

Haddenham

Buckinghamshire Historic Towns Assessment Report



The Green at Church End, Haddenham

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

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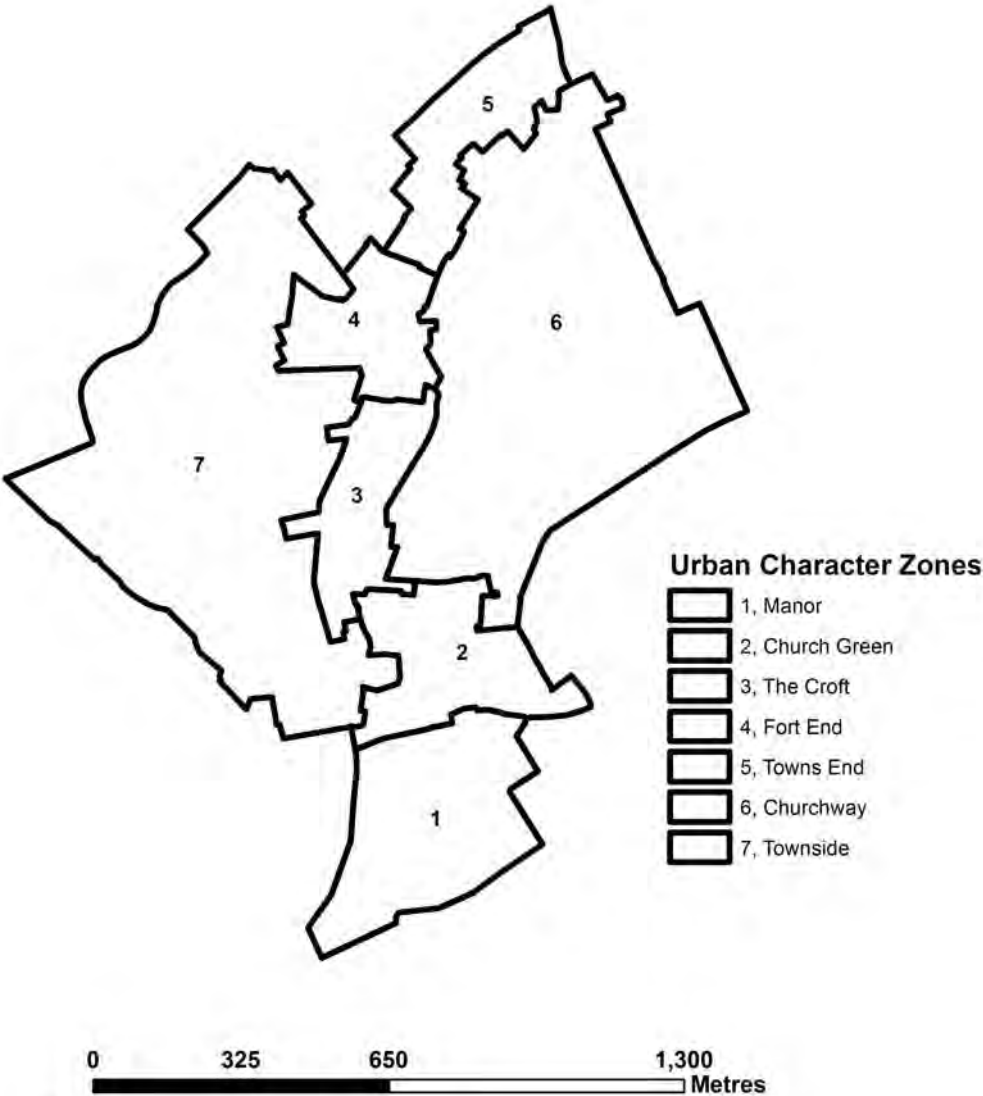
Summary

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 Haddenham 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 each town and using a formalised method for defining 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.

Haddenham dates back to at least the Anglo-Saxon period with documentary references indicating the presence of a church by 1086 (Table 1: Saxon). It acquired a market for a brief period at the end of the 13th century. There is little evidence for deliberate planning in the plan-form of Haddenham; rather it appears to have grown out of a series of small hamlets to form one long village by the 16th century. However, documentary research indicates that the village never achieved town status, instead remaining a market village, possibly because of overshadowing by the nearby markets at Thame and Aylesbury (Table 1: Medieval). Another factor, which either inhibited or reflected the lack of urban development, was that the village was largely bypassed by the major routeways from the medieval onwards. Enclosure significantly altered the landscape of Haddenham parish in the mid 19th century, severely affecting the economy leading to widespread poverty for some time.

Haddenham contains numerous historic buildings primarily dating from the 17th to the 18th centuries, although they may contain earlier elements. The village is distinctive in its extensive use of witchert, a local form of earth-wall construction, in its buildings and boundary walls. Field walking surveys carried out across the parish indicate a landscape that is archaeologically rich with evidence from the prehistoric to modern periods. Archaeological evidence from the village itself is more limited although the results of the few archaeological investigations and known documentary research indicate the hamlet at Church End is probably the earliest part of the settlement, with evidence for occupation from the Anglo-Saxon period.

The culmination of this report is the production of eight historic urban zones that can be used to indicate areas of significance relating to various facts 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 Haddenham, focussing on the small hamlets of Church End, Fort End and Townsend. Of a possible later date are the settlement zones of the High Street which may have been a planned settlement in the medieval period and Cyder Green which may also have been an early medieval settlement.



Haddenham's Historic Urban Character Zones

Period	Haddenham	
Saxon (410-1066)	Mint	No
	Minster	Yes possibly on site of St Mary's Church
	Royal Manor	No
	Burh Status	No
	ASC Reference	No
Domesday (1086)	Domesday Reference	Yes
	Domesday Value	£40 (1066 AD) £20 (1086 AD)
	Watermill	Two
	Domesday population	c.375 (based on recorded population multiplied by five)
	Settlement type	Rural Settlement
Medieval (1066-1536)	Borough status	No
	Burghage plots	No
	Guild house/fraternity	No
	Castle	No
	Civic structures	No
	1 st reference to place	1086 Domesday
	Fair Charter	1295 by Royal Charter to Priory & Canons of Rochester
	Church	St Mary's Church
	Market Charter	1295-1302 by Royal Charter to Priory & Canons of Rochester
	Market house	No
	Monastic presence	Marginal links to Nutley Abbey
	Manorial records	From 1143 but rare
	Routeway connections	Local routes
	Inns/taverns (presence of)	No
Industry – windmills, watermills	Yes	
Settlement type	Small market village?	
Post Medieval (1536-1800)	Tanneries, breweries etc	Maltings; Brewery
	1577 Return of Vintners	Two
	Market Charter	No
	Fair Charter	No
	Significant local industries	Lace making and Straw hat making
	Proximity to turnpike	No direct route
	Industry – windmills, watermills	Yes
	Population (1801)	964
Settlement type	Rural Settlement	
Modern (post 1800)	Railway station	1906 Haddenham & Thame
	Modern development	Following construction of airport
	Enclosure Date	1834
	Canal Wharf	No
	Significant local industries	Haddenham & Thame airport; Duck breeding
	Tanneries, breweries etc	Local brewery in Church End in 19 th century modern brewery located on industrial estate
	Population (2001)	4720
	Settlement type	Large rural settlement/small 'town'?
HER No.	0868900000	

Table 1: Checklist of Haddenham details

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 Town Assessment Report for Haddenham 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

Haddenham is situated on the south western edge of the Vale of Aylesbury just south of the range of hills stretching from Waddesdon to Long Crendon (Figure 2). The parish is bordered on three sides by the river Thame and two of its tributaries – Dad Brook and Ford Brook, there are also several natural springs in the parish. A small stream runs from Rosemary Lane through the centre of the village past the church on the south side to Ford Brook. The village was also watered by a series of ponds located on the greens or at several cross-roads throughout the village.

Haddenham is located within the Aylesbury Vale district approximately five miles south west of Aylesbury (Figure 2: Inset) while Thame, in the county of Oxfordshire, is just two miles away. The village is linked by rail to London and Birmingham. The original station, opened in 1906, closed in 1963 and replaced by the current station in 1987 at a new site 600 metres north west of the original station. The current parish covers 3271 acres (1324ha) of which the village comprises 345 acres (140ha).

The primary bedrock geology comprises of Late Jurassic Portland Limestone underlying the historic settlement as well as modern development to the west. Early Cretaceous Purbeck Limestone occurs primarily to the east of the historic settlement with another small outcrop near the railway station (Figure 3). There is very little superficial geology present in Haddenham with the exception of a narrow outcrop of Quaternary Head formation; a mixture of clay, silt, sand and gravel that follows the path of the stream through the centre of the village. The Soils Survey layer, surveyed at a county level only, classifies the soil beneath Haddenham as clay over limestone producing an alkali soil type (Soil Series 5.11 Brown calcareous earths). The parish is low-lying with an average height of 78m OD.

2.2 Wider Landscape

Haddenham does not lie directly on the path of any significant ancient route. The nearest confirmed Roman road is Akeman Street, however there is another possible Roman route to the north of Haddenham through Long Crendon (Figure 4: Route A). While Saxon trackways are difficult to trace in the landscape today, place name evidence can give an indication of whether a route was in use in the late Saxon period. The modern A418 leads from Aylesbury to Thame passing just to the north of Haddenham (Figure 4: Route 9) and certainly pre-dates the redrawing of routes following 19th century enclosures. Some texts refer to this road as a 'fyrdway' ('fyrd' refers to Saxon militia) (Strange, 2007) indicating that it was in use by this time at least. A second route leading directly from Aylesbury to Haddenham passing to the south of Ford is also referred to as a 'portway' (Figure 4: Route 4). The majority of the medieval lanes and paths around Haddenham, however, were localised routes to the large open fields and the small settlements surrounding the village and were subsequently straightened or removed entirely because of enclosure in 1834.

In the late 18th and early 19th centuries two turnpikes were established some distance from the village; to the north the Aylesbury to Shillingford turnpike along the modern A418 was opened in 1770 on a pre-existing route. To the south of Haddenham the Princes Risborough to Thame turnpike (the modern A4129) was opened in 1830 along a newly built road (Edmonds, 1993). The Haddenham and Thame airport, initially built as a private enterprise in the 1930s, was used as a training ground for pilots during WWII and has since become a private airfield Dollicot (Chamberlain, 2005).

Prior to Enclosure in 1834, Haddenham parish operated under a system of several large open fields. The parish roughly comprised Cotts-Hill field to the west from the county boundary as far as Townside; Dollicot field marks the central section of the parish immediately surrounding the village approximately as far east as the Stanbridge Road while the remaining section to the east was called Down-Hill field (Rose, 2006b). Following Enclosure the landscape around Haddenham changed dramatically as the large open fields were redrawn, several roads were redrawn or removed and fences & hedges erected (Figure 5).

3 Brief History of Settlement

3.1 Summary of pre Saxon occupation on Haddenham parish

(see Section 5.1; 5.2 for more details).

3.2 Anglo-Saxon

The village name is Saxon and is commonly attributed to mean '*Haeda's homestead*' or land belonging to Haeda (Mawer & Stenton, 1925). An alternative meaning has been suggested using a different spelling of the name as '*Haeda-hamm*'. In this instance, the term '*hamm*' refers to an area surrounded by marshy land or rivers and the name would then mean '*Haeda's land hemmed by water*' (Alexander, 2006).

Until the late Saxon period, settlement patterns tended to be more dispersed, although despite extensive fieldwalking (CMAG) around Haddenham no evidence has yet been found for such a pattern of early-middle Saxon farmsteads and hamlets here. Documentary evidence (Domesday) refers to a church and small settlement at Haddenham by 1086. As noted above, a church existed by 1086 but there is no earlier evidence for its origins – it has been suggested as a 'secondary' Minster, perhaps established in the tenth century (Bailey, 2003, 68). (see Section 5.3 for more details).

3.3 Domesday

Haddenham was first mentioned in Domesday Book (1086) when it was a substantial but wholly rural settlement with no apparent urban characteristics. There were 75 tenant households, headed by 41 *villani*, 19 lower-status bordars, and 15 slaves, an unknown number of whom may have lived in the neighbouring settlement of Cuddington (which was a chapelry belonging to Haddenham). There were also two mills, a meadow and a church. Before 1066 Earl Tostig, Harold Godwinsson's errant brother, held the vill. At Domesday, the Archbishop of Canterbury Lanfranc held Haddenham but from the 12th to the 16th century, the manor belonged to the Benedictine cathedral priory of Rochester (Kent). It was to Rochester Priory that the market charter was granted in 1294 (Letters, 2007).

3.4 Medieval & Post Medieval

It is likely that Haddenham had already become a linear settlement by the medieval period comprising large irregular plots and surrounded by orchards and closes (CBS: MaRa-bR). The village was surrounded by an extensive open field system in the medieval period and the economy of the village was based primarily on arable farming with limited pasture and almost no woodland. A survey of surviving ridge and furrow (medieval field patterns indicative of open field farming) in Buckinghamshire, begun in the 1980s (Stainton), identified several areas of good survival in Haddenham parish, particularly to the north-east over what was once Down hill field. However, recent re-assessment of the initial survey has shown considerable loss with only a small area of good survival just south of Bigstrup Farm. (see Section 5.4; 5.5 for more details).

There are several deserted settlements dating to the medieval period in the surrounding parishes near including sites at Aston Mullins, Moreton and Waldrige as well as shrunken villages at Bigstrup, Aston Sandford, Kingsey and Upton (Figure 6) but Haddenham does not show comparable evidence for population loss in the late medieval (post-Black Death) and post-medieval periods.

3.5 Modern

By 1801 the population of Haddenham had reached 964 inhabitants (Figure 1) and grew steadily over the course of the century, peaking in 1851 at 1703 inhabitants (Government Census Returns). A decrease in the latter half of the 19th century was perhaps due to the conditions within the village following enclosure when a significant proportion of the village were forced onto the poor register.

The earliest known map of the village itself dates to the early 19th century (CBS: MaR 55 a-bR 1820 Pre-enclosure Parish Map) and shows that the village had certainly formed one long settlement by this point, if not earlier (Figure 8a). A distinctive feature of the village at this time was the number of orchards and closes associated with the historic plots. In 1880, settlement comprised just over 22 ha of land while orchards covered a further 15.8ha, predominately sited in areas of 'ancient' enclosure where no ridge and furrow has been recorded.

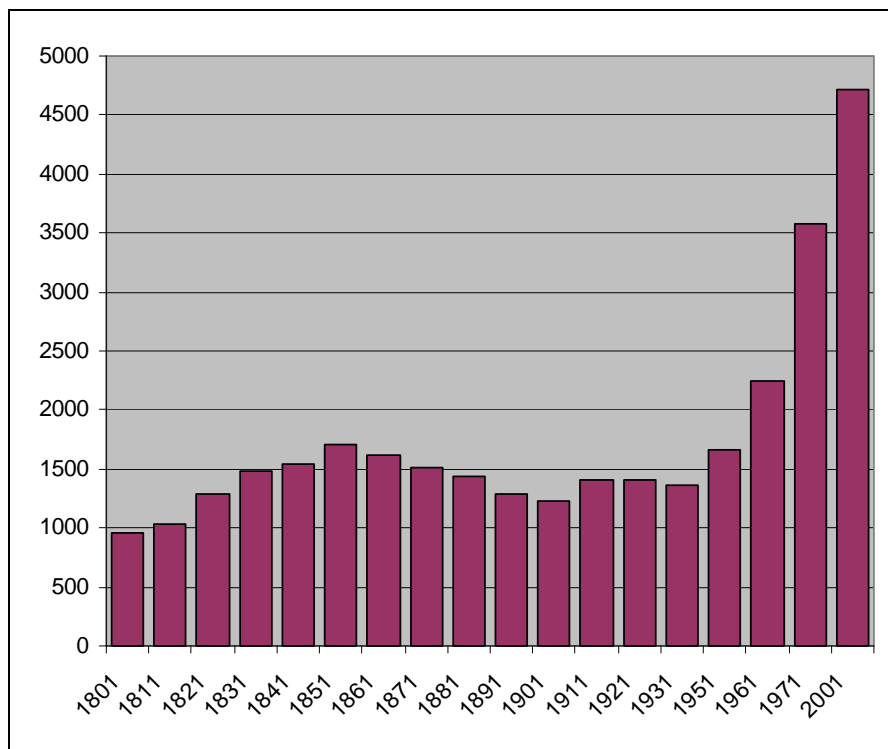


Figure 1: Graph showing population changes in Haddenham (excluding 1941 & 1981)

The construction of the railway in 1906 did not have an immediate impact on Haddenham in the first half of the 20th century; the population of the village remained below 1500 inhabitants until the 1951 census and there were relatively few new developments within the village (Figure 7b). The immediate post war period saw limited development along the edges of the village. Housing in this period was limited to small areas usually lining pre-existing routes through the village such as along Churchway and Thame Road (Figure 8a). Development in Haddenham has increased significantly since the 1970s with a dramatic rise in population from 2240 in the 1961 census to 4720 in the 2001 census. By the 1970s, development within Haddenham had largely reached its modern limits with later development limited to small infill sites within the historic core as well as modern open spaces (Figure 8b). Industrial development within the village and along the fringes of the airport has also significantly affected residential development within the village (see Section 5.6 for more details).

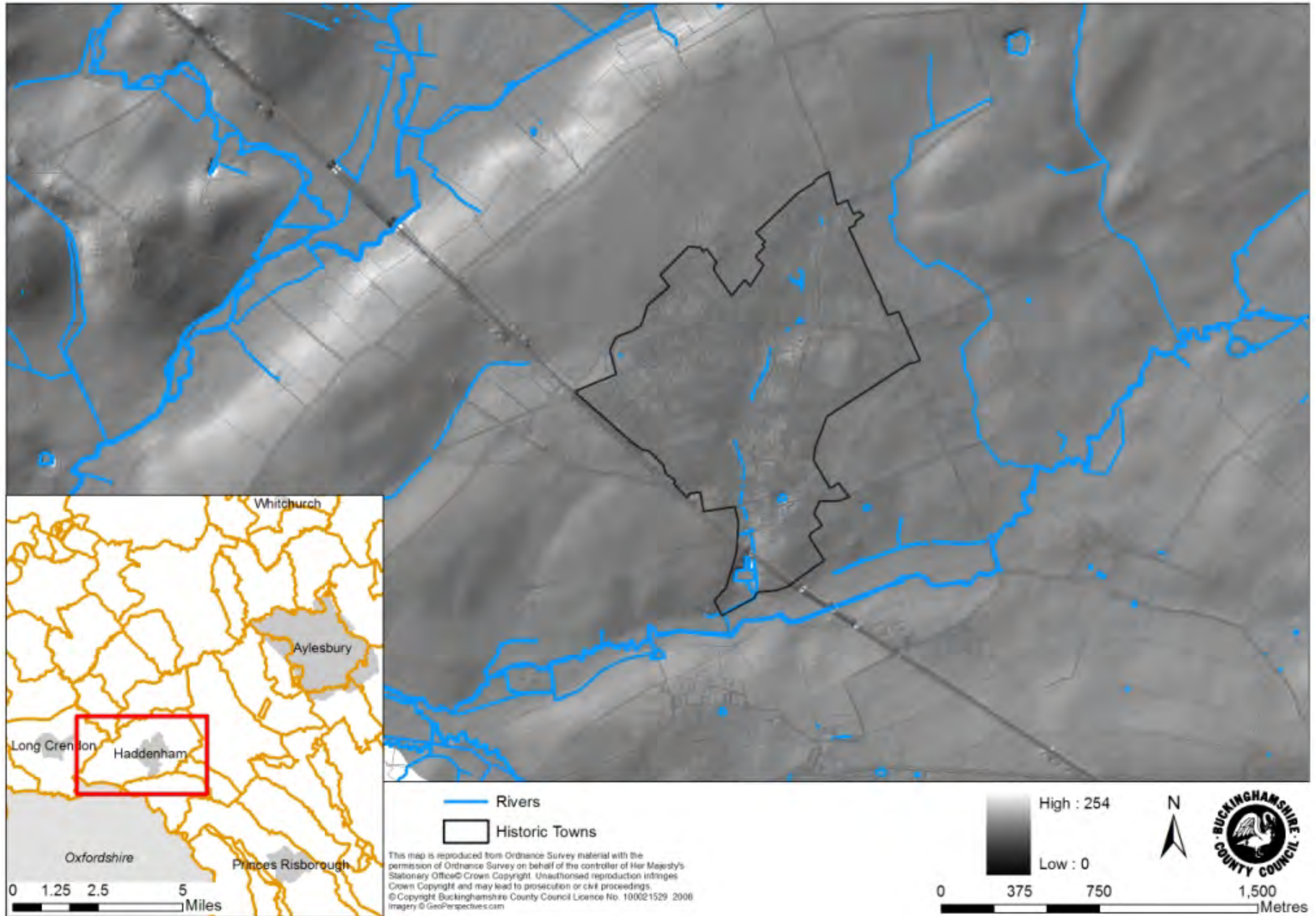


Figure 2: Haddenham in location

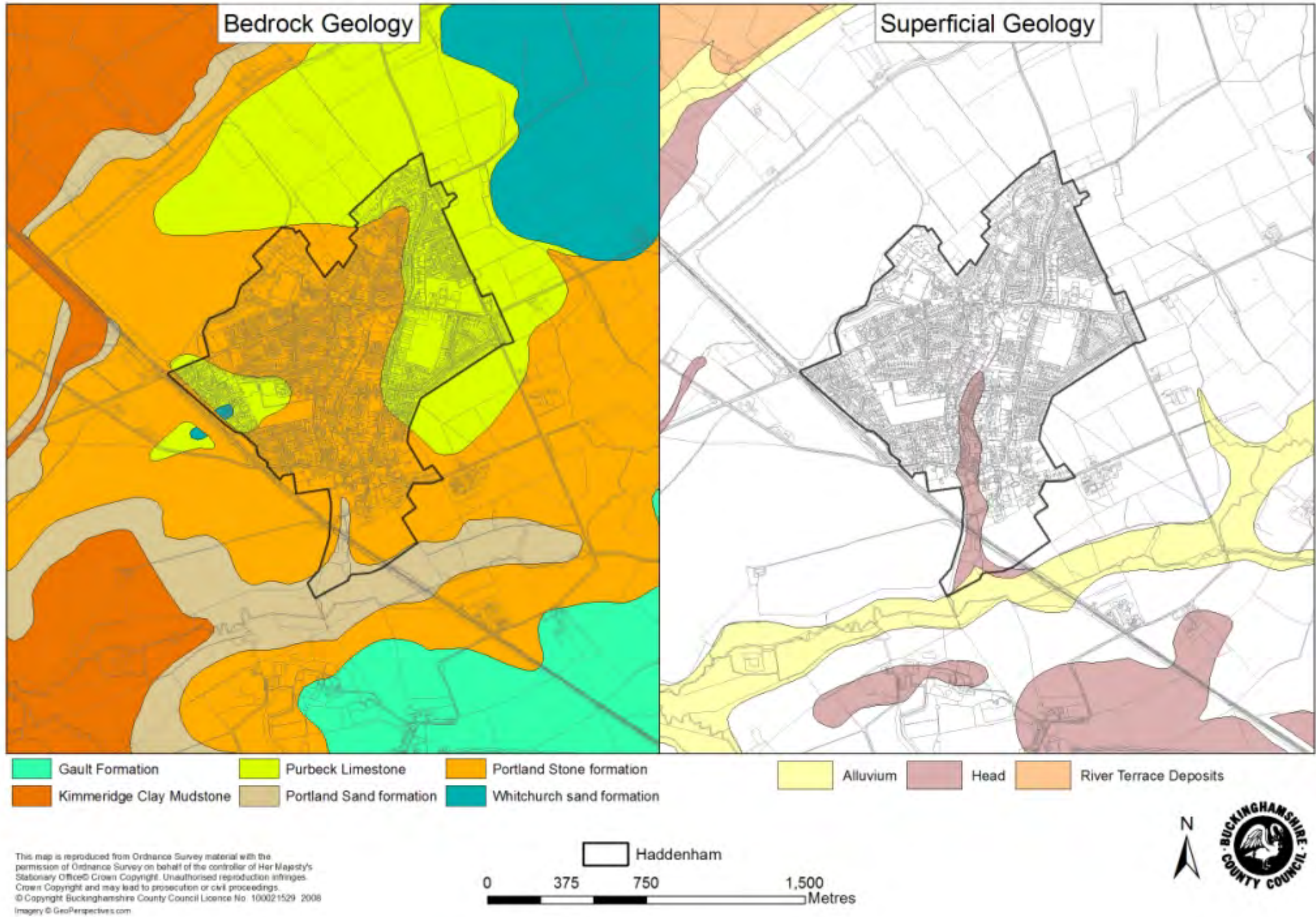


Figure 3: Geology of Haddenham

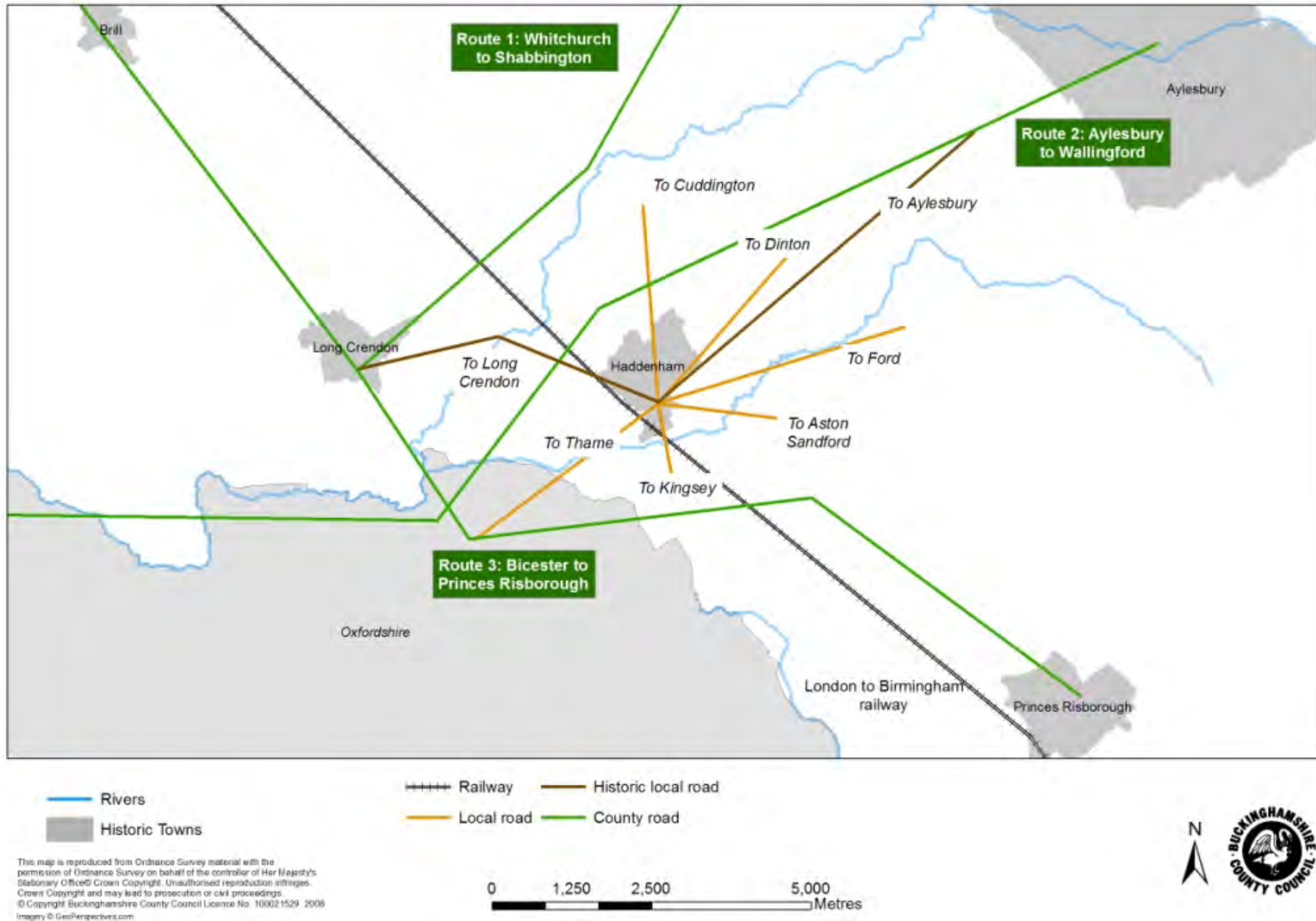


Figure 4: Schematic diagram of connections to Haddenham (representational using Church End as central point)

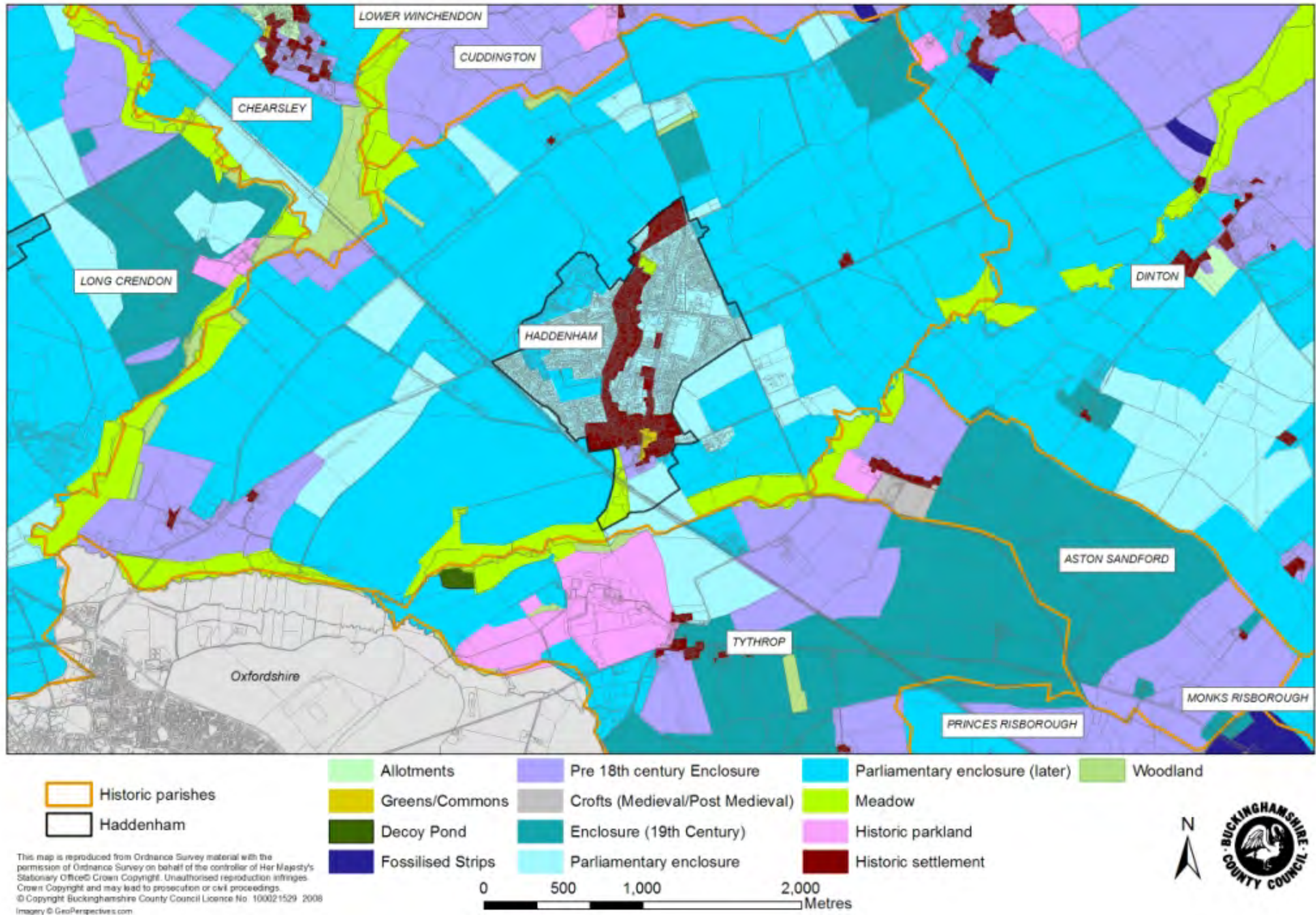
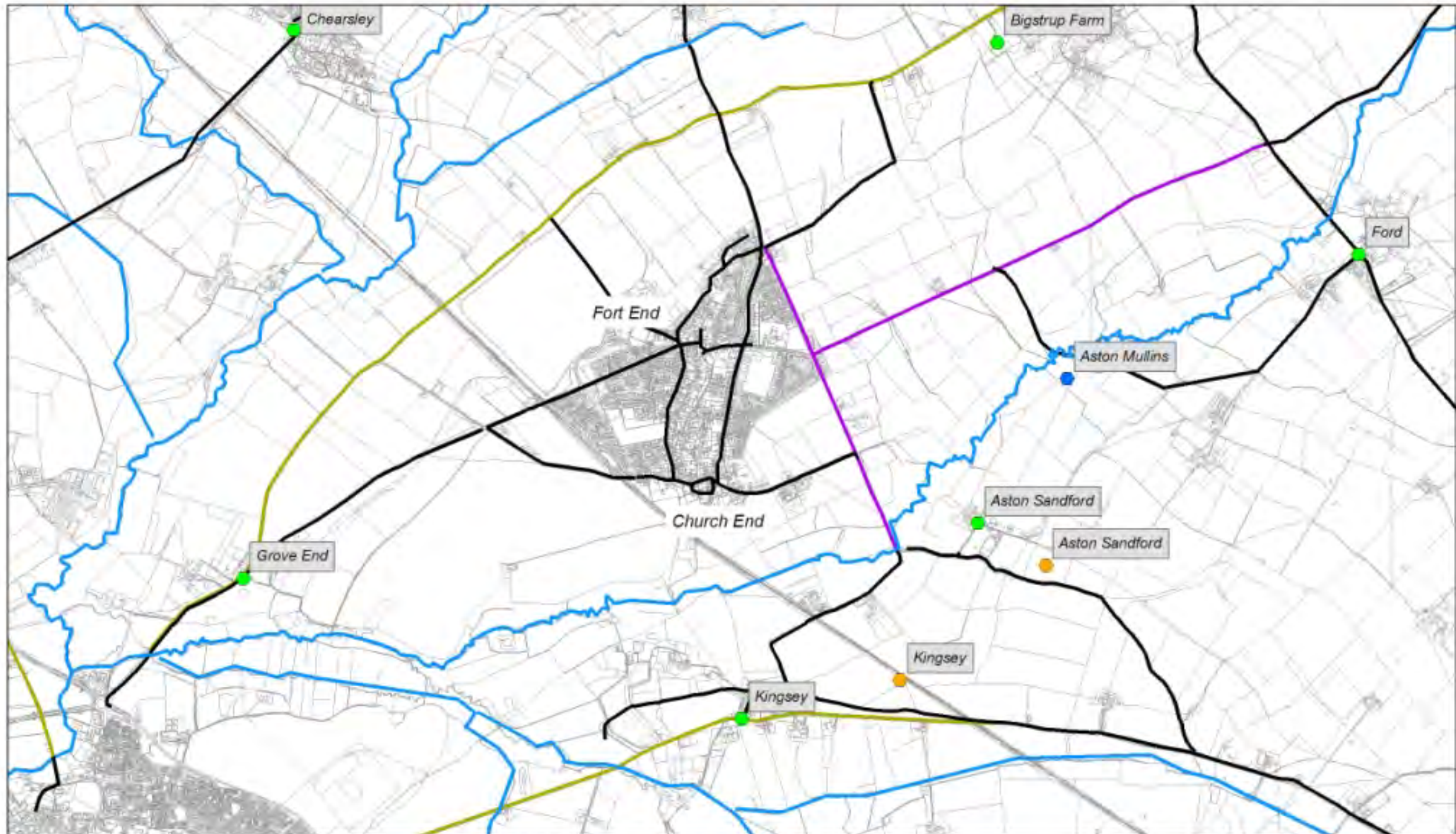


Figure 5: Town in the wider historic landscape (Buckinghamshire historic landscape characterisation)



HER Record

- Village or hamlet
- Shrunken village
- Deserted settlement
- Roads
- Rivers
- Tumpikes
- Parliamentary roads

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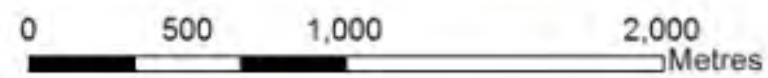


Figure 6: Historic settlement around Haddenham

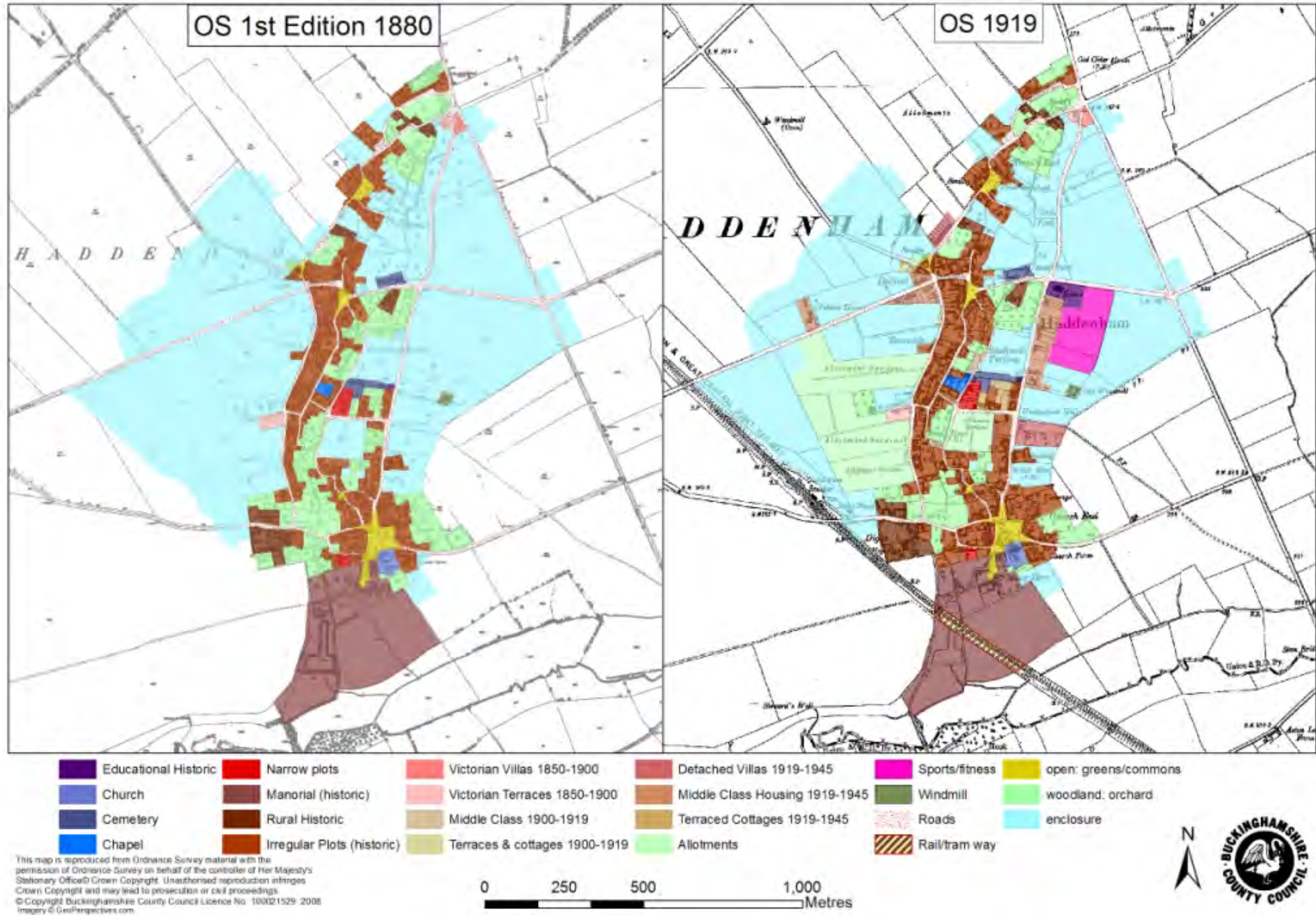
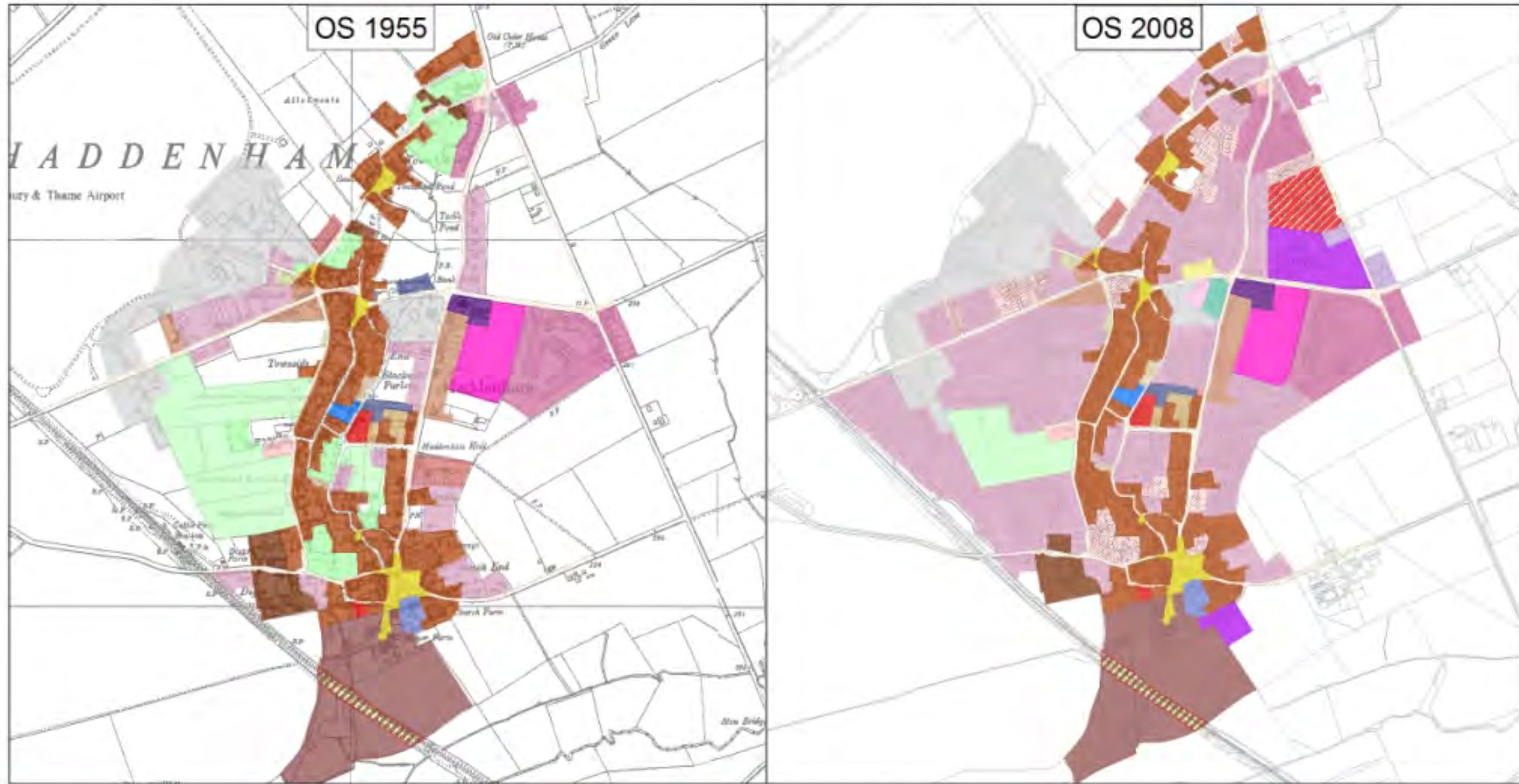


Figure 7: Haddenham 1880 to 1919



- | | | | | | |
|----------------------|---------------------|-------------------------------|--------------------------------|-----------------------------|------------------------|
| Civic | Cemetery | Irregular Plots (historic) | Detached Villas 1919-1945 | Modern infill (Post 1980) | Modern Shops |
| Educational Historic | Chapel | Victorian Villas 1850-1900 | Middle Class Housing 1919-1945 | Private Housing (Post 1980) | Industrial (Post 1945) |
| education (modern) | Narrow plots | Victorian Terraces 1850-1900 | Terraced Cottages 1919-1945 | Allotments | open: greens/commons |
| Medical (modern) | Manorial (historic) | Middle Class 1900-1919 | Social Housing (1945-1980) | Leisure | Rail/tram way |
| Church | Rural Historic | Terraces & cottages 1900-1919 | Private Housing (1945-1980) | Sports/fitness | Roads |

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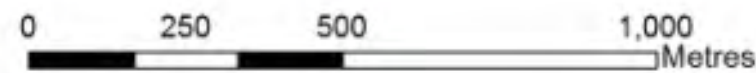


Figure 8: Haddenham 1955-present day

4 Evidence

4.1 Historic Maps

Haddenham appears on several county maps from the 16th century onwards, Figure 10 illustrates some of the maps used in the creation of this report. Saxton's map of 1574 records the village as 'Hadnam' and it continues to appear on most county maps as a small settlement. Early maps do not indicate the plan form of the village until the 18th century when it appears on Jeffreys map (1760) as a linear settlement starting at Church End. The most detailed maps of the plan form of the village come from the 19th century, however, with an early, pre-enclosure parish map (CBS: MaR a-bR) contemporary with the OS 2" Surveyors map (1822) as well as the 1834 enclosure map itself (CBS: IR101Q). Characterisation of the settlement was carried out primarily using the Ordnance Survey series of maps starting from the OS 2" Surveyors map to the current Mastermap data, followed by map regression using historic sources such as the 1820 parish map and the 1834 Enclosure map.

4.2 Documentary Evidence

Historical Consultancy reports were produced by the University of Leicester research team, the full report is included in Appendix 4.

Documentary evidence for Haddenham in the medieval period is scarce with few records surviving in a number of locations including the National Archives, the Bodleian Library, Centre for Buckinghamshire Studies and the Medway Archives and Local Studies Centre who hold the surviving archives from Rochester Priory. There are few surviving records relating to the medieval Haddenham Manor with the exception of one account roll dating to the end of the 13th century located at the Bodleian Library. Haddenham is not included in the 1279 Hundred Rolls or in the lay subsidy rolls of 1327 and 1332. The only surviving medieval taxation return naming individuals is that from 1340 (TNA: PRO, E 179/77/9).

In summary, a brief analysis of the limited available documentary sources for Haddenham does not suggest the village acquired significant status as a settlement in the medieval period and doubtless never acquired any of the characteristics of a town until the 20th century.

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

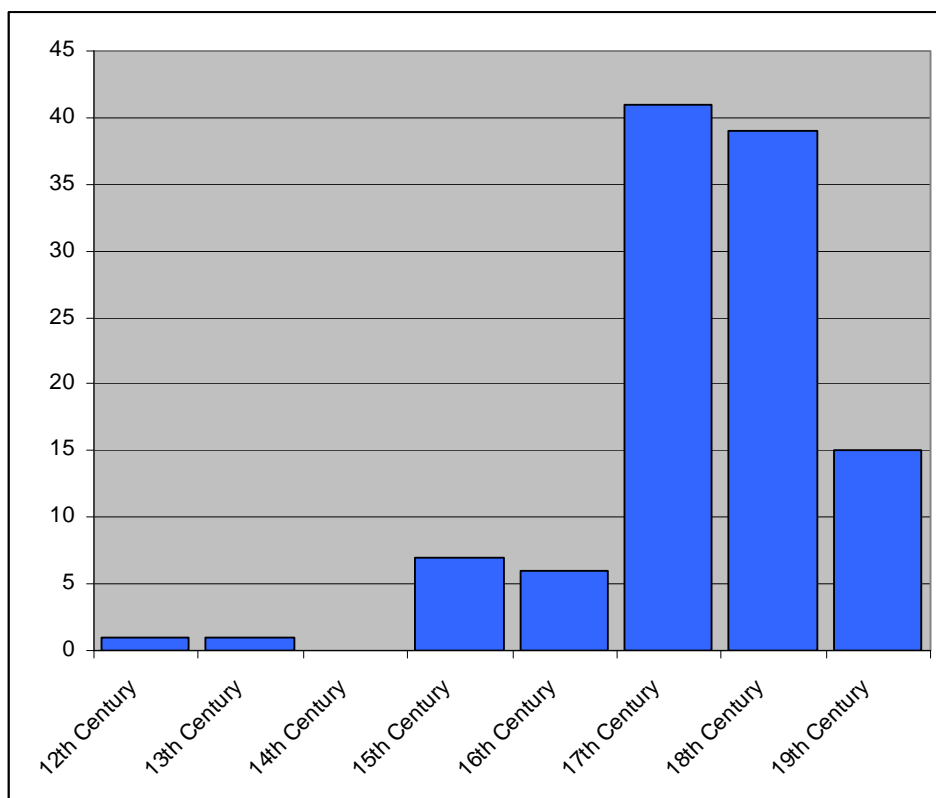


Figure 9: Number of listed buildings by century

4.3 Built Heritage

There are 110 English Heritage Listed Buildings in Haddenham including one Grade 1 listed building and three Grade II* buildings located in Church End (Figure 11). There are 13 15th and 16th century buildings located throughout the village indicating a sprawling, linear settlement by the end of the medieval period. St Mary's Church [HER 0458600000] has 12th century elements in the nave but the majority of the church dates to the 13th century with alterations in the 14th and 15th centuries; it is a Grade I listed building. The three 15th century listed buildings in Church End are Grade II* listed, indicating their special importance. To the west of the church is the Manor farm [HER 1034300000] and its associated tithe barn [HER 1034301000] while to the east is Church End farm [HER 0406700000], thought to be the priests house for the Priory of Rochester (Diment, 2006). 17th and 18th century buildings (approximately 80 of the 110) dominate the List, however, (Figure 9).

4.4 Archaeological Evidence

There has been some archaeological investigation within Haddenham, most of which has been concentrated in Church End (Figure 12). The available evidence indicates occupation of Saxon date in the immediate vicinity of the church with definite evidence for medieval activity. Haddenham parish has also been extensively surveyed by a field walking project carried out in the 1970s and 1980s by the County Museum Archaeology Group (CMAG).

The historic core, excluding several areas of 19th century development, defines the main archaeological notification area in Haddenham. To the south and west of Haddenham there are several additional notification areas based on possible sites of prehistoric activity relating to the possible ring ditches noted on aerial photographs. Although not offering statutory protection, archaeological notification areas are a helpful tool for planning control as they highlight areas that are of known or suspected archaeological potential to planning control officers at a district and county council level.

There are currently no SAMs (Scheduled Ancient Monuments) within the settlement. The only monuments of note are the fishponds to the south of the church. The fishponds are associated with the manor and probably date to the post medieval period; however, they have not been investigated fully and may be earlier in origin. They are also included in the archaeological notification area although they are dissected by the path of the railway.

HA1: Bank House, Churchway NGR (Blake, 1975-1976)				
Unstratified finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Waterlogged deposits
Animal bone Saxon pottery (19 sherds) St Neots ware (5 sherds) Brill pottery (15 sherds) Tudor Green pottery (8 sherds) Medieval pottery		Pit (Saxon?) Feature (pre 12 th century) Gully (17 th century)		
Summary of Area		Summary of Site Findings		
Excavations carried out in advance of development. Site was in close proximity to the probable Saxon settlement.		Several features were found, but not sufficiently examined as outside the study area. Feature probably pre-dates the 12 th century when it was back-filled.		
HA2: South of St Mary's Church, Church End NGR SP 74193 07935 (Blake, 1984)				
Unstratified finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Waterlogged deposits
Neolithic-Bronze Age flints (39) Romano-British pottery (11) Saxon pottery (12) St Neots pottery (2) Medieval Pottery (95)			Witchert wall, Medieval?	
Summary of Area		Summary of Site Findings		
The site was located on the very margins of the churchyard close to the Manor farm. The site was chosen because of the proximity to the church and existing evidence for prehistoric to Saxon activity in the area.		The presence of Saxon pottery is particularly significant in support of documentary evidence referring to a Saxon Minster in the area. The presence of the witchert wall is also interesting as it indicates the continued use of this unique wall material since the medieval period.		

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HA3: St Mary's Church, Church End NGR SP 74162 08002 (Farley, 2002)				
Unstratified finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Waterlogged deposits
Saxon to Medieval Burials (10) Saxon Pottery (1) Early Medieval Pottery (1) Medieval Pottery (8)				
Summary of Area		Summary of Site Findings		
Work was carried out in advance of construction of ancillary buildings to the parish church. Historic records refer to a Saxon Minster on or near the site of the present church.		A number of burials were identified within the evaluation area, however, the burials could not be reliably dated. There was no indication of archaeological features on the green beyond the graveyard.		
HA4: Baghill Barn, Station Rd NGR 73990 08064 (Sims, 2002)				
Unstratified finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Waterlogged deposits
None	None	None	None	None
Summary of Area		Summary of Site Findings		
Baghill farm is an 18 th century farm with associated outbuildings.		Evaluation and trial trenching within the location of an 18 th century barn, no evidence of earlier structures were found.		
HA5: Poultry farm, Townside NGR SP 73853 08281 (Williams, 2006)				
Unstratified finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Waterlogged deposits
Cotswold fabric (3) NE Wiltshire fabric (7) Grey Sandy fabric (4) Medieval Oxford ware (6) Brill/Boarstall (8)				
Summary of Area		Summary of Site Findings		
Evaluation and trial trenching in advance of construction of a single dwelling along one of the main thoroughfares through the village. Area located on the western edge of the settlement.		A Total of 35 sherds were recovered from the site including seven post medieval sherds indicating some level of activity in the area from the medieval period onwards.		
HA6: 5 Townsend. (NGR 74143 09128 (Wallis, 2007)				
Unstratified finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Waterlogged deposits
St Neots Ware (1) Cotswold type Ware (31) Medieval pottery (27) Post medieval pottery (28) Animal bone (41) Shell (1)		Medieval and post medieval pits and post-holes	Limestone walls	
Summary of Area		Summary of Site Findings		
Evaluation trial trenching carried out on land adjacent to 5, Townsend.		Evidence indicates activity in this area from the late Saxon period until the mid 13 th century. There appears to be a break in activity from the 13 th -15 th centuries.		
HA7: Flint St. NGR 73976 08024 (Hammond, 2008)				
Unstratified finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Waterlogged deposits
Post medieval pottery		Post medieval pit		
Summary of Area		Summary of Site Findings		
Evaluation watching brief was carried out at 15 Flint St in advance of small-scale alterations to the grounds of the house.		No significant archaeological features or finds were uncovered as a result of this excavation.		

4.5 Environmental Evidence

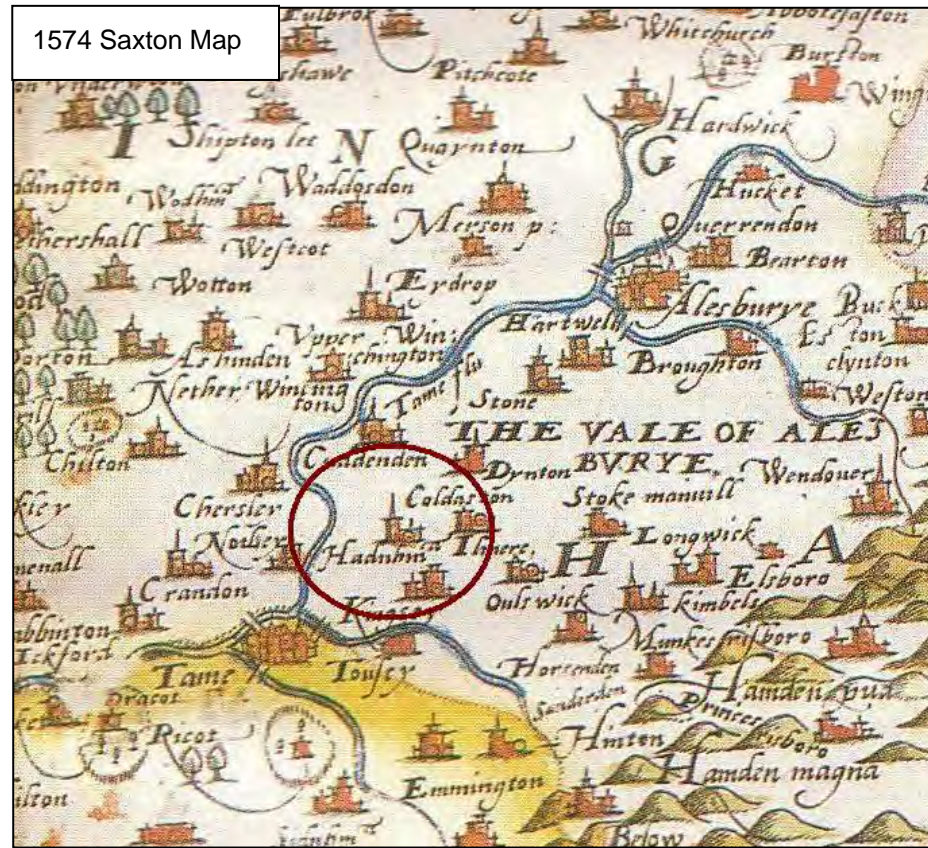
In assessing the potential for environmental remains, it should be remembered that an urban environment can provide extremes in preservation. On the one hand proximity to the groundwater table within a historic core may lead to anoxic conditions and therefore good preservation potential for organic materials whereas on the other hand frequent below ground disturbance as a result of redevelopment and construction combined with modern industrial pollution can also lead to extremely poor preservation of organic materials (French, 2003).

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Limited environmental evidence has come from the village. The 1975 excavation at Bank House revealed some animal bone, however it was not examined in any details (Blake, 1984). The Townsend site also revealed a small number of animal bone (41 fragments) primarily from cattle and pig as well as a single fragment of oyster shell (Wallis, 2007).

The calcareous free-draining limestone geology indicates a high potential for molluscs and bone throughout most of Haddenham but limited potential for waterlogged (anoxic) preservation. The presence of Head deposits underlying the stream running through the historic settlement as well as wells and other deep features may allow for greater preservation, and perhaps waterlogged deposits, beneath the colluvium.

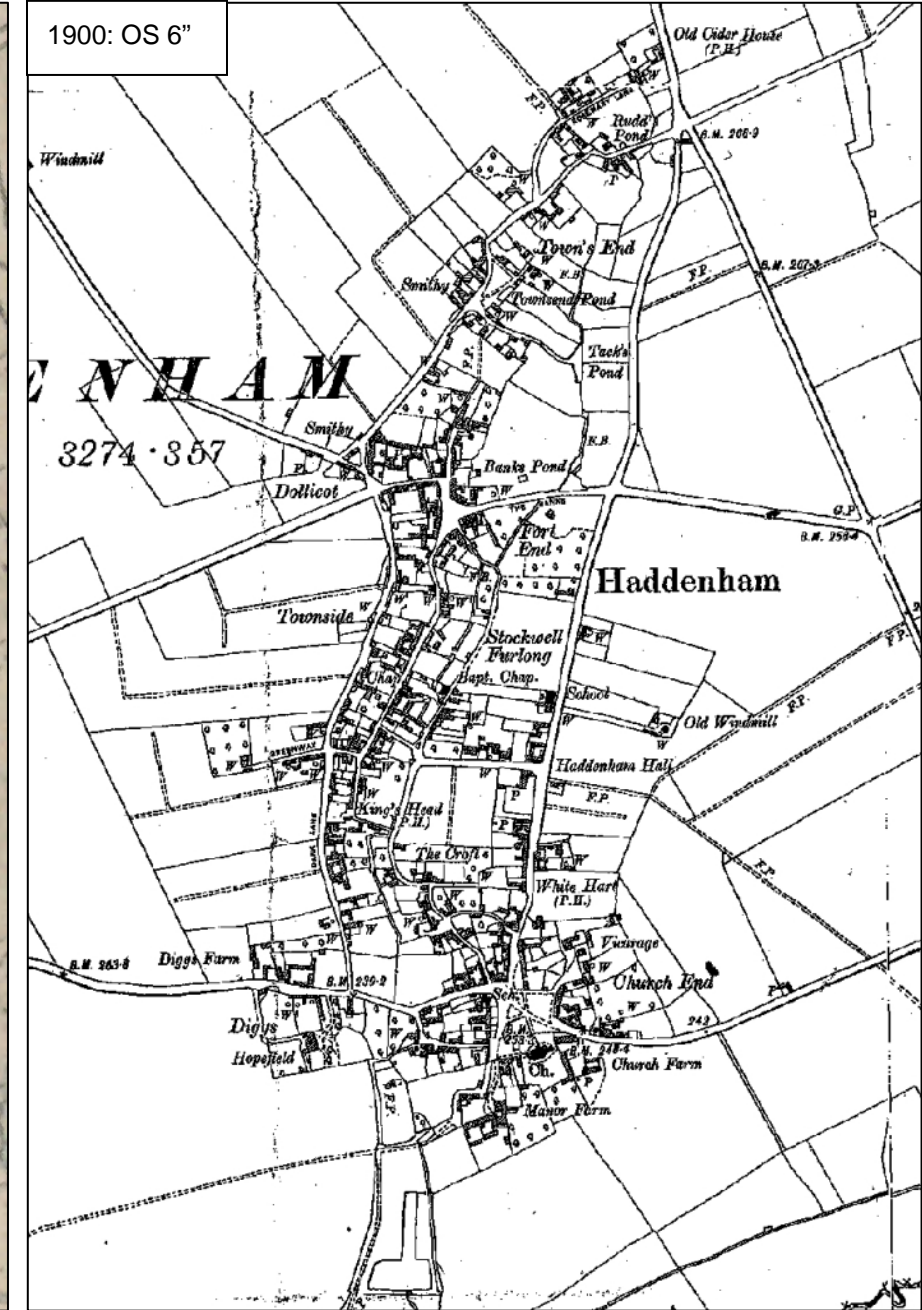
1574 Saxton Map



1820s OS 2" Surveyors



1900: OS 6"



1760 Jeffrey's Map

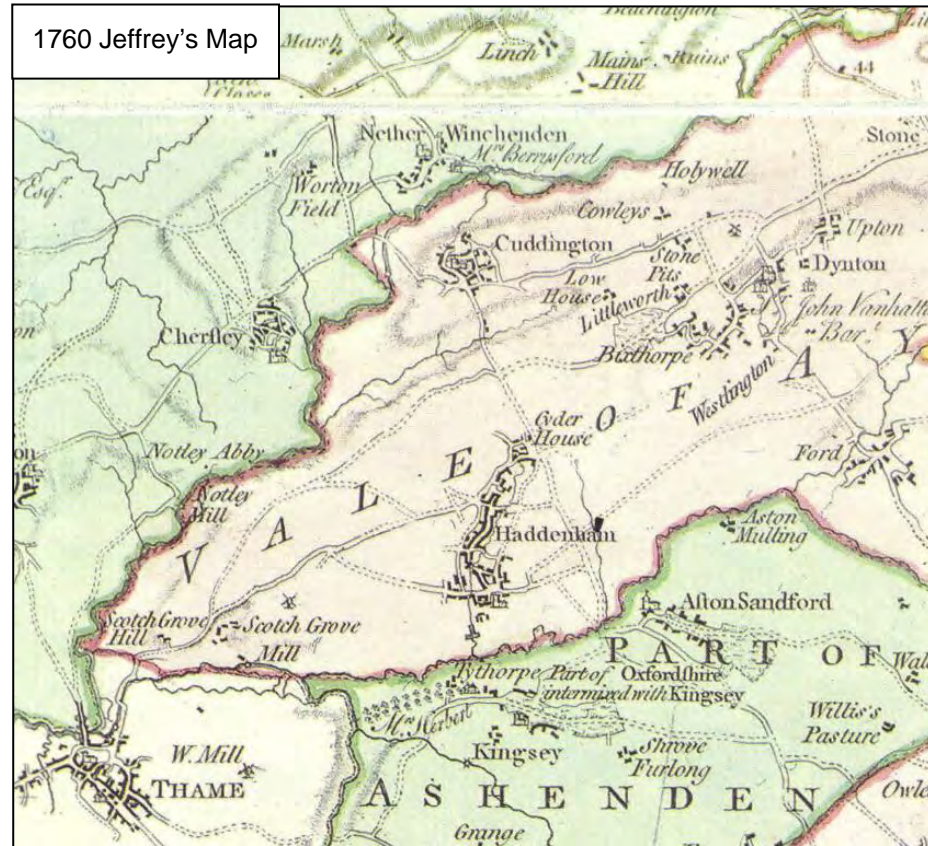
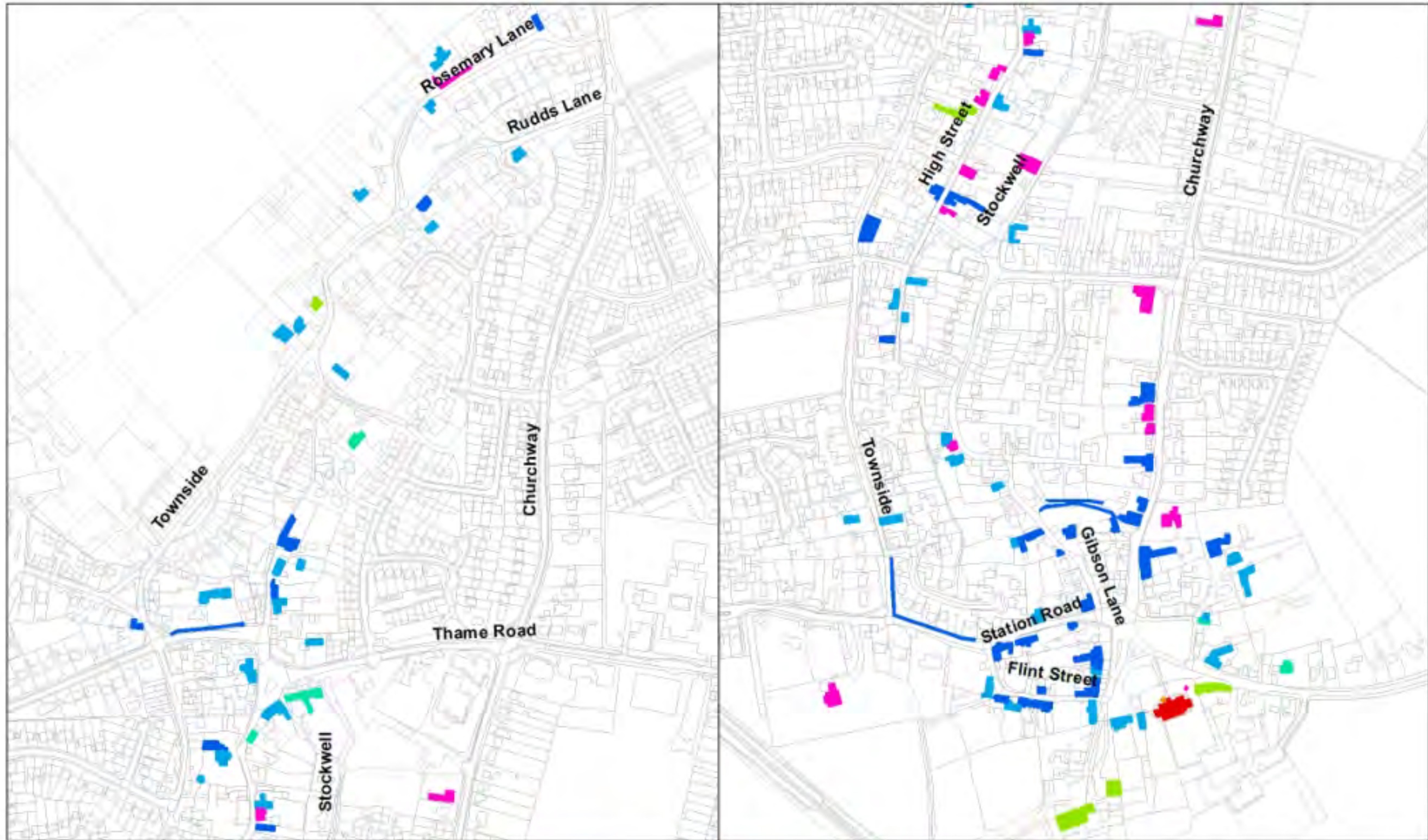


Figure 10: Historic Maps



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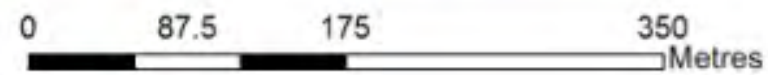
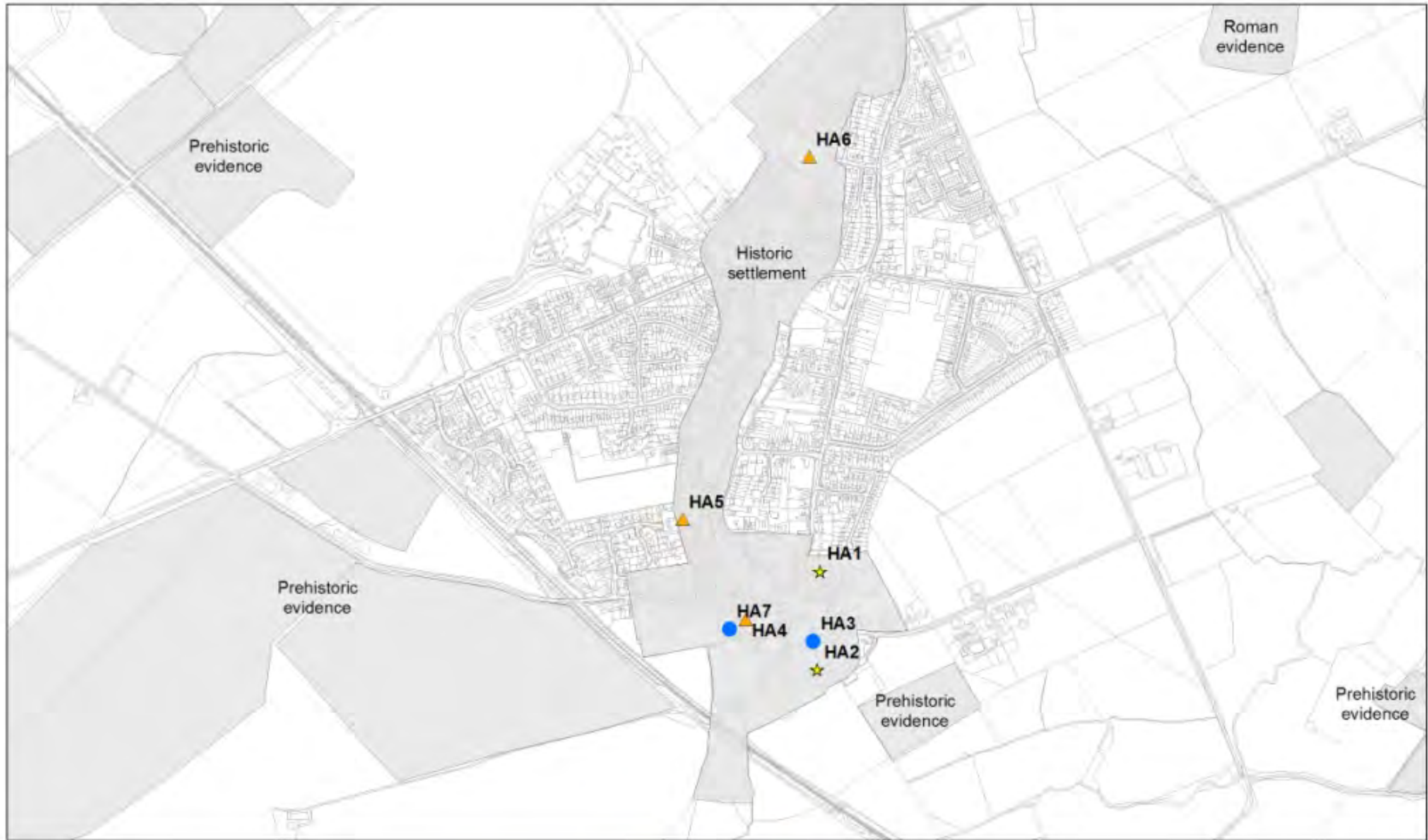
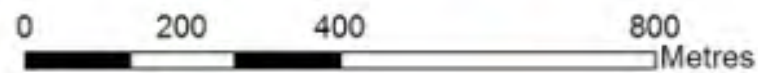


Figure 11: Listed Buildings



Archaeological notification areas

★ Excavation ▲ Trial Trenching ● Watching Brief



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Figure 12: Location and extent of archaeological investigation within the town (source: Bucks HER)

5 Archaeological & Historical Development

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

The 1979 excavation north of the Church recorded a limited number of Neolithic to Bronze Age flints. No other prehistoric finds have been recorded within Haddenham village itself although the CMAG field walking survey carried out in the 1970s and 1980s has uncovered numerous prehistoric artefacts and in particular Mesolithic, Neolithic and Bronze Age flint tools and scrapers (Figure 22).

Aerial photographic evidence has identified a number of ring ditches in the area surrounding Haddenham including several sites at Round Hill farm [HER 0085600000] north of the village and in the fields south west of the station [HER 0141400000]. These sites have been provisionally dated to the Neolithic to Bronze Age; however, no archaeological investigations have been carried out as yet. A third site at Haddenham Low Farm [HER 0838400000] to the north east of the village was subject to a watching brief in 2005 but no significant archaeological features were found (TVAS, 2005). A topographical survey was carried out on the site of a possible round barrow at Round Hill farm by English Heritage in 1995 [HER 0856000000], the site itself is a Scheduled Ancient Monument [SAM 27135]. There has been an evaluation and field walking survey at Scotsgrove Mill where almost 600 pieces of flint dating to the Mesolithic, Neolithic and Bronze Age periods was recorded (Mitchell, 2004). There is, perhaps surprisingly, as yet very little evidence for Iron Age occupation within Haddenham parish.

5.2 Roman period (AD 43 – 410)

The evidence for Roman occupation and settlement in Haddenham village is slight. An excavation at Church End in 1979 revealed a number of unstratified Roman pottery sherds but nothing with any archaeological context.

Archaeological evidence for Roman activity in the wider landscape around Haddenham is more varied; the nearest confirmed Roman road to Haddenham is Akeman Street, a secondary routeway dating to the 1st century AD and running from *Verulamium* (St Albans) via Aylesbury to Alchester [HER 0105001000]. A second probable Roman road also bypassed Haddenham and linked Dorechester to Fleet Marston via Long Crendon (Viatores 173).

There are several known settlement sites located in close proximity to Akeman St. at Berryfields, north west of Aylesbury and at Long Crendon (Carstairs, 1984). Isolated settlements or farmsteads have also been recorded at Cowley farm, Cuddington and Ford farm, Dinton. Several burial sites attributed to the Roman period are recorded at Long Crendon west of Haddenham [HER 0207700000; HER 0056400000].

The CMAG field survey also recorded numerous examples of Roman pottery and metalwork including several coins in the fields immediately surrounding Haddenham, providing the majority of evidence for Roman activity (Figure 22). In addition to the find spots a number of rectangular crop marks thought to be of Roman origin have also been identified east of the village near Folly Farm [HER 0676900000].

The scatters of Roman finds across the parish indicate that settlement and agriculture were probably extensive but there is insufficient detail to define clear foci or the nature of activity. There is as yet no evidence for high status occupation such as a villa, nor of any specific precursor to the Saxon settlement.

5.3 Saxon synthesis (AD 410 – 1066)

Churches & Minsters

Documentary evidence indicates that the original church in Haddenham was a late Saxon Minster with a sizeable estate of three hides of land (c.146 ha) worth 60s a year and 'daughter churches' (chapelry or church based in a subordinate community considered to be part of a larger church estate) at Cuddington and possibly also Kingsey (Bailey, 2003; Strange, 2007). However, limited excavation within the grounds of the church in 2002 has so far provided little direct archaeological evidence to support the presence of an early church (Figure 25).

Small quantities of 'Saxon' pottery have been found at 3 sites in the area immediately surrounding the church indicating a possible focus of activity at Church End. A few sherds of St. Neots type Ware have also been found at Church End with a single outlier of uncertain significance at Towns End (Table 2).

Site	Grass tempered ware (Early-mid Saxon)	St Neots type ware (10 th -12 th century)	NE Wiltshire ware (11 th -14 th century)	Cotswolds ware (10 th -14 th century)	Saxon general
HA1: Bank House (Blake, 1976)	4	5	0	0	14 (11 th -12 th century) 1 (unidentified)
HA2: Church (Blake, 1979)	12	7	0	0	3 (9 th -10 th century) 2 (11 th -12 th century) 18 (unidentified)
HA3: Church (Farley, 2002)	1	0	0	0	0
HA5: Poultry Farm (Williams, 2006)	0	0	7	3	0
HA6: Townsend (Wallis, 2007)	0	1		31	0

Table 2: Summary of Saxon pottery in Haddenham

Wider landscape & Saxon place name evidence

The wider landscape around Haddenham provides more evidence of Saxon activity in the region particularly at Aylesbury whose known origins date back to 571 AD. Saxon cemeteries or inhumation sites have been recorded at Dinton [HER 0068600000] and there is a 19th century record of a cremation site at Kingsey [HER 0063900000]. Haddenham originally formed part of the hundred of Stone (Domesday), later one of the three hundreds of Aylesbury. Aylesbury was itself the location for a Minster church by the 8th century and it is probable that the church at Haddenham was a later dependency of the royal estate and early Minster based there (Bailey, 2003). This was one of the more valuable and highly populated areas of Anglo-Saxon Buckinghamshire recorded in the Domesday survey (Lewis *et al*, 2001).

Conclusion

The available data for Haddenham and the surrounding landscape indicate a dispersed pattern of prehistoric and Roman occupation with a lacuna in the Iron Age, which may owe more to the vagaries of discovery than any real change in settlement patterns. The limited evidence for Saxon occupation is almost entirely focussed on Church End suggesting that this was presumably where a pre-village nucleus was established in the early/middle Saxon period. At least by the 10th or early 11th centuries this must have been of sufficient importance to see the foundation of a church endowed with 3 hides of land and tithes. The fact that the vill was held by Earl Tostig in 1066 and later had dependant settlements recorded would be consistent with it being an aristocratic or royal estate centre. The relative lack of investigation in the central and northern parts of Haddenham allows for the possibility that there may have been more extensive settlement in the Saxon period, with perhaps some of the other 'ends' having Saxon origins – this remains to be tested by archaeological intervention.

5.4 Medieval synthesis and components (1066-1536)

Town layout (settlement model one)

The extent of settlement in the medieval period is based primarily on back-projection of plan-form from historic maps, listed building information, archaeological excavations and (from a negative point of view) the former extent of ridge and furrow (Figure 5). In 1880 a reconstruction of the open fields system in Haddenham parish was commissioned by the Rose family (CBS: MaR 42) which shows a definite absence of ridge and furrow throughout the historic core, suggesting that much of this land was used either for settlement or for orchards and closes. A survey of surviving ridge and furrow carried out in the later 20th century (Stainton, 1998 for Haddenham parish) indicates some correlation with the earlier 1880 reconstruction in the parish away from the settlement.

Evidence suggests that the earliest settlement site in Haddenham was Church End. Documentary sources along with place name evidence infer that the Saxon Minster was probably sited in Church End. Archaeological evidence is limited for Haddenham as a whole; however, there is a concentration of Saxon finds from several excavations in Church End (Blake, 1977; Blake, 1979; Farley, 2002). Church End is located at a junction of several roads that appear to be least contemporary with the laying out of the open field system (Figure 10). To the east, Churchway leads directly from Church End to Haddenham's dependant settlement at Cuddington while Townside lane appears to follow a sinuous path along the furlongs to the west of the village. Townside lane is truncated by Station road which indicates that it too originates in the late Saxon to early medieval period. Analysis of the built

heritage in Church End is problematic due to the fires in the 18th century which affected much of the north side of the End and the only surviving medieval structures are all located on the south side in parallel with the church.

Analysis of the morphology of the settlement in Church End also suggests an early plan form with a central green that may have been larger than its current extent. Figure 25 presents a hypothesis of settlement in the mid to late Saxon period with a larger green extending over what now comprises of settlement around Flint Street to the west of the current green and Dragon Tail to the north. The lack of Saxon evidence at sites archaeological sites HA4 and HA7 in contrast to the sites to the east may suggest that these areas were undeveloped at this time. The plots that surround the green are typically large and irregular and appear to be contemporary with, or earlier than, the open field systems as they do not appear to truncate the furlong boundaries.

Figure 25 also illustrate the progression of the settlement into the early and then late medieval period. The mapping is conjectural at this stage but provides a possible basis for future documentary and archaeological research to prove, or disprove, it. The failure of the market at Haddenham in the early medieval period may provide a reason for early encroachment on the green at Church End with a gradual infill of plots and houses along Flint Street, Dragon Tail and Skittles Green. The medieval period probably also saw the development of two smaller foci at Skittles Green and at Diggs End farm – a settlement that likely comprised a large farm complex with associated cottages.

At present, no archaeological evidence has been uncovered as to the possible origins of Fort End with Dollicot. Further research may also aide in place name analysis with two possible interpretations for Fort End. The first, and more probable interpretation is that it is a simple corruption of the word 'ford' and given it's location just to the west of a crossing over the stream that runs through Haddenham, this interpretation has strong support. Another interpretation is that the name originates from the presence of an earthwork of unknown date.

An analysis of the morphology of the settlement at Fort End indicates a pattern of irregular plots surrounding a central green with several smaller lanes leading of from it including Fern Lane and possibly also the head of the High Street. Several 15th century buildings survive at Fort End mainly comprising farm complexes with small cottages and associated outbuildings that have been converted into private residences in the modern period.

The High Street connects Church End to Fort End via a number of routes. Townside is possibly the earliest route following the outer edge of the furlongs. The eastern border is defined by the stream that runs through Haddenham with no evidence for settlement east of the stream. The High Street itself represents a curious morphology given that it is effectively a dead-end road leading south from Fort End as far as the Kings Head pub. This section of settlement contains elements of purposeful planning with a straight road in contrast to the winding morphology prevalent in the rest of the village. The plots fronting onto the High Street are more regular than in the earlier, more organic settlement in the village. Stockwell lane runs parallel to the High Street on the east side and may have served as a back lane to properties on the High Street.

Townsend, to the north of the village is another common edge settlement with a small number of irregular plots around a square green. A recent archaeological excavation (HA6) has uncovered evidence of late Saxon activity in the area and a small settlement may have formed here in the late Saxon/early medieval period. Townsend does not appear to have grown in the medieval period and in fact the excavation near the green indicates an absence of activity in the later medieval. There is one surviving 15th century building on the west side of Townsend [HER 104360000] while Gogs farm [HER 104330000] dates to the 16th century. The surviving buildings and plot morphology indicate a more dispersed pattern of settlement north of Townsend.

At the far north of Haddenham a final medieval settlement is proposed. This settlement is formed by the junction of Townside Lane (called Rudds Lane at this point) and Churchway. The 1820 pre-enclosure parish map records a green here called 'Cyder Green', probably relating to Cyder House on Churchway just to the north of the green. The green at this settlement may have once been quite large, with a number of farm settlements surrounding the outer edges (Figure). Encroachment onto the green may have occurred at an early date and certainly by the post medieval period the extent of the green was limited to a small area by Cyder House.

Town Layout (Alternative settlement model)

Following the consultation process, an alternative settlement model has been proposed for Haddenham (Gulland P, *pers. com*). This model is illustrated in Figure 26 and will be briefly discussed

here; however, due to time constraints this option cannot be explored in any great detail. The principle evidence for this model is historic map sources and settlement morphology.

Briefly, this model suggests that the main route from Aylesbury to Thame in the late Saxon to early medieval period came from Aylesbury through Upton and Dinton entering Haddenham along what is now a track (Green Lane). The road then passed through Haddenham along Rudds Lane and Dollicot as far as Fort End before crossing the open fields to Thame. The 1760 Jeffreys map (Figure 10) illustrates this route an enclosed road from Aylesbury through Haddenham to Thame. The present path of the A418 is discounted as the principal historic route based on historic map evidence which suggests that it overlays the ancient boundaries of the open fields system. The 1760 Jeffreys (Figure 10) map also shows this route to be an open track across the fields. This model also suggests a slightly different route linking Haddenham with its dependent settlement at Cuddington. Churchway probably continued as far north as Rudds Lane where it joined with the original main road through the town. The road to Cuddington then left Haddenham along what is now a footpath that leads to Roundhill Farm and from there north to Cuddington.

The importance of this different route pattern to settlement in Haddenham is significant; under this model, Fort End becomes the principal settlement focus of the village with the main historic route passing through it. Fort End then has a stronger claim to a market based on its green. A market in this location along a direct route to Thame would also increase the likelihood that it would have a more direct and immediate impact on the market at Thame. Fort End then becomes the early focus of village.

Church End then becomes a more isolated religious settlement with routes leading to it from the main road along Townside and Churchway. The principle focus of Church End becomes the Saxon Minster with some areas of secular settlement surrounding it. The hypothesis presented in Settlement Model One suggesting that settlement on Flint Street, Dragon Tail and Skittles Green was the result of encroachment on a larger market green following the failure of the market can be adapted here to be settlement encroachment as a result of a contraction to the Saxon Minster precinct. The settlement model proposed for the Saxon period in Figure 26 allows for a much larger precinct covering these areas that then becomes settlement encroachment in the early medieval period as the Minster declines in local importance.

Further archaeological and historical research are required, however, in order to prove, or disprove, either of these two models.

Markets and Fairs

A market was granted by Royal Charter to the Priory of Rochester in 1294 on the condition that it did not unduly affect the surrounding markets already in existence (Reed, 1979). In 1301 the market was discontinued following protests by the Bishop of Lincoln who held interests in the nearby market at Thame (Sheahan, 1861). A fair was granted at the same time to Rochester Priory, however, subsequent documentary evidence is silent as to its fate. A stray account roll, of Stephen serjeant (*servientes*) of Haddenham manor, survives in the Bodleian Library (Bucks. Roll 1 *not viewed*) for 1299-1300, a few years after the grant of the market, which may reveal whether it was successful and a serious threat to the bishop's market at Thame.

Pubs, Inns and Taverns

There are no surviving *in situ* pubs or inns from the medieval period although two names are recorded on the 1577 Return of Vintners, Inn holders and Alehouse-keepers (CBS D-X423/1). As the village was not located along any significant route through the county it is likely that many of the pubs that operated within Haddenham were smaller beer-houses, functioning as part of a house.

Trade, mills and industry

Little is known about industry in Haddenham in the medieval period, although the two mills mentioned in Domesday likely continued in use.

Hospitals & Schools

No hospitals or schools are known during the medieval period.

Haddenham Manor (VCH)

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 Haddenham are complex and a more detailed study is required to fully understand them. The Centre for Buckinghamshire Studies and the National

Archives have also produced a catalogue of the available documentary evidence relating to medieval manors via the Manorial Documents Registry online.

Prior to the Norman Conquest the manor of Haddenham was recorded as part of the estate of Earl Tostig (Lipscomb, 1847). However, following the Conquest William gave the manor to Lanfranc, archbishop of Canterbury who settled it on the church of St. Andrew, Rochester (Sheahan, 1861). At the start of the 12th century, Gundulf, archbishop of Rochester introduced the rule of St Benedict at Rochester and Haddenham with Cuddington became part of the new monastery's estate with whom it remained until the Dissolution. Manorial lands included a Bishop's Fee (Strange, 2007) at least part of which was centred on Bigstrup Farm to the north east of the village (a Fee was a tenanted estate for the maintenance of a knight for the king).

At the Manor house [HER 1034303000], the original extent of the grounds associated with the late medieval manor house covered the large fish ponds now located to the south of the railway. The first description of the garden, however, comes from Sheahan (1861). The site no longer exists, however, having been built over by modern farm units.

Grenville Manor [Reputed] (VCH)

Grenville's manor was formed in the early 13th century out of lands once held by Rochester as part of the Bishop's Fee for the maintenance of knights for the king. The earliest tenant to be traced to this estate is Richard de Haddenham in 1210 and it remained within his descendents for the remaining centuries of the medieval period.

Figure 13: Grenvilles Manor, Church End



St Mary's Church [Grade I; Ref 43123]

The parish church of Haddenham contains some elements of 12th century construction but the majority of the building dates to the 13th century (Page, 1908). It is situated facing the main green at Church End and adjoining the Manor farm. The church is thought to have been built on the site of an earlier Saxon church.

Figure 14: St Mary's Church, Church End



Situated just to the east of the church is Church Farm house, said to have been constructed on the foundations of an earlier 12th century structure, although the evidence for this is limited to isolated documentary sources (Diment, 2006). Church Farm House was used as a priest's house for the Priory of Rochester during the medieval period. Following the Dissolution, the newly created Dean and Chapter of Rochester retained the advowson for the church (Page, 1908).

Figure 15: Church Farm house, Church End

Secular Buildings

The low concentration of surviving medieval buildings in Church End is a consequence of two fires that destroyed many of the earlier buildings on the more densely developed northern side of the green. Two 15th century buildings are located on the High Street, close to Fort End while another 15th century house is located in Townsend. A number of buildings also survive from the close of the medieval period at all three Ends of the village. The majority of the buildings in the village were timber framed structures with wicket infill and thatched roofs. The plots in Haddenham were relatively large while the houses themselves were often low and sprawling with numerous outbuildings to accommodate the various occupations of the household.

5.5 Post medieval synthesis and components (1536-1800)

Town layout

The post medieval period probably saw the consolidation of Haddenham into a linear settlement and its current form.

By the 16th century several smaller, ends had developed in Haddenham. At Church End, Skittles Green had formed around a small open space just to the north of Church End at the junction of several narrow lanes (Figure 29). Skittles Green comprised of several small tenements as well as a poorhouse to the north and a school on the south side (CBS: MaR55a-bR). To the west of Church End another 'end' may have formed around Diggs Farm, frequently referred to as Diggs End. The focus of this end would have been the farm and the labourer's cottages on the north side, although it is unlikely that this area was clustered around a central green.

South End is located midway between Church End and Fort End along the High Street. Again, it is uncertain whether this end comprised a central green and more likely refers to the junction of several roads across the village into the open fields surrounding it.

North of Townsend two 'ends' may have existed firstly at the junction of Rosemary and Rudds Lane where 19th century maps indicate an open space at this point that may once have been larger. Rosemary Lane itself was not a through road in the 18th century and map sources indicate that the lane ended at 'Cyder Green' adjacent to Cyder House (CBS: MaR55a-bR).

Roads & Turnpikes

In 1770 the Aylesbury to Shillingford Turnpike Trust was authorized to take over maintenance of what is now the modern A418 less than a mile to the north of the village, while in 1830 the Princes Risborough to Thame Turnpike was opened through Kingsey on a new alignment that bypassed the hamlet (Edmonds, 1993).

Inns & Pubs

Evidence for pubs in Haddenham during the post medieval period is more significant than the medieval period with at least five inns and a malthouse operating with a particular concentration of activity in Church End. They include No.12 (The Anchor) [HER 1034400000]; No.19 (The Eight Bells) [HER 1034200000]; The Malthouse No.4 [HER 1034301000]; The Red Lion (Not listed) on Church Green, The Rose and Thistle (Not listed) on Station Road, The Two Brewers (Brewery and beer house) [HER 1038000000] on Flint St, and The Green Dragon [HER 1036000000] and the White Hart [HER 1035300000] on Churchway.

Figure 16: Eight Bells inn, Church End



Trade, mills and industry

Despite the lack of a regular market in the village, it is clear that Haddenham flourished during the post medieval period. The 1798 Posse Comitatus census notes the main occupations within the village as farmers, labourers or servants; however, numerous other occupations are listed including drapers, cordwainers (shoe makers), wheelwrights, blacksmiths, bakers, millers, needle makers and harness makers (Blake, 1984).

Churches & Chapels

Several documentary sources indicate the presence of a chapel separate from the church in Church End during the post medieval period. A chapel was granted by the Queen in 1585 along with half an acre of land and was thought to have stood on the green in front of the church (Sheahan, 1861) until the late 18th century. The exact location of this chapel is not known.

The Friends Meeting house was officially licensed in 1711 and stood to the east of Fort End until the 19th century. The first burial was in 1694 (Rose, 1988) with a total of 23 burials at the site. The Meeting House was supported by the Rose family of Grenville manor. The Site is now partly demolished.

Figure 17: Remains of Friends Meeting House, Banks' Road



Hospitals & Schools

No hospitals or schools are known during the post medieval period.

Haddenham Manor

Following the Dissolution, Haddenham Manor was leased to Sir Edward North by the Crown, but less than three years later it had been returned to the Crown's possession and remained as Crown lands until 1611 when it was granted to Henry, Prince of Wales. Throughout the 17th and 18th centuries the manor changed hands several times before eventually forming part of the estate of Sir Philip Wenman in 1751. The manor has since descended with the Wenman family (Page, 1908).

Grenville's Estates

The Grenvilles held this estate until 1569 when it was divided into three parts. At some point towards the end of the 16th century it was united under Robert Rose (Page, 1908).

The Civil War

Sir Henry Spiller of Haddenham Manor was a Royalist supporter during the Civil War despite the proximity of Parliamentary garrisons at Thame under the Earl of Essex and at Aylesbury. Spiller was later imprisoned, remaining in the Tower of London until his death in 1650 (Page, 1908). The village itself was also frequently levied for money by the Parliamentarians during the Civil War (Blake, 1984).

Church End Fire: 1760.

A number of fires have been recorded throughout the post medieval period in Haddenham. The first recorded fire occurred on the 16th April 1701 destroying around 30 households and associated buildings in the village (Sheahan, 1861). Documentary evidence for the 1701 fire is rare although it is referred to in relation to Churchway and Church End (Pevsner, 1994). The practice of topping witchert walls with thatch throughout the village no doubt increased the risk of fire damage, particularly in the more densely populated areas.

A second, more significant fire occurred in 1760 in the area around Church End (Figure 19) This fire was said to have begun at the location of what is now The Malt House in Church End (No.4) and spread northwards towards Gibson Lane and up Churchway at least as far as the White Hart (Whitney, 1998). Many of the witchert walls that lined the roads at this time were topped with thatching which no doubt aided the rapid spread of the fire. The 1760 fire is estimated to have destroyed around 60 households in the densely settled areas around Church End and caused £4-5000 worth of damage (Sheahan, 1861).

Secular Buildings

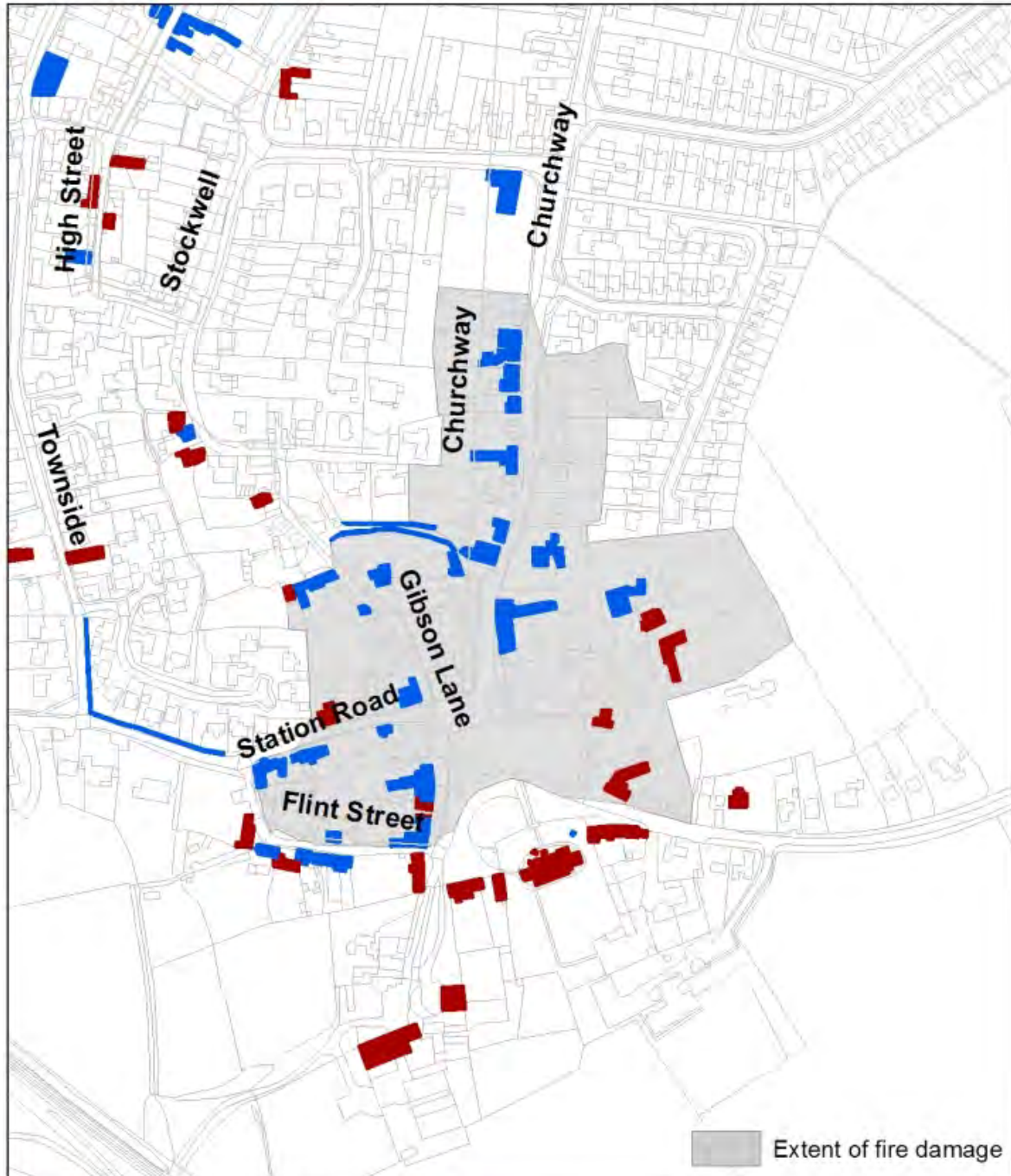
Secular buildings and properties in Haddenham have their own distinctive style created through the use of witchert for housing and property boundaries. The use of witchert continued throughout the post medieval period with brick infill only becoming common towards the end of the 18th century. The dominant architectural style is vernacular with only isolated Georgian buildings.

Witchert Walls (also spelled wyichert or wichert)

Witchert is a type of earth-walling material distinctive to Haddenham and the nearby villages of Cuddington and Long Crendon. It consists of the hard chalky earth found in the locality mixed with straw and a little water and is commonly found throughout Haddenham in both the boundary walls and the houses (Reed, 1979). It has clearly been in use for centuries and quite probably originates in the medieval period. The walls were erected on stone rubble footings (frequently called 'stone grumplings') before being built up in stages then rendered with plaster (Blake, 1984). The walls were characteristically high, averaging 5-6ft, and early examples were topped with thatch, a practice that continued well into the 20th century (Whitney, 1998). Several 18th and 19th century witchert walls have been added in the listed buildings register including one bordering the Church Green [HER 1035200000], a second on Station Road [HER 1042900000], two walls in Dragon Tail Lane [HER 1036600000; HER 1036900000], another at Fort End [HER 1043101000] and a 19th century example on Rosemary Lane [HER 0369000000].

Figure 18: Witchert wall, Fort End





Listed buildings

-
 pre 18th century buildings
 18th century or later

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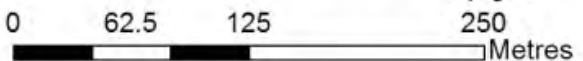


Figure 19: Probable extent of the 1760 fire in Church End

5.6 Modern synthesis and components (1800-Present)

Manors & Estates

Haddenham Manor has remained in the hands of the Wenman-Wykeham family since the post medieval period.

Grenville Manor [Reputed] has remained in the hands of the Rose family.

Impact of Enclosure

Immediately following enclosure in 1834, the vast majority of the inhabitants of Haddenham had registered as paupers (Rose, 2006c). Each farmer lost a proportion of land to the Church in commutation of tithes while the cost of fencing, road-building and the commissioners themselves meant that many could not afford to farm their land and in consequence there was an immediate shortage in food, a dilemma that reached even national ears with reports in 'The Times' newspaper (Rose, 2006b).

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

The summary table is based on a method created by J Broad (1992) for examining changes in trade in Buckingham during the 18th century. This method grouped certain professions into more general groups based on their broad trade. The groups also help to address the issue of changes and varieties in listings for certain trades.

Table 4 summarises the five main groups of trade in Haddenham. The variety within these groups was limited with an average of twenty occupations in each directory, primarily centred on the agricultural industry. As expected, the table indicates a low number of professionals within Haddenham, perhaps due to the proximity of Aylesbury and Thame. Trade listings for dealers or those who provided a service remained consistent throughout this period and mainly comprised of the core trades such as pubs, inns and beerhouses, which were the most common trade listings for Haddenham. Duck breeding was an important agricultural pursuit that has long been associated with Haddenham, however records for duck breeders only appear at the start of the 20th century. Lace making and needle making were local cottage industries of note in the 19th century; however, both trades had ceased in importance by the latter half of the century.

Summary	1830	1842	1850	1864	1877	1887	1891	1903	1911	1920	1935
Professional	2	0	2	2	1	0	0	2	5	4	6
Agric/General	1	2	19	23	22	20	24	30	22	19	16
Artisans/trades	12	22	11	16	7	7	7	12	10	8	6
Service/Provision	35	36	45	39	37	32	39	42	39	31	27
Merchant/dealer	7	15	11	18	16	15	16	16	18	16	15

Table 3: Summary of trade in Haddenham 1830-1935 (method adapted from Broad, 1992)

Hospitals & Schools pre 1945

National School, Church End was initially held in a temporary building before being transferred to the corner of Church End in the late 19th century (Sheahan, 1861). Now in use as a community centre.

British Board School, Churchway, set up in 1850. Since converted into private residence.

Skittles Green private school at No.5 Gibson Lane. Now a private residence.

Haddenham County First School; built 1910s. This is the only pre 1945 school still in operation.

Hospitals & Schools post 1945

There are several modern schools in Haddenham, all of which were built since the 1944 Education Act including the following;

- Haddenham County Middle School; built 1970s
- St. Mary's C of E School (Primary); built 1990s

The Workhouse/poor house [demolished]

A poorhouse was recorded on the location of No.9 Skittles Green on 19th century maps of Haddenham (CBS: MaR55a-bR).

Civic and modern religious structures

The Baptist Chapel [Grade II; HER 43220] in Stockwell was built in 1809. Originally there was an attached infant school with a graveyard opposite (Sheahan, 1861).



The Wesleyan Chapel on the High Street [Grade II; HER 43184] was built in 1822.

Figure 20: Wesleyan Chapel, High Street

Modern Communications

The first railway station near Haddenham was built just to the west of the village along Station Road in 1906. This station was small and had a number of associated buildings including cattle pens recorded on OS maps. In 1963, however, the old station was demolished and a newer one built 600m north on the Thame Road in 1987 adjoining the airfield. The impact of the airport on Haddenham would have varied; activity on the airport remained limited throughout the war due to the relatively small size of the landing strips, while the RAF instructors and trainee pilots were initially billeted at the now demolished Yolsum House on the Thame Road however they were soon re-located to Thame rather than Haddenham itself.

Secular Buildings – the impact of modern infill

Modern development occurred in Haddenham only after the growth of the industrial estate associated with Haddenham airport rather than as a direct result of the construction of the railway. The main period for development was the 1970s when several large estates were built with a mixture of commercial and council developments in a modern generic style of red brick or shingle rendered. In the late 1990s, development has occurred along the outer limits of the village around Stanbridge Road and Thame Road and in several areas within the historic core of the village. These new developments are often more complementary to the visual style of Haddenham through the use of cream rendered houses and high boundary walls that give the appearance, at least, of witchert style fabrics. Turn End [HER 0639700000], built in the 1960s and designed by architect Peter Aldington is located midway along Townside and is included on the listed building register because of its distinctive design.



Figure 21: Modern designs in Stockwell

Designed Landscapes

There are several HER records for modern gardens within Haddenham. These were identified following a study carried out on historic parks and gardens to be considered for future inclusion in the registered Parks and Gardens database by Buckinghamshire County Museum Archaeology Service (BCMAS) on behalf of English Heritage.

The modern garden at Turn End [HER 0639701] forms part of a complex of three houses with surrounding landscape designed by local resident and renowned architect Peter Aldington. It was the conclusion of the B List Review that the garden was too modern and too small to be included on the Register in 1998; however this decision could be reviewed.

The 19th century garden at Hopefield House [HER 1042601] was first recorded in Sheahan (1861) as a three acre garden, tastefully designed, surrounding the main house. The Review concluded that the garden should not be considered for A list status.

Finally, the garden at No. 29 Churchway, or Haddenham Hall, [HER 1035701] was recently added to the HER database in 2003 following advice from AVDC. However, the garden appears to have been significantly altered in the late 20th/early 21st century.

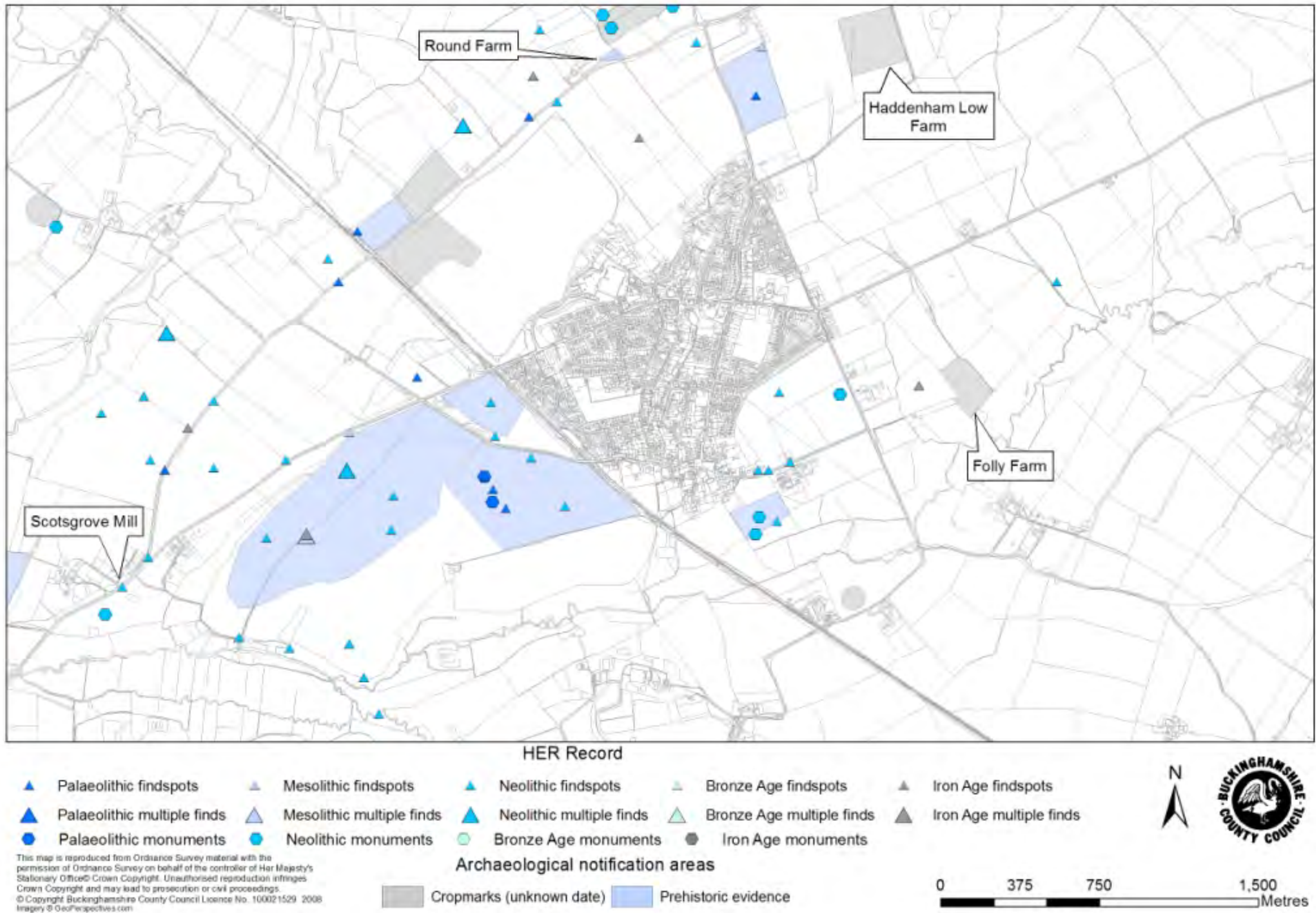
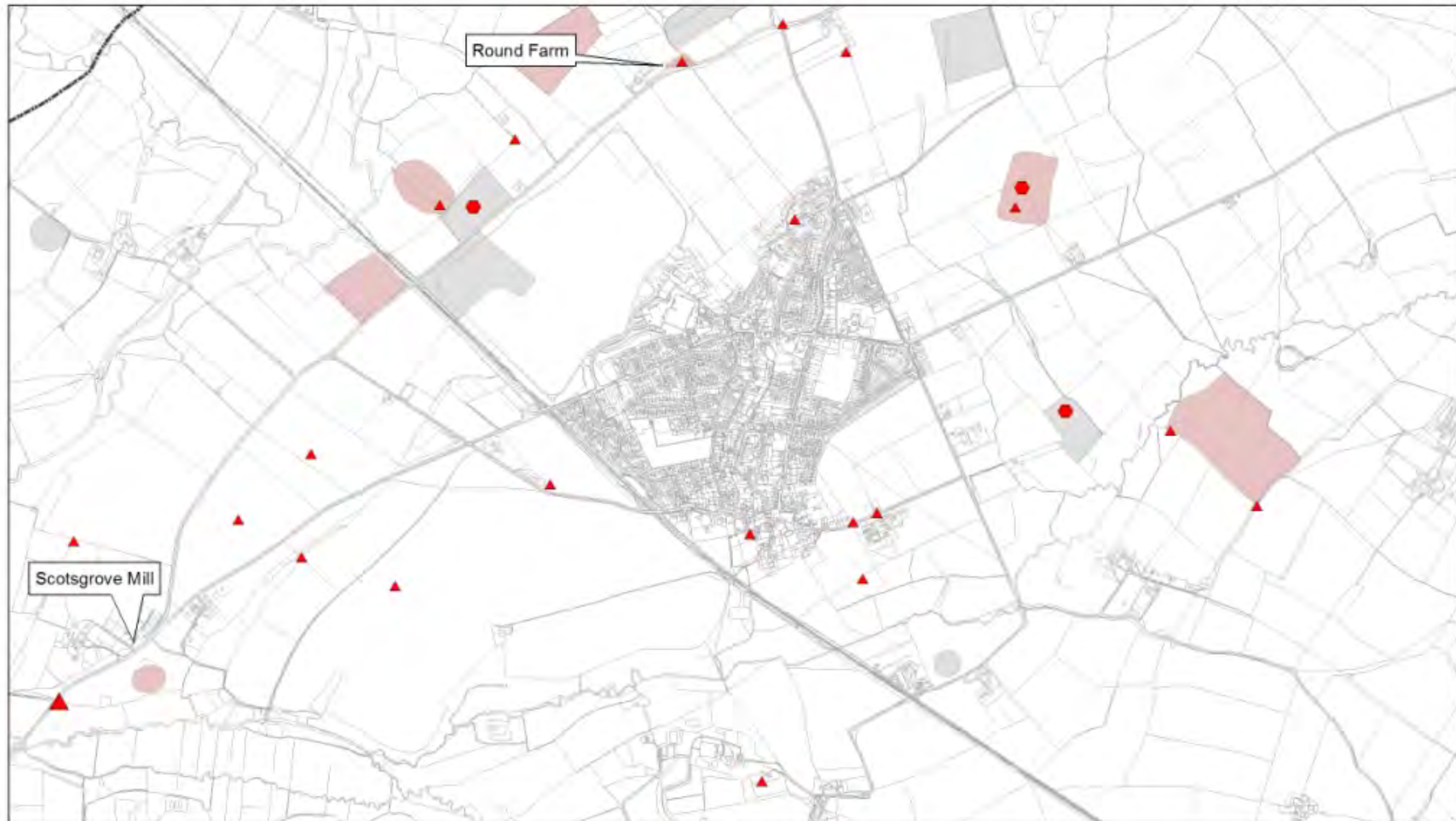


Figure 22: HER Data for the prehistoric period



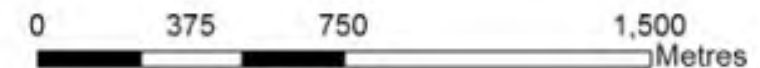
HER Record

— Roman possible

▲ Roman findspots ▲ Roman multiple finds ● Roman monuments

Archaeological notification areas









■ Cropmarks (unknown date) ■ Roman evidence

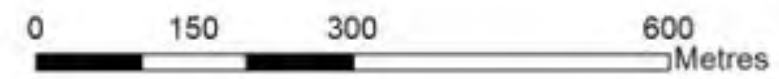


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Figure 23: HER records for the Roman period



- | | | | |
|---|--|---|--|
|  Probable Saxon settlement |  Greens/commons |  Saxon findspots |  Archaeological events with Saxon evidence |
|  Saxon settlement |  Church |  Saxon monuments |  Archaeological events with no Saxon evidence |



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Figure 24: Saxon evidence in Haddenham

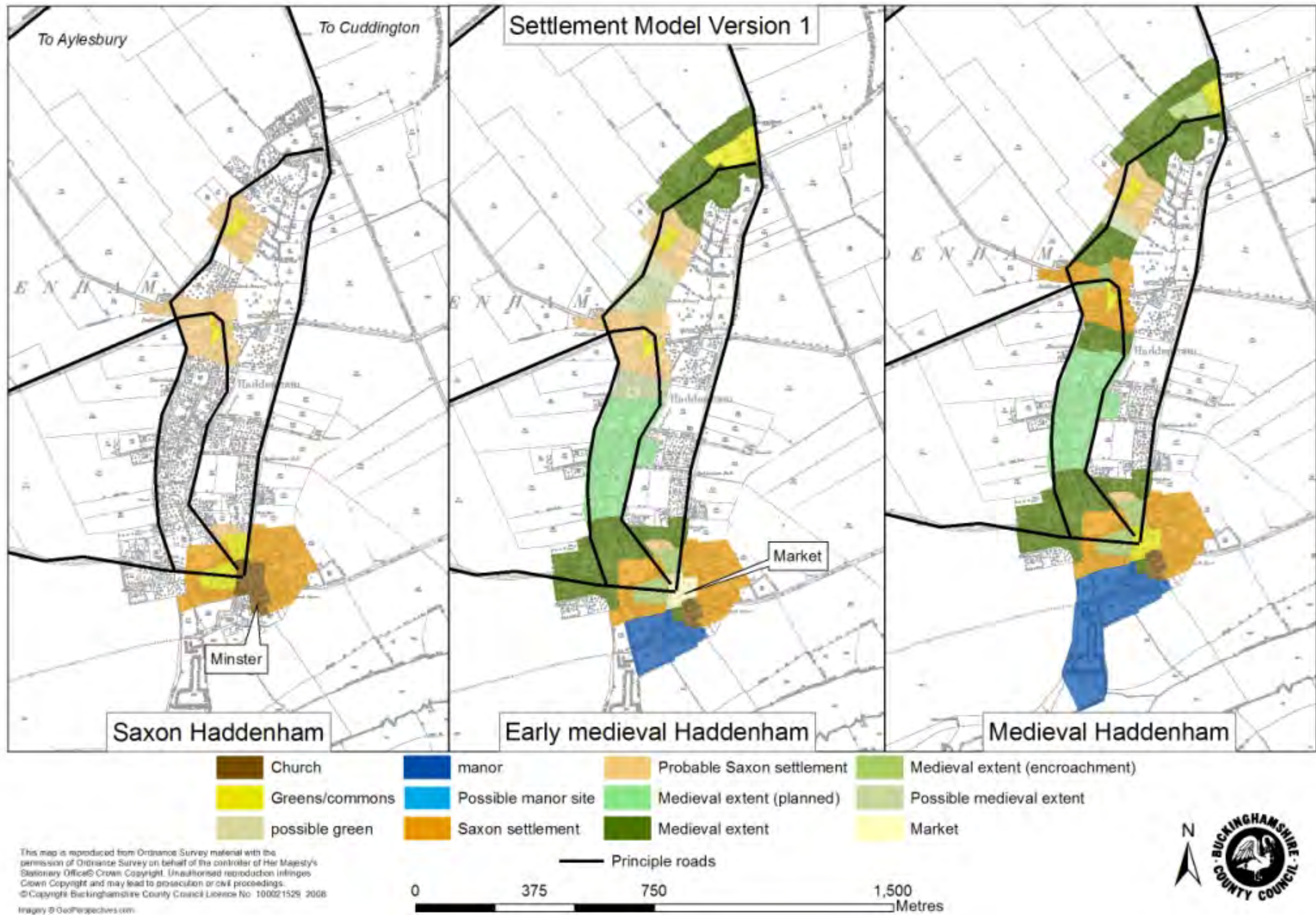


Figure 25: Settlement model

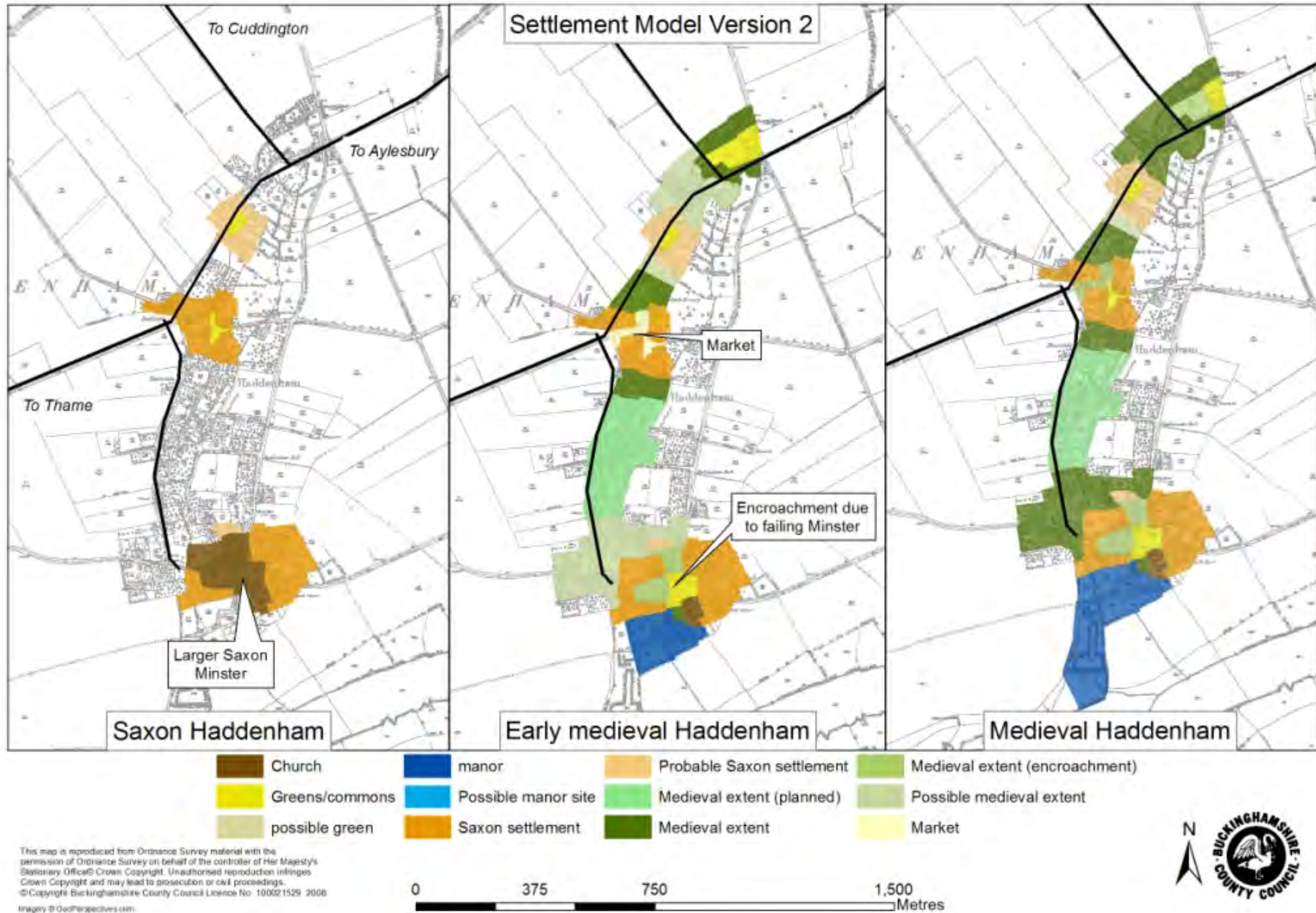


Figure 26: Alternative proposed settlement model



Figure 27: Church End and the High Street

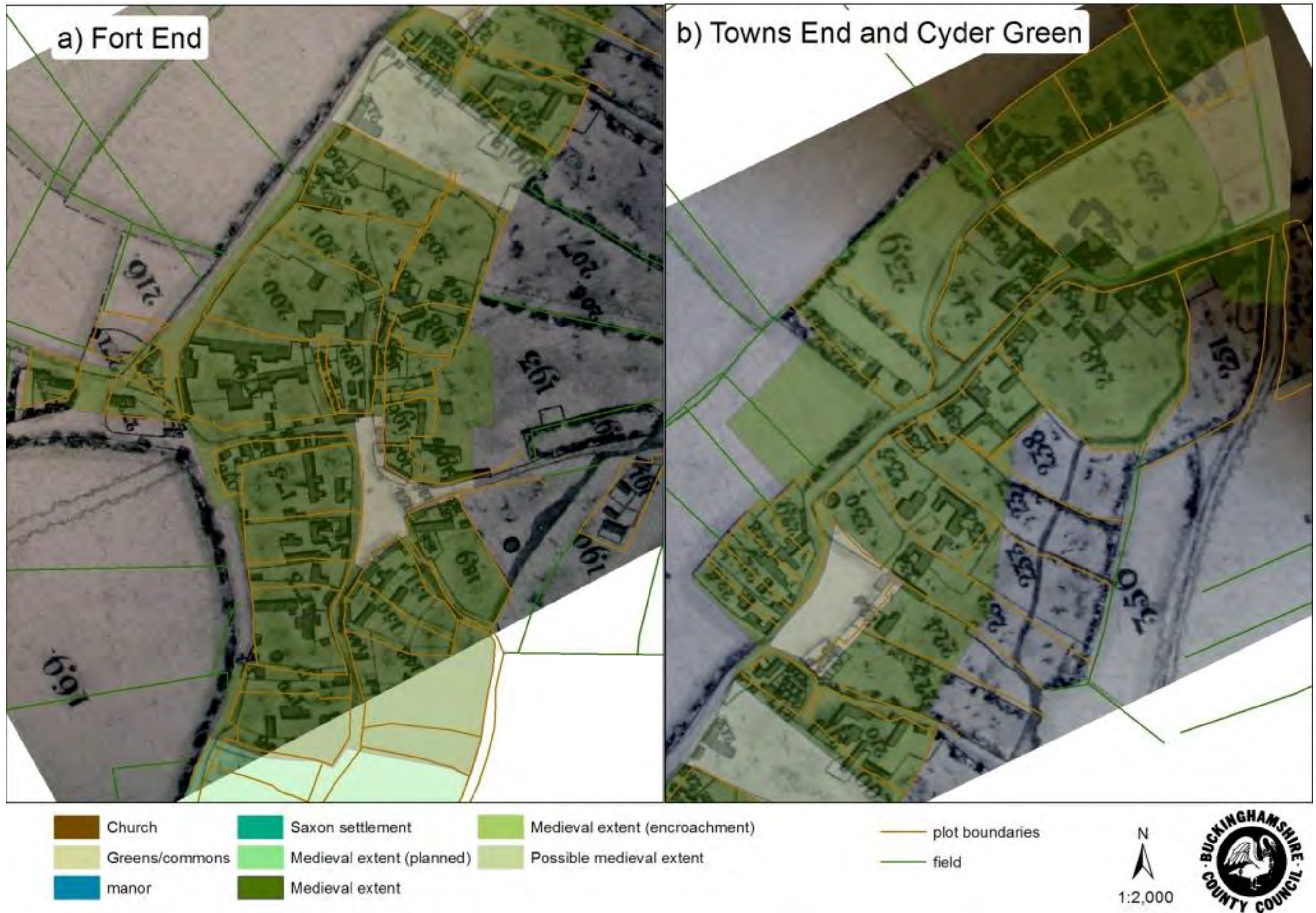


Figure 28: Fort End and Towns End



- | | | | |
|----------------|---------------------------|--------------------------------|--------------------------|
| Church | Saxon settlement | Medieval extent | Post medieval settlement |
| Greens/commons | Probable Saxon settlement | Medieval extent (encroachment) | |
| manor | Medieval extent (planned) | Possible medieval extent | |



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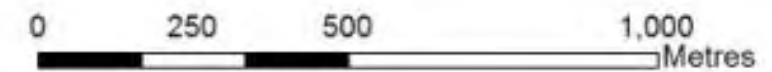


Figure 29: Post medieval settlement

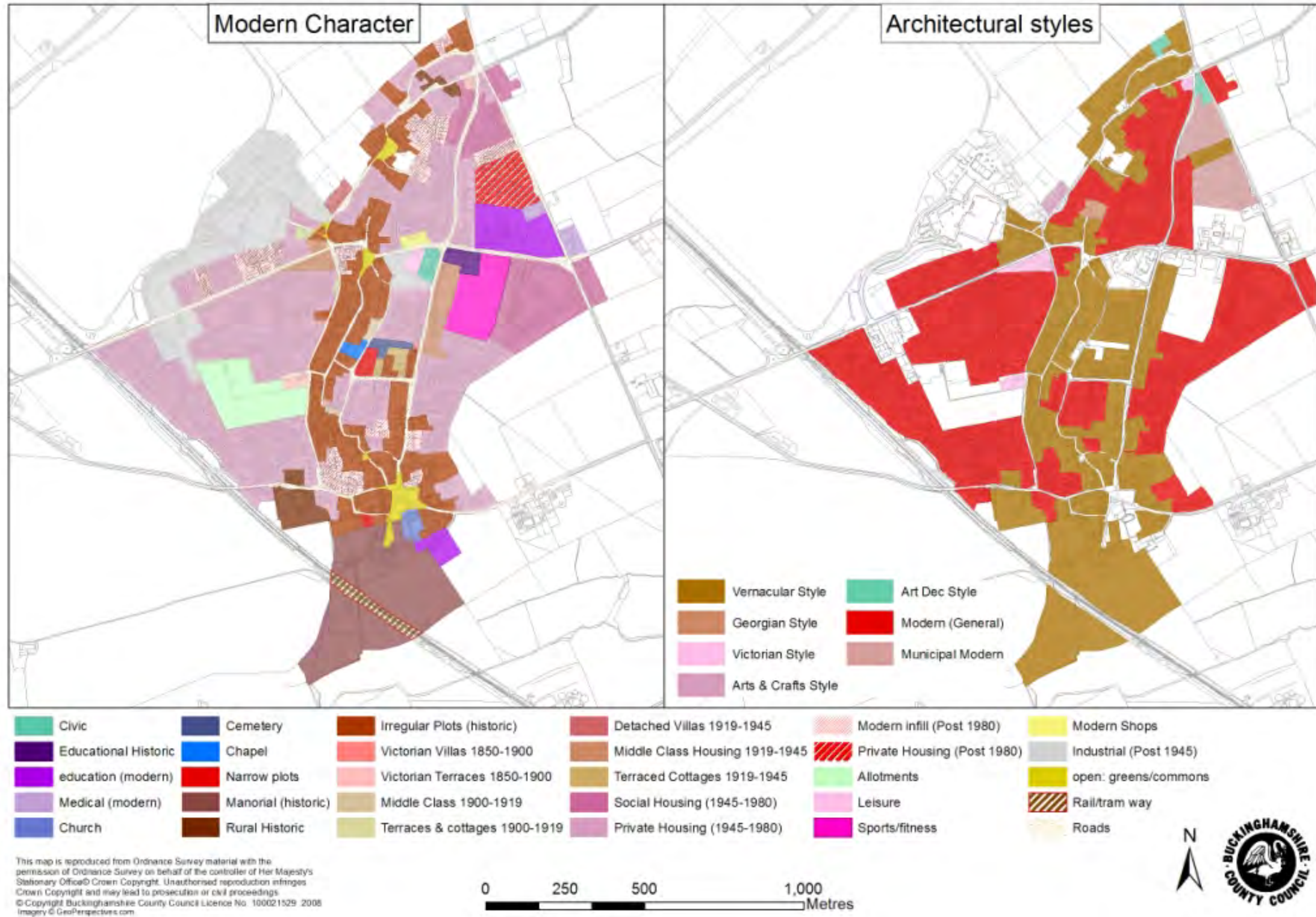


Figure 30: Urban characterisation and architectural style

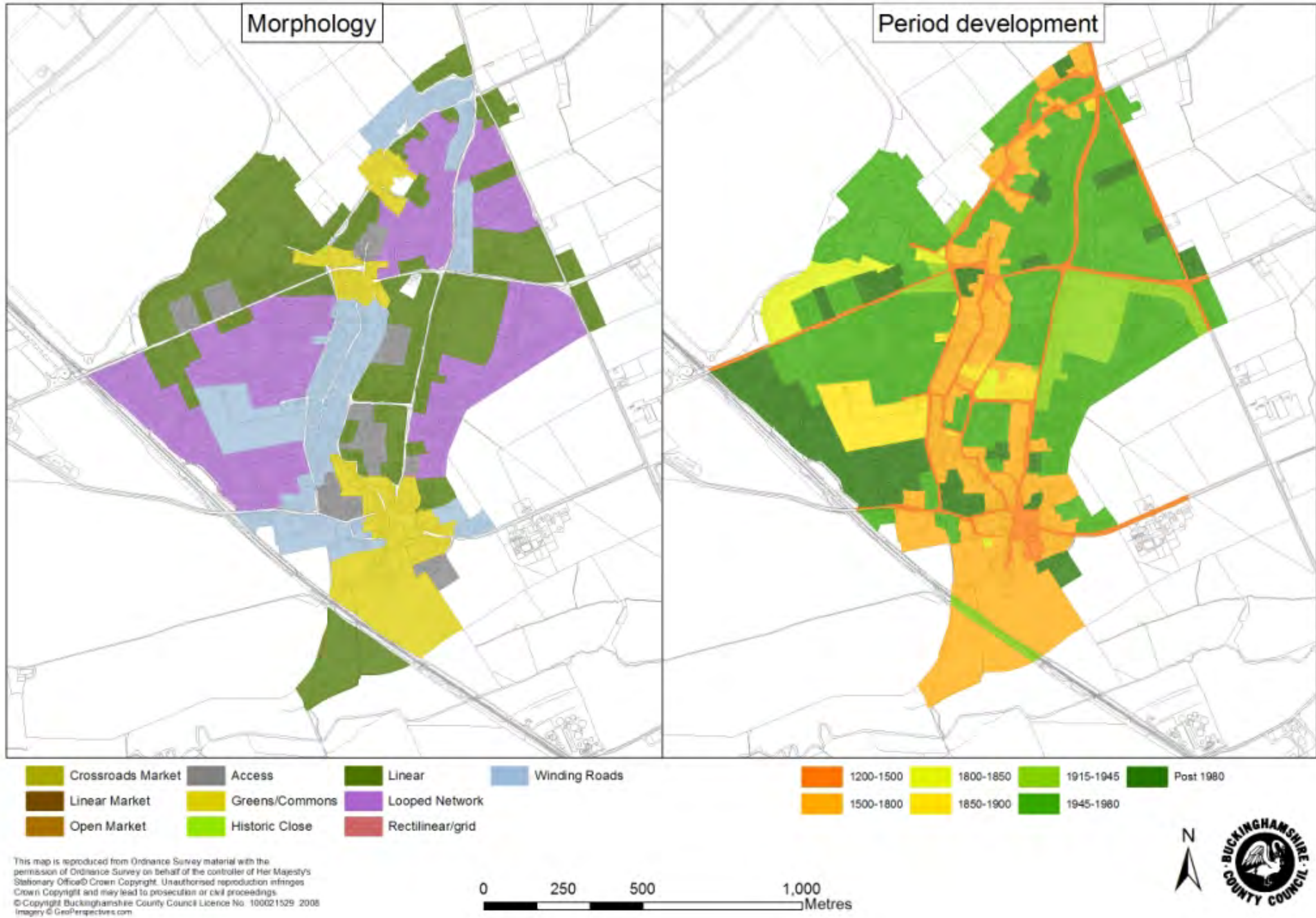


Figure 31: Period and Morphology

6 Historic Urban Zones

6.1 Introduction

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

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

6.2 Historic Urban Zones

The creation of these zones begins with several discrete data sets including historical cartography and documentary sources; known archaeological work; buildings evidence (whether listed or not) and the modern urban character (Figure 32). From this, a picture can be drawn of the changes that have occurred to the built character within a given area over a given period. Discrete areas of the town that then show broad similarities can be grouped as one zone.

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

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

Historical and topographical modelling covers a variety of sources including;

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

The Built Character heading incorporates the following sources;

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

6.3 Archaeological Assessment

The second part of the analysis examines the significance and potential of towns from an archaeological perspective, this assessment is undertaken by the analysis of archaeological and historical sources. Unlike the built environment, the focus of investigation is limited to the historic cores of settlements, where most archaeological evidence exists and the likelihood of archaeological discovery is at its greatest. The assessment includes consideration of the archaeological interest of 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.

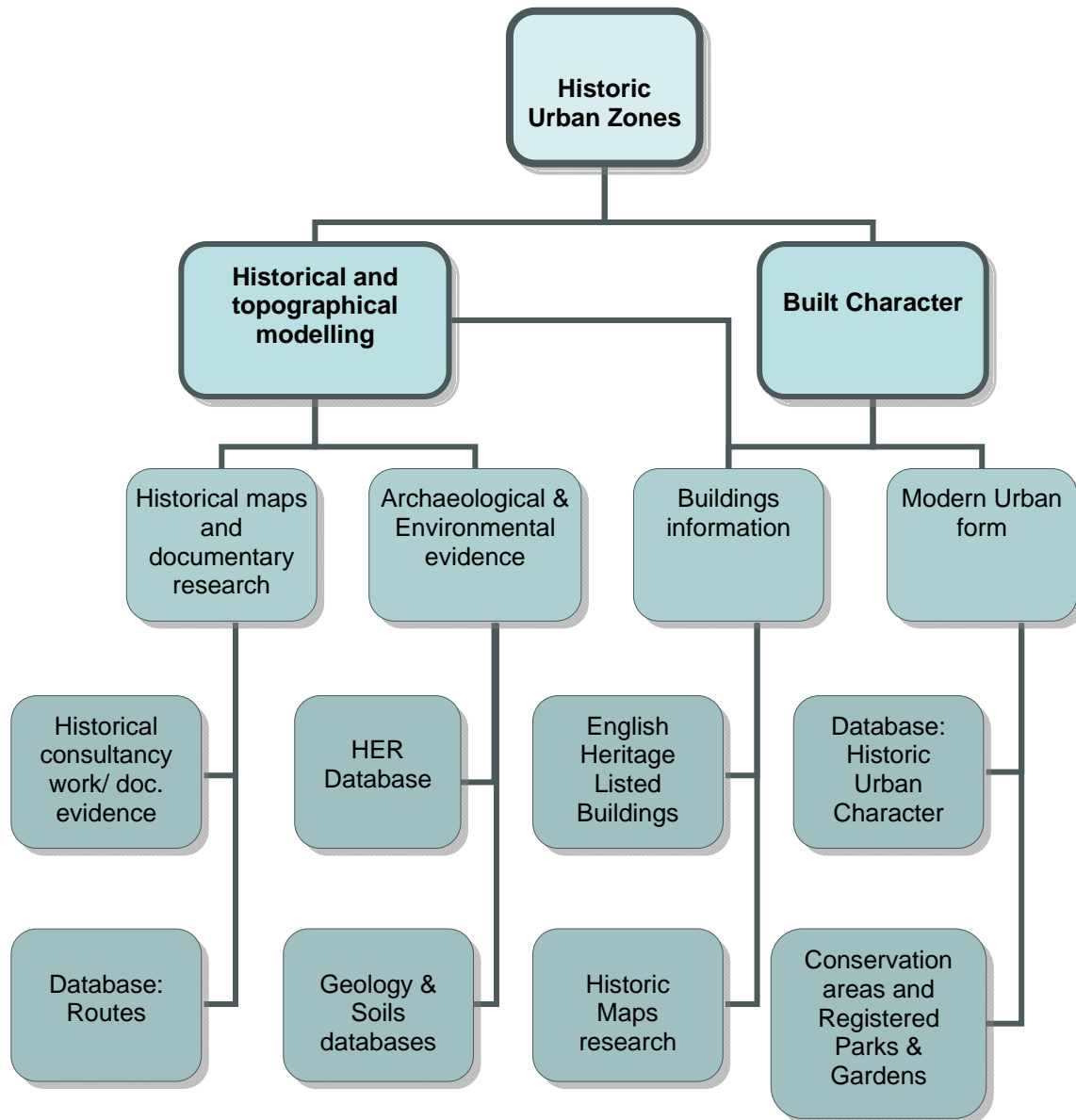


Figure 32: Diagram showing the processes involved in the creation of the urban character zones

6.4 Period:

Assessment of the time-depth of archaeological remains likely to be present. As a general rule urban deposits with greater time-depth will tend to be of more archaeological interest.

- Early Medieval foundations 1000 -1100 and/or with possible proto or pre urban antecedents. Potential for remains with a very wide date range of a thousand years or more.
- Medieval Foundations of 1100 -1536 with remains relating to Medieval and Post Medieval establishment and change
- Post 1536 - establishment and change occurring after 1536. Post-medieval remains only
- Post 1800 – modern development

6.5 Survival:

This section focuses on the visible or documented survival of historical elements. For example buildings will have a bias towards post medieval although some medieval forms (churches) will

exist. In terms of deposits assessment will often be based upon documented investigations and it should be recognised that some parts of towns cannot be assessed until further data becomes available.

- High = Documented survival of extensive significant remains
- Medium = Documented survival of significant remains
- Low = Documented extensive destruction/loss/absence of remains
- Uncertain = Insufficient information for reliable judgment

6.6 Potential:

This section relates to the likelihood of preservation of structural, artefactual and ecofactual evidence and will be a summary based in part on known archaeological and environmental evidence and in part on predictive preservation and therefore should be treated with caution. Potential preservation is based upon ground conditions whether wet or dry, the topography and the quality of archaeological evidence. The relationship between subsurface deposits and standing buildings is also of relevance. Evidence for buildings potential lies in determining the preservation of older building structures or fabrics hidden behind later builds and facades. The principal nature of remains predicted will be indicated. This will also refer to the potential for environmental finds, although this can only be a general statement.

- High - Areas predicted to contain stratified or waterlogged buried deposits or early structural elements within standing buildings. High potential for environmental finds such as anoxic environments with pH of over 7. (peats, waterlogged deposits)
- Medium - Areas predicted to contain significant buried deposits and/or potential for hidden structural elements. Potential for environmental finds can be varied, covers a wide range of soil types.
- Low Areas predicted to have limited survival of archaeological deposits e.g. due to destruction of subsurface deposits by modern development. Low potential for environmental finds such as oxic environments with a neutral pH. (brown earths)
- Uncertain - Areas with insufficient data to make any meaningful prediction

6.7 Group Value:

The identification of adjacent buildings where concentrations of types occur forming a distinct character. For the majority the group value will be not applicable but can include Commercial clusters, Ecclesiastical clusters or Industrial clusters.








6.8 Diversity:

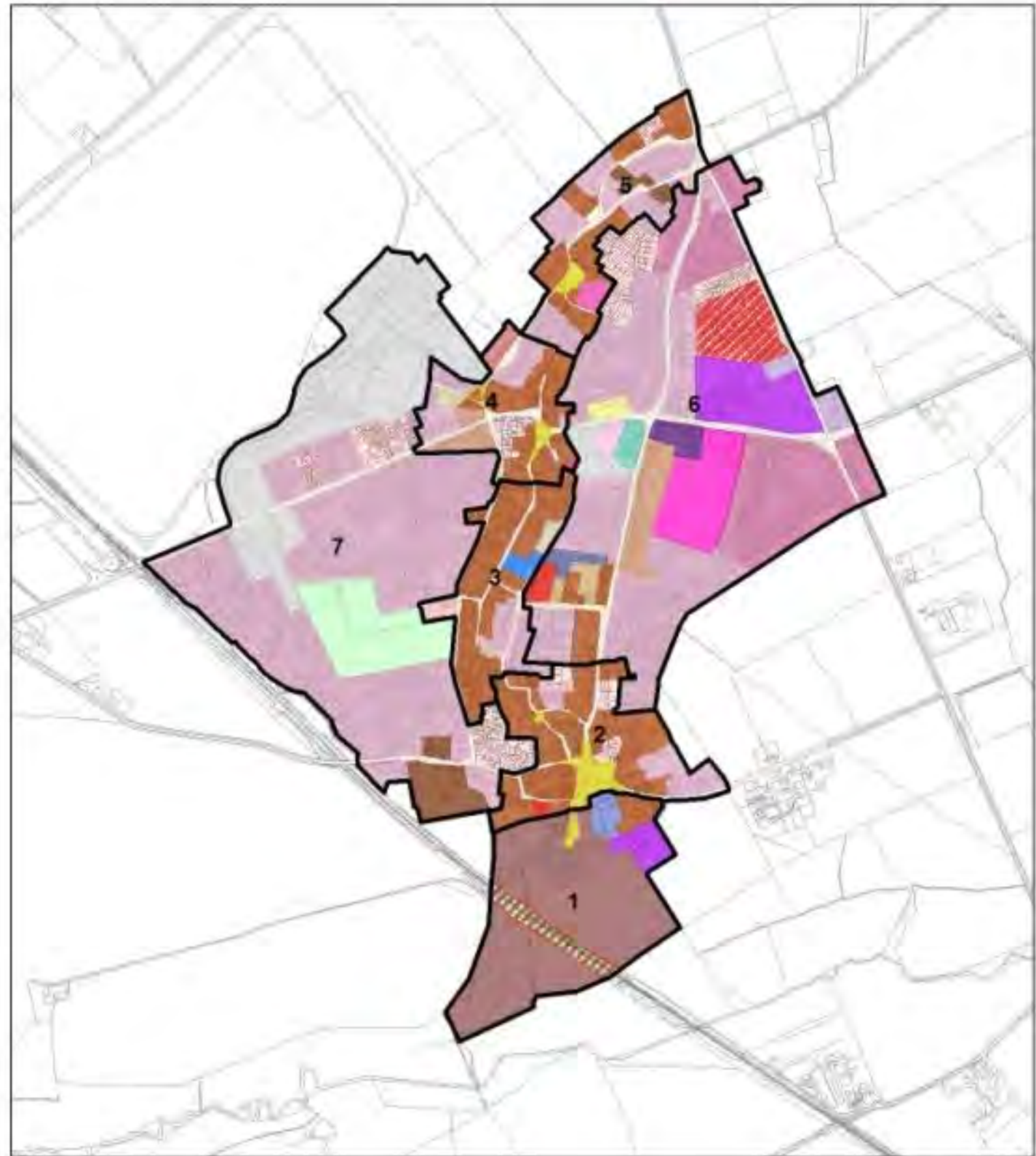
This criterion seeks to measure the phases of change to a given area through time. The diversity reflects the range of features, components and monuments that can be recorded within the zone or across a wider range of zones. Equally this could also apply to the diversity of the built environment. This will also examine the survival of buildings within the historic core using English Heritage listed buildings data to assess the range and diversity of dates and architectural style within the zone.

- High – 3 or more phases
- Medium – 2 major phases
- Low – Single phase
- Unknown

- | | |
|---|--|
|  Civic |  Middle Class Housing 1919-1945 |
|  Educational Historic |  Terraced Cottages 1919-1945 |
|  education (modern) |  Social Housing (1945-1980) |
|  Medical (modern) |  Private Housing (1945-1980) |
|  Church |  Modern infill (Post 1980) |
|  Cemetery |  Private Housing (Post 1980) |
|  Chapel |  Allotments |
|  Narrow plots |  Leisure |
|  Manorial (historic) |  Sports/fitness |
|  Rural Historic |  Modern Shops |
|  Irregular Plots (historic) |  Industrial (Post 1945) |
|  Victorian Villas 1850-1900 |  Roads |
|  Victorian Terraces 1850-1900 |  Rail/tram way |
|  Middle Class 1900-1919 |  open: greens/commons |
|  Terraces & cottages 1900-1919 |  20th Century enclosure |
|  Detached Villas 1919-1945 | |

Urban Character Zones

- | | |
|---|--|
|  1, manor |  5, Towns End |
|  2, Church Green |  6, Churchway |
|  3, The Croft |  7, Townside |
|  4, Fort End | |



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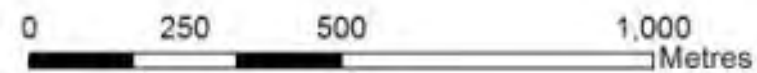


Figure 33: Urban Character Zones for Haddenham

6.9 Historic settlement

Zone 1: St Mary's Church			
Summary			
<p>This zone is defined by the extent of the 13th century parish church with its secular housing at Church Farm and the associated 15th century Manor Farm to the west of the church.</p> <p>The presence of several post medieval fishponds may indicate the survival of waterlogged deposits. The current church is probably built on the site of the Saxon Minster. The results of two archaeological investigations carried out on the grounds of the church and at Manor Farm indicate the presence of some Saxon activity. The area has potential for Saxon and medieval occupation, probably of manorial status, along with a medieval church (possibly originating as a Saxon Minster) with associated burials.</p> <p>To date, no archaeological work has been carried out on the green but if it was used for the market there might be buried remains of temporary stalls, animal pens etc of the late 13th century. It is not known when the green was laid out so archaeological remains pre-dating its definition could survive relatively undisturbed by later activity. Also, if Haddenham church was a late Saxon Minster then its burial ground may have been more extensive than at present (as at Aylesbury and Wing). Several archaeological excavations and evaluations have been carried out in Church End that have provided data for the Saxon and medieval periods.</p>			
Archaeological Assessment	Built Character		
<p>Period: Saxon or earlier foundations</p> <p>Survival: Medium – Churchyard has good survival but the manor farm has been significantly altered and reduced in the 20th century</p> <p>Group Value: manorial and ecclesiastical</p> <p>Diversity: Medium – significant alteration to extent of the manor farm and fish ponds</p> <p>Potential: Medium – significant levels of alteration to the manor and fishponds; medium preservation of built heritage</p>	Morphology:	commons/greens winding lanes	
	Density:	medium/high	
	Character Types:	Narrow plots Irregular plots private housing Modern infill	educational Historic roads Greens
	Architectural styles:	Vernacular	Modern
	Plan Form styles:	post medieval cottage rural	modern
	Build Materials:	stone render stone	handmade brick machined brick
	Roof Materials:	clay handmade clay handmade	machined clay slate

Zone 2: Church End			
Summary			
<p>This zone is located directly north of St Mary's Church and it is the focal point of Haddenham and one possible site of the market. Documentary sources indicate the presence of a chapel on the green from 1585 until the late 18th century, however there are no standing structures present on the green today with the exception of the War Memorial.</p> <p>The zone is predominately characterised as historic irregular plots with small areas of 20th century infill. A fire destroyed a significant amount of Church End in 1760 and as a result there are few pre 18th century buildings in this zone, however the potential for earlier discoveries within these plots remains high. A significant number of pubs in the post medieval and modern periods are located in this zone as well as a maltings at No 4.</p> <p>Several archaeological excavations and evaluations have been carried out in Church End that have provided data for the Saxon and medieval periods.</p>			
Archaeological Assessment	Built Character		
<p>Period: Saxon to medieval foundations</p> <p>Survival: Medium/High – some recent infill but the majority of the plots appear to predate known map sources. However, the 18th century fire probably destroyed a significant amount of earlier structures.</p> <p>Group Value: n/a</p> <p>Diversity: Medium/Low – no significant alterations to the morphology of the zone but significant alteration to the built heritage.</p> <p>Potential: Medium/High – Good preservation of historic boundaries; zone is probably earliest settlement site; proximity to church, manor and market.</p>	Morphology:	Commons/Greens	
	Density:	Low	
	Character Types:	Church Manorial (Historic)	Railways Greens
	Architectural styles:	Vernacular	
	Plan Form styles:	post medieval	rural cottage
	Build Materials:	Stone render	Handmade brick
	Roof Materials:	clay handmade	Thatch

Zone 3: The High Street			
Summary			
<p>This character zone comprises of several narrow winding lanes that link Church End with Dollicot, it is likely that this area has its foundations in the medieval period. Historic buildings in this zone date from the 15th-19th centuries and there is a high concentration of timber framed witchert houses. The plots in this zone were originally much larger and primarily focussed on the High street with Townside and Stockwell serving as smaller back lanes. An archaeological trial trenching evaluation at what is now Potash Close, Townside documents medieval and post medieval building foundations. The underlying geology comprises of limestone along the outer lanes and Head deposit along the path of the stream between the High Street and Stockwell.</p>			
Archaeological Assessment	Built Character		
<p>Period: Early medieval to mid medieval foundations (11th – 14th century?)</p> <p>Survival: Medium/High – some recent infill but good preservation of historic boundaries</p> <p>Group Value: n/a</p> <p>Diversity: Medium/Low – no major phases of change recorded</p> <p>Potential: Medium/High? – good preservation potential for waterlogged deposits along path of the stream; good preservation of historic boundaries; good preservation of built heritage</p>	Morphology:	winding lanes	
	Density:	medium/high	
	Character Types:	Irregular plots	historic roads
		Victorian terraces	modern infill
		middle class 1900-19	private housing
	Architectural styles:	vernacular	modern
		Victorian	
	Plan Form styles:	post medieval	modern
	rural cottages		
Build Materials:	stone render	machine brick	
Roof Materials:	clay handmade	machined clay	
	thatch	concrete tile	

Zone 4: Fort End			
Summary			
<p>This character zone is located in the centre of the village midway between Church End and Towns End and covers the sprawling junctions of Fort End and Dollicot. Fort End green is located at the north end of the High street and links the southern, more densely populated half of the village with the northern, more rural half. This junction also served as a major access point with numerous open roads leading to the open fields beyond the village as well as the several windmills. The zone is characterised by a significant amount of historic irregular plots around Fort End and later, 19th and 20th century development at Dollicot. Historic buildings in this zone primarily date to the 17th century although there are some earlier, 16th century, structures at Fort End. Historic maps indicate that this area lay within the old enclosures, which may define the envelope within which medieval settlement might be reasonably expected.</p> <p>The underlying geology comprises of limestone geology only as the Head deposit does not extend this far. Map sources indicate that the stream bypasses Fort End to the east although several ponds were also located in this zone (CBS: MaR55 a-bR). No archaeological work has been carried out in this zone making an accurate assessment of archaeological and environmental potential problematic. There has also been some modern infill at Fort End, which may affect the potential for archaeological evidence.</p>			
Archaeological Assessment	Built Character		
<p>Period: 1 -2 Early medieval to mid medieval foundations (11th – 14th century?)</p> <p>Survival: Medium – significant amount of 20th century infill/alteration</p> <p>Group Value: n/a</p> <p>Diversity: Medium – modern development may be counted as major phase of change</p> <p>Potential: Medium? – Good preservation of historic boundaries; good preservation potential for mollusc and bone; medium preservation of built heritage</p>	Morphology:	commons/greens; access	
	Density:	medium	
	Character Types:	Narrow plots Irregular plots Terraces 1900-19 Villas 1919-45	middle class 1919-45 private housing modern infill greens & roads
	Architectural styles:	vernacular Georgian	modern
	Plan Form styles:	post medieval cottage rural	modern
	Build Materials:	stone stone render	brick handmade machined brick
	Roof Materials:	thatch clay machined	slate

Zone 5: Towns End			
Summary			
<p>This character zone comprises the northern half of the village, map sources indicated that this area was more sparsely occupied by larger, irregular plots (CBS: IR101Q). Despite a significant amount of 20th century infill, a proportion of the historic boundary walls and plot lines do survive. The most important settlement area in this zone is probably Townsend, where evidence of late Saxon – early medieval activity has been identified (Wallis, 2007). A second smaller green may also be identified at ‘Cyder Green’, marking the northern most point of the historic settlement (CBS: IR101Q). The underlying limestone geology indicates the potential for mollusc and bone remains while the presence of a pond on Townsend Green and at Rudds Lane may also indicate the presence of waterlogged deposits.</p>			
Archaeological Assessment	Built Character		
<p>Period: 1-2 – Saxon to early medieval foundations</p> <p>Survival: Medium – significant amount of modern infill</p> <p>Group Value: n/a</p> <p>Diversity: Low – site may have been abandoned in mid medieval period until post medieval</p> <p>Potential: Medium/High – Archaeological evidence for Saxon activity at Townsend; medium survival of built heritage; significant loss of historic orchards and closes</p>	Morphology:	winding lanes	
	Density:	medium	
	Character Types:	Rural historic Irregular plots Victorian terraces Social housing	Private housing modern infill greens & enclosure historic roads
	Architectural styles:	vernacular art deco	modern
	Plan Form styles:	cottage rural post medieval	modern
	Build Materials:	brick handmade brick machined	stone render
	Roof Materials:	clay handmade clay machined	thatch

6.10 Modern Village

Zone 6: Churchway			
Summary			
<p>This zone covers the expansion of modern settlement along Churchway Road and east to Stanbridge Road over the village's former open and parliamentary enclosed fields. A significant proportion of this zone is occupied by modern residential development dating to the 1950s and 1970s; however, there are also two modern schools, a small industrial estate and a scout hut. The buildings in the south of the zone close to the historic core around Church End reflect a number of different periods from the 19th century to the present day. Haddenham Hall is located to the south end of the zone within a large plot. Crabtree Road leading into Stockwell contains a number of different styles including Neo Georgian rendered buildings and vernacular witchert houses, particularly around Stockwell. Further along Churchway is the burial ground associated with the Baptist Chapel on the west side of Stockwell. The Old British School is also located within this zone midway along Churchway.</p> <p>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 south end of Willis Road. 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 areas of shingle rendering. Churchway lies outside the pre-19th century settlement core and is likely to be much disturbed by modern development so is not thought to have significant archaeological potential.</p>			
Archaeological Assessment		Built Character	
<p>Period: Modern - Post 1800</p> <p>Survival: Medium</p> <p>Group Value: n/a</p> <p>Diversity: Low</p> <p>Potential: Uncertain – no previous archaeological investigations have been carried out in this zone</p>	Density:	High	Size 49.23ha
	Morphology	Networked Winding Linear Access	
	Character Types:	Narrow plots Irregular plots Victorian terraces Middle class 1919-45 Terraces 1919-1945 Social housing	Private housing Education & medical Commercial & industrial Civic & religious Leisure
	Architectural styles:	Vernacular Modern municipal	Modern general
	Plan Form styles:	Detached Bungalows	Semi-detached Terraces
	Build Materials:	Machined brick Stone render	Render/pebbled
	Plot boundaries	Mixture	
	Roof Materials:	Clay machined Pan tile machined	Clay handmade

Zone 7: Townside				
Summary				
<p>The zone comprises development west of Townside beyond the historic core. This expansion occurred over former open and parliamentary enclosed fields. This zone primarily consists of the modern development around Sheerstock with only small areas of historic settlement in the south of the zone. There are a few listed buildings in this zone including a 17th century building just to the north of Diggs Farm and the 19th century Hopefield House and observatory.</p> <p>The buildings in this area are primarily modern general in style along the Thame Road development while in contrast, the Sheerstock development has attempted to conform to the historic styles present in Haddenham with witchert-style boundary walls and houses built in a more traditional style.</p> <p>Most of Townside lies outside the pre-19th century settlement core and is likely to be much disturbed by modern development so is not thought to have significant archaeological potential. Exceptions may be found around the few historic buildings and perhaps under the allotments where deeper features might survive.</p>				
Archaeological Assessment	Built Character			
<p>Period: Modern - Post 1800</p> <p>Survival: Medium</p> <p>Group Value: n/a</p> <p>Diversity: Low</p> <p>Potential: Uncertain – no previous archaeological investigations have been carried out in this zone</p>	Density:	Medium/high	Size	50.04ha
	Morphology:	Networked Winding Access Linear		
	Character Types:	Rural historic Private 1945-80 Infill post 1980 Private post 1980	Allotments Industrial Historic roads	
	Architectural styles:	Vernacular	Modern general	
	Plan Form styles:	Detached Terrace	Rural cottage	
	Build Materials:	Machined brick	Stone rendered Farmhouse	
	Plot boundaries	Witchert		
	Roof Materials:	Clay machined Clay handmade	Pan tile machined	

II ASSESSMENT

7 Designations



Conservation Areas

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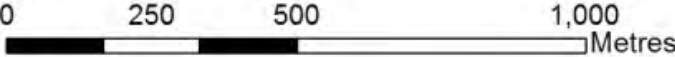


Figure 34: Extent of the conservation area

7.1 Conservation Areas (CA)

The Haddenham Conservation Area is currently under appraisal by Aylesbury Vale District Council (Consultation procedure began July 2007) with significant alterations to the original extent of the CA, designated in 1971. The new Conservation Area covers the historic core of the village and is essentially divided into three broad areas defined by the three main Ends of the village. The conservation area is discussed in greater detail in the Conservation Area Character Appraisal document available from Aylesbury Vale DC (see bibliography for reference).

7.2 Archaeological Notification Areas

The current archaeological notification area within Haddenham covers the extent of the historic settlement; however, this may now need amending to remove sections of modern development where the underlying archaeology may be extensively damaged.

Zone 7: Those areas to the east of Dollicot Road where modern development has occurred over the ancient enclosure, such as Stokes Croft Road.

Zone 8: Those areas that once formed part of Church End but have been recently redeveloped including Diggs End and Popes Acre.

8 Summary and Potential

8.1 Historic Character

Haddenham has retained its image as a village rather than a town throughout the twentieth century despite increased levels of modern development around the periphery. Rural cottages built predominately in the vernacular style border the narrow winding lanes. Georgian architecture does not appear in significant numbers and is most commonly limited to isolated structures within areas dominated by vernacular styles. The historic core of the village has remained relatively intact with only small areas of modern development, most of which are built in a style sympathetic to the existing fabric of the village. The majority of recent development on the outskirts of the village has been built in the modern general style with the exception of the Slave Hill development to the west of Haddenham bordering the railway line. The development is more visually sympathetic to the witchert walls that are so common in Haddenham.

The morphology of the historic core of Haddenham was largely set by the post medieval period and has remained unchanged from then on with narrow winding lanes connecting a series of greens and ends, eventually forming a village approximately a mile in length. Small areas of development have occurred in Haddenham in the period 1800-1850 and 1850-1915 followed by a lull until the 1950s, after which, significantly more development occurred.

8.2 Archaeological Potential

The only visible archaeological monuments above ground are the fishponds, believed to be of post-medieval date. Haddenham's historic buildings include a few medieval buildings but also many more dated to the 17th and 18th 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.

Archaeological intervention in Haddenham has been somewhat limited, although the results of excavations and watching-briefs undertaken in the village have demonstrated that both shallow stratified deposits and cut features survive. It is possible that the Head deposits mapped in the centre

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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. So far no waterlogged deposits have been found and if present they are likely to be localised to individual features such as wells – if present there is the potential for the anaerobic preservation of organic materials. Overall, Haddenham 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 Two (Church End) which appear to be the focus of the original settlement dating back to at the Anglo-Saxon period. The Manor Farm site however, appears to have been significantly altered in the 20th century.

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

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 medieval and post-medieval small 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).

Anglo-Saxon

- To investigate the origins and extent of Haddenham as a nascent settlement from the pre conquest period. At present it could be argued that Haddenham grew from a single early/middle Saxon pre-village nucleus at Church End. Is this correct or was there a pattern of early/middle Saxon dispersed settlement as seen for example at Raunds (Northants)? Future excavation should try to ascertain whether the Saxon settlement was confined to Church End or if other Ends have similarly early origins. Is the apparent absence of early/middle Saxon settlement in the fields really correct or a product of biases in field walking artefact recovery?
- It is known that the Haddenham had an Anglo Saxon church but was this located at the current church of St Mary the Virgin? Was it a substantial stone-built Minster with an extensive cemetery as seen at Aylesbury and Wing?
- What was the status and extent of the secular occupation at Church End? Is there evidence for an aristocratic or royal estate centre? Is there a substantial nucleated settlement (cf Walton, Aylesbury) which pre-dates the village form? If not, how and why did Haddenham become to be so large by the late eleventh century?
- Was there anything in its eleventh century condition which marked Haddenham out as a suitable candidate for an attempted elevation to urban status in the 13th century?

Medieval and post-medieval

- When did Haddenham develop its poly-focal plan-form of multiple Ends? Was this entirely organic growth or is there evidence for planning? Is its coalescence into nucleated form a medieval or post-medieval phenomenon?
- An Investigation of the socio & economic relationship of Haddenham with surrounding villages and the economic relationship with the market town of Thame, Oxfordshire. The suppression of Haddenham's market is attributed to its competition with Thame, Was Haddenham's market really able to rival Thame?
- Haddenham's official market lasted only seven years. If archaeological evidence for this very short-lived market can be found then it would relate to a very narrow time-window. The most likely location for such evidence would be under the green and historic buildings in Church End.
- If possible, research the fair granted in 1294 to Rochester Priory by reference to the account roll in the Bodleian Library. Did any vestiges of urban status survive formal suppression of the market?
- The analysis of medieval and post-medieval pottery evidence. The current excavation record has revealed a number of fabric types, (although all un-stratified), which could contribute towards understanding dating, trade and distribution networks and socio economic factors. As Haddenham is on the Oxford to Aylesbury road, products of Oxford wares should be expected.
- Verification of the presence of a chapel in Church End.
- The possibility that some historic buildings have origins earlier than indicated by their list description should be investigated by architectural and dendro-chronological analysis.
- The origins and development of witchert construction are poorly understood; it is not clear whether the material was used in the medieval period. It should be possible to recognise 'grumplings' and perhaps decayed witchert in excavation whilst standing buildings may be dateable by dendro-chronology.

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- The recognition of Haddenham as an emerging town in the 20th and 21st centuries is worthy of note and begs the question of when, why and how a modern settlement crosses the urban threshold as a result of essentially piecemeal development in contrast to the more familiar planned 'new towns' or urban extensions to existing recognised small towns. Arguably Haddenham's history has not yet provided it with the infrastructure needed to make such a transition in a sustainable manner.

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10.5 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: www.bucksas.org.uk

11 Appendix 1: Chronology & Glossary of Terms

11.1 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
Modern	1800 - Present	Victorian Period	1837-1901
		World War I	1914-1918
		World War II	1939-1945
		Cold War	1946-1989
		Built Environment: Early Modern	1850-1945
		Built Environment: Post War period	1945-1980
		Built Environment: Late modern-21st Century	Post 1980

11.2 Glossary of Terms

Terms	Definition
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
Brill/Boarstall pottery	Fabric or type of pottery dating from medieval to post medieval period (13th-17th centuries)
Charter (market)	Official charter granted by the sovereign to legitimise a corporate body such as a borough or to grant rights to a percentage of the revenue from a market or fair to a private individual
Cotswold Pottery	Fabric or type of pottery dating to medieval period (10th-14th centuries)
Crop Mark	A crop mark is a mark visible in crops caused by underlying archaeological features. The presence of things like walls, ditches and pits will affect the moisture level and chemistry of the overlying soil. This in turn may affect the growth of the vegetation above, which may be visible.
Dissolution	Confiscation of all monastic lands by Henry VIII in the period 1536-1541
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.
Field Survey/topographical survey	Non-intrusive survey of the landscape through topographical analysis including systematic field walking surveys & metal detecting, geophysical or magnetometry (assessing the likely presence of below ground features) and building recordings.
Find spot	Location where a specific artefact was found
Hill fort	A hill fort is a late prehistoric sites defined by one or more banks and ditches usually located on an area of high ground
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

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	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.
Medieval Oxford Pottery	Fabric or type of pottery dating to medieval period (11th-14th centuries)
NE Wiltshire Pottery	Fabric or type of pottery dating to medieval period (11th-14th centuries)
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.
St Neots Pottery	Fabric or type of pottery dating to early medieval period, named after St Neots, Cambs. where it originates from (11th-13th centuries)
Turnpike Trust	Essentially the privatisation of stretches of roads by Act of Parliament whereby the Trust was charged with the proper maintenance and repair of their allotted road and in return they constructed toll gates and houses along the route to charge travellers.
Watching Brief	A watching brief is the term applied to the task of monitoring non-archaeological work (construction/demolition/quarrying) in order to record and/or preserve any archaeological remains that may be disturbed

11.3 Historic Documentation

Terms	Definition
Account Roll	Records of the accounts of a manor. 12th-14th Century very detailed. After 1500 the records become more basic.
Catalogue of Ancient Deeds	Details of conveyances of land throughout the medieval period from the 12th century to the 16th century.
Charters/title deeds	Legal documents relating to the transfer of rights to the land
Court Roll	Records of the manorial court usually held on a yearly basis. Used from 12th Century onwards.
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.
Hearth Tax	Taxation introduced in 1662 whereby households had to pay an annual fee for each hearth. Abolished 1689.
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).
Lay Subsidy Roll	Tax levied by the Crown on the country as a whole in order to fund a specific pursuit. Levied until 1334, lapsed until Henry VIII's reign and finally lapsed in 1546.
Pipe Roll	The Pipe Rolls contain details of royal income, arranged on a county basis from 1155 onwards. Officially they are entitled the Chancellors Roll, the name 'pipe roll' deriving from the way in which they were bound and stored.
Posse Comitatus	Record of all able bodied men within a given unit of land for the purposes of military service.
Terrier/Glebe Terrier	Written survey of land. Typically includes a map and accompanying text. Used from medieval to modern period Glebe terrier is specific to church of England land
Tithe Award	Tithes were a tenth of all produce of the land that people had to surrender in order to produce a living for the incumbent of their parish church. Under the Tithe Commutation Act of 1836, owners of land and tithes in a parish could voluntarily agree a sum to be paid in lieu of tithes for the whole parish.

12 Appendix 2: HER Records

12.1 Monuments HER Report

HER No.	Name	NGR	Period	Summary
92910000	8 The Croft, Haddenham	SP 73950 08313	19th Century, demolished 1977	Site of witchert cottage now at Chiltern Open-Air Museum.
141300000	450M WSW Haddenham Station	SP 73102 08021	Late Prehistoric	Late prehistoric ring-ditch recorded on aerial photographs
141400000	450M SW Haddenham Station	SP 7330 0782	ENCLOSURE (Undated)	Possible enclosure of unknown date seen on aerial photographs
195800000	550M WSW Haddenham Station	SP 73140 07900	Late Prehistoric	Probably late prehistoric ring-ditch seen in aerial photographs
231100000	Bank House, Churchway	SP 74160 08120	Post Medieval (Gen) to Modern	Post-medieval to modern farmstead recorded in excavation
231101000	Bank House, Churchway	SP 74160 08120	5th Century Saxon to 12 th Century	Possible Saxon to twelfth century ditch recorded in excavation
241600000	Nr Haddenham Station	SP 73500 08200	INHUMATION (Undated)	Three inhumations of unknown date found in the early twentieth century
400600000	C250M SE Haddenham Church	SP 7440 0783	Early Neolithic to Medieval	enclosure recorded on aerial photographs
406500000	Grenville Manor	SP 7427 0803	Medieval to Post Medieval	Historical records of medieval and post-medieval Grenville manor.
406600000	Village Green	SP 74200 08000	16th Century	Sixteenth century records of chapel
406701000	Church Farm	SP 74230 08010	18th Century	Eighteenth century stone-lined drain found in trench for sewer pipe
407000000	E of Churchway	SP 74360 08490	19th Century to Modern	Nineteenth to twentieth century windmill recorded in cartographic and documentary sources
431400000	WINDMILL HILL	SP 73400 08300	18th Century to 19th Century	Eighteenth to nineteenth century records of windmill
447200000	C 150M N of Round Hill	SP 7382 1023	Late Neolithic to Early Bronze Age	Three enclosures recorded on aerial photographs
447201000	C 150M N of Round Hill	SP 73700 10140	Early Neolithic to Late Bronze Age	Neolithic to Bronze Age ring-ditch recorded on aerial photographs
457200000	C70M S of parish church	SP 74160 07930	5th Century Saxon to Medieval	Saxon to medieval witchert churchyard boundary wall found in excavation
457201000	C70M S of parish church	SP 74160 07930	5th Century Saxon to Medieval	Saxon or medieval pit found in excavation
458601000	ST MARY'S CHURCH	SP 7417 0800	5th Century Saxon to Medieval	historical records of a Saxon Minster pre-dating the current church
458800000	SSW of Manor farm	SP 7396 0769	18th Century?	Possible eighteenth century fishpond recorded in field survey
460405000	Headland bank at Ridge Field	SP 74417 08194	Undated	Substantial headland bank is possible boundary bank of unknown date
474200000	C.600M NE of Church End	SP 74780 08410	Neolithic to 5th Century Roman	Four prehistoric or Roman ditches seen in pipeline cutting trench
536400000	In the Thame at Haddenham	SP 7360 0866	14th Century	14 th century record of fishery and weirs in the River Thame
557400000	Friends Burial Ground	SP 74140 08870	17th Century to Modern	Historical records of 17 th century to modern Friend's burial ground
619300000	NW of Haddenham	SP 72825 09390	Roman?	Rectangular enclosure, visible as a crop mark in aerial photographs
619400000	NW of Haddenham	SP 72800 09120	Undated	Part of enclosure and linear feature seen as crop-mark on aerial photographs
619500000	Green lane, Haddenham	SP 75000 10140	Undated	double-ditched crop mark, possibly a trackway, recorded in aerial photography
914600000	KING'S CROSS JUNCTION	SP 73987 10147	19th Century to Modern	Site of former quarry shown on 19 th -20 th century maps
914700000	S of Haddenham farm	SP 75239 10152	19th Century to Modern	site of former clay pit shown on 19 th century maps
946300000	Poultry Farm, Townside	SP 73851 08275	11th Century to 13th Century	Medieval features and pottery found during evaluation trial trenching.
1043401000	Driveway 12 Townsend.	SP 74048 09161	Post Medieval	Probable post-medieval well found during building work in driveway.

12.2 Landscapes HER Reports

HER No.	Name	NGR	Period	Summary
639701000	Turn End, Townside	SP 7396 0867	Modern to 21st Century	Small modern architect-designed garden.

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1034303000	Haddenham Manor House	SP 7408 0788	19th Century to Modern	Nineteenth century formal gardens known from historic maps now covered by modern farm buildings and pond
1035701000	Churchway 29, Haddenham hall	SP 74130 08390	19th Century	Nineteenth century gardens of Haddenham Hall

12.3 Find Spots

HER	Grid Ref	Period	Details
63100000	SP 74000 08000	Roman	PARISH Roman metalwork found in the parish
141300001	SP 73100 08020	Late Prehistoric	450M WSW HADDENHAM STATION Late prehistoric flint flake found on ground surface
141400001	SP 73200 07870	Late Prehistoric	400M SW HADDENHAM STATION late prehistoric scraper found on ground surface
166700000	SP 74190 09340	Roman	PLOT END OF ROSEMARY LANE Roman metalwork found on the ground surface
195800001	SP 73140 07960	Late Prehistoric	C550M SW HADDENHAM STATION One late prehistoric flint flake found in field-walking survey
220900000	SP 74390 08050	Early Neolithic- Late Bronze Age	GRENVILLE MEAD, ASTON ROAD Neolithic to Bronze Age arrowhead found on ground surface
231100001	SP 74160 08120	Saxon	Bank House, Churchway: Saxon, medieval, sixteenth and nineteenth century pottery found in excavation
232900000	SP 73480 07880	Early Neolithic- Late Bronze Age	C600M W OF MANOR FARM Scatter of Neolithic to Bronze Age flints found in field-walking survey
243900000	SP 73320 08110	Early Neolithic- Late Bronze Age	850M.W.OF CHURCH Neolithic to Bronze Age flint scraper found on ground surface
250100000	SP 73760 08290	Unknown	N OF DIGGS FARM Inhumation burial of unknown date found in digging foundations for new houses
255100000	SP 73920 08430	Unknown	37 HIGH STREET, GARDEN Undated metalwork found in garden
400601000	SP 7440 0783	Neolithic	C250M SE HADDENHAM CHURCH Neolithic flakes and scrapers found in field-walking survey
400602000	SP 7440 0783	Roman	C250M SE HADDENHAM CHURCH Roman pottery sherds found in field-walking survey
400603000	SP 7440 0783	Medieval	C250M SE HADDENHAM CHURCH Medieval pottery found in field-walking survey
401200000	SP 74000 08730	Medieval	'DOVEHOUSE', 4 HIGH STREET Medieval pottery found in drainage ditch cutting
410400000	SP 7317 0787	Early Neolithic- Late Bronze Age	C600M SW OF DIGGS FARM Scatter of Neolithic to Bronze Age flints found in field-walking survey
413100000	SP 7210 0832	Early Neolithic- Late Bronze Age	C750M NE of Grove End: Scatter of late prehistoric flints and Roman pottery found in field-walking survey
413101000	SP 7210 0832	Early Neolithic- Late Bronze Age	C750M NE of Grove End: Neolithic to Bronze Age flint flakes found in field-walking survey
413102000	SP 7210 0832	Roman	C750M NE of Grove End: Roman pottery found in field-walking survey
419700000	SP 7464 1047	Early Mesolithic to Roman	C400M NE of Budnell farm: flint, and prehistoric and Roman pottery found in field-walking survey
424000000	SP 7437 0984	Early Mesolithic- Late Bronze Age	C250M N of 'Old Cider House': Prehistoric flints, Roman and medieval pottery found during field walking
424001000	SP 7437 0984	Early Mesolithic- Late Bronze Age	C250M N of 'Old Cider House': 36 Mesolithic to Bronze Age flint flakes and tools found during field walking
424002000	SP 7437 0984	Roman	C250M N of 'Old Cider House': 33 Roman and medieval pottery sherds found during field walking
440000000	SP 7244 0876	Late Prehistoric	S OF RAILWAY BRIDGE Late prehistoric flint flakes, cores and scarpers found in field-walking survey
440100000	SP 7312 0836	Early Neolithic to Medieval	C650M WNW of Diggs farm: Scatter of flints and Roman and medieval pottery found in field-walking survey
440101000	SP 7312 0836	Early Neolithic- Late Bronze Age	C650M WNW of Diggs farm: Neolithic to Bronze Age flint flakes and scrapers found in field-walking survey
440102000	SP 7312 0836	Roman-Medieval	C650M WNW of Diggs farm: Roman and medieval pottery found in field-walking survey
460400000	SP 7462 0833	Early Neolithic- Roman	Scatter of flints and Roman pottery and quern fragments found in field-walking survey
460401000	SP 7460 0834	Early Neolithic- Late Bronze Age	C500M NE Haddenham Church: Neolithic to Bronze Age flint flakes and cores found in field-walking survey
460402000	SP 7460 0834	Neolithic	C500M NE Haddenham Church: Two Neolithic arrowheads found in field-walking survey
460403000	SP 7460 0834	Roman	C500M NE Haddenham Church: Roman quern fragments found in field-walking survey
460404000	SP 7460 0834	Roman	C500M NE Haddenham Church: Roman pottery sherds found in field-walking survey

12.4 Listed Buildings

EH	Grade	Address	Description	Period	Grid Ref
570, 6, 263	II	19 Rosemary lane (Brownlow Cottage)	17 th to 18 th century witchert house with twentieth century addition.	1600-1799	SP 74188 09399
570, 6, 264	II	10 Rosemary lane (Forge Cottage)	Eighteenth century witchert house, formerly a pair	1700-1799	SP 74299 09484

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570, 6, 265	II	16 Rosemary lane (Cobwebs)	17 th century witchert house with 19 th and 20 th century alterations	1600-1999	SP 74202 09452
570, 6, 266	II	16 Rosemary lane (walls)	Nineteenth century witchert boundary wall and garden building	1800-1899	SP 74222 09431
570, 6, 267	II	3 Rudd's lane (Witchert House)	17 th century witchert house with 18 th and 19 th century extensions	1600-1899	SP 74278 09350
570, 6, 268	II	11 Rudd's lane (Meadowkeep)	Eighteenth century witchert house, possibly originally a barn.	1700-1799	SP 74187 09300
570, 6, 269	II	13 Rudd's lane (Rosemary Cottage)	17 th to 18 th century part timber-framed, part witchert thatched house.	1600-1799	SP 74195 09279
570, 6, 270	II	18 Rudd's lane (Varney's)	Seventeenth century witchert house.	1600-1699	SP 74115 09309
570, 6, 283	II	7 Townsend	Seventeenth century witchert house with eighteenth century extension	1600-1799	SP 74098 09130
570, 6, 284	II	9 Townsend (Gogs farm)	Medieval timber-framed cruck-built house, rebuilt in witchert in the 17 th century	1066-1540	SP 74114 09061
570, 6, 285	II	12 Townsend	Seventeenth to eighteenth century witchert house	1600-1799	SP 74040 09170
570, 6, 286	II	13 Townsend	Seventeenth to eighteenth century witchert house	1600-1799	SP 74058 09182
570, 6, 287	II	15 Townsend (Berry Cottage)	Fifteenth and seventeenth century witchert house	1400-1699	SP 74075 09200
570, 11, 215	II	1, 2 Fern lane	Seventeenth century witchert house with eighteenth century wing	1600-1799	SP 74018 08930
570, 11, 216	II	4 Fern lane (Fern farm)	Seventeenth century timber-framed, thatched and witchert house.	1600-1699	SP 74038 08936
570, 11, 217	II	4 Fern lane (Barn)	Barn. C18. Witchert, colourwashed and rendered, on a rubble plinth.	1700-1799	SP 74033 08907
570, 11, 218	II	6 Fern lane	Seventeenth century witchert and thatched house.	1600-1799	SP 74059 08936
570, 11, 219	II	10 Fern lane (Old Brewery)	Nineteenth century witchert house and brewhouse, the latter possibly earlier.	1800-1899	SP 74042 08959
570, 11, 226	II	1 Fort End	Seventeenth century witchert house incorporating late medieval bay	1400-1699	SP 74075 08804
570, 11, 227	II	5 Fort End	Medieval and seventeenth century witchert house	1066-1699	SP 74058 08800
570, 11, 228	II	6 Fort End (Old Hadden)	Seventeenth century timber-framed house and witchert outbuildings	1600-1699	SP 74038 08788
570, 11, 229	II	9 Fort End (Maitland House)	Seventeenth and eighteenth century timber-framed and witchert house	1600-1799	SP 74008 08821
570, 11, 230	II	19 Fort End (Yolsum farmhouse)	Seventeenth to eighteenth century witchert house	1600-1799	SP 74034 08843
570, 11, 231	II	21 Fort End (Rose Cottage)	Seventeenth century witchert house with nineteenth century addition	1600-1899	SP 74066 08856
570, 10, 281	II	2 Thame Rd (Fort End House & Byre House)	House and service wing, now 2 houses. C17, altered and enlarged C18, with C20 conversion.	1600-1799	SP 73972 08904
570, 10, 282	II	2 Thame Rd (wall of Fort End House)	18 th to 19 th century witchert garden wall and attached summerhouses.	1700-1799	SP 73980 08870
570, 11, 238	II	3 High St (Thieve's Kitchen)	16 th to 17 th century timber-framed house with eighteenth century extension	1500-1799	SP 74009 08758
570, 11, 239	II	7 High St (Orchard Dene)	16 th century timber-framed & witchert hall house, with 17 th century alterations	1500-1699	SP 74022 08692
570, 10, 243	II	High St Wesleyan & Methodist chapel	Methodist church, built in 1822 of witchert	Built 1822	SP 73956 08547
570, 10, 248	II	4 High St (Dove House)	Seventeenth century timber-framed house	1600-1699	SP 73974 08749
570, 10, 249	II	Barn & Cottage NW of Dove House	Eighteenth century part timber-framed, part witchert barn and house	1700-1799	SP 73960 08750
570, 10, 250	II	Dovecote SW of Dove House	Seventeenth century dovecote	1600-1699	SP 73957 08716
570, 11, 240	II	9 High St (Apple Croft)	Nineteenth century witchert house	1800-1899	SP 74017 08684
570, 10, 251	II	10 High St (Bone House)	Nineteenth century witchert house	1800-1899	SP 73990 08651
570, 11, 241	II	11 High St (Myrtle Cottage)	Eighteenth century witchert house	1700-1799	SP 74018 08668
570, 10, 252	II	12 High St	Nineteenth century witchert house	1800-1899	SP 73982 08648
570, 10, 242	II	15 High St	Early 17 th century part witchert house, with 18 th and 19 th century alterations	1600-1899	SP 73989 08614
570, 10, 253	II	18, 20 High St	Pair of nineteenth century witchert houses	1800-1899	SP 73974 08626
570, 10, 254	II	22 High St (Oak Beam)	Fifteenth century timber-framed house with seventeenth century alterations	1400-1899	SP 73956 08608
570, 10, 244	II	25 High St	Eighteenth century part witchert house	1700-1799	SP 73939 08520
570, 10, 255	II	26, 28 High St	15 th century timber-framed cruck-built house with 17 th century alterations	1400-1999	SP 73946 08605
570, 10, 245	II	27 High St	Nineteenth century witchert house	1800-1899	SP 73929 08506
570, 10, 246	II	35, 37 High St	17 th to 18 th century timber-framed and witchert house, now two houses	1600-1799	SP 73910 08435
570, 10, 247	II	43 High St & wall	Seventeenth century witchert house with twentieth century alterations	1600-1999	SP 73894 08400
570, 10, 256	II	46, 48 High St	Pair of seventeenth century witchert houses with nineteenth century addition	1600-1899	SP 73884 08422

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570, 10, 257	II	50 High St	Eighteenth century witchert house	1700-1799	SP 73876 08377
570, 10, 207	II	1 The Croft (Croft Thatch)	Seventeenth century witchert house with nineteenth century additions	1600-1899	SP 73943 08254
570, 10, 208	II	5 The Croft	Nineteenth century witchert house, formerly a pair	1800-1899	SP 73938 08270
570, 10, 209	II	9 The Croft	Seventeenth century witchert house	1600-1699	SP 73934 08278
570, 10, 236	II	21 Gibson lane	Seventeenth century witchert house	1600-1699	SP 73988 08227
570, 11, 232	II	1 Gibson lane	Eighteenth century witchert house	1700-1799	SP 74075 08120
570, 11, 233	II	5 Gibson lane (The Patch)	Eighteenth century witchert house	1700-1799	SP 74024 08179
570, 11, 234	II	5a Gibson lane	Eighteenth century witchert house	1700-1799	SP 74011 08171
570, 11, 235	II	7 Gibson lane	Seventeenth century witchert house	1600-1699	SP 74002 08173
570, 11, 237	II	2 Gibson lane (Cedar Cottage)	Eighteenth century witchert house with twentieth century addition	1700-1799	SP 74061 08182
570, 11, 210	II	1 Dragon Tail (Dragon Tail Cottage)	Eighteenth century house with nineteenth century addition	1700-1899	SP 74106 08185
570, 11, 211	II	2 Dragon Tail (wall)	19 th to 19 th century witchert boundary wall known as Dragon's Tail	1700-1899	SP 74068 08210
570, 11, 212	II	2 Dragon Tail	Eighteenth century house with nineteenth century extension	1700-1899	SP 74125 08195
570, 11, 213	II	2 Dragon Tail (outbuilding)	Eighteenth century outbuilding	1700-1799	SP 74134 08209
570, 11, 214	II	2 Dragon Tail (wall)	Eighteenth to nineteenth century witchert boundary wall	1700-1899	SP 74060 08213
570, 11, 220	II	1-7 Flint St	Four eighteenth century witchert houses, formerly five cottages	1700-1799	SP 74029 08005
570, 11, 225	II	6 Flint St (Brewers)	Eighteenth century house	1700-1799	SP 74033 08021
570, 11, 221	II	9 Flint St (Rose Cottage)	Eighteenth century witchert house	1700-1799	SP 74012 08008
570, 11, 222	II	11 Flint St (Dormer Cottage)	17 th century witchert and timber-framed house with 18 th century alterations	1600-1799	SP 74004 08003
570, 10, 223	II	13 Flint St	Eighteenth century witchert house, formerly two cottages	1700-1799	SP 73987 08012
570, 10, 224	II	15 Flint St (Duck Bottom)	Seventeenth century witchert house with eighteenth century alterations	1600-1799	SP 73974 08021
570, 10, 10003	II*	Turn End, Townside	Designed 1963, built 1964-7 with later minor alterations, by Peter Aldington.	1964-7	SP 73956 08673
570, 10, 288	II	15 Townside	Eighteenth century house	1700-1799	SP 73927 08528
570, 10, 289	II	23 Townside (Dogwood Cottage)	Eighteenth century witchert house	1700-1799	SP 74041 09139
570, 10, 290	II	57 Townside	Seventeenth century witchert house, formerly three cottages	1600-1699	SP 73877 08193
570, 10, 291	II	80 Townside (The Majors)	17 th century timber-framed house with twentieth century witchert extension	1600-1999	SP 73837 08193
570, 10, 292	II	1 Windmill Rd, (The Nook)	Eighteenth century witchert house with twentieth century extension	1700-1999	SP 73890 08872
570, 11, 175	II*	3 Aston Rd (Grenville Manor)	Sixteenth century timber-framed house with modern extension.	1500-1599	SP 74280 08045
570, 11, 176	II	5 Church End (Malt Cottage)	Seventeenth to eighteenth century house	1600-1799	SP 74088 08057
570, 11, 177	II	4 Church End (Malthouse)	18 th century part witchert, formerly a Maltster's house with attached maltings.	1700-1799	SP 74089 08048
570, 11, 178	II	6 Church End	17 th century house with eighteenth century refronting	1600-1799	SP 74086 08041
570, 11, 179	II	7, 8 Church End	Pair of eighteenth century witchert houses	1700-1799	SP 74086 08028
570, 11, 180	II	9 Church End, (Green View)	Eighteenth and nineteenth century witchert house and outbuildings	1700-1899	SP 74078 08017
570, 11, 181	II	10 Church End (Eight Bells)	17 th century witchert house with nineteenth century addition, formerly a pub	1600-1899	SP 74084 07998
570, 6, 182	II	Manor farm, Church End	15 th to 16 th century timber-framed house with 17 th and 19 th century alterations	1400-1899	SP 74103 07922
570, 6, 183	II*	Manor farm, Church End (Barn)	Fifteenth century timber-framed tithe barn	1400-1499	SP 74063 07892
570, 6, 184	II	12 Church End, (The Anchor)	Seventeenth to eighteenth century witchert house, formerly a pub	1600-1799	SP 74107 07988
570, 6, 185	II	12a Church End (Anchor Barn)	Seventeenth to eighteenth century witchert house, formerly a barn	1600-1799	SP 74107 07988
570, 11, 186	I	St Mary's Church	13 th century parish church with 14 th century alterations, restored 19 th century.	1200-1899	SP 74162 08002
570, 11, 187	II	St Mary's Church Font	Disused 13th century font of unknown origin, now in churchyard.	1200-1899	SP 74155 08011
570, 11, 188	II	St Mary's Church Tomb	19th century chest tomb, dated 1815.	Dated 1815	SP 74178 08023
570, 11, 189	II*	13 Church End, Church Farmhouse	15 th century timber-framed Wealden hall-house, possibly the church house, with later alterations and additions.	1400-1499	SP 74196 08025
570, 11, 190	II	Church End Cottage, Church End	18th century house with 19th century extension.	1700-1799	SP 74212 08024

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570, 11, 191	II	14 Church End (Top Barn)	17 th century timber-framed house with 18 th and 19 th century alterations	1600-1899	SP 74206 08051
570, 11, 192	II	17 Church End (Bell Cottage)	16 th century timber-framed house with 19 th century extension and refronting	1500-1899	SP 74196 08092
570, 11, 193	II	18 Church End	Seventeenth century part timber-framed house	1600-1699	SP 74198 08096
570, 11, 194	II	20 Church End (Long Farthings)	Seventeenth to eighteenth century house	1600-1799	SP 74236 08137
570, 11, 195	II	21 Church End	Seventeenth century witchert house with eighteenth century alterations	1600-1799	SP 74227 08154
570, 11, 196	II	22 Church End	Eighteenth century witchert former vicarage	1700-1799	SP 74207 08165
570, 11, 197	II	The Paddocks, Church End (walls)	Eighteenth to nineteenth century witchert boundary walls	1700-1899	SP 74161 08096
570, 11, 204	II	6 Churchway (Tara)	Eighteenth century house, formerly house and shop	1700-1799	SP 74137 08149
570, 11, 205	II	8 Churchway (The Green Dragon)	Eighteenth century pub	1700-1799	SP 74160 08163
570, 11, 206	II	10 Churchway	Nineteenth century witchert house	1800-1899	SP 74157 08194
570, 11, 198	II	13 Churchway (White Hart)	Eighteenth century witchert house, formerly a pub	1700-1799	SP 74136 08254
570, 11, 199	II	19 Churchway	Nineteenth century witchert house	1800-1899	SP 74140 08285
570, 11, 200	II	21 Churchway (Long Swan Cottage)	Nineteenth century house	1800-1899	SP 74140 08302
570, 11, 201	II	23 Churchway (Beehive Stores)	18 th century house and shop, formerly a pub and associated outbuilding	1700-1799	SP 74142 08319
570, 11, 202	II	29 Churchway (Haddenham Hall)	19 th century house, garden wall built of witchert and 19 th century gate piers	1800-1899	SP 74139 08413
570, 11, 203	II	67 Churchway (Fair Acre)	Nineteenth century witchert house	1800-1899	SP 74209 08700
570, 11, 272	II	1 Station Rd (Ings Cottage)	Eighteenth century part witchert house	1700-1799	SP 74062 08084
570, 10, 274	II	Baghill Barn, Station Rd	Eighteenth century timber-framed and witchert barn, now a house	1700-1799	SP 73989 08063
570, 10, 275	II	15 Station Rd, Hopefield House	Nineteenth century witchert house built for William Rutter Dawes	1800-1899	SP 73823 08085
570, 11, 273	II	3 Station Rd (Baghill farm)	17 th to 18 th century witchert house with eighteenth century extension	1600-1799	SP 74042 08084
570, 11, 276	II	2 Station Rd (Moorcroft House)	Eighteenth century witchert house	1700-1799	SP 74080 08109
570, 11, 277	II	8 Station Rd (Swiss Cottage)	Seventeenth century witchert house with nineteenth century extension	1600-1899	SP 74029 08097
570, 11, 278	II	10 Station Rd	18th C Boundary wall	1700-1799	SP 73880 08120
570, 11, 279	II	Stockwell, Baptist Chapel	Nineteenth century witchert Baptist Chapel built on site of two earlier buildings	1600-1999	SP 74022 08554
570, 11, 280	II	2, 4 Stockwell	Pair of seventeenth century witchert houses	1600-1699	SP 74001 08481

13 Appendix 3: Trade Listings and Population Data

Trade Directories

Artisans/Trade	P.C.	1830	1842	1850	1864	1877	1887	1891	1903	1911	1920	1935
Basket maker	1											
Furniture maker										1		
Iron Founder		1										
Lace maker			5						1			
Milliner			4									
Needle maker	1				4							
Paper maker		1										
Rope/sack maker				2								
Shoe/boot maker	13	6	6	6	8	5	3	4	6	4	5	4
Straw hat maker		3							2	3	3	
Tailor/drapier etc	4		5	3	4	2	4	3	3	2		
Weaver	2	1										
Whitesmith			2									2
TOTAL	21	12	22	11	16	7	7	7	12	10	8	6
Merchant/Dealer	P.C.	1830	1842	1850	1864	1877	1887	1891	1903	1911	1920	1935
Brewery		1	4		1	2	1	1	1	1		
Confectioner					1							2
Dealer		6	4	3	5	5	5	4	5	6	6	1
Dealer (animals)					1	2	1	2	1	1	1	
Dealer (Corn/coal)			1	4	4	3	4	3	3	3	2	2
Dealer (cycle/car)												1
Dealer (timber)					1							
Draper	3								1	1		
Fishmonger											1	
Fruiterer											1	
Grocer			6	4	4	4	4	6	5	6	5	9
Marine Store					1							
TOTAL	3	7	15	11	18	16	15	16	16	18	16	15
Agric/General	P.C.	1830	1842	1850	1864	1877	1887	1891	1903	1911	1920	1935
Agric Engineer								1			3	4
Farmer	35			19	23	22	20	23	30	22	16	12
Vet		1	2									
TOTAL	34	1	2	19	23	22	20	24	30	22	19	16
Professional	P.C.	1830	1842	1850	1864	1877	1887	1891	1903	1911	1920	1935
Auctioneer		2		2	1	1			1	1	1	1
Bank/banker										1	1	2
Doctor									1	3	1	3
Surveyor					1							
Teacher	1										1	
TOTAL	1	2	0	2	2	1	0	0	2	5	4	6
Service/Provision	P.C.	1830	1842	1850	1864	1877	1887	1891	1903	1911	1920	1935
Baker	5	8	6	4	3	4	3	2	2	1	1	1
Beer Retailer	4		8	8	4	3	3	3	3	1	2	2
Blacksmith	4	2	2	2	2	2	2	2	3	3	3	2
Brazier												1

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Bricklayer/builder		2	2	3	2	3	3	2	5	5	2	4
Brick/tile maker								2	1			
Butcher	1	3	2	3	3	4	2	3	4	4	3	3
Carpenter	5	6	3	4	3	1	1	2	2	1	1	1
Carrier	1		1		2			3	4	3	4	2
Chimney Sweep										1		
Coach builder	1							1	1	1	1	
Engineer					1				1			
Gardener						1			1	3	2	
Hairdresser										1		
Hotel/Inn										1		1
Insurance Agent			2				1	1				
Mason	6	1										
Miller	4	3		2	1	1	2	3	2	1	1	1
Plumber/electrician			1	2	3	3	2	2				
Pub	3	3	4	6	9	10	10	10	10	9	6	6
Saddler	1	2	2	2	1	1	1	1	1	1	1	1
School	1	3	3	5	3	2	2	2	2	2	3	
Wheelwright	2	2		4	2	2				1	1	
TOTAL	38	35	36	45	39	37	32	39	42	39	31	25

† Posse Comitatus, 1798.

Population Figures

Date	DB*	1337	P.C.†	1801	1811	1821	1831	1841
Population	ND**	ND**	225	964	1038	1294	1484	1545
Date	1851	1861	1871	1881	1891	1901	1911	1921
Population	1703	1623	1514	1443	1282	1223	1409	1403
Date	1931	1941	1951	1961	1971	1981	1991	2001
Population	1361	ND**	1666	2240	3575	ND**	ND**	4720

* Domesday, 1086.

** No Data recorded/unknown

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/ for 2001

14 Appendix 4: Historical Consultancy Report

Report produced by of the University of Leicester

Medieval Records (to 1500)

Haddenham was mentioned in Domesday Book (1086) when it was a wholly rural settlement with no apparent urban characteristics, such as a market or burgesses. There were 75 tenant households, headed by 41 *villani*, 19 lower-status bordars, and 15 slaves, an unknown number of whom may have lived in the neighbouring settlement of Cuddington (which was a chapelry belonging to Haddenham).¹ From the 12th century to the 16th the manor belonged to the Benedictine cathedral priory of Rochester (Kent), whose surviving archive (kept at Medway Archives and Local Studies Centre, Strood) includes few medieval records for Haddenham. Of potential interest is an agreement between the monks and parishioners dated 1327 (DRc/L7) and some 12th and 13th-century records, including

DRc/L1: letters of Ascelin bishop of Rochester, 1143-4

DRc/T572/11: gift in free alms, 1193

DRc/ZO5/1-2: will, 1251-74

DRc/L2: statement and agreement, 1256

DRc/L24/4: letter, 1271

In addition, an 18th-century manuscript of documents relating to Rochester's medieval manors, including Haddenham, survives in the Bodleian Library (MS Top. Kent c 1).

Rochester Priory was granted a market charter for Haddenham in 1295, but it was withdrawn in 1302 at the request of John Dalderby, bishop of Lincoln, presumably because the market was detrimental to his own at Thame (Oxon.), about 3 miles away.² A stray account roll, of Stephen serjeant (*servientes*) of Haddenham manor, survives in the Bodleian Library (Bucks. Roll 1) for 1299-1300, a few years after the grant of the market, which may reveal whether it was successful and a serious threat to the bishop's market at Thame.

The manorial account rolls at the National Archives listed in the Manorial Documents Register (SC 6/760/13-16) relate to the neighbouring settlement of Cuddington.

Haddenham is not included in the 1279 Hundred Rolls or in the lay subsidy rolls of 1327 and 1332. The only surviving medieval taxation return naming individuals from Haddenham is that from 1340 (TNA: PRO, E 179/77/9).

Early Modern Records (1500-1800)

After the Dissolution the manor of Haddenham, and other estates in the parish, belonged to a succession of lay landowners, including the Rose family who held Grenville's manor from c. 1570.³ The Rose family archive is held at CBS (D 126) and includes numerous estate papers from 1592 to the 18th century and beyond, including a 17th-century terrier (D 126/38c). Other terriers, also of 17th-century date, include CBS, ST 70-1 and AR 16/1989. The Hobbs collection (CBS, D-HO) includes many property deeds relating to Haddenham, as well as extracts from 18th-century court rolls (D-HO/134). A larger collection of court rolls and related material, dating from 1536 to 1800 and beyond, can be found in CBS, D/BASM 30. Documents belonging to the Wykeham-Musgrave family, lords of Haddenham from 1768, are in the Bodleian Library and include 18th-century rent rolls (MS dd Wykeham Musgrave c 21).

The Dean and Chapter of Rochester retained the advowson of Haddenham parish church, and the large number of post-medieval records at Strood relate mostly to the church and its patronage (see online catalogue at <http://cityark.medway.gov.uk>).

A few 16th-century manorial account and court rolls for Haddenham survive at the National Archives, including

SC 2/155/10: court roll, 1547-50

SC 6/HenVIII/6038: account roll, 1540-1

SC 6/HenVIII/6039: account roll, 1541-2

Other records of potential interest include acknowledgements of debt dated 1526-31 (C 241/277/74, C 241/282/136) involving Henry Huntley, a Haddenham merchant, and 16th and 17th-century surveys of the manor (LR 2/188, ff. 13-22, LR 2/197, ff. 44-9, LR 2/198, f. 53, LR 2/200, ff. 130-46, E 315/414, ff. 41-4).

Individual taxpayers from Haddenham are named in numerous lay subsidy rolls and hearth tax returns dated 1523 to 1662 at the National Archives, including

E 179/78/161 (1523)

E 179/78/119 (1540)

E 179/78/160, pt 1 (1545)

E 179/79/163-5 (1549-51)

E 179/79/219 (1594)

E 179/79/231 (1597)

E 179/79/256 (1609)

E 179/79/276 (1624)

E 179/80/302 (1641)

E 179/80/348 (1662)

E 179/244/12 (1662)

By 1800 some inhabitants of Haddenham were employed in rural trades and crafts, including tailors, carpenters, masons and smiths, but most people were engaged in farm work.⁴

Modern Records (Post 1800)

According to the census of 1811, 200 (80 per cent) of Haddenham's 248 resident families were employed in agriculture and only 44 (18 per cent) in trade, manufactures or handicraft. The occupational structure of the parish in the 19th century can most fully be analysed using the census enumerators' books held at the National Archives. Those for Haddenham are

HO 107/41 (1841)

HO 107/1721 (1851)

RG 9/864 (1861)

RG 10/1410 (1871)

RG 11/1471 (1881)

RG 12/1144 (1891)

RG 13/1354 (1901)

The population of Haddenham increased from 964 in 1801 to 1,703 in 1851 before falling to 1,223 in 1901, presumably as a result of agricultural depression. The opening of a railway station (Haddenham and Thame Parkway Station) in 1906 is likely to have encouraged the growth of settlement and local industries including brickmaking. In 1915 about 75 shops, public houses, and other businesses (including a bank, several merchants, schools, and surgeons) were based in Haddenham.⁵

In the early 20th century Haddenham lay within Aylesbury Rural District Council whose records (CBS, DC 2) include poor rate books and valuation lists. A more individual perspective of the economic and social history of the period is provided by Walter Rose (d. 1960), a carpenter and builder in Haddenham, who wrote about his experiences there, including (perhaps tellingly) *The Village Carpenter* (CBS, D 159).

Key issues and recommendations for further study

Haddenham's urban status before the 20th century is doubtful. Moreover, the surviving records are not sufficiently plentiful to allow a detailed examination of the social and economic history of the place in the medieval and early modern periods. No recommendations for further study are made, and it is not considered that Haddenham would make an appropriate case-study. In conclusion, Haddenham appears to be an example of a largely rural community which may have had a limited role as an informal marketing centre for the immediately surrounding villages, but was probably overshadowed by nearby towns such as Thame.

Notes

¹ *VCH Bucks.* I, 232-3; II, 267, 281, 286.

² S. Letters *et al.*, *Gazetteer of Markets and Fairs in England and Wales to 1516* (2003), I, 62.

³ *VCH Bucks.* II, 282-4.

⁴ *Posse Comitatus 1798* (BRS 22), 19-21.

⁵ *VCH Bucks.* II, 281; *Kelly's Dir. Bucks.* (1915 edn).