and inhumations recorded in the wider landscape, the largest being at West Wycombe where 13 inhumations dating to the 4th century were recorded (Farley & Wright, 1979).

## 5.3 Saxon synthesis and components (AD 410 – 1066)

There is, at present, no known archaeological evidence for Saxon settlement or activity in Beaconsfield although documentary sources reveal some information for the wider landscape. It is likely that many of the lanes have their origins in Saxon trackways that crossed the woods, commons and heaths surrounding Beaconsfield.

## 5.4 Conclusion

Pre-settlement activity in the region around Beaconsfield is minimal with no persistent settlement activity in the Saxon period and seems to indicate that its origins lie firmly in the medieval period on a 'new' site.

## 5.5 Medieval synthesis and components (1066-1536)

*Markets and Fairs*

The original market grant was made in 1255 by Royal charter to Richard, Earl of Cornwall for a Tuesday market who held land in Beaconsfield before granting it to Burnham Abbey (Letters, 2005). Significantly, the market grant was made to Richard prior to his foundation of Burnham Abbey over 10 years later suggesting some level of organisation in the consolidation of settlement in Beaconsfield. A later grant for a Wednesday market was made to Sir John Williams in 1551 following the Dissolution (Page, 1927).

The original eight day fair on the Ascension was granted to Burnham Abbey itself in 1269, although this was not given Royal approval until 1414 and which was subsequently held by John Williams who was also given a further grant on the Purification in 1551 (Page, 1927). The fair traditionally sold goods and livestock, particularly horses, sheep and cattle.

The original extent of the market area is thought to have encompassed all four arms of the Old Town with a much wider space in front of the church where the short row of houses named the Broadway now stands (Simmons, *unpubl*.). A market shambles was located on the Aylesbury End arm built in the 16th century and surviving well into the 19th century (Simmons, *unpubl.*).

*Town layout*

Little is known about Beaconsfield in the medieval period although there was almost certainly some dispersed settlement before the 12th century in the form of several groupings of two or three small farms (Figure 6). Alder Ridge lay to the south of Beaconsfield approximately where the current Hall Barn historic park is now situated and comprised of three farms dating to the late 13th century – Woodlands, Holloways and Aldremere (Birch, 1976). A second grouping likely comprised of Seeleys, Gregories (both of which date to the start of the 13th century) and Davenies farm just to the north of the town. To the east of London End lay the small settlement of Wiltons Green, which was demolished in the 18th century by the du Pre estate to make way for a larger park.

What is immediately distinctive about the Old Town is the crossroads that formed the market place and focal point (Figure 27). Two smaller lanes – Hedgerley to the south and Shepherds lane to the north - lead directly into the market place and almost certainly predate the plots surrounding them. The plots along the north side of London End curve distinctly upwards ending abruptly on reaching Shepherds lane while the plots on the south side of the road are more regular, backing onto pre 18th century field systems owned by the Hall Barn estate.

The principal areas of medieval higher status development were most likely to have been along the main London Road while the second arm of the crossroads was probably used for lower status dwellings and no datable medieval buildings survive in these areas.

Beaconsfield is rare in that it is not sited near to a river or spring, which may provide another indication that the town was not deliberately planned. However, several ponds documented in the 18th century probably dated back to the medieval period and may have supplied water to the town's inhabitants. A series of ponds are located on and around the road just beyond the Old Town at Widgenton farm, one of which survives today while a second pond also survives to the north of Aylesbury End at the junction with Candalmas lane. A third pond located immediately in front of the parish church is also illustrated in 18th and early 19th century images.

The earliest area of settlement in Beaconsfield likely also developed around the church and manorial area with houses clustered around the large crossroads. In contrast London End would have formed a high status area leading towards Wilton Green close to, but significantly separate from, the market area. The original town layout would have comprised an open market place forming at the junction of several roads with Windsor End and Wycombe End and possibly Shepherds lane as the principal routes through the town. Almost certainly all six routes into and through the town existed in the medieval period.

Documentary evidence suggest the presence of a deer park and pasture in the area around Beaconsfield with the granting by Royal licence to Sir John Moleyns of Bulstrode Park in 1336 of the right to enclose (Reed, 1979). At present, there is no documentary evidence to suggest this park was located within any of the manors in Beaconsfield.

*St Mary & All Saints Church [Grade II*. Ref: 43760]*

The current parish church is the oldest surviving building in Beaconsfield although it was extensively restored in the late 19th century and only elements of the original 15th century church survive. In the medieval period, the surrounding churchyard was probably much smaller with a 19th century extension to the north of the church as far as The Broadway. The church is set back from the current path of the crossroads within a spacious churchyard and close to the medieval Beaconsfield Manor; the church would have looked out onto the market area and the centre of the crossroads. It lies on the western slope away from the highest point of the town around London End. Closely associated with the church is the manor site and Old Rectory, a 16th century building now also heavily restored. Documentary evidence indicates the presence of an earlier church thought to be located on the same site with records of the rector for a church in Beaconsfield dating back to 1210 (Simmons *unpubl*). The earlier church originally formed part of the estate of Robert de Hodeng who owned Beaconsfield Manor. Early records also refer to a *monasterium* in Beaconsfield although it is unclear whether this referred to a monastic cell or to a church (Birch, 1976).

*Figure 12: St Mary's Church*

The following summaries are taken primarily from the Victoria County History and are limited in the data they provide, the history of the manors around Beaconsfield are complex and a more detailed study is required to fully understand them. A complete catalogue of the available documentary evidence relating to medieval manors is now available online via the National Archives Manorial Documents Registry produced in 2008 by the Centre for Buckinghamshire Studies and the National Archives.

No mention is made of Beaconsfield in the Domesday Book and it is likely that a significant proportion of the parish was included within the lands of Walter Fitz Otho (later de Windsor) in Burnham. The earliest mention of Beaconsfield comes from the 12th century when Fitz Otho granted eight virgates (approximately 240a) of land that was already divided into eight separate tenancies to Robert de Burnham (*Original document not viewed*: British Library: Harl MS 3688). This grant was later confirmed by Ralph de Hodeng who inherited half of de Windsor's estate including Burnham alias Huntercombe Manor.

At this point, the history of the manor becomes more complicated as it appears that the de Burnham's estate was granted to Missenden Abbey at the start of the 13th century. However, later documents seem to contradict this and indicate that the land was instead passed on to de Burnham's heir and later to the Lascalles and Richard, Earl of Cornwall who granted the land to the newly created Burnham Abbey in 1266. It is uncertain whether the land at Beaconsfield supported a manor house.

A more detailed study of the descent of this estate is required to fully understand its history.

*Hall Barn Manor (Page, 1927)*

There are several manorial documents relating to *Hallelond* (Hall Barn) manor dating to the 14th and 15th century including court rolls, account rolls and rentals (see appendix 4 for sources). The manor was owned by Hugh Berwick in 1385, then also a tenant at Beaconsfield Manor.

Hall Manor no longer survives but is thought to be located on, or near, the site of the old rectory at Hall Place [HER 12133]. The current house set within Hall Barn Park was built for Edmund Waller and dates to the latter half of the 17th century [HER 43680].

*Hide Manor (Page, 1927)*

In the early 14th century, the lands that became known as Hide Manor were in the possession of William de Alkeshill but later became part of the Hall Barn estate owned by Hugh Berwick in 1345. The earliest documentary source for Hide manor includes an account roll from 1350 with later sources combining Hide with Hall Barn and Penland manors.

Documentary evidence suggests that the manor house survived until the early 15th century at least and was probably located on the site of the current Hyde farm.

*Penland Manor (Page, 1927)*

Penland manor was probably located south of Beaconsfield town on the site of the current Pennlands farm. Records for this manor date to 1372 at least, however, by the late 14th century later sources record the manor as part of the Hall Barn estate.

*Wilton Manor (Page, 1927)*

Wilton Manor originally formed part of Robert de Burnham's lands in Beaconsfield but was subsequently leased to Missenden Abbey from the 13th century onwards. By the 15th century, Wilton Manor had joined with Gregories.

The original manor does not survive. Wilton Park House was built in the 18th century by the then owner, Josias du Pre but was demolished in 1967.

*Gregories/Butlers Court Manor [Reputed] (Page, 1927)*

Land at Gregories (later Butlers Court) also originated in the early medieval period as lands held by the Gregory family in the early 13th century, although the lack of manorial documentation suggest this estate was more a freehold farm than a manor. By the late 15th century, it had passed into the Butler family of Hall Barn.

The current farm at Gregories dates to the 17th century while the original Butler's Court house near to Walk Wood had been destroyed by fire by the 18th century. It was rebuilt at a location south of the original site under the name of Butlers Court only to be destroyed a second time towards the end of the 19th century. The current Butlers Court was built at the start of the 20th century.

*Hospitals & Schools*

There is, at present, no evidence for hospitals or schools in Beaconsfield during the medieval period. The nearest hospitals in the medieval period were sited at High Wycombe and Great Marlow.

*Secular Buildings*

There are several surviving buildings dating to the 15th and 16th centuries, most of these are concentrated around Beaconsfield Old Town with the exception of Seeley's Farm west of Beaconsfield station, Egham's Farm near Forty Green and Baylins farm (Beelings Manor) near Knotty Green.

*Trade, mills and industry*

There are several documented sources for windmills in the town of Beaconsfield, including a reference in a legal document of 1311 although the exact location of this mill is as yet unknown (Birch, 1976). Place name evidence at Mill Lane at the northern end of Aylesbury End suggests the location of a mill here at some point.

*Inns and Taverns*

The hospitality industry has remained an important part of the social life of the Old Town. 1577 returns to the Privy Council for vintners, inn-keepers and alehouse-keepers in Buckinghamshire list three inns, one tavern and 12 alehouses in Beaconsfield (CBS D-X423/1), comparable to Wycombe and Newport Pagnell.

*Figure 13: The White Hart, Aylesbury End*

## 5.6 Post medieval synthesis and components (1536-1800)

*Markets & Fairs*

The market continued throughout the post medieval period despite competition from nearby markets in the larger towns of Wycombe and Uxbridge (Page, 1927). The 16th century market hall recorded in Aylesbury End was described as a long, low, open building running down the centre of the road coming to an end just in front of the current Hall Barn estate office (Simmons, *unpubl.*). Early encroachment onto the extent of the market place consisted of the short row named The Broadway, of which several buildings are listed including the 17th century or earlier timber framed house at No. 12 [HER 43669]. There are, however, indications of contraction of the market as by the late 18th century the earlier market hall in Aylesbury End was considered to be in a bad state of disrepair and was likely demolished soon after to be replaced with a number of small buildings that survived on the site until the early 20th century (Taylor, 1983).

The current Hall Barn Estate Office [HER 43651] was built in the 18th century in Aylesbury End, serving at the time as the town lock up (Simmons, *unpubl.*). Court records also refer to the presence of a cage and stock in front of the lock up in 1768 while in 1778 further orders for the erection of a whipping post are also recorded (*ibid*). The location of these elements of the court justice in the centre of the market place served as a warning to the local populace attending the market.

While the market probably experienced some contraction, the fair continued to thrive throughout the post medieval period and even by the early 20th century remained as a 13 day event with horses, sheep and cattle as the main produce sold (Page, 1927). The fair was likely more significant than the market by the late 18th century and probably continued to spread into every arm of the crossroads. It is uncertain why the market in Beaconsfield failed while the fair has continued into the present day.

*Town layout*

Development in the post medieval period likely continued along the pre-existing Ends as well as into the secondary lanes leading off from the crossroads but significant spread outwards was probably limited by the arrangement of the estates around the town, effectively concentrating development within the existing town limits (Figure 28). Towards the end of the 18th century, Beaconsfield experienced significant re-growth as a result of increased traffic along the turnpiked road from London to Wycombe and Oxford and while there was some encroachment into the market area, it is likely that many of the earlier plot boundaries have remained.

*Figure 14: Wycombe End*

The short row of houses named 'The Broadway' is at odds with the morphology of rest of the historic town and may indicate early infringement onto the market place. The earliest building, at No. 12, dates to the 17th century at least and may be earlier. The remaining houses date to the 18th and 19th centuries and indicate more recent infill. Documentary sources suggest the medieval scope of the market place probably extended over much of this area, forming more of a square than a crossroads (Simmons, *unpubl*.).

Low demand for redevelopment within the Old Town have meant that the historic plots have undergone little change since the 19th century at least despite some redevelopment or restructuring of the buildings within the plots. Figure 28 shows the surviving plot boundaries in the Old Town based on changes between the OS 1st edition map of 1876 compared to the current edition of OS Mastermap data; this highlights the high level of preservation to historic plots with the exception of the market shambles that was known to be demolished some time in the 20th century.

*The Civil War*

Edmund Waller of Hall Barn, while initially a supporter of the Parliamentarian faction during the Civil War, was implicated in a plot against Cromwell in 1643 and subsequently exiled to France leaving his estate in the hands of his mother (Taylor, 1983). He did not return to England until 1651 and then spent little time at the Hall Barn estate (*ibid*). During the Civil War the town, as in most other places, fared badly with unemployment, poverty and vagrancy which probably also contributed to the decline in the market from this period (Birch, 1976).

*Routes & Trade*

The coaching era and the establishment of a turnpike trust in 1719 on the main road through Beaconsfield may have revived the town and market for a short period in the 17th and 18th centuries. Beaconsfield was named as one of the main overnight stopping points on coaches from London to Oxford in the late 17th century with two Oxford based coach-masters running along the route each with three coaches per week (Gerhold, 2005). The coaching route through Beaconsfield brought a boost in trade and status as an increasing number of gentry built their houses along the London End. The London to Wycombe End also saw an increase in inns and pubs along the route in the 18th century. However, by the early 18th century the Oxford coaches had moved their overnight stops to High Wycombe and continued to stop there throughout the first half of the 18th century (*Ibid*).

The removal of the overnight stop to High Wycombe combined with improved travel meant a significant loss of trade to the inns and taverns in Beaconsfield. Loss of trade as a result of this probably contributed to a string of closures of inns in the town throughout the 18th century including The Swan in 1700; the Crown in 1759; the Kings Head in 1775 and the Bull by the start of the 19th century (Thorpe & Hunt, *unpubl*).

The establishment of turnpike trusts through Beaconsfield was divided into two with the town as the division point. The first turnpike was established along the route west of Beaconsfield towards Oxford in 1719 and a toll gate was built west of the Old Town at Holtspur (Edmonds, 1993). The second turnpike ran east to London and was established at the later date of 1751.

*United Reformed Chapel, Aylesbury End [Grade II. Ref: 475366]*

Early references to non-conformity in Beaconsfield date to the 15th and 16th centuries with isolated charges of heresy against individuals but is was not until 1715 when Samuel Clerk was listed as a pastor of a Presbyterian church that there is any reference to regular meetings (Birch, 1976). Meetings were recorded at Bell Barn on the Butlers Court estate until 1730 when the old barn was demolished and a new meeting house built (http://www.beaconsfield-urc.org). Splinter factions formed towards the end of the 18th century and carried out their own meetings in a cottage until the Bethesda chapel in Aylesbury End was first built in 1800 to the rear of the current church property (Birch, 1976). By the mid 19th century, the two factions had reformed at the Bethesda site and a new chapel was subsequently built fronting onto the street by 1874 (*ibid*).

*Figure 15: United Reformed Chapel*

*The Poorhouse*

From 1768 until the mid 19th century, Beaconsfield maintained its own poorhouse on the site of a former inn at the east end of London End and was able to take 40 places (Coppock, 2003). It was later replaced by a union of local parishes based at Amersham.

*Hospitals & Schools*

The Dissenting minister of the Presbyterian chapel was also recorded as a schoolmaster in 1704 although the first Sunday school was not officially organised until the late 18th century (Birch, 1976).

*Mills & Industry*

Beaconsfield seems to have been a largely agricultural community in the post medieval period, with few significant cottage industries. A ribbon factory existed in Wycombe End at Factory Yard with two further factories recorded at No. 1 Windsor End and on the site of the current Wesleyan Chapel in Shepherds lane. Lace making was a common occupation for the women of Beaconsfield, in particular around Shepherds lane but also at the workhouse in London End (Taylor, 1983). At one time, a lace making school was also documented in the town. While lace making and straw plaiting continued throughout the 17th and 18th centuries as marginal cottage industries, it was clearly in decline by the end of the 18th century with only one lace man listed on the 1798 trade directory. Two windmills dating to the late 18th and early 19th centuries are also recorded in the HER.

*Manors*

Following the Dissolution, lands held by Burnham Abbey were forfeited to the Crown who passed it on the Robert Browne, a goldsmith from Beaconsfield in 1545. In 1546, the lands changed hands again to Sir John Williams of Thame and descended from him to the Waller family in 1624. It is under the Waller family that the Hall Barn manor again splinters as first the Wilton estate was sold to Richard Baldwin of Beaconsfield in 1611 who then passes onto the Basil family in 1701.

The Gregories estate was also sold to another branch of the Waller family in 1627 (later the Fuller family) and was later sold to the Burke family in 1768. The main estate comprising Hall Barn, Beaconsfield, Hide and Pennlands remained with the Waller family throughout the post medieval period.

This estate to the south west of the town, provides the most visual impact on the town with the estate holding the lordship of the manor of Beaconsfield and still retaining rights to the commons & waste land of the Old Town (Beaconsfield Conservation Area). Little Hall Barn farmhouse is situated on the southern end of Windsor End and is most likely the home farm of the Hall Barn estate.

*Secular Buildings*

Each End of the crossroads has its own distinctive style of architecture and design as a result of continuous development and adaptation over the centuries. Much of the current townscape is rooted in the post medieval period as the town grew in importance it attracted the attention of the gentry classes. In the 17th and 18th century with the absence of modern traffic the vastness of the crossroads at Beaconsfield must have been a significant visual feature of the town.

*Figure 16: London End*

The buildings in London End date from the 16th to 19th centuries with Georgian, Victorian and Neo Georgian architectural features in a grand style, much of which is 18th century re-fronting of earlier timber framed buildings. Timber framed buildings continued in use until the 18th century. A dominating visual feature of this end is the number of carriage ways that allowed access to the rear of the large plots along this road. The majority of the buildings are post medieval, brick faced, wide frontage houses interspersed with more narrow timber framed buildings along both sides of the road. As the main road into

Beaconsfield from London, this area was very much the centre of society with numerous town houses lining both sides of the road.

Windsor End is very much influenced by the Hall Barn estate with rows of urban cottage style buildings in the vernacular style for the estate labourers. The emphasis on this road in the 18th century would have been on the wide open spaces in front of and around the church and would have been the focal point of the market. Most of the surviving buildings at the south end of the road date to the 17th and 18th centuries.

*Figure 17: Windsor End*

Wycombe End was probably the shortest of the four arms and narrows comparatively soon on leaving the market area. Lack of development in this area may be partly due to restrictions imposed by the Hall Barn estate. There are several surviving post medieval buildings along this road, predominately built in Georgian or Victorian styles.

*Figure 18: Wycombe End*

The overwhelming majority of dwellings in Aylesbury End date to the 17th century, but unlike the other streets there is a significant divide between the east and west side. The east side is characterised by wide Georgian fronted or modern Neo-Georgian buildings. In contrast the west side is overwhelmingly comprised of a long stretch of small, narrow urban cottages built in the vernacular style as they follow the gradual widening of the road from the mouth of Aylesbury End to the market place in the centre.

*Figure 19: Aylesbury End*

## 5.7 Modern synthesis and components Old Town (1800-Present)

*Manors & Estates*

During the 19th century, a significant number of cottages were built along Windsor End, Hedgerley Lane and Lakes Lane to house estate labourers (Beaconsfield Conservation Area Appraisal, 2008). These cottages were all built to distinctive style in short rows of 5-10 small urban cottages with low rooflines & dormers and each house with a small front garden bordered by picket fencing.

Wilton Manor estate was bought by the Du Pre family from the Basil's in 1777 (Page, 1927) and remained in their hands until they leased and subsequently sold it to the Ministry of Defence. The Du Pre family also acquired the Gregories land from the Burkes in the 19th century. Wilton Manor park lies to the north east of the town with the grand entrance to the estate starting at the junction of London End and Park Lane flanked by the 18th century Wilton farmhouse on the left and the early 20th century Wilton Lodge to the right. During World War II the house was leased to the Ministry of Defence as a Prisoner of War camp and has subsequently become a MoD school (Taylor, 1983).

Knotty Green and Forty Green were originally small hamlets some distance from the Old Town in the neighbouring parish of Penn and the land around them was predominately owned by Lord Curzon of Penn manor (Page, 1927). Following the introduction of the railway in 1906, Curzon was quick to sell off significant amounts of land around Knotty Green for development while retaining some degree of control over the land through the imposition of conditions on the size and type of dwelling to be constructed on the land. In the modern landscape, Beaconsfield New Town has spread across into Penn to join up with development around these hamlets.

*Impact of the railway*

Beaconsfield remained a largely agricultural town well into the 19th century and was largely bypassed by the Industrial Revolution until the coming of the railway in 1906. Yet even the railway had comparatively little effect on the Old Town of Beaconsfield, being sited some distance away.

*Present Character*

The wide streets of the medieval town have been retained in the modern town, although traffic and parking has made a significant impact on the visual aspect of the four arms. Figure 30 illustrates the predominance of Georgian style architecture rather than vernacular over areas of pre 1800 development while later areas include Vernacular and Victorian styles. The buildings in the Old Town are primarily built of handmade brick with clay tile or slate roofing and have gable ended roofs parallel to the street. The Old Rectory on Windsor End is one of the only exceptions, being gable ended perpendicular to the street. Figure 32 also shows the development of Beaconsfield by approximate period to be dominated by post medieval to modern development with almost no surviving medieval structures.

*Civic and modern religious structures*

Almshouse, London rd (demolished)

The 1847 Tithe map records a small almshouse on the eastern edge of the town along the road from London although it was probably demolished soon after as it does not appear on the OS 1st edition map of 1880.

The Manse, No 54, Lakes Lane

A Manse or Presbyterian rectory is documented in Lakes lane from the late 19th century with later additions for a Sunday schoolroom (Birch, 1976).

Primitive Methodist Chapel, behind No 12 Windsor End

A short-lived chapel is recorded on OS maps between 1880 and 1920 at the end of the row of labourer's cottages in Windsor End.

Wesleyan Chapel, Shepherds Lane

The earliest meeting house for the Wesleyan Reformist is recorded in the mid 19th century in Factory Yard, Wycombe End before moving to the current site in Shepherds Lane. This building was formerly a ribbon factory, converted at the start of the 20th century (Birch, 1976).

*Hospitals & Schools pre 1945*

In the early 19th century two systems of voluntary schools were created, the first system was created by the *British & Foreign Schools Society* based on a non-denominational faith of which there is no record in Beaconsfield. The second system of schools were organised by the *National Society for the Education of the Poor in the Principles of the Established Church*. This system has one representation in Beaconsfield at the site of the Old Church School in Windsor End. A number of other small schoolrooms and Sunday schools have been documented at Wycombe End on the 1847 tithe map and at the Old Manse in Lakes Lane (Beaconsfield CA). Numerous private boarding schools have also been documented including Hall Place, Wycombe End; Wendover House, London End; Leigh House, Wycombe End; and Norfolk House, London End.

Beaconsfield National School, Windsor End

Designed by Henry Woodyer in 1872 the school is currently in use as a Freemason's Lodge. This was one of the earliest schools recorded in Beaconsfield. Documentary evidence indicates that the building was formerly a ribbon factory (Sheahan, 1861).

Reading Room, No. 8 The Broadway, Wycombe End [Grade II. HER 1211002]

A late 19th century reading room is recorded bordering the market crossroads.

Davenies School [Grade II. HER: 43747]

Davenies was originally a farmhouse dating to the 18th century but was heavily extended and converted in the early 20th century by the architect Stanley Hamp and later became a school.

No. 1 London End

A Children's Convalescent Home is recorded at this site in the 1920 trade directory. There are no records of a hospital or surgery in Beaconsfield although several surgeons are listed in the gentry section of 18th century trade directories.

*Industry in the 19th Century (see Appendix 4 for details)*

In general, the summary of trade in the 19th century shows little of note for Beaconsfield until the early 20th century when the railway boosted local trade. Beyond the core trades such as tailors and dealers, the trade directories do not highlight any particular industry operating within the town prior to the railway. A small number of lace makers are recorded in the first half in the 19th century but had almost completely died out by the 1860s while towards the end of the century one or two furniture makers appear. Other occasional trades that appear include straw bonnet makers, ribbon makers, weavers and whitesmiths (metal workers). The largest group covered the basic service industries including bakers, butchers, pubs, wheelwrights, watch makers and builders. Also included in this group are a significantly high number of schools including board and day schools with at least five schools listed in each directory.

| Summary group | 1830 | 1844 | 1850 | 1864 | 1877 | 1887 | 1895 | 1903 | 1911 | 1920 | 1935 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Professional | 8 | 6 | 2 | 6 | 5 | 5 | 6 | 11 | 30 | 25 | 36 |
| Agric/General | 0 | 0 | 0 | 17 | 16 | 16 | 9 | 6 | 11 | 9 | 13 |
| Artisans/trades | 9 | 10 | 16 | 12 | 11 | 14 | 12 | 10 | 9 | 10 | 22 |
| Service/Provision | 40 | 61 | 57 | 43 | 51 | 42 | 49 | 47 | 61 | 66 | 112 |
| Merchant/dealer | 16 | 22 | 23 | 23 | 16 | 19 | 16 | 20 | 39 | 25 | 73 |

*Table 4: Summary of occupations in the 19th century in Beaconsfield (method adapted from Broad, 1992)*

## 5.8 Modern synthesis and components New Town (1900-Present)

*Hospitals & Schools post 1945*

The 1944 Education Act provided for the modern school system of state funded schools open to everyone, in Beaconsfield there are currently eight schools including one special school and two private schools. Of the pre 1944 schools in Beaconsfield, only Davenies and High March have survived the transition, although the National School continued until the early 1970s.

*St Michaels & All Angels Church & Parsonage [Grade II. Ref: 487380; 487381]*

This church and parsonage were built in the New Town just to the north of the railway line at a time when the Old and the New Town were separated. In the planning of this new area, the roads and the church were completed by the early 1920s while the housing was added throughout the 1920s and 30s.

There are also at least a further four chapels and churches in the modern town dedicated to Christian based faiths.

*Figure 20: St Michaels & All Angels Church*

*Commercial Development - The Broadway, New Town, 1920s.*

The new commercial focus to Beaconsfield lies in the area surrounding the town station. Several short stretches of shops and houses designed in an Arts and Crafts architectural style and dating to the early 20th century comprise the core of this area while commercial development just to the south of the railway lines consist of more modern shops with blocks of flats and large supermarkets close by.

*Figure 21: New Town Broadway*

*Town Layout*

Figure 32 illustrates the growth of surviving residential development in Beaconsfield New Town by approximate period. It shows that the majority of development occurred along a north-south axis around Penn Road leading up from the Old Town to Knotty Green and along the Amersham Road in the period 1915-1945 some time after the introduction of the railway. Development then extended outwards towards Penn in the north and Holtspur to the west in the period 1945-1980. Post 1980 residential is primarily limited to infill or redevelopment rather than expansion to the town limits. It should also be noted that a series of plots around Knotty Green leading to the railway were developed in the period 1900-1915 immediately following the construction of the railway but has since been extensively redeveloped with only isolated plots remaining.

Figure 31 illustrates the dominant morphologies recorded for Beaconsfield New Town as part of the individual town surveys. This shows an interesting division of styles to the east and west of Penn Road. To the west the areas of residential development around Burkes lane, Hogback woods and so on are primarily characterised by winding lanes or modern looped networks, the emphasis in both cases being on wide curving roads, pavements and verges. The housing stock primarily consists of large detached properties set within a tree covered landscape with hedgerows and dense vegetation. The only exception being Holtspur heath to the far west of the town, which is similar in style to the eastern half of the town. In comparison, the eastern half primarily consists of more structured rectilinear morphologies. The streets are straight and narrow with smaller pavements and verges. Hedgerows and vegetation are present in this area but they remain less significant than in the western half.

Anomalous to this are isolated areas of private access or gated communities that are distributed throughout the town. These areas are primarily limited to modern redevelopment.

*Secular Building*

Former Gregories Estate, Burkes lane 1910s.

Development between the railway and the Old Town was centred on a new through road winding around Walk Wood. Plots in this area were larger and the emphasis here was on the park-land setting with dense woodland, winding, hedged roads and the exclusivity of the housing stock.

St Michaels Green, 1920s.

Immediately north of the railway and east of Penn road the St Michaels Green development was constructed in several phases, the infrastructure and amenities including the school, church and recreational facilities were first laid out in the late 1910s, followed by residential development in the 1920s and 30s. The variety in style and plan form in this area indicates that parcels of land were sold off individually to speculative developers.

*Figure 22: 1920s housing, St Michaels Green*

Malthouse Square, 1920s.

The development at Malthouse Square in the Old Town, built in the 1920s, comprises one of the earliest examples of Local Authority housing in the area. The small estate was designed around a central green and was intended to imitate elements of the Garden Suburb movement (Beaconsfield CA).

*Figure 23: Malthouse Square*

Candalmas Mead, 1950s.

Candalmas Mead is a series of housing developments begun in the 1930s and 1940s as Local Authority housing. The estate comprises small red brick semi-detached properties built to a generic architectural style.

Holtspur Heath, 1950s.

The new estates were more structured with a greater provision for amenities and infrastructure, dwelling densities also increased significantly while variations in the housing stock decreased.

Hampden Hill Estate, 1970s.

In contrast, the speculative development at Hampden Hill, now a conservation area, follows a more modern, individual style. The focal point of the development is a central green while the housing stock comprises of angular buildings with wide windows.

Seeleys Estate, 1970s.

Recent estates have varied in style such as at Seeleys estate, built in the 1970s to the north of Seeleys farm, which follows an open plan style almost devoid of shrubbery with a looped road network.

*Figure 24: Seeley's Road 1970s estate*

Modern Infill, 1990s – present day.

Modern housing has been limited to smaller areas, most commonly as redevelopment of open spaces, former industrial areas or within larger housing plots created in the early 20th century. Gated communities are increasingly common as are unique types of architecture.

*Figure 25: Modern development, gated estates*

*Designed Landscapes*

There are several HER records for smaller, 19th and 20th century gardens within Beaconsfield.

Shepherds Lane cemetery [HER 0652800000] was built in the early 20th century, first appearing on the OS 6" 1919 map. The only structure of note is the 1936 tombstone of G K Chesterton, which is included in the Listed Buildings register while the cemetery design itself was not considered exceptional enough to be added to the Parks and Gardens register.

The gardens of Gregories estate [HER 0438202000] included a possible moated site, orchards and a landscaped park originally designed in the 18th and 19th centuries for Edmund Burke. However, the site no longer exists having been developed for housing and schools in the 20th century.

Manawatu house on Burkes Lane [HER 0653000000] lies within the original extent of Gregories Park and includes a semi-formal garden dating to the early 20th century. However, this garden was primarily included because of its associations with the former Gregories estate and its current condition is unknown.

Corner Cottage [HER 0653100000] is located within the Holtspur Heath area of Beaconsfield New Town. It was included in the BCMAS report because of an early 20th century of unique design thought to be associated with the house; however, no modern record of the garden survives.

Hall Place [HER 1213303000] lies in the centre of Beaconsfield Old Town and originally dates to the 18th century by the then owner H. Woodyer although it was significantly redesigned in the late 19th century. It was restored to its 19th century extent by the then owners in the late 1990s. This is the only garden that warrants further research; however, it has been divided and is now in the ownership of several parties.

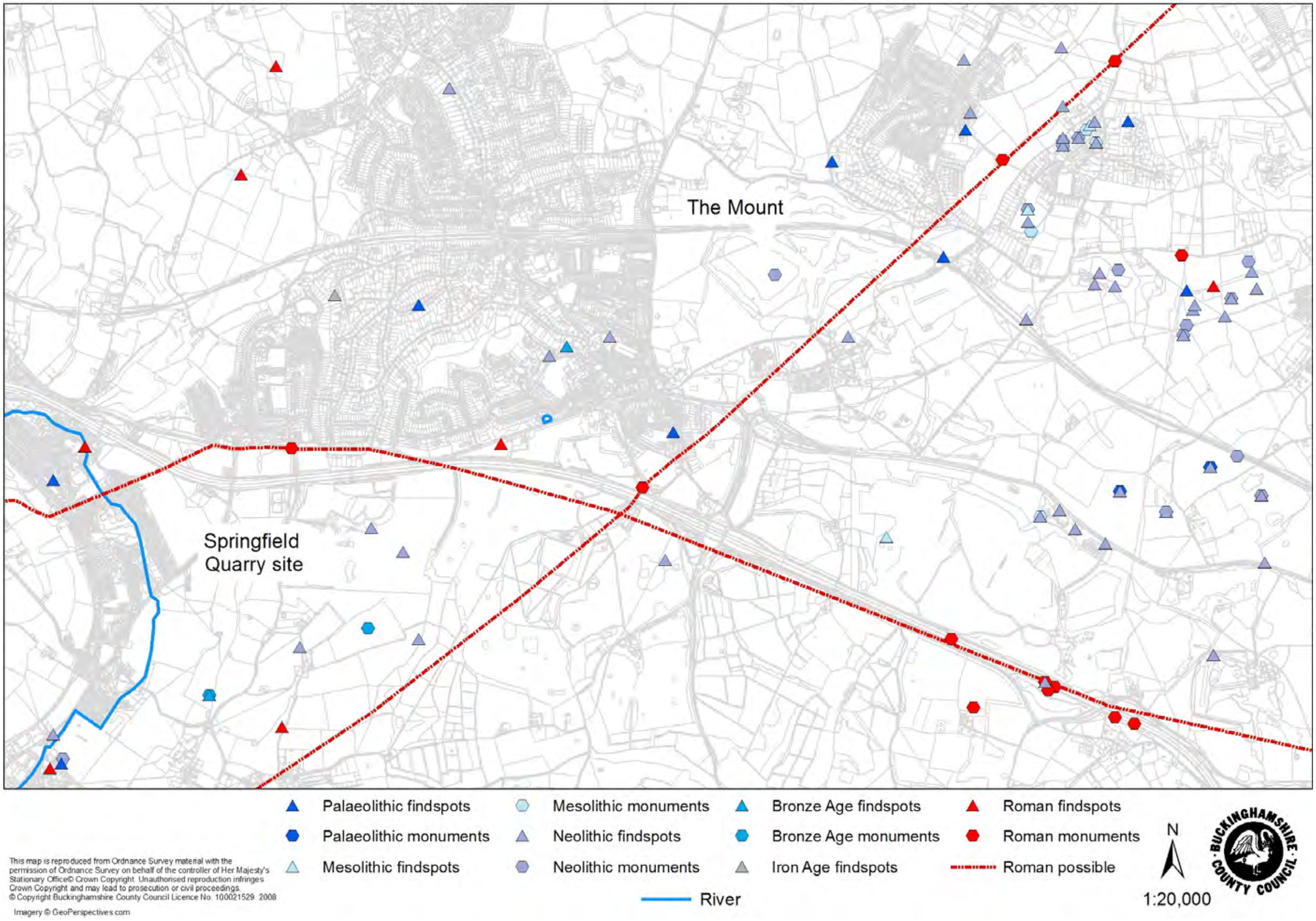



*Figure 26: Prehistoric evidence*

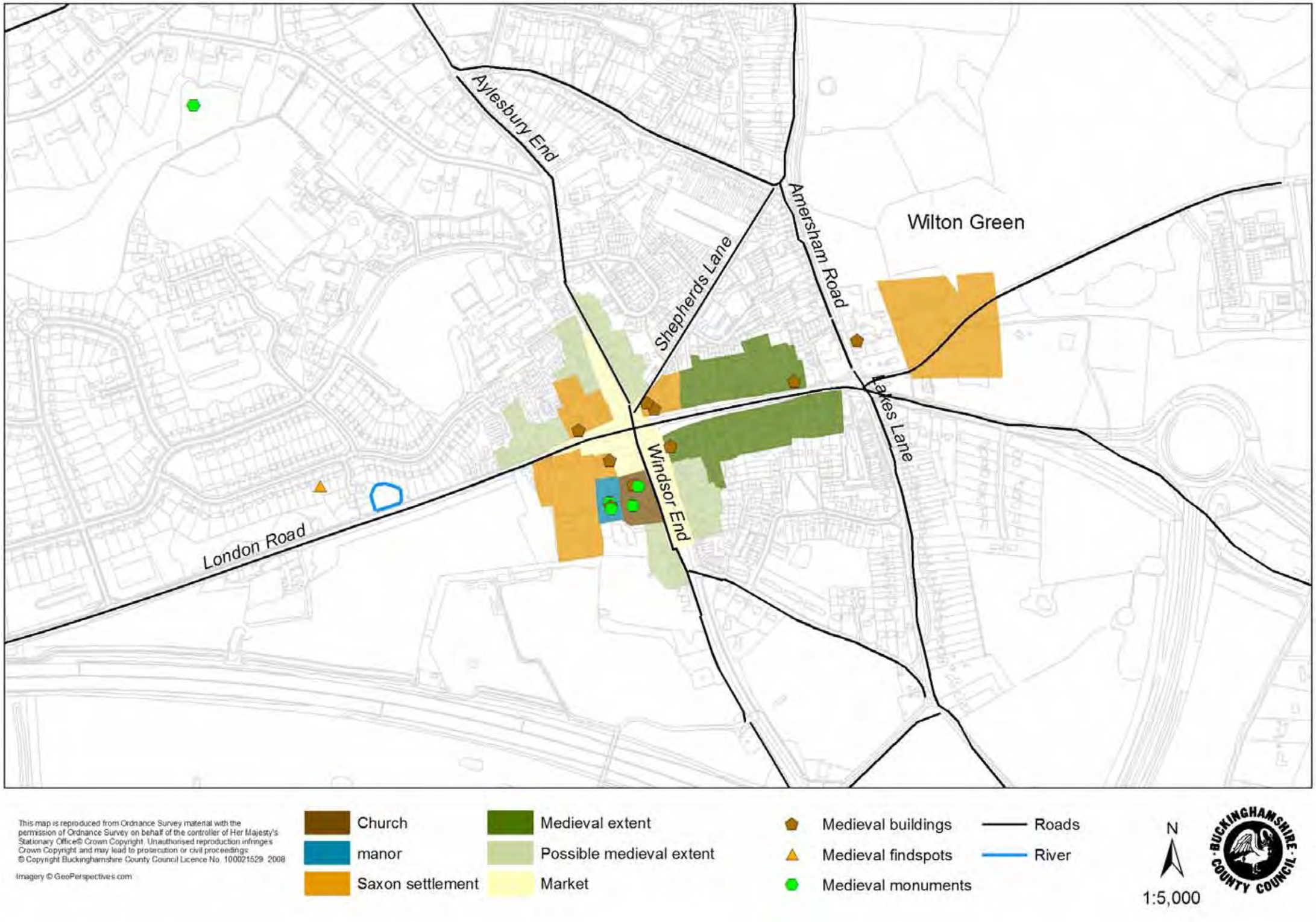



*Figure 27: Possible extent of the town in the medieval period*

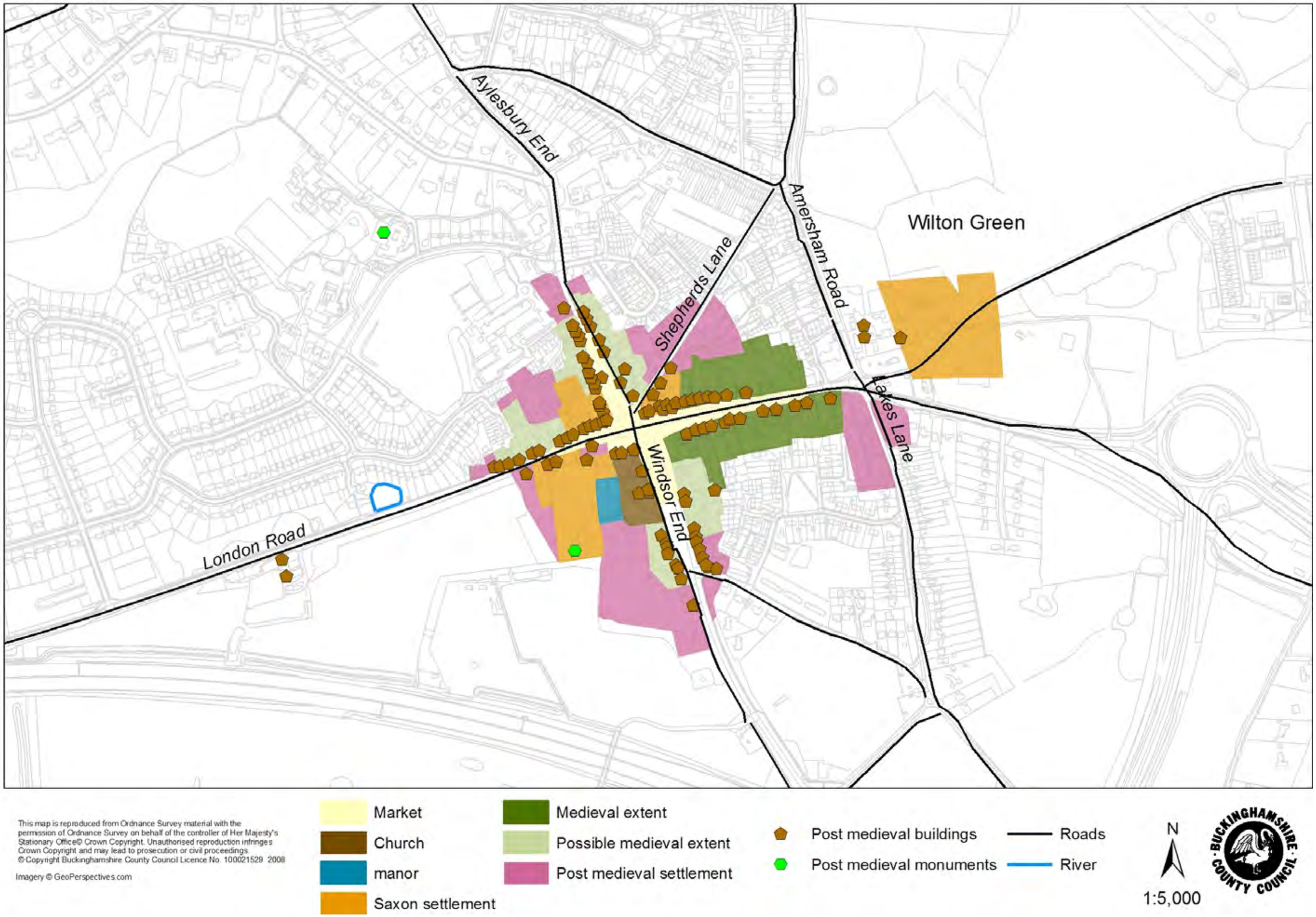



*Figure 28: Probable extent of the late post medieval town*

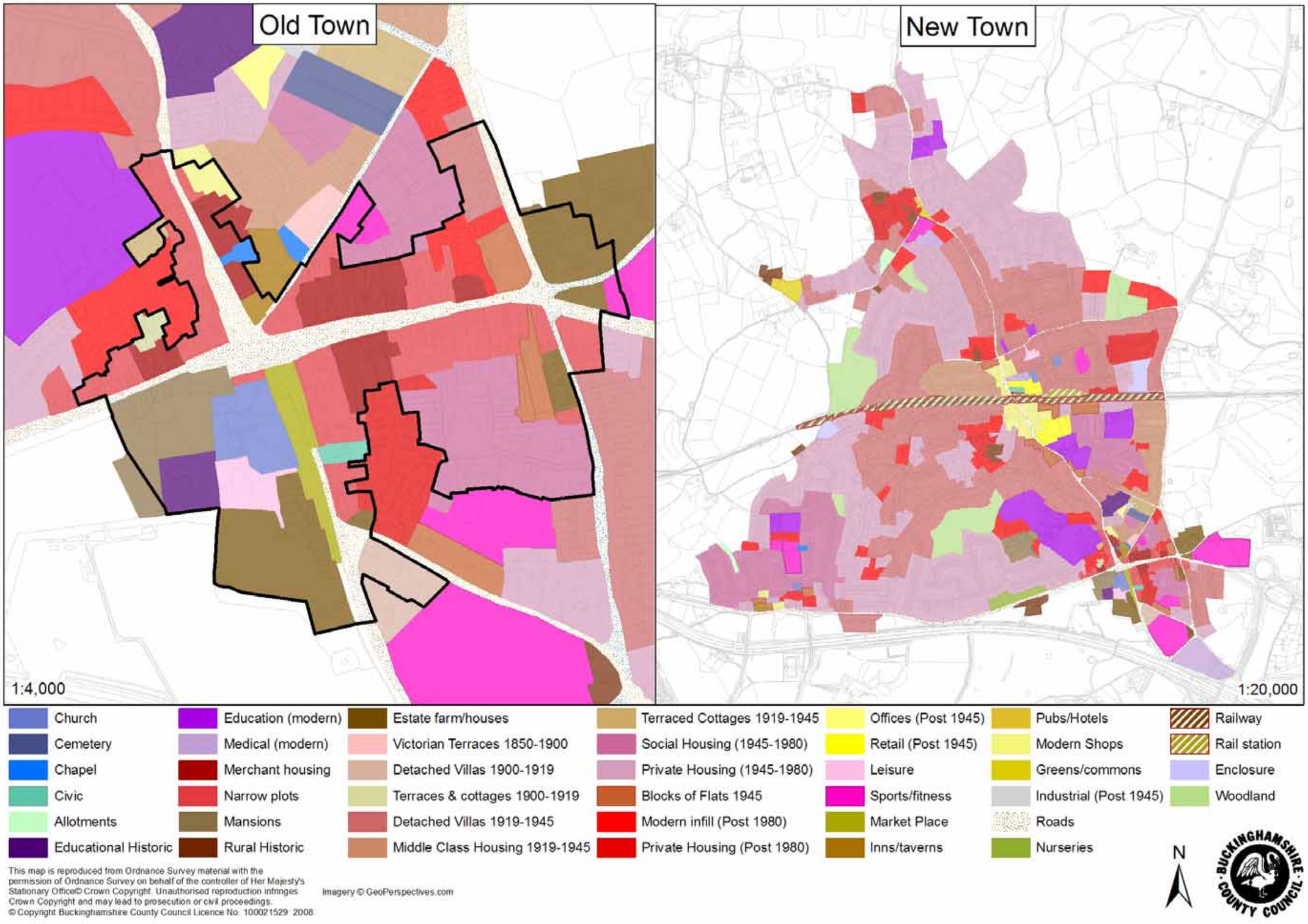



*Figure 29: Character of the town*

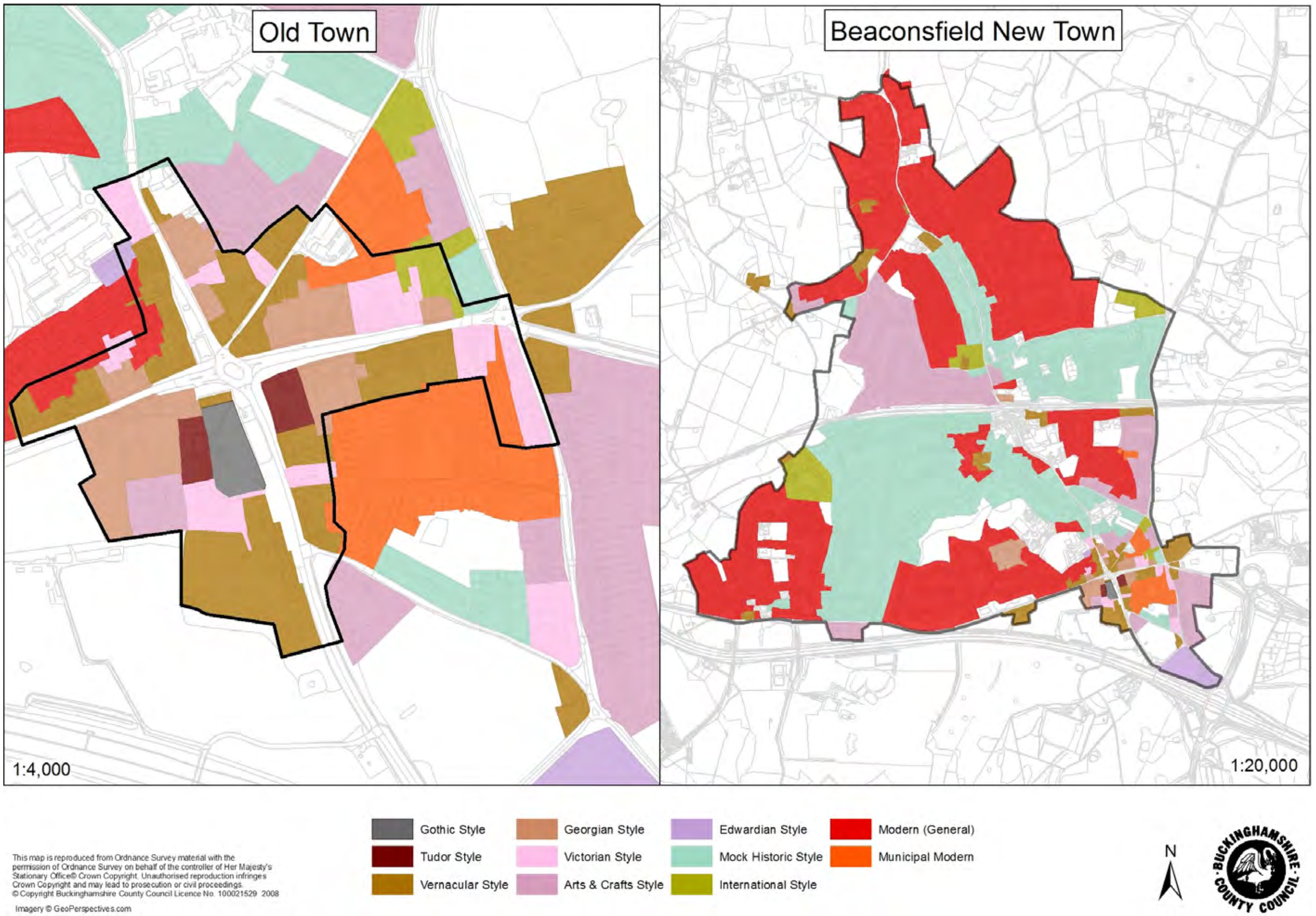



*Figure 30: Architectural styles in Beaconsfield*

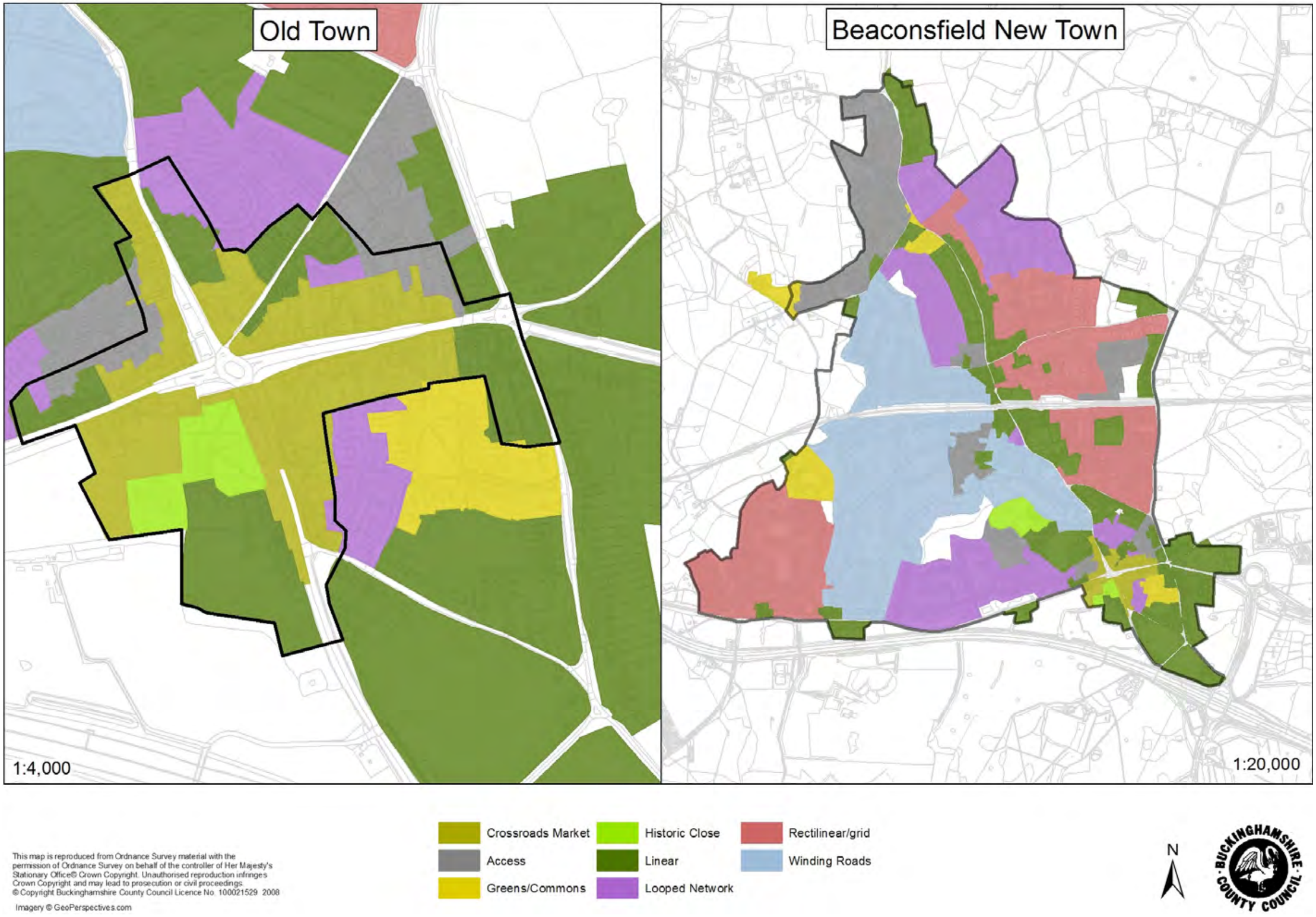



*Figure 31: Morphological styles in Beaconsfield*

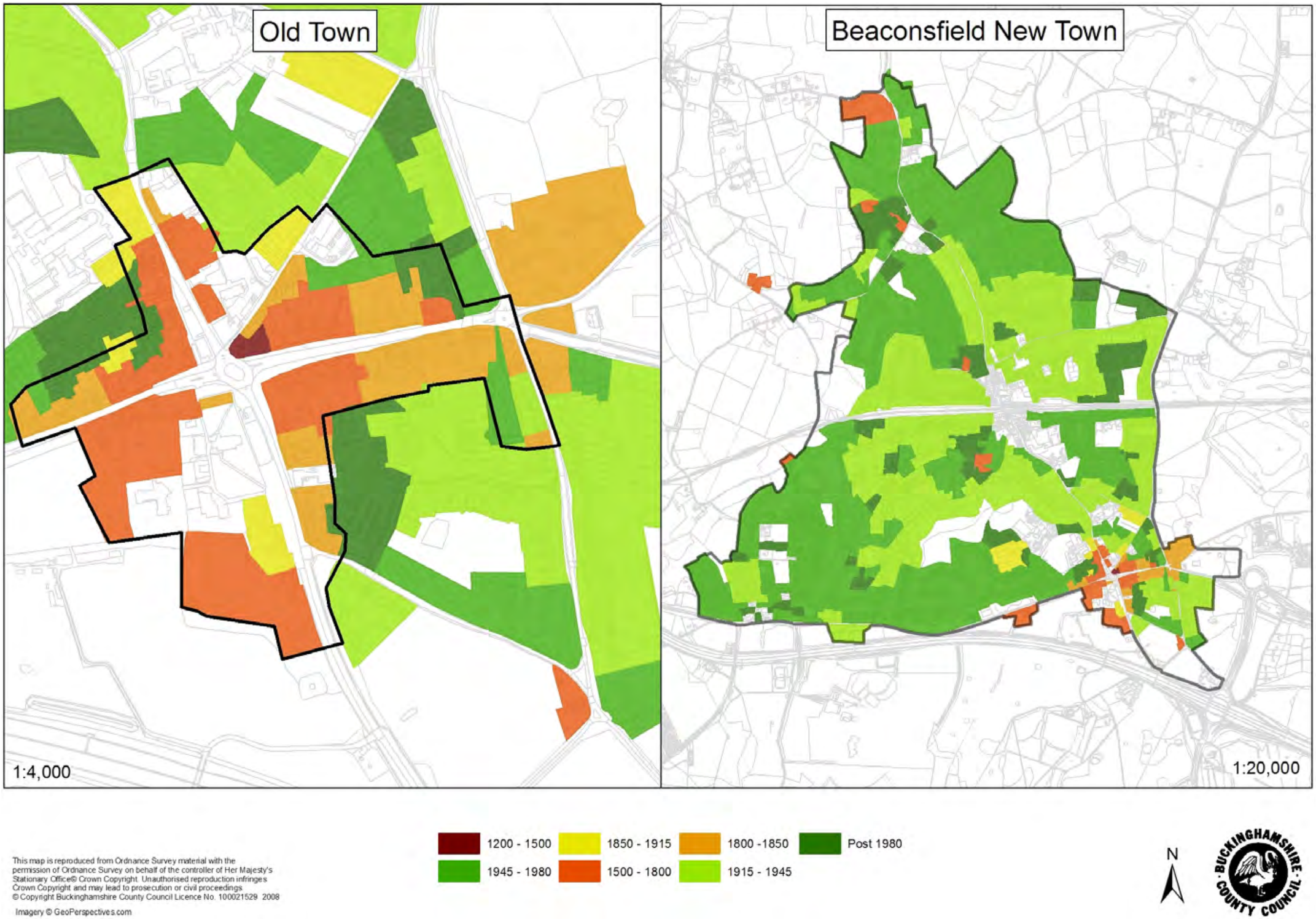



*Figure 32: Period development in Beaconsfield*

# 6 Historic Urban Zones

## 6.1 Introduction

The process of characterising and analysing Buckinghamshire towns produces a large quantity of information at a 'fine-grained scale' e.g. the character of particular buildings, town plan forms and location of archaeological data. This multitude of information can be hard to assimilate. In order to distil this information into an understandable form, the project will define larger areas or Historic Urban Zones (HUZs) for each town; these zones provide a framework for summarising information in a spatially and written form. Each zone contains several sections including:

1. A summary of the zone including reasons for the demarcation of the zone.
2. An assessment of the known and potential archaeological interest for pre 20th century areas only.
3. An assessment of existing built character.

## 6.2 Historic Urban Zones

The creation of these zones begins with several discrete data sets including historical cartography and documentary sources; known archaeological work; buildings evidence (whether listed or not) and the modern urban character. From this, a picture can be drawn of the changes that have occurred to the built character within a given area over a given period. Discrete areas of the town that then show broad similarities can be grouped as one zone.

After the survey results have been mapped into GIS the resulting data is analysed to discern any larger, distinctive patterns; principally build periods, urban types, styles or other distinctive attributes of buildings. Zone boundaries are defined based around areas of homogenous townscape, although occasionally there may be more diversity as a result of piecemeal change. Other considerations for defining these zones can be made from the other attribute data, including time depth and degree of preservation.

Several different datasets will feed into the creation process for urban zones under two broad headings; Historical and topographical modelling, and built character.

Historical and topographical modelling covers a variety of sources including:

- Historical maps and documentary research – historical consultancy work, an analysis of historic routes and an analysis of manorial holdings where available
- Archaeological and environmental evidence – data stored in the HER, geological and soils databases provided by the BGS and Cranfield University and an analysis of the distribution of pottery fabrics for the Saxon and medieval periods

The Built Character heading incorporates the following sources:

- Built environment – English Heritage listed buildings and historic map research
- An analysis of the modern urban form – The historic urban character database produced for this project and designations such as Conservation Areas and Registered Parks and Gardens

## 6.3 Archaeological Assessment

The second part of the analysis examines the significance and potential of towns from an archaeological perspective, this assessment is undertaken by the analysis of archaeological and historical sources. Unlike the built environment, the focus of investigation is limited to the historic cores of settlements, where most archaeological evidence exists and the likelihood of archaeological discovery is at its greatest. The assessment includes consideration of the archaeological interest of aboveground buildings and structures, which may contain hidden elements that are earlier than their nominal date based on visible architectural details.

The method for evaluating archaeological significance is an adaptation of English Heritage's Monuments Protection Plan for urban areas (English Heritage 1992). For the character zones within the historic core an evaluation is made of particular attributes, these are: Period; Survival; Potential; Group Value and Diversity.

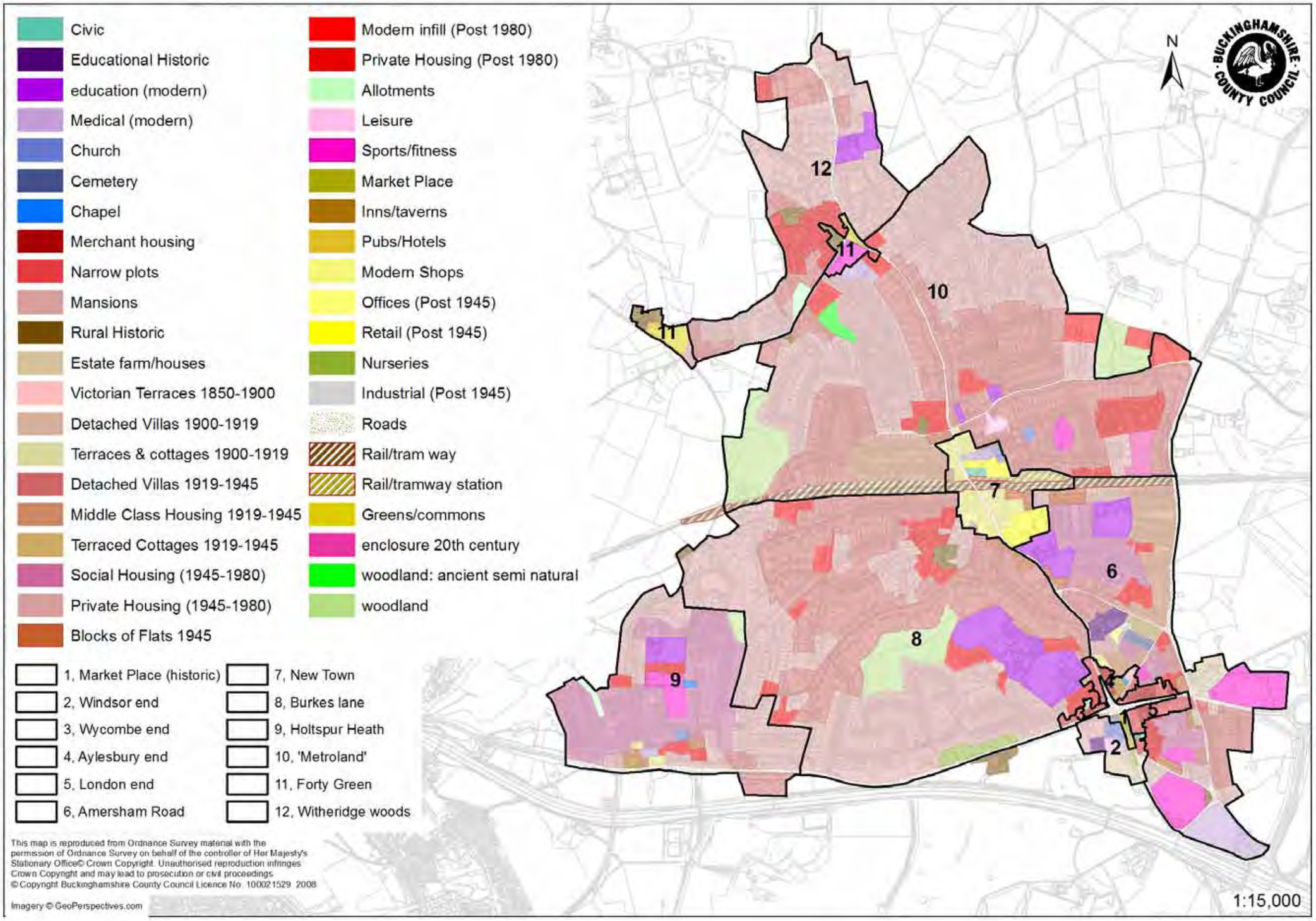



*Figure 33: Historic Character Zones for Beaconsfield*

## 6.4 Historic Settlement

| Zone 1: Market Area (Historic) | | | |
|---|---|---|---|
| Summary | | | |
| This zone is located in Old Beaconsfield and is defined by the historic extent of the market area along the four arms of the crossroads. The zone includes a small number of buildings that probably represent encroachment onto the market place in the post medieval period including the 18th Century Hall Barn Estate Office in Aylesbury End that once stood office as the town lock up and a row of buildings known as The Broadway. The 16th century market shambles was demolished in the 19th century and its location recently redeveloped without any significant archaeological assessment as an urban garden | | | |
| Archaeological Assessment | Built Character | | |
| Period: early medieval foundations 1000-1100<br>Survival: Medium/low –market shambles now destroyed; significant amount of modern alteration such as street furniture and metalling of the road.<br>Group Value: commercial<br>Diversity: Medium – only significant change is the reduction of the market to one arm of the crossroads and the subsequent change of use of the zone as a busy traffic crossing with roundabout<br>Potential: Uncertain | Morphology: | Crossroads market | |
| | Density: | n/a | |
| | Character Types: | Market Place<br>Medieval highways | Narrow Plots<br>Church |
| | Architectural styles: | Vernacular | |
| | Plan Form styles: | Wide frontage | |
| | Build Materials: | Brick handmade | |
| | Roof Materials: | Clay handmade | |

| **Zone 2: Windsor End** | | | |
|---|---|---|---|
| Summary | | | |
| This zone is located on the southern arm of the crossroads in Old Beaconsfield, along the road to Windsor. The zone includes the parish church, the Hall Barn Farm and Hall Place among other fine buildings and is defined by its close associations with the manorial and ecclesiastical centre of the town. The archaeological potential for this zone is high due to the age and history of the buildings in the area and should remain an important focus in future planning and development control decisions. The 17th century Little Hall Barn farm lies on the outer edges of the Hall Barn estate and serves as the southern most limit to the town. The church is surrounded by a number of associated buildings including the Old Rectory, built probably on the site of the medieval Beaconsfield Manor and the much restored 16th century hall house known as Capel house.<br>The remainder of the buildings on this side predominately date to the 18th century and are Georgian in style. The potential for evidence includes for an earlier church or nunnery within the grounds of the current church; evidence for an early manor site at Hall Place; as well as Saxon or medieval archaeology in particular relating to the early foundations of the town. | | | |
| Archaeological Assessment | Built Character | | |
| Period: early medieval foundations 1000-1100<br>Survival: Medium – historic maps indicate a good preservation of plot boundaries; good preservation of built heritage with some good examples of post medieval structures;<br>Group Value: Ecclesiastical<br>Diversity: Low – few significant changes have been made to the built heritage<br>Potential: Uncertain – good potential for Saxon and medieval archaeology that may aide in understanding the origins of the town | Morphology: | Crossroads market | |
| | Density: | high | |
| | Character Types: | Narrow plots<br>Estates farm/house<br>Manorial | Religious<br>Education<br>Leisure |
| | Architectural styles: | Vernacular | Georgian |
| | Plan Form styles: | wide frontage<br>narrow frontage<br>urban cottages | terraces<br>farmhouses |
| | Build Materials: | Brick handmade | Brick machined |
| | Roof Materials: | Clay handmade | Clay machined |

| **Zone 3: Wycombe End** | | |
|---|---|---|
| Summary | | |
| This zone is located on the western arm of the crossroads in Old Beaconsfield, along the road to Wycombe. It is limited to the buildings on the north side of the road. This zone is defined by its differences from its neighbours – its more vernacular style of architecture separates it from London Road (zone 5) and its secular nature from Windsor End (zone 2) while its higher status and larger dwellings separate it from Aylesbury End (zone 4). The form and feel of this road, as with London Road is closely associated with trade and traffic that passes along the busy London Road with several inns and pubs and the high status wide frontage dwellings that line the road, intending to impress those that pass. Several 19th century buildings have also been added to this area including several stretches of Victorian style terraced cottages to the rear of the earlier buildings. Factory Yard to the western edge of this area was once the location of a silk ribbon factory, one of the few industries in Beaconsfield | | |
| Archaeological Assessment | Built Character | |
| Period: early medieval foundations 1000-1100<br>Survival: High – there is little evidence for | Morphology: | Crossroads market |
| | Density: | high |

| | | | |
|---|---|---|---|
| alteration to this zone with a high survival of plot boundaries as well as buildings.<br>Group Value: n/a<br>Diversity: Low<br>Potential: Archaeological potential for this zone is difficult to assess with no previous archaeological work, although documentary sources indicate the presence of several 17th and 18th century industrial sites located along the road to the rear of the properties. | Character Types: | Narrow Plots | Merchant Housing |
| | Architectural styles: | Vernacular | Georgian |
| | Plan Form styles: | narrow frontage<br>wide frontage | Urban cottages<br>terraces |
| | Build Materials: | Brick handmade | Brick machined |
| | Roof Materials: | Clay handmade | Clay machined |

| **Zone 4: Aylesbury End** | | | |
|---|---|---|---|
| Summary | | | |
| This zone is located on the northern arm of the crossroads and is defined by the vernacular, cottage style dwellings that once lined both sides of the road. The housing stock consists largely of post medieval narrow frontage buildings of handmade brick in a vernacular style with an irregular roof line. This character area has remained largely unchanged through the modern period. In the early 20th century a small series of cottages were added to the rear of Aylesbury End on Meadow Cottage lane. Although there are no surviving medieval buildings in this zone, it is possible that the plots are earlier than the current buildings. This zone also includes Shepherds Lane. One of several secondary lanes leading into the market square, this lane probably predates the formation of the town. | | | |
| Archaeological Assessment | Built Character | | |
| Period: medieval foundations 1100-1536<br>Survival: medium – some redevelopment has occurred on the eastern side of Aylesbury End with some loss of historic plot boundaries<br>Group Value: n/a<br>Diversity: low– no significant phases of change can be identified<br>Potential: Uncertain – Archaeological potential for this zone is difficult to assess with no previous archaeological work | Morphology: | Crossroads market | |
| | Density: | high | |
| | Character Types: | Narrow Plots<br>Merchant Housing<br>Victorian terraces | Terraces 1919<br>inns/taverns<br>Religious |
| | Architectural styles: | Georgian | Victorian<br>Edwardian |
| | Plan Form styles: | narrow frontage<br>wide frontage | Urban cottages<br>terraces |
| | Build Materials: | Brick handmade | Brick machined |
| | Roof Materials: | Clay handmade | Clay machined |

| **Zone 5: London End** | | | |
|---|---|---|---|
| Summary | | | |
| This zone is located along the eastern arm of the crossroads. There are several pubs and inns that would have been sustained by the coaching trade that flourished along the road from London the Oxford. Several 16th century buildings have survived in this area, particularly around the market square and towards the end of the road. There are few surviving buildings in this zone that can be reliably dated to the 17th century compared to the other ends despite the prosperity of Beaconsfield during the 17th and 18th centuries. This may indicate significant rebuilding and re-fronting of earlier buildings in the 18th century. Towards the centre of the Old Town, the principal architectural style is vernacular; however for the remainder of the zone, Georgian and Neo-Georgian dominate with few Victorian additions. At 27 London End a former house was converted into a workhouse for the parish towards the end of the 18th century; it continued in use until the mid 19th century. Documentary and map sources indicate the presence of a windmill to the rear of No. 74 and although the windmill itself is no longer there, the mill cottage does survive. | | | |
| Archaeological Assessment | Built Character | | |
| Period: early medieval foundations 1000-1100<br>Survival: High – there is little evidence for alteration to this zone with a high survival of plot boundaries as well as buildings.<br>Group Value: n/a<br>Diversity: Low – no significant phases of change can be identified<br>Potential: Uncertain - Archaeological potential for this zone is difficult to assess with no previous archaeological work | Morphology: | Crossroads market | |
| | Density: | high | |
| | Character Types: | Merchant Housing | Narrow Plots |
| | Architectural styles: | Tudor<br>Vernacular | Georgian<br>Victorian |
| | Plan Form styles: | wide frontage<br>narrow frontage | Urban cottages<br>Terraces |
| | Build Materials: | Brick machined<br>Brick handmade | Brick rendered |
| | Roof Materials: | Clay machined<br>Clay handmade | Slate |

## 6.5 Modern Settlement

| **Zone 6: Amersham Road** | | | | |
|---|---|---|---|---|
| Summary | | | | |
| This character area surrounds the eastern half of Beaconsfield Old Town and represents some of the earliest expansion to the historic core beginning in the 19th century through to the present day. The zone is demarcated by development along the historic lanes leading in and out of Beaconsfield including Hedgerley, Lakes, Shepherds and Candalmas as well as along the main roads to London and Amersham. An early 19th century almshouse, once located on London road just beyond the Old Town, was later demolished and replaced with Parkside House.<br>The morphology of these estates is primarily tightly networked routes, particularly immediately surrounding the Old town. Dominant architectural styles include late Victorian vernacular with elements of the arts and crafts style particularly on Lakes lane. Later infill in this area comprises of 1950s and 70s social housing and more recent modern infill. The current road infrastructure comprises of a dense network of narrow streets and pavements with almost no verges and sparsely populated with vegetation or shrubbery. | | | | |
| Built Character | | | | |
| Size 89ha | Density | Plot boundaries Brick<br>Hedged | Building features Weatherboarding<br>Tile hanging | |
| Build materials Machined brick | | Roof materials Machined clay | | |
| Morphology<br>Rectilinear Linear Greens/commons | | Plan Form styles<br>Detached Semi-detached Terraces Flats | | |
| Character Types<br>Leisure & religious<br>Medical & education<br>Industrial & commercial<br>Roads | Estate farms/houses<br>Narrow plots<br>Terraces 1919<br>Middle class 1919 | Villas 1919<br>Social housing<br>Post 1945 housing | Architectural style<br>Arts & Crafts<br>Municipal modern<br>modern general | |

| **Zone 7: New Town** | | | | |
|---|---|---|---|---|
| Summary | | | | |
| This character area is central to the modern town of Beaconsfield and has taken over from the Old Town as the economic focus of the town. This zone consists of several shopping parades on either side of the railway built at the start of the 20th century, the railway station itself, the Catholic church of St Teresa and the current council hall. Also included are several areas of modern superstores on redeveloped land to the south of the railway.<br>To the south of the railway the shops are primarily modern and functional in design while to the north the shopping parades display more arts and crafts elements with two discrete rows at Station Parade and at The Broadway. | | | | |
| Built Character | | | | |
| Size 18.38ha | Density | Plot boundaries None | Building features Integral alley; fake timbering; tile hanging | |
| Build materials Machined brick Stone | | Roof materials Machined clay Slate | | |
| Morphology<br>Linear | Plan Form styles<br>Terraced & shops Semi-detached Semi detached Flats | | | |
| Character Types<br>Commercial Railways Religious Civic | | Architectural style<br>Arts & Crafts Vernacular | | |

| **Zone 8: Burkes Lane** | | | | |
|---|---|---|---|---|
| Summary | | | | |
| This zone is located immediately north west of the Old Town and is dominated by large early 20th century villas. The former Butlers Court park and house are also set within this zone. The current Butlers Court house, dating to the 1900s survives in the centre of this area.<br>There are two distinct phases of building in this zone; the first half of the 20th century saw a number of low density, high value developments along the purpose built new roads surrounding Butlers Court and as far north as the railway. The street morphology of this phase of development involved long winding tree-lined roads bordered on either side by dense shrubbery. The plots were typically large and bordered by high hedgerows that aimed to exclude passers-by. The second phase of development in this zone occurs much later, from the 1970s when larger areas of medium density, medium value housing were built over what remained of Butlers Court Park. | | | | |
| Built Character | | | | |
| Size 188.59ha | Density Medium | Plot boundaries Hedged | Building features Tile hanging<br>Weatherboarding | |
| Build materials Machined brick | | Roof materials Machined clay | | |
| Morphology<br>Winding Access lanes | | Plan Form styles<br>Detached Semi-detached Bungalows Flats | | |
| Character Types<br>Woodland Villas 1919 Roads<br>Nurseries Post 1945 Housing | | Architectural style<br>Arts & Crafts Mock historic<br>Vernacular | | |

**Zone 9: Holtspur Heath**

Summary

This character area is located to the west of the Old Town along the main road through Beaconsfield. Recorded as a small area of heath land in the 18th century, this area of land remained largely undeveloped until the mid 20th century. Prior to this, settlement was limited to a small number of farms dating to the 18th century at least and the 16th century Kings Head inn along the main medieval highway. Documentary evidence also records a small brickworks site near the Kings Head inn until the late 19th century. A tollgate is also documented in this area in the 19th century. Modern development began in Holtspur in the 1940s with several areas of social housing built around Holtspur school and playing area. The built character for this area largely consists of small plots with semi-detached or terraced housing built in the modern municipal style. This area is rectilinear in morphology with narrow straight roads, limited verges and footpaths and low levels of vegetation.
A small area of housing south of the London – Oxford road was built in the 1920s in the Arts & Crafts style and represents the only area of 20th century development on this side of the main road.

Built Character

| Size | Density | Plot boundaries | Building features |
|---|---|---|---|
| 67.31ha | High | Hedged | Fake timbering<br>Tile hanging |

| Build materials | Roof materials |
|---|---|
| Machined brick | Machined clay |

| Morphology | Plan Form styles |
|---|---|
| Rectilinear | Detached<br>Semi-detached<br>Terraces<br>Flats |

| Character Types | | | Architectural style | |
|---|---|---|---|---|
| Inns/taverns<br>Commercial | Leisure & religious<br>Medical & education | Social housing<br>post 1945 housing | Arts & Crafts<br>Vernacular | Modern<br>municipal |

**Zone 10: 'Metroland'**

Summary

This zone is located to the north of the railway and is defined by several large areas of early middle class estates that are much smaller and more generic than the developments on the south side of the railway. The built character of this area is defined by a wide variety of styles based on the arts and crafts movement. Baring road is predominately semi-detached house set in small, regular plots with a narrow looping road, no verges and a narrow footpath with little or no street furniture. In contrast, later development around Woodside road and Hogback woods is more spacious with mainly detached houses set within larger plots, the roads remain narrow but there they include a verge as well as a footpath and the vegetation and street furniture adds to the visual quality of this area. The estate development at St Michaels was purposely designed based on the village design with a church on the green and a communal recreation area at The Oval, around which housing has developed in several phases. The street plan and layout of this area was constructed first in the 1910s and is distinctly reminiscent of a village design, as aspect which is reflected in the majority of the housing stock. Immediately following the construction of the basic layout a large number of villas were built in the 1920s and 1930s.

Built Character

| Size | Density | Plot boundaries | Building features |
|---|---|---|---|
| 203.53ha | medium | Hedged<br>Open | Fake timbering<br>Tile hanging |

| Build materials | Roof materials |
|---|---|
| Machined brick | Machined clay |

| Morphology | Plan Form styles |
|---|---|
| Looped network<br>Winding roads<br>Rectilinear | Detached<br>Semi-detached<br>Terraces<br>Bungalows<br>Flats |

| Character Types | | | | Architectural style |
|---|---|---|---|---|
| Woodland & enclosure<br>Leisure & religious | Medical & education<br>Roads | Rural historic<br>Middle class 1919 | Villas 1919<br>post 1945 housing | Arts & Crafts<br>Modern general |

**Zone 11: Forty Green & Knotty Green**

Summary

This character area is located to the north of Beaconsfield New Town in Penn parish and comprises the small hamlets of Knotty Green and Forty Green. Modern development within Beaconsfield surpassed the parish boundary with Penn in the late 1960s and subsumed these two hamlets. Each hamlet comprises of a cluster of farms around a central common green.

Built Character

| Size | Density | Plot boundaries | Building features |
|---|---|---|---|
| 6.59ha | | Brick | None recorded |

| Build materials | Roof materials |
|---|---|
| Handmade brick<br>Machined brick | Machined clay<br>Handmade clay |

| Morphology | Plan Form styles |
|---|---|
| Common edge | Detached |

| Character Types | | | Architectural style |
|---|---|---|---|
| Rural historic<br>Modern infill (1990s) | Recreation<br>Commons | Pubs<br>Medieval lanes | Vernacular<br>Modern general |

| **Zone 12: Witheridge Woods** | | | | |
|---|---|---|---|---|
| Summary | | | | |
| This character area is located to the north of Beaconsfield New Town and includes modern development within Penn parish. Originally pre 18th century field systems, much of this area of Beaconsfield was divided into building plots and sold off by Lord Curzon at the start of the 20th century, since then this area has undergone significant redevelopment with few of the 1920s villas surviving. The built character of this area is defined by large detached houses built in the 1970s and 1990s, often within gated or semi-private communities. There are several buildings of interest within this zone however, including the probable site Beelings Manor at Baylins farm. The current building dates to the 16th century but has been significantly remodelled in the late 19th and early 20th centuries. | | | | |
| Built Character | | | | |
| Size 59.09ha | Density High | Plot boundaries Brick | Building features None recorded | |
| Build materials Handmade brick Machined brick | | Roof materials Machined clay Handmade clay | | |
| Morphology<br>Linear Private access | | Plan Form styles<br>Detached Semi-detached Farmhouses | | |
| Character Types<br>Education & leisure Commons Rural historic Villas 1919 Post 1945 housing | | | | Architectural style<br>Vernacular<br>Modern general |

# II ASSESSMENT

## 7 Summary and Potential

### 7.1 Conservation Areas (CA)

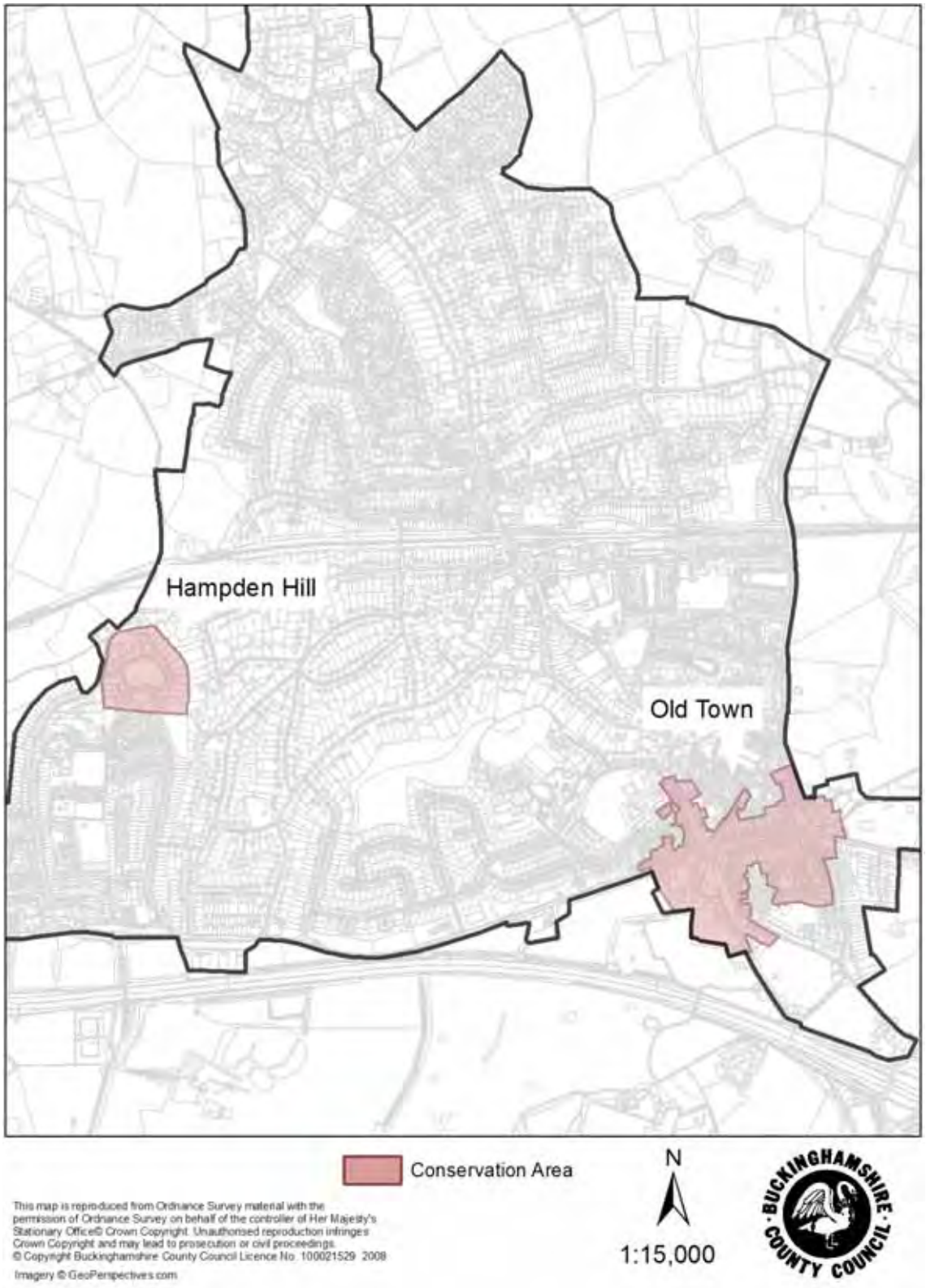



*Figure 34: Conservation areas*

The conservation area in Beaconsfield Old Town is in the process of being appraised by South Bucks DC and significant alterations have been proposed to the extent of the conservation area. Originally designated in 1969, the Conservation Area covered the four main arms of the historic town as well as a significant area of land to the rear of Aylesbury and Wycombe Ends. The new conservation area encompasses the early council estate at Malthouse Square, built in the 1920s as well as a series of late 1920s housing along Park Lane. In contrast, several areas of modern infill to the rear of the Old Town, particularly around Old Town Close, St Mary's Court and Yew Tree Close, have been removed from the designation area.

This conservation area is discussed in greater detail in the Conservation Area Character Appraisal document available from South Bucks DC (see bibliography for reference).

A second conservation area was designated in 2005 at the Hampden Hill estate in the modern town. The estate was designed in the 1960s by Mary Christian Hamp following an International Modernistic architectural style typified by angular roofs and wide windows (Hampden Hill Conservation Area). The estate is sited on the rise of a steep hill with the green itself marking the summit. The 29 houses that comprise the estate are constructed at irregular angles along the slopes bordering the green. small estate has preserved its original integrity with no visible infill and limited extensions to the original housing.

This conservation area is discussed in greater detail in the Conservation Area Character Appraisal document issued by South Bucks DC (see bibliography for reference).

### 7.2 Historic Character

Despite the rapid growth of Beaconsfield New Town in the 20th century, Old Beaconsfield has retained a significant amount of its historic character. Large, fine Georgian buildings lining the four arms of the crossroads denoting the town's heyday in the 17th and 18th centuries with a lesser visual impact from the Victorian and Edwardian styles at the heart of the Old Town. Early 20th century estates in Beaconsfield New Town also retain much of their Arts and Crafts ideals although recent generic encroachment is now beginning to affect some of them.

### 7.3 Scheduled Ancient Monuments

There are no SAMs in Beaconsfield. However, the Mount [HER 27128] in Wilton Park is a Scheduled Monument.

No additional candidates for designation have been identified by this study.

### 7.4 Archaeological notification areas

Although not a statutory designation, archaeological notification areas are a helpful tool for planning control and they often include the extent of the conservation area as well as highlighting areas outside the Conservation Area that are of particular archaeological importance to planning control officers at a district and county council level. Unlike Conservation Areas however, notification areas are based on known archaeological or, occasionally, documentary evidence.

There are several archaeological notification areas in Beaconsfield, corresponding primarily to the historic core of the town. Also covered are the medieval sites of Gregories Manor near Butlers Court House and Baylins farmhouse at Knotty Green, the Hall Barn estate, The Mount in Wilton Park and the possible outline of a medieval deer park at Seagraves farm north of Knotty Green are also included in the notification layer.

The archaeological notification area in Beaconsfield Old Town may warrant alteration to reflect modern redevelopment and relevant archaeological work in the following areas

- around Old Town close to the rear of Wycombe and Aylesbury Ends
- around St Mary's close where the 2006 watching brief prior to development revealed no significant archaeological finds

### 7.5 Archaeological Potential

With so little previous archaeological work carried out in Beaconsfield, it is difficult to accurately assess the archaeological potential for the Old Town, further investigation based on the research agenda outlined below is certainly required.

### 7.6 Registered Parks and Gardens

There are no English Heritage registered Parks & Gardens in Beaconsfield itself although the south-eastern border of the town adjoins that of the Grade II* Hall Barn Estate, listed in 1987.

## 8 Management Recommendations

### 8.1 Conservation Area Appraisals

The Beaconsfield Old Town Conservation Area Appraisal is currently being finalised and no further alterations to the new boundaries is recommended here.

### 8.2 Registered Parks and Gardens

The only garden that warrants further research at this time is Hall Place.

### 8.3 Archaeological Notification Areas

The only alterations suggested here should reflect modern redevelopment and related archaeological work within the Old Town.

### 8.4 Scheduled Ancient Monuments

There are no sites within Beaconsfield that currently warrant designation.

# III RESEARCH AGENDA

## 9 Research Agenda

- Palaeo-environmental evidence is needed for the town's in order to build a picture of the early landscape. In particular, prior to the medieval period was the area sparsely occupied open common or woodland?
- There is a paucity of Anglo-Saxon evidence in the area. Future research could concentrate upon the understanding whether there was a Saxon settlement in Beaconsfield.
- A hypothesis for the development of the road network has been set out. This requires testing through archaeological intervention.
- Investigation of the church to determine if it sits upon an earlier structure.
- Investigation into references for a monasterium in Beaconsfield and whether this applied to an early church or to a nunnery.
- Detailed investigation of the manorial history of Beaconsfield.
- Recovery of ceramics to clarify the development of the town and study trade patterns. Are links to London and the Oxford region apparent?
- Research into the emparkment and garden archaeology of Hall Barn and Wilton Estates
- Building recording should particularly target frontage sites and examination of the fabric and footprint of existing buildings for evidence of medieval structures and also for evidence of building functions.
- Investigation to identify the extent and usage of the market area, inns and shops, particularly in the medieval period.
- Study of buildings, archaeology and historical records to establish if Beaconsfield really experienced a period of 'stasis' between the 14th century and 1800 as indicated by population figures.
- The history of Beaconsfield Old Town would benefit from a thorough academic study of its transition from a small settlement into a town with the growth of population and development of trades, professions and other aspects of a town
- The local authority records listed above would doubtless provide much information on the response of officialdom to the growth of the new town, particularly in relation to the provision of its services and infrastructure.
- Further work will be necessary to locate the archives of commercial organisations that have been located in Beaconsfield, for instance Wiggins Teape, the paper makers, who occupied Butler's Court and the Beaconsfield Film Studio that opened in 1922.

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| Name | Address | Contact Details |
|---|---|---|
| Buckinghamshire County Archaeological Service. | Buckinghamshire County Council, County Hall, Walton Street, Aylesbury, HP21 7HH | Tel. 01296-382072 |
| English Heritage South East Region | English Heritage, Eastgate Court, 195-205 High Street, GUILDFORD, Surrey GU1 3EH | Tel. 01483 252000 |
| South Bucks District Council | Conservation & Design, South Bucks District Council, Capswood, Oxford Road, Denham. Bucks UB9 4LH | Tel. 01895 837 200 |
| Buckinghamshire Archaeological Society | Buckinghamshire Archaeological Society County Museum, Church Street Aylesbury, HP20 2QP | Website: www.bucksas.org.uk |

# 12 Appendix 1: Chronology & Glossary of Terms

## 12.1 Chronology (taken from Unlocking Buckinghamshire's Past Website)

For the purposes of this study, the period divisions correspond to those used by the Buckinghamshire and Milton Keynes Historic Environment Records.

| Broad Period | Chronology | Specific periods | |
|---|---|---|---|
| Prehistoric | 10,000 BC – AD 43 | Palaeolithic<br>Mesolithic<br>Neolithic<br>Bronze Age<br>Iron Age | Pre 10,000 BC<br>10,000 – 4000 BC<br>4000 – 2350 BC<br>2350 – 700 BC<br>700 BC – AD 43 |
| Roman | AD 43 – AD 410 | Roman Expedition by Julius Caesar | 55 BC |
| Saxon | AD 410 – 1066 | First recorded Viking raids | AD 789 |
| Medieval | 1066 – 1536 | Battle of Hastings – Norman Conquest | 1066 |
| | | Wars of the Roses – Start of Tudor period | 1485 |
| | | Built Environment: Medieval | Pre 1536 |
| Post Medieval | 1536 – 1800 | Dissolution of the Monasteries | 1536 and 1539 |
| | | Civil War | 1642-1651 |
| | | Built Environment: Post Medieval | 1536-1850 |
| | | Built Environment: Later Post Medieval | 1700-1850 |
| | | Victorian Period | 1837-1901 |
| Modern | 1800 - Present | World War I | 1914-1918 |
| | | World War II | 1939-1945 |
| | | Cold War | 1946-1989 |
| | | Built Environment: Early Modern | 1850-1945 |
| | | Built Environment: Post War period | 1945-1980 |
| | | Built Environment: Late modern-21st Century | Post 1980 |

## 12.2 Glossary of Terms

| Term | Definition |
|---|---|
| Arts & Crafts architecture | Influenced by the wide array of previous architectural styles taking elements from almost all revival movements using handcrafted, anti-industrial processes, pruned of unnecessary decoration. |
| Barrow | A barrow is a mound of earth that is often surrounded by a ditch. The ditch is usually the source of material for the mound. Barrows can date from the Neolithic period up to the Saxon period |
| 'Belgic' | A group of tribes of mixed Celtic and Germanic origin described by Caesar in the mid 1st century BC in the Iron Age |
| Catalogue of Ancient Deeds | Details of conveyances of land throughout the medieval period from the 12th century to the 16th century. |
| Cist | Small coffin containing the bodies of the dead |
| Conservation Area | An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance (Planning Act 1990) |
| Cremation | Cremation is the burning of a corpse as a method of disposal |
| Dissolution | Confiscation of all monastic lands by Henry VIII |
| Hill fort | A hill fort is a late prehistoric sites defined by one or more banks and ditches usually located on an area of high ground |
| Hundred Rolls | Census of population in England dating to the 13th century |
| Inhumation | A form of disposing of the dead through burial, also known as an 'interment' |
| Levallois | Distinctive form of flint knapping dating to the Lower Palaeolithic into the Mesolithic |
| Local Development Framework | Spatial Planning Strategy organised by local government |
| Royal Market Charter | Official charter granted by the sovereign to legitimise a corporate body such as a borough or to grant rights to a percentage of the revenue from a market or fair to a private individual |

| | |
|---|---|
| Moot Mound | Moots were meeting places specifically identified and set aside for courts and other bodies who dealt with the administration and organisation of the countryside in the Saxon and medieval period. They were located within the area under jurisdiction, usually a hundred, *wapentake*, or shire, at a convenient, conspicuous or well-known site |
| Pipe Roll | The Pipe Rolls contain details of royal income, arranged on a county basis from 1155 onwards. Officially, they are entitled the Chancellors Roll, the name 'pipe roll' deriving from the way in which they were bound and stored. |
| Posse Comitatus | Record of all able-bodied men within a given unit of land for the purposes of military service. |
| Prospect Mound | 18th century in origin, they were usually constructed within a landscaped garden for the purpose of allowing an uninterrupted and spectacular view |
| Speculative developer | Private developer who bought small pieces of land to build houses of their own design for sale, not usually professional architects or builders. |
| Tithe Award | Tithes were a tenth of all produce of the land that people had to surrender in order to produce a living for the incumbent of their parish church. Under the Tithe Commutation Act of 1836, owners of land and tithes in a parish could voluntarily agree a sum to be paid in lieu of tithes for the whole parish |
| Turnpike Trust | Essentially the privatisation of stretches of roads by Act of Parliament whereby the Trust was charged with the proper maintenance and repair of their allotted road and in return they constructed toll gates and houses along the route to charge travellers. |
| Watching Brief | A watching brief is the term applied to the task of monitoring non-archaeological work in order to record and/or preserve any archaeological remains that may be disturbed |
| Vernacular architecture | It principally uses local resources as a source of construction. In England, this commonly meant wood framing of cruck, box or wealden style with infill of wychert, earth, wattle & daub or local brick. |

# 13 Appendix 1: HER Records

## 13.1 Monuments HER Report

| HER No. | Name | NGR | Period | Summary |
|---|---|---|---|---|
| 141103000 | Seeley's Farm | SU 93573 91436 | 1066 AD? to 1798 AD? | Possible remains of medieval or post-medieval moat or water-filled ditch |
| 147000000 | East of Holtspur farm | SU 9240 8990 | 1800 AD? to 1899 AD | Nineteenth century brickworks and pits east of Holtspur Farm |
| 164600000 | Walk Wood | SU 93280 90310 | 1800 AD to 1899 A | Remains of nineteenth century icehouse in Walk Wood. |
| 240400000 | Beaconsfield Manor | SU 94455 89975 | 1100 AD to 1798 AD | Medieval and post-medieval history of Beaconsfield manor |
| 240401001 | The Old Rectory | SU 94260 89960 | 1066 AD to 1539 AD | Supposed site of a medieval monastic cell at the Old Rectory |
| 261301000 | Parish | SU 94500 90000 | 1066 AD to 1798 AD | Medieval to post-medieval records of a windmill in Beaconsfield |
| 261302000 | Beaconsfield | SU 94500 90000 | 1200 AD to 1599 AD | Medieval records of Beaconsfield Manor |
| 433600000 | London End | SU 94814 90092 | 1800 AD to 1899 AD | Nineteenth century windmill at London End, built 1811 and disused 1880. |
| 436100000 | Viatores Route 163 | SU 9626 9126 | 43 AD to 409 AD | Possible route of a Roman road between Verulamium (St Albans) and Silchester. |
| 437800000 | Mill lane, Beaconsfield | SU 94100 90400 | 1700 AD to 1799 A | Documentary references to eighteenth century windmill on Mill Lane |
| 438200000 | Gregory's/Butler's Court | SU 93800 90600 | 1066 AD to 1798 AD | Manorial history of medieval and post-medieval manor of Gregory's |
| 438201000 | Gregories | SU 93800 90600 | 1400 AD to 1799 AD | Probable site of late medieval manor, rebuilt in the 18th century |
| 439902000 | Possible Roman rd | SU 9193 8972 | 43 AD? to 409 AD? | Suggested route of a possible Roman road |
| 446901000 | churchyard | SU 94491 89970 | 1066 AD? to 1945 AD | Medieval and post-medieval churchyard of St Mary and All Saints' |
| 594600000 | Behind the Old Rectory | SU 94400 89900 | 1540 AD? to 1798 AD? | Site of possible post-medieval brick kiln behind Old Rectory |
| 240402000 | Beaconsfield parish | SU 944 895 | 1200 AD? to 1299 AD? | Unlocated medieval deer park, mentioned in the early thirteenth century |
| 837400000 | Extractive Pit | SU 95784 93414 | 1875 AD | Gravel pit shown on nineteenth century map |
| 837500000 | Extractive Pit | SU 95833 92955 | 1875 AD | Quarry shown on nineteenth century map |
| 837600000 | Extractive Pit | SU 95550 92396 | 1875 AD | Gravel pit shown on nineteenth century map |
| 837700000 | Extractive pit | SU 95838 92493 | 1875 AD | Quarry shown on nineteenth century map |
| 841300000 | Pit NW of Bell House Hotel | SU 97037 89534 | 1800 AD? to 1899 AD | Pit shown on late nineteenth century and later maps near Bell House Hotel |
| 841500000 | Pit W of The Grove | SU 93796 88929 | 1800 AD? to 1899 AD | Sand pit shown on late nineteenth century maps near The Grove |
| 841600000 | Pit W of Holtspur Bottom Farm | SU 92550 90802 | 1800 AD? to 1899 AD | Chalk pit or quarry shown on late nineteenth century maps near Farm |
| 841700000 | Pit to E of Cherry Tree Road | SU 92684 90502 | 1800 AD? | Pit shown on late nineteenth century maps |
| 841800000 | Pit W of Gregories Farm Lane | SU 93672 91001 | 1800 AD? | Pit shown on late nineteenth century maps |
| 842000000 | Pit on N side of White Hill | SU 920 898 | 1800 AD? | Pit shown on late nineteenth century maps |
| 842500000 | North Drive, Beaconsfield | SU 925 898 | 1800 AD? | Pit shown on late nineteenth century maps |
| 890000000 | No. 5 North Drive, | SU 92600 89885 | 1800 AD? | Gravel pit shown on nineteenth century map |
| 890700000 | NW of Burke's Crescent | SU 93547 89293 | 1800 AD to 1899 AD | Pit shown on late nineteenth century maps |
| 892000000 | White's Hill | SU 95447 93072 | 1800 AD to 1999 AD | Pit shown on late nineteenth century maps |
| 931900000 | N of Walk Wood | SU 96204 90871 | 1800 AD to 1899 AD | Site of gravel pit shown on late nineteenth century map near Walk Wood |
| 932000000 | E of Gregory's Farm | SU 93938 90907 | 1800 AD to 1899 AD | Site of former pit shown on nineteenth century maps near Gregory's Farm |
| 941200000 | Beaconsfield Film Studios | SU 94470 90498 | 1971 AD to 1999 AD | Built 1921 and from 1971 the National Film and Television School. |

## 13.2 Landscapes HER Reports

| HER No. | Name | NGR | Period | Summary |
|---|---|---|---|---|
| 0436302000 | WILTON PARK | SU 95842 90496 | 19th Century | landscaped park at Wilton Park |
| 0152403000 | HALL BARN | SU 9406 8875 | 17th Century to 18th Century | landscape park at Hall Barn |
| 1213303000 | Gardens at Hall Place | SU 9442 9002 | 18th Century to Modern | garden remodelled c1868 at Hall Place |
| 0652800000 | Shepherd's Lane Cemetery | SU 9460 9040 | 19th Century to Modern | gardens of municipal cemetery on Shepherd's Lane |
| 0652900000 | Broad Lane Cemetery | SU 9241 8946 | 19th Century to Modern | municipal cemetery gardens at Broad Lane |
| 0438202000 | Gregories, Butlers Court | SU 9385 9025 | 18th Century to 19th Century | Site of gardens at Gregories, destroyed in nineteenth century |
| 0653000000 | Manawatu, Burke's Lane | SU 9365 9074 | Demolished 1926 | garden at Manawatu, partly on site of 18th century gardens of 'Gregories' |
| 0653100000 | Corner Cottage | SU 93 90 | Modern to 21st Century | Unlocated 1920s garden at Corner Cottage |

## 13.3 Find Spots

| HER | Grid Ref | Period | Details |
|---|---|---|---|
| 010800000 | SU 93160 92640 | Lower to Middle Palaeolithic | Lower to Middle Palaeolithic stone handaxe found in Knotty Green |
| 025720000 | SU 93200 93000 | Palaeolithic | 'The Little House' Penn Rd. Palaeolithic handaxe found whilst gardening at a house on Penn Road |
| 023650000 | SU 94900 89900 | Late Prehistoric | Three late prehistoric flint flakes found in a ploughed field near Hall Barn |
| 023640000 | SU 93490 92060 | Neolithic | Madeley, Penn Rd. Neolithic flint scraper and knife found in garden on Penn Road |
| 436400000 | SU 94 90 | Neolithic | PARISH Neolithic flint flake and other flints found in Beaconsfield at unknown location. |
| 244300000 | SU 94120 90380 | Neolithic-Bronze Age | BUTLER'S COURT SCHOOL Two Neolithic to Bronze Age flint scrapers found at Timmis Farm |
| 236300000 | SU 94230 90440 | Bronze Age | GREGORIES COTTAGE,GROVE RD Bronze Age flint arrowhead found whilst gardening. |
| 145900000 | SU 92770 90760 | Iron Age | 27,STRATTON ROAD (GARDEN) Early Iron Age pottery found digging in a garden on Stratton Road |
| 582800000 | SU 9244 8805 | Roman | HOLTSPUR, BEACONSFIELD Roman metalwork found whilst metal detecting |
| 687600000 | 93816 89826 | Roman | SE of Garden Centre, Wycombe End Roman metalwork found during metal detecting at Wycombe End |
| 258400000 | SU 94000 90000 | Medieval | PARISH Medieval metalwork found in the parish |

## 13.4 Listed Buildings

| EH | Grade | Address | Description | Period | Grid Ref |
|---|---|---|---|---|---|
| -543509 | II | TURRELL TOMB | Early nineteenth century tomb to members of the Turrell family | 1800-1899 | SU 94495 90050 |
| -543507 | II | 8 & 10 Aylesbury End | house, part used as a shop in the nineteenth century | 1700-1799 | SU 94472 90168 |
| -543506 | II | Outbuilding 10 Aylesbury End | wall and eighteenth to nineteenth century outbuilding | 1700-1799 | SU 94465 90178 |
| -543505 | II | 18 Aylesbury End | timber-framed house at Aylesbury End, subsequently refronted | 1600-1699 | SU 94445 90214 |
| -543504 | II | NOS 20 22 & 24 Aylesbury End | timber-framed house, formerly an inn, and with later alterations | 1600-1699 | SU 94438 90227 |
| -543503 | II | 28 Aylesbury End | Late eighteenth or early nineteenth century house | 1700-1899 | SU 94438 90232 |
| -543502 | II | 32 & 34 Aylesbury End | Seventeenth century timber-framed house at Aylesbury End | 1600-1699 | SU 94419 90266 |
| -543501 | II | 36 & 38 Aylesbury End | Pair of timber-framed cottages, refronted in the nineteenth century | 1600-1699 | SU 94413 90274 |
| -543500 | II | 40 & 42 Aylesbury End | Pair of early nineteenth century cottages at Aylesbury End | 1800-1899 | SU 94410 90288 |
| -543499 | II | GROVE LODGE, 58 Aylesbury End | Early nineteenth century house called Grove Lodge | 1800-1899 | SU 94396 90308 |
| -543498 | II | Hall Barn estate office, Aylesbury End | Eighteenth century lock-up, now used as offices at Aylesbury End | 1700-1799 | SU 94442 90172 |
| -543497 | II | 1, 3 & 5 Aylesbury End | house at Aylesbury End, refronted in the eighteenth century | 1600-1699 | SU 94442 90119 |
| -543496 | II | 11 Aylesbury End | house incorporating earlier remains at Aylesbury End | 1800-1899 | SU 94440 90128 |
| -543495 | II | 15 Aylesbury End | house at Aylesbury End, refronted in the eighteenth century | 1600-1699 | SU 94439 90132 |

| | | | | | |
|---|---|---|---|---|---|
| -543494 | II | 19 Aylesbury End | house at Aylesbury End, refronted in nineteenth century | 1600-1699 | SU 94432 90154 |
| -543493 | II | 21, 23 & 25 Aylesbury End | house at Aylesbury End, refronted in nineteenth century | 1600-1699 | SU 94429 90160 |
| -543492 | II | 27 & 29 Aylesbury End | house at Aylesbury End, refronted in the nineteenth century | 1600-1699 | SU 94427 90170 |
| -543491 | II | 31 & 33 Aylesbury End | Seventeenth century house at Aylesbury End, subsequently refronted | 1600-1699 | SU 94422 90179 |
| -543490 | II | 39 Aylesbury End | house called St Nicholas' Cottage at, refronted in the 18th century | 1600-1699 | SU 94418 90198 |
| -543489 | II | Old Hare PH, 41 Aylesbury End | inn called The Old Hare at Aylesbury End, with later alterations | 1600-1899 | SU 94411 90209 |
| -543487 | II | Shire Cottage, 49 & 51 Aylesbury End | Pair of 17th century cottages refronted in the eighteenth century | 1600-1699 | SU 94405 90233 |
| -543486 | II | 53 Aylesbury End | Eighteenth century house called Autumn Cottage at Aylesbury End | 1700-1799 | SU 94404 90237 |
| -543485 | II | Kays Cottage, (57) & 59 Aylesbury End | timber-framed house called Kay's Cottage at Aylesbury End | 1600-1699 | SU 94396 90244 |
| -543483 | II | 65, 67 & 69 Aylesbury End | Early eighteenth century house at Aylesbury End | 1700-1799 | SU 94394 90260 |
| -543482 | II | 73 & 79 Aylesbury End | Seventeenth century timber-framed house at Aylesbury End | 1600-1699 | SU 94385 90275 |
| 411, 0, 10048 | II | OLD CHURCH SCHOOL, Windsor End | Beaconsfield National School, 1872 by Henry Woodyer | 1800-1899 | |
| 411, 1, 100 | II | DAVENIES SCHOOL, STATION ROAD | house, extended in the 20th century and now Davenies School | 1700-1799 | SU 94151 90829 |
| 411, 1, 10032 | II | WHITELANDS 75 GREGORIES RD | Built 1933-34 to designs by Stanley Hinge Hamp (1877-1968) | 1900-2000 | SU 93183 90978 |
| 411, 1, 10038 | II | St Michaels & All Angels | Church. Nave and aisles of 1914-16 by G H Fellowes Prynne | 1900-2000 | SU 94076 91395 |
| 411, 1, 10039 | II | ST MICHAELS PARSONAGE | 1922, architects Burgess, Holden and Watson in Jacobean style. | 1900-2000 | SU 94079 91366 |
| 411, 1, 114 | II | SEELEY'S FARMHOUSE | Sixteenth to eighteenth century house at Seeley's Farm | 1600-1799 | SU 93589 91413 |
| 411, 1, 115 | II | BARNS AT SEELEY'S FARM | Range of three timber-framed barns, possibly 17th century | 1600-1699 | SU 93586 91434 |
| 411, 1, 37 | II | 'Gregories', GREGORIES FARM LANE | house called Gregories with later alterations and restorations | 1600-1699 | SU 93688 90836 |
| 411, 12, 10023 | II | UNITED REFORM CHURCH | Bethesda chapel, original chapel now church hall. 1800 and 1874-5 | 1800-1899 | SU 94458 90210 |
| 411, 12, 134 | II | 12 THE BROADWAY (LLOYDS BANK) | timber-framed house at Wycombe End, now in use as a bank | 1600-1699 | SU 94492 90058 |
| 411, 12, 150 | II | 15 Wycombe End | Eighteenth century inn called the Prince of Wales at Wycombe End | 1700-1799 | SU 94274 90035 |
| 411, 12, 151 | II | 17,19 AND 21 Wycombe End, | Terrace of three eighteenth century houses at Wycombe End | 1700-1799 | SU 94285 90034 |
| 411, 12, 152 | II | 23 TO 27 Wycombe End, | Row of three timber-framed houses, refronted in the 18th century | 1600-1699 | SU 94294 90042 |
| 411, 12, 153 | II | 29, 31 AND 33 Wycombe End, | Row of seventeenth or eighteenth century houses at Wycombe End | 1600-1799 | SU 94316 90047 |
| 411, 12, 154 | II | 37 AND 39 Wycombe End | Seventeenth or eighteenth century house at Wycombe End | 1600-1799 | SU 94328 90052 |
| 411, 12, 155 | II | 43 Wycombe End, | house at Wycombe End, probably with an earlier core | 1700-1799 | SU 94338 90056 |
| 411, 12, 156 | II | 45 Wycombe End, | Nineteenth century house called Marlborough House | 1800-1899 | SU 94348 90071 |
| 411, 12, 158 | II | 5, 7 & 9 FACTORY YARD, | Nineteenth century terrace of three houses in Factory Yard | 1800-1899 | SU 94287 90055 |
| 411, 12, 159 | II | 2 & 6 FACTORY YARD, | Pair of nineteenth century houses in Factory Yard | 1800-1899 | SU 94306 90052 |
| 411, 12, 160 | II | 51 & 53 Wycombe End | Pair of houses called Grosvenor and Leigh Houses at Wycombe End | 1700-1799 | SU 94380 90080 |
| 411, 12, 161 | II | 55 Wycombe End, | house with late 19th century shop front and earlier range to rear | 1800-1899 | SU 94383 90082 |
| 411, 12, 162 | II | LA LANTERNA, 57-61 Wycombe End | timber-framed house called La Lanterna at Wycombe End | 1600-1699 | SU 94395 90091 |
| 411, 12, 163 | II | 63 & 65 Wycombe End, | house at Wycombe End, restored and with modern timber-frame | 1600-1699 | SU 94401 90088 |
| 411, 12, 164 | II | 67 & 69 Wycombe End | Pair of eighteenth century houses at Wycombe End | 1700-1799 | SU 94411 90093 |
| 411, 12, 165 | II | 71 Wycombe End | house, restored and partly rebuilt with modern shop front | 1700-1799 | SU 94424 90101 |
| 411, 12, 166 | II | George Hotel, 73 Wycombe End | timber-framed inn, refronted in the eighteenth or nineteenth century | 1600-1699 | SU 94429 90102 |
| 411, 12, 167 | II | 75-77 Wycombe End | timber-framed house, refronted in the twentieth century | 1600-1699 | SU 94438 90110 |
| 411, 12, 168 | II | Wycombe End house, 10 Wycombe End | house called Wycombe End House at Wycombe End | 1700-1799 | SU 94329 90018 |
| 411, 12, 169 | II | 12, 14 & 16 Wycombe End | timber-framed, with later re-fronting and adjoining 18th century house | 1600-1699 | SU 94358 90034 |
| 411, 12, 170 | II | 18 Wycombe End | Eighteenth century inn called the Cross Keys, now a house | 1700-1799 | SU 94368 90035 |
| 411, 12, 171 | II* | HALL PLACE, Wycombe End | built 1709, used as a school and as the rectory in the 19th century | 1700-1799 | SU 94412 90039 |
| 411, 12, 172 | II | Walls of Hall Place, Wycombe End | garden walls and eighteenth century front gate | 1600-1799 | SU 94430 90067 |

| | | | | | |
|---|---|---|---|---|---|
| 411, 12, 173 | II | CAPEL HOUSE, Wycombe End | timber-framed church hall called Capel House, built 1524 | 1600-1699 | SU 94455 90042 |
| 411, 12, 174 | II | 8 THE BROADWAY, Wycombe End | Late nineteenth century reading room at Wycombe End | 1800-1899 | SU 94483 90060 |
| 411, 12, 175 | II | 4 & 6 THE BROADWAY, Wycombe End | Pair of eighteenth and nineteenth century cottages at Wycombe End | 1700-1899 | SU 94473 90054 |
| 411, 12, 176 | II | 2 THE BROADWAY, Wycombe End | Eighteenth century house at Wycombe End | 1700-1799 | SU 94473 90054 |
| 411, 12, 200 | II | TOP MEADOW, 1 GROVE RD | Twentieth century house called Top Meadow, built 1912 | 1900-2000 | SU 94303 90470 |
| 411, 12, 300 | II | 79 WYCOMBE END, | timber-framed house, restored and with modern shop front | 1600-1699 | SU 94451 90107 |
| 411, 13, 1 | II | SMITH TOMB | Late eighteenth century tomb to members of the Smith family | 1700-1799 | SU 94500 90027 |
| 411, 13, 103 | II | WILTON PARK FARM HOUSE | timber-framed house, possibly on site of earlier manor house | 1700-1799 | SU 94844 90233 |
| 411, 13, 104 | II | GRANARY AT WILTON PARK FARM | Eighteenth century timber-framed granary at Wilton Park Farm | 1700-1799 | SU 94855 90254 |
| 411, 13, 107 | II | STABLES AT WILTON PARK FARM | Eighteenth century timber-framed stables at Wilton Park Farm | 1700-1799 | SU 94858 90236 |
| 411, 13, 108 | II | BARN AT WILTON PARK FARM | Eighteenth century timber-framed barn at Wilton Park Barn | 1700-1799 | SU 94912 90236 |
| 411, 13, 116 | II | 6 SHEPHERDS LANE, | Seventeenth century timber-framed house on Shepherd's Lane | 1600-1699 | SU 94518 90143 |
| 411, 13, 117 | II | 12 TO 20 SHEPHERDS LANE, | Row of eighteenth century houses on Shepherd's Lane | 1700-1799 | SU 94539 90173 |
| 411, 13, 118 | II | 24 TO 28 SHEPHERDS LANE, | Row of eighteenth century timber-framed houses on Shepherd's Lane | 1700-1799 | SU 94551 90188 |
| 411, 13, 123 | II | 7, 9, & 11 WINDSOR END, | Row of houses on Windsor End | 1800-1899 | SU 94573 90030 |
| 411, 13, 124 | II | 15 WINDSOR END, | Nineteenth century house on Windsor End | 1800-1899 | SU 94568 90014 |
| 411, 13, 2 | II | G K CHESTERTON TOMB | Headstone to grave, dated 1937 and 1939 | 1900-2000 | SU 94651 90415 |
| 411, 13, 3 | II | THE CREST HOTEL, AYLESBURY END | inn called the Crest Hotel, with modernised exterior | 1600-1699 | SU 94491 90145 |
| 411, 13, 55 | II | 3 & 3A London End | timber-framed house, with late nineteenth century shop front | 1600-1699 | SU 94516 90127 |
| 411, 13, 56 | II | 1 London End | timber-framed house, refronted in the eighteenth century | 1600-1699 | SU 94516 90127 |
| 411, 13, 57 | II | 5 & 5A London End | Late sixteenth century timber-framed house on London End | 1600-1699 | SU 94529 90126 |
| 411, 13, 58 | II | NO 7 London End | house, refronted and with nineteenth century shop front | 1600-1699 | SU 94533 90128 |
| 411, 13, 59 | II | 9 London End | house, with late eighteenth or early nineteenth century front | 1600-1699 | SU 94538 90129 |
| 411, 13, 60 | II | 11 London End | Eighteenth century house on London End | 1700-1799 | SU 94543 90129 |
| 411, 13, 61 | II | CHELSEA HOUSE, 13 London End | Eighteenth century house called Chelsea House on London End | 1700-1799 | SU 94550 90132 |
| 411, 13, 62 | II | KING'S HEAD HOUSE, 15 London End | house, refronted in the eighteenth century | 1600-1699 | SU 94558 90134 |
| 411, 13, 63 | II | HIGHWAY HOUSE, 17 London End | house, refronted in the eighteenth century | 1600-1699 | SU 94579 90152 |
| 411, 13, 64 | II | 19 London End | Eighteenth century house on London End | 1700-1799 | SU 94584 90140 |
| 411, 13, 65 | II | 4 & 4A SHEPHERDS LANE, | house on Shepherd's Lane, refronted in the eighteenth century | 1600-1699 | SU 94509 90130 |
| 411, 13, 66 | II | THE MALT HOUSE, 21 London End | Eighteenth century house called the Malt House on London End | 1700-1799 | SU 94595 90140 |
| 411, 13, 67 | II | 23 London End | timber-framed house, with nineteenth century shop fronts | 1600-1799 | SU 94610 90151 |
| 411, 13, 68 | II | OLD BANK HOUSE, 25 London End, | Eighteenth century house known as Old Bank House | 1700-1799 | SU 94622 90145 |
| 411, 13, 69 | II | CANON HOUSE, 27 London End, | Late eighteenth century house called Canon House on London End | 1700-1799 | SU 94641 90147 |
| 411, 13, 71 | II | 33 London End | Eighteenth and early nineteenth century house on London End | 1700-1899 | SU 94668 90149 |
| 411, 13, 72 | II | 35 & 37 London End | Early nineteenth century house and shop on London End | 1800-1899 | SU 94676 90152 |
| 411, 13, 73 | II | 39 London End | Early nineteenth century house and shop on London End | 1800-1899 | SU 94685 90156 |
| 411, 13, 74 | II | 41 London End | Nineteenth century house on London End | 1800-1899 | SU 94699 90165 |
| 411, 13, 75 | II | 49, 51, 55 & 53A London End | Sixteenth century timber-framed house, refronted eighteenth century | 1600-1699 | SU 94740 90162 |
| 411, 13, 76 | II | The Saracen's Head, 1, 3 & 5 London End | inn called the Saracen's Head on London End, rebuilt in 19th century | 1600-1699 | SU 94529 90126 |
| 411, 13, 77 | II | 10 & 12 London End | Pair of nineteenth century cottages on London End | 1800-1899 | SU 94563 90079 |
| 411, 13, 78 | II | 14 & 16 London End | house on London End, with nineteenth century shop front | 1600-1799 | SU 94572 90082 |
| 411, 13, 79 | II | 18 London End, | Eighteenth century house called the Old Post House on London End | 1700-1799 | SU 94595 90084 |
| 411, 13, 80 | II* | Burke Lodge/Africa House, 20 London End, | house and inn, refronted in the eighteenth century | 1600-1699 | SU 94602 90085 |

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|---|---|---|---|---|---|
| 411, 13, 81 | II | Old Mulberry House, 22 & 22A London End | timber-framed house, refronted in the eighteenth century | 1600-1699 | SU 94615 90097 |
| 411, 13, 82 | II | 24 London End | Eighteenth century house called Wendover House on London End | 1700-1799 | SU 94637 90102 |
| 411, 13, 83 | II | 26 London End | Eighteenth century house, with traces of an earlier core | 1700-1799 | SU 94644 90106 |
| 411, 13, 84 | II | 28, 30 & 32 London End | timber-framed house, with nineteenth century shop front | 1600-1699 | SU 94663 90109 |
| 411, 13, 87 | II | 40 TO 44 London End | timber-framed house on London End | 1600-1699 | SU 94695 90120 |
| 411, 13, 88 | II | 46 TO 58 London End | shop parade on London End, with traces of earlier core | 1800-1899 | SU 94723 90124 |
| 411, 13, 89 | II | THE SWAN PH, London End | timber-framed inn partly refronted | 1600-1799 | SU 94747 90131 |
| 411, 13, 90 | II | 64, 66 & 68 London End | house on London End | 1700-1799 | SU 94772 90131 |
| 411, 13, 91 | II | 74 TO 82 London End | Eighteenth century terrace of five cottages on London End | 1700-1799 | SU 94797 90138 |
| 411, 13, 93 | II | 86 London End | house on London End, with nineteenth century shop front | 1800-1899 | SU 94822 90140 |
| 411, 14, 125 | II | 19 & 21 Windsor End | Eighteenth century house on Windsor End | 1700-1799 | SU 94571 89994 |
| 411, 14, 126 | II | THE OLD BARN, Windsor End | Seventeenth century timber-framed barn or outbuilding | 1600-1699 | SU 94342 89223 |
| 411, 14, 127 | II | 23 Windsor End | Eighteenth century house on Windsor End, rebuilt in about 1900 | 1700-1799 | SU 94574 89980 |
| 411, 14, 129 | II | 33 & 35 Windsor End | timber-framed inn called the Greyhound and adjoining house | 1600-1699 | SU 94589 89927 |
| 411, 14, 129A | II | 37 Windsor End | Seventeenth century house on Windsor End | 1600-1699 | SU 94590 89923 |
| 411, 14, 130 | II | 39, 41 & 43 Windsor End | Row of houses, refronted in the 18th century one with later shop front | 1600-1699 | SU 94592 89919 |
| 411, 14, 131 | II | 45 TO 51 Windsor End | Row of timber-framed houses, refronted in the 18th century | 1600-1699 | SU 94595 89906 |
| 411, 14, 132 | II | 53, 55 & 57 Windsor End | Row of timber-framed houses on Windsor End, with later re-fronting | 1600-1699 | SU 94599 89890 |
| 411, 14, 133 | II | 59 Windsor End, | timber-framed house on Windsor End, refronted in the 18th century | 1600-1699 | SU 94604 89880 |
| 411, 14, 134 | II* | WALLER TOMB | Late seventeenth century tomb of Edmund Waller | 1600-1699 | SU 94523 89980 |
| 411, 14, 134A | II | HYDE TOMB | Late seventeenth century tomb of Ann Hyde | 1600-1699 | SU 94483 89979 |
| 411, 14, 134B | II | HOLLIS/ANTHONY TOMB | tomb to members of the Hollis and Anthony families | 1700-1799 | SU 94516 89986 |
| 411, 14, 135 | II* | St Marys & All Saints Church | parish church of St Mary and All Saints, with 19th century restoration | 1400-1900 | SU 94490 90003 |
| 411, 14, 138 | II | 2 Windsor End | house called Yew Tree Cottage on Windsor End | 1700-1799 | SU 94537 89924 |
| 411, 14, 139 | II | Chapel Wells, 4 Windsor End | house called Chapel Wells on Windsor End | 1700-1799 | SU 94543 89913 |
| 411, 14, 140 | II | 6 Windsor End | house, partly refronted and altered in the nineteenth century | 1700-1799 | SU 94544 89905 |
| 411, 14, 141 | II | 12 & 14 Windsor End | timber-framed house called Cherry Cottage | 1600-1699 | SU 94550 89894 |
| 411, 14, 142 | II | 24 Windsor End | timber-framed house on Windsor End | 1600-1699 | SU 94559 89878 |
| 411, 14, 143 | II | 26 Windsor End | house, possibly with an earlier seventeenth century core | 1800-1899 | SU 94560 89873 |
| 411, 14, 144 | II | 28 Windsor End | house on Windsor End | 1800-1899 | SU 94562 89866 |
| 411, 14, 145 | II | Hall Barn Cottage, 30 Windsor End | house called Hall Barn Cottage on Windsor End | 1700-1799 | SU 94566 89855 |
| 411, 14, 146 | II | garden wall, 30 Windsor End | garden wall and gates at Hall Barn Cottage on Windsor End | 1800-1899 | SU 94577 89858 |
| 411, 14, 147 | II | Little Hall Barn, Windsor End | house, with outbuildings, stables and earlier timber-framed wing | 1600-1799 | SU 94582 89825 |
| 411, 14, 149 | II | Little Hall Barn, Windsor End | garden wall at Little Hall Barn on Windsor End | 1800-1899 | SU 94600 89786 |
| 411, 14, 150 | II | K6 telephone kiosk | telephone box | 1600-1799 | SU 94577 89952 |
| 411, 14, 48 | II | 1 & 3 Hedgerley Lane, | timber-framed houses, refronted in the 18th century | 1600-1699 | SU 94607 89877 |
| 411, 14, 49 | II | 5-13 Hedgerley Lane | Seventeenth century brick house | 1600-1699 | SU 94621 89871 |
| 411, 2, 96 | II | MILE STONE, London Road, | Nineteenth century milestone on London Road | 1800-1899 | SU 95075 90105 |
| 411, 3, 136 | II* | Old Rectory, Windsor End, | timber-framed house, restored in 1901 and 1974, now parish rooms | 1500-1599 | SU 94528 89904 |
| 411, 3, 97 | II | York House, Oxford Road, | house called York House | 1700-1799 | SU 93940 89884 |
| 411, 3, 98 | II | Widgenton, Oxford Road, | house with 16th century timber-framed barn and 19th century stable | 1700-1799 | SU 93948 89863 |

## 14 Appendix 4: Trade Listings and Population Data

*Trade Directories*

| Artisans/Trade | P.C. | 1823 | 1844 | 1850 | 1864 | 1877 | 1887 | 1895 | 1903 | 1911 | 1920 | 1935 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bee keeper | | | | | | | | | | | | 1 |
| Brush maker | 2 | | | | | | | | | | | |
| Cutler | 2 | | | | | | | | | | | |
| Furniture maker | | | | | | 1 | 2 | 2 | 3 | | 1 | 2 |
| Heel maker | 1 | | | | | | | | | | | |
| Hewer | 2 | | | | | | | | | | | |
| Jeweller | | | | | | | | | | | | 1 |
| Lacemaker | | | | 1 | 1 | | | | 1 | 1 | | |
| Milliner | | 1 | 4 | 3 | 1 | | | | | | | 1 |
| Patten maker | 1 | | | | | | | | | | | |
| Ribbon maker | | 1 | | | | | | | | | 1 | |
| Shoe/boot maker | 12 | 2 | 2 | 5 | 6 | 5 | 6 | 2 | 2 | 5 | 10 | 7 |
| Tailor | 10 | 5 | 3 | 7 | 8 | 5 | 6 | 7 | 4 | 3 | 4 | 8 |
| Upholsterer | | | 1 | | 1 | 1 | | 1 | | | 2 | |
| Weaver | | | | | | | | | | | | 1 |
| Whitesmith | | | | | 1 | | | | | | | 1 |
| TOTAL | 30 | 9 | 16 | 16 | 18 | 12 | 14 | 12 | 10 | 9 | 18 | 33 |
| Merchant/Dealer | P.C. | 1823 | 1844 | 1850 | 1864 | 1877 | 1887 | 1895 | 1903 | 1911 | 1920 | 1935 |
| Brewery | 2 | 1 | 2 | 1 | 1 | 1 | | | | | | |
| Chemist | | | | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 | 5 |
| Confectioner | | | | | | | | | | 2 | | 8 |
| Cycle/car dealer | | | | | | | | 2 | 4 | 4 | 4 | 12 |
| Dealer | 7 | | | 2 | 1 | | | 1 | 1 | 6 | | 8 |
| Dealer (animals) | | 1 | 7 | | | 1 | 1 | | | | | |
| Dealer (china) | | | | | 1 | | | 1 | 1 | 3 | 1 | |
| Dealer (Corn/coal) | | 3 | | 5 | 1 | 1 | | 3 | 4 | 4 | 4 | 6 |
| Dealer (timber) | 1 | 2 | 6 | | | | | | | | | |
| Draper | 2 | | 2 | | 2 | | | | | 6 | 8 | 8 |
| Fishmonger | | | | | 1 | 1 | 1 | 1 | 2 | 2 | 1 | 2 |
| Florist | | | 2 | | | | | | | 1 | | |
| Fruitier | | | | | | | | | | 2 | | 2 |
| Grocer | | 8 | | 13 | 11 | 12 | 13 | 6 | 7 | 2 | 4 | 13 |
| Ironmonger | | 1 | | 1 | 1 | 1 | | | | | 1 | 2 |
| Marine Store | | | | | 1 | 1 | | 1 | | | | |
| Newspapers | | | 5 | | | | | | | | | 1 |
| Nurserymen | | | | | | | | | | 2 | | 5 |
| Wine Merchant | | | 2 | | | | | | | | | 1 |
| TOTAL | 12 | 16 | 26 | 23 | 19 | 19 | 16 | 16 | 20 | 39 | 25 | 65 |
| Agric/General | P.C. | 1823 | 1844 | 1850 | 1864 | 1877 | 1887 | 1895 | 1903 | 1911 | 1920 | 1935 |
| Agric Engineer | | | | | 1 | 1 | 1 | 1 | | | | |
| Farmer | 3 | | | | 15 | 12 | 9 | 7 | 5 | 10 | 9 | 12 |
| Vet | | | | | 2 | 3 | 1 | 1 | 1 | 1 | | 1 |
| TOTAL | 3 | 0 | 0 | 0 | 18 | 16 | 11 | 9 | 6 | 11 | 9 | 13 |
| Professional | P.C. | 1823 | 1844 | 1850 | 1864 | 1877 | 1887 | 1895 | 1903 | 1911 | 1920 | 1935 |
| Architect | | | | | | | | | | 6 | 3 | 3 |
| Auctioneer | | 2 | 1 | | 1 | 1 | 1 | 1 | 1 | 5 | 4 | 5 |
| Bank/banker | | | | | | | | 1 | 3 | 3 | 4 | 6 |
| Dentist | | | | | | | | | | 1 | 1 | 6 |
| Solicitor | 3 | 3 | 2 | | 1 | 1 | 2 | 2 | 3 | 8 | | 4 |
| Surgeon | 1 | 3 | 3 | 2 | 1 | 2 | 1 | 1 | 3 | 4 | 1 | 8 |
| Surveyor | | | | | | 1 | 1 | 1 | 1 | 2 | 1 | 1 |
| TOTAL | 4 | 8 | 6 | 2 | 3 | 5 | 5 | 6 | 11 | 29 | 14 | 33 |
| Service/Provision | P.C. | 1823 | 1844 | 1850 | 1864 | 1877 | 1887 | 1895 | 1903 | 1911 | 1920 | 1935 |
| Baker | 8 | 4 | 5 | 6 | 4 | 3 | 4 | 4 | 3 | 3 | 3 | 2 |
| Barber | 1 | | | | | | | | | | | |
| Beer Retailer | | | 7 | 12 | 8 | 5 | | 6 | 3 | 4 | 3 | 4 |
| Blacksmith | 4 | 2 | | 2 | 1 | 1 | 3 | 1 | 1 | 2 | 1 | 1 |
| Brazier | | | 2 | | | | | | | | | |
| Builder | | 4 | | 2 | 6 | 3 | 5 | 4 | 3 | 8 | 11 | 15 |

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Butcher | 6 | 4 | 6 | 7 | 5 | 3 | 2 | 3 | 3 | 8 | 4 | 7 |
| Café/restaurant | | | | | | | | | | 1 | 1 | 7 |
| Carpenter | 21 | 3 | 4 | | 1 | 3 | 1 | | 1 | | | 1 |
| Carrier | 1 | 1 | | | 1 | 1 | 1 | 3 | 3 | 2 | | 1 |
| Chimney Sweep | | | 4 | | | 1 | 2 | 1 | 2 | 1 | 2 | 2 |
| Cooper | 2 | | 6 | 3 | 1 | 1 | 1 | 1 | | | | |
| Engineer | | | | | | | | 1 | | | 2 | 1 |
| Gardener | 4 | 1 | | | 1 | 1 | | | | | 1 | 6 |
| Glazier | 3 | | | | | | | | | | | |
| Hairdresser | | 1 | | 3 | | 1 | 1 | 1 | 2 | 3 | 1 | 6 |
| Hotel/Inn | | 4 | | 3 | 1 | 3 | 3 | 4 | 4 | 4 | 5 | 3 |
| Industrial-generic | | | | | | | | | | | 2 | 2 |
| Insurance Agent | | | 3 | 3 | 5 | 4 | | | | 2 | 1 | 6 |
| Laundry | | | | | | | | | | | 2 | 6 |
| Miller | | | | 1 | | | | | | | | |
| Plumber | | 2 | 3 | 3 | 2 | 4 | 2 | 2 | 4 | 3 | 4 | 4 |
| Victualler/Pub | 7 | 5 | | 6 | 9 | 9 | 7 | 6 | 8 | 5 | 5 | 6 |
| Saddler | 2 | 1 | | 3 | 3 | 2 | 2 | 3 | 3 | 3 | 1 | 1 |
| Undertaker | | | | | | | | | | | | 1 |
| Watchmaker | 1 | 2 | | | 1 | 2 | 1 | 1 | | 1 | 1 | 2 |
| Wheelwright | 3 | 1 | 9 | 2 | 2 | 2 | 2 | 2 | 1 | 2 | 2 | 2 |
| School | 1 | 5 | 2 | 1 | 7 | 5 | 5 | 5 | 5 | 2 | 6 | 7 |
| TOTAL | 64 | 40 | 61 | 57 | 58 | 54 | 42 | 48 | 46 | 61 | 58 | 93 |

**Posse Comitatus, 1798.*

| Summary | 1830 | 1844 | 1850 | 1864 | 1877 | 1887 | 1895 | 1903 | 1911 | 1920 | 1935 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Professional | 8 | 6 | 2 | 6 | 5 | 5 | 6 | 11 | 30 | 25 | 36 |
| Agric/General | 0 | 0 | 0 | 17 | 16 | 16 | 9 | 6 | 11 | 9 | 13 |
| Artisans/trades | 9 | 10 | 16 | 12 | 11 | 14 | 12 | 10 | 9 | 10 | 22 |
| Service/Provision | 40 | 61 | 57 | 43 | 51 | 42 | 49 | 47 | 61 | 66 | 112 |
| Merchant/dealer | 16 | 22 | 23 | 23 | 16 | 19 | 16 | 20 | 39 | 25 | 73 |

Population Figures for Beaconsfield

| Date | P.C.† | 1801 | 1811 | 1821 | 1831 | 1841 | 1851 | 1861 | 1871 | 1881 | 1891 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Population | 246 | 1149 | 1461 | 1736 | 1763 | 1732 | 1684 | 1662 | 1524 | 1635 | 1773 |
| Date | 1901 | 1911 | 1921 | 1931 | 1941 | 1951 | 1961 | 1971 | 1981 | 1991 | 2001 |
| Population | 1570 | 2511 | 3642 | 4864 | N/D* | 7913 | 10,013 | 11,881 | N/D* | 12,000 | 12,292 |

*† Posse Comitatus (excludes boys under 15, men over 60 and women)*

**No Data taken*

Population Figures taken from the following sources:

http://www.genuki.org.uk/ for 1801-1901

Pevsner for 1921; 1951; 1991

http://www.visionofbritain.org.uk for 1911; 1931; 1961; 1971

buckscc.gov.uk/bcc/ for 2001

## 15 Appendix 5: Historical Consultancy Report

Background

Beaconsfield is a town with two distinct parts, and is known as such. Beaconsfield Old Town has as its centre the crossing of the London to High Wycombe and Oxford road and the Windsor to Aylesbury road. The roads as they pass though the Old Town widen out considerably. The London to Wycombe/Oxford road runs from east to west and forms the main street. Beaconsfield New Town is approximately one mile to the north and developed following the coming of the railway at the beginning of the 20th century.

Medieval Records (to 1500)

Beaconsfield is not mentioned in the Domesday Survey, but was probably included in Burnham, of which it was afterwards called a member, and as such held by Walter Fitz Otho in 1086. A descendent of Walter Fitz Otho, Walter de Windsor, about the end of the 12th century enfeoffed Robert de Burnham of 8 virgates in Beaconsfield and his son-in-law Ralph de Hodeng confirmed the enfeoffment, not withstanding a grant of Beaconsfield in 1200 to Godfrey Maudit by Constance daughter of Walter son of William, and doubtless the wife of Ralph de Hodeng. The Missenden Abbey chartulary records a grant of all these lands by Robert de Burnham, but later history does not confirm this statement, and in 1205 Robert de Burnham granted the 8 virgates to Hugh son of Robert, retaining them for life at the rent of a sparrow-hawk or 2s. The Hodengs appear to have renounced their claims in this estate to the Lascelles, for BEACONSFIELD MANOR must have passed with the latter's portion of Burnham to Richard Earl of Cornwall, and as a member of that more important manor have been comprised in the grant made by him in 1266 to Burnham Abbey. It descended with Burnham Manor until 1545, when it was granted in fee to Robert Browne, goldsmith. It was alienated by him in the following year to Sir John Williams, lord of Hall Barn with which it has since descended. The ownership of the other manors is detailed in VCH.

A market at Beaconsfield on Tuesday was granted in 1255 to Richard Earl of Cornwall. The right to hold a fair on the vigil, feast and six days following the Ascension was bestowed in 1269 on Burnham Abbey, and a fresh grant of the same was made in 1414 on the ground that royal licence had never before been obtained.

Manorial records

Hall Barn

| | |
|---|---|
| Court roll, with Penland, 1376: | CBS AR 93/2006/15 |
| Court roll, with other manors, 1385: | CBS AR 93/2006/16 |
| Account roll, 1420-1423: | BL Harl Roll S1 |
| Rental, with other manors, 1425-1426: | CBS AR 93/2006/25 |

Hide

| | |
|---|---|
| Account roll, 1350: | BL Eg Ch 8234 |
| Rental, with other manors, 1425-1426: | CBS AR 93/2006/25 |

Wilton

| | |
|---|---|
| Court roll, with other manors, 1385: | CBS AR 93/2006/16 |
| Rental, with other manors, 1425-1426: | CBS AR 93/2006/25 |

Penland

| | |
|---|---|
| Court roll, 1372-1374: | BL Eg Ch 8325 |
| Court Roll, with Hall Barn, 1376: | CBS AR 93/2006/15 |
| Court roll, with other manors, 1385: | CBS AR 93/2006/16 |
| Rental, with other manors, 1425-1426: | CBS AR 93/2006/25 |

Beaconsfield

| | |
|---|---|
| Court roll, with other manors, 1404-1410: | CBS AR 93/2006/19-20 |
| Court roll, with other manors, 1436: | CBS AR 93/2006/29 |
| Rental, with other manors, 1462: | TNA:PRO SC 11/76 |

Tax Records for Beaconsfield Containing the names of individuals

| | |
|---|---|
| E/179/242/4 | 1327 Sept 15 x 23 twentieth |
| E179/362/19 Part 2 | 1332 Sept 9 x 12 fifteenth and tenth |
| E179/77/9 | 1340 April 3 two ninths and fifteenths and tax on wool |
| E179/78/157 | 1497 Jan 16 x March 13 subsidy of £62,000 |

Containing communal assessments only

| | |
|---|---|
| E179/239/241 | 1220 Aug 9 or earlier carucage of 2s. |
| E179/77/23 | 1332 Sept 9 x 12 fifteenth and tenth |
| E179/378/24 | 1334 Sept 19 x 23 fifteenth and tenth |
| E179/378/27 | 1336 March 11 x 20 fifteenth and tenth |
| E179/77/4 | 1336 Sept 23 x 27 fifteenth and tenth |
| E179/77/6 | 1337 Sept 26 x Oct 4 three fifteenths and tenths |
| E179/77/7 | 1337 Sept 26 x Oct 4 three fifteenths and tenths |
| E179/80/363 | [1340 or later] 1 fifteenth and tenth |
| E179/77/11 | 1340 April 3 two ninths and fifteenths and tax on wool |
| E179/77/8 | 1340 April 3 two ninths and fifteenths and tax on wool |
| E179/77/13 | 1344 June 26 two fifteenths and tenths |
| E179/77/14 | 1346 Sept 14 two fifteenths and tenths |
| E179/77/15 | 1346 Sept 14 two fifteenths and tenths |
| E179/77/16 | 1348 March 31 x April 13 three fifteenths and tenths |
| E179/77/17 | 1348 March 31 x April 13 three fifteenths and tenths |
| E179/77/18 | 1352 Jan 21 x 22 three fifteenths and tenths |
| E179/77/19 | 1352 Jan 21 x 22 three fifteenths and tenths |
| E179/77/20 | 1352 Jan 21 x 22 three fifteenths and tenths |
| E179/77/21 | 1352 Jan 21 x 22 three fifteenths and tenths |
| E179/77/22 | c. 1377 Feb 16 x 19 poll tax |
| E179/77/25 | 1380 Jan 17 x March 3 one and a half fifteenths and tenths |
| E179/77/27 | 1388 March 10 half a fifteenth and tenth |
| E179/77/28 | 1393 Jan 22 x Feb 10 fifteenth and tenth |
| E179/77/29 | 1393 Jan 22 x Feb 10 fifteenth and tenth |
| E179/77/30 | 1395 Jan 29 x Feb 15 fifteenth and tenth |
| E179/77/31 | 1398 Jan 31 one and a half fifteenths and tenths |
| E179/77/52 | 1431 March 20 one and one third fifteenths and tenths |
| E179/77/65 | 1446 April 9 one and a half fifteenths and tenths |
| E179/77/66 | 1449 Feb 12 x April 1 half a fifteenth and tenth |

(The assessments for 1217, 1332, 1334, 1337 and 1446 are included in: A.C. Chibnall, Early Taxation Returns. Taxation of Personal Property in 1332 and later, BRS, 14 (1966), pp. 91, 100, 113)

Parish records

None

Other Ecclesiastical records

Records of the archdeaconry of Buckingham

Miscellaneous registers 1483-1523: CBS, D-A/We/1 (relate to the whole county).

Printed in E.M. Elvey (ed.), The Courts of the Archdeaconry of Buckingham 1483-1523, BRS, 19 (1975).

Visitation books, 1492-1788: CBS, D-A/V (relate to the whole county).

Rentals and surveys

Rental of Burnham Abbey, 1462-1463, TNA: PRO, SC 11/76

Deeds and charters

Deeds: TNA: PRO, C 146/877 (1369-1370), C 146/886 (1411-1412), C 146/33 (1429-1430), C 146/448 (1443-1444), C 146/288 (1478-1479); SBTRO DC10/1336 (1354), DR10/1409/i.

Deeds, manorial records, rentals accounts: Pierrepont family, Earls Manvers: British Library: Eg Ch 2301-8836; Eg MSS 3516-3660, Bodleian: MSS Ch. Bucks. 882-1318,

Charters: BCM/D/5/2 (1154-1491),

Early Modern Records (1500-1800)

The ownership of the manors belonged to a succession of lay landowners, the most important being the Lawson, Waller and Du Pré families. The archives of all families provide much information. The Lawson family, Barons Burnham, archives comprise: 17th-20th cent: Bucks (Beaconsfield, etc) deeds and estate papers, incl predecessor Waller family, CBS AR40/76. 47/76, 20/86; 13th cent-18th cent: further Hall Barn (Bucks) manorial and estate papers, incl Burnham court rolls, with calendars and transcripts of deeds and charters, CBS AR 93/2006; 13th cent-20th cent: Bucks deeds, estate and family papers, incl predecessor Waller family, Private Papers – TNA PRO NRA 29865 Lawson; 14th cent-18th cent: Bucks (Hall Barn, Beaconsfield) deeds and estate papers, incl predecessor Waller family, CBS D247, Wakefield Collection. There are also deeds and papers relating to the Waller family, GRO D6148 – the catalogue does not give much detail of specific papers. John Safford has done much research on the Waller family – the content of his research papers is not known at present.

The archives of the Bulstrode Estate, CBS D-RA, NUL Pw C and NO 157 DD4P, refer to Beaconsfield properties. Other Wilton Park (Waller) material can be found in CBS D-X179/5, The Du Pré archives CBS D69 include document from 1608 – 1913 relating to the Wilton Park Estate.

Further references to Beaconsfield properties are in the Moore family papers, CBS AR 69/94.

Manorial Records

Beaconsfield

| | |
|---|---|
| List of men ?of manor of Beaconsfield, 1600-1700 undated: | CBS DC 18/39/1 |
| List of tenants of manor of Beaconsfield, 1630: | CBS DC 18/39/1 |
| Extract of court roll, 1633: | CBS DC 18/39/1 |
| Court roll (draft) (2 items), 1645: | CBS DC 18/39/1 |
| Presentments, 1652, 1668, 1689, 1691, 1714, 1740: | CBS DC 18/39/2 |
| Quit rents (2), 1682: | CBS DC 18/39/1 |
| Court roll (draft) with associated papers, 1689: | CBS DC 18/39/1 |
| List of tenants of manor of Beaconsfield, 1700: | CBS DC 18/39/1 |
| Court book, including copy Letters Patent to Robert Browne, 1545, and quitrental, 1764: | CBS DC 18/39/3 |
| List of tenants of manor of Beaconsfield, 1740: | CBS DC 18/39/1 |

Deeds

| | |
|---|---|
| 3 deeds relating to property in Home End, Beaconsfield 1630-1676: | CBS PR 14/28/1 |

Tax Records for Beaconsfield Containing the names of individuals

| | |
|---|---|
| E179/78/93 | 1523 May 21 subsidy |
| E179/78/139 | 1523 May 21 subsidy |
| E179/78/121 | 1540 May 8 subsidy |
| E179/78/124 | 1542 March or earlier forced loan |
| E179/78/125 | 1543 Jan 22 x May 12 subsidy |
| E179/78/132 | 1543 Jan 22 x May 12 subsidy |
| E179/78/140 | 1545 Jan benevolence from the laity and clergy |
| E179/78/145 | 1545 Nov 23 x Dec 24 subsidy |
| E179/78/152 | 1545 Nov 23 x Dec 24 subsidy |
| E179/79/163 | 1549 March 12 subsidy ('relief') |

| | |
|---|---|
| E179/79/166 | 1549 March 12 subsidy ('relief') |
| E179/69/70 | 1549 March 12 subsidy ('relief') |
| E179/80/346 Part 4 | 1549 March 12 subsidy ('relief') |
| E179/79/187 | 1559 Feb 20 subsidy |
| E179/79/216 | 1593 March 24 three subsidies |
| E179/79/227 | 1597 Dec 16 three subsidies |
| E179/79/237 | 1597 Dec 16 three subsidies |
| E179/80/346 Part 2 | 1610 Feb 9 x July 23 subsidy |
| E179/79/279 | 1624 May 13 or later three subsidies |
| E179/80/288 | 1628 June 16 x 29 five subsidies |
| E179/244/1A | 1635 Aug 4 ship money |
| E179/244/2 | 1635 Aug 4 ship money |
| E179/273/5 | 1635 Aug 4 ship money |
| E179/275/2 | 1635 Aug 4 ship money |
| E179/80/298 | 1640 Dec 10 - 23 four subsidies |
| E179/80/338 | 1641 May 13 two subsidies |
| E179/80/350 | 1662 May 19 hearth tax |
| E179/80/351 | 1662 May 19 hearth tax |
| E179/80/335 | 1663 July 27 four subsidies |
| E179/80/346/Part 6 | 4 stray |
| Containing communal assessments only | |
| E179/239/243 | 4 stray |
| E179/242/109 | 3 unknown/unidentified |
| E179/78/116 | 1540 May 8 four fifteenths and tenths |
| E179/78/143 | 1545 Nov 23 two fifteenths and tenths |
| E179/78/144 | 1545 Nov 23 two fifteenths and tenths |
| E179/79/169 | 1553 March 17 two fifteenths and tenths |
| E179/79/177 | 1553 March 17 two fifteenths and tenths |
| E179/79/182 | 1558 Feb 19 fifteenth and tenth |
| E179/79/194 | 1571 May 15 two fifteenths and tenths |
| E179/79/205 | 1587 March 7 two fifteenths and tenths |
| E179/79/208 Part 2 | 1589 March 17 four fifteenths and tenths |
| E179/79/209 | 1589 March 17 four fifteenths and tenths |
| E179/79/210 | 1593 March 24 six fifteenths and tenths |
| E179/79/212 | 1593 March 24 six fifteenths and tenths |
| E179/79/213 | 1593 March 24 six fifteenths and tenths |
| E179/79/214 | 1593 March 24 six fifteenths and tenths |
| E179/79/223 | 1597 Dec 16 six fifteenths and tenths |
| E179/79/226 | 1597 Dec 16 six fifteenths and tenths |
| E179/79/250 | Eliz I 1 fifteenth and tenth |
| E179/388/16 | 1606 May 17 six fifteenths and tenths |
| E179/79/255A | 1606 May 17 six fifteenths and tenths |
| E179/79/261A | 1606 May 17 six fifteenths and tenths |
| E179/79/272 | 1624 May 13 or later three fifteenths and tenths |
| E179/79/274 | 1624 May 13 or later three fifteenths and tenths |
| E179/79/281A | 1624 May 13 or later three fifteenths and tenths |
| E179/80/316 | 1657 June 26 assessment for the armies and navies of the Commonwealth |

E179/299/6 1660 Dec 29 act for granting £420,000 to the king

E179/299/7 1660 Sept 13 assessment of £70,000 for the present supply of the king

E179/299/8 Part 1 1671 March 6 subsidy for the king's extraordinary occasions

Justice's minute book 1773, 1786-1788 CBS DC18/39/4

Papers found loose in DC18/39/4: Being the papers of Edmund Waller, J.P., covering many aspects of J.P. work CBS DC18/39/5

Lawson family, Barons Burnham: additional records for Hall Barn estate including Burnham court rolls, with calendars and transcripts of deeds and charters CBS AR 93/2006

Wilton Park, Beaconsfield: Collection of Deeds (1611-1773) CBS D-X179/1-15

Schedule of lands in Beaconsfield which descended to five co. heirs of Clem. Dawbeney, Robt. Lee being one, who bought out the others (1610) BRO D/ED/E35

Wilton Park, Ground Floor plan of "Mr Dupre's house (18th C) D-DR/5/2/3

Church records

Records of the Oxford Diocese ORO DIOC/1-9

Diocese books: summary of visitations, extent and population of parishes, information about charities and schools, numbers of dissenters & incumbents (c1685-1888):ORO DIOC/4/A/1-12

Probate

Apart from wills proved in the PCC, which are not considered here, Beaconsfield wills would have been proved in the court of the archdeaconry of Buckingham or, very occasionally, in the Consistory Court of Lincoln. No Buckingham archdeaconry wills survive from before the last decades of the fifteenth century, however. All pre-1660 wills are indexed in:

J. Hunt, R. Bettridge & A. Toplis, Index to Probate Records of the Archdeaconry Court of Buckingham 1483-1660 and of the Buckinghamshire Peculiars 1420-1660, BRS 32 (2001).

For later periods indexes to probate records of the archdeaconry court of Buckingham are available at the CBS.

Other records of the archdeaconry of Buckingham

Miscellaneous registers 1483-1523: CBS, D-A/We/1 (whole county).

Printed in E.M. Elvey (ed.), The Courts of the Archdeaconry of Buckingham 1483-1523, BRS, 19 (1975).

Visitation books, 1492-1788: CBS, D-A/V (whole county).

Archdeaconry church inspection, 1637: CBS, D/A/V15.

Misc items including churchwardens and some probate inventories, 1542-1851: CBS, D-A/X

Depositions of witnesses and defendants, 1578-1687: CBS, D-A/C/23-4

Miscellaneous court papers, 1600-38: CBS, D-A/C/25-28

Marriage bonds and allegations, 1623, 1663-1849: CBS, D-A/M

Fee books and accounts, 1717-1863: CBS, D-A/Fm/1-10

Parish Records CBS PR/14

Registers

Christenings, 1631-1937; marriages, 1631-1635, 1649-1657, 1660-1968; burials, 1631-1635, 1653-1964: CBS PR14/1/1-26

Churchwardens

Accounts and rate book, also register of briefs, 1678-1720: CBS PR 14/5/2

Account and rate book, 1721-1770: CBS PR 14/5/3

Account and rate book, 1770-1821: CBS PR 14/5/4

Vestry

Vestry minute book, 1735-1782: CBS PR 14/8/1

Vestry minute book, 1782-1833: CBS PR 14/8/2

Overseers

Poor rate assessment, 1692/3: CBS D 247

Poor rate assessments, 1779: CBS PR 14/11/1

Poor rate books, 1706-1835: CBS PR 14/11/2-6

Page of overseers account, Nov 1672 – March 1674: CBS PR 14/12/1

Bundles of overseers vouchers, 1672: CBS PR 14/12/2

Bundles of overseers vouchers, 1761: CBS PR 14/12/3

Bundles of overseers vouchers, 1762-1765: CBS PR 14/12/4

Bundles of overseers vouchers, 1766-1767: CBS PR 14/12/5

Overseers account book, 1718-1744: CBS PR 14/12/6

Overseers account book, including post house inventory, 1760-1772: CBS PR 14/12/8

Overseers account book, 1773-1777: CBS PR 14/12/9

Overseers of the Poor account book of disbursements, 1744-1760: CBS PR 14/12/10

Papers found loose inside (39 items), 1744-1760: CBS PR 14/12/11

Overseers of the Poor account book, 1752-1763: CBS PR 14/12/12

Overseers bills and vouchers, 1749, 1756, 1760-1769: CBS PR 14/12/13

Bundle of apprenticeship indentures, 1659-1777: CBS PR 14/14/1-92

Bundle of bastardy bonds, 1693-1790: CBS PR 14/15/1

Official appointment of overseers, 1761: CBS PR 14/18/1

Bundle of miscellaneous papers including leases of Church Close (from 1592), settlement and charity papers, overseers' vouchers, poor rate 1797, draft highway rate 1806-7: CBS PR 14/18/2

Volume containing copy agreement 1768-1769 of the inhabitants of Beaconsfield about site of workhouse and its administration, minutes (signed 1768-1769) of vestry relating to workhouse, copy inventories of workhouse, 1785 and 1786: CBS PR 14/18/3

Charity and Schools

Charity accounts – various, 1591-1891: CBS PR 14/25/1-7

County Records with Beaconsfield entries

Return of vintners, innholders and alehousekeepers in Bucks (transcript), 1577: CBS, D-X423/1. (The full list of names can be found on-line, in the A2A catalogue).

Registers of licensed victuallers, 1753-1828: CBS, Q/RLV

Land Tax Assessments, c1780-1832: CBS, Q/RPL

1522 Military Survey: A.C. Chibnall (ed.), The Certificate of Musters for Buckinghamshire in 1522, Buckinghamshire Record Society 17 (1973), pp. 322-4.

1535 muster roll: TNA:PRO E 101/58/16, and see R.T. Baldwin, The Certificate of Musters for Buckinghamshire, 1535 (unpub. transcript, PRO Library, 1989)

Buckinghamshire Posse Comitatus 1798: CBS L/P/15&16 (printed in I.F.W. Beckett, The Buckinghamshire Posse Comitatus 1798, BRS,22 (1985))

Quarter Sessions - for Bletchley references in these, see: W. le Hardy and G.L. Reckitt (eds), County of Buckingham Calendar to the Sessions Records, 1678-1733, 8 vols (Aylesbury, 1933-87).

Indexes for later periods are available at CBS

Local Newspapers

No newspapers were printed in Buckinghamshire until the nineteenth century.

Maps

Survey of estate belonging to Edmund Waller Esq., (copy original in BL), surveyor John Richardson, Burnham, 1763: CBS Ma R59

Bulstrode Estate, 1784: CBS D/RA/3/76

Plan of roads NW of Beaconsfield as far as Holtspur (Holespur) Heath, some landowners named, two copies, no date - late 18th early 19th century: CBS AR 59/93 & 113/93

Modern Records (Post 1800)

The opening of the railway station had a major impact on the growth and development of Beaconsfield. A separate settlement, away from the Old Town, grew up around the station. The detail of the planning, housing and the introduction of utilities into the town will be found in the records of Beaconsfield Urban District Council (CBS DC18), those relevant to the development of the town include:

Minute books of meetings of the Urban District Council 1889-1951 CBS DC18/1/1-26

Minute book of the highways committee 1909-1915 CBS DC18/1/29

Minute book of general purposes committee, 1921-1923 and of the general purposes and highways committee, 1923-1925 CBS DC18/1/30

Minute book of town planning committee, 1921-1922, highways committee, 1922-1923, and of the general purposes committee and highways committee, 1925-1928 CBS DC18/1/31

Minute book of housing committee, 1921-1922, housing and town planning committee, 1922-1923 and of the finance and housing committee, 1925-1928 CBS DC18/1/32

Minute book of general purposes and highways committee, 1928-1929, and of highways and sanitary committee, 1929-1930 CBS DC18/1/33

Minute book of town planning committee, 1930-1932, and of the housing committee, 1935-1939 CBS DC18/1/35

Minute book of various committees including town planning, byelaws CBS DC18/1/38

Minute book of town planning committee (from 1948 known as planning and building byelaws committee) – 1942-1953 CBS DC18/1/43

Reports various sub-committees including planning, housing 1942-1954 CBS DC18/1/44

Minute book of highways, general works committee, 1943-1950 CBS DC18/1/45

Minute book of housing committee, 1944-1954 CBS DC18/1/46

Church Records

Beaconsfield parish: additional records including registers, PCC minutes and papers, property records and parish diary of Rev GA Cooke (1896-99) 1898-1971 CBS PR 14

Parish Records CBS PR/14

Charity and Schools

Minute Book of the National School Managers, 1854-1903: CBS PR 14/25/8

Miscellaneous correspondence and vouchers relating to the National Schools, 1899-1916: CBS PR 14/25/9

Copy inventory of the contents of the Parish Chest 1827, 20th Century: CBS PR 14/28/3

The occupational structure of the parish in the 19th century can most fully be analysed using the census enumerators' books held at the National Archives. Those for Beaconsfield are:

1841 HO 107/45

1851 HO 107/1717

1861 RG 9/849

1871 RG 10/1397

1881 RG 11/1455

1891 RG 12/1132

1901 RG 13/1337

Maps

Beaconsfield and Chalfont St Peter, Footpaths and Highways, 1805: CBS Q/H/20

Plan of Estate belonging to James Du Pré Esq., 1831: CBS Ma/14/1.R

Plan of certain lands at Knotty Green (landowners and field names given with measurements), 1814: CBS Ma/305R

Beaconsfield Tithe Map (Diocesan Copy), 1846: CBS Ref 35

Approach to station showing "Gregories", undated – 1900-1926: CBS Ma/308R

Surveyor's Department Plans CBS DC18/22

Greater London Plan, 1944, Scale 1/25000 CBS DC18/22/1

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| Boundary Commission; maps, 1948, Scale 1/25000 | CBS DC18/22/2 |
| Existing land use map, 1951, 6" O.S. | CBS DC 18/22/3 |
| Age of buildings survey, 1952, 6" O.S. | CBS DC18/22/4 |
| Beaconsfield U.D.C. planning maps, 1934, 1958 and one no date | CBS DC18/22/5 |

Utilities

The introduction of gas and electricity supply started with small, local companies that tended to become taken over by larger businesses until nationalisation. The records of some of these smaller companies seem to have been either lost or destroyed. The trade directories make passing references to the different utilities.

Gas

The records of the Beaconsfield Gas Company start in 1863 TNA: BT 31/860/833C. This was taken over by the Uxbridge Gas Company in 1908, and the Beaconsfield works were closed in 1912. Ultimately, before nationalisation, in 1949, the supply company was the Uxbridge, Maidenhead, Wycombe and District Gas Company, archives held by Transco plc:
NT:UDG

Electricity

The development of electricity supply can be followed using Garcke's Manual of Electricity Supply, Volumes 1 – 57 (London 1896-1960). The town was lighted by both gas and electricity in 1920. The supplier just before nationalisation was the Uxbridge and District Electric Supply Company Limited.

Water

The records of the Beaconsfield Water Works Company start in 1887 TNA BT 31/3845/24213. In 1895, the company became the Amersham, Beaconsfield and District Waterworks Company Limited TNA BT 31/31410/45308.

Telephone

The first telephone exchange opened in Beaconsfield on 30th October 1900 (Post Office Circular 1900, p340). Copies of telephone directories can be found at the BT Archives (Third Floor, Holborn Telephone Exchange, 268-270 High Holborn, London WC1V 7EE; 0207 440 4220, archives@bt.com)

Railway

The building of the railway and its route to the north of the Old Town has had a major impact on the growth and development of Beaconsfield. The Great Central and Western Joint Railway opened its route through Beaconsfield in 1906. This then led to the development of the New Town, centred upon the station.

Plans of the railway can be found in CBS P/u.C 8, 27, 45, 77, 82, 88, 89, 178, 219.

Key issues and recommendations for further study

The history of Beaconsfield Old Town would benefit from a thorough academic study of its transition from a small settlement into a town with the growth of population and development of trades, professions and other aspects of a town. The history of Beaconsfield New Town is short, dating back only to the early twentieth century with the coming of the railway and the urban development that came with it. Its growth and the relationship with the Old Town would also be valuable. The more recent changes that have been brought about by the opening of the M40 motorway and reduction in through traffic will have affected the Old Town.

The local authority records listed above would doubtless provide much information on the response of officialdom to the growth of the new town, particularly in relation to the provision of its services and infrastructure. Further work will be necessary to locate the archives of commercial organisations that have been located in Beaconsfield, for instance Wiggins Teape, the paper makers, who occupied Butler's Court and the Beaconsfield Film Studio that opened in 1922.