

# Buckingham

## Buckinghamshire Historic Towns Assessment Report



The Manor House, Buckingham



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

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## 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 Buckingham 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 classifying 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. Each Buckinghamshire Historic Towns Project report includes a summary of information for the town including key dates and facts (Table 1). The project forms part of an extensive historic and natural environment characterisation programme by Buckinghamshire County Council.

Buckingham is situated in the upper reaches of the Ouse valley. It is one of the earliest documented settlements in the county, dating back to at least AD 914 when Edward the Elder established a double burh, a defended settlement which formed part of a network of defences in the region against the Vikings. Buckingham was a significant settlement in the late Anglo Saxon period, possessing a mint and a possible Minster church. It soon became the administrative centre of the county. There is also Buckingham's association with St. Rumbold, a 7<sup>th</sup> century Anglo Saxon saint, which may indicate an earlier origin for a settlement. After the Conquest in the 11<sup>th</sup> century, a castle was constructed within the burh and the town began to expand. In the medieval period, Buckingham grew eastward to include a large market which made the town prosper, by the 13<sup>th</sup> century it was supplying wool to the cloth trade, although it was never as wealthy as the towns in the south of England. Although Buckingham initially held the role of county town, as early as the 13<sup>th</sup> century the town's economic and political influence started to wane, being eclipsed by Aylesbury, which was geographically better positioned. Despite being given borough status in the 16<sup>th</sup> century and recovering its title as the county town, the administrative responsibility moved decisively to Aylesbury in the 17<sup>th</sup> century. Notwithstanding these setbacks, Buckingham still remained an important centre for industry and commerce, being renowned for tanning and bell founding.

From the 17<sup>th</sup> century, Buckingham was heavily influenced by the patronage of the Temple-Grenvilles of Stowe, whose successive incumbents contributed to the development of the town. The 19<sup>th</sup> century saw the opening of the Grand Junction canal (1801) and the Buckingham branch of the London to Birmingham railway, (1850). Although initially providing a positive impact in both cases Buckingham was bypassed by the main national network and only served by branches. These means of communication later declined, providing limited economic benefits to the town, and both eventually closed in the 1960s. Although Buckingham grew modestly in the 19<sup>th</sup> century it was not until the second half of the 20<sup>th</sup> century that the town expanded rapidly - with the development of a number of large housing estates around the town's periphery, a bypass was also constructed. In the early years of the 21<sup>st</sup> century, Buckingham remains an important local commercial & employment centre for the surrounding rural villages. It is also the home of the University of Buckingham, a private university established in the 1970s.

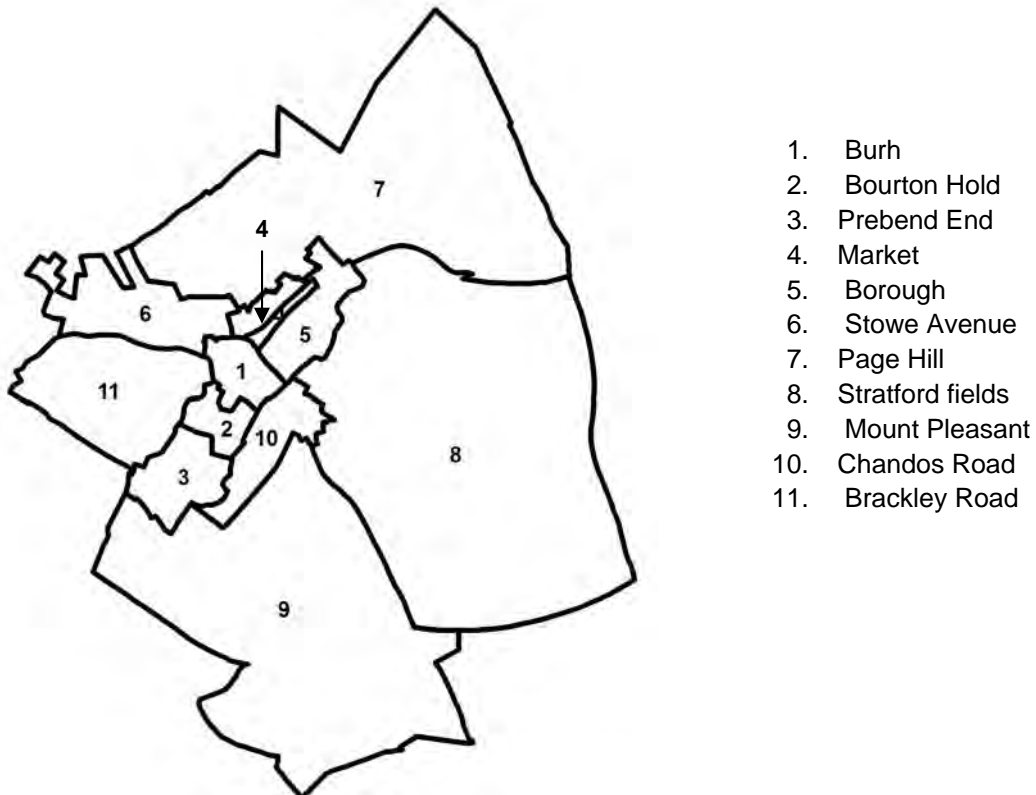
Buckingham contains a large concentration of listed buildings despite the fact that the town was profoundly affected by a fire in 1725 which destroyed one third of the houses.

Many of the Georgian fronted buildings date to the rebuilding in the 18<sup>th</sup> and 19<sup>th</sup> centuries so there are fewer structures with older origins.

The archaeology of Buckingham has found some evidence for Anglo Saxon settlement in the historic area of the town and this report outlines a number of possible plan forms that require further investigation. The planned medieval town expanded north along what is now Market Hill and the High Street with burgage plots to either side of the linear market.

The report also defines a series of six historic urban zones that can be used to indicate areas of archaeological potential; areas that may benefit from more detailed archaeological or documentary research and areas with limited known archaeological potential. A further five urban zones are also identified relating to modern development from the 19<sup>th</sup> century onwards.

The culmination of this report is the production of eleven historic urban zones that can be used to indicate areas of significance relating to various facets of heritage. This includes areas that may benefit from more detailed archaeological or documentary research and areas with limited known archaeological potential. This report highlights the need for more detailed research into the possible Saxon origins of Buckingham, focussing on the area that is believed to be the burh and the Prebendal End (zones 1 and 3). Of a possible later date is the High Street (zones 4 and 5) which may have been a planned settlement in the medieval period.



Buckingham Historic Town Assessment

Period	Buckingham		
Saxon (410-1066)	Mint	c.975-1060 AD	
	Minster	Possibly	
	Royal Manor	No	
	Burh status	Yes 914	
	ASC Reference	915 AD	
Domesday (1086)	Domesday Reference	Yes: As <i>Buckingham with Bourton</i>	
	Watermill	Prebend/Town Mill; Castle Mill	
	Domesday Value	£10 (1066 AD) £16 in white silver (1086 AD)	
	Burgage plots	Yes	
	Settlement type	fortified centre – Burh	
	Borough status	1554	
	Burgage plots	Yes	
	Guild house/houses	Cordwainers from 1449 at least The Mercers; The Tailors; The Butchers	
	Castle	Buckingham Castle (11 <sup>th</sup> – 16 <sup>th</sup> century)	
	Civic structures	Yes (Town Hall 1685)	
	1 <sup>st</sup> reference to town	Anglo-Saxon Chronicles	
	Medieval (1066-1536)	Fair Charter	1305 prescriptive to Giles de Brewosa
		Church	Yes (St Peter & St Paul Saxon-17 <sup>th</sup> Century)
Market Charter		1305 prescriptive to Giles de Brewosa	
Lay Subsidy 1334 Value		£60	
Subsidy 1524 Value		£419	
Market house		Yes – Town Hall	
Monastic presence		Prebendal: See of Colchester	
Manorial records		Yes	
Routeway connections		Yes	
Map evidence (Ogilby, Sellar)		Gough 1360s	
Inns/taverns (presence of)		1473 earliest mention	
Industry – windmills, watermills		Prebend/Town Mill; Castle Mill Ap Howell Bell Foundry	
Settlement type		Medium market town	
Post Medieval (1536-1800)	Industry	Tanneries: Bridge Street; Prebend End	
	Market Charter	Borough	
	Fair Charter	Borough	
	Significant local industries	Iron Foundries	
	Proximity to turnpike	Wendover to Buckingham, 1721 Buckingham to Warmington, 1744 Buckingham to Brackley, 1791 Buckingham to Stony Stratford, 1815	
	Windmills, watermills	Prebend/Town Mill; Castle Mill	
	Map evidence (Roque, Jeffreys, etc)	Speed 1610; Jeffreys 1760	
	Population (1801)	2605	
Modern (Post 1800)	Settlement type	County/provincial capital	
	Railway station	Yes (1851)	
	Modern development	Yes	
	Canal Wharf	Yes (1802)	
	Significant local industries	Milk Factory, Chandos Road	
	Tanneries, breweries etc	Prebend End	
	Population (2001)	12,512	
	Settlement type	Modern market town	
HER No.	0855300000		

*Table 1: Checklist of Buckingham*

## **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 Buckingham 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

Buckingham is located in the north of modern Buckinghamshire; Brackley lies almost 8 miles west of the town in Northamptonshire while Banbury is 18 miles into Oxfordshire. Originally the county town of Buckinghamshire, its northerly position cost Buckingham its status to Aylesbury some 16 miles to the south. The current parish comprises 2782 acres (1126ha) of which the historic settlement covers 87 acres and the modern expansion a further 864 acres. Following the redrawing of parish boundaries in 1851 Buckingham parish was combined with Prebend End and Bourton to create a single parish.

The morphology of the town is complex, with several phases of development originating in the Saxon period. The historic town is concentrated around the banks of the river Great Ouse, which virtually surrounds it on three sides – the only over-land access is from the north. Buckingham is not on the junction of any notable routes. There is a long distance route running south towards London, although this route is overshadowed by Watling Street which is more direct. The roads to the west connect the town to Oxford. Buckingham today is split between modern development on the south side of the river and the historic core on the north bank. The south side comprises mostly industrial and educational facilities along with the two large residential areas at Mount Pleasant and the Badgers estate. Historic settlement is limited to Mitre Street. The north bank comprises the known Saxon settlement and the later medieval and post medieval expansion as well as the modern residential areas of Overn Hills and Page Hill.

The geology of Buckingham comprises superficial drifts overlying bedrock geology. Following the path of the river, the bedrock geology is a combination of mid Jurassic White limestone and Forest Marble formations with some areas of Cornbrash formation (BGS). The superficial geology along the valley is river terrace gravel overlain in places by alluvium. The Soils Survey, surveyed at a county level only, classifies the soil along the path of the river as seasonally wet clay (Cranfield, 2007).

The bedrock geology of the north bank mainly comprises Mid Jurassic Forest Marble and Cornbrash limestone formations with an overlying superficial geology of glacio-fluvial sand and gravel underneath the medieval settlement and Pleistocene glacial till deposits underlying the modern expansion (BGS). The Soils Survey categorises the soil of the north bank as deep loam over the Forest Marble (Soil Series 5.72 Argillic Brown Earths - defined as loamy soils with a non-calcareous subsoil and a limited clay content) and shallow loam (Soil Series 3.43 Brown Rendzinas - calcareous soils that form over chalk limestone) over the Cornbrash (Cranfield, 2007).

The geology of the south bank comprises Mid Jurassic Kellaways sandstone formations underlying the early modern expansion (Chandos Road) and Peterborough mudstone underlying the 20<sup>th</sup> century expansion (BGS). The superficial geology, where present, mainly comprises Till deposits. The Soils Survey categorises the south bank as deep loam - Soil Series 5.72 Argillic Brown Earths (Cranfield, 2007).

### 2.2 Historic Landscape

#### *Transport and Communication*

The basic framework of routes serving Buckingham probably originated in the Saxon period. The town serves as a major junction between several routes leading to the nearby towns of Fenny Stratford, Oxford, and Banbury. The main route through the Saxon settlement area from London up to Birmingham this route is well documented, first appearing on the 14<sup>th</sup> century Gough map of Britain (Figure 3: Route 3). The main route originally ran down Ford Street, past the Castle before taking the Brackley Road out of the town. This was deviated in the 18<sup>th</sup> century with the introduction of a new road and bridge on Bridge Street, the shift in the path of the main road reflects the changing focus of the town from Castle Hill to the High Street and market area.

Other routes from Bedford, Olney, Stony Stratford, Banbury and Brill also lead to Buckingham with the market place as the principal junction. The only routes from Buckingham that served a purely local purpose were the two artificial avenues linking the town with Stowe House and Maids Moreton Manor.

The river Great Ouse meanders through the countryside from its origin at Syresham in Northamptonshire for 150 miles until it enters the Wash at Kings Lynn in Norfolk. Along its path are a number of important settlements including Brackley, Buckingham, Stony Stratford, Newport Pagnell, Bedford, St Neots, St Ives and Ely many of which owe their location to the river.

The town was also linked to the Grand Union Canal in 1802 by the Buckingham Branch that ran from the main canal at Fenny Stratford right up to the High Street in Buckingham. The canal remained until the early 20<sup>th</sup> century when the waterway finally silted up. Buckingham also gained a link to the railway network in the late 19<sup>th</sup> century through the construction of the Banbury to Winslow line by the London and North Western Railway although this too had ceased by the mid 20<sup>th</sup> century.

#### *Rural Landscape*

Small satellite settlements to the south include Gawcott, Bourton and Lenborough, all of which were historically dependents of Buckingham. Other nearby hamlets with close ties to the town include Hillesden, Padbury and Thornborough while further afield are the towns of Winslow and the Horwoods. Evidence for close links to settlement in the north is more limited beyond the obviously close ties with Stowe and the deserted settlement at Lamport.

Buckingham lies in a narrow corridor of ancient enclosed land between the Royal Forest of Bernwood to the south (conjectural boundary by Harvey, 1997) and Whittlewood Forest to the north (conjectural boundary by Jones & Page, 2006). Much of the landscape around Buckingham comprised of enclosed fields predating the 19<sup>th</sup> century enclosure maps. (Figure 4) Meadows surround the river and the historic core particularly on the north bank. Enclosure awards for Buckingham with Prebend End and Gawcott date to 1803 while several title awards were drawn up in the late 19<sup>th</sup> century for Bourton and Lenborough.



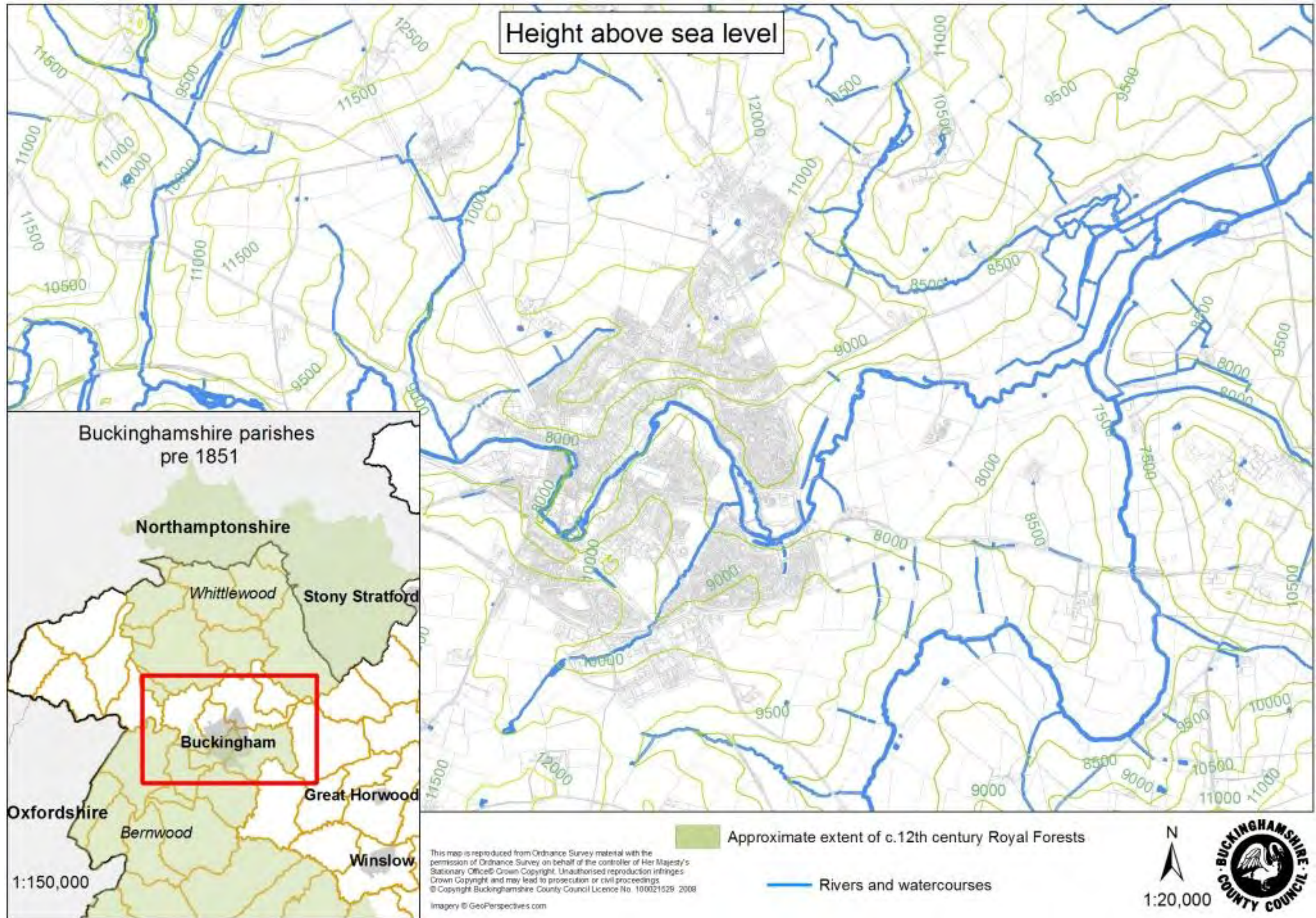


Figure 1: Buckingham in location



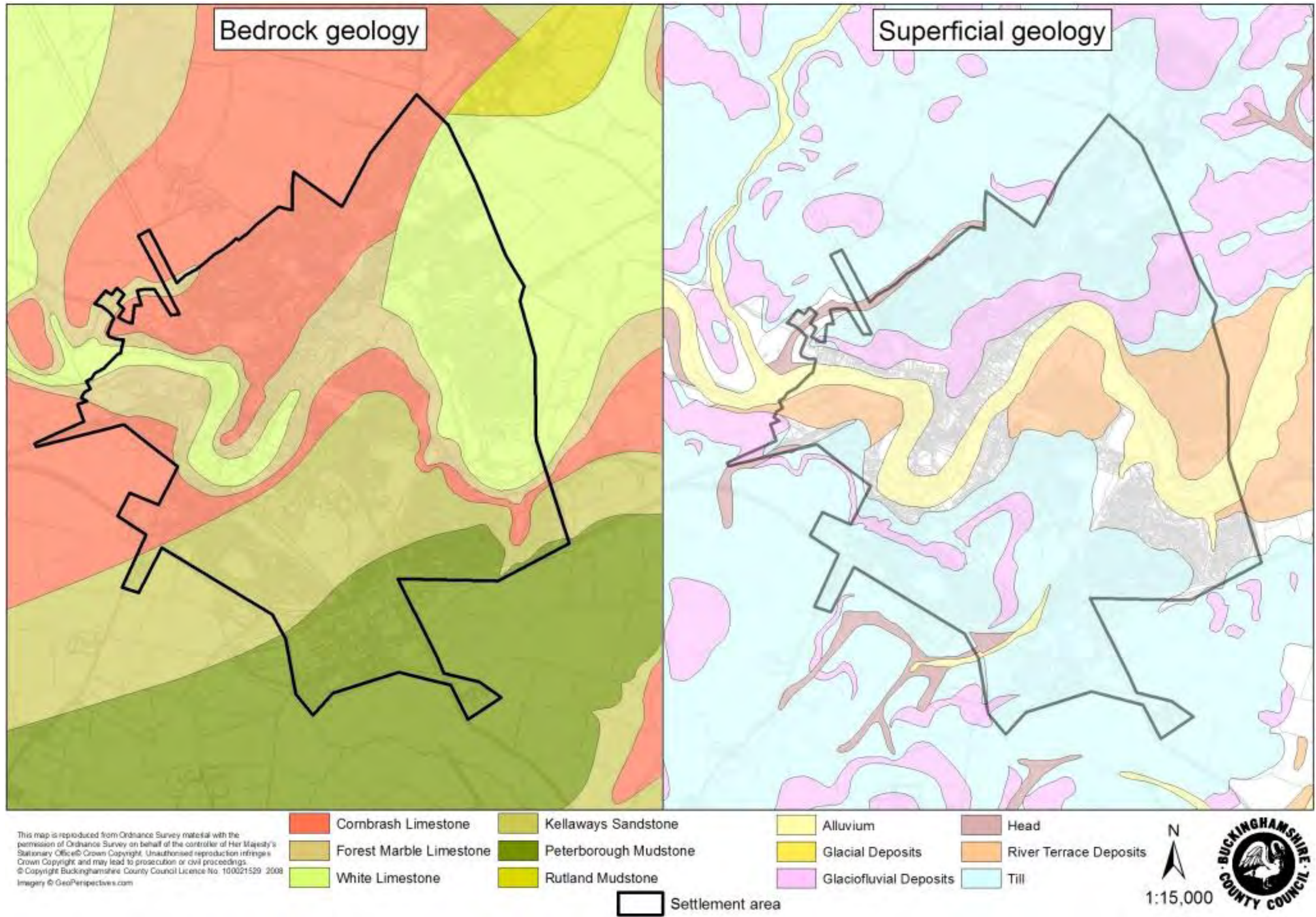


Figure 2: Geology of town (Copyright British Geology Survey)



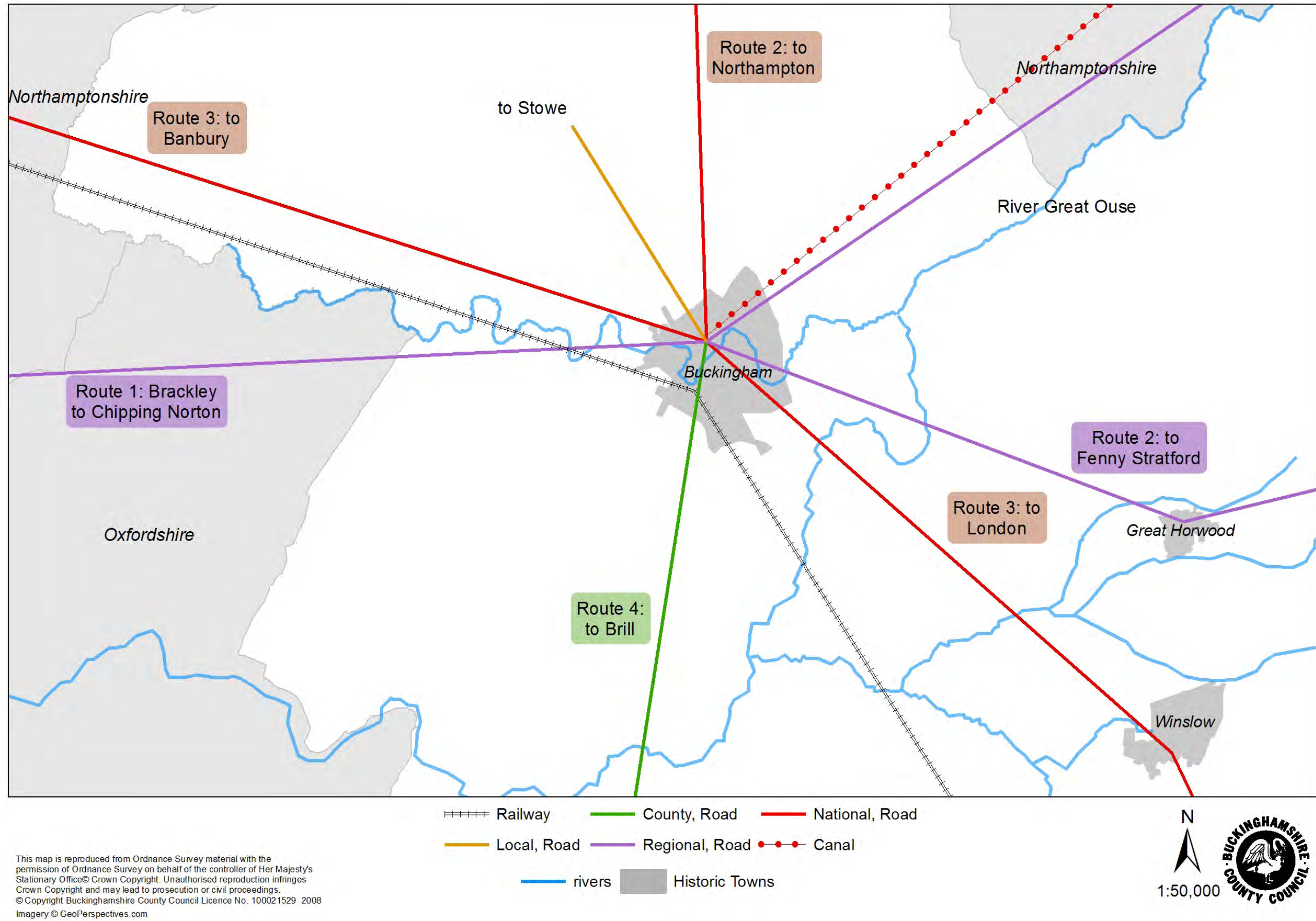


Figure 3: Schematic Diagram of Connections from Buckingham (representational only)



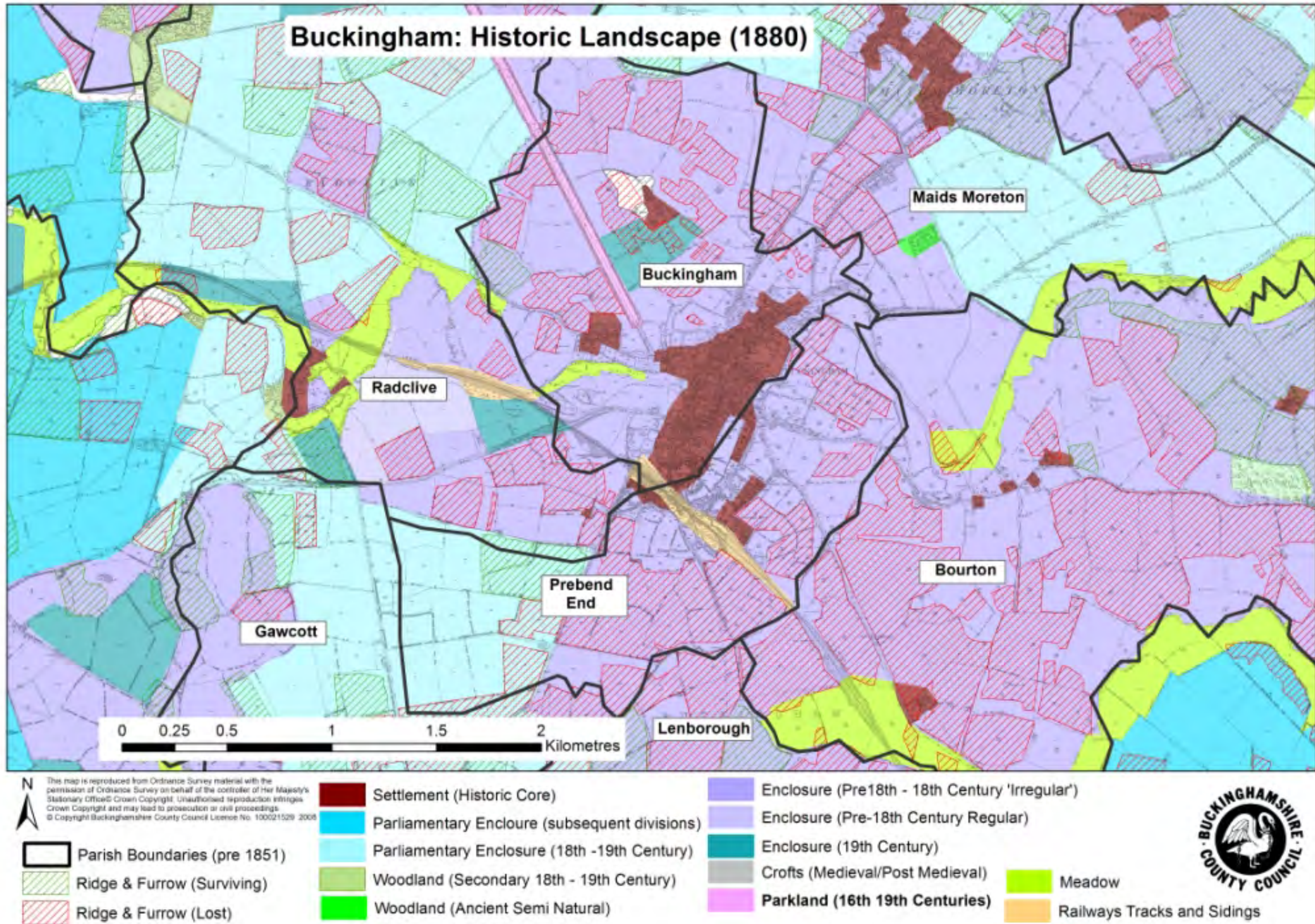


Figure 4: Buckingham in the wider historic landscape using Bucks HLC



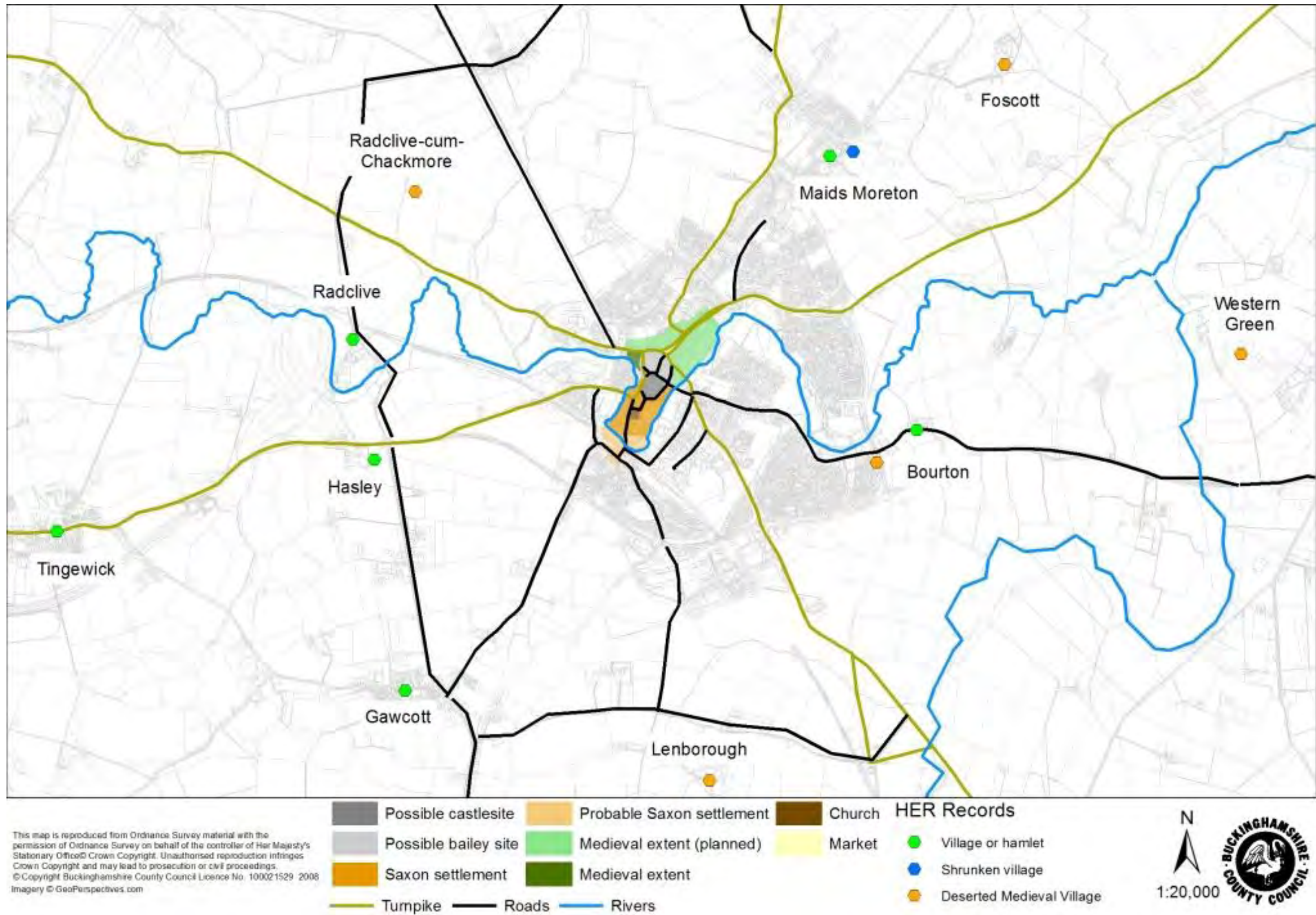


Figure 5: Medieval settlement around Buckingham

### **3 Brief History of Settlement**

The place-name first appears in the Anglo-Saxon Chronicles as '*Buccingahamme*'; it is Saxon in origin and is commonly attributed to mean the land of Bucc's People (Mawer & Stenton, 1925). Bourton, or *Burtone* does not appear until Domesday when it is mentioned in conjunction with Buckingham. Bourton is often translated as either 'farm by the fort' or 'fortified enclosure', which could imply that it formed the second of the two burhs (*ibid*).

#### **3.1 Summary of Anglo Saxon Buckingham**

Buckingham is one of the earliest known settlements in the shire dating to the 10<sup>th</sup> century at least. It was fortified in 914 by Edward the Elder in response to threats from the Vikings. The town is unusual in that it was referred to as a double burh in the Anglo-Saxon Chronicles, although by the 11<sup>th</sup> century the second burh had either fallen out of use or had been combined with the town as there are no further references to its status as a double burh. The Burghal Hidage makes no mention of two areas. At Domesday Walter Giffard and the Bishop of Lincoln held the manors (see Section 5.4 for more detail).

#### **3.2 Summary of Medieval Buckingham (1066-1536)**

In the 11<sup>th</sup> or 12<sup>th</sup> century, the Buckingham acquired a castle, built by the Giffard's. The castle seems to have been inserted into the existing burh and a bailey may have been constructed to the northeast. It is possible that the market place was laid out outside the castle in the Norman period to form a 'new town' expansion. The town expanded in the medieval period with the borough, and several important industries are known to have existed including tanneries. During the medieval period settlement spread out along Market Hill with evidence of medieval activity at several archaeological sites (see Section 5.5 for more detail).

#### **3.3 Summary of Post Medieval Buckingham (1536-1800)**

By the 16<sup>th</sup> century Buckingham's fortunes were changing as administrative duties gradually began to take place in Aylesbury and by the 17<sup>th</sup> century it had lost its status as the county town. However, with the construction of the Gaol in the 18<sup>th</sup> century and a boom in development and consequently trade following the great fire, the county assizes were again returned to Buckingham until the mid 19<sup>th</sup> century (see Section 5.6 for more detail).

#### **3.4 Summary of Modern Buckingham (post 1800)**

The extent of settlement at Buckingham does not seem to have changed throughout the post medieval period with Speed's map of 1610 appearing broadly similar to Jeffrey's map of 1760 and the OS 2" Surveyors map of 1820 (Figure 9).

The 19<sup>th</sup> century saw the Buckingham linked to the major canal and railway systems. However, this does not seem to have impacted substantially on the town with only limited development along Chandos Road in the late 19<sup>th</sup> century. The population of Buckingham has remained consistent throughout the 19<sup>th</sup> and early-mid 20<sup>th</sup> centuries until fairly recently; it is only with the creation of the new town at Milton Keynes that Buckingham has experienced significant growth (see Section 5.7 for more detail).



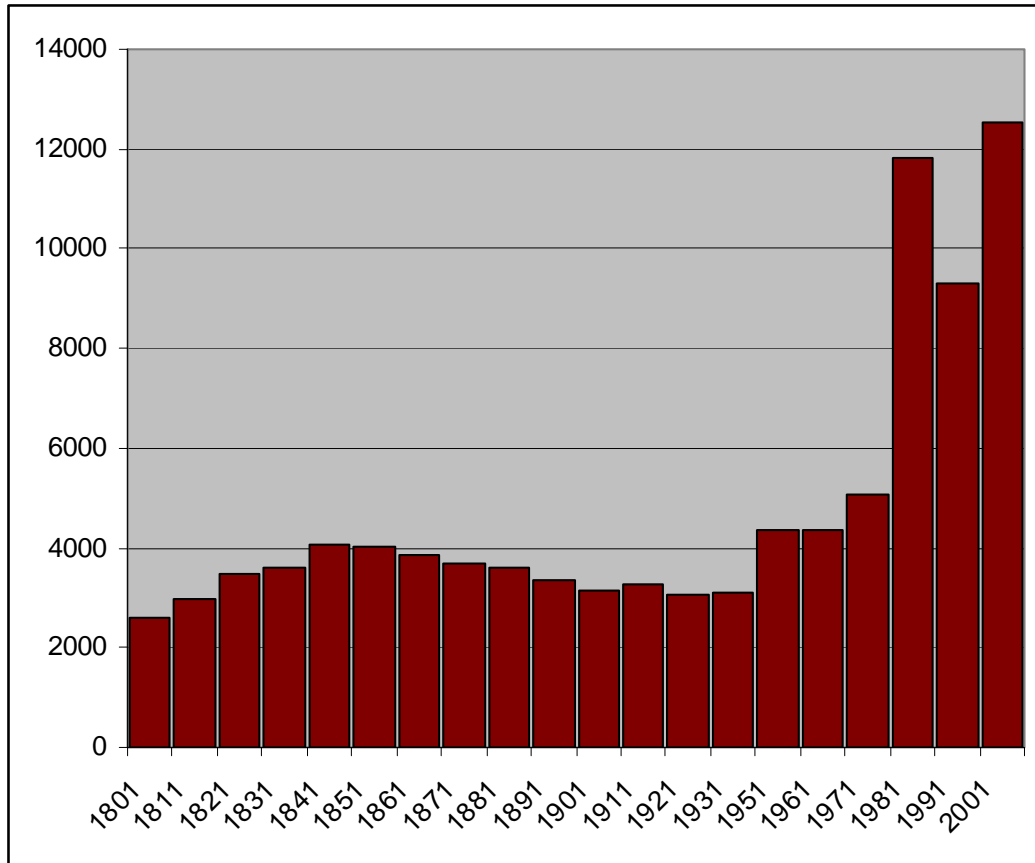


Figure 6: Graph showing population changes in Buckingham (excluding 1941)



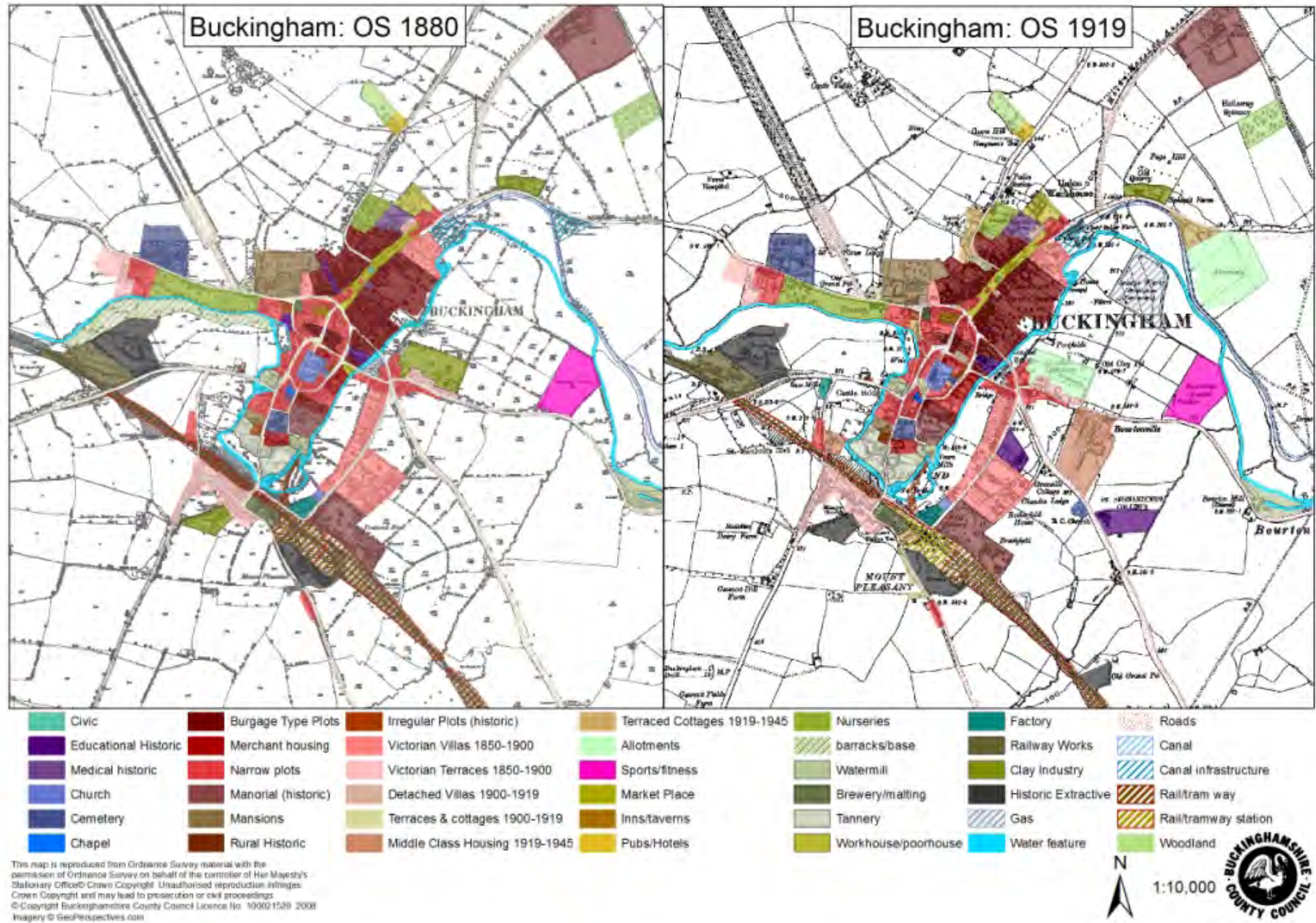


Figure 7: Buckingham in the 1880s and 1920s



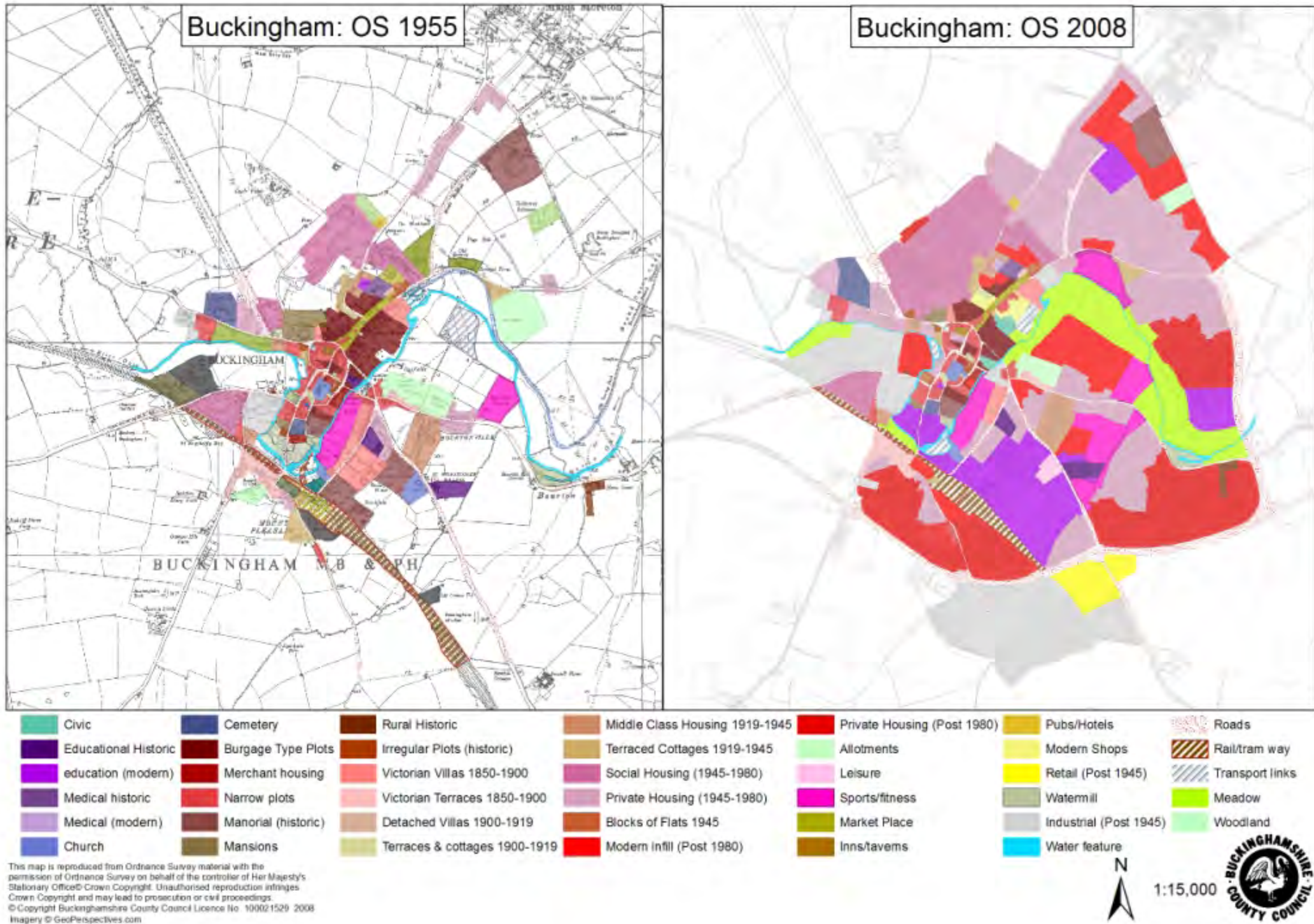


Figure 8: Town in the post war to modern period



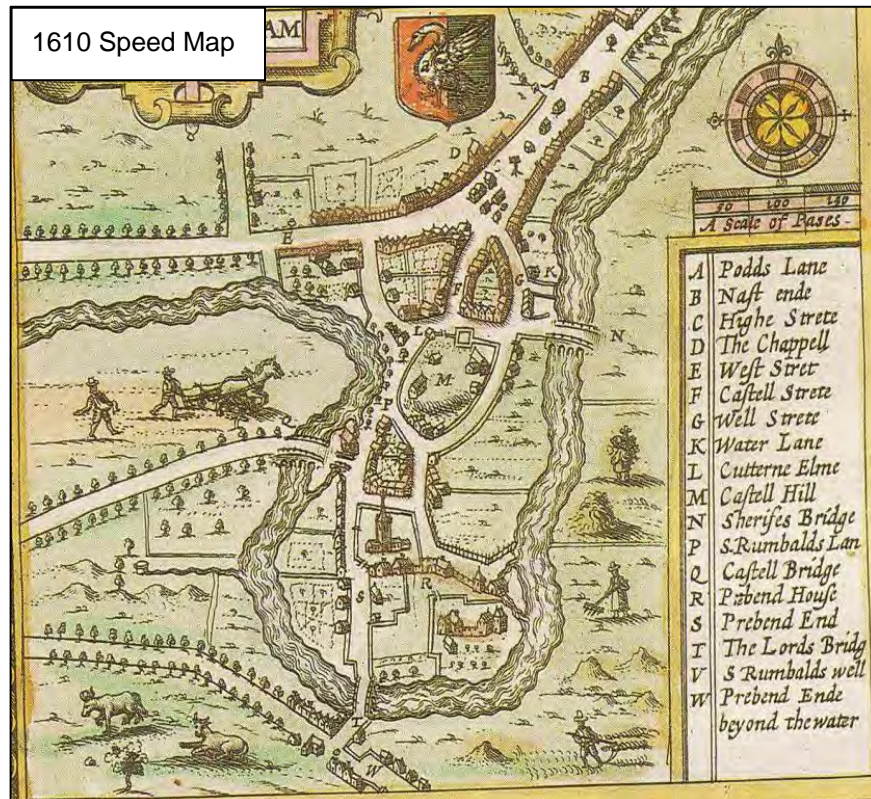
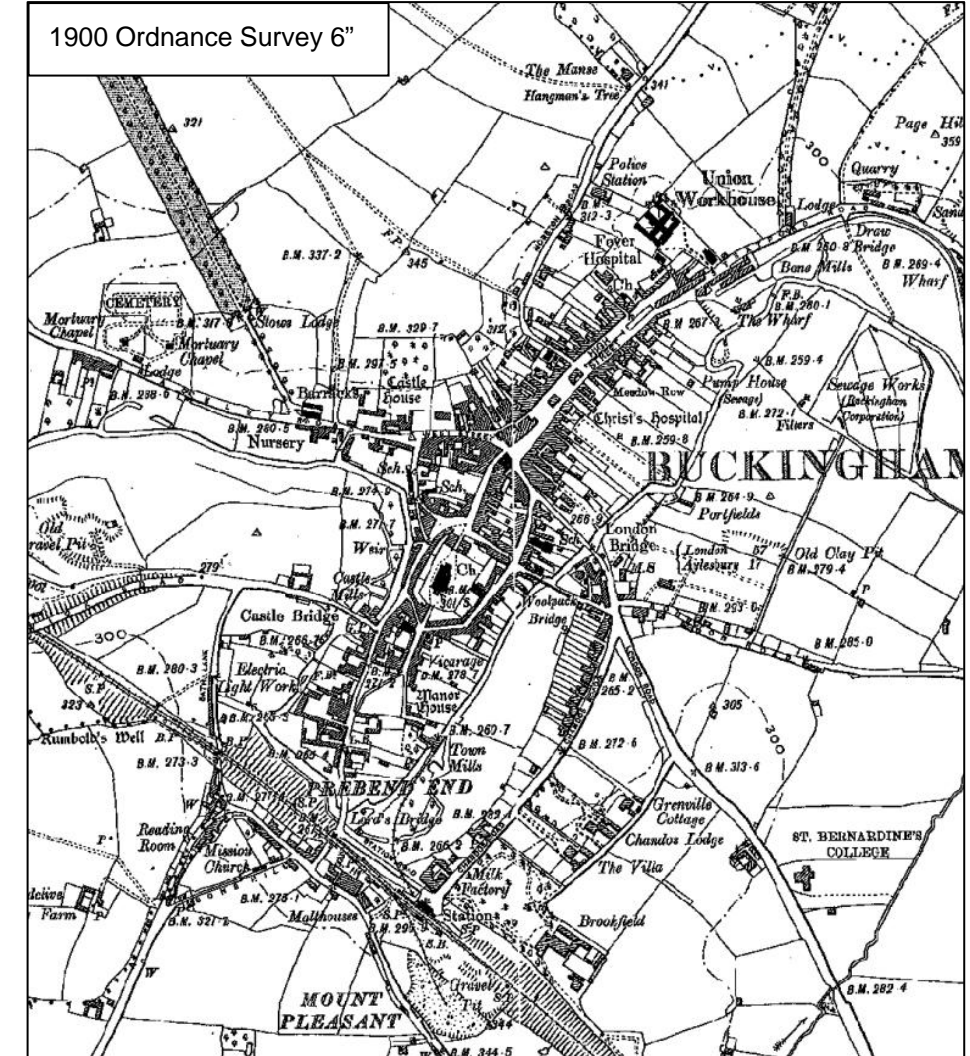
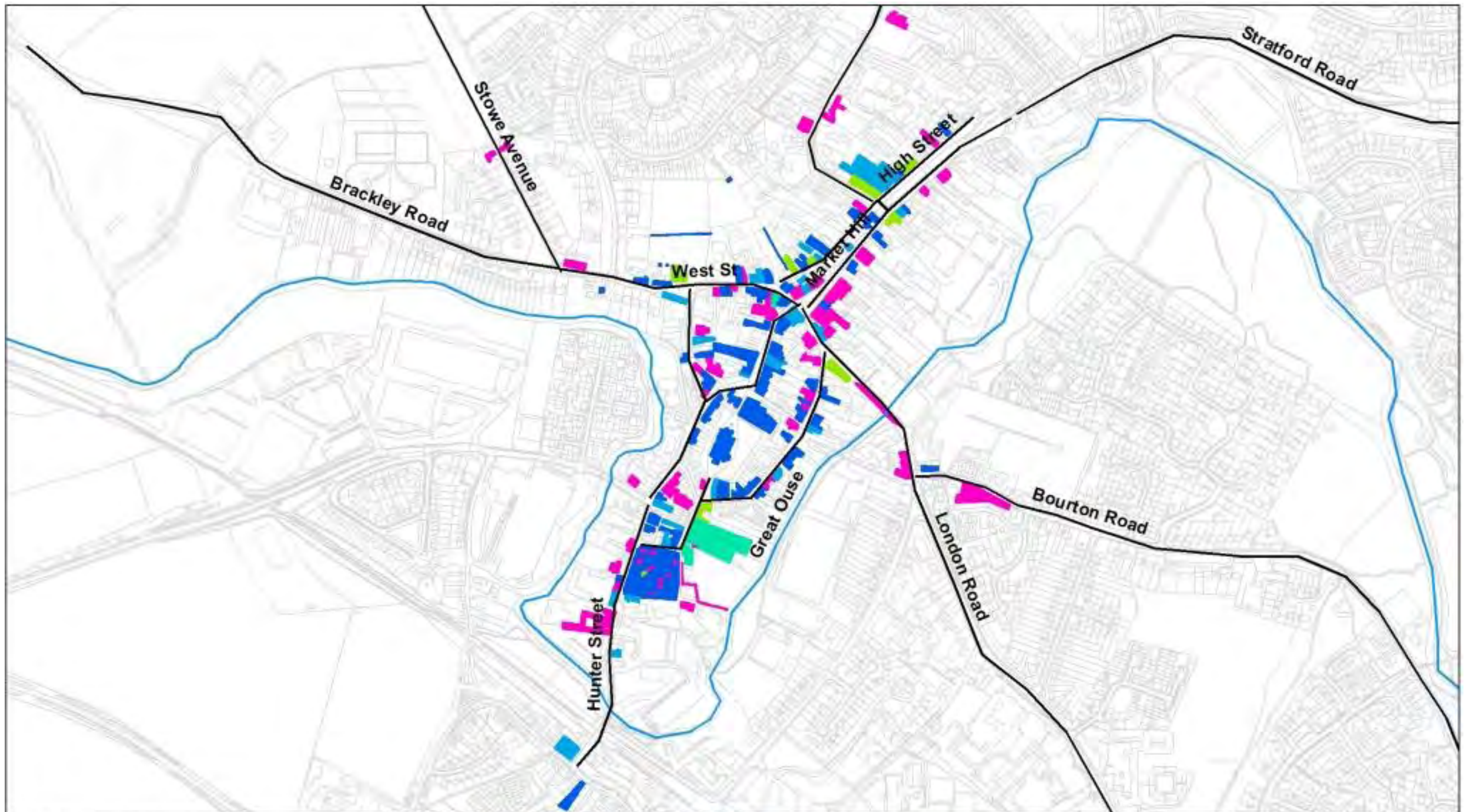


Figure 9: Historic maps





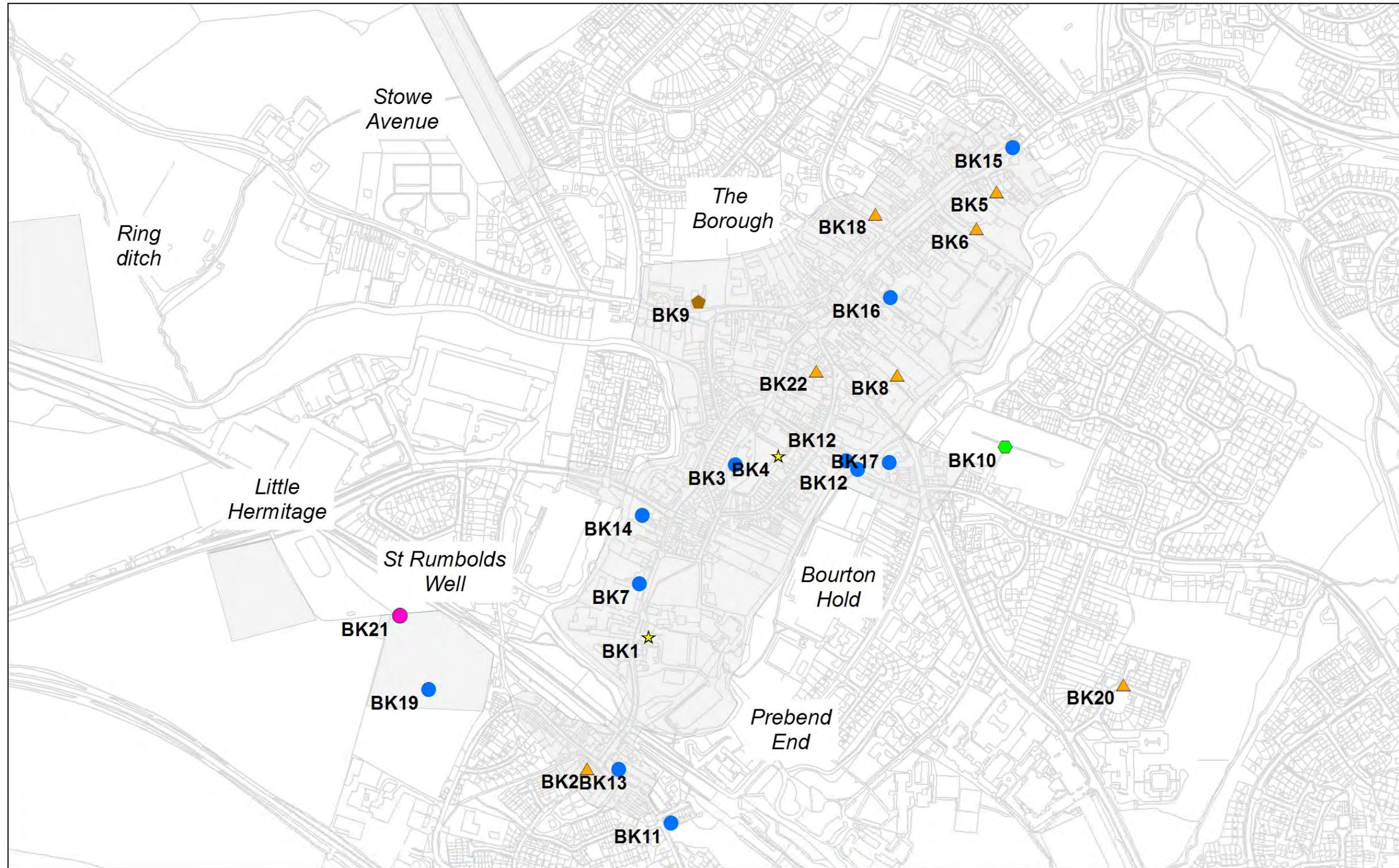
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Figure 10: Listed Buildings by century.





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- Building Survey
  Field Survey
  Trial Trenching
- Excavation
  Geophysics
  Watching Brief
- Archaeological notification areas

N  
1:5,000



Figure 11: Location of archaeological investigations



## 4 Evidence

### 4.1 Historic Maps

Buckingham is first depicted on Gough's map of the British Isles (c.1360), which shows a route running through the town from London and on to Banbury and Oxford (Figure 9) although given the scale of the map its accuracy and geographical position along this route has been questioned (Millea 2006). As the county town, Buckingham also appears on the earliest county level maps including the 1574 Sellar map. The earliest map depicting the town plan form comes from the 1610 Speed map and provides an approximation of the extent of settlement at the close of the medieval period. At this point, the church is in its original position with the castle site in ruins. The 1610 map suggests a concentration of settlement along the Market Square and High Street with a comparatively lower density around Prebend End (Figure 9). Buckingham was also included on Ogilby's strip map of 1675 as it lay on the road from London to Buckingham and Banbury. The next detailed evidence of the plan form for the town comes from Jeffreys' map of 1760 (Figure 9). Jeffreys' plan is essentially similar to Speed but illustrates a more concentrated settlement around Castle Hill and Prebend End.

### 4.2 Documentary Evidence

An historical documentary assessment report was produced by the University of Leicester research team, the full report is included in Appendix 4.

Records remain surprisingly sparse considering the importance of the town within the county; medieval records are rare particularly for Prebend End, Bourton and the earlier Saxon and prescriptive borough. The earliest medieval records are the hundred rolls for the county taken in 1254. Other records including taxation data and parish records date to the 15<sup>th</sup> and 16<sup>th</sup> centuries. Records from the post medieval and modern periods survive in greater quantities.

The main secondary sources for Buckingham are included in the bibliography.

### 4.3 Built Heritage

There are a total of 192 listed buildings in Buckingham, of which three are Grade I listed and a further eight are Grade II\*. However, despite the Saxon origins of the town itself, the earliest buildings date to the late medieval period (15<sup>th</sup> century). This is partly due to the continuous process of redevelopment within the historic core and partly due to the great fire of 1725, which destroyed a significant proportion of the town (Poornan, 2006). The surviving 15<sup>th</sup> and 16<sup>th</sup> century structures are primarily located along the High Street and Market Hill area of Buckingham. Listed buildings in Buckingham are dominated by 18<sup>th</sup> century or later structures with 80 of the 192 dating to the 18<sup>th</sup> century and a further 65 to the 19<sup>th</sup> century (Figure 12).

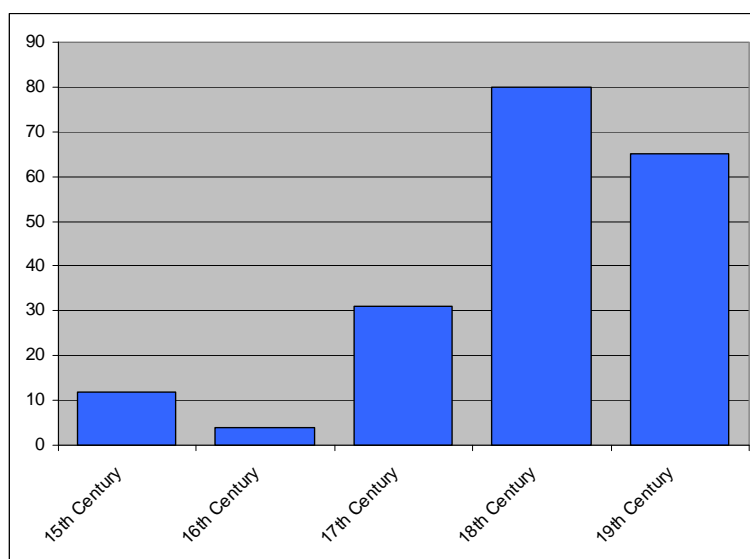


Figure 12: Listed Buildings by century

#### 4.4 Archaeological Evidence

The earliest modern archaeological intervention in Buckingham took place in the early 1970s. Intervention has been consistent since the late 1990s with numerous small-scale excavations and watching briefs within the historic core of the town. However, the results of these events have been somewhat limited, perhaps due to the extent of redevelopment truncation deposits or to the scale of the archaeological intervention. Archaeological finds from the Saxon period or earlier have so far been rare, while material from the medieval period includes several pottery fabrics, coins and other artefacts.

BK1: Hunter St, Buckingham NGR SP694 335 (Hall, R. 1974)				
Finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
Late Saxon pottery (5 sherds) Bronze Pin late Saxon Medieval pottery (178 sherds) 3 Coins 13th C, 14th C, 16th C Nuremburg Jetton 16th C	Foundation walls (post medieval)	Ditch (property boundary 13th C?)	None	Ivory comb 17th C Animal bone assemblages
Circumstances on investigation		Conclusion		
Archaeological excavation in advance of redevelopment of the Prebend End for the newly created University of Buckingham Source: Published article in <i>Records of Buckinghamshire</i> Archaeological Journal Archive: County Museum		Little evidence of Saxon activity remains in this area, however medieval evidence was more abundant with property boundaries, buildings and numerous finds recorded.		
BK2: 28 Mitre St, Buckingham NGR SP6921 3332 (Hillier, J. 2000)				
Finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
Modern pottery (6 sherds) Modern tile (5 pieces)	None	None	None	None
Circumstances on investigation		Conclusion		
Work carried out in advance of redevelopment of land adjacent to 28 Mitre St. Source: Unpublished archaeological report Archive:		Mid Victorian material continued to be found throughout the depth of the evaluation trench (2m), the implication of which was that the site was previously infilled following the cutting of an earlier pit.		
BK3: St Peter & St Paul's Church, Buckingham NGR SP6946 3375 (Mumford, J. 2002)				
Finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
modern tile 17th Century pottery	None	19th century construction layer 18th century construction layer Castle mound layer	None	Animal bone
Circumstances on investigation		Conclusion		
Watching brief carried out during renovations to the interior of the church. Source: Unpublished archaeological report Archive: County Museum		The report concludes that evidence suggests the castle mound layer survives within the church as deposits outside the church suggest the site was built up with soil and then landscaped		
BK4: Church Hill, Buckingham NGR SP6947 3376 (Hindmarch, E. 2002)				
Finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
St Neots type pottery (5 sherds) 9 <sup>th</sup> -11 <sup>th</sup> C West Oxon type pottery (4 sherds) 9 <sup>th</sup> -13 <sup>th</sup> C Sandy/flint type pottery (3 sherds) 10 <sup>th</sup> -12 <sup>th</sup> C 1 coin (1102-4)	None	robber trenches (post medieval) Castle mound layer	Wall remains (post medieval)	Animal bone (15 pieces)



## Buckingham Historic Town Assessment

Circumstances on investigation		Conclusion		
Source: Unpublished archaeological report Archive: County Museum		Medieval features were noted at the base of the trenches but were not excavated. Robber trenches from the post medieval period may indicate where stone from the castle ruins were removed. There was limited archaeological evidence at the depth that was excavated but evidence of levelling activity at the base of the trenches suggest buried archaeological deposits below a depth of c2m.		
<b>BK5: Stratford House, High Street NGR SP6985 3417 (Laws, G. 2002)</b>				
Finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
Shelly Coarseware pottery (10 sherds) 12th-15th C Grey Sandy ware (53 sherds) 11th-14th C Sandy/shelly ware (23 sherds) 11th-13th C Potterspury ware (6 sherds) 13th-17th C Brill/Boarstall ware (3 sherds) 13th-17th C	None	4 Pits (11th C pottery in fill of pits) 2 Pits (13th C pottery, bone in fill of pits) 3 pits (17th/18th C pottery in fill of pits)	None	None
Circumstances on investigation		Conclusion		
Trial trenching carried out in advance of redevelopment of site within the historic core of Buckingham. Source: Unpublished archaeological report Archive:		The findings of this site suggest limited occupation in this area in the 12th to 15 <sup>th</sup> centuries with perhaps a period of contraction in the later medieval period followed by re-occupation by the 17th century.		
<b>BK6: Land at the Grand Junction, Buckingham NGR SP6985 3410 (Dawson, M. 2002)</b>				
Finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
Flint flakes (2) Shelly Coarseware pottery (12th-15th C) 10 sherds Grey Sandy ware (11th-14th C) 11 sherds Potterspury ware (13-17th C) 8 sherds Brill/Boarstall ware (13th-17th C) 1 sherd	None	None	None	None
Circumstances on investigation		Conclusion		
A desk based assessment and archaeological trial trenching was undertaken in advance of development to the rear of the Grand Junction hotel. Source: Unpublished archaeological report Archive:		No indication of environmental evidence was uncovered at the site. The conclusion of the report is that settlement in this area probably dates to the 11th century.		
<b>BK7: Prebend House Lodge, Hunter Street NGR SP3224 5940 (Pixely, J. 2002)</b>				
Finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
None	limestone wall of cottage (18th century) cellar wall (later addition subsequently backfilled) brick wall of Lodge (18th century)	Palaeo-channels Foundation cuts for Istra Cottages (18th century) Foundation cuts for Prebend Lodge (18th/19th century)	None	None
Circumstances on investigation		Conclusion		
Watching brief carried out during works to the foundations of the 18th-19th century Prebend House and Istra cottages. Source: Unpublished archaeological report Archive:				

Buckingham Historic Town Assessment

BK8: East of Bridge St, Buckingham NGR SP4696 2339 (Mounce, S. & Bynard, A. 2006)				
Finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
Flint (10 fragments) Clay pipe (9 fragments) Roman pottery (1 sherd) Medieval pottery (27 sherds) 12-13th Century Post medieval/modern pottery (37 sherds)	None	river channel deposits Pits (medieval-post medieval)	wall foundations (post medieval)	Waterlogged wood (undated) Animal bone (20 fragments) Leather (undatable) Oyster shell (3 fragments)
Circumstances on investigation		Conclusion		
Evaluation of area within the historic core of the town in advance of redevelopment. Source: Unpublished archaeological report Archive:		Significant archaeological deposits were recovered from different depths and at different states of preservation across the site. However, there was no indication of activity until the late medieval period.		
BK9: Castle House, West Street NGR SP694 340 (Bridge, Dr. M C. 2007)				
Finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
None	5 timbers (dated 1405-1407)	None	None	None
Circumstances on investigation		Conclusion		
Castle House is a Grade I listed building with elements dating to the early 15th century. Source: Unpublished archaeological report Archive:		Five timbers were tested using dendrochronology that were found to be felled around 1405-1407.		
BK22: Bank House, Bridge Street NGR SP6958 3391 (Farley M, 1978)				
Finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
Saxo-Norman pottery		13 medieval pits	None	None
Circumstances on investigation		Conclusion		
Source: Unpublished archaeological report Archive:		A trial excavation by BAS on a large plot showed stratified deposits to be present. The area which lay within the presumed site of the burh was more fully investigated by B.C.M with 3 further trenches. These showed 2 metre of deposit, but the earliest features revealed were pits of 13 <sup>th</sup> century date, which were succeeded by a number of later pits. A few pieces of Saxo Norman pottery were recovered, but insufficient to warrant further investigation of the site.		
BK23: Chantry Chapel, NGR SP6957 3403 (Soden & Walker M, 2009)				
Finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
N/A			None	None
Circumstances on investigation		Conclusion		
Source: Unpublished archaeological report Archive:		Building recording by Northamptonshire Archaeology adds structural detail to the historical and documentary understanding of the building.		

## Buckingham Historic Town Assessment

Several archaeological investigations within the historic settlement did not find any significant archaeological features, most likely due to either the extent of modern redevelopment in the area or to the limited nature of the archaeological activity.

Code	Activity type	Address	NGR	Date	Summary
BK10	Geophysical survey	Portfields	SP470 234	1998	Survey carried out in advance of redevelopment. Found only evidence of possible ridge and furrow (GeoQuest. 1998) Source: Unpublished archaeological report
BK11	Watching Brief	6 Station Terrace	SP694 333	2000	No evidence of archaeological remains in area suggesting that it was open land (Fell, D. 2000) Source: Unpublished archaeological report
BK12	Watching Brief	Ford Street	SP6965 3379	2003	Site heavily truncated by modern disturbance (Grant, J. 2000) Source: Unpublished archaeological report
BK13	Watching Brief	The Old Cross Keys, 29 Lenborough Rd	SP69291 33324	2003	Site heavily truncated by modern disturbance (Wilson, N. 2003) Source: Unpublished archaeological report
BK14	Watching Brief	Cobbler's Cottage, Tingewick Rd	SP6931 3368	2004	Sequence of deposits suggests that site was on reclaimed land from the river, constructed in the post medieval period (Mumford, J. 2004). Source: Unpublished archaeological report
BK15	Evaluation	12-18 Stratford Road	SP698 342	2005	Evaluation carried out in advance of redevelopment of dwellings. (Sims, M. 2005) Source: Unpublished archaeological report
BK16	Watching Brief	Knowledge Centre, Verney Close	SP69692 34018	2006	Site heavily truncated by modern disturbance (Barker, B & Wells, J. 2006) Source: Unpublished archaeological report
BK17	Watching Brief	Coopers Yard, Bridge Street	SP69675 33765	2006	Watching brief undertaken during redevelopment (Wilson, N. 2006) Source: Unpublished archaeological report
BK18	Trial trenching	Tudor Rock, High Street	SP694 340	2007	As a result of significant modern disturbance in the area it is unlikely that any pre-modern evidence survives. (Wilson, N. 2007) Source: Unpublished archaeological report

In addition to those sites within the historic settlement, several archaeological events of interest have been carried within the modern extent of the town.

<b>BK19: Rumbold's Well, Buckingham NGR 69023 33517 Farley, M. 2001.</b>	
<b>Finds</b>	<b>Positive features (above natural)</b>
Stone column or pillar (E of conduit house, partly buried)	Remains of Conduit House (dated 1623) Stone wall c.4m in length. Two linear earthworks comprising bank and ditch (leat?)
<b>Circumstances on investigation</b>	<b>Conclusion</b>
St Rumbold's Well is a Scheduled Ancient Monument (No. 29442) It is medieval in origin and consists of the remains of a one storey stone structure.	The remains of the conduit house consist of a squared area of ground level walls built of local Cornbrash and included two door jambs on the north wall. Associated with the conduit house was a broken stone pillar and some 88m from the well, a later wall associated with the original spring. The linear earthworks have previously been described as a leat or an ancient holloway used by pilgrims. No pipe works were found and the irregular nature of the earthworks indicates that it may have been a watercourse later used as a route. Ridge and furrow was also recorded in the field.
<b>BK20: Verney Park, London Rd NGR SP7004 3344 (Crank, N. 2001)</b>	
<b>Finds</b>	<b>Negative features (cut only)</b>
Romano-British pottery (7 sherds)	two post holes (undatable) Ditch (pottery 1st-2nd C) Ditches (undatable) Ditch (pottery 2nd-4th C)
<b>Circumstances on investigation</b>	<b>Conclusion</b>

## Buckingham Historic Town Assessment

Trial trenching carried out in advance of redevelopment of land for student housing for the University of Buckingham.	Archaeological features consisting primarily of enclosures and field ditches, possibly of Romano-British date were recorded across the site
BK21: St Rumbold's Well, Buckingham. Restoration of the well NGR 69023 33517 Farley, M. 2002.	
Finds	Positive features (above natural)
Modern brick and tile	West & South walls rest on offset plinths Circular hole in the east wall.
Circumstances on investigation	Conclusion
Watching brief of restoration work carried out by the Buckingham Society.	The irregularity of the west and south walls may indicate an earlier well structure; errors in the original building or replacement of stones following water erosion from the well.

### 4.5 Environmental Evidence

In assessing the potential for environmental remains, it should be remembered that an urban environment can provide extremes of 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, 2002).

Buckingham's position near to the River Ouse and its flood plains would allow for the potential for preservation of archaeological and environmental remains. Soil samples were taken from some of the archaeological works carried out, however none were analysed. Samples from the Stratford House site (BK5) were contaminated by later cuts while samples from the Bridge Street site (BK8) were taken but not analysed. Further samples have been taken and will be assessed as part of the subsequent excavation. Animal bone has been recovered from three sites (BK1 which contained a substantial assemblage of bone from livestock and BK3 & BK8) with oyster shell also present at the BK8 site.

The geology of the area is primarily composed of White Limestone and Cornbrash, capped along the river by alluvial and river terrace deposits following the Ouse. Alluvium indicates a high potential for molluscs and bone throughout most of Buckingham with good potential for waterlogged (anoxic) preservation. The presence of terrace deposits to the west and east of the historic settlement also allow for greater preservation, and perhaps waterlogged deposits.

## **5 Archaeological & Historical Development**

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

At present, there is no evidence for prehistoric settlement or activity within the historic core of Buckingham with the exception of a small number of Neolithic worked flints found at Northend Square [HER 0516100000] and two flint blades from Castle House (Lewis, 1992).

The earliest evidence for activity in the wider landscape comes from the Neolithic period. Finds are scattered across the parish including individual stone axes at Padbury [HER 0221700000] and Gawcott [HER 0539100000] as well as flint scatters at Bourton Manor farm [HER 0239901000] and at White House Farm near Thornborough [HER 0235000000]. Field walking by the Whittlewood Project in the parishes to the northeast of Buckingham found a similar pattern of low intensity flint scatters lacking major settlement foci.

Aerial photography near Chackmore village, less than 2 miles from Buckingham suggest the presence of several ring ditches and enclosures, possibly of early Bronze Age date [HER 0561100000]. Aerial photography has also indicates two more ring ditches just to the west of Buckingham cemetery along the Brackley Road [HER 0233400000] and another, now destroyed, on the Badgers estate [HER 0671000000].

There are two possible Iron Age hillforts recorded near Buckingham, both of which are Scheduled Ancient Monuments. Norbury Camp [SAM 29407], at Padbury lies just 2.5 miles south-east of Buckingham, while a second site is located just over two miles to the east near Maids Moreton [SAM 29420]. These two 'hillforts' are very similar both being circular enclosures of approximately 200m in diameter situated on low lying ground adjacent to the Padbury Brook and River Ouse respectively; the latter at the confluence of the two streams. The Maids Moreton site has produced unstratified Iron Age pottery and a large Early Iron Age socketed axe but so far no finds have been recorded from Norbury. Further afield there is a hillfort at Whittlebury 10km to the north of Buckingham (Jones, 2004) whilst the place-name Westbury 7.5km to the west could indicate the site of an as yet undiscovered hillfort. It is well-attested that hillforts in this region were sometimes reoccupied in the early/middle Saxon period; a theme which will be pursued further below. Other records of Iron Age occupation around Buckingham are sparse despite the area to the northeast being field walked by the Whittlewood Project – however this may simply reflect the friability of Iron Age pottery and a relative lack of evaluation prompted by major greenfield development. Nevertheless it remains possible that the Upper Ouse was less intensively settled in the Iron Age than either the Milton Keynes area downstream or Northamptonshire to the north.

By the Late Iron Age and into the Roman period, Buckinghamshire fell under the territory of a south-eastern tribe called the Catuvellauni who had major settlement bases to the east at Colchester and St Albans. Buckingham lay on the northwest border of their territory. Late Iron Age occupation is evident in the Ouse Valley at Milton Keynes but so far there is little evidence from further upstream around Buckingham. It is, however, worth noting that Iron Age coin hoards have been found at Whaddon Chase and Westbury with another prolific findspot at Evenley (Northants).

### **5.2 Roman period (AD 43 – 410)**

Administration in the Roman period was loosely based on that of the earlier tribes, including the Catuvellauni with St Albans as the principal centre with a number of smaller satellite towns serving as lower level, daily administrative and commercial centres. In the area around Buckingham, the known lower level centres were at Alchester, Fenny Stratford, Towcester and possibly Fleet Marston. Thornborough may have had a role in this network too but at present the evidence indicates a religious/funerary focus.

At present, there is no evidence for Roman activity within the historic core of Buckingham. There was activity within the modern extent of the town, however, with several finds of Roman coins and pottery south of the River Ouse, particularly at the Buckingham Industrial Estate. Excavations carried out in 2001 at Verney Park found Romano-British pottery and ditches presumably relating to a nearby settlement destroyed during an earlier stage of Buckingham's modern expansion [HER 0670800000].

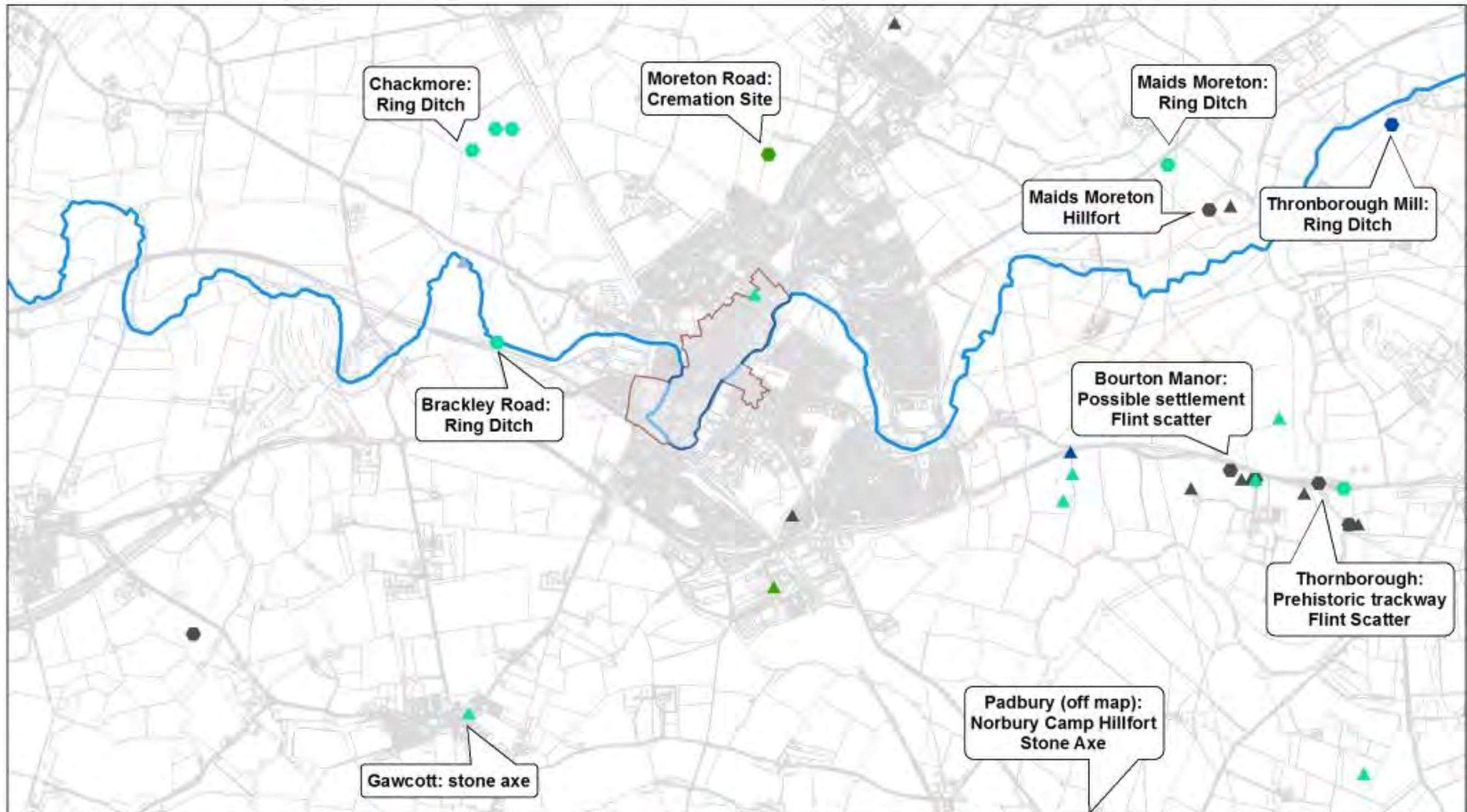
Archaeological evidence for Roman activity in the Buckingham's hinterland is more widespread with a religious complex at Thornborough, several possible roads, three probable villa sites as well as numerous find spots. The Thornborough complex comprises a number of associated features including a Romano-Celtic temple [HER 0078400000] excavated in the 1960s; two round barrows [HER 0078200000] opened in the 19<sup>th</sup> century and containing 2<sup>nd</sup> century Roman artefacts; a cremation cemetery comprising seven burials within an enclosure [HER 0017706000], the junction of three Roman roads [HER 0017700000] and at least one possible building [HER 0017704000]. The coin sequence at the temple runs from 98 AD to 408 AD (Green, 1965). There are two known Roman villa sites and a third possible site in Buckingham's hinterland. Excavations in the 19<sup>th</sup> century at Foscott revealed a probable villa complex [HER 0077300000] consisting of a building of some substance with mosaics, a hypocaust system and stone pillars (Lewis, 1992). West of Buckingham, excavations at Tingewick in the 19<sup>th</sup> century uncovered a Roman bath and temple, thought to be part of a second villa complex located here; however, the evidence for this site is more uncertain (*ibid*). A third possible villa site is indicated by finds from near Padbury [HER 0668100000].

Field walking by the Whittlewood Project has shown that the parishes to the northeast of Buckingham were extensively settled by a dispersed pattern of Romano-British farmsteads (Jones & Page 2006); This pattern that is probably typical of the area as indicated by other Roman finds of metalwork and pottery recorded on the Historic Environment Record.

There are several possible Roman roads passing near to Buckingham, including the Alchester Towcester Road and the Fleet Marston/Thornborough however, only one route – Viatores 174 – has so far been excavated and subsequently confirmed as a Roman route (Johnson, 1975). This route passed over the Padbury Brook near to the current location of the Thornborough Bridge, however the excavations suggest the route followed a different path than that suggested by the Viatores (*ibid*). Although there is some evidence for Roman road network around Buckingham there is no direct archaeological evidence to suggest that Buckingham was part of the road network and therefore a nascent settlement at this time. Further research is required.

*Figure 13 illustrates a number of other possible Roman routes based on research by the Viatores; however, none of these routes have been fully investigated. In addition, there are numerous tracks of probable Roman origin around Buckingham (Lewis, 1992).*





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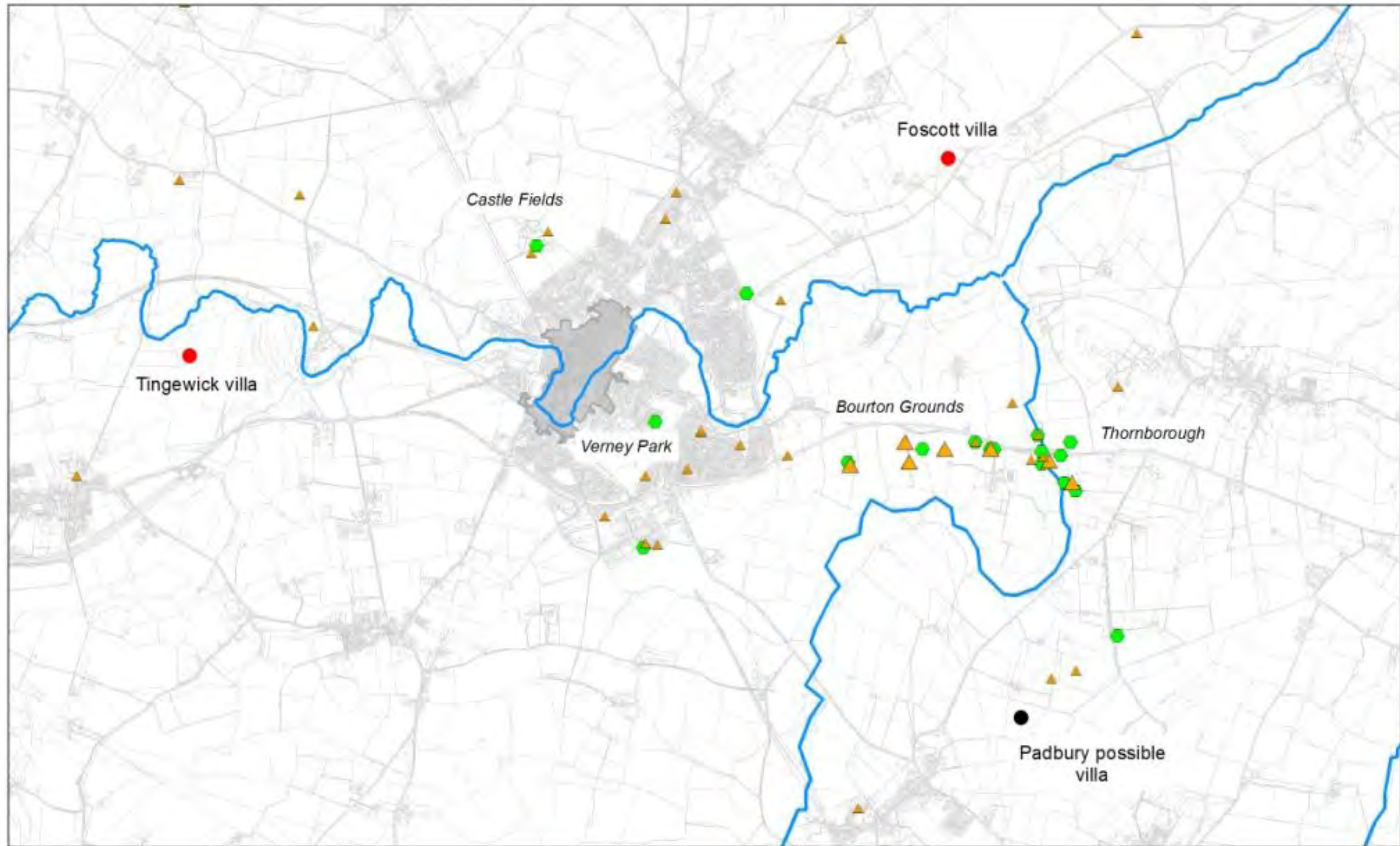
- |                         |                        |                        |
|-------------------------|------------------------|------------------------|
| ▲ Findspot: Prehistoric | ▲ Findspot: Neolithic  | ● Monument: Bronze Age |
| ● Monument: Prehistoric | ● Monument: Neolithic  | ▲ Findspot: Iron Age   |
| ▲ Findspot: Mesolithic  | ▲ Findspot: Bronze Age | ● Monument: Iron Age   |
- river    □ Historic settlement

N

1:20,000

Figure 13: Prehistoric evidence





Historic town

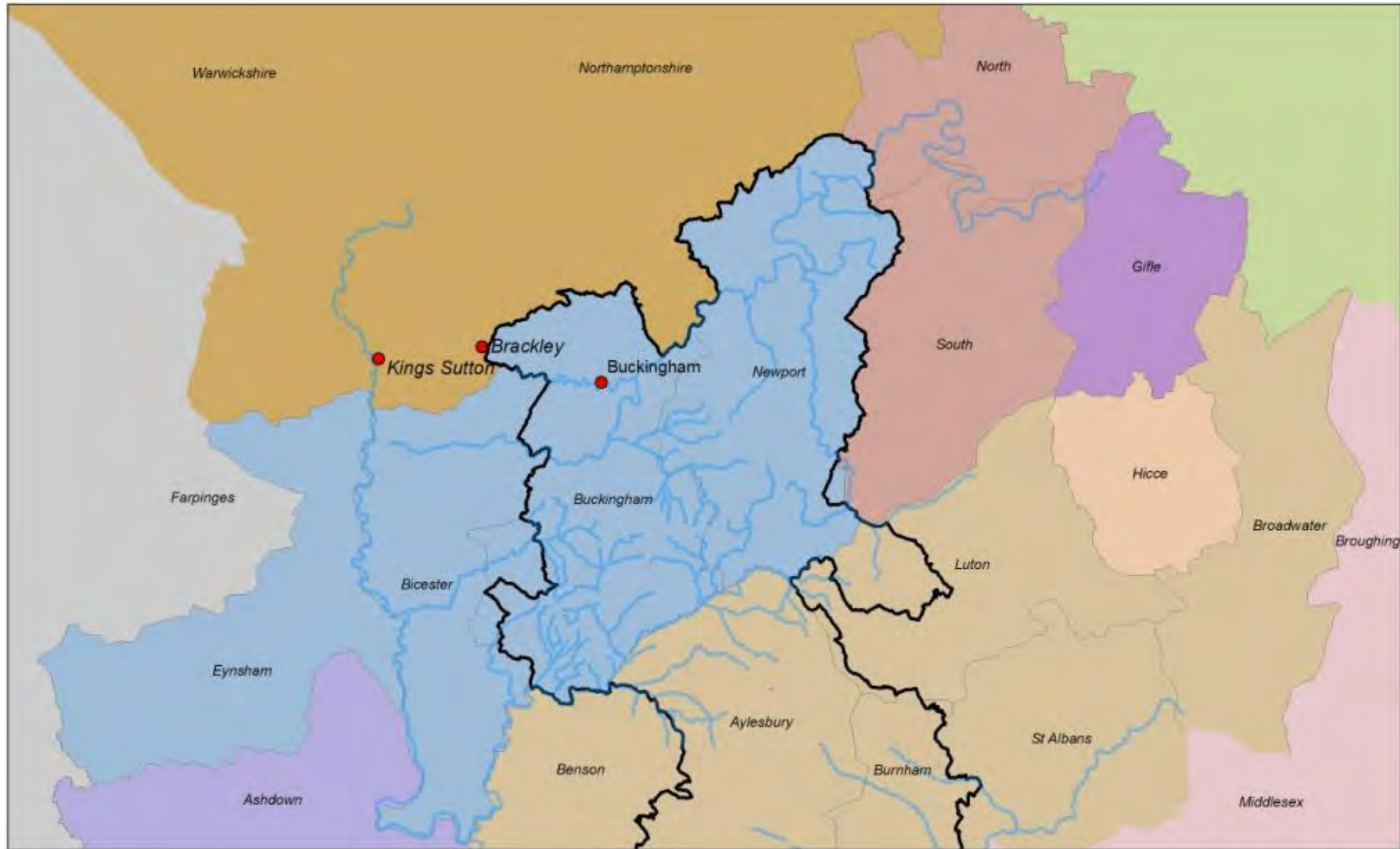
- Rivers
- Roman villas
- Possible Roman Villas
- ▲ Roman findspots
- ▲ Roman multiple finds
- Roman monuments



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Figure 14: Historic Environment Records for the Roman period





— Rivers  
 □ Buckinghamshire

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Early to Middle Saxon tribes

- |  |               |  |            |  |               |
|--|---------------|--|------------|--|---------------|
|  | Cilternsaetan |  | Hicce      |  | Mercian       |
|  | Gifle         |  | Noxgaga    |  | Middle Angles |
|  | Hendrica?     |  | Unecung-ga |  | East Saxons   |



Figure 15: Early to middle Saxon tribes notional hidage boundaries (after Bailey K, 1994)

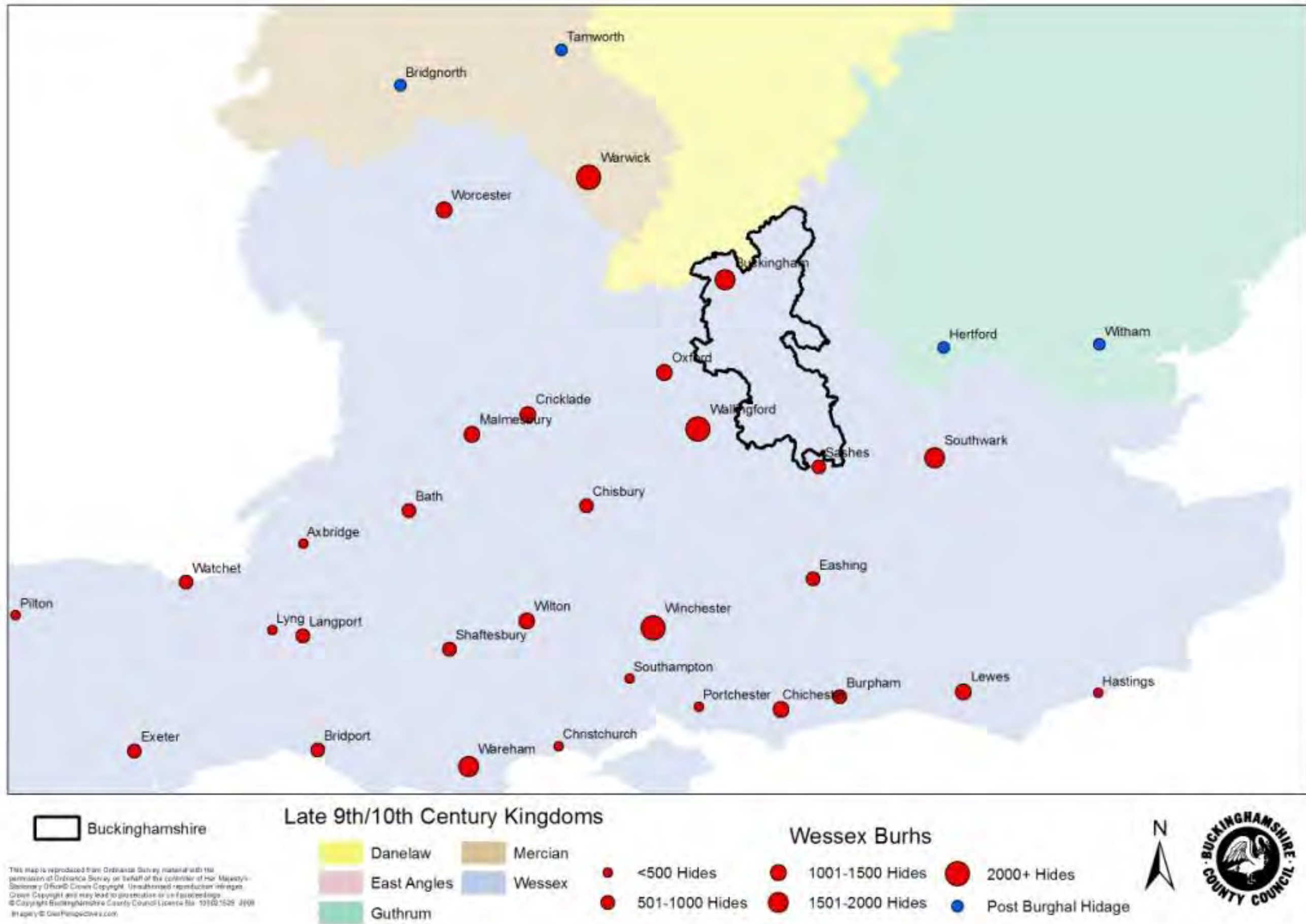


Figure 16: Late 9th to 10th century Wessex with burhs



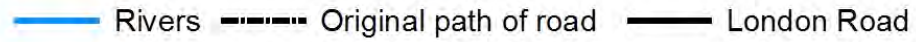


Figure 17: Possible extent of the town in the Saxon period



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

#### *Early-Middle Saxon*

There are no securely dated Early Saxon finds from Buckingham and as yet little evidence for occupation in its environs. The Whittlewood Project recovered sparse scatters of early/middle Saxon pottery during field walking across its study area to the northeast indicating that some at least of the medieval villages in that area developed on sites occupied in the early/middle Saxon period. As yet it is not known if that is the case at Buckingham itself.

Prior to the formation of the Mercian kingdom, the modern counties of Surrey, Berkshire, Oxfordshire, Buckinghamshire and parts of Hertfordshire and Bedfordshire fell under the rule of several smaller Middle Angle tribes (Bailey K, 1994: 129). Although their exact boundaries are difficult to interpret, the Tribal Hidage has been used to estimate the extent of the tribal territories with varying degrees of success. Under the model put forward by Hart (1971) and later developed by Bailey (1994) Buckingham and its hundred fell under the rule of the *Hendrica* tribe whose territory included Newport, Bicester and Eynsham Hundreds but may also have extended north into Northamptonshire (Figure 15). This model is supported by the ecclesiastical link between Kings Sutton in Northamptonshire and Buckingham.

Buckingham is mentioned in the legend of St Rumbold which, although written in the 11<sup>th</sup> century, is supposed to date to the 7<sup>th</sup> century. As the legend goes, Rumbold asked to be buried first at Kings Sutton for a year, then Brackley for two years before finally being buried at Buckingham (Lewis, 1992). If credence were given to this legendary history then Buckingham could be an early Christian site. Certainly the later ecclesiastical history of Buckingham with its dependency on Kings Sutton is anomalous (see historical section).

Although only a small woodland settlement at Domesday, the place-name Lamport attached to a now deserted site 7.5km north of Buckingham hints at the existence of an early market.

Another speculative possibility is that the local hillforts could have played a role in the Saxon settlement pattern. Reoccupation of hillforts in post-Roman centuries is well-attested both locally and nationally; for example, Whittlebury hillfort; Rainsborough hillfort. The distinctive form and location of the 'hillforts' at Maids Moreton and Padbury has already been mentioned. Both sat astride approaches to Buckingham along the river valley to the east in one case and the road from Aylesbury to the southeast in the other. Norbury 'hillfort' sits at the western end of the linear village of Padbury adjacent to the area known as the 'Old Town'. It is perhaps worth noting in passing the similarity of these two sites to the putative early/middle Saxon enclosure at Binsey, Oxfordshire (Blair, 1994, 67-68). If Westbury is admitted on place-name evidence alone then there could be another defensive enclosure 7.5km upstream to the west.

#### *Town origins*

Prior to the Viking invasions of the later 9<sup>th</sup> centuries the land which was to become Buckinghamshire would have lain within the Kingdom of Mercia. It has been suggested that there was a distinct 'province' (perhaps an ancient tribal grouping or estate) straddling the later boundaries of Buckinghamshire, Northamptonshire and Oxfordshire with its administrative centre perhaps at Kings Sutton (Northants) (Foard, 1985, 185-222). By 911 Alfred's son Edward the Elder (899-924) succeeded to the lands dependant on London and Oxford, which are thought to have included Buckinghamshire, and shortly afterwards (918) Edward absorbed Mercia into Wessex (Blair, 1994). The foundation of a double-burh at Buckingham by Edward in 914 can therefore be understood as part of a deliberate policy of political and military expansion by the resurgent Kingdom of Wessex into the weakened Mercian 'buffer state' between Wessex and the Danelaw. This was to be followed in 920 by a direct challenge to the Danes by establishing another burh on the Danelaw frontier at Towcester. This provoked a Danish attack from Northampton and Leicester, the defeat of which led shortly afterwards to the Danes' acknowledgment of Edward's authority.

In response to the Viking invasions Alfred, and his successors Edward and Ethelred, constructed a network of fortified places – or burhs – throughout the kingdom. The distribution of burhs was such that the population of Wessex should not be more than 20 miles from a defensive stronghold (Lavelle R, 2003). There does not appear to be a typical form to the burhs, which range in size from 100 hides to 2400, the larger ones tended to be on established centres while the smaller ones were often little more than forts. The burhs served several

functions; primarily they were defensive structures, but also they were purposefully sited in areas that could sustain an economically and socially successful town (Brooks in Creighton, 2005a). Early defensive burhs would have taken advantage of local topography as well as communication routes; fordable points or bridges along important rivers and routeways – as at Buckingham – would have been ideal (Creighton, 2005a).

The earliest reference to Buckingham comes from the Anglo Saxon Chronicles (ASC) for the year 914 where it is recorded that;

“King Edward went to Buckingham with his troops, stayed there for four weeks, and built the strongholds on either side of the river before he left “(Savage, 1984)

It is unclear from this source whether a settlement was already in existence at this point however there is an argument that the town was established earlier (Haslam forthcoming). The county of Buckinghamshire is presumed to owe its origins to the fortification of Buckingham, its size being related to the resources needed to support the administrative and defensive centre. At this point, it is doubtful that the district included the Chiltern Hundreds, which were considered distinct and possibly had already been assigned to support a borough at Shaftesbury (Baines, 1984). The district supporting the borough at Buckingham would then have approximated to what is now the Vale of Aylesbury and Milton Keynes. The shire county itself is thought to have been created from pre-existing smaller administrative units as part of a comprehensive reorganisation of former Mercian lands attributed to Eadric Streona in 1007 (Taylor, 1957). Thus, if there is any reality in the suggestion that Buckingham was once part of a Middle Saxon province straddling county boundaries, this earlier structure was pulled apart and the familiar shire county structure imposed as a result of the upheavals between 878 and 1007.

The next mention of Buckingham comes from the Burghal Hidage (BH) when reference is made to the Buckingham burh ([ucl.ac.uk/archaeology/project/beyond-burghal/burghal-hidage.htm](http://ucl.ac.uk/archaeology/project/beyond-burghal/burghal-hidage.htm)). The Burghal Hidage is a list of thirty-three fortified places (burhs) and the taxes (calculated in hides) assigned to their maintenance (Figure 16). It is generally believed to date from between 911-914 based on comparison between it and other contemporary sources, but it may describe a system largely implemented in the last quarter of the 9th century (Brooks 1964; Radford 1970; Biddle 1975; an alternative date is suggested by Haslam 2003). Thus the inclusion of Buckingham founded in 914 indicates that the document can only have reached its final form on or after that date. The BH also records how the taxation assessment was related to the length of defences and garrison size:.

“For the maintenance and defence of an acre’s breadth of wall sixteen hides are required. If every hide is represented by one man, then every pole (*an Anglo-Saxon system of measurement equating to c.5.03m*) of wall can be manned by four men. Then for the maintenance of twenty poles of wall eighty hides are required”

The assessment for Buckingham stands at 1600 hides, indicating a population within the district large enough to sustain 1600 men for garrison duty as well as maintaining 320 soldiers for the Saxon army (Baines, 1984). This equates to a ‘wall’ of 400 poles or 2200 yards (2012 metres) length. Although BH is not explicit that this would account for both elements of the double-burh it seems common sense that both together formed the burh defensive works and that we should therefore be looking for a total defensive circuit of about 2000m with elements on both sides of the river.

#### *Town Layout*

There are several known examples of double burhs: at Thetford, Bedford, Nottingham, Hertford and Stamford, although the practice was not common. Ayers (2006) suggests that these double burhs were built particularly by Edward in order to establish control over communications by constructing defences on either side of a river or road. The form of double-burhs remain poorly understood but evidence from Nottingham suggests that a second burh was built opposite a pre-existing settlement, which may have been the case elsewhere (*ibid*). The recent urban survey project at Hertford (Bryant & Seddon, 1999) – another Edwardian double burh – further suggests that the two burhs had different functions. The southern burh was for the protection of the local community and it was the centre for trade and commerce for the shire. In contrast there appears to be no surviving evidence of settlement within the northern burh and it is suggested that this second burh served primarily a defensive of military function. Following the

Norman Conquest and the construction of a motte and bailey abutting the southern burh, it is likely that the northern one was then abandoned (*ibid*).

As noted above, the length of defences at Buckingham can be calculated from the Burghal Hidage at 2200 yards or 2012 metres. The river itself probably defined and contributed to a significant portion of the garrison defences but would surely have been insufficient on its own. In addition, there were no inherited prehistoric or Roman defences to provide a pre-defined alignment and structure. Evidence from elsewhere (e.g. Hereford, Northampton) suggests we should anticipate a wide ditch with a timber-revetted earthen rampart. Complexities arise from suspicions that the Burghal Hidage may have expressed *ideal* rather than an actual figures and that if it is assumed the hidage assessment includes both parts of the burh then it is hard to know how to apportion the allocation.

Domesday records a population of 16 for Prebend End. As these were heads of households, modern convention suggests multiplying this figure by 4.5 to reach a total population assessment for the 11<sup>th</sup> century (Lewis *et al*, 2001), making the population of Prebend End approximately 72. The number of burgesses in Buckingham has also been in dispute as Domesday records 26 burgesses for the burh, but lists 27 as owing dues to the Crown. The discrepancy has led many historians to suggest that it records two separate sets of burgesses, 27 for the Crown and a further 26 for the burh itself (Bailey, 2002). Domesday records the manor as one hide of land (approximately 125 acres) with land for eight ploughs, meadow for eight ploughs and pasture for the burh. Given a Domesday population of 66 (comprising 27 burgesses for the Crown, 26 burgesses for the borough with 11 smallholders and two slaves) an approximate population of 297 at most for the burh is reached, thus bringing the total population of Buckingham to approximately 369 including those in Prebend End.

The burh was held by two major landowners – the manor of Buckingham (with Bourton) held by the burgesses and the manor of Prebend End held by Bishop Wulfwy of Lincoln before the Conquest. Prebend End manor is and always was comprised of the settlement south of the church as far as the river, as well as land on the south bank and had the church, a mill, land for four ploughs, meadow for two ploughs and wood for fencing (Domesday). There is no obvious evidence for planning in Prebend End and it is likely that it took the form of a rural settlement (Figure 17). Late medieval maps for this part of Buckingham suggest a less densely populated settlement in comparison to the remainder of Buckingham (Figure 9). The extent of the manor of Buckingham with Bourton is more difficult to characterise, but is estimated to comprise what is now called Bourton Hold, Castle Street, Nelson Street, Church Street and the Castle itself. There is some evidence of planning in Bourton Hold, particularly along Church Street where plot boundaries are long and narrow.



Figure 18: Burghley Map of Shrewsbury, Shropshire c1575. Taken from <http://www.discovershropshire.org.uk>

The topography of Buckingham has been compared to that of the 7<sup>th</sup> century settlement at Shrewsbury, Shropshire (Elliott, 1975). There are similarities also with Norman fortified boroughs at Durham and Pembroke in Wales (Creighton & Higham, 2005b). Speed's map of 1610, illustrates a somewhat densely developed settlement pattern extending down along the High Street in addition to settlement surrounding the Castle. Place name evidence again aids in the location of the meadows with a 'Portfield' located on the south bank of the river by London Road that doubtless belonged to the burh (Simpson, 1973).

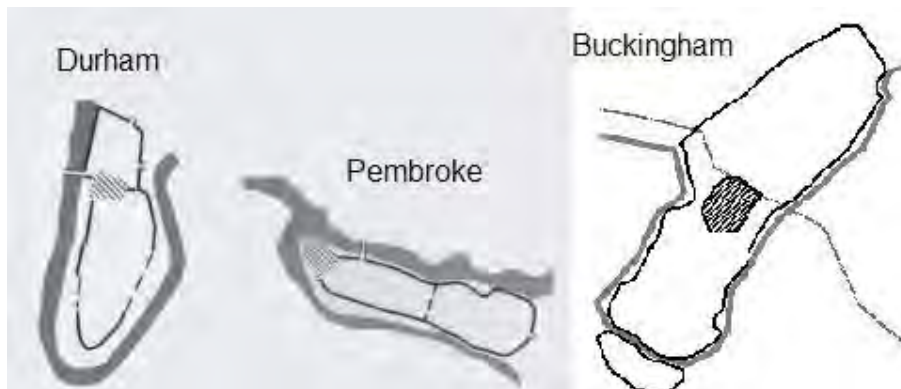


Figure 19: Topography of Durham and Pembroke medieval fortified settlements (taken from Creighton & Higham, 2005) with hypothetical reconstruction of Buckingham

Despite a lack of confirmatory archaeological evidence there can be little doubt that Edward's principal burh lies beneath the historic town centre but the extent of its defences are open to debate. Essentially three options can be proposed on the basis of historical topography:

Option A: envisages a relatively small burh with a perimeter of c 11-1200m with its northern boundary preserved in the alignment of West Street; its eastern boundary by Well Street and its western boundary by the river. In this option Prebend End is excluded from the defended area, although the old church might conceivably performed the function of a fortified gatehouse as may have been the case at St. Michael-at-the-North Gate, Oxford. A corollary of this option would be that we would expect the second burh fortification to be only slightly smaller than the principal.

Option B: envisages a burh with a perimeter of c1500m with its boundaries defined by West Street, Well Street and the loop of the river thus encompassing Prebend End. On this option the second fortification would have a perimeter of c500m; giving diameter of c160m if roughly circular.

Option C: follows Creighton and Higham in encompassing almost the entire medieval town giving a perimeter of c 2200m. This must be the uppermost limit for the size of the burh and assumes either that the second fortification was excluded from the Burghal Hidage assessment or that it was no more than a small outpost.

Unfortunately archaeological evidence for Late Saxon activity is scarce and provides little assistance with choosing between the options (see 4.4 and Figure 15). However, a recent excavation off Bridge Street found no evidence for defences along the river, which would be expected in option C (Northamptonshire Archaeology, *pers comm*). Plan-form analysis also suggests that the High Street is a later (Norman?) addition to the town so option C is considered unlikely to be correct.

There are several possible sites for the second burh (Figure 20), primarily based on place name evidence including Prebend End over the Water (Simpson, 1973), Bourton Grounds (Mawer & Stenton, 1925; Lewis, 1992; Baines, 1984), Lenborough and Lamport (Mawer & Stenton, 1925) Lenborough and Lamport. Radclive, Lenborough and Lamport are both some distance away and unrelated to the river, making them unlikely candidates for the second burh. Bourton and Prebend End over the water are more promising candidates but [condition of the former] whilst small-scale investigations within the latter have not yet produced any evidence for Saxon activity. A further alternative site would be around the junction of the old London and Thornborough Roads on the opposite bank to the principal burh and commanding the bridge or ford.

Bourton has long been associated with Buckingham and from the Domesday onwards the two areas have been included under the same manor. Bourton is also located on the opposite side of the river along the main road through Buckinghamshire from London and at the main fording point. A position that Ayers (2006) suggests would have been favoured by the Saxon kings. Prebend End over the water is similarly closely associated with the burh and the manor of Prebend End, however, the name suggests that it was more an extension of the Prebend manor rather than a separate settlement.

Site	St Neots type ware (OXR fabric) 9 <sup>th</sup> -11 <sup>th</sup> centuries	West Oxon type ware (OXAC fabric) 9 <sup>th</sup> -12 <sup>th</sup> centuries	Sandy/flint type ware (MDQF fabric) 10 <sup>th</sup> -12 <sup>th</sup> centuries
BK1	36		
BK4	5	4	3

Table 2: Quantities of Saxo-Norman pottery found in Buckingham (Source: HER)

### Routes

Figure 17 illustrates the path of the river on which Buckingham is located; despite the town being in a valley with higher ground around it, it is situated in a defensible peninsula with only one over-land access. The main road into the town has always been the London Road. The original path of this road is thought to have crossed into the town at Bridge Street before crossing directly in front of the castle mound along Elm Street and down Bristle Hill to the Brackley Road (Figure 17). Other significant access routes would have included the Stratford Road leading north-east out of the town along the High Street and the south-western route through Prebend End towards Gawcott.

### Minster

The first indications of a church in Buckingham come indirectly from the legend of St Rumbold (or Rumwold) where it was decreed that Rumbold would eventually be buried at Buckingham (Elliott, 1975). However, there is a paucity of evidence supporting this legend. It was first recorded in the *Liber Vitae* of Newminster /Hyde Abbey an 11<sup>th</sup> century list of resting places for saints and by the 12<sup>th</sup> century chronicler Hugh Candidus (Hagerty 1988). St Rumbold himself is believed to have been a child of a 7<sup>th</sup> century Northumbrian king who only lived for three days. Although born in Kings Sutton, Surrey, the body was interred at the church at Buckingham and then on to Brackley. A debate about the origins and associations of the cult is discussed by (Hagerty 1988), although it is clear that St Rumbold's shrine was still a popular focus for pilgrimage in medieval and post medieval times. However St Rumbold is significant for his association with more than six pre-Conquest ministers in Mercia and Wessex. Churches dedicated to him are found in Kent, Essex, Northamptonshire, Lincolnshire and Yorkshire.

The Buckingham's association with St Rumbold also extends to the well which is to west of the town. The well was an established site of pilgrimage in the middle ages but it is interesting to note that parish boundary diverts to incorporate the spring (well) hinting at Saxon antecedents.

The next reference to a church in Buckingham comes from the Domesday Book in the 11<sup>th</sup> century. Before the Conquest the church formed part of an endowment to the See of Dorchester under Bishop Wulfwig. Following the Conquest his successor moved the Diocesan seat to Lincoln and the church at Buckingham is mentioned in the transfer grant to the new cathedral in the late 11<sup>th</sup> century (Elliott, 1975).

The church's medieval status as an ecclesiastical peculiar dependant on King's Sutton (a village in west Northamptonshire) is unusual in any situation and particularly so in the case of a county town and burh. As noted above, this mysterious arrangement could be a relict of Mercian administration.

It has been suggested that Buckingham is a candidate for a 7<sup>th</sup>/8<sup>th</sup> century Minster church. Certainly its association with the burh and county town would have enhanced its status and by 1291 it was by some way the most valuable church in the county (Bailey, 2003).

### Mint

A mint is known to have operated in Buckingham during the 10<sup>th</sup> to 11<sup>th</sup> century at least with approximately 36 coins identified as minted in Buckingham (Ruding, R, 1840). Dating from the coins indicate a period of operation from c.975 to 1060 AD (Elliott, 1975). As yet, no archaeological evidence for the location of this mint has been recovered.



#### 5.4 Medieval synthesis (1066-1536)

Evidence for Buckingham in the medieval period remains scarce, although Speed's map of 1610 (Figure 10) gives a good indication of the extent of settlement at the close of the medieval period (Figure 21). As noted above, the main settlement area in the Saxon period is not well defined but appears to have extended from around the original church site perhaps as far as West Street. The construction of a castle over the northern part of this area in the late 11<sup>th</sup> or 12<sup>th</sup> century (see below) had a major impact on the town plan. This was probably either accompanied or followed by a further north eastward expansion to create a large new market place, presumably a deliberate act of urban planning. Market Hill contains a broad market area running along the length of the street with buildings constructed upon distinctive burgage-type plots running at right angles to it. This plan is typical of model planned medieval towns such as Olney except for the absence of back lanes, although the topographical constraints of the river Ouse bordering the southern side of the town might explain this omission. The development of the market area must have had the effect of shifting the economic and administrative focus of the town.

##### *Town layout*

Elsewhere there were only small-scale developments. A 'suburb' grew up at Prebend End Beyond the Water and buildings spread a short distance along Well Street. It is not known if there was any contraction between Buckingham's presumed heyday in the 11<sup>th</sup>, 12<sup>th</sup> and 13<sup>th</sup> centuries and Speed's map of 1610 but the possibility that outlying or marginal areas of the town were reverted to agriculture ought to be considered

By the end of the medieval period the extent of the manors within Buckingham had been divided into two further areas. Bourton Hold comprised of settlement from the original church site as far as Ford Street while the remainder of the settlement retained the title of the 'burh' (Hunt). Only a small number of medieval buildings survive from the medieval period; virtually all are high status dwellings such as Castle House, the Manor House and St John's Chapel. Fire damage in the 18<sup>th</sup> century and modern development in the 20<sup>th</sup> century has had a significant impact on surviving medieval elements in the historic settlement.

Archaeological evidence from the historic settlement is limited, Table 3 summarises the main medieval pottery fabrics found either during archaeological work or as isolated finds. Medieval evidence for Prebend End and Bourton Hold has been uncovered during several excavations including Hunter Street (BK1) where medieval property boundaries, building foundations and numerous finds were recorded (Hall, 1975).

Site	Abingdon (OXAG fabric) 11 <sup>th</sup> -15 <sup>th</sup> centuries	Medieval sandy (MS3 fabric) 11 <sup>th</sup> -14 <sup>th</sup> centuries	Potterspury (OX68/MC6 fabric) 12 <sup>th</sup> -16 <sup>th</sup> centuries	North Oxfordshire (MSC1 fabric) 12 <sup>th</sup> -16 <sup>th</sup> centuries	Brill/Boarstall (OXAW/MC9 fabric) 13 <sup>th</sup> -17 <sup>th</sup> centuries	Medieval unidentified
Church	1	0	0	0	4	35
BK1	0	37	5	0	113	1
Market Hill	0	0	1	0	0	0
BK5	0	53	6	23	3	143
BK6	0	0	11	11	18	0

Table 3: Quantities of medieval pottery found in Buckingham historic town (Source: HER)

Buckingham did not receive official borough status until 1553, however, it had been operating as such since at least the 14<sup>th</sup> century. In legal terms, the planned borough begins at West Street and moves east down Market Hill to Northeast End, (Page 1925). It was unclear when this section of the town was laid out although there does appear to be burgage type plots along both sides of the road suggesting an element of planning. Archaeological evidence of ditches, pits and hearth dating to the 11<sup>th</sup> and 13<sup>th</sup> centuries has been recorded at Stratford House and the Grand Junction (CgMs 2002) This area appear on Speed's maps as already substantially developed.

##### *Buckingham Castle*

The documentary sources record that following the Conquest, Buckingham manor passed to the King who in turn gave it to the Norman family of the Giffards. The Giffards are credited with constructing a castle within the burh, probably built at the request of the king, although it does

not appear in Domesday and the date of construction is not precisely known but early references from the 14<sup>th</sup> century suggest it was already in disrepair by this point (Calendar of Inquisitions post Mortem, Edward I in Page, 1925) Despite the prominence of Buckingham as the county town, documentary evidence suggests that the Giffard's never resided in the town itself, instead choosing Long Crendon as their principal residence. By the 14<sup>th</sup> century the castle had fallen into disrepair, a common fate for these early Norman castles (Creighton, 2005a). However, the castle still retained some significance as it is mentioned in several medieval sources particularly in the 14<sup>th</sup> century where it is listed as one of the castles to be defended (Close Rolls; 1307 in Page, 1927) By the end of the medieval period the castle had likely fallen into ruin. Speed's map of 1610 depicts 'Castell Hill' containing several ordinary-looking buildings and what could be a gatehouse or ruin on its north side. By the end of the 17<sup>th</sup> century the site was in use as a bowling green (Page, 1925) and in the 18<sup>th</sup> century Jeffrey shows the hill devoid of buildings.

There has been some investigation into the castle site. The first recorded example is in the 19<sup>th</sup> century by Gilbert Scott who was carrying out restoration work on St Peter and Paul's church. Whilst undertaking substantial excavations to underpin the church foundations, Scott discovered that the church was constructed upon made ground rather than bedrock, although the accounts are vague about the exact composition and make up of the deposits, (Page 1925). Further work on the edge of castle hill in 1870s revealed fragments of masonry which were conjectured at the time to belong to the castle (Page 1925). It is only comparatively recently that archaeological investigation provided some insight into the castle site. Evaluation trenches dug to investigate the foundations, date and conditions of the church boundary, revealed a great depth of post medieval made ground, and two robber trenches of walls likely to also originate to the post medieval period. However, below these layers, medieval deposits of mortar and limestone were discovered. These limestone and mortar layers were interpreted as being the remains of a large wall or embankment pertaining to the curtain wall of the medieval castle, (Hindmarch 2002).

The construction of a castle within Anglo-Saxon burh seems to follow an established programme of castle building by the Normans, reinforcing and enduring the link between the new regime and important towns with administrative and financial status (Creighton 2005a). Buckingham was no exception to this policy. Unlike the Anglo-Saxon defences of a burh which are communal and tended to defend or enclose a town, Norman castles represented a private fortifications for a magnate or monarch. The strategy of urban castle building driven by the king had two main objectives; firstly, to suppress and dominate the local communities and administrative centres, secondly to exert control over the key communication routes (Creighton, 2005a). The castle in Buckingham was implanted into the existing town, its location and the creation of the mound on which it stood was likely chosen because it could command the town, river crossing, road junction and new market place.

The castle's form is hard to reconstruct because of its early abandonment and subsequent building of SS Peter and Paul Church on the hilltop in the 18<sup>th</sup> century. The top of Castle Hill is approximately ovoid in plan and 100m x 75m in extent making it rather too large for a motte castle but entirely typical of a ring work castle. Presumably a pre-existing high point was selected and enhanced to create commanding position around which a timber or stone-faced rampart was constructed and within which the castle's principal buildings would have lain. The main entrance seems to have been from the north with perhaps a subsidiary gate leading south. Conceivably the northern entrance lay at an earlier crossroads with the castle mound lying astride the burh's former main axial road defined by St. Rumbold's Lane and Castle Street. Although the mound upon which Buckingham's church sits is the only visible feature of the castle, there is some evidence in the current town plan to suggest the former presence of an outlying bailey. The course of West Street and Well Street has a curious curvilinear pattern which may well have demarcated the eastern extent of the castle; perhaps re-using the earlier burh ditch (Figure 19). This fossilised pattern has been replicated in other towns such as Richmond, (North Yorks).

Little is known about the extent of settlement in Prebend End and it is thought that the manor was less densely populated than the rest of the town. Lower status dwellings for the manor appear to be concentrated on the south bank of the river in Prebend End of the water while Prebend End itself appears to comprise of farms and/or tanneries (Figure 9).



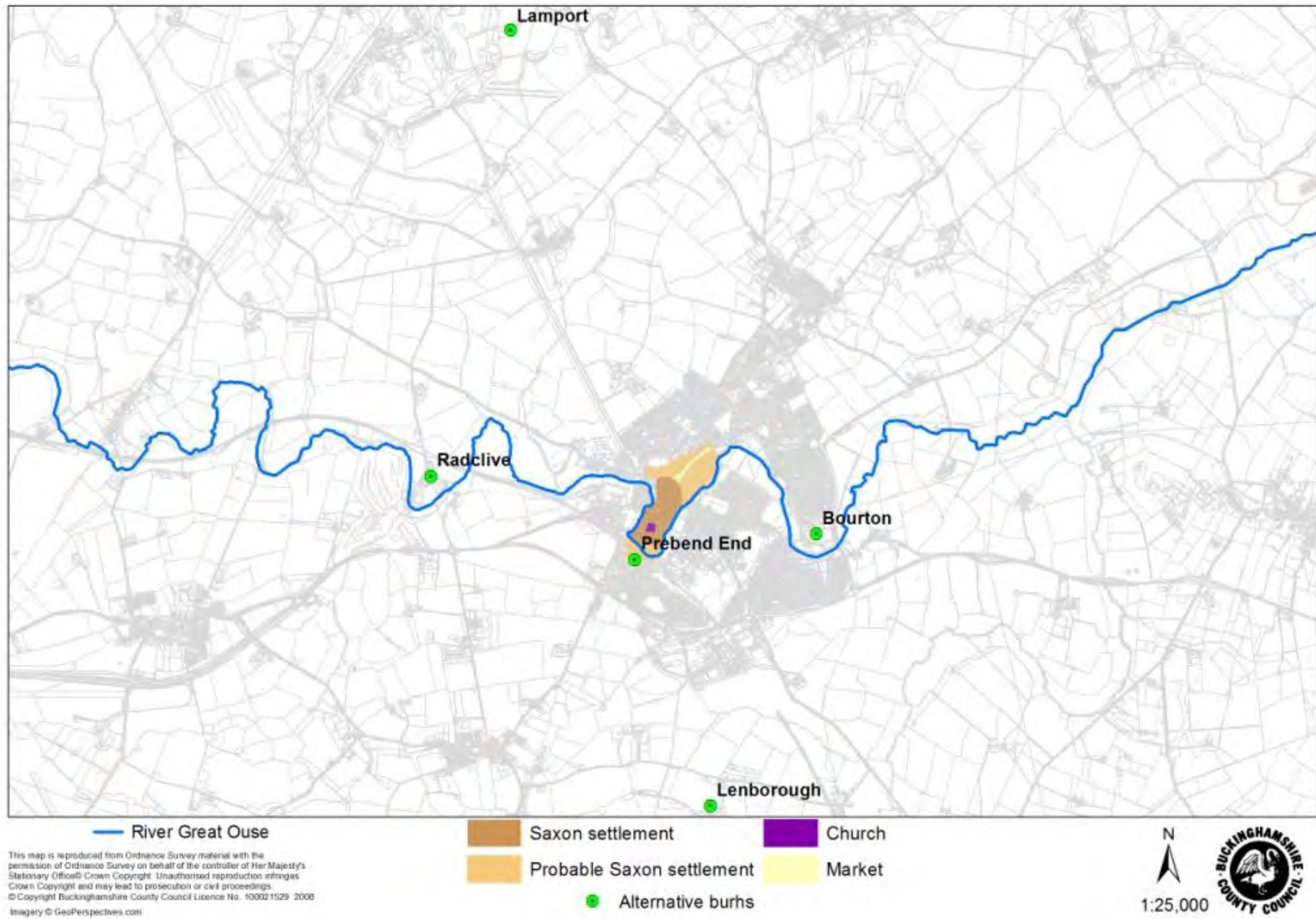


Figure 20: Possible locations for the second burh at Buckingham





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- ▲ HER Findspots: medieval
- HER Monuments: medieval
- 15th/16th century listed buildings
- Archaeological activity with medieval evidence

**Probable extent of settlement**

- Saxon
- Possible Saxon extent
- Medieval
- Castle
- Church
- Market

**Rectification of the Speed Map (1610)**

- church
- gatehouse
- graveyard
- buildings
- mill
- plot
- river
- road



Figure 21: Possible extent of the town in the medieval period.



### *Churches and Chapels*

#### St Peter and St Paul's Church

The medieval parish church was originally located in Prebend End, in the presumed heart of the Saxon settlement (Figure 15). It was thought to have been built in the 13<sup>th</sup> century in a cruciform layout, and it would appear that the Church was known as St Peter, (Whyte 2008). The church appears on this site until the late 18<sup>th</sup> century when records indicate that the spire collapsed, demolishing the church in the process (Elliott, 1975). The graveyard associated with this early church has remained. There is an early illustration of the church, (Fig. 22) a retrospective drawing before the first collapse of the spire in 1698, it depicts the medieval exterior, in a perpendicular style. There are records of bequests to the church in the 15<sup>th</sup> century including the embellishments to the shrine of St Rumbold (see below) It is believed that much of the fabric of the old church was reused in the construction of the new church on the castle site.



Figure 22: 17<sup>th</sup> century illustration of St Peter & St Paul's Church

#### St Rumbold's cult

The legend of St Rumbold was first recorded in the 11<sup>th</sup> century by Bishop Wulfwy of Worcester and Buckingham subsequently became a pilgrimage site. A shrine of St Rumbold was originally housed within the church of St Peter & St Paul. There were attempts to repress the cult including a demand for the cessation of pilgrims by the bishop of Lincoln in 1280, however, Buckingham thrived as a pilgrimage centre. The popularity of the cult of St Rumbold is reflected in the personal bequest made by Chancellor of the Duchy of Lancaster in 1477, to refurbish the tomb in the church with marble and supply a new chest to house the relicts, (Browne Willis 1755). The cult also led to the establishment of the Fraternity of St Romwold, the earliest reference to the Brotherhood comes from 1449, By 1522 had assets in Buckingham, Padbury, Preston Bissett and Twyford (Chibnall 1973). The Chantry was dissolved shortly after the Dissolution and the estate passed into private hands.

### *Buckingham Manors*

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 Buckingham are complex and a more detailed study would be required to fully understand them. A catalogue of 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. A more comprehensive listing of manorial and minister accounts can be found in Appendix 5.

In the 11<sup>th</sup> century, the Crown originally held Buckingham Manor, granting it to the Giffard family in 1090. When the Giffard estate was divided between two co-heirs in 1164, the Buckingham estate passed into the de Clare family. The manor then passed through a succession of owners throughout the medieval period until it was returned to the Crown in 1521. Buckingham Manor is thought to have comprised the original extent of the Saxon burh (approximately 1 hide or 120 acres) and included what is now known as Bourton Hold.

#### Prebend End (or Buckingham with Gawcott) Manor (VCH)

At the time of Domesday, Prebend End belonged to the See of Dorchester (later Lincoln) and comprised land for four ploughs, a mill, meadow and wood in Buckingham itself as well as one hide of land in Gawcott. Prebend End remained under the control of the church until 1536. Speed's map of 1610 illustrates a 'Prebend House' to the south of the church. The house was set within a large plot and accessed via a gatehouse on Mill lane.

#### Buckingham Manor [Reputed]

The first mention of this estate comes from 1291 when Luffield Priory recorded land worth 4 shillings in Buckingham (Page, 1925) and it is unlikely that this estate ever warranted a court roll. By 1536, the estate became the property of the Temple family at Stowe.

#### Bourton, Durants & Skerrits Manors [Reputed]

The manors of Durants and Skerrits appear to originate as 13<sup>th</sup> century tenancy farms under Bourton manor (Page, 1925). The Victoria County History (1925) includes the manor of Bartons or Lambards and Skerrits, it is unlikely that any were official manors with the rights to hold court. In the 15<sup>th</sup> century Durants and Skerrits were combined by Thomas More and by the mid 16<sup>th</sup> century had once again been returned to the Bourton estate.

### *Hospitals & Schools*

#### St John's Hospital [EH Grade II\*; HER 0240500000]

William Frechet founded the hospital in the late 12th century; it ceased to function as a hospital for much of the 13<sup>th</sup> century until it passed into the hands of the Archdeacon of Buckingham (Page, 1925). It was then briefly owned by the College or House of Acon and transferred to the Knights Hospitallers in 1290. It was during this period that it was converted to a Chantry chapel. The chapel was dissolved in 1536 by Henry VIII and became the property of the Crown. Mary I granted it to Thomas Reeve and Giles Isham in 1554, from which point it remained in private hands. The chapel was later used for the establishment of the Latin School in the 16<sup>th</sup> century (Elliott, 1975). A recent architectural survey of the chapel has highlighted extensive renovations in the 19<sup>th</sup> century but has identified two blocked windows putlog holes.

#### Latin School

A school in Buckingham was first mentioned in 1423 (Page 1925), this school is commonly attributed to be an early incarnation of the current Royal Latin School based at St John's Chantry. However its location and antiquity are uncertain. There is no evidence that a schoolmaster recorded in the rental documents at the time had anything to do with the Royal Latin School, (Hunt 1994). It is known that by 1540 that money was allocated to the priest in charge of Chantry chapel to teach children, while Browne Willis mentions the masters of the school from 1553 (Browne Willis 1755).

#### St Laurence's Hospital for Lepers [HER 0192801000 now demolished]

Leper Hospitals were commonly located some distance from the main settlement; however, St Laurence's seems to have been located on Market Hill close to the estimated extent of the



medieval market, on the site of the current Christ's Hospital. The hospital was known to have been in existence by 1227; however, it had ceased to function by the 14<sup>th</sup> century (Elliott, 1975).

Barton's Chantry & Hospital, 5-10 Church Street

Originally founded by John Barton of Castle House in 1431, the almshouse comprised six tenements.

#### *Markets and Fairs*

The market and fairs in Buckingham were prescriptive, meaning that they were held by ancient right predating the first seigniorial grants of markets in the 11<sup>th</sup> century. The rights to a market and four fairs in Buckingham were granted to Giles de Brewosa (Braose) in 1305, then lord of Buckingham Manor (Letters, 2007). The number of fairs held in the town has fluctuated considerably since the 14<sup>th</sup> century with as many as ten fairs recorded in one year at the close of the 18<sup>th</sup> century and as few as two fairs in 1554 (Page, 1925). The town did not receive official grants for the right to hold a market and fair until 1553 when these rights formed part of the Charter of Incorporation.

#### *Inns and Taverns*

There are several records of inns and taverns in Buckingham during the medieval period including an early reference to an un-named tavern opposite St John's chapel in 1473 while two further inns are referenced along the High Street by the start of the 16<sup>th</sup> century (Elliott, 1975). In 1577 a Return of Vintners, Inn-Holders and Alehouse-keepers in Buckinghamshire to the Privy Council (CBS: D-X423/1) records one vintner, three inn-holders and eleven alehouse-keepers by the close of the medieval period.

#### *The Borough*

The exact interpretation of Domesday varies, however, Buckingham is commonly thought to comprise 53 burgesses in 1086 (Bailey, 2003); the Crown held 26 with a further 27 belonging to the lords of the manors of Buckingham (Domesday). Buckingham borough remained under the control of the manorial court of Buckingham Manor until 1553 when Queen Mary I officially incorporated the town (Page, 1925).

#### *Trade, mills and industry*

The documentary evidence for markets and trade in Buckingham is poor. There is no direct documentary evidence for guilds in the town although there is some suggestion that the arrangement of market stalls in the fifteenth century accounts that a cordwainers guild might have existed, but far the evidence is not conclusive. (Page 1925). As the county town, Buckingham also held the standard weights and measures for the shire following the 1496 statute regulating weights and measures across the country (Page, 1925).

The market in Buckingham flourished in the medieval period, by 1473 the Draper's Hall comprised seven bays with a further twelve shops and thirty stalls in the market place (Elliott, 1975). However, it is also clear that by the end of the medieval period trade in Buckingham was seriously threatened, perhaps due to its position in the north of the county, and the town was included on a list of towns that had been allowed to fall into decay by 1540 (Elliott, 1975).

Domesday records two mills in Buckingham, one belonging to Prebend End Manor and another to Buckingham Manor. It mill is likely situated on the site of the current Town Mill at the end of Mill Lane. The Prebend mill is depicted but not named on the Speed map of 1610 close to the location of the Prebend House. The second mill was probably located on the site of the current Castle Mill on the Tingewick road just west of the south entrance to the castle mound. Both sites are thought to have continued in use as mills since Domesday.

#### *Secular Buildings*

One of the earliest surviving structures in Buckingham is the remains of a medieval market cross [HER 3771480000], now in the old churchyard. Surviving 15<sup>th</sup> and 16<sup>th</sup> century buildings are located around the historic core of the town and away from the areas damaged by the 1725 fire. Several buildings including the Old Manor House and Twisted Chimneys [HER 0192400000] are located around the site of the earlier church in Prebend End, several more late

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medieval buildings are located along the High St including the Grade II\* Chantry Chapel [HER 0240500000] and St John's House [HER 0240504000] both on Market Hill. The 15<sup>th</sup> century Trinity House, on Church St [HER 1181100000] is also a Grade II\* listed building and was once used as a guildhall. The majority of these early buildings are timber framed and many are jettied. Dendrochronology carried out on beams at Castle House [HER 0192700000] indicates at least five timbers date to the early 15<sup>th</sup> century.

Address	Dendro-Chronology/tree felling date range	Type of structure	Laboratory
Castle House	1405-1407	House	Oxford Dendrochronology Laboratory

Table 4: Dendro-Chronology for buildings in Buckingham (Vernacular Architecture Group, 2002)



Figure 23: Chantry Chapel





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**Probable extent of settlement**

- |  |   |
|--|---|
|  Church                             |  Possible Saxon  |
|  Market                             |  Medieval extent |
|  Saxon extent                       |  Post Medieval   |
|  15th/16th century listed buildings |   |
|  17th/18th century listed buildings |   |

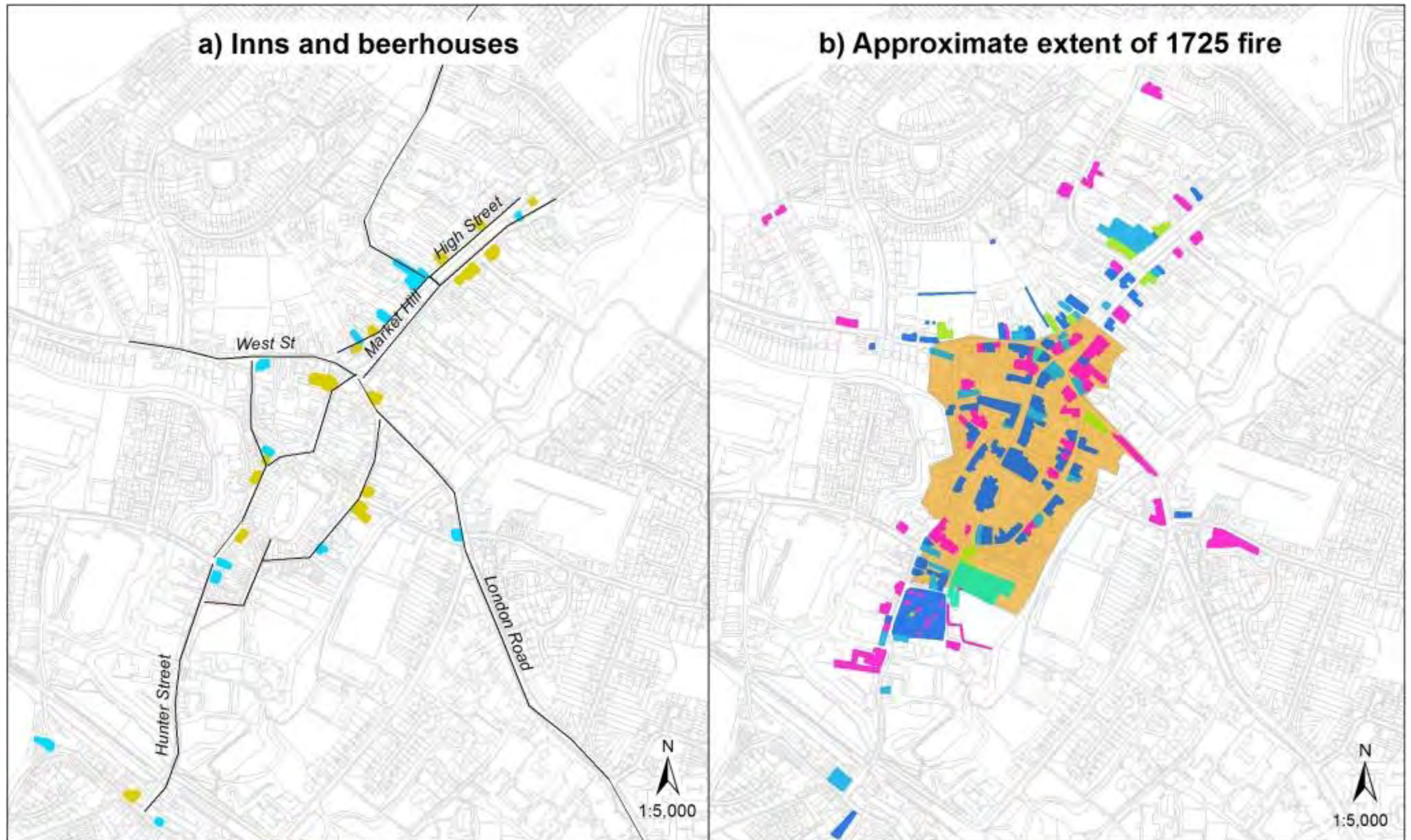
**Rectification of the Jeffreys Map (1760)**

- |   |   |   |
|---|---|---|
|  church    |  post 1610 buildings |  river |
|  graveyard |  mill                |  road  |
|  buildings |  plot                |   |



Figure 24: Probable extent of the late post medieval town





Inn or tavern  
 Pub or beerhouse

15th century     18th century  
 16th century     19th century  
 17th century     fire extent

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Figure 25: Post medieval inns and extent of the 1725 fire



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

### *Town layout*

Buckingham appears to have changed very little during the post medieval period, as development was concentrated within the known extent of settlement. There appears to be very little expansion recorded between historic maps and the early OS series of maps (Figure 9). Small areas of new settlement seemed confined to the newly created Bridge Street and along Bath lane to the west of the town. Redevelopment within Buckingham occurred frequently particularly following the fire of 1725 (Page, 1925).

### *Trade, mills and industry*

The primary industries of Buckingham included tanneries and foundries. The earliest mention of tanneries in Buckingham comes from the mid 16<sup>th</sup> century at what is now Bridge Street although nothing of this early site remains above ground (Elliott, 1975). Prebend End was also a significant location for several tanneries in the 18<sup>th</sup> century. Of these tanneries, several buildings survive including workers cottages and outhouses, most of which are now owned by the University of Buckingham. The tannery industry in Buckingham certainly lasted from the 16<sup>th</sup> century to the 19<sup>th</sup> century and may have begun earlier.

The Bell foundry in Buckingham was founded by the Ap Howells of Wales with the first reference coming from 1552 (Elliott, 1975). By the late 16<sup>th</sup> century the industry had been taken over by the Newcombes of Leicester and later by the Atton family.

The four guilds of Buckingham were:

1. The Cordwainers: This was the earliest guild in Buckingham, dating to 1449 at least. It included cordwainers, shoemakers, tanner, glovers, parchment-makers, saddlers, collar-makers, girdle-makers, pointers and point-makers.
2. The Mercers: This included mercers, grocers, haberdashers, linen-drapers, woollen-drapers, clothiers, silkmen, goldsmiths, apothecaries, salters, ironmongers, chandlers and hat or cap makers.
3. The Tailors: Including tailors, dyers, weavers, fullers, smiths, glasiers, pewterers, brasiers, fletchers, furbishers and painters
4. The Butchers: Including butchers, bakers, brewers, cooks and millers.

In 1663, the cordwainers numbered 28 members, the mercers 27, the tailors 29 and the butcher's guild counted 33 members. The guilds continued to operate in Buckingham until 1690 when membership became conterminous with the freedom of the borough (Page, 1925).

Summary	a) 1618 Militia Roll	b) 1798 Posse Comitatus
Professional	5	18
Agric/General	102	267
Artisans/trades	75	73
Service/Provision	67	105
Merchant/dealer	21	21

*Table 5: Employment statistics for Buckingham [Sources: a) Broad, 1992; b) Beckett, 1985]*

### *Inns and Taverns*

Documentary references indicate that at least seventeen inns and taverns were present in Buckingham throughout the post medieval period, predominately located along the High Street and Nelson Street. While medieval inns and taverns customarily brewed their own beer and ale, by the 17<sup>th</sup> century a number of independent breweries also began to appear. An early brewery is recorded at the north-east end of the town in 1774, however, references to this brewery are scarce.

### *Routes & Turnpikes*

There were several turnpikes operating in Buckingham, including the following:

- Wendover to Buckingham Turnpike: 1721-1878. Entering into Buckingham along the London road and exiting along the Brackley Road. The earliest section ran from Wendover to Buckingham, this was extended south from Wendover to Uxbridge in 1751 and north from Buckingham to Brackley in 1791. A toll-gate was located north of the town near Padbury (Edmonds *et al*, 1993).
- Buckingham to Stony Stratford Turnpike: 1744-. Begins on the High Street and Market Hill and exits the town along the Stratford road. Earliest section ran from Warmington (Warwickshire) to Buckingham, this was extended north-east to Stony Stratford and Newport Pagnell in 1815 (Edmonds *et al*, 1993).
- Buckingham to Northamptonshire Turnpike: 1824-1878. Exited the town along the Maids Moreton Road from where it joined with the High Street (Edmonds *et al*, 1993).
- Buckingham to Brackley, Banbury Turnpike 1791-1873 Running from Buckingham following the current course of the A422 to Brackley.
- Buckingham to Bicester via Finmere, The road follows the current A. 421 west of Buckingham until Finmere, a separate turnpike runs from Finmere to Bicester along the Roman Road..



#### *Churches & Chapels*

##### Church of St Peter and St Paul

The medieval church suffered damage twice in the post medieval period, firstly in 1698 when the spire was destroyed by gales and secondly in 1776 when the tower collapsed again. The second time the church was deemed irreparable and a new site was proposed a short distance to the north on the site of the former castle (Elliott, 1975). George Gilbert Scott further altered the current church in the 19th century (Pevsner, 1994).

*Figure 26: St Peter & St Paul's Church*

##### St.Rumbold's Well

St Rumbold's was a pilgrimage destination in the middle ages but the veneration of the cult waned after the Reformation. Despite a ban on the adoration of saints, the well was still an attraction for visitors, it is depicted Speed's map of 1611. In 1623 Browne Willis described the well and the subsequent construction of a conduit house, the purpose of which was to supply water to Castle House in the town, (Browne Willis 1745). The well was excavated by the Buckingham archaeological society in 1968 and had been reduced to footings. In the course of the project its rubble filled interior (previously excavated) was again partially re-excavated. (Recs of Bucks 44) This unexpectedly revealed two roughly built stone steps leading down to a doorway. Set into the eastern door-jamb was an iron spike which would have supported the ring hinge of a door a piece of window moulding was retrieved. Dressed regular stone blocks. Site restored (when).

Non-conformist religions in Buckingham were neither significant nor long-lasting; the Quakers, Primitive Methodists, Independents, Episcopalians and Baptists all briefly practised in the town from the late 18<sup>th</sup> to 20<sup>th</sup> century before ceasing to exist. The only exception is the Methodists, and the Salvation Army who have continued in the town until the present day.





*Figure 27: Salvation Army, Maids Moreton Road*

- Baptist Chapel: Now Salvation Army
- Episcopalian Chapel, Bone Hill: Demolished
- Independent/Congregational Chapel: Radcliffe Centre, Church St [EH Grade II: HER 1180300000]: Currently owned by University of Buckingham
- Primitive Methodist, Bone Hill, Prebend End: Converted to private residence
- Primitive Methodist, Maids Moreton Road: Now Salvation Army
- Society of Friends, Quakers: High St: Converted to private residence
- Methodist Chapel, Well St, built 1968: Still practising
- Salvation Army, Maids Moreton Road [HER 0559800000]: Still practising

#### Roman Catholicism

Despite persecution during the 16<sup>th</sup> and 17<sup>th</sup> centuries, Catholicism remained a significant religion in Buckingham. The town was one of the first to officially recognise the Catholic Mary as Queen of England in 1553 (in return received official borough status) and several of the important land owners regularly appeared on lists of Popish recusants.

#### *Hospitals & Schools*

Christ's Hospital, Market Square [HER 0192800000]

The hospital was first founded in 1598 by Queen Elizabeth I and endowed with property in Buckingham and Stony Stratford as well as the revenue from the Wool Hall in Buckingham (Elliott, 1975). The late 16<sup>th</sup> century hospital was rebuilt in 1897 with the present row of almshouses.

Barton's Hospital, 5-10 Church Street

The almshouses have been rebuilt on several occasions; first founded in 1431, they were rebuilt in 1701 and again in the late 19<sup>th</sup> century (Page, 1925).

Parish Workhouse, No. 60, Well Street [HER 1192707000]

The early parish workhouse was located next to the Bull Inn on Well Street from 1718 until the mid 19<sup>th</sup> century.

Free School

Dame Isabel Denton founded an early school in 1540; its exact location is unknown.

Buckingham Green Coat School

## Buckingham Historic Town Assessment

Gabriel Newton founded the school in 1760.

### *Manors*

In 1552, Robert Brocas leased all rights to the borough to a board of trustees, effectively removing manorial control over the town to the newly created Corporation. The rights to the manor passed into the Temple family in 1602 and remained with them into modern times (Page, 1925).

Following the Dissolution, Prebend End became a lay fee and was made the subject of temporary or life grants. In 1756 it passed into the Coke family before becoming part of the Temple estate in 1824 (Page, 1925).

The Barton manor together with Durants passed into the Verney family in the 1730s and remained with them until the mid 19<sup>th</sup> century (Page, 1925).

### *Castle House [EH Grade I: HER 019270000]*

The Lambard family, with Castle House as the principal residence, (Hunt & Clarke, 2007) held the estate by the end of the 16<sup>th</sup> century. Evidence suggests Castle House initially functioned as a farmhouse, but by the end of the 18<sup>th</sup> century it was primarily a private residence for professional men (*ibid*).

### *Great Fire of Buckingham, 1725*

On 15<sup>th</sup> March 1725, a fire that started accidentally at the Unicorn Inn on the High Street destroyed 138 houses, almost a third of the town at that time (Poornan, 2006). The poorhouse tenements next to the Bull Inn on Well Street were used to house those left homeless by the fire while the Red Buildings in Northeast End were also quickly constructed to house more of the homeless families (Page, 1925). The fire affected much of the central part of Buckingham including Bourton Hold and around the castle (Figure 25).

### *The Civil War*

The town itself experienced no significant battles during the Civil War although it was occupied in turn by the Parliamentarians and the Royalists. The Corporation itself supported the Royalist cause as did the lord of Prebend End, Sir Alexander Denton of Hillesden, Sir Richard Minshull of Bourton Manor and Sir Edmund Verney of Claydon House. The Parliamentarian cause was in turn heralded by Sir Edward Tyrell of Thornton Hall, Sir Richard Ingoldsby of Lenborough and Sir Peter Temple of Stowe.

1642: Bourton Manor sacked by Parliamentary troops from Aylesbury

1643-4: Parliamentarian siege and capture of Hillesden House [Need to check details]

1644: Royalists from Banbury and Brackley roused parliamentary troops at Hillesden after they attempted to levy money for the war effort from the locality

March 1644: Cromwell marched on Buckingham and resided there for some months

June 1644: Charles I marched on Buckingham, residing there for some months

### *The Gaol [EH Grade II\*: HER 0192600000]*

Castle Gaol was built in 1748 on the urgings of Browne Willis who wanted the Assizes returned to Buckingham and for the town to compete with Aylesbury (Elliott, 1975).





Figure 28: Old Gaol, High Street

### Secular Buildings

By far the best-represented period is the 18<sup>th</sup> century with 80 buildings included in the register, the majority of these buildings are located in the area worst affected by the fire and must represent redevelopment of the area. 19<sup>th</sup> century listed buildings are mostly confined to the roads leading out the historic core including the Yeomanry Barracks on the Brackley Road [HER 1194500000], Christ's Hospital on the High Street [HER 3771990000] and several inns and pubs.

### 5.6 Modern synthesis and components (1800-Present)

#### Industry (see Appendix 4 for details)

By the 19<sup>th</sup> century, industry in Buckingham had changed quite dramatically, which may be attributed to the improvements in transportation which opened competition and access to other towns (see railways below). Trade directories for Buckingham record a significant decrease in several broad sectors of employment during the 19<sup>th</sup> and 20<sup>th</sup> centuries particularly in professional and artisan trades (Table 6).

Trade Sectors	1830	1842	1850	1864	1877	1887	1891	1903	1911	1920	1935
Professional	12	13	15	13	16	20	18	23	28	25	29
Agric/General	0	0	10	4	4	6	6	6	8	5	7
Artisans/trades	44	62	64	37	28	30	26	24	24	24	13
Service/Provision	110	112	149	125	139	125	110	134	106	85	83
Merchant/dealer	57	72	94	69	74	68	61	66	62	47	55

Table 6: Summary of trade in Buckingham 1830-1935 (method adapted from Broad, 1992)

#### Canals

The Buckingham branch of the Grand Union Canal opened in 1801 with an earlier wharf located some distance to the east of the new at the end of the High Street. Although it was initially a success, being one of the nation's most profitable canals, it also provided cheap coal and enabled the turnpike trustees to import better quality stone for road surfacing. However, the canal industry was overtaken by newer forms of transport, particularly following the introduction of the Buckingham railway in 1851, and the canal gradually silted up.

#### Railway

Buckingham became a part of the railway network comparatively late (1850). The line extended from Bletchley and was a single track line. As with the canal the impact of the railway was

limited. It has been argued that railway led to the further decline of Buckingham's market as the town was no longer the only option for farmers selling their produce in the north of the county, this was also have repercussions on other trades in the town, (Hunt 1994). However, the railway stimulated the growth of one new industry, the Castle Iron Works, which manufactured agricultural machinery. However, the works was short lived and by 1865 had been converted into a steam powered corn mill before being converted into a condensed milk factory.

*The Workhouse/poor house [demolished]*

The Poor Law Union Workhouse was built on the Stratford Road in 1837 until it was demolished in the 1960s. The Workhouse was designed by George Gilbert Scott (Elliott, 1975).

*Hospitals & Schools pre 1945*

St Bernadine's College of the Franciscan Order of Friars Minor [HER 0670700000] was established in 1892 and was based at several locations until 1895 when the final college was built on the London Road. The College was closed in 1969 when it was sold to the University of Buckingham.

Latin School: This moved to the location of the current Grenville school on Chandos road in the 19<sup>th</sup> century

Buckingham National School: The main school was built in 1819 on what is now School Lane, an infants school was later added on the opposite side of the road in 1863

The Board School: The Well Street school was built in 1879



*Figure 29: National School, School lane (now private residences)*

Buckingham Secondary School: Opened 1935 on London road

*Hospitals & Schools post 1945*

Latin School: moved to its current location on Brookfield lane in 1963, taking over the Victorian era Brookfield House.

University of Buckingham: modern private university opened in the 1970s.

Other schools have been built in the modern estates surrounding Buckingham.



*Figure 30: Board School, Well Street (now community centre)*

*Designed Landscapes*

There are currently no designated Parks and Gardens in Buckingham, however, the avenue from Stowe Gardens does extend up to the limits of the town near the Brackley Road. English Heritage designated the nationally significant 17<sup>th</sup> and 18<sup>th</sup> century gardens at Stowe House in 1987 [HER 0420802000]. The gardens consist primarily of a series of vistas and contrived landscapes with over 40 Classical and Gothic monuments. A number of prominent architects and landscape designers have been linked with Stowe including Sir John Vanbrugh, James Gibbs, William Kent and Lancelot 'Capability' Brown. Stowe Avenue links the main house with the town of Buckingham and comprises of a straightened carriage road culminating with two 19<sup>th</sup> century lodges



There are also HER records for smaller gardens within Buckingham. Several additional gardens dating to the 19<sup>th</sup> and 20<sup>th</sup> century are included in the HER following a county level research survey carried out by Buckinghamshire County Museum Archaeology Service (BCMAS) on behalf of English Heritage to identify gardens that might be considered for future inclusion in the national register of Historic Parks and Gardens.

References to a garden at the Vicarage House on Church Street [HER 1181001000] are limited; Sheahan (1861) records it as 'pleasant' while 19<sup>th</sup> century maps give little additional detail. This garden was not recommended for adding to the national register.

Sheahan (1861) first mentions the 19<sup>th</sup> century cemetery on the Brackley Road as being three acres in size with two mortuary chapels [HER 0638900000]. The cemetery was not considered significant enough to recommend adding to the national register.

There are a few specific references to a garden at Castle House, West Street [HER 0192703000] despite the status of the site and its size. There some indication of a formal landscape at Castle House in the 19<sup>th</sup> century the maps do suggest that the garden was divided by a series of walls (Hunt, 2007). This garden was not recommended for adding to the national register, although it does form part of the curtilage and setting of the listed building.

Historic maps show that ornamental gardens were associated with town houses in the 19<sup>th</sup> century (and perhaps earlier). Another example of urban gardens in Buckingham is at the manor house, Church Street, where building recording & excavation revealed the that the substantial, 19<sup>th</sup> century garden wall have had a least two phases of building, [HER 0192402000] (Williams 2008). These may form significant open spaces with the town's conservation area and contribute to the setting of associated listed buildings.

### *Secular Buildings*

The historic town of Buckingham covers some 40 hectares of land in the parish, compared to the 343 hectares of modern settlement surrounding it. 19<sup>th</sup> century development was concentrated on the peripheral zones of the town with late 19<sup>th</sup> century terraced cottages at Prebend End and Victorian and Edwardian villas along Chandos Road

Buckingham is located in the north of the county some distance from London and so did not experience the rapid population growth seen in the southern half of the county in the early twentieth century. This isolation was emphasised by the loss of the town's rail link which excluded Buckingham from significant mid 20<sup>th</sup> century development. It was not until the 1970s and the creation of Milton Keynes that Buckingham grew significantly . As a result, the majority of twentieth century development comprises modern generic houses built with machined red or orange brick with little variety in plan form or architectural style. The dominant morphology of modern development is the tightly networked pattern of a single looping road with numerous cul-de-sacs branching off it.



*Figure 31: Modern development, Mount Pleasant*



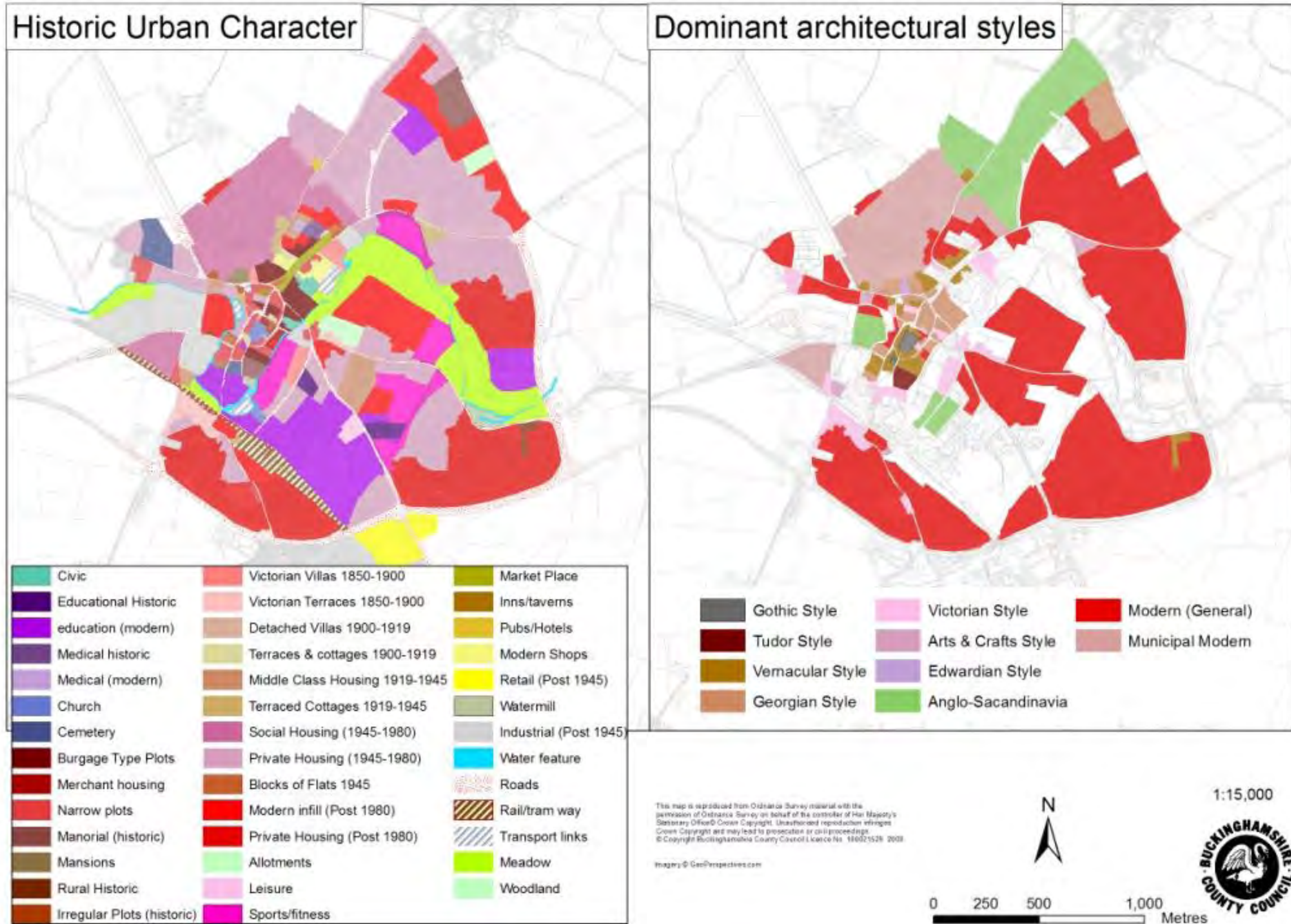


Figure 32: Character of the town and architectural styles



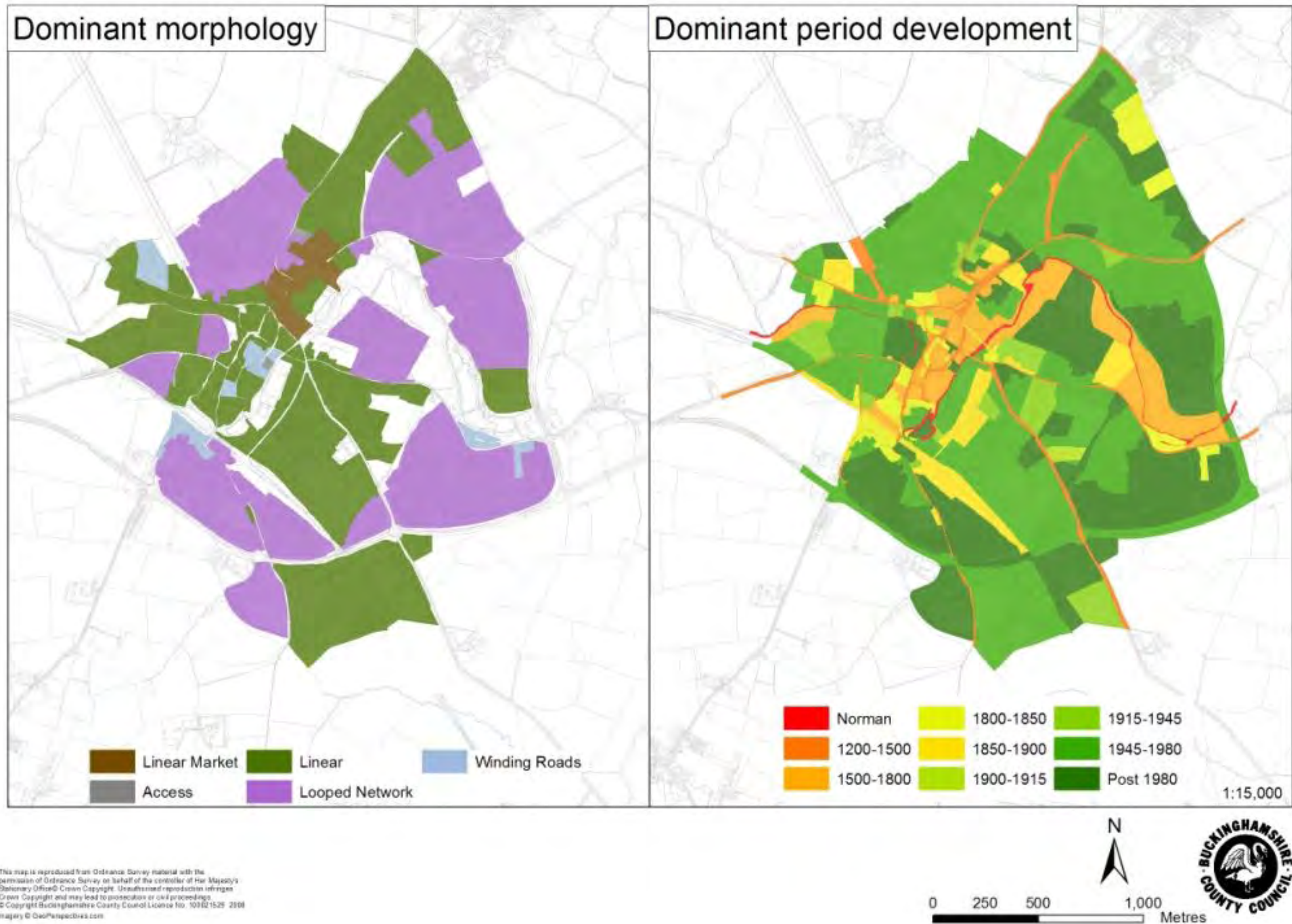


Figure 33: Morphological and period development



## **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 20<sup>th</sup> 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 historic character within a given area over a given period of time. 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 topographical model and built character.

The Historical topographical model reconstructs the development of the urban plan form using 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 topographical model for Buckingham is illustrated in Figure 17 above and described in Section 5.3.

The Built Character analysis draws upon 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 above-ground buildings and structures, which may contain hidden elements which 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.

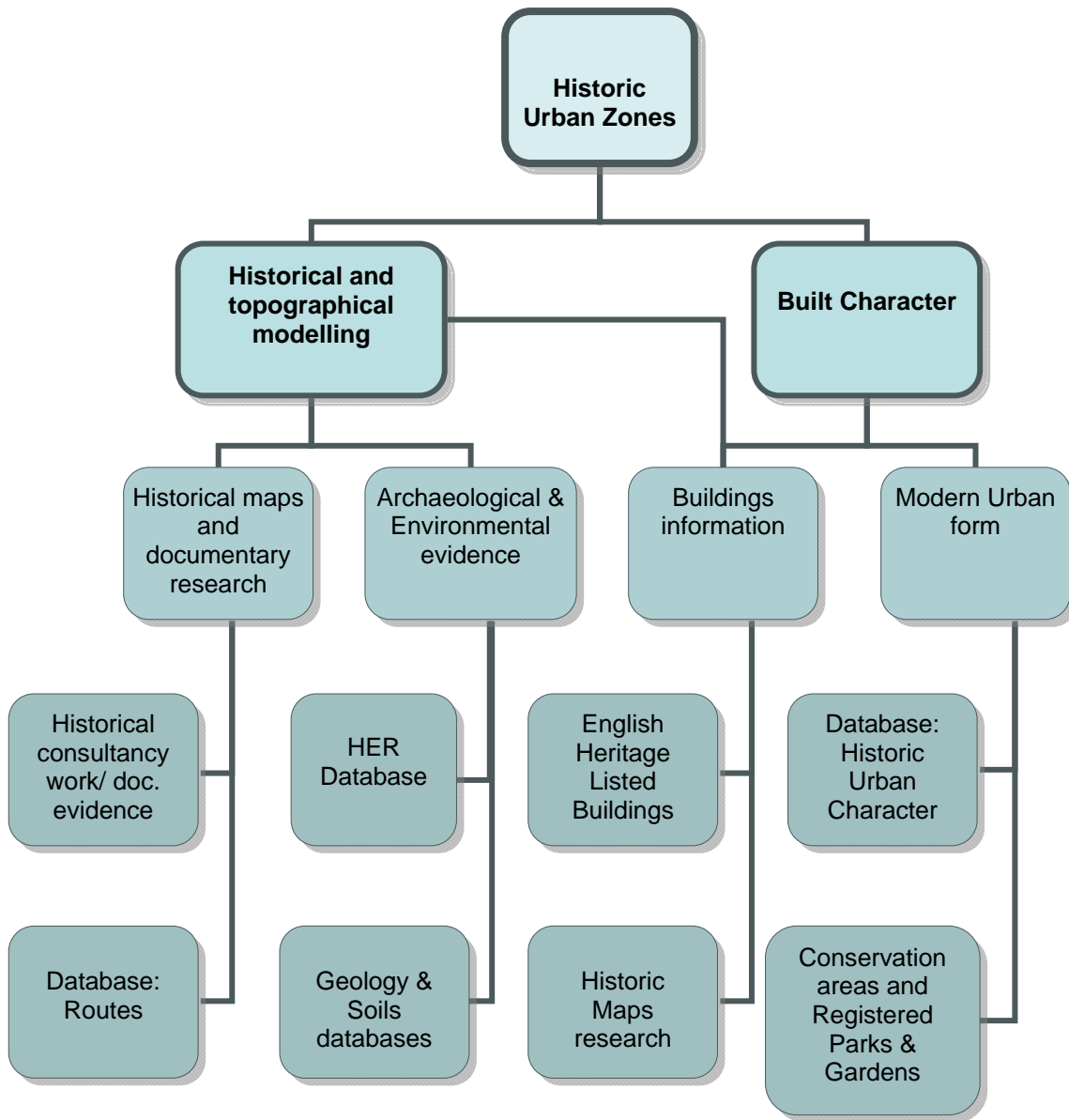
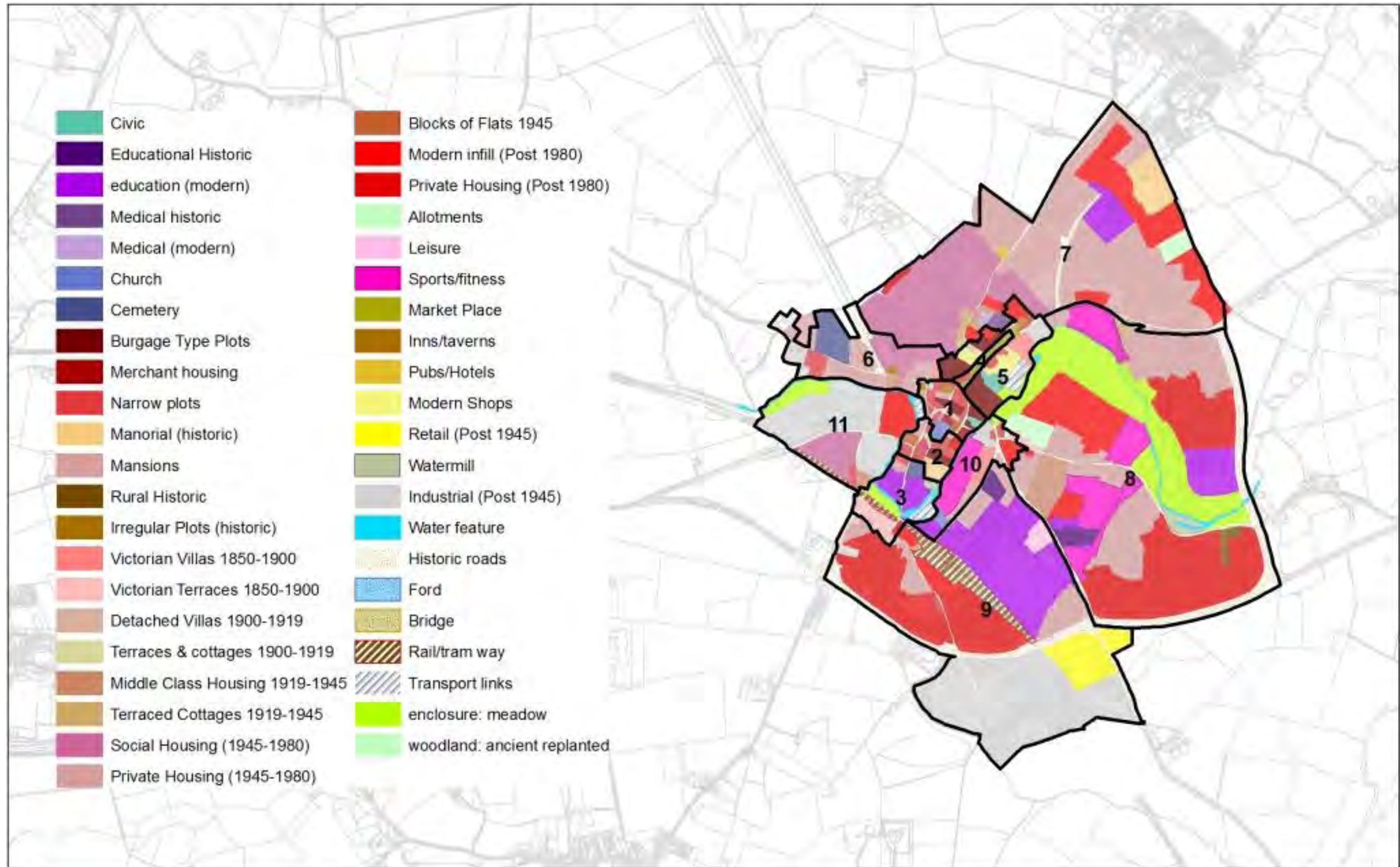


Figure 34: Diagram showing the processes involved in the creation of the urban character zones





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- |                 |                 |                     |                   |
|-----------------|-----------------|---------------------|-------------------|
| 1, Burh         | 4, Market       | 7, Page Hill        | 10, Chandos Road  |
| 2, Bourton Hold | 5, Borough      | 8, Stratford Fields | 11, Brackley Road |
| 3, Prebend End  | 6, Stowe Avenue | 9, Mount Pleasant   |                   |

1:15,000



Figure 35: Historic Character Zones for Buckingham

6.4 Historic Settlement

Zone 1: The Burh and Castle Hill			
Summary			
<p>This character zone is located at the heart of Buckingham and is probably one of the earliest areas of settlement in the town. The zone is demarcated by curvilinear pattern of the roads, characterised as historic irregular plots with small areas of 20<sup>th</sup> century infill. This pattern is thought to demarcated the boundary of the former bailey of the castle, or the extent of the a ring work castle. Although this part of the town was affected by a fire in 1725 the zone still contains a high concentration of historic buildings ranging in date form the 16<sup>th</sup> to 19<sup>th</sup> centuries. These include the 17<sup>th</sup> century Town Hall while the Castle Hill site contains the much altered 18<sup>th</sup> century church of St Peter and St Paul. There is relatively little modern infilling in this area. The potential for earlier discoveries within these plots remains very high. Several archaeological excavations and evaluations have been carried out within the zone, which has revealed data for the Saxon and Medieval periods. The castle site has revealed pottery dating to the Saxon and Medieval periods as well as the preservation of bone. The investigations within the burh areas are within the catchment of the Ouse and excavation revealing material for the Saxon and medieval and post medieval periods.</p>			
Archaeological Assessment	Built Character		
<p><b>Period:</b> Saxon foundations pre 1000 AD  <b>Survival:</b> High – The area is known to be the site of the medieval castle; known loss of built heritage due to fire in 1725 and some modern development; limited results from archaeological investigation in the area  <b>Group Value:</b> Military Original site of a ringwork or motte and bailey castle.  <b>Diversity:</b> Medium – known major change in the early medieval period with the removal of the castle  <b>Potential:</b> High – Based on archaeological evaluations there is a good degree of preservation. More work is needed to determine the extent of the castle and its bailey, also the question of the surrounding settlement and when it occurred.</p>	<b>Morphology:</b>	Winding 80% Linear 20%	
	<b>Density:</b>	High	
	<b>Character Types:</b>	Civic Church Burgage type plots Merchant housing Narrow plots Irregular plots	Victorian terraces Terraced housing Modern housing Inns/taverns Historic roads Ford
	<b>Architectural styles:</b>	Georgian Gothic Vernacular	Victorian Modern general
	<b>Plan Form styles:</b>	Farmhouse Post med terraces Post med wide front	Mansions Modern general
	<b>Build Materials:</b>	Handmade brick Machined brick	Coloured brick Box & Render
	<b>Roof Materials:</b>	Handmade clay Machined clay	Pan tile machined Slate



Zone 2: Bourton Hold				
Summary				
<p>This zone encompasses an area to the south of the church, which was part of the manor of Bourton Hold and includes the 15<sup>th</sup> century manor house. The predominant plan forms are burgage type and narrow plots with the historic buildings dating to the 15<sup>th</sup> to 19<sup>th</sup> centuries, with very few modern buildings. Only one archaeological evaluation has been carried out, at Tingewick Road which returned a negative response. Despite the limited archaeological investigation, this area has the potential to contain significant archaeological deposits as the zone was formerly a part of the Anglo Saxon burh and subsequently part of the medieval manor. The underlying geology comprises a mixture of Cornbrash and white marble limestone.</p>				
Archaeological Assessment	Built Character			
<p><b>Period:</b> Saxon foundations pre 1000 AD  <b>Survival:</b> Medium  <b>Group Value:</b> n/a  <b>Diversity:</b> Medium  <b>Potential:</b> High – good preservation potential based on soils and geology for mollusc and bone; documented archaeological evidence for possible Anglo-Saxon period; preservation of the built heritage might allow for high potential for medieval remains that may aide in the understanding of this settlement.</p>	<b>Morphology:</b>	Winding 70%	Linear 30%	
	<b>Density:</b>	High		
	<b>Character Types:</b>	Educational Church Burgage type plots Merchant housing Narrow plots	Manorial historic Terraced housing 1900-1919 Modern housing post 1945 River, roads and bridges	
	<b>Architectural styles:</b>	Georgian Gothic Vernacular	Victorian Modern general	
	<b>Plan Form styles:</b>	Farmhouse Post med narrow Post med wide front	mansions modern general	
	<b>Build Materials:</b>	Handmade brick Machined brick	Stone Box & render	
	<b>Roof Materials:</b>	Handmade clay Machined clay	Machined pan tile Slate	

Zone 3: Prebend End			
Summary			
<p>This zone encompasses the historic Prebendal area of the town which was formerly the location of the medieval church. The area was also a centre for industry in the post medieval to modern periods with the location of several mills adjacent to the Ouse. The built character of the zone is mixed; the northernmost point an area running from the graveyard down to the Ouse is comprises several Georgian fronted buildings along Hunter Street while the majority of buildings are former industrial buildings and workers cottages dating to the 19<sup>th</sup> century, these have now been converted as halls of residence and faculty departments for the University of Buckingham. To the south of the Ouse the built character of the zone is somewhat different, the historic buildings that run along Mitre Street conform to a similar pattern and style predominantly, 19<sup>th</sup> century terraces with some earlier buildings dating from the 16<sup>th</sup> century. Several archaeological excavations and evaluations have been carried out in the zone although the most notable, in Hunter Street, revealed 13<sup>th</sup> property boundaries and some Anglo Saxon pottery (BK1). The underlying geology of the area is a mixture of alluvium and white marble limestone allowing for high potential for medieval and Anglo Saxon remains that may aide in the understanding of this part of the town.</p>			
Archaeological Assessment	Built Character		
<p><b>Period:</b> Saxon foundations pre 1000 AD  <b>Survival:</b> Medium  <b>Group Value:</b> Ecclesiastical cluster – Former church site and extent of Prebendal Manor  <b>Diversity:</b> Medium  <b>Potential:</b> High good preservation potential based on soils and geology for mollusc and bone; documented archaeological evidence for possible Anglo-Saxon period; preservation of the built heritage might allow for high potential for medieval remains that may aide in the understanding of this part of the town.</p>	<b>Morphology:</b>	Winding 80%   Linear 20%	
	<b>Density:</b>	Medium	
	<b>Character Types:</b>	Educational Cemetery Narrow plots Mansions Victorian terraces 1850-1900	Modern housing post 1945 Watermill Rivers & meadows Roads & Rail Car parks
	<b>Architectural styles:</b>	Georgian Vernacular	Victorian Modern general
	<b>Plan Form styles:</b>	Post med terraces Post med wide front	Modern styles
	<b>Build Materials:</b>	Handmade brick Machined brick Stone	Painted brick Render
	<b>Roof Materials:</b>	Handmade clay Machined clay	Slate



Zone 4: Market			
Summary			
<p>This zone is defined by the historic extent of the market area, which encompasses the present day site of Market Square, Market Hill and High Street. Originally triangular in shape, the market area has, over time, been reduced in size by the encroachment of market stalls that eventually became permanent buildings. The islands of historic development between the A413 Moreton Road and Market Square, the Bull Ring and the Gaol are all examples of encroachment. The buildings range in date from the 17<sup>th</sup> to 19<sup>th</sup> centuries. To date no archaeological work has been carried out on the market area. The zone has a high potential for the preservation of archaeological remains.</p>			
Archaeological Assessment	Built Character		
<p><b>Period:</b> Saxon foundations pre 1000 AD, possibly medieval expansion also  <b>Survival:</b> Medium/High  <b>Group Value:</b> Economic – the market was the focus of trade  <b>Diversity:</b> Medium  <b>Potential:</b> Medium/High – Good preservation of historic boundaries; zone is probably earliest settlement site; proximity to church, manor and market.</p>	<b>Morphology:</b>	Linear market	
	<b>Density:</b>	n/a	
	<b>Character Types:</b>	Civic – Gaol Narrow plots	Market place Roads
	<b>Architectural styles:</b>	Georgian Gothic	Modern general
	<b>Plan Form styles:</b>	Terraces Post med narrow front	medieval narrow front
	<b>Build Materials:</b>	Handmade brick Machined brick	Render
	<b>Roof Materials:</b>	Handmade clay	Machined clay

Zone 5: Borough			
Summary			
<p>This zone represents the approximate extent of medieval borough of Buckingham that surrounds the market area. The zone has a mixture of plot types, this includes distinctive burgage plot boundaries synonymous with planned medieval towns, which are found on the south and north sides of the Market Hill and the High Street, the boundary patterns have been disrupted by modern development on either side of the high street although on the north side the boundaries are better preserved. The character of plot boundaries change, becoming narrower and smaller towards the eastern end of the High Street which reflects the social and positional status on the market place. The zone contains a collection of fine historic buildings, ranging in date from the 14<sup>th</sup> to 19<sup>th</sup> centuries; these include the 15<sup>th</sup> century Chantry Chapel, and a number of pubs and inns that would have been sustained by the market trade that flourished along the road until the 19<sup>th</sup> century. With the exception of one or two modern insertions the character and style of the zone can be broadly divided into two: the buildings at the western end of the zone are Georgian and Neo-Georgian while towards the centre and eastern end, the principal architectural style is vernacular with few Victorian additions.</p> <p>There have been a number of archaeological investigations in this area yielding pottery and finds dating mainly to the medieval &amp; post medieval period. An excavation east of Bridge Street revealed significant archaeological deposits but highlights the potential for the preservation of environmental material on the alluvial deposits of the river Ouse; amongst the finds were molluscs shells, waterlogged wood and leather. This zone possesses a high potential for archaeology and should remain an important focus in future planning and development control decisions.</p>			
Archaeological Assessment		Built Character	
<p><b>Period:</b> Saxon foundations pre 1000 AD, with possible medieval expansion at Northeast End  <b>Survival:</b> Medium  <b>Group Value:</b> n/a  <b>Diversity:</b> Medium  <b>Potential:</b> Good preservation of burgage type plots especially to the northern side of the high street. Good preservation of built heritage. Good preservation potential for mollusc and bone and wood;</p>	<b>Morphology:</b>	Linear market 70% Linear 20%	Looped network 10%
	<b>Density:</b>	Medium/high	
	<b>Character Types:</b>	Civic & Medical Burgage type plots Narrow plots Victorian housing 1850-1900 Detached villas 1900-1919	Social housing Modern housing post 1945 Industrial Market place & shops Roads and infrastructure Meadow
	<b>Architectural styles:</b>	Georgian Vernacular	Victorian Modern general
	<b>Plan Form styles:</b>	Post med narrow front Post med wide front	Post med terraces Modern plan forms
	<b>Build Materials:</b>	Handmade brick Handmade coloured brick	Machined brick Render
	<b>Roof Materials:</b>	Handmade clay Machined clay	Concrete tile Slate





6.5 Modern Settlement

Zone 7: Page Hill					
Summary					
<p>This zone covers the expansion of modern settlement to the north of Buckingham following the Maids Moreton Road. Much of the development has occurred upon enclosed fields pre dating the 18<sup>th</sup> century. A significant proportion of this zone is occupied by modern residential development dating to the 1950s and 1970s; there are also two modern schools, and a small industrial estate. At the western fringe of the zone (Avenue Road) and surrounded by modern development on three sides are the designed grounds containing an 18<sup>th</sup> century Georgian house which was former manor. The southern end of the Maids Moreton Road the built environment is reflected in a number of different periods and styles from the 19<sup>th</sup> century to the present day. There is also the Buckingham hospital site which has a long history. The houses in this area conform to a similar pattern and style through a regular layout of primarily semi-detached properties with a series of bungalows located towards the southern end of Page Hill. Architecturally the houses are all very similar and follow the modern general style with plain frontages and large windows in a symmetrical pattern. Materials used are primarily modern red brick with some painted brick. With the exception of the areas abutting the High Street, Page Hill lies outside the pre-19<sup>th</sup> century settlement core and is likely to be much disturbed by modern development so is not thought to have significant archaeological potential.</p>					
Built Character					
Size	84.92ha	Plot boundaries	None	Build materials	Machined brick 70% Painted brick 30%
Density	Medium-high	Building features	Weatherboarding Date stones	Roof materials	Machined clay 60% Concrete tiles 40%
Plan Form styles			Morphology		
Semi detached 50% Detached 20%		Bungalows 20% Post medieval 10%		Looped network 50% Linear 20% Access 10% Linear market 10%	
Character Types			Architectural style		
Educational & Medical Shops and Pubs Historic roads Woodland Manorial (historic)		Terraced housing 1900-1919 Terraced housing 1919-45 Middle class housing 1919-45 Social housing post 1945 Modern housing post 1945		Victorian 10% Georgian 10% Anglo-Scandinavian 30% Modern general 40% Modern municipal 10%	



Zone 8: Stratford Fields					
Summary					
<p>The zone comprises development to the southeast of historic core. This expansion occurred over former pre 18<sup>th</sup> century enclosed fields and meadow land. This zone primarily consists of the modern development but the area is also home to a site for the University of Buckingham, one school, allotment gardens and sports grounds. The other defining characteristic is that the river Ouse meanders through the centre of the zone, with the former meadows converted to recreational use. There are no listed buildings in this zone, the oldest area is series of 19<sup>th</sup> century terraces along Bourton Road. The majority of buildings in this area are primarily modern general in style such as Mallard Drive while in contrast, laid out in a looped network with built in at concrete pan tiled roofs. The zone has had two archaeological investigations; at the allotment, geophysical survey was undertaken in advance of development which discovered only ridge and furrow. The site of the allotment has been conjectured as a possible bridgehead or second site for the Anglo Saxon burh, but so far no evidence has surfaced to support this idea. Trial trenching has also been undertaken at Verney Park which yielded finds from the Romano-British period. Most of Stratford Fields is outside the pre-19<sup>th</sup> century settlement core and is likely to be much disturbed by modern development so is not thought to have significant archaeological potential. However, given the proximity to the river Ouse there is greater archaeological potential for the discovery of archaeology around the meadow land and recreational areas where features might survive.</p>					
Built Character					
<b>Size</b>	124.67ha	<b>Plot boundaries</b>	Hedged 70% None 30%	<b>Build materials</b>	Machined Brick 100%
<b>Density</b>	Medium - high	<b>Building features</b>	Weatherboarding	<b>Roof materials</b>	Clay machined 60% Concrete tile 30% Post medieval 10%
<b>Plan Form styles</b>			<b>Morphology</b>		
Detached 40% Semi-detached 30%		Farmhouses 10% Terraces/bungalows 20%		Looped network 60% Linear 30%	Winding 10%
<b>Character Types</b>			<b>Architectural style</b>		
Educational Leisure Sports/allotments river & meadows roads watermill		Rural historic Victorian terraces 1800-1900 Middle class housing 1919-45 Terraced housing 1919-45 Modern housing post 1945		Vernacular 10% Victorian 10% Modern general 70% Arts & Crafts 10%	

## Buckingham Historic Town Assessment

Zone 9: Mount Pleasant					
Summary					
<p>This zone is located to the southwest of the historic core. Aside from residential area a significant proportion of the zone (60%) is composed of Buckingham's industrial park, a commercial area and schools. The zone is also bisected by the abandoned railway line. Analysis of historic maps and historic landscape characterisation data shows that this area was pre 18<sup>th</sup> century enclosure in the 19<sup>th</sup> century. There has been one archaeological investigation in the zone which yielded a negative result. The majority of this zone lies outside the pre-19<sup>th</sup> century settlement core and is likely to be much disturbed by modern development so is not thought to have significant archaeological potential.</p>					
Built Character					
<b>Size</b>	97.79	<b>Plot boundaries</b>	Hedged 70% None 30%	<b>Build materials</b>	Handmade brick 20% Machined brick 70% Painted brick 10%
<b>Density</b>	Medium-high	<b>Building features</b>	Weatherboarding	<b>Roof materials</b>	Clay machined 50% Pan tiled machined 40% Concrete tile 10%
<b>Plan Form styles</b>			<b>Morphology</b>		
Detached 50% Semi detached 30%		Modern terraces 10% Post medieval 10%		Looped network 70% Linear 10%	Winding 20%
<b>Character Types</b>			<b>Architectural style</b>		
Historic roads & railways Industrial & Retail Leisure Educational		Narrow plots Victorian terraces 1850-1900 Terraced housing 1919-45 Modern housing post 1956		Victorian 10% Arts & crafts 10% Modern general 70% Anglo-Scandinavian 10%	



Zone 10: Chandos Road					
Summary					
<p>This zone is small in size, located to the immediate south of the Buckingham Castle, it is demarcated by the Ouse to the north and Chandos Road to the south. Analysis of Speed's map of 1610 and Jeffreys of 1760 show that the area was formerly rural area of pre 18<sup>th</sup> century fields. The built environment is a mixture of residential housing dating from the Victorian to modern periods, recreational grounds and universities. There are only a few listed buildings within the zone including the iron bridge at Bridge Street, aside from these designated buildings the Chandos Street contains some notable Victorian /Edwardian buildings.</p> <p>There have been two archaeological watching briefs undertaken in the zone, both around the more sensitive eastern end along the route of the former bridge and ford although both were negative. In addition to being the historic crossing point over Ouse, the Ford Street area is also believed to be a possible location for the settlement or bridgehead for the Anglo Saxon burh, although as yet there is no evidence to prove this. The geology of the area is alluvium over Forest Marble Limestone, and has the potential for preserving archaeological and environmental remains.</p>					
Built Character					
Size	9.04ha	Plot boundaries	None 40% Brick 60%	Build materials	Handmade brick 40% Machined brick 60%
Density	Medium	Building features	Weatherboarding	Roof materials	Handmade clay 40% Machined clay 60%
Plan Form styles			Morphology		
Detached 50% Semi detached 30%		Terraces 20%		Linear	
Character Types			Architectural style		
Educational Church Narrow plots Victorian housing 1850-1900 Modern housing post 1945		Leisure sports/allotments River & meadow Roads Fords & bridges		Victorian 60% Anglo-Scandinavian 10% Modern general 30%	

Zone 11: Brackley Road					
Summary					
<p>This zone is located to the north east of Buckingham's historic core and is has a predominantly industrial character, representing 75% of the landscape. The river Ouse forms the northern and eastern boundaries to the zone while the disused railway line demarcates the southern boundary. Prior to development, most of this area was pre 18<sup>th</sup> century enclosure fields, by the mid to late 19<sup>th</sup> century the western part of the site now occupied by Tingewick Industrial Estate was used as an extractive site for gravels. The built environment is dominated by the pressed steel sheds of the Tingewick industrial estate which occupies the north of the zone. There is also the works at Bath Lane to the south. The residential areas are a mixture of 19<sup>th</sup> century and modern buildings. The 19<sup>th</sup> century buildings are made up of a small row of terraces on the Bath Road using irregular red brick and hand made roof tiles. However, the majority of housing is modern in date and composed Westfields estate to the south of the zone which is semi detached, social housing and Fishersfield, a group of semi detached houses in Anglo Scandinavian style.</p> <p>Most of Brackley Road lies outside the pre-19<sup>th</sup> century settlement core and is likely to be much disturbed by modern development so is not thought to have significant archaeological potential. However, the geology of the area is limestone capped by alluvium and river head deposits from the Ouse, in some undeveloped areas there may be exceptions where buried archaeology might survive.</p>					
Built Character					
Size	24.82ha	Plot boundaries	None	Build materials	Handmade brick 10% Machined brick 80% Stone 10%
Density	Medium	Building features	None	Roof materials	Handmade clay tiles 10% Machined clay 80% Slate 10%
Plan Form styles			Morphology		
Detached 30% Semi detached 60%		Modern terraces 10%		Linear 60% Looped network 40%	
Character Types			Architectural style		
Industrial Historic roads & car parks River and meadows Rural historic		Narrow plots Middle class housing 1919-45 Social housing Modern housing post 1945		Vernacular 10% Victorian 20% Arts & Crafts 30% Modern general 40%	

## II ASSESSMENT

### 7 Designations

#### 7.1 Conservation Areas (CA)

The Buckingham Conservation Area Appraisal was completed in 2005 and made some alterations to the original extent of the CA, designated in 1971. The new Conservation Area covers the historic core of the town and is essentially divided into four broad, overlapping areas, comprising the planned medieval settlement; the earlier Saxon core; Prebend End and Chandos Road. The conservation area is discussed in greater detail in the Conservation Area Character Appraisal document available from Aylesbury Vale DC (AVDC 2005).

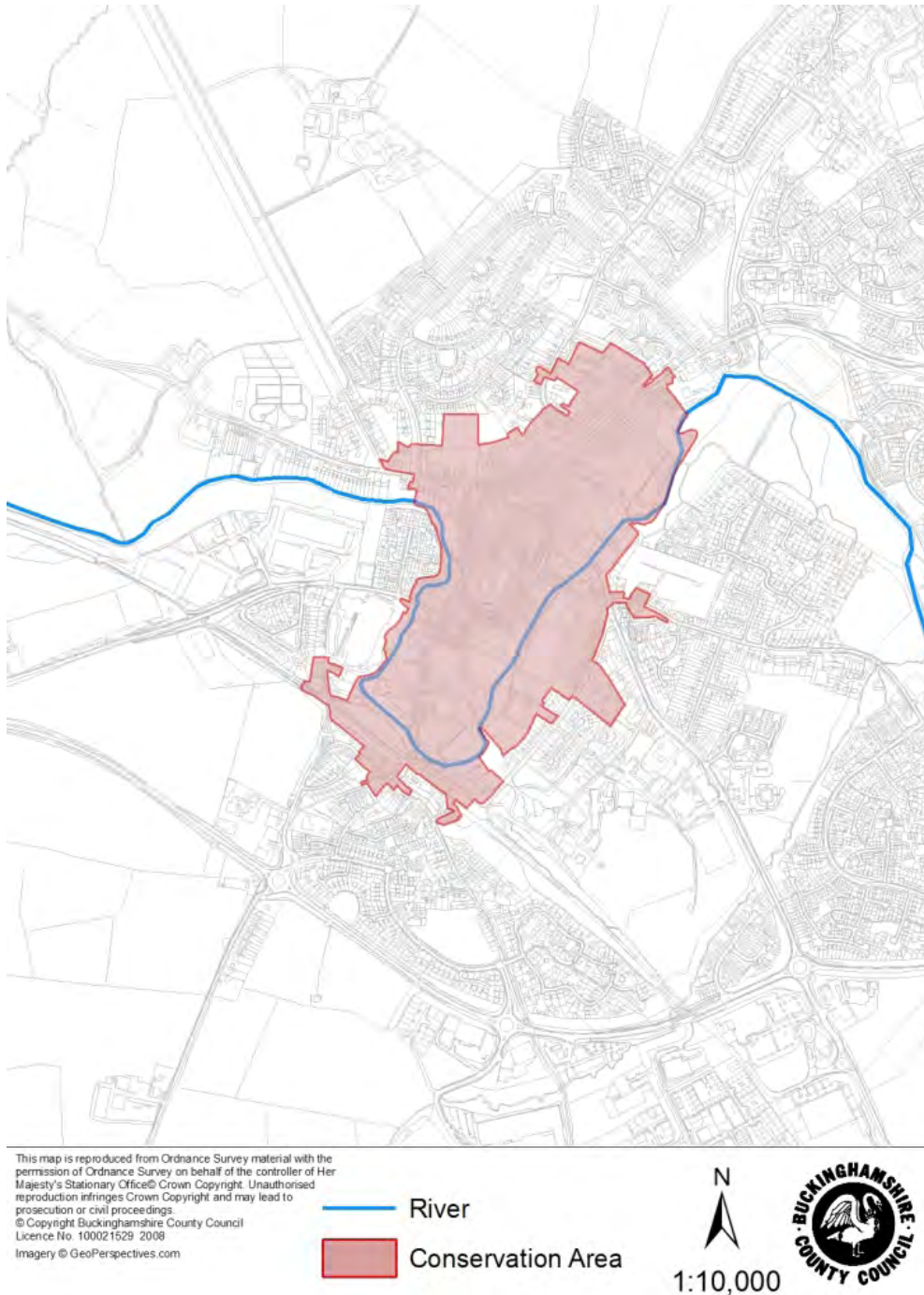


Figure 36: Extent of the conservation area, 2005



## 7.2 Scheduled Ancient Monuments

There are currently no SAMs recorded within Buckingham itself, however there are several in the wider landscape around the town. St Rumbold's Well [SAM 29442] is the nearest scheduled monument, located just beyond the modern extent of the town south of the Tingewick Road.

Two possible Iron Age hillforts are recorded at Maids Moreton [SAM 29420] and at Norbury Camp in Padbury [SAM 29407]. Thornborough Bridge [SAM 8] is also covered by designation, as are two round barrows just east of the bridge [SAM 27138].

## 7.3 Registered Parks and Gardens

Buckingham abuts the nationally important Registered Park and Garden of Stowe which is acknowledged as one of Britain's finest designed landscapes. The town is connected by the avenue which forms the main the approach to Stowe linking the park to the Corinthian arch. Although the park is protected by designations it is worth considering placing the area bordering the avenue into the conservation area. Any development at this southern end would adversely affect the park's setting and the impact upon the two 18<sup>th</sup> century lodges which are Grade II listed buildings.

# 8 **Summary and Potential**

## 8.1 Historic Character

Despite increased levels of modern development around the town's periphery Buckingham has retained its image as a historic market town. Buildings predominately in the vernacular style border the narrow winding lanes around the former burh. Georgian architecture appears in significant numbers. The historic core of the town has remained relatively intact with little infill of modern development. The majority of recent development on the outskirts of the town has been built in the modern general style with the exception of the University campus buildings to the south and west of the Buckingham. The morphology of the historic core of Buckingham is largely set by the post medieval period and has remained unchanged from then on.

## 8.2 Archaeological Potential

The only visible archaeological monuments above ground is the castle hill although. Buckingham contains a wealth of historic buildings including a number of medieval buildings but also many more dated to the 17<sup>th</sup> and 18<sup>th</sup> centuries. However, there is the possibility that some of these buildings could date to an earlier period; which the results of detailed structural surveys identifying construction techniques and dendrochronology of timber beams may indicate an earlier origin.

Archaeological intervention in Buckingham has been somewhat modest, although the results of excavations and watching-briefs undertaken in the town have demonstrated that both shallow stratified deposits and cut features survive. From excavations it is known that substantial stratified deposits exist in the main town while the It is possible that the Head deposits mapped in the centre of the village could have covered and preserved early occupation remains, although this remains unproven. The clay soils covering limestone makes the ground conditions conducive for the preservation of ceramics, metal and bone. Waterlogged deposits have been found along the terraces of the river Ouse and it is known that these provide the environment for the anaerobic preservation of organic materials. Overall, Buckingham has a good potential for the discovery of archaeological features within the curtilage or tofts of the historic core. The area of the village with greatest potential are;

Zone One (Market Area) and Zone Three (Church End) which appear to be the focus of the original settlement dating back to at the Anglo-Saxon period.

Recent archaeological investigation at Towns End (Zone Six) however, also suggests possible late Saxon settlement.

Zone Two (The Manor Farm) has been significantly altered in the 20<sup>th</sup> century and the potential may be limited with the exception of the fishponds.

## Buckingham Historic Town Assessment

The remaining zones within the historic core also have a good potential for medieval foundations.

### **III RESEARCH AGENDA**

#### **9 Research Agenda**

Understanding the development and function of the Anglo Saxon, medieval and post-medieval market town and the testing of theories on social action, economy, politics etc. have been highlighted as an important area of study at the national level (English Heritage, 1997) and at regional and local level (Solent-Thames Research Framework, forthcoming).

##### **Prehistoric**

- What was the intensity and character of prehistoric settlement around Buckingham? Archaeological record indicate possible barrows and two low-lying 'hillforts' but as yet only a low density of other sites. Did the prehistoric settlement pattern influence the early medieval landscape (e.g. in the re-use of hillforts).

##### **Roman**

- The landscape surrounding Buckingham has yielded a rich archaeological record. A better understanding of the Roman road network and the nature of the large site at Thornborough could help understand the origins of Buckingham.

##### **Anglo-Saxon**

To date, very little is known about the extent, layout and development of Anglo Saxon Buckingham beyond what has been hypothesised from cartographic and documentary studies. Further research could help determine:

- The nature of any pre-burh early/middle Saxon settlement, which is most likely to have been located in Prebendal End. Of particular interest would be evidence for an early Christian foundation.
- How did Buckingham relate to its hinterland? Do hillforts or other early places show signs of re-use and how did they relate to the town? Were local rural settlements affected by the burh's foundation and the related socio-political upheavals?
- The form and position of the principal burh defences.
- The location and extent of the second Anglo Saxon burh.
- The location and organisation of the 10<sup>th</sup> century mint.
- The origins and status of the old church. It is known that the Buckingham had an Anglo Saxon church but can it be proven that this was located at the former site of St Peter and Paul's church? Given Buckingham's status was it a substantial stone-built Minster with an extensive cemetery as seen at Aylesbury and Wing?
- The nature of pre-Conquest settlement within the burh. Is there evidence for formal planning of streets, properties and land use zones? How intensely was the burh occupied and with what range of occupations and activities?
- Research into whether the river Ouse was a viable communication and trade route for Buckingham in the 11<sup>th</sup> century.

##### **Medieval**

- The extent and of 11<sup>th</sup> /12<sup>th</sup> century castle in Buckingham.
- The analysis of the spatial distribution of occupation around the medieval town.
- The origin of Market Hill, in particular whether it was a planned Norman extension to the town.
- Evidence for commerce and industry.
- The locations and form of the hospitals

##### **Post Medieval**



## Buckingham Historic Town Assessment

- Building recording should particularly target frontage sites and examination of the fabric and footprint of existing buildings. Many of Buckingham's buildings were destroyed in the fire of 1725 although some may still retain the structure of earlier buildings
- Evidence for post medieval industries of tanning and founding.
- An investigation of the socio & economic relationship of Buckingham with the surrounding rural villages. The decline in Buckingham's economy is attributed to the rise of Aylesbury, and its poor geographical position. Were there any other factors to cause its decline?
- To clarify the relationship of the manors within Buckingham, Bourton and Bourton Hold to Buckingham. The descent of the various Bourton manors is far from clear and the vill appears in records under various names, for example, Bourton in Beachampton or Bourton by Buckingham. This makes it difficult to establish exactly which part of Bourton is being referred to in any particular record and whether the Bourton Hold area of Buckingham is likely to be included.

## 10 References

### 10.1 Map Sources

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1770: Jeffrey's map of Buckingham.

1743: Buckingham & Bourbon Estate. CBS D/X/403 (116/40)

1803: Buckingham (Gawcott & Prebend End Enclosure) CBS IR/52/BR

1849: Buckingham (Except Lenborough & Bourton) Tithes CBS IR30/3/12

### 10.2 Trade Directories

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## 11 Addresses

Name	Address	Contact Details
Buckinghamshire County Archaeological Service.	Buckinghamshire County Council, County Hall, Walton Street, Aylesbury, Bucks, HP20 1UY	Tel. 01296-382072
English Heritage South East Region	English Heritage, Eastgate Court, 195-205 High Street, GUILDFORD, Surrey GU1 3EH	Tel. 01483 252000
Aylesbury Vale District Council	AVDC The Gateway, Gatehouse, Road, Aylesbury, Bucks, HP19 8FF	Tel. 01296 585858
Buckinghamshire Archaeological Society	Buckinghamshire Archaeological Society County Museum, Church Street, Aylesbury, HP20 2QP	Website: <a href="http://www.bucksas.org.uk">www.bucksas.org.uk</a>

## 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 Mesolithic Neolithic Bronze Age Iron Age	Pre 10,000 BC 10,000 – 4000 BC 4000 – 2350 BC 2350 – 700 BC 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-21 <sup>st</sup> Century	Post 1980

### 12.2 Glossary of Terms

Terms	Definition
Anglo-Saxon Chronicles	Document produced almost like a diary dating from 890 AD to the 12 <sup>th</sup> century. Was continually updated and altered.
Bailey	A dependent enclosure of a motte or ringwork.
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
Burgess	
Burghal Hidage	10th Century document listing the known fortifications of Wessex with their hidage
Burh	Saxon. Planned or reorganised town within a new or pre-existing system of defences, often built along a watercourse
Domesday	Rapid survey of the agricultural estates and manorial holdings for England. Produced in 1086 for William the Conqueror following the Norman Conquest.
Enclosure Award	Acts of Parliament were introduced to enclose (erect fencing) open fields and commons. Main period of enclosure by Act was 1750-1860, carried out on a parish basis.
Evaluation	Archaeological evaluation is made up of a number of different techniques that are tailored to assess the archaeological potential of a site, often before planning permission is given. Evaluation usually involves one or more processes from the following: desk based assessment, test-pitting, field walking, geophysical survey, topographical survey or trial trenching,
Excavation	Archaeological investigation whereby below ground deposits are uncovered, recorded and either removed or preserved in situ. Ultimately destructive.
Trial Trenching	Trial-trenching refers to the archaeological sampling of a site before planning permission is given to determine the presence, date, geographical spread and condition of any buried archaeological remains in order to decide whether further archaeological investigation needs to happen after planning permission is given and what form this will take
Hill fort	A hill fort is a late prehistoric sites defined by one or more banks and ditches usually



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	located on an area of high ground
Hundred Rolls	Date from 1250-1280 and attempted to detail economic society in England. Presented in the same format as Domesday using hundreds (medieval district) and vills (township).
Hyde/caracute	Measurement of land. Exact modern equivalent varies between counties, but is considered to be approximately 120 acres.
Local Development Framework	Spatial Planning Strategy organised by local government
Manor	An official manor is based around a unit of jurisdiction rather than a geographical area and can include small sections of land spread across a parish, or several parishes. Typically a manor requires a lordship in possession of a coat of arms and who must hold a court for the manor. Can date from Saxon to modern period.
Manor [Reputed]	Unofficial manor held as freehold by someone not in possession of a coat of arms (i.e. does not have a title) and who does not have the authority to hold a manorial court. Usually date to medieval period or later.
Minster	Saxon period church. Minsters were large churches with daughter chapelries in outlying subordinate settlements.
Mint	Mints were places for the production of coinage and were only granted by the monarchy. Mints were used from Roman times onwards but most common in the Saxon and medieval periods.
Motte	An artificial mound, usually of earthen construction providing the basis for a fortified construction.
Posse Comitatus	Record of all able bodied men within a given unit of land for the purposes of military service.
Prescriptive charter (market)	Prescriptive charters were granted to towns that had historically held a market for an extended period of time without an official charter from the monarchy. The given dates then mark the date of the charter rather than the date of the inception of the market.
Ring Ditch	The term used to describe a circular ditched feature, often a round barrow that has been ploughed out until all that remains is the outer ditch. Ring ditches are often seen as crop marks because the ditches have become filled over time.
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.
Villa (Roman)	
Watching Brief	A watching brief is the term applied to the task of monitoring non-archaeological work (construction/demolition/quarrying) in order to record and/or preserve any archaeological remains that may be disturbed

### 13 Appendix 1: HER Records

#### 13.1 Monuments HER Report

HER No.	Name	NGR	Period	Summary
0001300000	Bourton	SP 70700 34200	900 AD to 999 AD	Possible place name evidence for Saxon burh
0017700000	Thornborough Bridge	SP 72930 33180	100 BC to 99 AD	Late Iron Age trackway, Roman roads, house platforms, and finds recorded in excavation, metal-detecting and geophysical survey
0017701000	Thornborough Bridge	SP 7294 3317	4000 BC to 409 AD	Possibly prehistoric trackway, continuing in use to the Roman period
0017702000	Thornborough Bridge	SP 72930 33180	43 AD to 399 AD	Excavation of Roman road junction
0017702001	Thornborough Bridge	SP 72930 33180	43 AD to 399 AD	Early Roman ford found in excavation
0017703000	Thornborough Bridge	SP 72930 33180	43 AD to 399 AD	Early Roman road found in excavation
0017704000	Thornborough Bridge	SP 72930 33180	43 AD to 399 AD	Two Roman buildings, one found in excavation and one on aerial photographs
0017705000	Thornborough Bridge	SP 72930 33180	43 AD to 399 AD	Early Roman ditches found in excavation
0017706000	Thornborough Bridge	SP 72930 33180	43 AD to 399 AD	Early Roman cremation cemetery found in excavation
0021000000	Buckingham	SP 69500 34000	800 AD to 1099 AD	Historical records of late Saxon town
0021001000	Buckingham	SP 69500 34000	900 AD to 999 AD	Historical records of late Saxon double burh at Buckingham
0021002000	Buckingham	SP 695 340	900 AD to 1099 AD	Unlocated site of late Saxon mint at Buckingham, late 10 <sup>th</sup> to early 11 <sup>th</sup> century
0078400000	Bourton Grounds	SP 72930 33090	200 AD to 409 AD	Late Roman temple found in excavation
0078400001	Bourton Grounds	SP 72930 33090	200 AD to 409 AD	Late Roman building found in excavation
0078600000	Bourton	SP 7086 3333	1066 AD to 1539 AD	Medieval house platforms, hollow-ways and ridge and furrow seen on aerial photographs and in field survey
0078600002	Bourton	SP 70900 33300	1066 AD to 1539 AD	Historical records of medieval and sixteenth century manor
0078601000	Bourton	SP 70900 33300	1066 AD to 1699 AD	Historical records of deserted medieval village
0078602000	Bourton	SP 70880 33250	1066 AD to 1539 AD	Medieval house platform found in road-works
0078603000	Bourton	SP 70900 33290	1066 AD to 1539 AD	Possible medieval floor found in road-works
0078604000	Bourton	SP 7070 3323	1066 AD? to 1798 AD?	Possibly medieval or post-medieval trackway found by chance
0078606000	Home Farm, Bourton	SP 70950 33420	1600 AD to 1799 AD	Historical records of 17 <sup>th</sup> -18 <sup>th</sup> century dovecote and manor house not seen in field survey
0101900000	Castle Fields	SP 692 347	43 AD to 409 AD	Possible site of Roman building from historical records
0160800000	N of Manor farm	SP 7151 3429	1066 AD to 1539 AD	Medieval field system recorded in field survey
0175500000	Buckingham Castle	SP 69500 33800	1066 AD to 1798 AD	Historical records of medieval and post-medieval castle
0175501000	Buckingham Castle	SP 69500 33800	1000 AD to 1399 AD	Medieval motte of castle recorded in watching brief
0175502000	Buckingham Castle	SP 69500 33800	1600 AD to 1699	Historical records of part of castle still standing in 17 <sup>th</sup> century and used as a

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				chapel
0175503000	Buckingham Castle	SP 69500 33800	1066 AD to 1539 AD	Masonry and foundations, possibly of medieval buildings, found during works to castle mound on several occasions
0175504000	Buckingham Castle	SP 69504 33758	1066 AD to 1539 AD	Remains of probable medieval curtain wall found during evaluation
0192400001	Prebend End manor	SP 69450 33590	1066 AD to 1539 AD	Historical records of medieval manor
0192500000	Old Parish church	SP 69370 33600	1000 AD to 1299 AD	Medieval church, minster and churchyard decaying from 17 <sup>th</sup> century and rebuilt on new site in 18 <sup>th</sup> century
0192501000	Old Parish church	SP 69370 33600	1200 AD? to 1799 AD?	Historical records of fittings of old church being moved to new site
0192502000	Old Parish church	SP 69370 33600	600 AD to 1539 AD	Site of medieval shrine associated with St Rumbold.
0192701000	Lambards,	SP 69420 34070	1066 AD to 1798 AD	Historical records of ownership of medieval and post-medieval property
0192800000	Market Sq,	SP 69680 34060	1500 AD to 1899 AD	Historical records of 16 <sup>th</sup> century almshouse, rebuilt in the nineteenth century
0192801000	M Market Sq,	SP 69680 34060	1200 AD to 1399 AD	Historical records of 13 <sup>th</sup> -14 <sup>th</sup> century hospital, where Christ's Hospital is now
0193300000	St Rumbold's Well	SP 68896 33554	1066 AD? to 1623 AD?	Site of a medieval holy well, rebuilt in 1623 as conduit house, restored in 2002
0193800000	Castle Mills House	SP 69360 33740	1500 AD to 1999 AD	Historical records of 16 <sup>th</sup> century mills, working until the early 20 <sup>th</sup> century
0201300000	Hunter Street	SP 69330 33520	1200 AD to 1798 AD	13 <sup>th</sup> century house and later properties and boundaries recorded in excavation
0201301000	Hunter Street	SP 69330 33520	1200 AD to 1899 AD	13 <sup>th</sup> century property boundaries remaining in use up to the 19 <sup>th</sup> century
0201302000	Hunter Street	SP 69330 33520	1200 AD to 1299 AD	Possible barn of the thirteenth century found in excavation
0201303000	Hunter Street	SP 69330 33520	1540 AD to 1798 AD	Possible timber-framed barn of post-medieval date found in excavation
0201304000	Hunter Street	SP 69330 33520	1066 AD to 1539 AD	Medieval pits recorded in excavation
0204600000	Bourton Grounds Farm	SP 7215 3318	43 AD to 409 AD	Scatters of Roman pottery, tile and metalwork, possible settlement site
0216700000	Bourton Grounds Cottage	SP 72550 33200	43 AD to 409 AD	Scatter of Roman pottery found on surface, possibly indicating settlement
0216703000	A421, Bourton Grounds	SP 7241 3325	100 BC to 399 AD	Iron Age to Roman settlement recorded in excavation and geophysical survey
0216703001	A421, Bourton Grounds	SP 7241 3325	100 BC to 299 AD	Late Iron Age to Roman pits and ditches found in excavation
0216703002	A421, Bourton Grounds	SP 7241 3325	43 AD to 399 AD	Spread of stone from possible Roman buildings found in excavation
0221800000	Old Churchyard	SP 69370 33600	1300 AD? to 1899 AD?	Historical records of re-siting of medieval market cross
0224700000	Corner Well St & Elm St	SP 69580 33810	1540 AD to 1798 AD	Probably post-medieval well found during renovation to shop
0224708000	10, Well St	SP 69584 33827	1600 AD to 1699 AD	Seventeenth century house
0233400000	WSW of cemetery	SP 6841 3404	2500 BC? to 42 AD?	Two ring-ditches seen on aerial photographs but not in the field
0239900000	Manor farm, Bourton	SP 7162 3322	43 AD to 409 AD	Roman pottery, tile and possible votive offerings suggest site of a temple
0240500001	Old Chantry Chapel	SP 69560 34030	1066 AD to 1539 AD	Human remains found in past ground-works, possibly from medieval cemetery.
0240503000	Old Chantry Chapel	SP 69560 34030	1100 AD to 1299 AD	Door from twelfth century hospital
0240600000	Church St, Buckingham	SP 69420 33700	1431 AD to 1701 AD?	Early 18 <sup>th</sup> century almshouses built on site of 15 <sup>th</sup> century hospital and chantry
0283800000	Bourton Mill	SP 70510 33360	1800 AD to 1999 AD	Nineteenth to twentieth century mill known from historic maps



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0283800001	Bourton	SP 70510 33360	1066 AD to 1798 AD	Historical records of medieval and post-medieval watermill
0284200000	Prebend End	SP 69460 33510	1700 AD to 1899 AD	Surviving mill building recorded on historic maps of 18 <sup>th</sup> -19 <sup>th</sup> centuries
0284200001	Prebend End	SP 69460 33510	1000 AD to 1399 AD	Historical records of medieval watermill
0295400002	Maids Moreton lock	SP 71010 34160	1700 AD to 1899 AD	Eighteenth to nineteenth century canal lock
0295400004	Buckingham Wharf	SP 69910 34240	1700 AD to 1899 AD	Eighteenth to nineteenth century canal wharf
0295401000	Grand Junction Canal	SP 7297 3559	1700 AD to 1899 AD	Eighteenth to nineteenth century canal
0297400000	Viatores Route 171	SP 7681 4141	43 AD to 409 AD	Route of Roman road
0297902000	Viatores Route 166	SP 7410 3582	43 AD to 409 AD	Route of Roman road
0436700000	Bank House, Bridge St	SP 69580 33910	1200 AD? to 1299 AD?	Possibly thirteenth century pits found in excavation
0443900000	Buckingham	SP 69600 33990	1066 AD to 1539 AD	Possible medieval cess-pit found during road-works
0509000000	1-2 Market Hill	SP 69650 34010	1400 AD to 1699 AD	Fifteenth to seventeenth century timber-framed house
0509000001	1-2 Market Hill	SP 69650 34010	1500 AD to 1599 AD	Documentary records of sixteenth century painted frieze
0512900000	Rumbolds lane	SP 69430 33730	1400 AD to 1799 AD	15 <sup>th</sup> century timber-framed house with 18 <sup>th</sup> century rebuilding now deteriorating
0513000000	Prebend End	SP 69162 33285	1800 AD to 1899 AD	19 <sup>th</sup> century brick and tile works, limekilns and marl pit
0526100000	Buckingham	SP 69500 34000	1500 AD to 1699 AD	Historical records of 16 <sup>th</sup> -17 <sup>th</sup> century bell foundry
0546800000	secondary school	SP 69820 33310	1540 AD to 1899 AD	Post-medieval or nineteenth century well
0546801000	secondary school	SP 69820 33310	1800 AD to 1899 AD	Nineteenth century pump
0559800000	Ebenezer Chapel	SP 69640 34130	1800 AD to 1899 AD	Nineteenth century chapel
0559801000	Ebenezer Chapel	SP 69640 34130	1800 AD to 1899 AD	Nineteenth century cemetery
0559900000	High St	SP 69660 34190	1600 AD to 1999 AD	Quaker cemetery possibly dating from the 17 <sup>th</sup> century, not now used for burial
0566200000	290 Lenborough rd	SP 69288 33312	1540 AD to 1798 AD	Post-medieval brick-lined well found during road widening
0567500000	bottom of Church Hill	SP 69430 33690	410 AD? to 1539 AD?	Possibly Saxon or medieval human remains found in digging for pipeline
0567600000	Baughan's Well St,	SP 69510 33710	410 AD? to 1539 AD?	Possibly Saxon or medieval human bones found in 19 <sup>th</sup> century building works.
0578901000	Verney Jct-Banbury railway	SP 6708 3257	1800 AD to 1899 AD	Historical records and field survey of nineteenth to twentieth century railway
0578901001	Ox lane railway bridge	SP 70902 31160	1800 AD to 1899 AD	Nineteenth century bridge
0578901004	Bent hill farm	SP 70150 32480	1800 AD to 1899 AD	Nineteenth century bridge
0578901005	Buckingham station	SP 69446 33264	1800 AD to 1899 AD	Nineteenth century railway station
0578901006	Hunter St viaduct	SP 69298 33376	1800 AD to 1899 AD	Nineteenth century railway viaduct
0578901007	Bath lane railway bridge	SP 69124 33510	1800 AD to 1899 AD	Nineteenth century bridge
0578901008	A421 railway bridge	SP 68830 33700	1800 AD to 1899 AD	Nineteenth century bridge
0582200000	Industrial estate	SP 7002 3254	43 AD to 99 AD	Possible early Roman pottery kiln found during building works
0582201000	Industrial estate	SP 7002 3254	43 AD to 99 AD	Several early Roman pits found in building works
0592300001	Hunter St,	SP 69250 33550	1700 AD to 1899 AD	Eighteenth to nineteenth century tanning pits found in excavation

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0216705000	Bourton Grounds Cottages	SP 72610 33213	Unknown date	Undated field boundary found in watching brief
0670800000	Verney Park, London Rd	SP 70077 33402	Unknown date	Romano-British enclosure or field boundary ditches and undated postholes found during evaluation trenching
0670900000	Stratford House	SP 69855 34171	1000 AD to 1299 AD	Medieval occupation found during evaluation trial trenching.
0671000000	Badgers Estate,	SP 70398 33099	Unknown date	Ring ditch of unknown date seen on an aerial photograph
0685500000	'Little Hermitage'	SP 687 336	1500 AD? to 1599 AD?	Possible site of a late medieval hermitage, indicated by documentary and place name evidence
0420802128	Grand Avenue, Stowe	SP 6875 3500	1700 AD to 1799 AD	Numerous tree holes and stumps lie along the route of the double avenue of elm and beech planted in 1774
0837900000	Grand Junction Hotel	SP 6980 3413	1000 AD to 1299 AD	Eleventh to thirteenth century pits and ditches found in evaluation trenching.
0847500000	12-18 Stratford Road	SP 69881 34247	1700 AD to 1799 AD	roadside culverts and rubbish pit found during evaluation trial trenching
0853300000	W of A413,	SP 701 326	1968 AD to 1991 AD	Site of former Royal Observer Corps observation post
0854800000	Bourton village	SP 711 335	1066 AD to 1999 AD	settlement of Bourton, recorded in Domesday Book.
0855300000	Buckingham borough	SP 695 339	1066 AD to 1999 AD	settlement of Buckingham, recorded in Domesday Book
0906700000	N of Stratford fields	SP 70166 34370	1800 AD to 1899 AD	site of former quarry shown on late 19 <sup>th</sup> century maps
0906800000	E of Benthill Farm	SP 70921 32463	1800 AD to 1999 AD	Site of former gravel pit shown on 19 <sup>th</sup> to 20 <sup>th</sup> century maps.
0906900000	Tesco Superstore, A413	SP 70001 32800	1800 AD to 1999 AD	Site of former gravel pit shown on 19 <sup>th</sup> to 20 <sup>th</sup> century maps.
0907000000	Lenborough Close	SP 69515 33121	1800 AD to 1999 AD	Site of former gravel pit shown on 19 <sup>th</sup> -20 <sup>th</sup> century maps.
0907100000	NW of West End farm	SP 68473 34371	1800 AD to 1999 AD	Site of former gravel pit shown on 19 <sup>th</sup> to 20 <sup>th</sup> century maps.
0907200000	E of Field farm	SP 68580 33761	1800 AD to 1999 AD	Site of former gravel pit shown on 19 <sup>th</sup> to 20 <sup>th</sup> century maps.
0907300000	N of Tingewick rd	SP 68771 34078	1800 AD to 1899 AD	Site of former gravel pit shown on 19 <sup>th</sup> century maps.
0907400000	Electrical substation	SP 68903 33831	1800 AD to 1999 AD	Site of former gravel pit shown on 19 <sup>th</sup> to 20 <sup>th</sup> century maps.
0907500000	Stowfields, Brackley Rd	SP 69197 34048	1800 AD to 1899 AD	Site of former gravel pit shown on 19 <sup>th</sup> century maps.
0907600000	N of Hospital	SP 69727 34339	1800 AD to 1899 AD	Site of former gravel pit shown on 19 <sup>th</sup> century maps.
0907700000	21 Bourton Rd	SP 69856 33748	1800 AD to 1899 AD	Site of former gravel pit shown on 19 <sup>th</sup> century maps.
0907800000	Allotment gardens	SP 69934 33775	1800 AD to 1899 AD	Site of former gravel pit shown on 19 <sup>th</sup> century maps.
0907900000	Treefields Rd	SP 69974 33819	1800 AD to 1899 AD	Site of former gravel pit shown on 19 <sup>th</sup> century maps.
0908000000	Wharfill Terrace	SP 70337 34226	1800 AD to 1999 AD	Site of former gravel pit shown on 19 <sup>th</sup> to 20 <sup>th</sup> century maps.
0908100000	Addington Rd	SP 69950 34350	1900 AD to 1999 AD	Site of former gravel pit shown on 20 <sup>th</sup> century maps.
0940500000	Union Workhouse	SP 69824 34314	1800 AD to 1999 AD	built 1835 demolished in the 1970s.
0940501000	Fever Hospital	SP 69807 34275	1865 AD? to 1900 AD?	Site of former fever hospital, built about 1865 and demolished in 1970s.
0942000000	Signal Hill Transmitter Station	SP 69417 32050	1900 AD to 1999 AD	World War II radio transmitter at Signal Hill.
0944000000	Coopers Yard, Bridge St	SP 69684 33784	1834 AD to 1960 AD?	Site of 19 <sup>th</sup> century gasworks, demolished in 1960s, for construction of an

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				engineering works.
0950100000	Buckingham	SP 69 33	1940 AD	Possible WWII anti-tank island planned for Buckingham.
0950800000	Maids Moreton Road	SP 69978 34786	1939 AD? to 1945 AD?	Hostel for land girls and refugees during the Second World War
0942001000	Signal Hill Transmitter Station	SP 69377 31995	1939 AD? to 1945 AD?	Possible site of plane crash during the Second World War
1182506001	Tudor Rock PH	SP 69666 34141	1700 AD? to 1899 AD?	Yard surfaces and property boundary wall probably associated with a former row of 18th century houses, found during evaluation trial trenching.
0954400000	Buckingham Knowledge Centre, Verney Close	SP 69692 34020	1540 AD to 1798 AD	Post-medieval and modern wall foundations and pits were found in excavation
0955500000	Land off Moreton Road	SP 69869 35008	1600 BC to 1200 BC	Middle Bronze Age cremation found in archaeological evaluation
0959200000	Possible building	SP 69925 35269	1066 AD to 1798 AD	Possible building shown on 1595 Estate map south of Maids Moreton
0959300000	Adjacent Bridge Street	SP 69699 33902	1066 AD to 1798 AD	Evidence of occupation from the medieval to post-medieval period on land southeast of the White Hart, found during trial trenching.
0001300000	BOURTON	SP 70700 34200	900 AD to 999 AD	Possible place name evidence for Saxon burh

### 13.2 Landscapes HER Reports

HER No.	Name	NGR	Period	Summary
192703000	The Castle House, West Street	SP 6940 3402	16th Century?-19 <sup>th</sup> Century?	Small garden to the rear of the early 16th century house. House has been rebuilt several times, possible change to garden at these times. No direct record of the garden until 1880's 6" OS map. Same layout today as in 1880, contains gazebo
638900000	Cemetery	SP 6900 3420	19th Century	19th century cemetery, extended since the 1880's 6" OS map. Both chapels survive from their construction. Mentioned by Sheahan (1862)
59403000	Lenborough Manor Farm	SP 6985 3136	19th Century	Possible garden area indicated on 2nd edition 6" map, any trace now covered by farm buildings
1181001000	Vicarage House, Church Street	SP 6943 3364	19th Century	First shown on the 1st edition 1" 1810 OS map, no previous record. Unsure if Vicarage House is actually the Vicarage. There have been no obvious changes to the original layout. Garden consists mostly of lawn and trees now

### 13.3 Find Spots

HER	Grid Ref	Period	Details
0216700001	SP 72550 33200	Prehistoric	Late prehistoric flint scraper found on the surface
0216703007	SP 7241 3325	Neolithic	Neolithic flint arrowhead and flakes found in excavation
0239903001	SP 71560 33230	Neolithic	Neolithic worked flint found on surface
0239905001	SP 71510 33080	Neolithic	Neolithic flint tool found on surface
0516100000	SP 69790 34230	Neolithic	Neolithic flint found by chance



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0539100000	SP 68200 31900	Neolithic	Neolithic stone axe re-used as paving cobble in front of house.
0235000000	SP 72710 33540	Neolithic-Bronze Age	Neolithic or Bronze Age flints found on surface
0574400000	SP 69900 32600	Bronze Age	Bronze Age to post-medieval metalwork found in metal-detector survey
0574408000	SP 69900 32600	Bronze Age	Bronze Age metalwork found whilst metal detecting
0059700000	SP 70000 33000	Iron Age	Late Iron Age metalwork found on the surface
0216703003	SP 7241 3325	Iron Age-Roman	Late Iron Age and Roman pottery found in excavation
0216703005	SP 7241 3325	Iron Age-Roman	Late Iron Age or Early Roman metalwork found in excavation
0017706001	SP 72930 33180	Roman	Early Roman glass found in excavation
0017707000	SP 72930 33180	Roman	Mid-Roman metalwork found by metal-detectorists and in excavation
0017708000	SP 72930 33180	Roman	Roman metalwork found in excavation
0017709000	SP 72930 33180	Roman	Roman metalwork found in excavation
0017710000	SP 72930 33180	Roman	Roman metalwork found in excavation and by metal-detecting
0017712000	SP 72930 33180	Roman	Early Roman pottery found in excavation
0017713000	SP 72935 33140	Roman	Roman metalwork found in river
0017713001	SP 72935 33140	Roman	Roman metalwork found in metal-detecting survey
0017714000	SP 72930 33180	Roman	Roman metalwork found on river bed
0059800000	SP 70000 33000	Roman	Roman metalwork found on surface in nineteenth century
0076900000	SP 70230 35100	Roman	Roman coin found on surface
0078400002	SP 72900 33100	Roman	Roman figurine found in metal-detector survey
0078401000	SP 72930 33090	Roman	Roman metalwork found in excavation
0078402000	SP 72930 33090	Roman	Roman pottery found in excavation
0078403000	SP 79230 33090	Roman	Roman glass bowl fragments found in excavation
0078404000	SP 79230 33090	Roman	Roman tile scatter found on the surface, possible site of temple
0078405000	SP 72930 33090	Roman?	Possibly Roman burial found in excavation
0101901000	SP 69276 34807	Roman	Scatter of Roman tile, pottery and coins found whilst metal detecting
0101902000	SP 69155 34655	Roman	Scatter of Roman tile, pottery and coins found whilst metal detecting
0204601000	SP 71960 33200	Roman	Roman pottery and tile found on the surface
0204602000	SP 72220 33160	Roman	Roman pottery and tile found on the surface
0204603000	SP 71900 33170	Roman	Roman pottery and tile found on surface
0204604000	SP 71920 33250	Roman	Roman pottery and tile found on the surface
0204605000	SP 7215 3318	Roman	Roman pottery and tile found on the surface
0204606000	SP 72230 33220	Roman	Roman pottery and tile found on the surface
0204607000	SP 72210 33200	Roman	Roman pottery and metalwork found in metal-detector survey

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0204608000	SP 7222 3315	Roman	Roman pottery, building stone and Iron Age to Roman metalwork found in a ploughed field
0204609000	SP 7207 3310	Roman	Roman pottery and metalwork found in a ploughed field
0204610000	SP 7207 3310	Roman	Roman pottery and metalwork found in ploughed field
0205600000	SP 72700 32770	Roman	Roman pottery found on surface of seeded field
0216701000	SP 72550 33200	Roman	Scatter of Roman pottery found on the surface
0216702000	SP 72550 33200	Roman	Roman pottery and tile found on the surface
0216703004	SP 7241 3325	Roman	Roman tile found in excavation
0216703006	SP 7241 3325	Roman	Fragment of possibly Roman quernstone found in a sondage
0216704000	SP 7241 3325	Roman	Roman coins found in metal-detecting survey
0216704001	SP 7241 3325	Roman	Roman metalwork found in metal-detecting survey
0216706000	SP 7265 3315	Roman	Roman pottery and metalwork found in a ploughed field
0216707000	SP 7260 3325	Roman	Roman pottery and metalwork found in a ploughed field
0216708000	SP 7250 3320	Roman	Roman pottery, building stone and Iron Age to Roman metalwork found in a ploughed field
0217500000	SP 7184 3378	Roman	Roman and medieval pottery found on edge of ploughed field
0222700000	SP 71700 32870	Roman	Small scatter of Roman pottery found during field walking
0235000001	SP 72710 33540	Roman	Roman pottery and tile found on surface
0239901000	SP 71710 33180	Roman	Roman pottery and tile found on surface
0239902000	SP 71600 33090	Roman	Roman pottery and tile found on surface
0239903000	SP 71560 33230	Roman	Roman pottery and tile found on surface
0239904000	SP 71640 33300	Roman	Roman pottery and tile found on surface
0239905000	SP 71510 33080	Roman	Roman pottery and tile found on surface
0239905002	SP 7150 3308	Roman	Finds of Roman and Anglo-Saxon pottery and metalwork found whilst metal detecting
0239906000	SP 7168 3310	Roman	Roman pottery and metalwork found in ploughed field
0527100000	SP 70310 33050	Roman	Roman metalwork found in property development
0527200000	SP 70410 33320	Roman	Roman coin found during building works
0527201000	SP 70410 33340	Roman	Late Roman coin found during building work
0582201001	SP 7002 3254	Roman	Fragments of early Roman kiln bars retrieved during development of industrial estate
0582201002	SP 7002 3254	Roman	Early Roman pottery and coins found during development
0582202000	SP 7002 3254	Roman	Roman metalwork found in metal detecting
0592200000	SP 7128 3326	Roman	Prehistoric pottery and flints and Roman and medieval pottery found in excavation
0592201000	SP 7105 3315	Roman	Roman coins found by chance
0671200000	SP 6970 3270	Roman?	Possibly Roman pottery found during redevelopment
0671300000	SP 7015 3490	Roman	Roman metalwork found during construction of housing estate

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0671400000	SP 7070 3323	Roman	Romano-British pottery, coins and metalwork found during redevelopment
0671500000	SP 7285 3312	Roman	Finds of Roman pottery and metalwork and Iron Age metalwork
0671600000	SP 7170 3285	Roman	Roman pottery found by chance
0671700000	SP 7140 3315	Roman	Roman pottery found by chance
0017714001	SP 72930 33180	Saxon	Saxon metalwork found in river bed
0021002001	SP 69500 34000	Saxon	Late Saxon coin found by chance
0059500000	SP 69500 33900	Saxon	Viking metalwork found during groundworks.
0201305000	SP 69330 33520	Saxon	Ninth to seventeenth century pottery found in excavation
0201307000	SP 69330 33520	Saxon	Mid to late Saxon metalwork found in excavation
0670100000	SP 7167 3421	Saxon	Late Saxon metalworking found by metal detecting
0017712001	SP 72930 33180	Medieval	Thirteenth to fourteenth century pottery found in excavation
0019900000	SP 69530 33810	Medieval	Thirteenth and fourteenth century pottery found on building site
0078600001	SP 70900 33300	Medieval	Medieval pottery found in field-walking
0078602001	SP 70880 33250	Medieval	Medieval pottery found in ploughing
0078602002	SP 70880 33250	Medieval	Medieval pottery found in road-works
0078602003	SP 70880 33250	Medieval	Possible medieval slag found in road-works
0078603001	SP 70900 33290	Medieval	Medieval pottery found by chance
0201306000	SP 69330 33520	Medieval	Thirteenth to sixteenth century coins found by chance
0201309000	SP 69330 33520	Medieval-post medieval	Large amounts of medieval and post-medieval animal bone found in excavation.
0201310000	SP 69330 33520	Medieval-post medieval	Medieval and post-medieval tile, pottery, clay pipe and glass found in excavation
0059600000	SP 69100 33600	Medieval-post medieval	Medieval and post-medieval pottery and clay pipe fragments found in gardens
0404001000	SP 69470 33778	Medieval	Historical records of medieval or post-medieval offering plate being moved from site of old church
0443901000	SP 69600 33990	Medieval	Medieval pottery found in road-works
0443902000	SP 69600 33990	Medieval	Medieval pottery and tile found in road-works
0567601000	SP 69500 33700	Medieval?	Possibly medieval human remains found in electricity trench
0567601001	SP 69500 33700	Medieval	Medieval pottery sherd found in electricity trench
0574404000	SP 69900 32600	Medieval	Late medieval metalwork found in metal-detector survey
0574405000	SP 69900 32600	Medieval?	Possibly medieval metalwork found in metal-detecting survey
0574406000	SP 69900 32600	Medieval?	Possibly medieval metalwork found in metal-detecting survey
0574407000	SP 69900 32600	Medieval?	Possibly medieval metalwork found in metal-detecting survey
0670200000	SP 69641 34865	Medieval	Medieval pottery and coins found whilst metal detecting
0201308000	SP 69330 33520	Post medieval	Seventeenth century comb found in excavation
0574401000	SP 69900 32600	Post medieval?	Possibly post-medieval metalwork found in metal-detector survey



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0574402000	SP 69900 32600	Post medieval?	Possibly post-medieval metalwork found in metal-detector survey
0574403000	SP 69900 32600	Post medieval?	Possible nineteenth century metalwork found in metal-detecting survey
0592300000	SP 69250 33550	Modern	Eighteenth to nineteenth century tannery found in excavation and in historical records

### 13.4 Listed Buildings

EH	Grade	Address	Description	Period	Grid Ref
879-1, 4, 204	II	Bourton mill house	C17 HOUSE.	1600-1699	SP 70525 33387
879-1, 4, 1	I	Thornborough Bridge	C15 BRIDGE.	1400-1499	SP 72926 33163
879-1, 4, 205	II	Bourton Rd, Rose Cottage	C17 TIMBER FRAMED HOUSE.	1600-1699	SP 71046 33455
879-1, 6, 2	II	3 Bourton Rd (Hillside Cottage)	C18/C19 HOUSE.	1767-1832	SP 69749 33748
879-1, 6, 3	II	5 Bourton Rd	C18 HOUSE.	1800-1899	SP 69760 33748
879-1, 6, 4	II	Bourton Villa	C19 HOUSE.	1800-1832	SP 69805 33719
879-1, 6, 6	II	4, 5 Bridge St	C19 HOUSE.	1800-1866	SP 69587 33927
879-1, 6, 7	II	6 Bridge St	C19 SHOP.	1800-1866	SP 69594 33924
879-1, 6, 8	II	13-17 Bridge St	C19 TERRACE.	1800-1832	SP 69720 33752
879-1, 6, 9	II	18 Bridge St, The New Inn	C19 PUBLIC HOUSE. C19 TERRACE.	1800-1832	SP 69721 33742
879-1, 6, 10	II	23 Bridge St	C17 HOUSE.	1667-1699	SP 69609 33928
879-1, 6, 11	II	24 Bridge St, Three Cups pub	C17/C18 PUBLIC HOUSE.	1667-1732	SP 69608 33944
879-1, 6, 12	II	London Bridge	c 1805 BRIDGE.	1805	SP 69701 33823
879-1, 6, 13	II	1 Bristle Hill	C17/C18 HOUSE.	1667-1732	SP 69500 33879
879-1, 6, 14	II	2 Bristle Hill	C19 HOUSE.	1800-1832	SP 69465 33886
879-1, 6, 15	II	3, 4 Bristle Hill	C19 HOUSE.	1800-1832	SP 69462 33887
879-1, 6, 16	II	5 Bristle Hill	OLDER HOUSE. C19 HOUSE	1800-1832	SP 69452 33888
879-1, 6, 17	II	8-10 Bristle Hill	1831 TERRACE.	1831	SP 69433 33892
879-1, 6, 18	II	11 Bristle Hill	C18 HOUSE.	1733-1766	SP 69443 33879
879-1, 6, 19	II	Bristle House, 12 Bristle Hill	C18 HOUSE.	1733-1766	SP 69448 33874
879-1, 5, 20	II	Bull Ring, 2 shops	C17 TIMBER FRAMED HOUSE.	1550-1699	SP 69590 34035
879-1, 6, 22	II	Brewery House, Castle St	C18 HOUSE.	1767-1799	SP 69530 33948
879-1, 6, 23	II	5 Castle St	C18 HOUSE.	1700-1799	SP 69509 33903
879-1, 6, 24	II	6, 7 Castle St	C18 HOUSE.	1733-1799	SP 69509 33890
879-1, 6, 25	II	8 Castle St	C18 HOUSE.	1800-1899	SP 69485 33857
879-1, 6, 26	II	9, 10 Castle St	C18 HOUSE.	1700-1732	SP 69486 33843
879-1, 6, 27	II	11 Castle St	C18 HOUSE.	1700-1799	SP 69488 33838

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879-1, 6, 28	II	12 Castle St (Hill House)	C18 HOUSE.	1700-1799	SP 69506 33830
879-1, 6, 29	II	13 Castle St, Marriotts	C18 HOUSE.	1733-1766	SP 69525 33860
879-1, 6, 30	II	14-15 Castle St	C18 HOUSE.	1733-1766	SP 69528 33868
879-1, 6, 31	II*	16 Castle St, Trolly Hall	C18 TOWN HOUSE.	1700-1732	SP 69538 33888
879-1, 6, 32	II	17 Castle St, Stoneleigh	C17 TOWN HOUSE. C18 TOWN HOUSE.	1667-1699	SP 69541 33899
879-1, 6, 33	II	18, 19 Castle St	C18 HOUSE.	1767-1799	SP 69546 33909
879-1, 6, 34	II	22, 23 Church St	C18 HOUSE.	1733-1766	SP 69549 33937
879-1, 6, 35	II	24 Castle St	C18 HOUSE.	1700-1799	SP 69553 33948
879-1, 6, 36	II	25 Castle St	C18 JETTIED HOUSE.	1700-1732	SP 69555 33955
879-1, 6, 37	II	Castle St, Villiers Hotel	OLDER INN. C19 INN.	1800-1866	SP 69537 33967
879-1, 6, 21	I	Church of St Peter & St Paul	1777-80 CHURCH.	1777-1780	SP 69468 33774
879-1, 6, 40	II	2-4 Church St	1836 STEPPED TERRACE.	1836	SP 69442 33730
879-1, 6, 41	II	11 Church St	C17 HOUSE.	1600-1699	SP 69410 33667
879-1, 6, 42	II	12 Church St	C18 HOUSE.	1900-1999	SP 69407 33659
879-1, 6, 43	II	13, 14 Church St	OLDER HOUSE. C18 HOUSE.	1733-1799	SP 69405 33654
879-1, 6, 44	II	15 Church St	OLDER TIMBER FRAMED HOUSE. C18 HOUSE.	1767-1799	SP 69401 33643
879-1, 6, 45	II*	20 Church St, Trinity House	C16 HOUSE. C16 GUILDHALL.	1500-1599	SP 69430 33666
879-1, 6, 46	II	21, 22 Church St	C15 TIMBER FRAMED BUILDING.	1400-1466	SP 69440 33690
879-1, 6, 47	II	23 Church St	C15 HOUSE	1400-1499	SP 69449 33694
879-1, 6, 50	II	Market Cross, Old Churchyard	MEDIEVAL MARKET CROSS.	1066-1540	SP 69365 33601
879-1, 6, 55	II	Old Churchyard, revetment wall	OLDER REVETMENT. C19 REVETMENT.	1700-1799	SP 69370 33638
879-1, 6, 49	II	Old Churchyard, Bartlett family vault	C18 VAULT.	1700-1799	SP 69340 33595
879-1, 6, 54	II	Old Churchyard, box & Ridgeway tombs	EARLY C19 CHEST TOMB.	1800-1832	SP 69378 33610
879-1, 6, 51	II	Old Churchyard, French tomb	EARLY C19 CHEST TOMB.	1800-1832	SP 69402 33610
879-1, 6, 52	II	Old Churchyard, Thomas Chest tomb	EARLY C19 CHEST TOMB.	1800-1832	SP 69371 33574
879-1, 6, 53	II	Old Churchyard, 5 tombs	EARLY C19 CHEST TOMB.	1800-1832	SP 69380 33595
879-1, 6, 48	II	Old Churchyard, 3 tombs	EARLY C19 CHEST TOMB.	1800-1832	SP 69368 33619
879-1, 6, 56	II*	Church St, Manor House & Twisted Chimneys	C16 MANOR HOUSE. C16 JETTIED HOUSE.	1500-1532	SP 69421 33634
879-1, 6, 58	II	Church St, wall of manor house	C19 GARDEN WALL.	1800-1899	SP 69457 33557
879-1, 6, 57	II	Church St, wall of manor house	1810 GARDEN WALL.	1810	SP 69449 33631
879-1, 6, 59	II	Church St, Radcliffe Centre	1857 NONCONFORMIST CHAPEL.	1857	SP 69413 33701
879-1, 6, 60	II*	Church St, The Vicarage	c 1445 VICARAGE.	1425-1465	SP 69430 33652
879-1, 6, 61	II	18, 19 Elm St	C19 TERRACE.	1800-1832	SP 69561 33812

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879-1, 6, 62	II	20 Elm St	C19 HOUSE.	1800-1832	SP 69569 33806
879-1, 5, 63	II	18 Market Hill (building)	C17 OUTBUILDING. C17 JETTIED HOUSE.	1600-1699	SP 69582 34056
879-1, 5, 64	II	1-3 High St	C15/C16 TIMBER FRAMED HOUSE.	1467-1532	SP 69712 34096
879-1, 5, 65	II	4 High St	C17 TIMBER FRAMED HOUSE.	1600-1699	SP 69720 34104
879-1, 5, 66	II	5 High St	OLDER HOUSE. C18 HOUSE	1733-1766	SP 69724 34107
879-1, 5, 67	II	8 High St	C19 SHOP.	1800-1866	SP 69752 34131
879-1, 5, 68	II	12, 13 High St (Grand Junction)	C19 INN.	1800-1832	SP 69776 34158
879-1, 5, 69	II	19 High St	OLDER HOUSE. C18 HOUSE	1733-1799	SP 69778 34222
879-1, 5, 70	II	21 High St	OLDER HOUSE. C19 HOUSE	1800-1832	SP 69766 34203
879-1, 5, 72	II	31, 31a High St	C18 HOUSE.	1767-1832	SP 69717 34158
879-1, 5, 73	II	32 High St	17/18C HOUSE	1667-1732	SP 69709 34153
879-1, 5, 74	II	33 High St, the Ferns	EARLIER CRUCK HOUSE. C17 PUBLIC HOUSE.	1600-1699	SP 69699 34148
879-1, 5, 75	II	34 High St	C17 HOUSE.	1600-1699	SP 69695 34142
879-1, 5, 76	II	35 High St, The Well House	C17 HOUSE.	1800-1899	SP 69680 34146
879-1, 5, 77	II	Old Market House	C15 JETTIED HOUSE.	1467-1499	SP 69678 34132
879-1, 6, 79	II	1 Hunter St, Nortons House	OLDER HOUSE C19 HOUSE	1800-1832	SP 69344 33640
879-1, 6, 80	II	2 Hunter St, Istra House	OLDER HOUSE. EARLY C19 HOUSE.	1800-1832	SP 69324 33583
879-1, 6, 81	II	3 Hunter St, Istra House	C17/C18 HOUSE.	1667-1732	SP 69320 33567
879-1, 6, 231	II	15 Hunter St	C17 HOUSE.	1600-1699	SP 69321 33489
879-1, 6, 83	II	Hunter St, Prebend Cottage	C17 HOUSE.	1600-1699	SP 69345 33565
879-1, 6, 84	II	Hunter St, Prebend House	OLDER HOUSE. EARLY C19 TOWN HOUSE.	1800-1832	SP 69322 33611
879-1, 6, 85	II	Hunter St, building of Prebend House	C18 OUTBUILDING.	1700-1799	SP 69327 33596
879-1, 6, 86	II	Hunter St, Yeomanry House	C19 BARRACKS. C19 FREEMASONS HALL.	1800-1832	SP 69315 33542
879-1, 6, 87	II	3 Lenborough Rd	C18 HOUSE.	1733-1799	SP 69269 33296
879-1, 6, 88	II	1,2 Manor St	C17 TIMBER FRAMED HOUSE.	1600-1699	SP 69398 33643
879-1, 6, 89	II	3 Manor St	C17 TIMBER FRAMED HOUSE.	1600-1699	SP 69390 33645
879-1, 5, 90	II	2 Market Hill, The White House	C18 TOWN HOUSE.	1733-1766	SP 69553 34027
879-1, 5, 91	II	6 Market Hill	OLDER BUILDING. C18/19 SHOP.	1767-1832	SP 69686 34071
879-1, 5, 92	II	7,8 Market Hill, Kings Head	C19 PUBLIC HOUSE.	1800-1832	SP 69657 34116
879-1, 5, 93	II	15, 16 Market Hill	MEDIEVAL TIMBER FRAMED BUILDING.	1066-1540	SP 69613 34055
879-1, 5, 94	II	17 Market Hill	C17 TIMBER FRAMED HOUSE.	1600-1699	SP 69580 34012
879-1, 5, 95	II	18 Market Hill	OLDER INN. C17 INN.	1600-1699	SP 69604 34042
879-1, 5, 96	II	19, 19a Market Hill	C15 TIMBER FRAMED BUILDING.	1800-1899	SP 69594 34039



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879-1, 5, 97	II	20 Market Hill	18/19C HOUSE	1767-1832	SP 69580 34012
879-1, 5, 99	II	Christs Hospital	1597 ALMSHOUSE. 1312 ALMSHOUSE. 1897	1897	SP 69666 34046
879-1, 5, 100	II*	Market Hill, Old Latin School	NORMAN CHANTRY CHAPEL.	1066-1164	SP 69572 34024
879-1, 5, 101	II	Market Hill, St Johns House	C15 TIMBER FRAMED TEACHERS HOUSE.	1400-1499	SP 69564 34034
879-1, 5, 102	II	Wall, St Johns House, Market Hill	C18 BOUNDARY WALL.	1700-1799	SP 69549 34044
879-1, 5, 103	II*	Market Hill, Old Gaol	1748 PRISON.	1748	SP 69675 34092
879-1, 6, 104	II	3, 4 Market Sq	C18 HOUSE.	1800-1899	SP 69611 33969
879-1, 6, 106	II	5-8 Market Sq	C19 SHOP.	1800-1832	SP 69615 33981
879-1, 6, 107	II	8 Market Sq, pump	C19 PUMP.	1800-1832	SP 69634 33985
879-1, 6, 108	II	9 Market Sq	OLDER BUILDING. C19 SHOP.	1800-1832	SP 69634 34002
879-1, 6, 109	II	10 Market Sq	C19 HOUSE.	1800-1832	SP 69641 34003
879-1, 5, 110	II	13-15 Market Sq	C19 TERRACE.	1800-1832	SP 69600 34007
879-1, 5, 111	II	16, 17 Market Sq	C17 HOUSE.	1600-1699	SP 69590 33998
879-1, 6, 112	II	18 Market Sq	C19 HOUSE.	1800-1866	SP 69588 33997
879-1, 6, 113	II	19 Market Sq, Lloyds bank	MID C19 BANK (FINANCIAL).	1833-1866	SP 69578 33997
879-1, 6, 105	II	1-12 Markhams Court	C19 BARRACKS.	1800-1866	SP 69624 33959
879-1, 6, 114	II*	Market Sq, Old Town Hall	1685 TOWN HALL.	1685	SP 69568 33954
879-1, 6, 115	II	Market Sq, White Hart Hotel	OLDER HOTEL. EARLY C19 HOTEL.	1800-1832	SP 69603 33962
879-1, 6, 118	II	Mill lane, Willowbank	OLDER HOUSE. EARLY C19 HOUSE.	1800-1832	SP 69419 33557
879-1, 6, 119	II	Mitre St, Mitre Cottage	C15 CRUCK HOUSE.	1400-1499	SP 69256 33350
879-1, 6, 120	II	2 Mitre St, Mitre pub	C17 INN. C17 TIMBER FRAMED HOUSE.	163-1699	SP 69248 33353
879-1, 5, 121	II	4 Moreton Rd, Moriah Cottage	C19 COACHMANS COTTAGE	1800-1832	SP 69614 34238
879-1, 5, 122	II	Moreton Rd (Fernleigh)	C19 HOUSE.	1800-1832	SP 69630 34260
879-1, 5, 124	II	Moreton Rd, Sandon House	C19 HOUSE.	1800-1832	SP 69622 34243
879-1, 5, 125	II	Moreton Rd, The Cottage	C19 COTTAGE ORNEE.	1800-1832	SP 69585 34225
879-1, 6, 126	II	1 Nelson St, Villiers Hotel	C18 HOUSE.	1733-1766	SP 69453 33868
879-1, 6, 127	II	2 Nelson St, Old Admiral Nelson	C18 INN.	1767-1799	SP 69397 33797
879-1, 6, 128	II	3 Nelson St	C18 HOUSE.	1767-1799	SP 69446 33859
879-1, 6, 129	II	4 Nelson St	C19 HOUSE.	1800-1832	SP 69446 33854
879-1, 6, 130	II	30 Nelson St	18/19C HOUSE	1667-1732	SP 69368 33663
879-1, 6, 131	II	32 Nelson St, Royal Oak House	OLDER INN. LATE C18 INN.	1767-1799	SP 69372 33680
879-1, 6, 132	II	35 Nelson St, Butchers Arms	C17 PUB. C17 TIMBER FRAMED HOUSE.	1600-1699	SP 69383 33700
879-1, 6, 133	II	36, 37 Nelson St	C18 HOUSE.	1700-1799	SP 69386 33708

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879-1, 6, 134	II	39 Nelson St	C19 SHOP.	1800-1832	SP 69393 33715
879-1, 6, 135	II	40, 41 Nelson St	OLDER HOUSE. EARLY C19 HOUSE.	1800-1832	SP 69398 33722
879-1, 6, 136	II	42, 43 Nelson St	C19 HOUSE.	1800-1832	SP 69405 33730
879-1, 6, 137	II	50-52 Nelson St	C18 ROW HOUSE.	1733-1799	SP 69430 33792
879-1, 6, 138	II	55-60 Nelson St	C18 ROW HOUSE.	1733-1799	SP 69453 33830
879-1, 6, 140	II	1,2 School lane	C18 HOUSE.	1700-1766	SP 69417 33905
879-1, 6, 141	II	8 School lane	C18 HOUSE.	1700-1799	SP 69442 33907
879-1, 6, 142	II	10 School lane	C17 HOUSE.	1600-1699	SP 69439 33927
879-1, 6, 143	II	Chandos House, School lane	C19 HOUSE. C20 GOVERNMENT OFFICE.	1800-1832	SP 69442 33939
879-1, 5, 144	II	Buckingham Lodges	BEFORE 1809 LODGE.	1809	SP 69169 34197
879-1, 5, 145	II	Buckingham Lodges	BEFORE 1809 LODGE.	1809	SP 69146 34184
879-1, 5, 38	II	2 Market Hill, Chewar House	C18 HOUSE.	1700-1766	SP 69642 34097
879-1, 6, 148	II	Castle Mill House	C19 HOUSE.	1800-1832	SP 69347 33729
879-1, 6, 149	II	1,1a,1b Well St	OLDER HOUSE C19 HOUSE	1800-1832	SP 69598 33898
879-1, 6, 151	II	3 Well St	1726 PRESBYTERIAN CHAPEL.	1726	SP 69595 33865
879-1, 6, 152	II	4, 5 Well St	OLDER TIMBER FRAMED BUILDING. C19 COBBLERS STALL.	1800-1832	SP 69595 33859
879-1, 6, 153	II	6 Well St	C19 SHOP.	1800-1832	SP 69591 33852
879-1, 6, 154	II	7, 7a Well St	C19 SHOP.	1800-1832	SP 69588 33843
879-1, 6, 155	II	8 Well St	C18 HOUSE.	1767-1832	SP 69583 33840
879-1, 6, 156	II	9 Well St	C19 HOUSE.	1800-1832	SP 69583 33834
879-1, 6, 157	II	10 Well St	C18 HOUSE.	1726	SP 69581 33829
879-1, 6, 158	II	11,12 Well St	C18 HOUSE.	1700-1732	SP 69576 33822
879-1, 6, 159	II	14 Well St, Wycliffe House	C18 HOUSE.	1700-1766	SP 69559 33792
879-1, 6, 160	II	22-25 Well St	C18 ROW.	1733-1799	SP 69503 33719
879-1, 6, 161	II	26-28 Well St, Old Timbers	C18 ROW HOUSE.	1733-1799	SP 69495 33714
879-1, 6, 162	II	29, 30 Well St	C18 HOUSE.	1700-1799	SP 69487 33712
879-1, 6, 163	II	33 Well St, Old Well Cottage	C18 HOUSE.	1700-1799	SP 69474 33713
879-1, 6, 164	II	34 Well St	C18 HOUSE.	1700-1766	SP 69469 33710
879-1, 6, 165	II	35 Well St	C18 HOUSE.	1700-1799	SP 69464 33709
879-1, 6, 166	II	36 Well St, Michaelmas Cottage	C17 TIMBER FRAMED HOUSE.	1600-1699	SP 69459 33708
879-1, 6, 167	II	49, 50 Well St	C18 HOUSE.	1700-1799	SP 69519 33710
879-1, 6, 168	II	51 Well St	OLDER BUILDING. C19 SHOP.	1800-1832	SP 69526 33720
879-1, 6, 169	II	52 Well St	C19 HOUSE.	1800-1832	SP 69530 33724

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879-1, 6, 170	II	53 Well St	C19 HOUSE.	1800-1832	SP 69537 33734
879-1, 6, 171	II	54 Well St, Tudor Cottage	C17 TIMBER FRAMED HOUSE.	1600-1699	SP 69547 33743
879-1, 6, 172	II	55, 56 Well St, Old House & buildings	C18 HOUSE.	1700-1766	SP 69575 33771
879-1, 6, 174	II	58, 58a Well St	C17 PUBLIC HOUSE.	1600-1699	SP 69598 33803
879-1, 6, 175	II	59, 60 Well St, Well House	C18 HOUSE.	1700-1766	SP 69613 33832
879-1, 6, 176	II	62 Well St	C18 HOUSE.	1700-1799	SP 69618 33879
879-1, 6, 177	II	65 Well St	C15 TIMBER FRAMED BUILDING.	1467-1499	SP 69628 33883
879-1, 6, 178	II	1 West St	C18 TOWN HOUSE	1733-1766	SP 69566 34003
879-1, 5, 180	II	3 West St	C18 INN.	1733-1766	SP 69532 34022
879-1, 5, 181	II	4-6 West St	C17 TIMBER FRAMED HOUSE.	1600-1699	SP 69521 34021
879-1, 5, 182	II	7 West St	C19 HOUSE.	1800-1832	SP 69499 34015
879-1, 5, 183	II	8 West St	C18 SHOP.	1700-1799	SP 69493 34013
879-1, 5, 184	II	10, 10a West St, Tithe Cottage	C18 HOUSE.	1700-1799	SP 69351 34012
879-1, 5, 185	II	Avenue House & Barracks	1802 BARRACKS.	1802	SP 69264 34032
879-1, 5, 186	II	14 West St	C18 TIMBER FRAMED HOUSE. TOLL HOUSE.	1700-1766	SP 69302 33997
879-1, 6, 187	II	16 West St (Corner House)	C17/C18 HOUSE.	1667-1732	SP 69399 33986
879-1, 6, 188	II	19, 20 West St	C19 HOUSE.	1800-1832	SP 69464 33992
879-1, 6, 189	II	21, 22 West St	OLDER HOUSE. EARLY C19 HOUSE.	1800-1832	SP 69472 33990
879-1, 6, 190	II	23 West St	C19 HOUSE.	1800-1832	SP 69483 33995
879-1, 6, 191	II	25 West St	C18 HOUSE.	1700-1799	SP 69513 33992
879-1, 6, 192	II	26 West St	C18 HOUSE.	1700-1766	SP 69513 33992
879-1, 6, 193	II	27 West St	C18 TIMBER FRAMED HOUSE.	1700-1799	SP 69524 33987
879-1, 6, 194	II	28 West St	C19 HOUSE.	1800-1832	SP 69533 33982
879-1, 6, 195	II*	29, 30 West St	LATE MEDIEVAL TIMBER FRAMED BUILDING.	1400-1540	SP 69544 33983
879-1, 6, 196	II	31, 33 West St	C18 SHOP.	1700-1732	SP 69557 33979
879-1, 5, 197	I	Castle House	C15 TIMBER FRAMED HOUSE. 1708 TOWN HOUSE.	1467-1499	SP 69405 34020
879-1, 5, 198	II	West St, outbuilding by Castle House	C18 OUTBUILDING.	1733-1799	SP 69376 34008
879-1, 5, 199	II	West St, wall of Castle House	OLDER WALL. C18 WALL.	1700-1799	SP 69393 34073
879-1, 5, 200	II	West St, statue at Castle House	C18 STATUE.	1700-1766	SP 69368 34031
879-1, 5, 201	II	West St, statue at Castle House	C18 STATUE.	1700-1766	SP 69374 34030
879-1, 5, 202	II	West St, summerhouse Cobham cottage	C18 SUMMERHOUSE.	1700-1732	SP 69480 34140
879-1, 5, 71	II	27-30 High St	Late C15-C16 ROW. C16 JETTIED HOUSE.	1467-1532	SP 69718 34168
879-1,0,10018	II	Moreton Rd, Police Station	1892 POLICE STATION.	1892	SP 6971 3437



## 14 Appendix 4: Trade Listings and Population Data

### Trade Directories

Artisans/Trade	P.C.	1792	1830	1844	1853	1864	1876	1883	1895	1903	1911	1920	1935
Hewer													
Lacemaker	1	8	3	2	1	1							
Limner						1							
Needle maker					1	1							
Paper maker	3												
Photographer							2	2	2	2	3	2	1
Tallow Chandler	1		2										
umbrella maker				1	1			1		1			
Upholsterer													1
Garment making	46	30	25	36	41	23	15	18	16	17	18	21	9
cloth processing	5	5	1	2	1								
leather processing	5	1	3	4	3	2	2	1					
straw goods		2	8	9	3	4	3	2	1				
metalworking	1	1		3	6	2	2	1	3	1	1		1
woodworking			2	5	7	3	4	5	4	3	2	1	1
<b>TOTAL</b>	<b>61</b>	<b>47</b>	<b>44</b>	<b>62</b>	<b>64</b>	<b>37</b>	<b>28</b>	<b>30</b>	<b>26</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>13</b>
Merchant/Dealer	P.C.	1792	1830	1844	1853	1864	1876	1883	1895	1903	1911	1920	1935
Bookseller	1	1	1	2	3	1							
Brewery		4	10	10	5	5	4	3	2	1	2		2
Chemist		1	2	2	3	2	2	2	2	2	2	1	2
Confectioner					6	3	2	2	1	1	4	2	2
Dealer	3	2	23	34	27	20	22	26	23	21	20	21	17
Draper			5	5	14	10	13	11	7	17	11	7	9
Fellmonger	1				2	1	1	1					
Grocer	8	13	8	8	15	11	15	9	13	11	11	11	11
Furniture dealer					2	1				1	1		1
Ironmonger	1	2	1	4	3	2	4	2	5	5	3	2	2
Marine Store							1	1				1	1
Newspapers					2	2	2	2	3	2	2		2
Nurserymen					2	2	2	1		1	1		1
Pawn broker				1	2	1		1	1				
Printers	1					1	2	3	1	1	2		2
Wine Merchant	1		4	3	4	4	3	3	2	2	2	2	2
Wharfingers			2	2	2	2							
Woolstapler		1	1	1	1	1	1	1	1	1	1		1
<b>TOTAL</b>	<b>16</b>	<b>24</b>	<b>57</b>	<b>72</b>	<b>93</b>	<b>69</b>	<b>74</b>	<b>68</b>	<b>61</b>	<b>66</b>	<b>62</b>	<b>47</b>	<b>55</b>
Agric/General	P.C.	1792	1830	1844	1853	1864	1876	1883	1895	1903	1911	1920	1935
Agric Engineer									1		1	1	1
Farmer	20	23			9	3	2	5	3	5	6	4	5
Vet					1	1	2	1	2	1	1		1
<b>TOTAL</b>	<b>6</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>4</b>	<b>4</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>8</b>	<b>5</b>	<b>7</b>
Professional	P.C.	1792	1830	1844	1853	1864	1876	1883	1895	1903	1911	1920	1935
Accountant								1	1		1	1	2
Architect										1	3	2	3
Auctioneer			3	2	2	3	3	4	3	7	4	4	5
Bank/banker	1		2	2	3	3	2	2		3	3	4	4
Dentist							2	1	1	1	3	2	2
Solicitor/lawyer	1	4	3	6	5	4	4	5	7	6	10	6	5
Medical	3	2	4	3	3	2	4	6	5	5	3	5	7
Surveyor					2	1	1	1	1	1	1	1	1

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TOTAL	5	6	12	13	15	13	16	20	18	24	28	25	29
Service/Provision	P.C.	1792	1830	1844	1853	1864	1876	1883	1895	1903	1911	1920	1935
Baker	8	5	10	10	15	9	7	6	5	4	5	4	4
Beer Retailer		16		2	5	4	4		2	2	1		1
Bell hanger						1							
Berlin Repository			1	1	1	1	1	1	1	1	1	1	1
Blacksmith	6	4	5	3	2	4	4	3	4	2	2	2	2
Barber	2												
Brazier			2	3	3	1	2	2					
Bricklayer/builder	1		6	4	13	8	12	10	9	7	10	9	6
Brick/tile maker		2	5	6	2	2	1	1			1		
Butcher	13	10	11	6	10	6	8	5	10	7	9	8	9
Café/restaurant								1	1		2	1	3
Carpenter	14	4	5	7	8	3	3	2	4	3	1		
Carrier	1	5	4	2	4	10	17	15	15	28	11	17	7
Chimney Sweep					1	2	1	2	1	1	2	1	1
Coach Builder					1	1	1	1	2	2	1	2	
Cooper	1	2	4	3	2	1	1						
Engineer					2	2	2	2	3	2			
Gardener	1	4			3	1	1	2	1	1	1		
Glazier	3	4											
Hairdresser		2	4	4	4	2	2	2	3	3	3	2	5
Hotel/Inn	2		4	2	1	1	2	3	5	5	4	4	2
Industrial-generic		1						3	7	6	8	6	12
Insurance Agent			6	9	8	6	5	4	2	2	3	2	2
Laundry							1	2	2	1	3		
Mason			2	3	3	3	3	2	1	2	2	2	1
Miller	11	5	2	3	2	2	2	3	1	1	1		1
Plumber		3			3	4	1	3	4	4	3	3	3
Pub		3	21	26	24	13	22	23	18	20	18	12	15
Saddler	8	1	3	3	3	2	3	4	3	4	3	4	2
School	5	3	7	7	9	7	5	8	3	6	4	3	4
Watchmaker	3	6	4	5	6	3	5	3	3	3	1	1	1
Wheelwright	1	1	4	3	3	2	2	1		1	1	1	1
TOTAL	84	85	110	112	138	101	118	114	110	118	101	85	83

† Posse Comitatus, 1798.

### Population Figures

Date	P.C.†	1801	1811	1821	1831	1841	1851	1861
Population	484	2605	2987	3465	3610	4054	4020	3849
Date	1871	1881	1891	1901	1911	1921	1931	1941
Population	3703	3585	3364	3152	3282	3060	3083	**
Date	1951	1961	1971	1981	1991	2001		
Population	4379	4379	5076	11,823	9309	12,512		

\*\* No Data recorded

Population Figures taken from the following sources:

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

Pevsner for 1921; 1951

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

[buckscc.gov.uk/bcc/](http://buckscc.gov.uk/bcc/) for 2001

## **15 Appendix 5: Historical Consultancy Report**

Produced by Kim Taylor-Moore, University of Leicester

### **HISTORICAL DOCUMENTARY RESEARCH**

#### **15.1 Medieval Records (to 1500)**

##### **Background**

The town of Buckingham developed from the *burh* which the Anglo-Saxon Chronicle records was built by King Edward the Elder, probably in 914, as part of the defences of Wessex against the Vikings. The arrangements put in place for defending the *burh* led eventually to the formation of the county of Buckinghamshire and Buckingham's position as county town within it.<sup>i</sup> As county town Buckingham appears at the head of the Buckinghamshire Domesday folios, where it is shown as held by the king who had twenty six burgesses there. A further twenty seven burgesses are listed as belonging to lords of other Buckinghamshire manors. The Bishop of Lincoln held the church, with land for four ploughs, and this holding developed into the separate manor of Gawcott with Prebend End.<sup>ii</sup>

The borough is described as 'Buckingham with Bourton' so it evidently included a part of the vill of Bourton, although there was also a separate manor there in the ownership of Walter Giffard. This latter manor had passed to the Earls of Oxford by the fourteenth century but no reference to it has been found after 1399 and it is not considered further. Walter was made Duke of Buckingham shortly after the Conquest, and almost certainly acquired Buckingham with Bourton at this time. Although in common ownership, the separate identities of Buckingham and Bourton were maintained, and, throughout the medieval period and beyond, Bourton retained ownership of a section of the town, known later as Bourton Hold, which included the site of the castle.

By 1164 Buckingham and Bourton had passed via a collateral line of the Giffard family to Richard de Clare. He granted them in dower on the marriage of his daughter to William de Braose whilst retaining the overlordship of both within the Giffard honour (later the honour of Gloucester). The de Braose family held them until 1446 when, as the result of a series of settlements, they passed to Humphrey Stafford, who had been made Duke of Buckingham in 1444. At this point the manors were merged into his honour of Gloucester and the intermediate layer of lordship thus removed. Both manors were retained by the Stafford Dukes of Buckingham until 1521 when they escheated to the Crown on the execution of Edmund Stafford, Duke of Buckingham, for treason. None of the lords of Buckingham resided in the town and the castle, built for the Giffards shortly after the Conquest, had fallen into disrepair by the beginning of the seventeenth century.

The manor of Gawcott with Prebend End was held by the prebendaries of Sutton cum Buckingham in Lincoln Cathedral until the Reformation when, after a series of temporary life grants, it became the property of Edward Seymour, Duke of Somerset.<sup>iii</sup>

Parts of the town of Buckingham fell within the jurisdiction of all three manors and records of each would therefore be needed to obtain a full picture of it. Unfortunately no such records have survived from before the fifteenth century for Buckingham or Bourton, or from before the seventeenth century for Prebend End.

No early borough records have survived at all and little is known about the governance of the town other than that a religious guild had been formed by the mid-fifteenth century. The fraternity of the Holy Trinity, St Mary and St Rumbold which was legally established in 1449, after having been in existence for 'some time', has left no records. The existence of craft guilds can be inferred



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from fifteenth century accounts but, again, no records confirming this survive from before the sixteenth century.

The survival of medieval tax records is similarly disappointing with no returns from the fourteenth century poll taxes extant. Assessments for many of the fourteenth and fifteenth century lay subsidies for Buckingham and for Gawcott with Prebend End, both of which almost certainly include part of the town, are in the National Archives and those for 1332, 1336 and 1446 are in print. Only the return of Buckingham for 1332 records assessments at the level of individuals, however, and the remainder show only totals for the whole vill. The position with respect to Bourton is less clear, both in terms of whether the residents of Bourton Hold were included with Bourton or Buckingham and also as to which Bourton in the county the records refer, but it has been included for completeness.

### **Manorial records**

#### *Buckingham*

Valuation of manor, 1421: CBS D/P 159

Minister's accounts, 1473-4: The National Archives, TNA:PRO SC 6/759/27

#### *Bourton*

Rental, 1407-9: CBS D/X 753/1

Valuation of manor, 1421: CBS D/P 159

Minister's accounts, 1473-4: The National Archives, TNA:PRO SC 6/759/27

#### *Prebend End*

None

### **Borough records**

Portmotes, 1454-5: The National Archives, TNA:PRO SC 2/155/6 (transcription at [http://ads.ahds.ac.uk/catalogue/adsdata/whittlewood\\_ahrb\\_2006/ahds/dissemination/PDF/Reports/Historical\\_Reports/Documents/H\\_-\\_Documents\\_-\\_Buckingham\\_court\\_roll\\_1454-5.pdf](http://ads.ahds.ac.uk/catalogue/adsdata/whittlewood_ahrb_2006/ahds/dissemination/PDF/Reports/Historical_Reports/Documents/H_-_Documents_-_Buckingham_court_roll_1454-5.pdf))

### **Hundred Rolls**

Fragment of hundred roll for Buckingham Borough, 1254/5: TNA:PRO SC 5/8/5/1

Entries for Bourton (1254-5); Gawcott and prebend End (1254-5) and Buckingham (1274-6; 1279-80) are printed in: *Rotuli Hundredorum*, 2 vols Record Commission (London, 1812), vol i, pp. 29-30, 48; vol ii p. 343.

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### **Tax Records**

#### *Containing assessments on named individuals*

Fifteenth and tenth, 1332 - Buckingham: TNA:PRO E179/77/23 m 1 (printed in A.C. Chibnall, Early Taxation Returns. Taxation of Personal Property in 1332 and later, BRS, 14(1966), pp. 29-32)

Fifteenth and tenth, 1336 - Buckingham: TNA:PRO E179/242/64 rot 27

Two ninths and fifteenths and tax on wool, 1340 - TNA:PRO E179/77/9 Buckingham rot 3d  
Bourton rot 1  
Prebend End rot 3d

#### *Containing communal assessments only*

Fifteenth and tenths:

1332: TNA:PRO E179/242/4 - Buckingham

1332: TNA:PRO E179/77/23 – Bourton; Gawcott with Prebend End

1334: TNA:PRO E179/378/24 – Buckingham; Gawcott with Prebend End

c.1336: TNA:PRO E179/378/27 – Buckingham; Bourton; Gawcott with Prebend End

1336: TNA:PRO E179/77/4 – Buckingham; Bourton; Gawcott with Prebend End

1337: TNA:PRO E179/77/6 & 7 – Buckingham; Bourton

1344: TNA:PRO E179/77/13 – Buckingham; Bourton; Gawcott with Prebend End

1346: TNA:PRO E179/77/14 & 15 – Buckingham; Bourton; Gawcott with Prebend End

1348: TNA:PRO E179/77/16 & 17 – Buckingham; Bourton; Gawcott with Prebend End

1352: TNA:PRO E179/77/18-21 – Buckingham; Bourton; Gawcott with Prebend End

1380: TNA:PRO E179/77/25 – Buckingham; Bourton; Gawcott with Prebend End

1388: TNA:PRO E179/77/27 – Buckingham; Bourton; Gawcott with Prebend End

1393: TNA:PRO E179/77/28 & 29 – Buckingham; Bourton; Gawcott with Prebend End

1395: TNA:PRO E179/77/30 – Buckingham; Bourton

1398: TNA:PRO E179/77/31 – Buckingham; Bourton; Gawcott with Prebend End

1431: TNA:PRO E179/77/52 – Buckingham; Bourton; Gawcott with Prebend End

1446 schedule of reductions: TNA:PRO E179/77/65 – Buckingham; Bourton; Gawcott with  
Prebend End

1449 schedule of reductions: TNA:PRO E179/77/66 – Buckingham; Bourton; Gawcott with  
Prebend End

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(Assessments for 1332, 1336 and 1446 are included in: A.C. Chibnall, *Early Taxation Returns. Taxation of Personal Property in 1332 and later*, BRS, 14 (1966), pp. 102, 107)

1340 Two ninths and fifteenths and tax on wool: TNA:PRO E179/77/8 (Buckingham, Bourton)

1340 Levy of wool: TNA:PRO E179/77/11 (Buckingham, Bourton, Gawcott with Prebend End)

### **Parish records**

Endowment of vicarage (copy from diocesan archives), 1445: CBS PR 29/3/6

### **Other Ecclesiastical records**

Buckingham was an ecclesiastical peculiar in the jurisdiction of the prebendary of Sutton cum Buckingham in Lincoln Cathedral and in theory, therefore, no entries in respect of the town should appear in the records of the archdeaconry of Buckingham. Inevitably, however, some are to be found there and records of both jurisdictions are included in this report. No wills, proved locally, survive from before 1500. PCC wills have not been searched.

#### *Records of the prebend*

Court book 'Proceedings in courts held in the prebendal church of St Peter and St Paul, Buckingham', 1493-1504 (damaged): LDA Cj 1

Extract (copy) from the inquisitiones nonarum re Buckingham 15 Edw.III (1341-42): CBS B/Buc/8/6/21

#### *Records of the archdeaconry of Buckingham*

Miscellaneous registers 1483-1523: CBS D-A/We/1 (included 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 (see also: E.R.C. Brinkworth (ed.), *Episcopal Visitation Book for the Archdeaconry of Buckingham, 1662*, BRS, 7 (1947))

### **Other Buckingham records**

Grant of lands in 1331: BL Add. 27166

(List and abstracts at: CBS B/BUC/4/24/5)

Deeds of properties in Well Street 1464-1896: CBS B/Buc/8/7/1-4



**Some entries in national records relating to Buckingham (not an exhaustive list)**

First mention of market and fair in 1305: *CIPM Edward I Vol. 4: 1300-1307* (London, 1913), no. 317

Commissions of oyer and terminer containing list of Buckingham residents: *CPR Edward III Vol. 1:1327-1330* (London,1891), p. 289; *CPR Edward III Vol. 3: 1334-1338* (London, 1895), p. 364

Retrospective legal establishment of guild in 1449: *CPR Henry VI Vol. 5: 1446-1452* (London, 1909), p. 303

**15.2 Early Modern Records (1500-1800)**

**Background**

From 1522 the lordship of Buckingham Borough, as the manor had become known, was held by members of the minor gentry. The borough was incorporated by charter on 27 January 1553/4 which specified that it was to be governed by an elected bailiff and twelve principal burgesses. It was also granted the return of writs to the exclusion of the sheriff of the county and held its own quarter sessions. In 1574 the lord of Buckingham, Bernard Brocas, granted a 2000 year lease of the borough, to be held in trust for the corporation, in return of an annual rent of 40s. The reversion of this lease was purchased in 1604 by Sir Thomas Temple of Stowe and it remained in the Temple-Grenville family, later the Dukes of Buckingham and Chandos, for over 200 years. The family, who were regarded as lords of the borough, exerted much influence over the town and dominated it politically.<sup>iv</sup>

Some borough records are preserved from the sixteenth century onwards and these include many important items such as the the lease for the borough and the bye-laws relating to the administration of the craft guilds signed by members in 1573. The archives of the Temple family, now held in the Huntington Library, San Marino, California are catalogued in: M. Robertson, *Guide to British Historical Manuscripts in the Huntington Library* (San Marino, 1982). The most important documents relating to Buckingham are listed here but the catalogues have not been examined in detail and many parts of the collection, such as the political papers of the Temples when they were MPs for the borough, will undoubtedly contain many Buckingham documents.

The appearance of Buckingham changed greatly in the early modern period with many grand buildings being constructed - for example: Trolley Hall, a large assembly room built c.1670, the town hall built in the 1680s and the old gaol constructed after the county assizes returned, briefly, to the town from Aylesbury in 1748. A fire swept through the town in 1724/5 destroying over a third of the buildings and in 1777 a new church was built, after repeated collapses of the tower of the old church, on the site of the castle which was finally demolished. Documentary sources exist for all these events and, together with the deeds which have survived for many properties in the town, would seem to allow a reconstruction of much of the topography of the town.

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Parish records begin in 1558-61 and look to be complete, enabling populations and society to be studied, but entries in ecclesiastical records, including wills proved, would need to be pieced together from records of the peculiar, deanery and archdeaconry.

### **Manorial records**

#### *Bourton*

Suit roll (Gloucester honour), 1625: NRO Th 444

#### *Prebend End*

Court book, 1611-31: CBS D/AR 2/21

Court baron and view of frankpledge, 1711-2, 1714, 1716, 1718: Bod Holkham Mss (copy on microfilm (M32) at CBS)

Misc steward's papers, 1732-1801: CBS D/AR 2/25

Quit rental, 1784: CBS D/AR 2/27

### **Borough records**

Court of portmote, three weeks court and views of frankpledge, 1534-61, 1781-1829: CBS B/Buc/6/1 (a transcription of the court book for 1538-59 is at:

[http://ads.ahds.ac.uk/catalogue/adsdata/whittlewood\\_ahrb\\_2006/ahds/dissemination/PDF/Reports/Historical Reports/Documents/H Documents - Buckingham court book 1538-59.pdf](http://ads.ahds.ac.uk/catalogue/adsdata/whittlewood_ahrb_2006/ahds/dissemination/PDF/Reports/Historical%20Reports/Documents/H%20Documents%20-%20Buckingham%20court%20book%201538-59.pdf))

Borough charters, 1553/4, 1684: CBS B/Buc/1

Court books, 1561-2, 1576: HL L9E3

Borough lease 1574-1772: CBS B/Buc/2

(Includes the 2000 year lease of the borough of 1574 at B/Buc/2/1)

Memoranda and register book 1567-1835: CBS B/Buc/3/1

Precedents book, 1608-1767: CBS B/Buc/3/2

Ordinances, 1690-1: CBS B/Buc/3/3

Borough elections and appointments, 1688-1835: CBS B/Buc/3/4-12

Addresses, 1683-1822: CBS B/Buc/3/13

Charities, 1760-19<sup>th</sup> C: CBS B/Buc/3/15

Bridges, 1742-1852: CBS B/Buc/4/20

Quarter Sessions order books, 1598-1607: CBS B/Buc/5/1

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Quarter Sessions rolls, 1781-1837: CBS B/Buc/5/2

Alehouse recognizances, 1790-1843: CBS B/Buc/5/5

Quarter Sessions oaths and sacraments, 1755-1843: CBS B/Buc/5/6

Quarter Sessions printing press, 1799: CBS B/Buc/5/7

Highway Sessions order book, 1759-1843: CBS B/Buc/5/10

Records of parliamentary elections, 1756-1913: CBS B/Buc/7

Title deeds, miscellaneous properties, 1464-1896: CBS B/Buc/8

(Includes bargain and sale of the manor of Prebend End cum Gawcott and the parsonage house of Buckingham, dated 1613, at B/Buc/8/5/4)

### **Tax records**

#### *Hearth tax*

Buckingham with members, 1662: TNA E 179/244/16 (copy on microfilm at CBS)

#### *Lay subsidies with records including names*

(In this period Prebend End was either assessed alone, with Gawcott or with Lenborough)

1523: TNA:PRO E179/78/91 - Buckingham only

1523: TNA:PRO E179/78/93A - Buckingham and Prebend End (included in: A.C. Chibnall, *Subsidy Roll for the County of Buckingham Anno 1524*, BRS, 8 (1950), pp. 61-2)

1540: TNA:PRO E179/78/120 – Buckingham town

1542: TNA:PRO E179/78/124 - Buckingham

1543: TNA:PRO E179/78/128 & 135 – Buckingham town; Prebend End

1543: TNA:PRO E179/78/136 Part 1 – Buckingham town; Bourton

1545: TNA:PRO E179/78/140 & 146 – Buckingham; Prebend End; Bourton

1549: TNA:PRO E179/78/163-5 – Buckingham; Prebend End; Bourton

1559: TNA:PRO E179/78/185 – Buckingham borough; Prebend End with Gawcott; Bourton

1593: TNA:PRO E179/78/218 – Buckingham borough; Prebend End with Gawcott; Bourton

1597: TNA:PRO E179/388/11 & E179/79/235 & 253 – Buckingham borough; Prebend End with Gawcott; Bourton

1606: TNA:PRO E179/79/260 – Buckingham borough; Prebend End; Bourton

1610: TNA:PRO E179/79/262-3 – Buckingham town; Lenborough with Prebend End; Bourton

1621: TNA:PRO E179/265/26 & E179/266/2 – Buckingham town

1624: TNA:PRO E179/270/28 & E179/79/277 – Buckingham town; Prebend End with Gawcott; Bourton



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1628: TNA:PRO E179/266/6 – Buckingham town and hundred

1640: TNA:PRO E179/80/301 – Buckingham town; Lenborough with Bourton; Prebend End  
with Gawcott

1641: TNA:PRO E179/80/297 – Buckingham town; Prebend End with Gawcott; Bourton

Assessments where no names are recorded have not been included but can be found in TNA 'E179 database' at <http://www.nationalarchives.gov.uk/e179>

### **Parish records**

#### *Registers*

Baptisms, 1561-1812; marriages, 1559-1812; burials, 1558-1812: CBS PR 29/1/1-10  
(PR 29/1/5 contains a note on the collapse of the church tower)

#### *Other*

Glebe Terriers 1677, 1700, 1703, 1706, 1709: CBS B/Buc/8/6/24

Terrier of Glebe lands, 1700: CBS PR 29/3/4

Churchwardens' accounts and papers, 1710-1852: CBS PR 29/5/1-5

Leases and documents relating to the building of the new church, 1777: CBS PR 29/6/1-5

Overseers of the Poor including rate book for Prebend End, 1747-1819: CBS PR 29/11/1-3

Settlement certificates and examinations, 1697-1794: CBS PR 29/13/1-475

Removal orders to and from Buckingham, 1699-1786: CBS PR 29/13/476-590

Bastardy examinations and bonds, 1691-1821: CBS PR 29/13/591-663

Vagrants' removal orders to and from Buckingham, CBS 1728-85: PR 29/13/664-679

Apprenticeship indentures, 1738, 1790-1800: CBS PR 29/13/680-695

Apprenticeship indentures, 1687-1837: CBS PR 29/14/2-209

Records of charities, 1631-1900: CBS PR 29/25/17-60

### **Ecclesiastical records and returns of religion**

#### *Probate*

Apart from wills proved in the PCC, which are not considered here, Buckingham wills, post 1500, are to be found amongst those proved in the courts of the archdeaconries of both Buckingham and Oxford as well as in the courts of the peculiar. Survival rates are poor, however, and all existing from before 1660 (less than one hundred) are indexed in:

## Buckingham Town Report

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 both the archdeaconry court of Buckingham and Buckinghamshire peculiars are available at the CBS.

A few Buckingham wills are filed with the Stowe Papers in HL.

### *Other records of the archdeaconry of Buckingham*

Miscellaneous registers 1483-1523: CBS D-A/We/1 (included 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

Act Books of the Court of the Commissary of Buckingham, 1521-1836: CBS D-A/C/1-22

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

### *Other records of the prebend/peculiar*

Court book 'Proceedings in courts held in the prebendal church of St Peter and St Paul, Buckingham', 1493-1504 (damaged): LDA Cj 1

Bishops Transcripts 1591, 1634-9: CBS MS Archd pprs Bucks b 49

Miscellaneous visitation processes, 1607-27: CBS MS Archd pprs Bucks b 1

Visitations – churchwardens' presentments, 1609-1612: CBS MS Archd pprs Bucks b 2

Bishops Transcripts 1604-18: CBS D-A/T/198/25

The register of Buckingham peculiar, 1767-1771; 1780-1795: CBS MS Archd pprs Bucks c 305

Details of parish populations, number of dissenters etc can be found in various religious returns and censuses. Entries for Buckinghamshire parishes appear in the following publications:

A. Dyer and D.M. Palliser (eds.), *The Diocesan Population Returns for 1563 and 1603*, Records of Social and Economic History, N.S. 31 (2005), pp. 234-44; 359-67 (no return for Buckingham peculiar in 1603)

J. Cornwall, 'An Elizabethan Census', *ROB*, 16 pt 4 (1959), pp 258-73

A. Whiteman (ed.), *The Compton Census of 1676 : a Critical Edition*, Records of Social and Economic History, NS 10 (1986), p. 365-71

C.W. Foster, *The State of the Church*, Lincoln Record Society, 23 (1926), pp 443-6

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### **Quarter sessions**

Buckingham borough quarter sessions - see 'Borough records'

For Buckingham entries in the county quarter sessions, 1678-1733 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.

List of licences at Petty Sessions, 1662: BL Stowe 441

### **Military surveys and musters**

Certificate of musters, 1522: A.C. Chibnall (ed.), *The Certificate of Musters for*

*Buckinghamshire in 1522*, BRS, 17 (1973), pp 29-32 (Buckingham); 32-3 (Prebend End); 63-4 (Bourton)

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

Militia Roll, 1618: Stowe MSS, Huntington Library (printed in ROB, 34 (1992) pp 57-9)

List of men pressed at Buckingham, 1624: HL STT Military Box 1 folder 13 (copy at CBS)

Account of money, horses and arms supplied from Bucks towns, 1643-4: HL STT Military Box 1

Militia records 17<sup>th</sup> century: CBS D/X 397

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

### **Title deeds, leases and rentals**

Lease for 985 years of land where parsonage house stood, 1654: NCA 3585

Rentals, valuations and sale catalogues of Verney property in Buckingham, 1791: CHA

Deeds for many town properties from throughout the period are included in the card index at CBS. Those of some inns and other corporation and charity properties are included with the borough records at B/Buc/8 and some relating to Castle Hill are in CHA (2/1096 etc).

### **Other Buckingham records**

Agreement for inclosure of land in Hillesden Wield and the manor of Prebend End, 1654:

CBS D-AR/2/46

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Correspondence of Lord Latimer with 'city' of Buckingham 1678-8: BL Add. 28087

Riot at choosing of new bailiff, 1679: CBS D/X 402

Petition of inhabitants of Buckingham to House of Commons that they have  
no voice in election of their two members, 1681: HL Box 2

Undertaking to complete Buckingham Town Hall, 1688: HL Box 2

List of JPs for Buckingham, 1697: HL Box 2

Fire insurance policies, 167 relating to c. 1715-30 and 156 to c 1775-85: GL (indexes  
available). Many are listed in a recent study of the 1724/5 fire: P. Poornan, 'The great fire  
of Buckingham 1725. An assessment of the damage, the loss and the process of recovery',  
*ROB*, 46 (2006), pp. 19-51

Rate list for Bortonhole (Bourton hold?), 1716: HL L9 Box 2

Petition of inhabitants against Mr Pearse being appointed their minister, 1724: BL Add.  
19414

Survey of sufferers of the Great Fire of Buckingham, 1725: CBS Q/SO/11

Correspondence relating to Commissions of the Peace, 1747, 1752: BL Add. 35602 & 4

Bill for holding summer assizes at Buckingham, 1748: BL Add. 35876

Terrier of Buckingham tithes, 1752: HL Stack L13

Copy of Act of Parliament for building new church, 1777: CBS D/X 805/6

Letters regarding the rebuilding of the church, 1778-81: CHA 5/1/23/1-63

### **County records with Buckingham 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).

### **Buckingham entries in National Records**

Reports of rumours circulating in Buckingham regarding the demolition of the church, 1537:  
*Letters and papers, foreign and domestic, of the reign of Henry VIII, vol 12, pt 1: Jan-May*  
1537 (London, 1890)

### **Maps**

Speed's map of Buckingham, 1610

Bourton Manor, 1743: CBS D/X 403

Jeffreys map of Buckingham, 1770

Copy of of 'Rough draft of town plan of Buckingham' by Rutger Hermann, 1661: CBS  
B/BUC/4/24/5



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Map of several old enclosures in Gawcott and Prebend End before 1784: CBS M 30/6-7

### **Trade Directories**

The Universal British Directory of Trade and Commerce Vol 2 (London, 1792) pp. 393-8

### **Local Newspapers**

No newspapers were printed in Buckinghamshire until the nineteenth century. The Northampton Mercury, first published in 1720, covered the Buckingham area, and, for example, covered the 'great fire' in several editions in 1725.

### **15.3 Modern Records (Post 1800)**

The administration of the borough was reformed as a result of the Municipal Corporations Act, 1835, and placed in the hands of a mayor, four aldermen and six councillors. The reformed borough was granted its own court of quarter sessions in 1836 and a small borough police force was formed. The grant of quarter sessions was revoked in 1890 when the office of recorder was consequently abolished and the town clerk lost his title of clerk of the peace. In 1892 the police force was amalgamated with that of the county.<sup>v</sup>

Due to the volume of records existing from this period only those relating to housing by-laws and the installation of services are recorded in accordance with the 'Brief for Historical Documentary Research'. A list of useful secondary sources covering the period is also included.

### **Housing by-laws and similar**

Bye-laws and orders, 1836-1939: CBS B/Buc/4/5/1-8

(Includes: bye-laws of borough as Urban Sanitary Authority; bye-laws re new streets and buildings etc)

Papers of Buckingham Town Council Housing Committee 1934-53: CBS B/Buc/4/19A/1-16

(Includes reports, surveys and correspondence on: Housing (Rural Workers) Acts, 1926; Housing Act 1930: slum clearance; Housing Act 1935: overcrowding; Housing Act 1936; Post War housing programme etc)

### **Installation of services**

A borough water supply was established in 1893 with the construction of the Maids Moreton Reservoir which replaced five public wells. A gas works was established in 1834 and electricity first came to the town in 1888 when a small-scale electric light works began operating. The Buckingham Town Council Minute Books for the period (CBS B/Buc 4/1) contain much information regarding all three services but the following records have also been found:

General correspondence with the Northampton Electric Light and Power Co. Ltd, 1923-

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31 :CBS B/Buc/4/19A/32

Buckingham Gas Light and Coke Co deed of copartnership to supply the town and parish with gas, 1834: CBS U/18/1

Papers relating to the gas company, 1913-1934: CBS B/Buc/4/29

The telephone exchange opened in 1907 (see BT Archives Post Office Circulars 1907 p.104)

### **Useful secondary sources**

D. J. Elliott, *Buckingham. The Loyal and Ancient Borough* (Chichester, 1975)

J. Clarke, *The Book of Buckingham* (Buckingham, 1984)

T.J. Harrison, *Leisure-Hour Notes on Historical Buckingham* (London, 1909) – (concentrates on the period 1857-1907)

### 15.4 **Key issues and recommendations for further study**

The accounts for Buckingham and Bourton dating from 1473-4 contain much information relating to the town, the market and the castle and warrant a full study. Although the VCH contains some information extracted from them, a full transcription and translation has never been made. If this were to be done in conjunction with a study of the numerous surviving property deeds it may be possible to establish a fairly full history of the development of at least some areas of the town and to identify the locations of some early buildings.

Such an exercise may help in clarifying the relationship of Bourton and Bourton Hold to Buckingham which needs to be better understood before many records, such as those of the lay subsidies, can be fully utilised. The descent of the various Bourton manors is far from clear and the vill appears in records under various names, for example, Bourton in Beachampton or Bourton by Buckingham. This makes it difficult to establish exactly which part of Bourton is being referred to in any particular record and whether the Bourton Hold area of Buckingham is likely to be included.

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### **Notes**

<sup>i</sup> W. Page (ed.), VCH Buckinghamshire, 3 (1925), p. 471

<sup>ii</sup> DB I 143 a

<sup>iii</sup> W. Page (ed.), VCH Buckinghamshire, 3 (1925), pp. 471-89

<sup>iv</sup> W. Page (ed.), VCH Buckinghamshire, 3 (1925), pp. 471-89

<sup>v</sup> Buckingham Borough Administrative History CBS B/Buc