

# High Wycombe

## Buckinghamshire Historic Towns Assessment Report



*Wickham from the Marlow Road by W. Turner 1803 – Etching with watercolour*



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

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Report produced by David Green and Ruth Beckley

Historical documentary report by Peter Diplock, Leicester University

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Copies of this report and further information can be obtained from:

Buckinghamshire County Council  
Planning Advisory and Compliance Service,  
Place Service,  
Buckinghamshire County Council  
County Hall  
Aylesbury  
Bucks HP20 1UY  
Tel: 01296 382656

Email: [archaeology@buckscc.gov.uk](mailto:archaeology@buckscc.gov.uk)

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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 High Wycombe in order to provide an informed basis for conservation, research and the management of change within the urban environment. Emphasis is placed on identifying a research agenda for the town using a formalised method for classifying local townscape character. The Historic Towns methodology complements the well-established process of conservation area appraisal by its complete coverage, greater consideration of time-depth and emphasis on research potential. Each Buckinghamshire Historic Towns Project report includes a summary of information for the town including key dates and facts (Table 1). The project forms part of an extensive historic and natural environment characterisation programme by Buckinghamshire County Council.

High Wycombe is Buckinghamshire's largest historical town and has possesses a long and interesting history. The first evidence of occupation in Wycombe dates c. AD 150 when the Romans came to this valley and built a villa on the Rye. This was first discovered in 1724 when workmen uncovered a mosaic pavement, and subsequent digs revealed a large villa with a complex bathhouse. It stood close to the Holy Well spring whose waters may have supplied the baths and it is thought that the villa was the centre of a large estate with several outlying farms.

The earliest written reference to Wycombe dates to a document of AD 970 although not much is know about Wycombe's history until the 11<sup>th</sup> century when the Domesday entry highlights the importance of the river, as it was vital to power the mills that grew up along the valley. There are twenty corn mills mentioned in the Domesday Book along the nine miles between West Wycombe and the Thames. It is believed that during the 12<sup>th</sup> century some of these isolated mills and farmsteads along the Wye coalesced into something resembling a town.

In the medieval period Wycombe established itself as a borough with a corporation overseeing trade in corn from the nearby mills as well as the cloth produced from the fulling mills. The medieval town quickly became the largest and most successful town in Buckinghamshire, supplying grain, livestock, timber and cloth to the London markets.

Wycombe's location midway between London and Oxford made it an ideal stopping off point for coach travel. It also lay on the ancient route from Windsor to Hatfield. As a result a number of traveller's institutions grew up in the town, including St. Johns Hospital, as well as secular Inns and taverns.

High Wycombe's plan-form crystallised during the middle ages and was to remain stable until the 19<sup>th</sup> century. The earliest part centred on the churchyard and Frogmoor where Wycombe's large market was established. There is evidence of town planning with a wide High Street with long narrow burgage plots facing onto it.

A "Gild" Hall was built in the early 1300s; this lay to the west of the Church, although it was later superseded by the Market House (later the Guildhall) that was constructed at the end of the High Street. By the 1200s the huge market place that ran from the church to Frogmoor began to be filled in, as stall holders and traders constructed permanent buildings. This created Bull Lane, Queen Square and Church Street, a tight knit medieval

street pattern which remains today, and the main market moved onto the wide High Street. Immediately south of the church, where the Little Market House is located, was the Shambles.

By the medieval and Tudor era cloth making was the main industrial focus of the town. There are documentary references to weavers, dyers and wool merchants. Several of the Wye mills were fitted with fulling hammers, and the main output was in linen, hemp and wool. By the 17th century the cloth industry was in decline, many mills had reverted to corn milling and the emergence of a new industry in papermaking. – Glory Mill and Hedge Mill down the valley were producing paper from 1627 and Rye Mill converted to paper making in the 1700s.

High Wycombe's prosperity was enhanced in the 18<sup>th</sup> century with the improvements to the road network. The Beaconsfield to Stokenchurch part of the London-Oxford road was turnpiked in 1718. The Crendon Lane section of the route to Hatfield was turnpiked in 1768. Coaches continued to stop in the town up until the 1900s.

High Wycombe is synonymous with furniture making and was at one time the principle producer of the Windsor Chairs and suppliers of furniture globally. Chair making had begun as a cottage industry, utilising the supplies of raw material from wood turners or 'bodgers' from the surrounding woodlands to manufacture chairs in small workshops. By the early 19<sup>th</sup> century small furniture workshops mushroomed in the town in response to the demands for chairs for the London market. From the 1860s this largely hand-craft industry became more mechanised and larger factories opened diversifying production from chairs to furniture eclipsing smaller workshops.

By the Second World War High Wycombe was producing furniture of the highest quality, providing fine pieces for the wealthiest homes in the world. During the Second World War the skill of the furniture workers was utilized for the war effort and many of Wycombe's furniture factories were converted to manufacture aircraft or aircraft components.

As a consequence of High Wycombe's commercial success and its connection to the railway network the town's population grew dramatically from 13,000 in 1881, to 29,000 in 1928. To accommodate the increasing number of residents and workers, new estates and suburbs were constructed which sprawled above the town on the valley slopes. As a consequence, High Wycombe contains a variety of housing styles including large detached and semi detached Victorian properties at Amersham Hill, early social housing of the 1920s housing at Terriers and Wycombe Marsh, the ubiquity of inter war semi detached housing at Totteridge and Cressex. In the late 20<sup>th</sup> and 21<sup>st</sup> century there has been some infilling of housing at Telford Way while the town centre has undergone some regeneration with the development of the Eden shopping centre.

The findings of this study are summarised in thirty one 'historic urban zones' that define distinct phases and forms of urban development (Figure 1). Each zone is accompanied by a brief description of its townscape character and archaeological potential. The archaeological evidence from High Wycombe is of regional and potentially national significance including buried remains of Roman settlement in Buckinghamshire (Zone 8), the historic commercial heart of the town (Zones 1-5); the importance of Wycombe's furniture making industry (Zone 13) and the designed landscape and military history of (Zone 7).

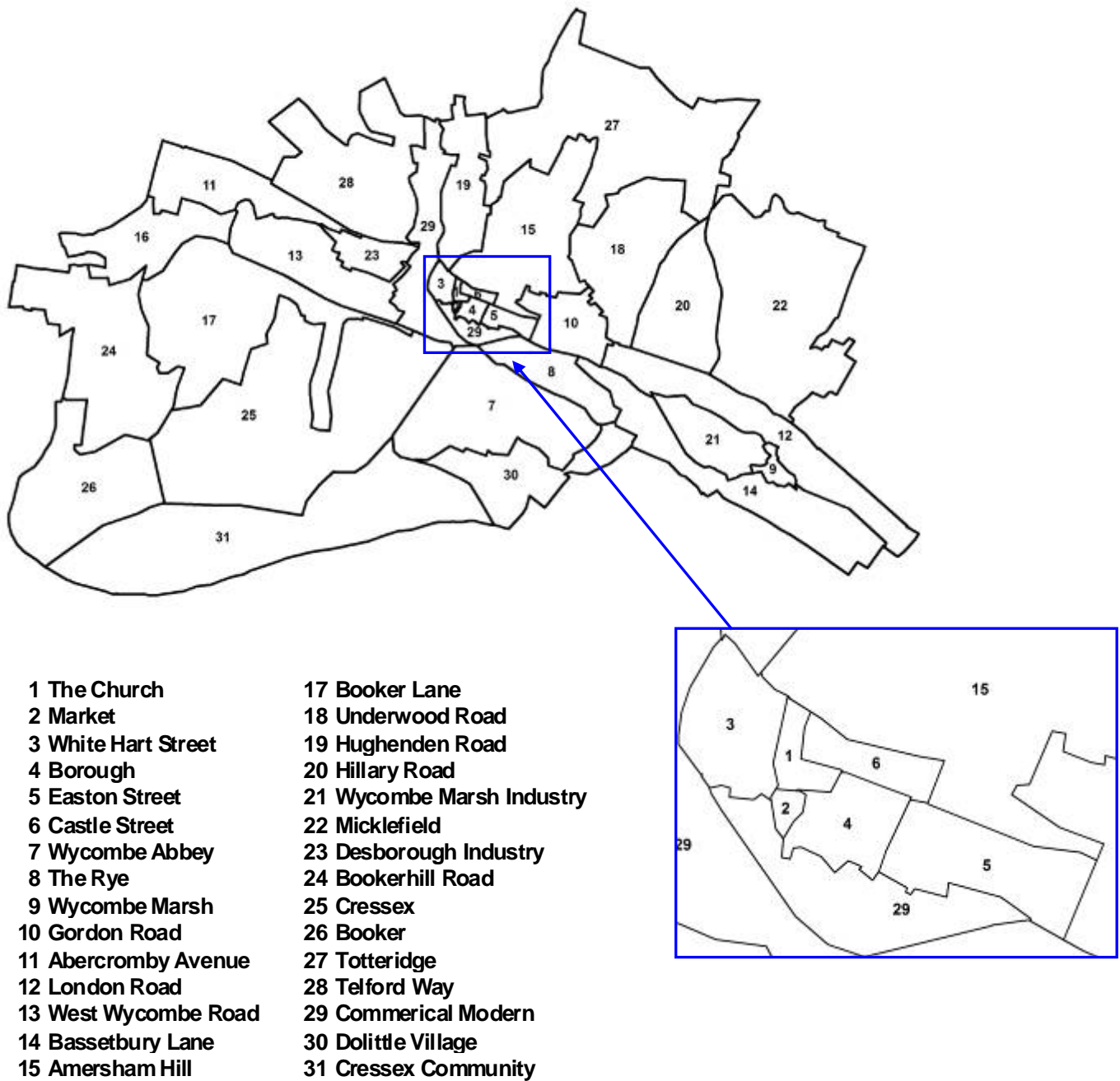


Figure 1: Urban Character Zones for High Wycombe



Period	High Wycombe	
Saxon (410-1066)	Mint	No
	Minster	1085 reference to church
	Royal Manor	No
	Burh status	No
	ASC Reference	970 ( <i>Cartularium Saxonicum</i> )
Domesday (1086)	Domesday Reference	Yes as <i>Wicumbe</i>
	Number of Manors	One
	Watermills	Temple/Bowdrey's Mill (Temple Wycombe Manor) Bridge/Millbank Mill Pann Mill Bassetbury Mill (Basset Bury Manor) Marsh/Wycombe Marsh Mill (Gynaults Fee) Bowden Mill
	Domesday population (recorded households)	40 villagers; 8 smallholders, 8 slaves; 4 boors
	Settlement type	Village/borough?
Medieval (1066-1536)	Borough status	pre 1185 confirmed 1237
	Burgage plots	Yes
	Guild house/fraternity	Guild for flax, wool, thread, skins or hide
	Castle	(2) Castle Hill and possibly Desborough Castle
	Civic structures	Prison, High Street c 12 <sup>th</sup> century St John's Hospital, (poor) 1229 Hospital of St Margaret, (leper) 1229 Hospital of St Giles, (leper)
	Fair Charter	1226; 1229; 1239 Prescriptive and by charters Borough fair held on Basset's land St John's Hospital fair held on their land
	Church	11 <sup>th</sup> century present church dates to 1273
	Market Charter	1222 Prescriptive to Alan Basset
	Market House	1226 early moot hall 1476 market hall built
	Industry	Corn milling, Fulling mills, Cloth making, weaving
	Monastic presence	Godstow Abbey, Oxon Knights Templars/Knights Hospitallers
	Manorial records	Some
	Routeway connections	1335 Gough Map: London Road
	Inns/taverns (reference to)	'Red Lion' inn, 1312 'The Falcon' 1368 'Antelope' inn, 1480
	Windmills/watermills (additional)	Pann ( <i>Pine</i> ) Mill Bassetbury Mill Lanes/Ash Mill Rye/New Mill New/Bryants/Kings Mill
Settlement type	Borough	
Post Medieval (1536-1800)	Borough status	1558 Borough Royal Charter
	Industry	Cloth trade Paper making
	1577 Return of Vintners	3 inn holders, 16 alehouse keepers
	Market Charter	1656 New Borough Charter 1663 Royal Charter to borough
Market house	1604 separate Market House built 1757 Guildhall built on present site 1761 Second Market House built	

	Fair Charter	Continued
	Inns	1605 Green Dragon inn 1636 The Lion, Nagshead, Katherine Wheel 17 <sup>th</sup> century Falcon inn Crosskeys, White Hart, Wheatsheaf inn
	Watermills (additional)	Loudwater Mill (1638) Snakeley Mill (Loudwater) Hedge Mill (Loudwater)
	Proximity to turnpike	1719 London to Uxbridge 1768 Amersham to Henley-on-Thames
	Population (1801)	4248
	Settlement type	Borough
Modern (Post 1800)	Railway station	1854 Railway station 1906 Connection to Marylebone
	Modern development	Significant impact
	Enclosure date	1865
	Canal Wharf	No
	Significant local industries	Furniture industry from 18 <sup>th</sup> century Lacemaking Military aircraft manufacture (1940 -1945)
	Population (2001)	68,900
Settlement type	Metropolitan borough	
HER Record	0949400000	

Table 1: Summary table for High Wycombe

## I DESCRIPTION

### 1 Introduction

#### 1.1 Project Background and Purpose

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

This Historic Settlement Assessment Report for High Wycombe 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.

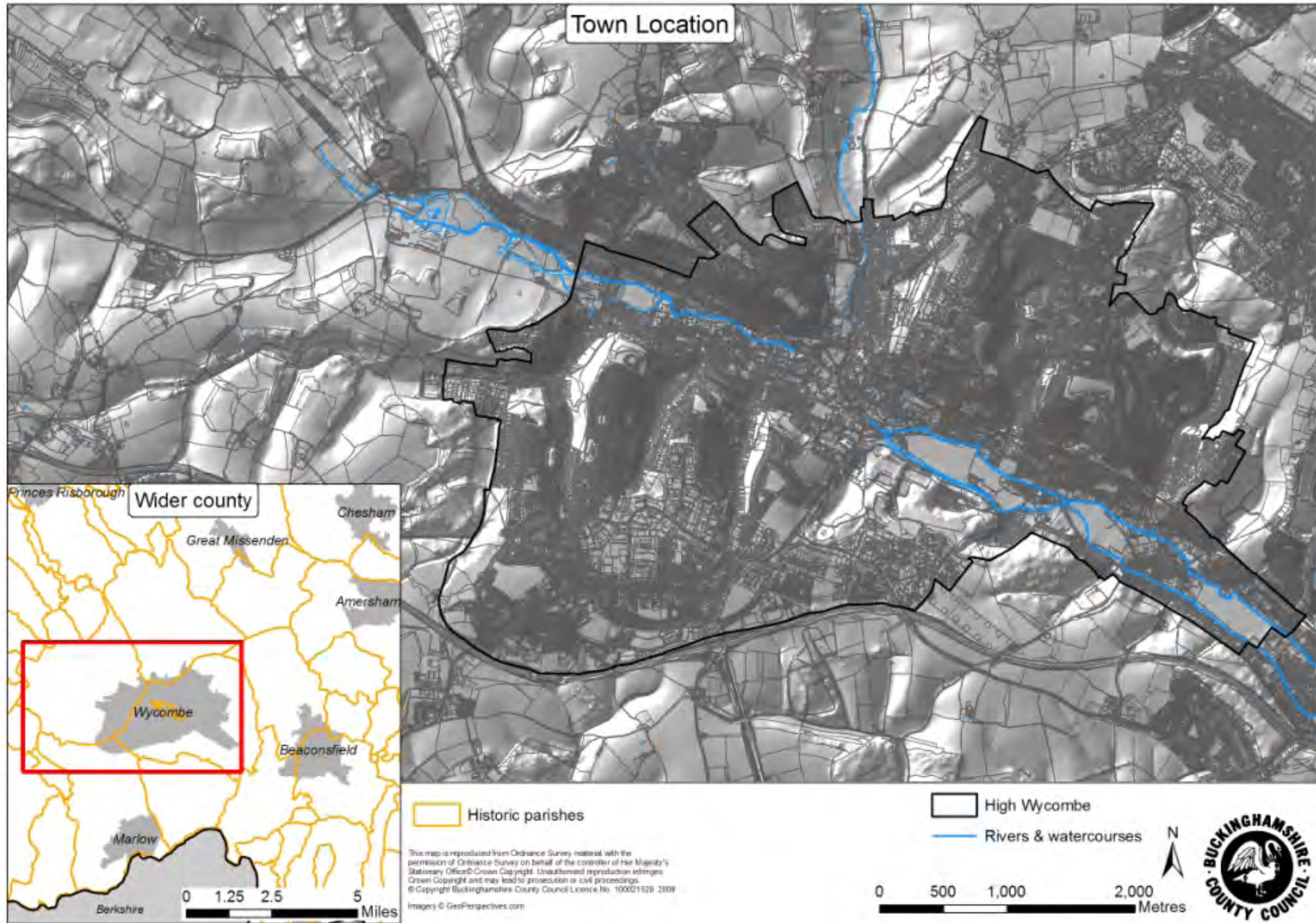


Figure 2: High Wycombe in location

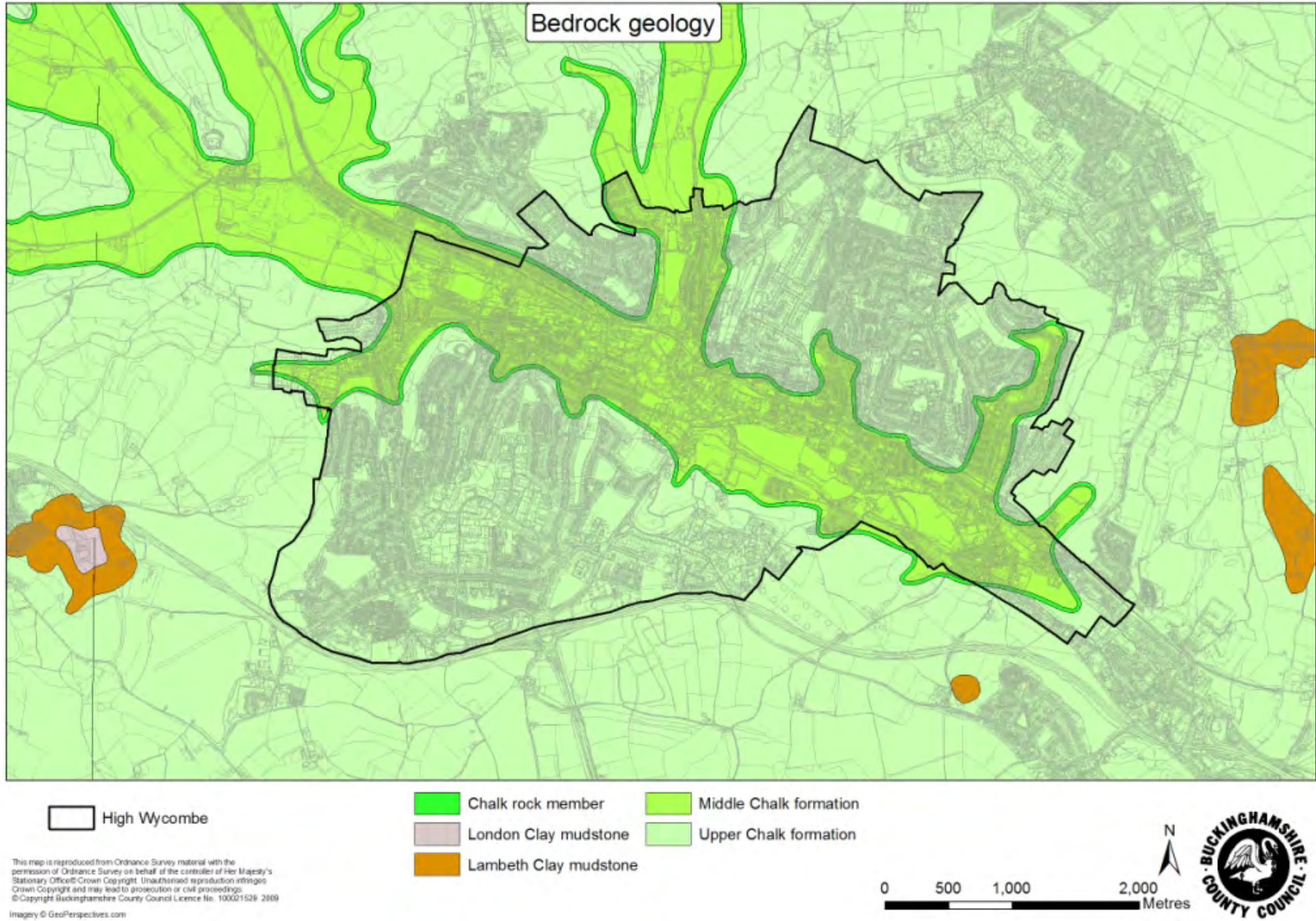


Figure 3: Geology of town (BGS)

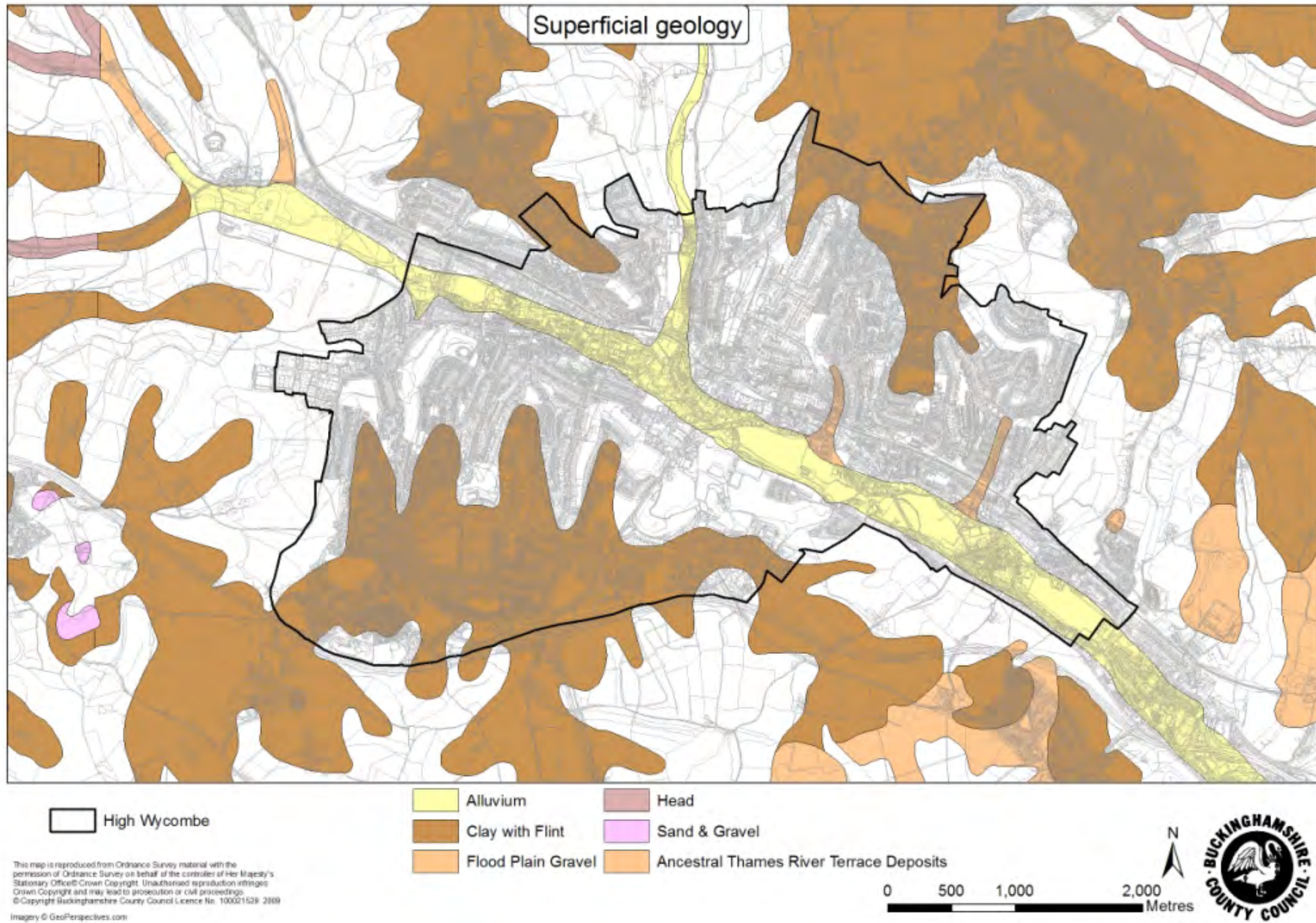


Figure 4: Superficial geology around Wycombe

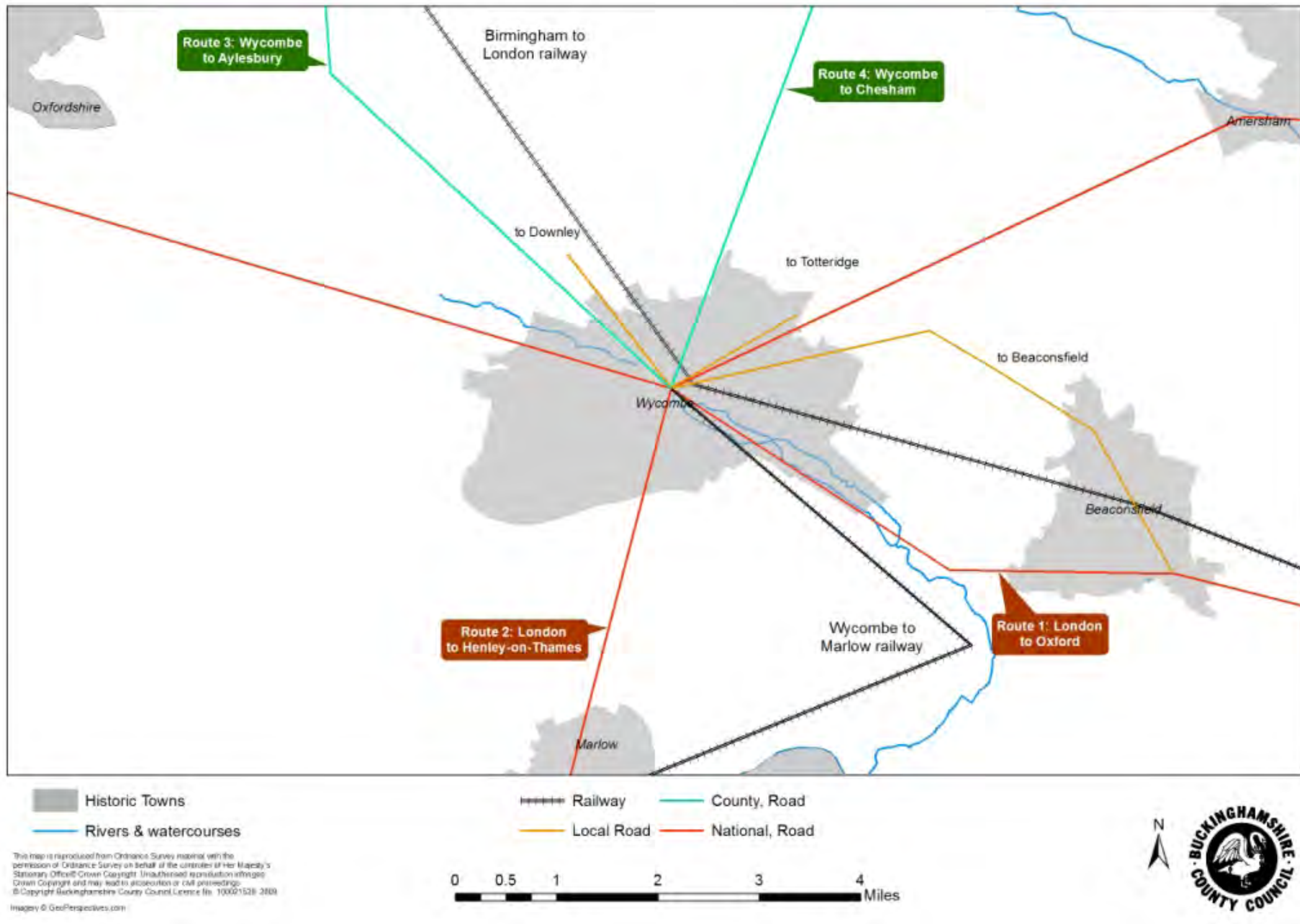


Figure 5: Diagram of Connections from High Wycombe (representational only)

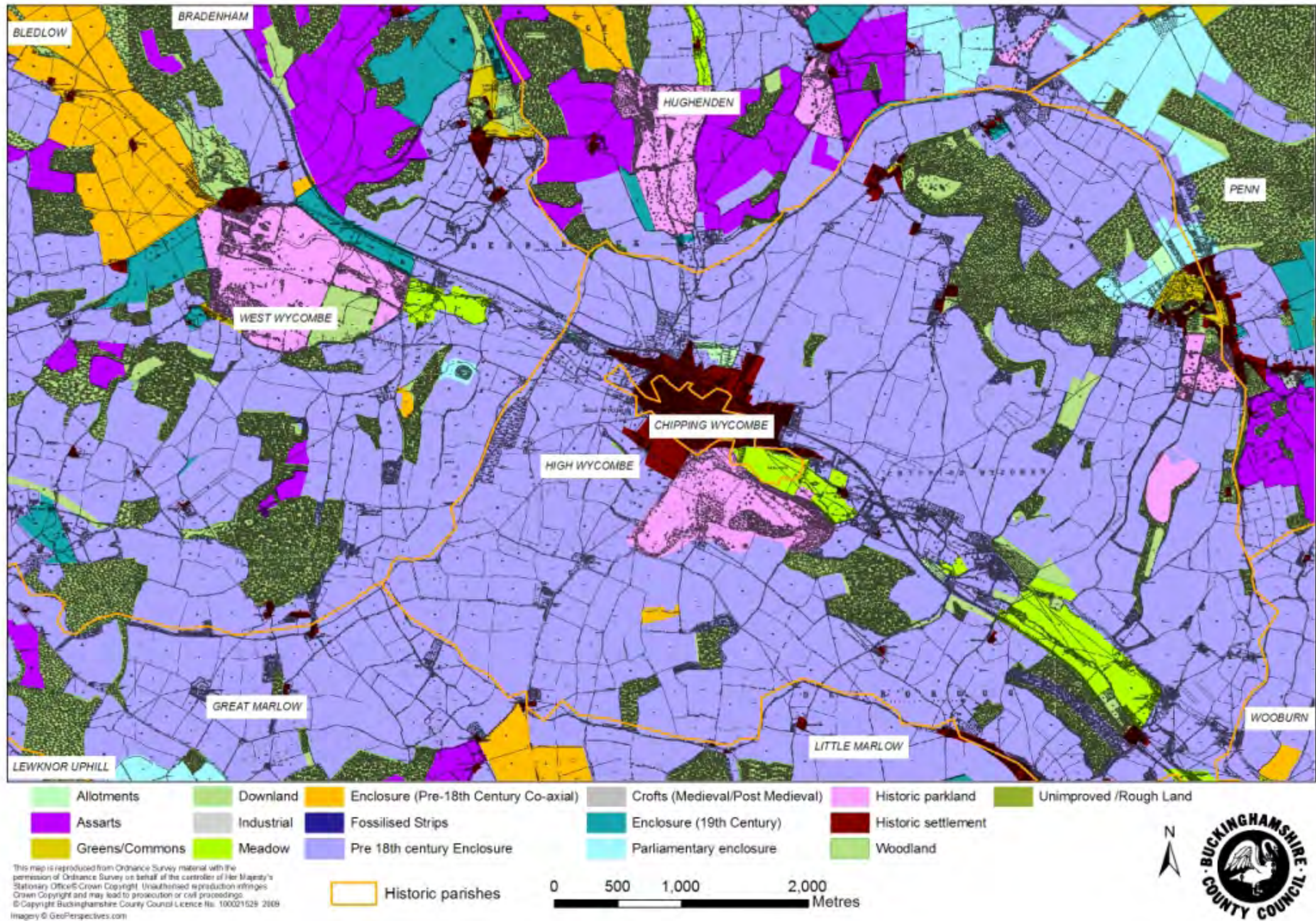


Figure 6: High Wycombe in the wider historic landscape using Bucks HLC



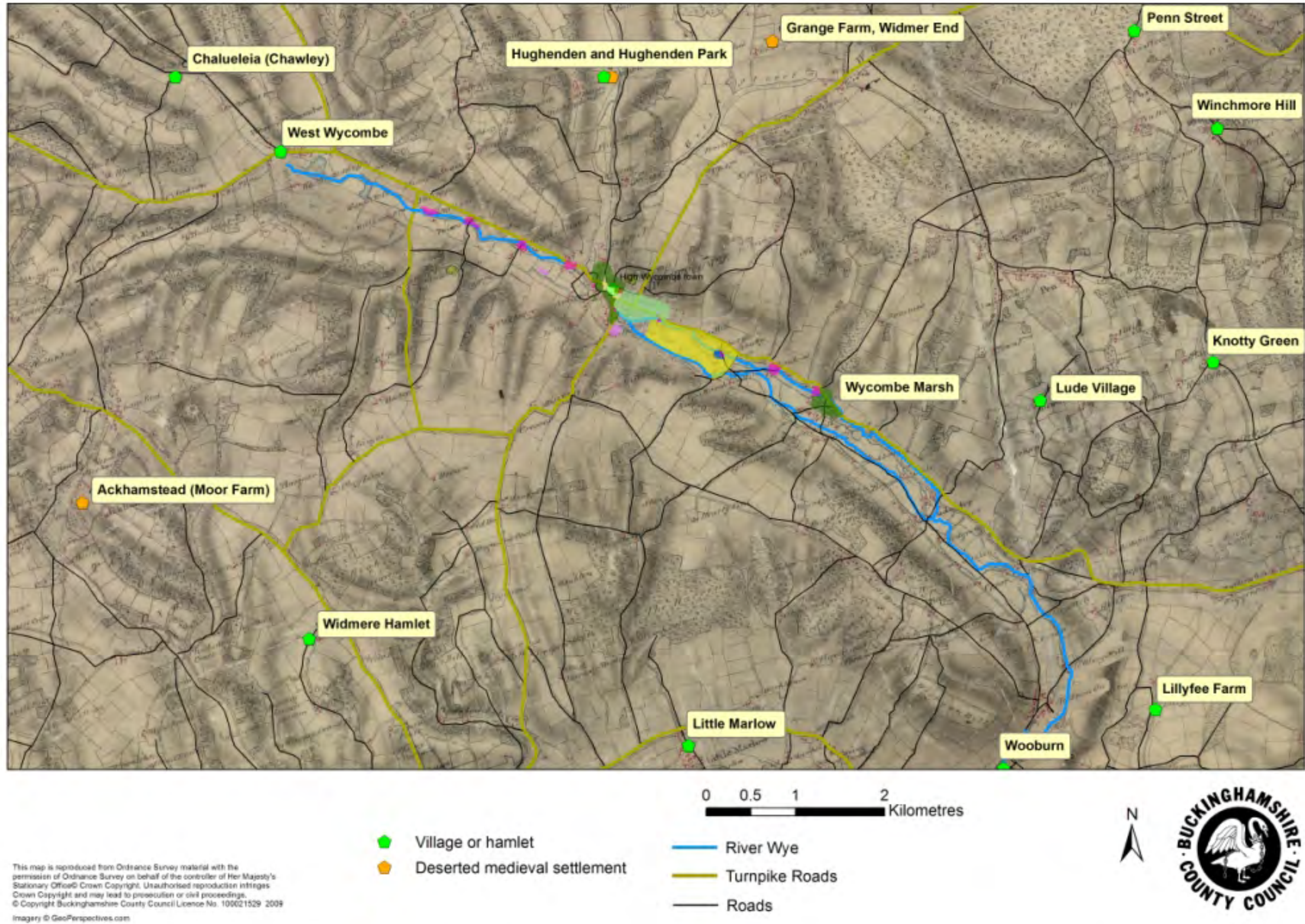


Figure 7: Dispersed settlement around High Wycombe

## 2 Setting

### 2.1 Location, Topography & Geology

High Wycombe lies within the Wycombe District in the southern half of the County of Buckinghamshire. The modern parish of Wycombe comprises the old borough of Chepping Wycombe and the rural parish of High Wycombe. Chepping Wycombe lies in the valley of the River Wye with modern settlement expanding to the south up the hill into West Wycombe and Great Marlow parishes and to the north up Amersham Hill as far as Hazelmere parish. The modern extent of the town also expands east as far as Wycombe Marsh and west up to West Wycombe village.

Chepping Wycombe is a linear settlement formed along a major road from Oxford to London where it parallels the path of the River Wye. The borough lies in the base of the valley floor at a height of approximately 70m OD (Ordnance Datum). Modern settlement then rises in the north to a height of 175m OD at the top of Amersham Hill and to a height of 155m OD at the top of Cressex south of the borough.

The principal bedrock geology of High Wycombe comprises Middle Chalk formation along the path of the River Wye surrounded by Upper Chalk formation across the rest of the settlement. The overlying superficial deposits mainly comprise alluvium along the path of the River Wye and clay with flints across the tops of the ridges.

The Soils Survey Layer (Cranfield, 2007), surveyed at a county level, classifies the soil along the path of the river as seasonally wet loam over gravel (Soil Series 8.12 Calcareous alluvial gley soils). The soils to the south of the loam as far as Wycombe Abbey is classified as shallow loam over chalk (Soil Series 3.43 Brown rendzinas) with further areas of shallow silt over chalk around Sands to the west of the town and around Amersham Hill to the north (Soil Series 3.43 Brown rendzinas). Two further bands of deep loam over clay are also projected around Daws Hill to the south and Totteridge to the north (Soil Series 5.82 Stagnogleyic paleo-argillic brown earths).

### 2.2 Wider Landscape

#### *Transport and Communications*

The principal historic route through the town runs on an east west alignment from London to Oxford and follows the line of the River Wye through the town and was first recorded on the Gough map of 1335. The road through Wycombe linking Beaconsfield to Stokenchurch was turnpiked in 1719 and continued until 1867 (Edmonds et al, 1993). A second turnpike also crosses the town on a north south alignment from Amersham to Henley-on-Thames. Managed by the Reading and Hatfield Trust, it was established in 1768 and continued until 1881 (Edmonds et al, 1993).

A railway station was opened in Wycombe in 1854 following the construction of the Princes Risborough to Wycombe line by Great Western Rail later extended to Bourne End. An additional line by Great Western and North Eastern Joint Rail was then added in the early 20<sup>th</sup> century linking Wycombe directly with London. The Bourne End extension was dismantled in 1970 with the main line now linking Wycombe with London and Birmingham.

#### *Rural Landscape*

The 18<sup>th</sup> century landscape around Chepping Wycombe was mainly comprised of early irregular enclosure on the hills around the town (Figure 6) and ancient meadows along the path of the River Wye including the Rye Meadow at Chepping Wycombe and King's Meadow at Wycombe Marsh. Numerous mills were located along the path of the Wye with at least ten operating between West Wycombe and Loudwater Loakes Manor remained a country park until the late 19<sup>th</sup> century when it was converted into a girl's school while West Wycombe Park lay to the west of the borough. Woodland was sparse on the valley slopes but more common on the ridges with Kings Wood to the north and Hanging Wood, the Warrens and High Hill Heavens to the south while Booker Common and woodland lay to the southwest.

The modern landscape has been significantly altered with modern settlement expansion covering almost all of Wycombe parish, replacing the early irregular enclosures. Satellite

settlements now surround High Wycombe at Downley, Hazlemere and Loudwater King's Mead and The Rye are partially preserved as public recreation spaces.

The historic parkland at Loakes Manor is preserved through reuse of the property as a school since the late 19<sup>th</sup> century while West Wycombe Park has been preserved through joint stewardship with the National Trust and the Dashwood family.

### 3 Evidence

#### 3.1 Historic Maps

Characterisation for this project was primarily undertaken using the Ordnance Survey series of maps from the OS 2" Surveyors drawing of the 1820s to the current Mastermap data (Figure 9). Also used were county and regional maps including Jeffrey's map of the county (1760) and Bryant's map of the county (1820). The project also uses historic maps where available, however there are few detailed maps of the borough, the only detailed survey of the town being the 1849 tithe map (CBS: PR249/27/6R) and a negative map of the borough also dated 1849 (CBS: Q/AB/70/30).

#### 3.2 Documentary Evidence

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

For a town of Wycombe's status and size surprisingly few primary sources survive to chart its history. Medieval manorial records for Bassetbury and Temple Wycombe manors survive as do foundation charters for the School and almshouses. Few records survive from the early borough corporation, however, and it is unclear whether this was due to poor record keeping by the borough or because the borough was little more than a status symbol under the control of the lord of the manor. Records from the post medieval period are more extensive and include manorial documents and details relating to the borough and parish records. However the primary sources of Wycombe's history have been synthesised into two detailed volumes: L.J. Ashford's *History of the Borough of High Wycombe from its Origins to 1880* and L.J. Mayes's *History of High Wycombe from 1880 to Present Day*.

#### 3.3 Built Heritage

There are 119 English Heritage listed buildings in High Wycombe comprising two Grade I buildings and ten Grade II\* buildings. In addition there are 27 buildings included on the Wycombe District Council local list of buildings of interest. These buildings date primarily to the 19<sup>th</sup> century. The earliest listed structures in Wycombe include the 11<sup>th</sup> century All Saints Church and the remains of the 12<sup>th</sup> century hospital of St John. There are also two 14<sup>th</sup> century houses on Castle Street. The majority of the buildings (89) date to the 16<sup>th</sup>-18<sup>th</sup> centuries with a further 26 buildings dating to the 19<sup>th</sup> and 20<sup>th</sup> centuries.

The 19<sup>th</sup> and 20<sup>th</sup> centuries saw significant expansion to Wycombe as the furniture industry encouraged settlement beyond the historic borough boundaries into new areas Newtown west of the borough where the main furniture industry was concentrated and at Saffron Platt and Wheeler's Field to the east.

The growth of the furniture industry in High Wycombe has had a significant impact on the growth and architectural style of Wycombe with substantial areas in Newtown given over to large furniture factories, some of which have subsequently been converted to residential settlement.

Address	Dendro-Chronology/tree felling date range	Type of structure	Laboratory
Bradenham Manor	1653	Manor House	Oxford Dendrochronology Lab

Table 2: Dendro-chronology for buildings in High Wycombe (Source: Vernacular Architecture Group 2002)

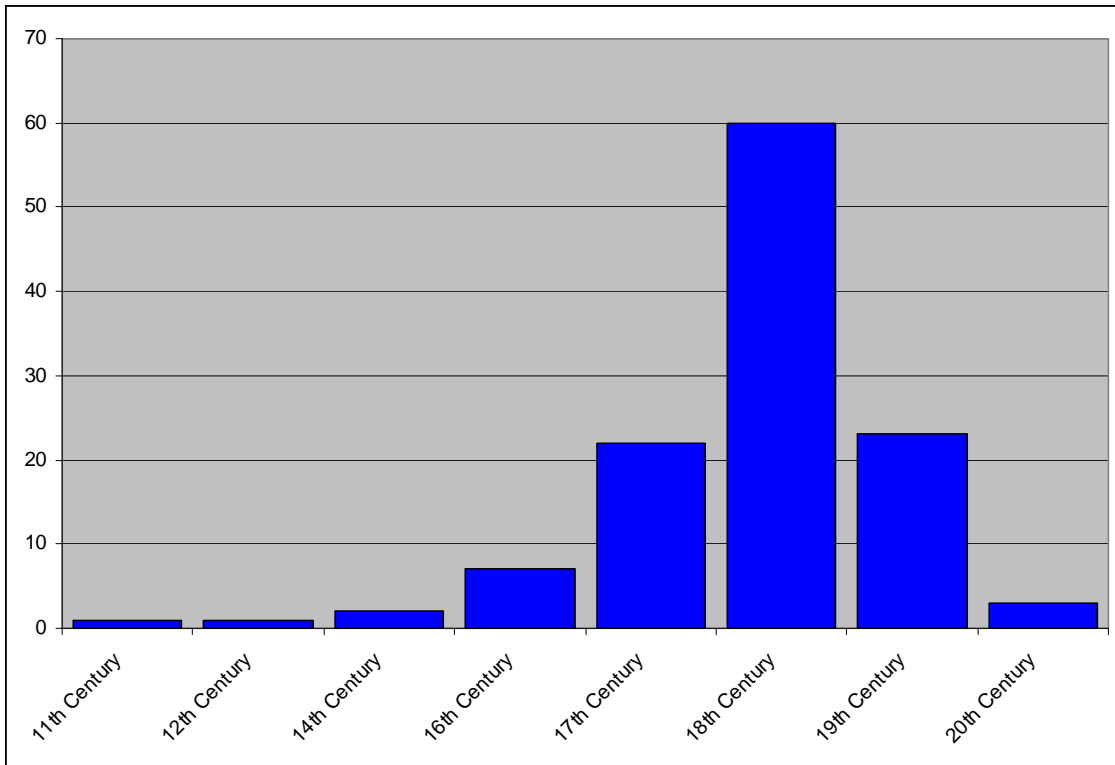


Figure 8: Listed Buildings by century

### 3.4 Archaeological Evidence

Previous archaeological work in High Wycombe has been fairly extensive particularly during the 1980s and 1990s. Over forty investigations have taken place in Wycombe since the 1930s with some particularly rewarding results. Pottery fabric types and quantities have been included where available, more detailed descriptions of established fabric types referred to are included in Appendix 1. Figure 12 illustrates the archaeological investigations carried out within the historic core while Figure 13 illustrates the investigations carried out within the modern extent of High Wycombe.

Of the forty two investigations undertaken in High Wycombe, fourteen proved negative. Of these fourteen, eleven concluded that modern disturbance had affected the archaeological record; two suggested that there was no recoverable archaeological evidence present and one site was too small scale to produce any evidence.

A few sites in Wycombe have been subject to different stages of work over a period of years, in particularly the Rye Roman villa site which has been subject to repeated investigations since the early 20<sup>th</sup> century (HW1; HW2; HW13; HW21; HW23; HW27 and HW34). The Ercol factory site north of the railway has been subject to three separate investigations (HW28; HW35; HW42) while two investigations have been carried out at Wycombe Marsh (HW26; HW30). These sites have been given an additional event reference in the table.

HW1: The Rye, Holywell Mead (event a) NGR SU 873 923 (Colmer F, 1932)		
Finds	Negative features (cut only)	Environmental evidence
Ebbsfleet & Beaker ware (prehistoric) tesserae (Roman) large mosaic in central villa 1 sherd Samian ware bronze ornament bronze coin (AD 323) silver denarius (c. AD 276) Nuremburg token (15 <sup>th</sup> century) Hunting knife	None	oyster shells Animal bone fragments
		Above ground structures
		central villa with defensive bastion wall 2 <sup>nd</sup> villa next to the bastion wall
		Positive features (above natural)
		None
Circumstances of investigation	Conclusion	
Source: Notes in HER Archive: unknown	Summary of an excavation carried out in 1931-32 on Holywell Mead. The report suggests the presence of two Roman villas across a large site, possibly a military station.	
HW2: The Rye, Holywell Mead (event b) NGR SU 873 923 (Hartley B, 1959)		
Finds	Negative features (cut only)	Environmental evidence
87 sherds pottery (Roman) 13 sherds Samian ware mosaic panel wall plaster some pottery sherds 8 coins (200-324 AD)	3 parallel ditches (undated)	None
		Above ground structures
		<i>Romano-British</i> Double corridor type villa Detached large bath house Boundary wall Gatehouse and gate Outbuilding large building ( <i>Post Roman</i> )
		Positive features (above natural)
		None
Circumstances of investigation	Conclusion	
Source: Published article in Records of Buckinghamshire 16: 4 Archive: High Wycombe Museum	The villa complex dates to the second half of the second century and appears to have been planned as a self contained unit. The size of the bath house suggests was not for private use but rather was intended to be used by the farm workers, the size furthermore indicating a large and prosperous estate. The later history of the villa is unclear; however, there is no evidence of a violent end. On the basis of this excavation, the site was re-assessed as one large villa consisting of a primary	

	villa and the large bath house.	
HW3: Micklefield NGR SU 8898 9307 (Cauvain S & Cauvain P, 1978)		
Finds	Negative features (cut only)	Environmental evidence
31 sherds pottery (Roman 2 <sup>nd</sup> century) 2 coins (4 <sup>th</sup> century) iron knife 6 nails	1 post hole cultivation marks	None
		Above ground structures
		None
		Positive features (above natural)
		packed flint floor
Circumstances of investigation	Conclusion	
Source: Published article in Records of Buckinghamshire 20: 4 Archive: Halton	Article suggests the presence of an early Romano-British site on the basis of a number of pottery sherds found at this site and in the vicinity. Pottery evidence from this site suggests settlement activity some 35 years before Holywell Mead villa.	
HW4: Desborough Castle NGR SU 8471 9332 (Collard M, 1987)		
Finds	Negative features (cut only)	Environmental evidence
83 struck flints 24 fire crazed flints copper & iron (medieval) 22 sherds Romano-British pottery 1 sherd Oxford Medieval ware (11 <sup>th</sup> -14 <sup>th</sup> century) 574 sherds sandy type fabric (possibly 12 <sup>th</sup> century) 42 sherds medieval sandy with quartz fabric (similarities with Olney Hyde A type) 1 sherd calcareous fabric 445 sherds post medieval pottery 1 sherd unidentified	Large ditch (possibly Iron Age?) 2 large ditches (medieval, associated with castle)	167 fragments animal bone 2 environmental samples taken (samples not reliable due to considerable re-deposition in the 1930s)
		Above ground structures
		None
		Positive features (above natural)
		Rampart (possibly Iron Age?)
Circumstances of investigation	Conclusion	
Archaeological investigation of area around the Scheduled Monument of Desborough Castle. Source: Published article in Records of Buckinghamshire 30 Archive: Halton	The possibility of an earlier Iron Age hillfort at this site is suggested in the report on the basis of the morphology of archaeological monuments at the site (a lynchet possibly predating the castle). The castle is thought to date to the 11 <sup>th</sup> century, however, no evidence from this period was found at the site. It seems likely that the two medieval ditches belong to the early to mid 12 <sup>th</sup> century and possibly represent a later phase of defence. The relationship between the castle and ditches and the outer earthwork (the lynchet) remains uncertain.	
HW5: St Margaret's lepers Hospital NGR SU 8574 9328 (Farley M & Manchester K, 1989)		
Finds	Negative features (cut only)	Environmental evidence
None	None	None
		Above ground structures
		None
		Positive features (above natural)
		12 partial skeletons
Circumstances of investigation	Conclusion	
Source: Published article in Medieval Archaeology 33 Archive: Halton	Salvage excavations following the discovery of a number of inhumations in the vicinity of the site of a leper hospital. Bodies probably came from the cemetery attached to the 13 <sup>th</sup> century St Margaret's Leper Hospital	
HW6: Priory Road NGR SU 86597 93185 (Cauvain S & Cauvain P, 1989)		
Finds	Negative features (cut only)	Environmental evidence
154 sherds pottery 3 sherds tile	None	animal bone
		Above ground structures
		None

		Positive features (above natural)
		None
<b>Circumstances of investigation</b>	<b>Conclusion</b>	
Source: Published article in Records of Buckinghamshire 31 Archive: Halton	Restricted nature of the investigation meant dating the finds was problematic although some parallels with later 12 <sup>th</sup> to 13 <sup>th</sup> century London coarse ware was noted.	
HW7: All Saints Church NGR SU 486 193 (Hardy A, 1993)		
<b>Finds</b>	<b>Negative features (cut only)</b>	<b>Environmental evidence</b>
None	None	None
		Above ground structures
		None
		Positive features (above natural)
		18 <sup>th</sup> century vault -15 coffins 19 <sup>th</sup> century vault -2 coffins 19 <sup>th</sup> century vault – 7 coffins
<b>Circumstances of investigation</b>	<b>Conclusion</b>	
Source: Unpublished archaeological document Archive: Halton	Three brick vaults dating from the mid 18 <sup>th</sup> to late 19 <sup>th</sup> century were recorded.	
HW9: Railway Place NGR SU 8707 9281 (Carstairs P, August 1994)		
<b>Finds</b>	<b>Negative features (cut only)</b>	<b>Environmental evidence</b>
2 flint flakes Neolithic 2 sherds pottery (13 <sup>th</sup> -14 <sup>th</sup> century) 19 sherds medieval pottery (unidentified) 44 sherds modern 131 fragments CBM 8 fragments clay pipe	8 pits (2 medieval) 3 post holes 2 wells 2 ditches (1 medieval)	8 snail shell fragments 17 fragments animal bone
		Above ground structures
		Positive features (above natural)
<b>Circumstances of investigation</b>	<b>Conclusion</b>	
Source: Unpublished archaeological document Archive: Halton	Excavations undertaken in the vicinity of the medieval hospital of St John. While no traces of the hospital or any cemetery was uncovered there was evidence of some medieval activity in the area.	
HW10: Pann Mill NGR SU (Cauvain S & Cauvain P, 1995)		
<b>Finds</b>	<b>Negative features (cut only)</b>	<b>Environmental evidence</b>
<i>Medieval</i> Metal (14 <sup>th</sup> /15 <sup>th</sup> century) 14 sherds Tylers Green type ware (14 <sup>th</sup> /15 <sup>th</sup> century) <i>Post medieval</i> Metal (16 <sup>th</sup> /17 <sup>th</sup> century) Glass Clay pipes pottery sherds (17 <sup>th</sup> /19 <sup>th</sup> century)	postholes Wheel pit (modern)	286 fragments of animal bone Mollusca – 5 species Seeds – 6 species 7 fragments wood – 19 <sup>th</sup> century
		Above ground structures
		None
		Positive features (above natural)
		compacted floor 2 vertical timbers (med?) 4 timbers (medieval/post medieval?)
<b>Circumstances of investigation</b>	<b>Conclusion</b>	
Source: Published article in Records of Buckinghamshire Journal Archive:	Excavations revealed at least three phases of mill construction on the site beginning in the 14 <sup>th</sup> century. Second phase of construction and use in the 17 <sup>th</sup> to 18 <sup>th</sup> century. Final phase of use from the 19 <sup>th</sup> century until mill was abandoned in 1967.	
HW11: 41-43 Castle Street SU 8672 9308 (Roseff R, April 1995)		
<b>Finds</b>	<b>Negative features (cut only)</b>	<b>Environmental evidence</b>
2 sherds coarse border ware	Medieval pit	oyster shell



(14 <sup>th</sup> /15 <sup>th</sup> century) modern pottery	soakaway 2 post holes (probable boundary)	Above ground structures
		<i>None</i>
		Positive features (above natural)
		Modern cellar
Circumstances of investigation		Conclusion
Source: Unpublished archaeological document Archive: Halton		Archaeological evaluation. Evidence suggests that the northern part of the site was levelled in the 1970s when the Victorian buildings were demolished
HW12: 33 Castle Street SU 8669 8310 (Roseff R, September 1995)		
Finds	Negative features (cut only)	Environmental evidence
1 nail (medieval) 4 sherds sandy ware (13 <sup>th</sup> /14 <sup>th</sup> century)	4 pits (medieval)	oyster shell
		Above ground structures
		<i>None</i>
		Positive features (above natural)
		Brick & tile structure (17 <sup>th</sup> -18 <sup>th</sup> century?)
Circumstances of investigation		Conclusion
Source: Unpublished archaeological document Archive: Halton		Archaeological evaluation. The style of brick used suggests the structure dates to the post medieval period but was demolished by the mid 19 <sup>th</sup> century.
HW13: Holywell Mead (event c) NGR SU 8740 9240 (Parkhouse J, June 1996)		
Finds	Negative features (cut only)	Environmental evidence
Roman ceramic building material Tesserae 1 sherd pottery (London Ware 2 <sup>nd</sup> century?)	12 pits	<i>None</i>
		Above ground structures
		<i>None</i>
		Positive features (above natural)
		<i>None</i>
Circumstances of investigation		Conclusion
Source: Unpublished archaeological document Archive: County Museum		Limitations of the watching brief made accurate assessment of site difficult and dating could only be surmised on the basis of the building material. Available evidence suggests that the villa foundations were bulldozed in 1954 prior to the construction of the swimming pool.
HW15: Temple End NGR SU 86470 93580 (Lucas G. & Regan R. 1997)		
Finds	Negative features (cut only)	Environmental evidence
1 sherd pottery (Iron Age) 1 sherd St Neots type ware 57 sherds pottery (medieval) 648 sherds pottery (Post medieval) 507 fragments clay pipes 7 coins (post medieval)	<i>None</i>	532 animal bones
		Molluscs and seeds
		Above ground structures
		<i>None</i>
		Positive features (above natural)
		chalk rubble layer (16 <sup>th</sup> century) wall foundations
Circumstances of investigation		Conclusion
Source: Published article in Post Medieval Archaeology Journal Archive: Unspecified		Evidence suggests that the earliest phase of settlement dates to the 15 <sup>th</sup> /16 <sup>th</sup> century when the first farmhouse was built directly onto reclaimed marshland. The second phase saw the house being rebuilt on a larger scale with a cellar and a first floor. The final phase of development was the 19 <sup>th</sup> century Glenister House.
HW19: Bunzl Paper Mill, Wycombe Marsh NGR SU 8875 9200 (Preston J, January 2000)		
Standing Buildings		
Mill house (early 18 <sup>th</sup> century) Turbine house (19 <sup>th</sup> century)	Engineers shop (19 <sup>th</sup> century) Roll grinding shop (20 <sup>th</sup> century)	
Circumstances of investigation		Conclusion

Source: Unpublished archaeological document Archive: County Museum	Carried out in advance of demolition suggests the earliest identifiable structures dated to the earlier half of the 18 <sup>th</sup> century. The mill was largely destroyed by fire in the late 18 <sup>th</sup> to early 19 <sup>th</sup> century. Existing buildings dated to the 19 <sup>th</sup> century.	
HW20: The Guildhall SU 8652 9301 (Wycombe District Council)		
Standing Buildings		
Guild Hall (18 <sup>th</sup> century)		
Circumstances of investigation		Conclusion
Source: HER Record Archive: Wycombe Museum	Building recording for the Guildhall comprising photographic survey.	
HW21: Holywell Mead (event d) NGR SU 8740 9238 (Holmes A, December 2000)		
Finds	Negative features (cut only)	Environmental evidence
2 sherds Roman tesserae 11 sherds Roman tile	1 pit	un-charred seeds and molluscs (post medieval)
		Above ground structures
		None
		Positive features (above natural)
		wall foundations floor layer
Circumstances of investigation		Conclusion
Source: Unpublished archaeological document Archive: County Museum	Small scale evaluation. Difficulties were faced in accurately locating the 1950s excavation within the current context. Likely that the features exposed were previously recorded.	
HW22: 330-336 London Road NGR SU 88300 92200 (Network Archaeology October 2001)		
Finds	Negative features (cut only)	Environmental evidence
7 pottery sherds (modern)	Watercourse	None
		Above ground structures
		None
		Positive features (above natural)
		wall foundations Post medieval mill building
Circumstances of investigation		Conclusion
Source: Unpublished archaeological document Archive: County Museum	Evidence of post medieval mill buildings was uncovered at the site along with evidence for its associated watercourses. No evidence of medieval remains.	
HW23: Holywell Mead (event e) NGR SU 8740 9240 (Northamptonshire Archaeology 2001)		
Finds	Negative features (cut only)	Environmental evidence
None	None	None
		Above ground structures
		None
		Positive features (above natural)
		Early stream channel Possible building outline Possible ditch outline Possible building debris
Circumstances of investigation		Conclusion
Source: Unpublished archaeological document Archive: County Museum	Two phases of geophysical survey carried across the area identified firstly an early stream channel but also evidence of archaeological features to the north of the Roman villa.	
HW25: The Courtyard, Frogmoor NGR SU 8637 9326 (Moore J, May 2001)		
Finds	Negative features (cut only)	Environmental evidence
9 sherds pottery (16 <sup>th</sup> /19 <sup>th</sup> century)	None	animal bone oyster shell
		Above ground structures

		None
		Positive features (above natural)
		wall foundations chalk layer Horticultural layer
Circumstances of investigation	Conclusion	
Source: Unpublished archaeological document Archive: County Museum	Evidence for 16 <sup>th</sup> century garden activity, site later developed with evidence of post medieval brick foundations.	
HW26: Wycombe Marsh (event a) SU 8860 9200 (Hindmarch E, June 2002)		
Finds	Negative features (cut only)	Environmental evidence
roof tile (Roman) Pottery sherds (Roman or medieval?)	None	None
		Above ground structures
		None
		Positive features (above natural)
		None
Circumstances of investigation	Conclusion	
Source: Unpublished archaeological document Archive: County Museum	Significant level of modern disturbance at the site made identification of archaeological remains difficult.	
HW27: Holywell Mead (event f) NGR SU 8740 9238 (Bashford R, November 2002)		
Finds	Negative features (cut only)	Environmental evidence
wall plaster	Ditch (possibly Roman?)	None
		Above ground structures
		None
		Positive features (above natural)
		wall footings Possible villa floor
Circumstances of investigation	Conclusion	
Source: Unpublished archaeological document Archive: County Museum	Modern disturbance at the site as a result of earlier excavations hindered the accurate identification of results.	
HW31: Project Phoenix NGR SU 8670 9320 (Simmonds A, August 2004)		
Finds	Negative features (cut only)	Environmental evidence
12 sherds Denham ware (11 <sup>th</sup> century) 13 pottery sherds (post medieval) 8 fragments ceramic building material (medieval/post medieval)	2 ditch (medieval)	animal bone
		Above ground structures
		None
		Positive features (above natural)
		2 wells (modern)
Circumstances of investigation	Conclusion	
Source: Unpublished archaeological document Archive: County Museum	Wet conditions at site hindered recovery and analysis of archaeological finds and features.	
HW33: U672 Bridge, Bassetbury Lane NGR SU 8774 9240 (Moore J, July 2005)		
Finds	Negative features (cut only)	Environmental evidence
None	None	None
		Above ground structures
		None
		Positive features (above natural)
		None
Circumstances of investigation	Conclusion	
Source: Unpublished archaeological document	Watching brief of mill site near bridge indicates the existing structures are post medieval in origin.	

Archive: County Museum		
HW34: Holywell Mead (event g) NGR SU 8745 9234 (Sims M, January 2006)		
Finds	Negative features (cut only)	Environmental evidence
None	None	None
		Above ground structures
		None
		Positive features (above natural)
		demolition layer (Roman/post Roman)
		Possible boundary wall
Circumstances of investigation		Conclusion
Source: Unpublished archaeological document Archive: County Museum		A spread of demolition debris was identified probably relating to the demolition of the Roman villa. Significant modern disturbance at location however.
HW36: Bassetbury Tithe Barn, Bassetbury Lane NGR SU 8770 9236 (Gilbert D, February 2007)		
Finds	Negative features (cut only)	Environmental evidence
1 sherd late medieval oxidised ware (15 <sup>th</sup> century) 1 sherd pottery (post medieval)	None	None
		Above ground structures
		None
		Positive features (above natural)
		wall foundations
Circumstances of investigation		Conclusion
Source: Unpublished archaeological document Archive: County Museum		Limited evaluation at site of medieval tithe barn produced little archaeological evidence.
HW38: Oxford Road NGR SU 8626 9330 (Barber A, 2008)		
Finds	Negative features (cut only)	Environmental evidence
Pottery (post medieval)	None	None
		Above ground structures
		None
		Positive features (above natural)
		horticultural layer (post medieval)
		Brick wall (post medieval)
		Wall foundations (modern)
Circumstances of investigation		Conclusion
Source: Unpublished archaeological document Archive: Wycombe Museum		No archaeological features predating the post medieval period were recorded.
HW39: Grafton Street SU 8496 9370 ( )		
Standing Buildings		
Building 1: Lodge/gatehouse (mid 20 <sup>th</sup> century) Building 2: Offices (1960s) Building 3: Canteen/showroom (early 20 <sup>th</sup> century) Building 4: Factory early 20 <sup>th</sup> century)		Building 5: Dutch barn (1950s) Building 6: Factory building (mid 20 <sup>th</sup> century) Building 7 & 8: Storage sheds (1930s)
Circumstances of investigation		Conclusion
Source: Unpublished archaeological document Archive: Wycombe Museum		Plan sequence shows the factory was purpose built as a furniture manufactory in the early 20 <sup>th</sup> century. It continued to operate until the late 20 <sup>th</sup> century.
HW41: 109 Oxford Road, High Wycombe, Buckinghamshire NGR SU 8625 9328 (Davenport P, 2007)		
Standing Buildings		
Late 18 <sup>th</sup> century house 19 <sup>th</sup> century extensions		20 <sup>th</sup> century alterations
Circumstances of investigation		Conclusion
Source: Unpublished archaeological document		Late 18 <sup>th</sup> century house extended in the 19 <sup>th</sup> century and used as a shop from the 20 <sup>th</sup> century.

Archive: County Museum		
HW43: 18 Crendon Street, NGR SU 8680 9296 (Archaeological Solutions, 2009)		
Finds	Negative features (cut only)	Environmental evidence
9 sherds LOND London type ware (mid 12 <sup>th</sup> -early 14 <sup>th</sup> century) 23 sherds MS3 Medieval grey sandy ware (mid 12 <sup>th</sup> -early 14 <sup>th</sup> century) 1 sherd SHER Hertfordshire Grey ware (mid 12 <sup>th</sup> -early 14 <sup>th</sup> century) 1 sherd DVPNT developed St Neots ware (mid 12 <sup>th</sup> -early 14 <sup>th</sup> century) 21 sherds MSW medieval sandy ware (mid 12 <sup>th</sup> -early 14 <sup>th</sup> century) 3 sherds M40 sandy ware (mid 12 <sup>th</sup> -early 14 <sup>th</sup> century) 2 sherds OXY Medieval Oxford ware (mid 12 <sup>th</sup> -early 14 <sup>th</sup> century)	3 medieval pits 1 modern pit	None
		Above ground structures
		None
		Positive features (above natural)
		3 modern walls (19 <sup>th</sup> century)
Source: Unpublished archaeological document Archive: County Museum	The evaluation revealed evidence typical of medieval and post medieval activity for back plot areas. Limited results from evaluation due to modern disturbance across site.	

The HER records evidence of medieval and post medieval activity on Crendon Street at the Union Baptist Church, (HER 05493). No official archaeological investigation just a note from Mike Farley. HER records 2 post medieval pits with post medieval horn cores and animal bone also 17<sup>th</sup>-20<sup>th</sup> century pottery and 15<sup>th</sup>-16<sup>th</sup> century metalwork.

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

Code	Activity type	Address	NGR	Summary
HW8	Evaluation	Wycombe Abbey School	SU 8680 9268	Negative – modern disturbance (Enright D, July 1994)
HW14	Watching Brief	Castle Hill	8671 9323	Negative – modern disturbance (Parkhouse J, June 1997)
HW16	Watching Brief	Wycombe Museum	SU 8671 9323	Negative – no archaeological evidence (Farley M, May 1998)
HW17	Watching Brief	All Saints Church	SU 865 935	Negative – modern disturbance (Ford S, May 1998)
HW18	Watching Brief	Bassetbury Manor	SU 8766 9238	Negative – too small scale (Farley M, December 1998)
HW24	Watching Brief	Central Service Station	SU 865 945	Negative – modern disturbance (Mumford J, June 2002)
HW28	Watching Brief	Former Ercol Site (event a)	SU 88130 92647	Negative – modern disturbance (Palmer D, January 2003)
HW29	Watching Brief	22 The Haystacks	SU 8670 9328	Negative – modern disturbance (Anthony S, May 2003)
HW30	Watching Brief	Wycombe Marsh (event b)	SU 8860 9200	Negative – modern disturbance (Hammond S & Ford S, February 2004)
HW32	Watching Brief	Wycombe Museum	SU 8670 9320	Negative – modern disturbance (Lowe L, August 2004)
HW35	Watching Brief	Former Ercol Site (event b)	SU 88130 92647	Negative – modern disturbance (Clarke C, October 2006)
HW37	Excavation	First Church of Christ Scientist	SU 86687 93070	Negative – modern disturbance (Hunn J, January 2007)

HW40	Trial Trenching	30-48 Castle Street	SU 8675 9305	Negative – modern disturbance (Taylor A, October 2007)
HW42	Trial Trenching	Former Ercol Site (event c)	SU 8835 9252	Negative – no archaeological evidence (Truckle N, July 2008)

### 3.5 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).

Environmental sampling has been carried out on a number of archaeological sites in High Wycombe including Pann Mill (HW 10) which revealed evidence of charred plant remains and also the preservation of molluscan evidence. The free-draining chalk geology underlying the town implies well preserved bone and land molluscs this has been borne out from excavations at Desborough Castle (HW 4) which revealed deposits containing well preserved animal bone. On the alluvium of the Wye River, excavations of the Rye (HW1) also revealed animal bone to be in surprisingly good condition, although areas where there are waterlogged deposits the potential for preservation is likely to be lower. Human bone also survives well in Wycombe, with excavations at the site of St Margaret's and St Giles leper hospital unearthing a dozen burials, where the bone was in a relatively good condition (HW 5). There are a number of historical accounts of the discovery of burials in Wycombe, such as at All Saints churchyard (Sheehan 1862) which indicates that the soils and environment are generally conducive for the preservation of human bone.

The Wye River which was historically managed with leets and mill ponds is known to be a centre of the Saxon, medieval and post medieval milling and cloth industry, which could suggest a good potential for the preservation of wood and organic materials. Carbonised plant remains are also likely to survive across the town.

1865 Enclosure Award (composite image)



1760 Jeffreys Map



1900 OS 2<sup>nd</sup> Edition

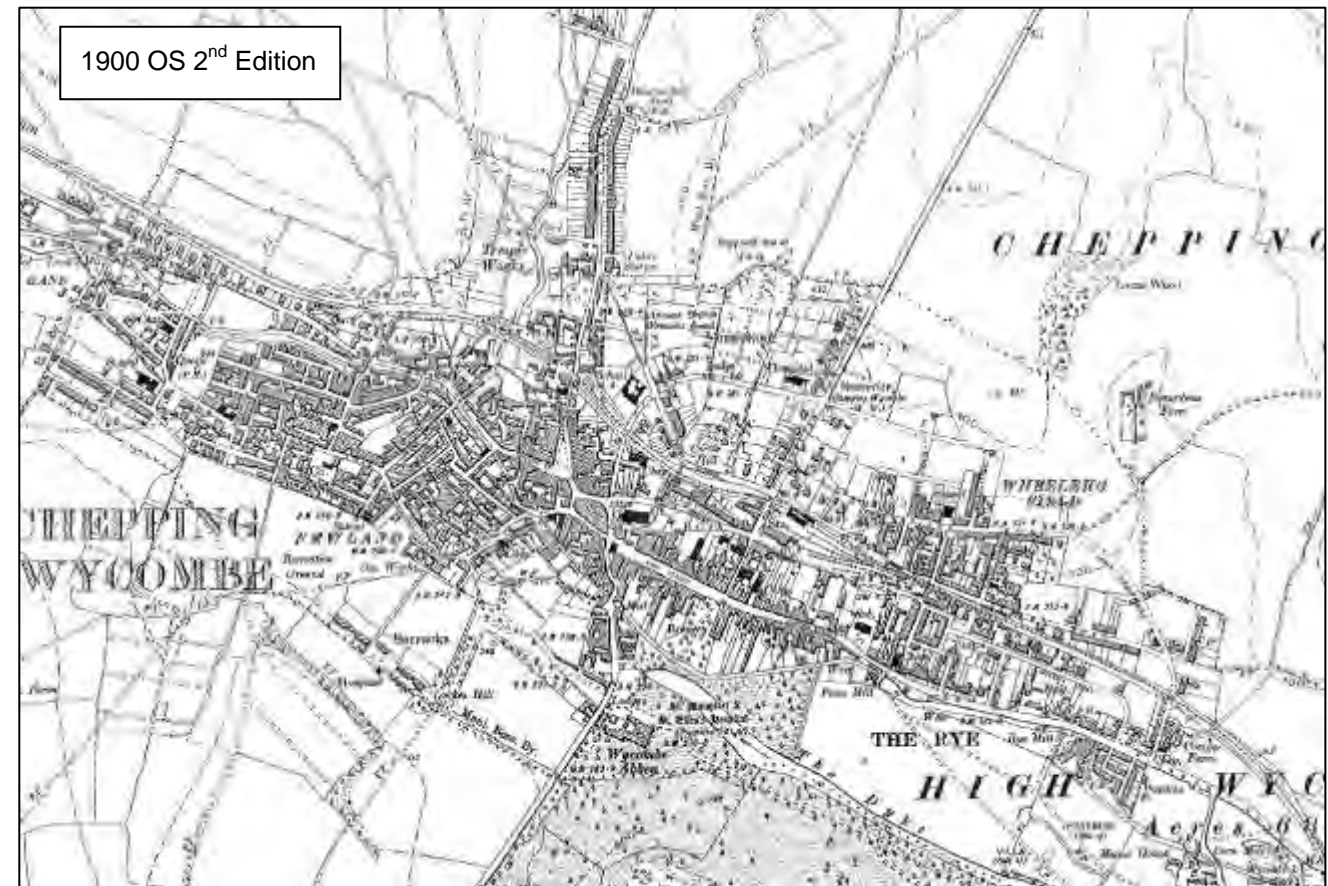
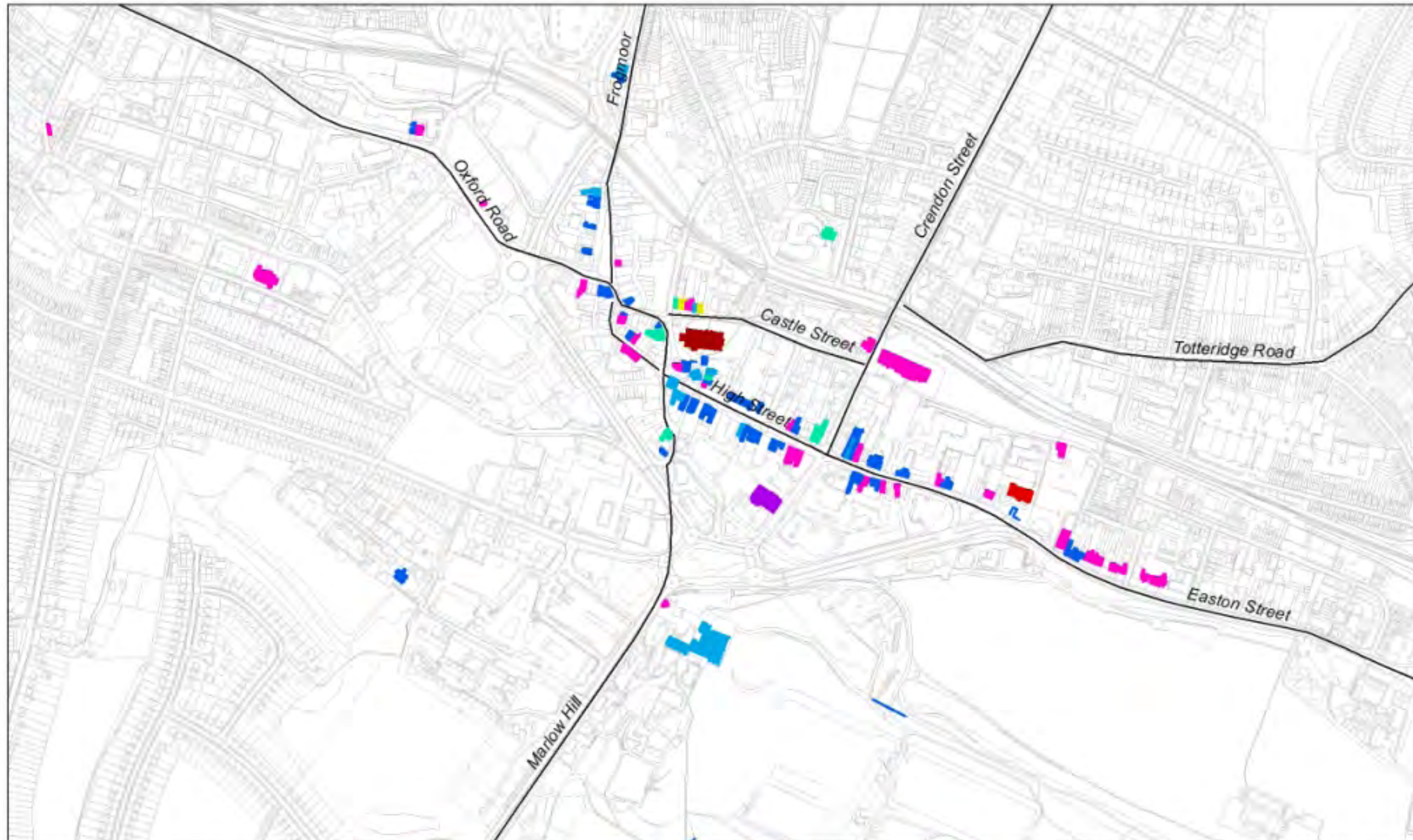


Figure 9: Historic maps



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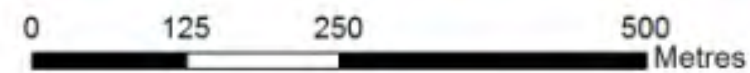
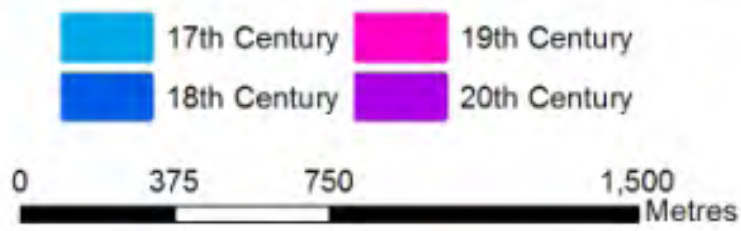
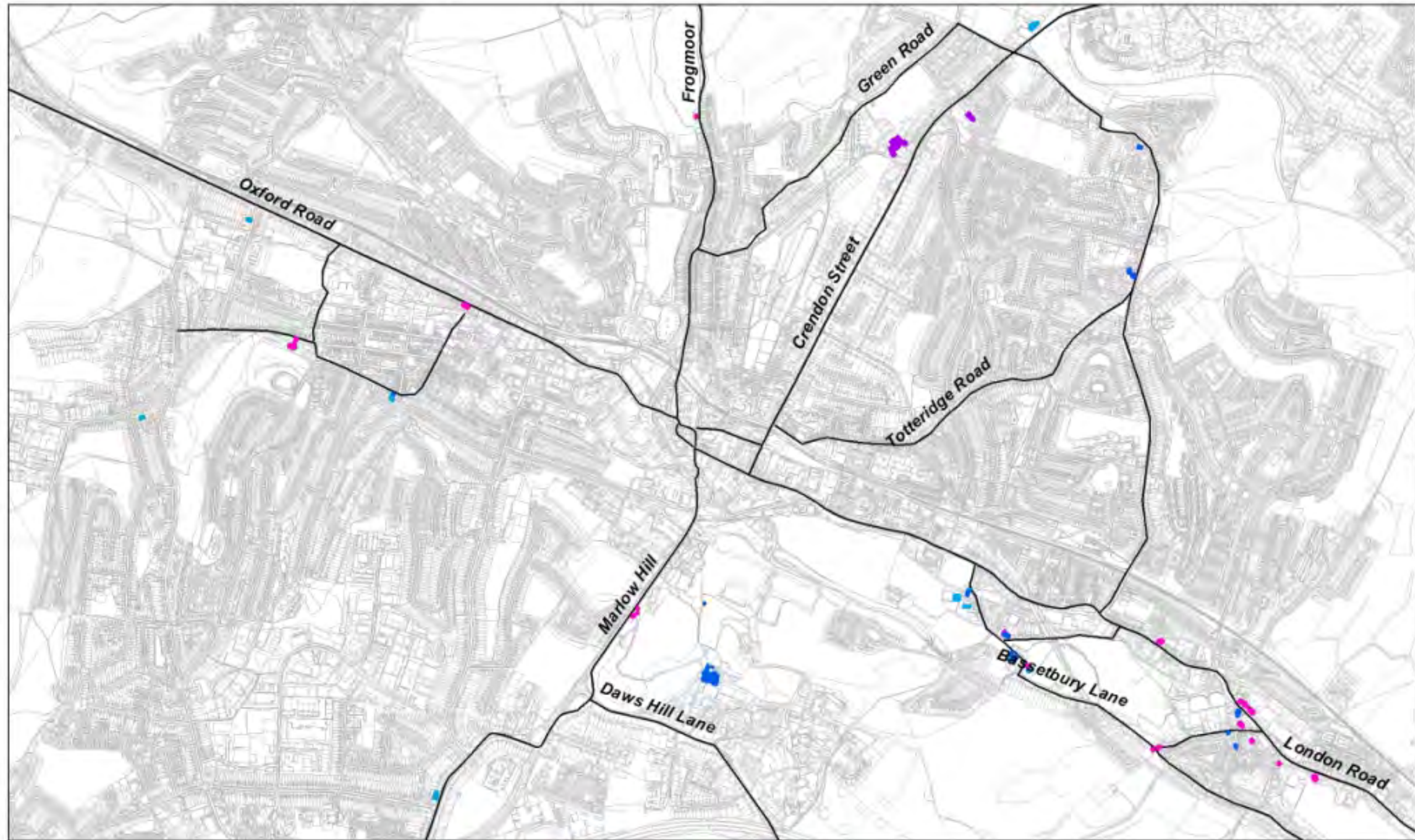


Figure 10: Listed Buildings in Wycombe borough





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Figure 11: Listed Buildings within the modern town.

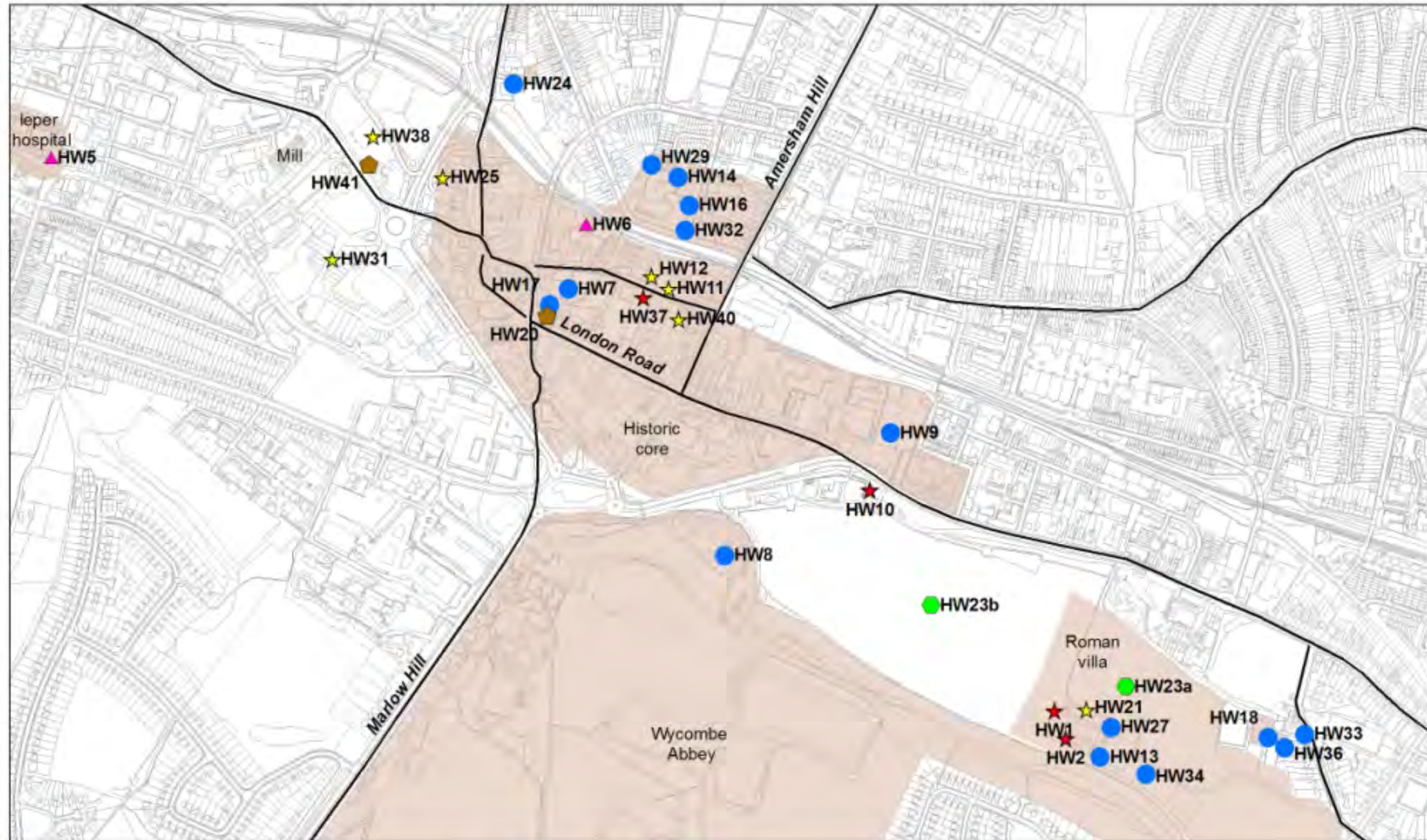


Figure 12: Archaeological investigations in Wycombe borough

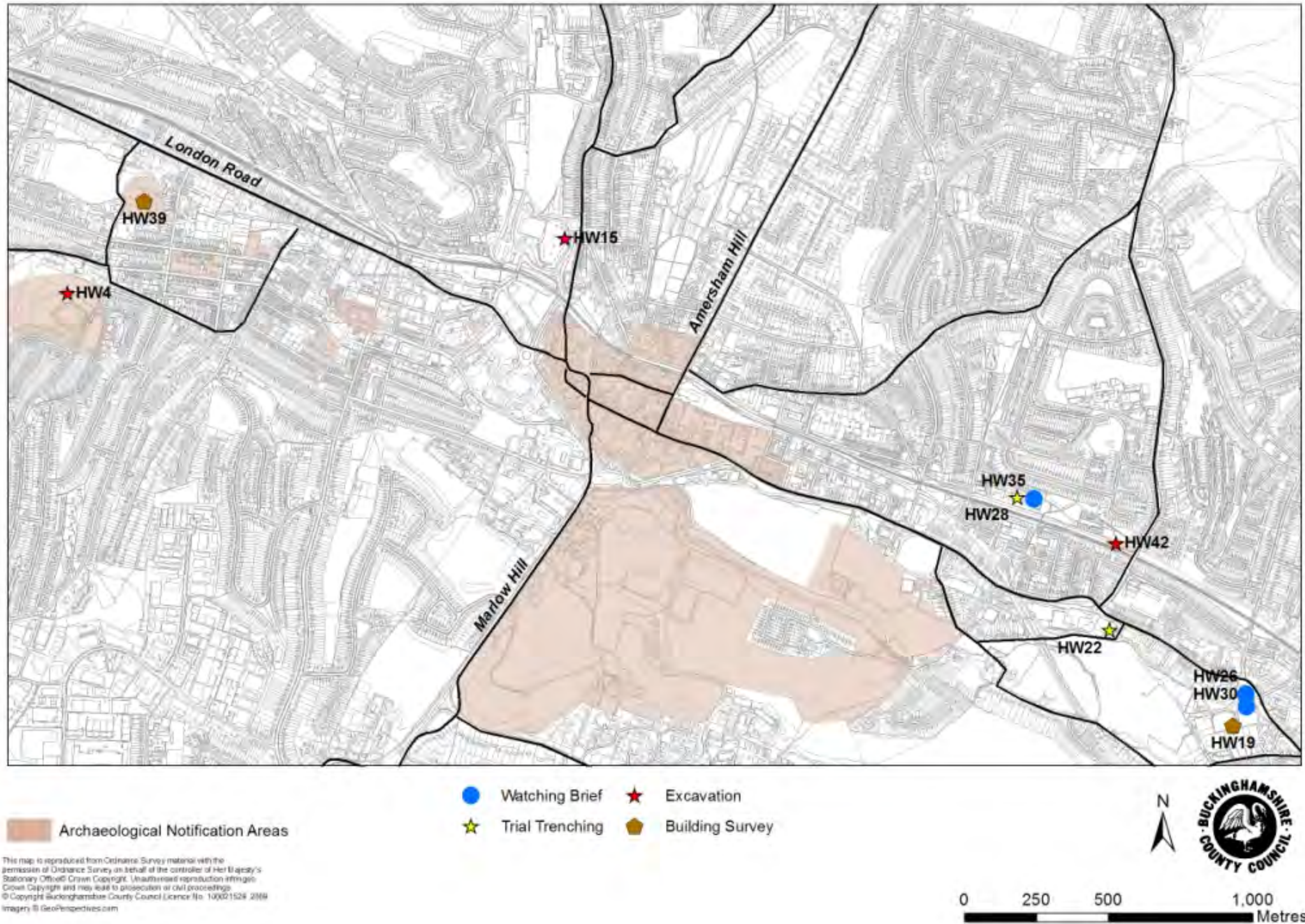


Figure 13: Archaeological investigations within the modern town

## 4 Archaeological & Historical Development

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

There have been a number of archaeological finds ranging from the Palaeolithic to the Iron Age in High Wycombe. The main discoveries are to be found in the 20<sup>th</sup> century.

#### Palaeolithic to Mesolithic

Earlier prehistoric flint artefacts have mainly been found as stray finds in High Wycombe. These include a Lower to Middle Palaeolithic hand axe found in a garden on Rectory Avenue (HER 0437602000) and in the cutting for the railway; an Upper Palaeolithic to Mesolithic blade found in West Wycombe Park; a Mesolithic blade and Neolithic flake found in test-pits at Wycombe Abbey music school; (HW ) a Neolithic flint axe-heads found in a field near Cock Lane (HER 0508205001) and in Sands; a Neolithic flint borer, core and axe-head found in the garden of The Coppice on Daws Hill Lane; a Neolithic end scraper found in the garden of 34 Roberts Road; a Late Neolithic to Bronze Age arrowhead near Church Hill in West Wycombe; a Bronze Age arrowhead found near Tower Street in Terriers; and a Bronze Age scraper found digging a pond at 81 Green Hill.

A Neolithic flint mine may have been disturbed during the cutting of the railway south-east of the town, (HER 0037700000) but if so, most of the evidence was destroyed at the time and only an antler pick has been found. Neolithic to Bronze Age flint flakes, scrapers and cores have been recovered during systematic fieldwalking at Little Gomm's Wood and Gomm's Wood (HER 0508205001). A Late Neolithic flint scatter was excavated on the grassland over the road from Desborough Castle and it is possible that a Neolithic to Bronze Age long or round barrow has been incorporated into the later monument, but more research needs to be done here. Bronze Age round barrows, possibly covering burials, have been suggested at Castle Hill House (though this is likely to be later garden landscaping) and in West Wycombe Park, though again this may be garden landscaping. A Bronze Age cremation found in the 19<sup>th</sup> century at Barrow Croft was associated with two urns and an 'incense cup' and may once have had a covering barrow mound. A possible Bronze Age cist was also found in 1932 near Gomm's Wood (HER 0061200000).

The most notable Iron Age monument in High Wycombe is the hillfort of Desborough Castle (HER 0001801000). Desborough Castle has long been thought of as a medieval ringwork, but limited investigations around the site has found Iron Age pottery sherds along with medieval pottery, indicating it could have been reused. The place name evidence by Margaret Gelling has also suggested that it refers to a pre existing mound or barrow (*beorg*) rather than a special construction (*hlaw*). The presence of Late Neolithic/Bronze Age flintwork and the place name evidence support the identification of the mound on the west side of the castle as a barrow, (Collard 1988). However, the date of the ramparts and its associated ditch remains unproved. On the grounds of its form and the size of postulated area enclosed (10 ha) it seems most likely to be Bronze Age or Iron Age.

Desborough Castle's importance is reflected in its designation as a scheduled monument, (SM 19055). The other Hillfort is at Church Hill, West Wycombe which as a long history of reuse, containing a medieval church and graveyard as well as the 18<sup>th</sup> century mausoleum of the Dashwood family. Some Iron Age pottery was found in grave-digging and a fragment of rotary quern from Hearnton Wood to the north (HER 0573200000). Archaeological survey in the fields around the hillfort revealed an Iron Age to Roman landscape of fields. Church Hill is classified as scheduled monument (SM 19509). The possible hillfort at Keep Hill is unlikely, as is the possible Iron Age enclosure near Benjamin's footpath. An Iron Age pit found in 1863 at Wycombe cemetery was thought to perhaps be associated with a cremation pyre. Other historical records suggest that the mound on the east side of Coningsby Road had two Iron Age inhumations inserted into it, (HER 0121301000) and an Iron Age inhumation cemetery is supposed to exist on The Rye, close to the Roman villa, (HER 0038004000).

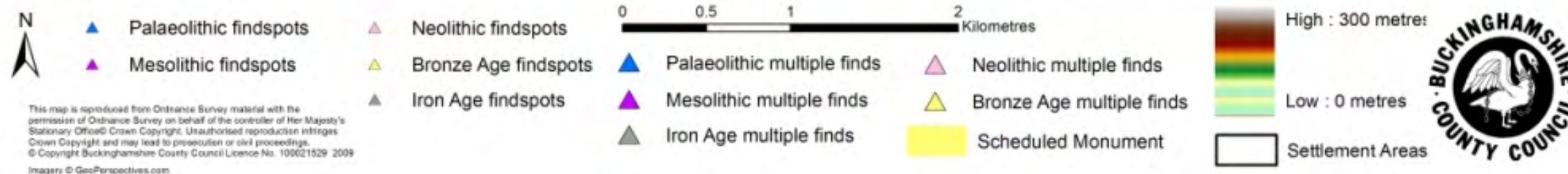
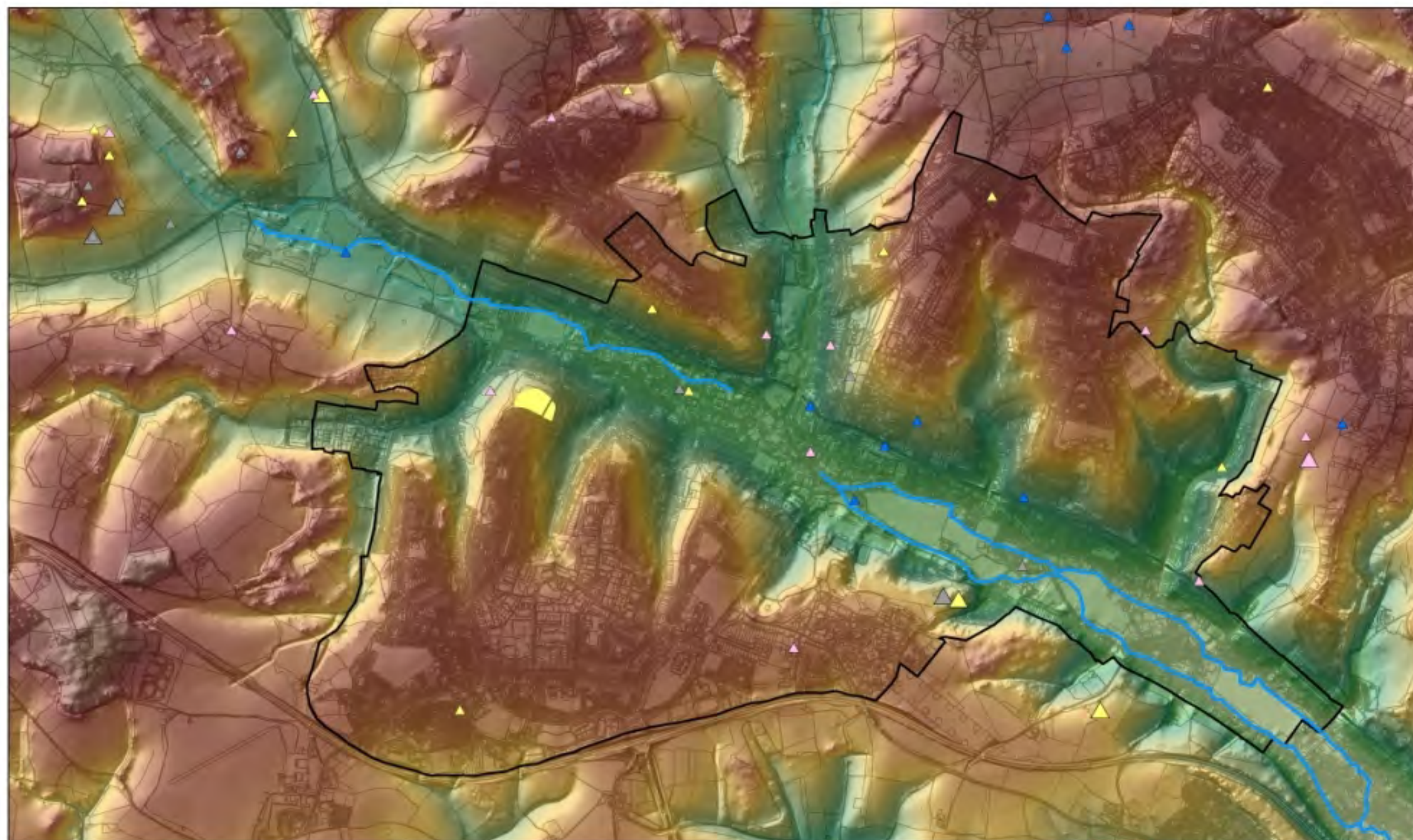


Figure 14: Prehistoric evidence

#### 4.2 Roman period (AD 43 – 410)

There has been substantial evidence for Roman activity in High Wycombe; the majority of archaeology has come to light since the 19<sup>th</sup> century during the construction of the Wycombe's suburbs and building of infrastructure for the town. The most notable is Holywell Mead Roman Villa. Roman well and mosaic tiled floor surface at Castle Street.

The Rye- Roman Villa (HER 0038000000)

The Rye is the site of a Roman villa that was excavated in the 18<sup>th</sup>, 19<sup>th</sup> and early 20<sup>th</sup> century and most recently in 2002. It is thought that the Roman villa at The Rye was known about from at least the medieval period, when Roman roof tile was used nearby in the construction of St John the Baptist Hospital (Hartley 1959). However, the first recorded evidence of the site was in 1722-4, when Lord Shellburne's workmen from the Wycombe Abbey estate discovered a Roman mosaic floor. The 18<sup>th</sup> century antiquarian Browne Willis speculated that the site was a Roman military station, this interpretation seems to have later influenced the cartographers of the Ordnance Survey who when drawing up the 1<sup>st</sup> edition 25 and 6 inch maps, labelled the Rye as 'The Fortress'. In spite of the 18<sup>th</sup> century discovery no formal excavations were undertaken and the site was soon forgotten about (Langley 1797). It was not until 1863 when the site was rediscovered and the villa house was partly excavated by E J Payne. An account of his work was published although it was criticised for having idealised plans and not recognising the presence of robber trenches in the excavations (Payne 1864). The 19<sup>th</sup> century excavation plans were republished by local historian J. Parker who added his own embellishments to suit his own theories on the position of the 18<sup>th</sup> century discoveries (Hartley 1959).

The next excavation to be carried out on the villa was by Francis Colmer in 1931-32 which focussed upon the area excavated by Payne in the 19<sup>th</sup> century (HW1). Some archive material was deposited at the County Museum but unfortunately no account of Colmer's work was published. However Colmer's personal notes of the excavation have survived, which show that the original purpose of the excavation was to obtain a portion of the Roman mosaic for the museum and library. A large mosaic depicting the seasons was uncovered but unfortunately it was found to be much degraded with the central panel destroyed, only the mosaic illustrating the season of Spring had survived. Colmer's excavation also revealed hypercausts at the villa. At the time Colmer believed that the site contained two villas and the walls interpreted as being a part of the infrastructure of a Roman military station.



Figure 15: Francis Colmer's excavations at The Rye c.1931, revealing the villa mosaics

It is not until 1954 that a systematic excavation of site was undertaken prior to the construction of a swimming pool (HW2). The excavations revealed four distinct structures including a medium sized villa building of a double corridor type, a detached bathhouse, a gate and gatehouse outbuilding and a boundary wall surrounding the buildings. Rather than a military station, Hartley's interpretation was that the site was a prosperous villa complex, the buildings of which dating to c. AD 150-170 (Hartley 1959). The later history of the villa is unclear, however as there is no evidence of destruction or a violent end. The latest securely datable object from the site comes from a worn coin AD 320-4.

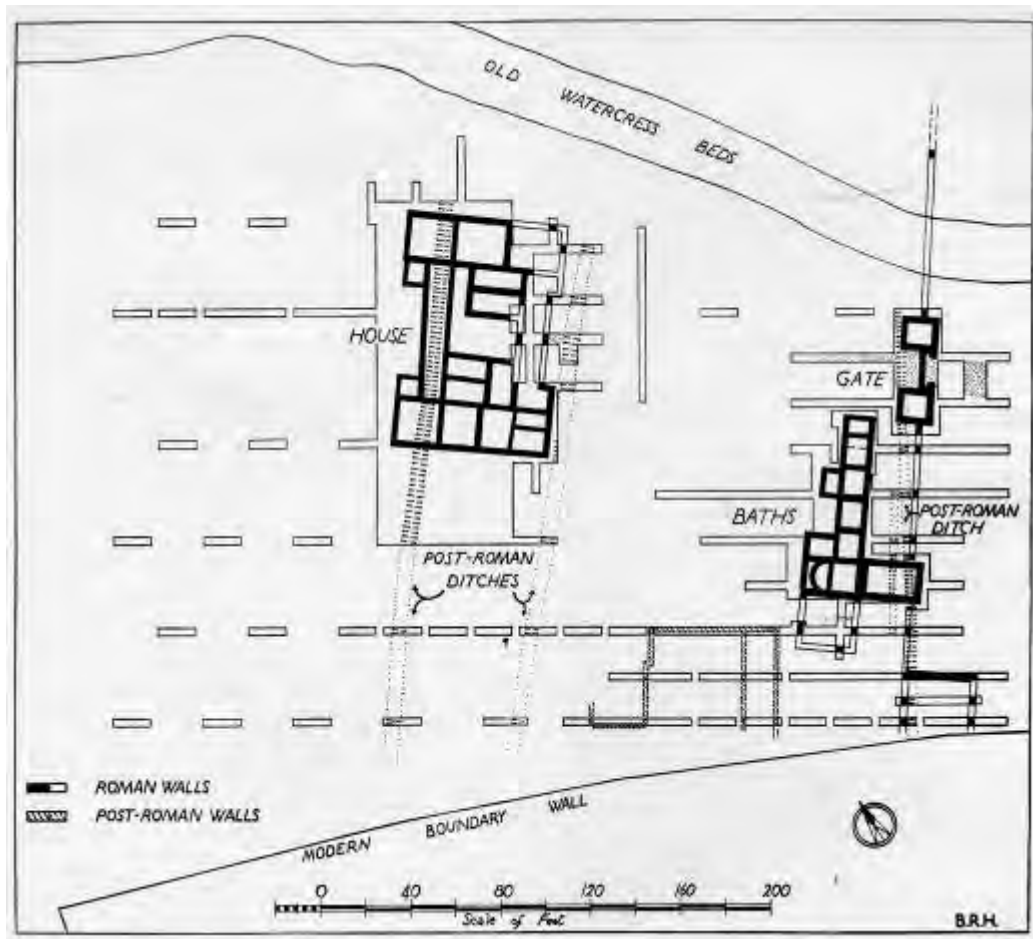


Figure 16: Site plan of B.R. Hartley's excavations of The Rye villa complex 1954

After Hartley's excavation there was hiatus into the study of the Rye until a series of discreet archaeological investigations and surveys in the late 20<sup>th</sup> century. The location of further ancillary buildings north east of the main villa building has been suggested by the discovery of stacked tiles and tesserae during the erection of goal post in 1995 (HER 0185630000). In addition a watching brief undertaken during refurbishment works to the swimming pool located numerous possible archaeological features including tesserae and building material (HW13). The precise interpretation of these deposits was limited however by the restricted nature of the investigation and it remains possible that some of these deposits encountered relate to the demolition and back filling of the villa following the 1954 excavation.

It is feasible that these finds and anomalies might also accommodate farm buildings such as barns, stables, drying ovens, which Hartley remarked as being surprisingly absent in his 1954 excavation.

Evaluation test pitting carried out by Oxford Archaeology in December 2000 within the swimming pool complex indicated that remains of villa walls and floor make-up deposits survived at least in places at a depth of 0.9m below recent made ground (HW 21).

Geophysical survey by Northamptonshire Archaeology in four areas to the north, east and west of the swimming pool complex in March 2001 failed to locate any anomalies that could be attributed to the villa or associated structures (HW23a). Subsequent additional geophysical surveys in October and November 2001 identified two areas of high anomalies to the north of the swimming pool, probably representing buried walls of buildings associated with the villa, which are tentatively interpreted as boundary walls, ancillary buildings and a possible second bath suite (HW23b).

A watching brief carried out by Oxford Archaeology in 2002 during ground works revealed in-situ sections of the villa walls and a possible make-up layer for the villa floor, surviving beneath existing buildings of the modern swimming pool complex (HW 21).

A further watching brief carried out by Oxford Archaeology between May and December 2005 during ground works for extensions to car park, service trenching and associated landscaping to the south east of The Rye Centre identified spreads of demolition debris from the villa in planting pits 2-6, (HW34). The presence of post-medieval material within these deposits is interpreted as evidence of post-medieval cultivation or disturbance/landscaping in 18th/19th centuries. A layer of Romano-British brick approx 0.5m thick, interpreted as the demolition spread from a wall, was recorded in another pit. It is suggested that this could be a boundary wall due to its distance (100m) from the known villa buildings, possibly the outer precinct, or simply an outbuilding.

Although much of the geophysical survey at the Rye has provided tantalising evidence for further sites, analysis of recent vertical aerial photographs has revealed unequivocal evidence of another Roman building. Rectilinear parch marks to the north of the excavated villa (figure 17) indicate the presence of a possible 'corridor' villa. Further archaeological survey in the form of geophysical survey and limited excavation would be needed to confirm this assertion.

Archaeological survey and investigation over the last decade has shown that the Roman settlement at the Rye extends over a larger area. It is a complex site and merits further research and investigation (see research section). Although the site is not designated as a scheduled monument it has been identified as being potentially of national importance by English Heritage's Monuments Protection Programme.



Figure 17: Aerial photograph of the Rye (2003) showing the parch marks indicating the possible presence of a Roman villa. The excavated villa (brown) is included as a reference.



Although the villa complex at the Rye is the most prominent discovery in High Wycombe, there have been a number of smaller but no less significant sites uncovered which indicates that Romano British activity in High Wycombe was more intense than has been previously thought.

The Priory (HER 0060402000)

One of the earliest accounts is the discovery in the mid 19<sup>th</sup> century of a Roman well, mosaic floor and walls at All Hallows Lane (now Castle Street) adjoining The Priory (Parker 1878 pp 5-6). There was a substantial building and it was presumed to be connected with the foundations of another Roman building found during the construction of the Wesleyan Methodist Chapel (HER 0061600000). There little information about the design of the mosaic or the types of pottery found from which to draw conclusions about the status and date these sites. There is one suggestion that the well at the Priory could indicate the proximity of a Roman station (Page 1925 p.19).

Micklefield (HER 0040100000)

A possible 2<sup>nd</sup> century farmstead was identified at 67 Melbourne Road in Micklefield (HW3). The excavation revealed the presence of a flint floor with Romano British pottery dating to the 2<sup>nd</sup> century AD. Overall the site is believed to predate the villa at the Rye by some thirty years and is perhaps the earliest known Romanised settlement in High Wycombe. The lack of building materials on the site was interpreted by the excavators that the structure was constructed of wood (Cauvain & Cauvain 1978). The function of the site is not known but two theories have been put forward, firstly that the site was an early settlement established before the residents moved to a larger more substantial site in the main valley. A second suggestion is that the site acted as a dependant farmstead within easy reach of a central villa (The Rye). The latter interpretation is backed up by the apparent lack of evidence for agricultural activity at the Rye villa (i.e. corn drying kilns).

There is evidence of further Roman settlement sites in Wycombe at Green Hill in Terriers, where Roman pottery, roof tile, oyster shell and two whetstones were found (HER 0595100000).

Buena vista Terriers (HER 0060300000)

Other more substantial remains have been found, for instance at Buena vista in Terriers where a Roman pit containing pottery, burnt flint and animal bone were uncovered during levelling activities in 1929 (Colmer 1929).

A ditch filled with Roman pottery and tile was found during trial trenching at Wycombe Marsh.

Roman burial sites

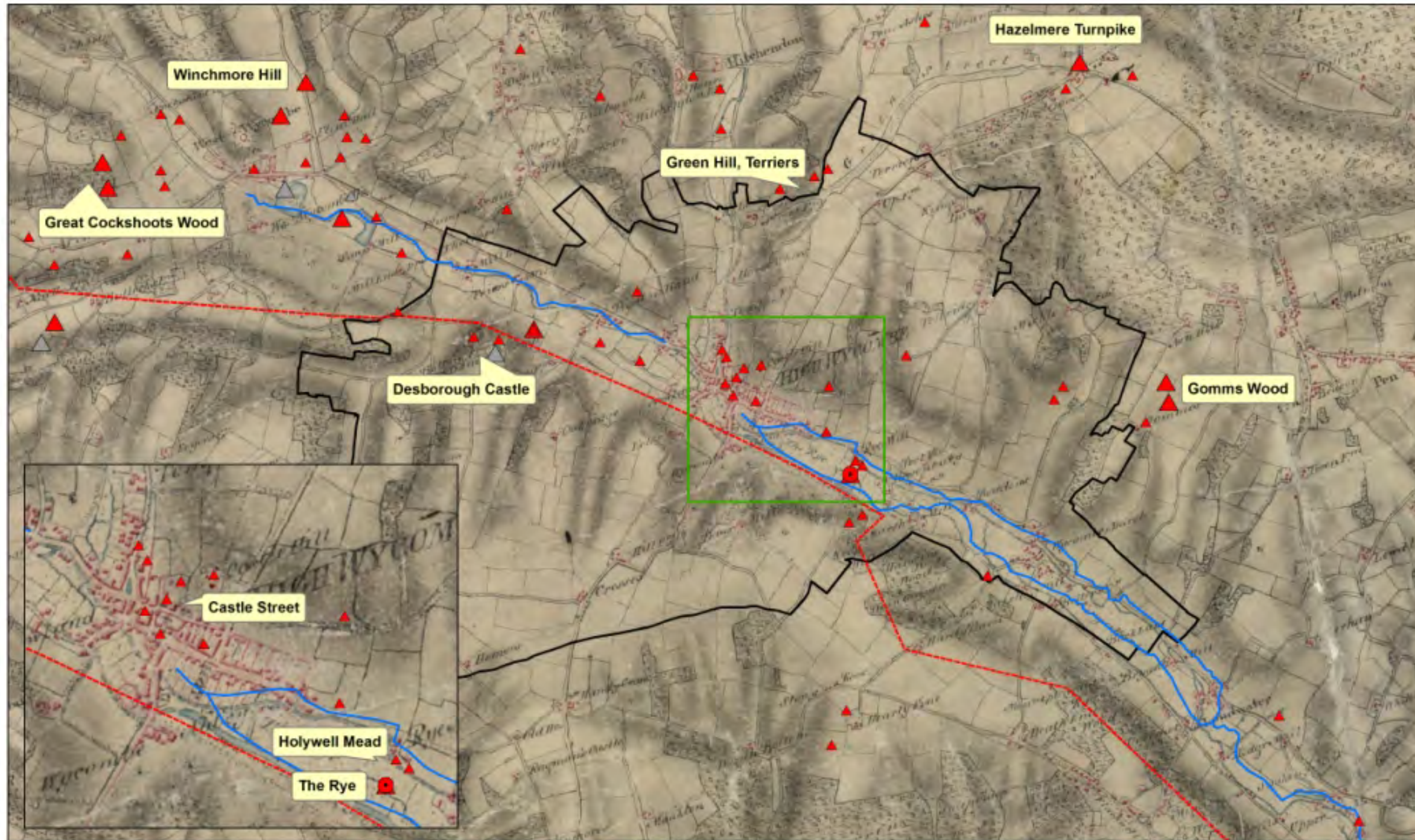
A couple of possible Roman or Saxon inhumation cemeteries were found in the 19<sup>th</sup> and early 20<sup>th</sup> centuries at St Paul's church and 1-2 Church Square (HER 0061500000).

Thirteen Romano British burials dating to the 4<sup>th</sup> century AD were found during construction of the Sands housing estate and three others were found at separate times. The burials were orientated NW-SE, (HER 0435000000). (Farley & Wright 1978)

In addition to Roman sites there have been many chance finds of Roman artefacts in and around the town, such as coins found on Desborough Road and Totteridge Road and along the line of the railway (HER 0061301000). More organised investigation in the form of archaeological field walking has recovered Roman pottery, tiles and Roman metalwork at Little Gomm's Wood and Gomm's Wood (HER 0508205002)

Roman Road

In light of the excavations of the Roman villa at Rye it has been postulated that some sort of road following along or near the course of the present A40 was would have been in existence during this period. However it is probable that the river valley has always been a natural route through the Chilterns since prehistoric times, (Morris, Hargreaves & Parker 1970).



- Roman Villa
- ▲ Roman multiple finds
- ▲ Roman finds
- River Wye
- - - Roman Road (Conjectural)

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Figure 18: HER records for the Roman period

#### 4.3 Saxon period (AD 410 – 1066)

##### *Place name evidence*

Wycombe is first mentioned in 970 AD in the *Cartularium Saxonicum* as *Wicumun* and is thought to mean 'place at the dwellings or settlement' (Mawer & Stenton, 1925). By Domesday, the name was *Wicumbe* and associations with the river Wye can be inferred at this point. The area was then given the prefix of Chepping or Chipping meaning 'Market' sometime in the medieval period and the name remained in use until 1911.

##### *Saxon Cemetery sites*

Perhaps the earliest evidence for Saxon Wycombe comes from a burial inhumation described as a 'giant burial' was found in the grounds of Castle Hill House in the 18<sup>th</sup> century thought to date to the 5<sup>th</sup> to 7<sup>th</sup> century (HER 0060700001).

A couple of possible Saxon inhumation cemeteries were found in the 19<sup>th</sup> and early 20<sup>th</sup> centuries in the proximity of churches. During alterations to the 16<sup>th</sup> 17<sup>th</sup> century wing of a house at 1-2 Church Square a number of burials were found lying in a 'confused state' interred in no particular order. There appear to be few artefacts associated with the burials but nothing about them is recorded (0061500000). While further west at St Paul's church West Wycombe a cemetery of uncertain date found in the nineteenth century during construction of the church (Wooler 1925) (HER 0061700000). There was also the discovery of an Anglo Saxon cremation urn to the east of High Wycombe at Baytree Cottage, Back Lane (now Kingsmead Road) (HER 0062400000).

In addition to burials there have been a number of chance finds in Wycombe particularly metalwork: an excavation at Castle Hill House in 1901 revealed Saxon gold bracelet (HER 0048000001) while a dress hook was found in Sunter's Wood and a buckle found in the garden of a house on Micklefield Road (HER 0584000000). A Saxon 8<sup>th</sup> century coin of Offa, King of Mercia was discovered in Tinker's Wood (HER 0038100000).

Several monuments are known because they are recorded in Domesday. These include several mills; Lords, Bridge and Bourne Mills. A fishery is also recorded near West Wycombe and All Saints church is also noted, though the current building was constructed in the 13<sup>th</sup> century.

##### *Saxon Minster*

There is debate as to whether Wycombe's church was established as an early Anglo Saxon or minister church. There is no direct documentary evidence as in the case of Aylesbury to draw such a conclusion, while the 11<sup>th</sup> century dedication of All Saints church by St Wulfstan suggests that Wycombe did not possess a church until the end of the Anglo Saxon period. However it has been argued that Wycombe's links to St. Wulfstan, the bishopric of Winchester, its administrative importance and evidence for archaic royal renders make it one of the best candidates for a 'minster' church (Bailey 2003 p. 73). Bailey has also argued that the origins of Wycombe's church may well be much earlier - possibly as a 'primary' church, one of the first waves of churches founded during the conversion period c. 660-725.

##### *Desborough Hundred*

There is a tradition created by antiquaries that Desborough Castle was the location of the 'hundred moot' or hundred court, where trials and other legal businesses were conducted (Langley 1797). However there is no documentary evidence to support this assertion and the moot was probably held elsewhere.

### *Association with St. Wulfstan*

Wycombe is also associated with St. Wulfstan the 11<sup>th</sup> century bishop of Worcester who was canonised in 1204 for a series of miracles and good works undertaken in his life. According to the *Vita Wulfstani*, a late 12<sup>th</sup> century Latin version of the hagiography of the bishop by William of Malmesbury, it records two miracles performed by Wulfstan while at Wycombe sometime between 1072 and 1092 (Page W, 1925). The first centres upon the story of a dilapidated inn at Wycombe which Wulfstan and his entourage were staying during their journey from Worcester to London. The inn was on the verge of collapse, despite Wulfstan's colleagues evacuating the building, the bishop remained behind to ensure the removal of pack animals from their baggage train. After everyone had been safely evacuated Wulfstan was the last to leave whereupon the walls and roof of the inn crashed to the ground in a heap. The *Vita* adds the natural reflection by a wonderful and glorious sign the house delayed its fall while the Saint was within it (Baines 1988). This account is of interest as it implies that the inn might have been a substantial building perhaps of two or more storeys. There is little evidence in the archaeological record of 11<sup>th</sup> century (and earlier) buildings being more than one storey; the exceptions seem to be high status buildings such as castles or palaces shown in the Bayeux tapestry (see below).



Figure 19: Extract from the Bayeux Tapestry depicting the death of Edward the Confessor.

A second miracle at Wycombe occurs some years after the first when Wulfstan was invited back by a noble from Bradenham by the name of Swerting to give a dedication to the new All Saints church at Wycombe. According to Baines Swerting is believed to have been a surviving thegn of the king who actively participated in the land market arising from the upheaval of the Conquest. Although an obscure figure Swerting was thought to be a person of moneyed wealth rather than the landed power of the later lord of the manor, Robert d'Oilly (Baines 1988 p. 48). Wulfstan performs a miracle by curing Swerting's waiting woman who was afflicted by a wasting disease. Wulfstan immersed a bezant (a Byzantine coin reputedly struck with the point of the Holy Lance) into some holy water and after drinking he water the waiting woman was restored to full health.

The church of All Saints that Wulfstan consecrated was probably of flint with some stone. The size and dimensions of this early church are not entirely known but thought to consist of a chancel, nave, central tower (Baines 1988). However the current fabric of the church dates largely to the 13<sup>th</sup> century (Pevsner & Williamson 1994). During the restoration of 1889 two stones, still on view, were taken from the wall of the north aisle, having twice being re-used; one came from a cushion capital the other has a chevron ornament; both features were just coming in towards the end of the 11<sup>th</sup> century. These appear to be the only identifiable remains of Swerting's church (Baines 1988).

## *Domesday*

Domesday contains one reference to Wycombe, however it contains a further three references to neighbouring West Wycombe. The Manor of Wycombe was held by Brictric prior to the Norman Conquest but was awarded to Robert D'Oilly who held the manor himself by William the Conqueror in 1066. The total hidage attributed to the manor was ten hides (c.1200 acres) and was probably intensively farmed with land for thirty ploughs, meadow for a further three ploughs and woodland for 500 pigs (Morris, 1978). Domesday also specifies that the hay gathered from the meadows at Wycombe were reserved firstly for the horses of the court and also for the villager's plough, suggesting the villagers held some rights from the lord of the manor by the 11<sup>th</sup> century.

A total of six mills are recorded in 1086 in Wycombe Manor alone indicating intensive use of the river Wye, the mills were worth 75s. The total recorded population of the manor and is a strong indicator of an established settlement in Wycombe by the 11<sup>th</sup> century. In total, forty villagers, eight small holders, eight slaves and four boors (lower class of peasant, above a slave) are recorded (Morris, 1978). The value of the manor pre Conquest is recorded at £12 while its value after 1066 had dropped to £10.

There has been debate as to whether Wycombe possessed any urban characteristics around Domesday, (Lipscomb 1847) although there is little evidence to support this view. There is no evidence for trade or Wycombe acting as a centre of administration for a hundred. Unlike Buckingham, Wycombe has no mint or burgesses. Wycombe's Domesday entry has no reference to any characteristics of a borough seems to be nothing more than an unusually large agricultural vill.

## Discussion - Settlement layout

From the documentary evidence Wycombe in the 10<sup>th</sup> and 11<sup>th</sup> centuries appears not to be concentrated in any one centre. The distribution of mills along the river Wye and the distance between the western and eastern boundaries of the manor suggest a series of hamlets dotted along the valley with the more hamlets prominent of Bessetbury and Loakes (then Horsenden). There is a tenth century reference that calls the place *Wicombes* (Mawer and Stenton 1938). It seems more feasible that the nascent town was focussed around Bassetbury manor, which would have been the focus for administration and justice. Another factor was the crossroads where Frogmoor Lane meets the A40 to the north and Marlow Hill from the South. Topographically this is a natural stopping point for travellers, drovers who were passing through and would have made an idea place for a market and communal point. The market at Frogmoor could have antecedents going back to the Anglo Saxon period; its extent would have been larger than the present day market, a triangular shape incorporating the church and manor. It is unclear how the settlement would have looked or evolved during this period, although it could be conjectured that Anglo Saxon Wycombe would have begun as a more dispersed settlement with houses arranged around the market and next to the church and manor. Unfortunately to date there has been little in the way of archaeological evidence to corroborate or refute this theory, only chance finds and artefacts have been discovered around Wycombe but nothing substantive to indicate settlement. It is possible most of the Saxon evidence was destroyed by successive phases of development in the medieval, post medieval and modern periods.

Although there is a paucity of historical and archaeological evidence for Saxon Wycombe the Domesday entry suggests that the river Wye as evidenced by the six mills in the Domesday record. If one takes into account mills in the adjacent West Wycombe (3) and neighbouring Wooburn (8) there was a total of 17 mills along this stretch of the Wye.



Figure 20: Possible extent of the town in the late Saxon period

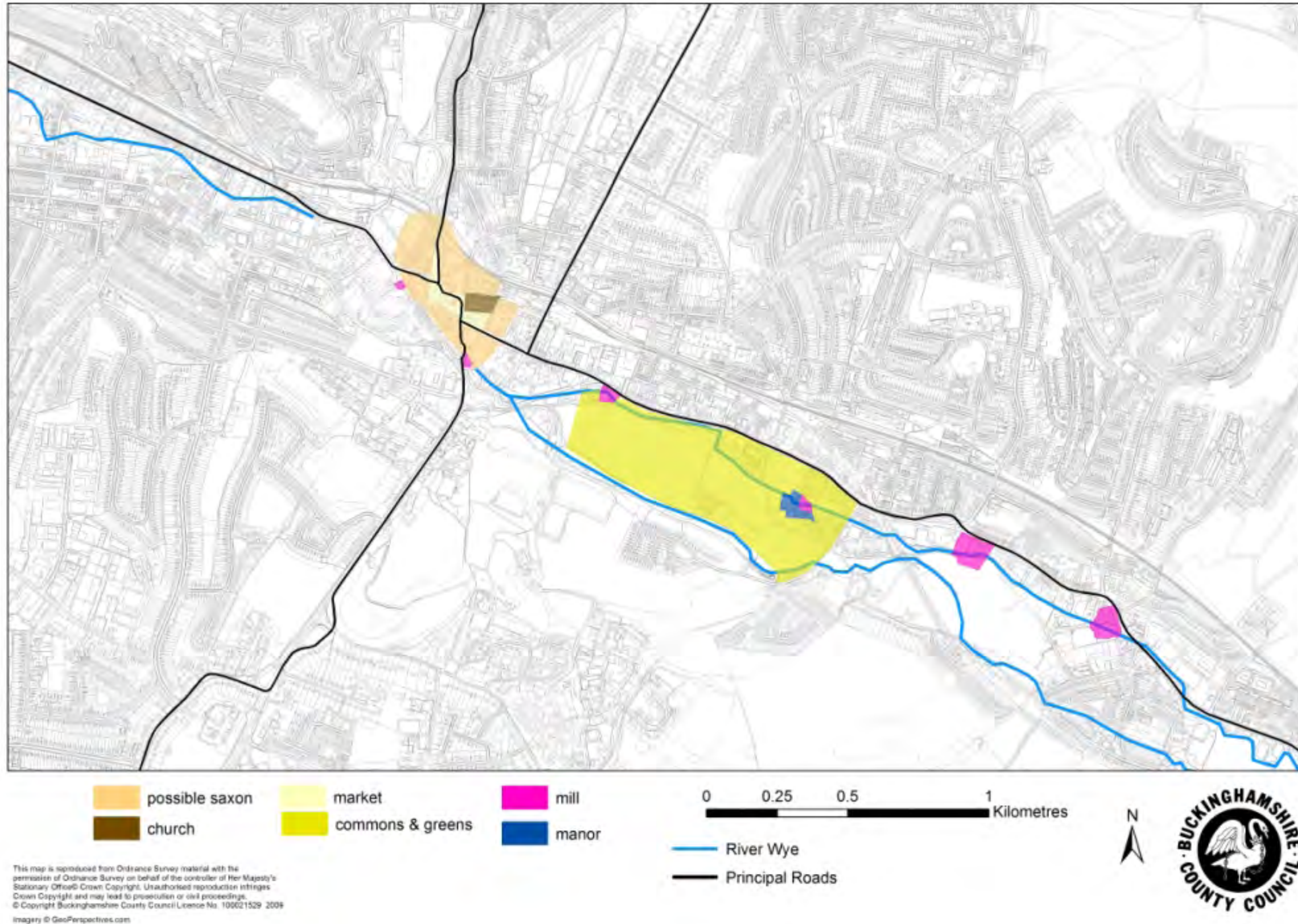


Figure 21: Possible extent of the town in the Saxon period

#### 4.4 Medieval period (1066-1536)

##### *Borough*

The origins of Wycombe's borough are uncertain, there is no record of a borough in the Domesday entry but the first reference to one comes in the 1180s when records of men paying £4 a year to maintain the borough's liberties (Sparks 1979). This implies that some sort of borough charter was in existence during this date which governed the borough action (Sparks 1979). However in the early 13<sup>th</sup> century the ambitions of Wycombe's borough to be an independent body was frustrated by Alan Basset, lord of the manor, effectively controlled their affairs. Fortunately for the burgesses, Basset's activities led him to trespass on the rights of the Abbess of Godstow, who in 1222 successfully appealed to the King's court against him. Her example was followed by the burgesses who brought their own suit before the courts arguing that Basset had attempted to enlarge his control of the town and its trade for his own profit. The court decided in the Borough's favour and in 1226 Alan Basset was forced to grant them the rights of the borough along with a market and fair in return for an annual rent of £30 (Ashford 1960). There were 26 burgesses who signed the initial grant with the lord (Rattue J, 2002: 7) Few medieval records survive but it is known from entries in the 14<sup>th</sup> century that the borough held some corporate power including holding its own courts and making by-laws (Rattue, J 2002). However conflict over the legal rights of the borough was rekindled in 1237 when there was a dispute between the burgesses and Alan Basset (Hepple L & Doggett A, 1992: 96) the argument was successfully resolved and Basset renewed the charter (Andrew M, 2005). Wycombe's borough charter was again renewed by Edward I in 1285, and then by Henry IV in 1400 (Sparks 1979). Wycombe's burgesses also possessed other privileges including the right to graze cattle a the common land of the Rye (Page W, 1925) The burgesses were successful in their battle for self-governance, Wycombe's medieval borough is unique as it is the only independent borough in the county.

The extent of Wycombe's medieval borough was tightly defined; the boundary was later transcribed onto a tithe map of 1847 which clearly shows the outline of the borough boundary which covered the High Street (figure). The area beyond the borough was known as the *Forrens* or foreign and included those parts of Temple Wycombe and Bassetbury manors. The limits of the borough boundaries was normally marked by a stone or a cross as at Newport Pagnell, however there is no evidence that this was done at Wycombe. The area outside Wycombe's borough was largely rural although we see signs of new development occurring, one such area was the Newlands (*la Newlande*) for here south of the river and following its course was a belt of meadowland about 200 yards used but not a part of the borough. The village of Crondon was mentioned as *Croendena* c.1220 and in 1421/2 *Le Manoir de Cronden*.

##### *Markets and Fairs*

It is believed that Wycombe held a market from the 12<sup>th</sup> century which was associated with Bassetbury manor. However the final concord between the burgesses and Alan Basset in 1226 granted the borough weekly markets and annual fairs. Wycombe's medieval market area is thought to be very large; Ashford (1960) suggests it extends from Church Street, to White Hart Street to Queen Square and north to Frogmoor. Although the later market is believed to have been held at the west end of the High Street (Page W, 1925) Wycombe's market has been important centre for trade and became an important collection point for wheat and barley from across the Chilterns (Hepple L & Doggett A, 1992: 96).

After the agreement Alan Basset the borough held an annual fair at Michaelmas day (29<sup>th</sup> September), on land on Bassetbury manor (Page W, 1925). This fair was maintained up to the 18<sup>th</sup> century, when it took the form of the annual hiring fair for the harvest.

In addition to the borough, St Giles' Hospital fair was held in their own grounds (Page W, 1925)

##### *Guildhall*

The guildhall is thought to be one of the first buildings to have been built on the market, along with semi permanent marker booths. The original guild hall stood at the eastern end of the original market (what is now church street) facing a continuous row of shops and other buildings which backed on to the west front of the parish church until they were cleared away in 1816 (Ashford 1960 p. 23). The medieval Guildhall would have been a timber framed building which acted as the meeting place of the borough council. This building is thought to date back to at



least the 13<sup>th</sup> century (Sparks 1979). There is a record dating to 1380 when the solarium or gallery at the end of the Guildhall was leased John Deye. It is not until the market place becomes completely encroached in the 18<sup>th</sup> century that a new guildhall is planned for the High Street.

#### Market House

In 1470-73 a will from Sir John Stockton left monies for a market house to be built on the south side of the High Street. It is believed the first market house was a wooden structure made of oak posts and completed c. 1480. The building was eventually replaced in the 17<sup>th</sup> century by the brick built building (Sparks 1979).

Site	St Neots type ware	Denham Ware 11 <sup>th</sup> /12 <sup>th</sup> century	Tylers Green type ware	Border Wares 14 <sup>th</sup> /15 <sup>th</sup> century	Medieval grey sandy (MS3 fabric)	Medieval sandy ware (MSW)	London type ware (C13 <sup>th</sup> 14 <sup>th</sup> )	London Coarse ware	Herts. grey wares	Oxon MSC1 fabric	13 14 <sup>th</sup> century	Late med oxidised ware C15 <sup>th</sup>	Medieval unidentified
HW4						574				1			42
HW6								154					
HW9											2		19
HW10			14										
HW11				2									
HW12					4								
HW15	1												57
HW26													?
HW31		12											
HW36													1
HW43					23	21	9		1	2			

Table 3: Quantities of medieval pottery found in High Wycombe (Source: Buckinghamshire HER)

#### Wycombe Castle(s)

##### Castle Hill

It is known that Wycombe possessed a castle in the 12<sup>th</sup> century, during 'the Anarchy' of King Stephen's reign (1135 -1154). A siege is said to have taken place at the town with probable damage to economy and mills (Page W, 1927). During this period castles were of the motte and bailey variety and the preferred location for the castle is within the grounds of Castle House. (Andrew 2005). The topography of this site is on a spur to the north of the town overlooking the church and market and would make an ideal position for the castle's location. There are other historical references, in 1420 it was described as an 'old castell' (Andrew M, 2005: 15). However, an archaeological watching brief during demolition and rebuilding works failed to find any evidence for a ditch surrounding the motte, although a number of other features were recorded (HW 12). On the basis of these findings it has been suggested that the mound originated from landscaping associated with the construction of Castle Hill House and has been misinterpreted as a motte and might even be a prospect mound (Farley May 1998). More research is needed to establish a date for the castle.

##### Desborough Castle

Desborough Castle is believed to be another castle site in Wycombe, (see Recs of Bucks 30 & 49) known locally as 'The Roundabout', it is a particularly well preserved medieval ringwork consisting of a single ditch enclosing an area of c. 40 ha with an entrance on the east side. The castle is situated on slightly sloping ground at the north-east end of the prominent spur of the Chilterns which projects into the Wye Valley. There are few written records about the castle before the 18<sup>th</sup> century. Trial trenching close to the site showed the existence of a substantial outer defences forming a bailey around the castle (HW 4). The defences were interpreted as being built in the early to mid 12<sup>th</sup> century and it is suggested that they were connected with 'the Anarchy'. The occupation of the ring work continued through the 12<sup>th</sup> century but did not extend into the 13<sup>th</sup> century. There is evidence that the defences were slighted possibly as the result

of orders from Henry II (1161) to deter reoccupation (Creighton 2005). The high status of the castle's occupants is evidenced by the animals represented in the food remains found in the ditch fills and possible substantial buildings within the ring work.

#### Discussion – castle sites

From archaeological investigation it appears that Desborough Castle has the more convincing evidence for a castle site with only small evidence from medieval occupation at Castle Hill. Yet historical evidence shows that King Stephen was in was in Wycombe at some stage during the Civil War (Renn 1968). It has been hypothesised that the reason for his presence was to besiege the town, and probably the motte at Castle Hill. High Wycombe was in the Honour of Wallingford and the domain of Brian Fitz Count one of Matilda's leading supporters after 1139. In the 12<sup>th</sup> century Desborough Castle was positioned within the manor of West Wycombe which belonged to the bishop of Winchester, Henry de Blois, Stephen's brother, who for much of the conflict, was his greatest ally. Henry is known to have built at least seven castles in 1138 including ringworks at Merdon and Downton, the latter possessing baileys (Renn 1973). Taking into account the known history it has been postulated that Desborough might have been a siege castle; siege castles were frequently built during the Anarchy, with known examples at Arundel, Ludlow, Ely, Lincoln. Stephen tended to establish a temporary earthen castle to contain a garrison and secure a base while besieging (Rowley 1983). Desborough Castle would have been ideally placed to provide this function, strategically positioned to control the Wye Valley and the road west to Oxford and Wallingford and to observe Castle Hill in High Wycombe, (Collard 1988).



*Figure 22: Desborough Castle*

## *Churches & chapels*

### All Saints Church

As previously mentioned All Saints church was founded and consecrated by St Wulfstan between 1072 and 1092, (Page W, 1925). It seems there are no accounts of the 12<sup>th</sup> century siege affecting the church. During Henry II's reign Wycombe manor became a royal possession, in 1156 the king awarded the manor and the advowson of the church to Godstow Abbey (Page W, 1925)

During the civil war of King John's reign there is a reference to the church burning down in 1224 (Andrew M, 2005: 17). The church was subsequently rebuilt in 1273 (Page W, 1925). The north and south transepts were incorporated c. 1275 at the same time the nave and probably also the chancel were lengthened. The central tower was demolished in 1510 having been replaced by a perpendicular west tower in ashlar stone, which was constructed in 1521-35 by the then vicar Sir Rowland Messenger. Despite its medieval origins much of the external fabric of the church is Victorian due to the extensive restoration of the church by J. O. Scott in 1887-89 (Pevsner & Williamson 1994).



*Figure 23: All Saints Church*

### All Saints Church – Chantry Chapels

During the medieval period All Saints church contained a number of Chantry Chapels one of the most notable was the Fraternity of the Guild of St Mary. The Corporation Chapel was located in the south east chapel of the church. Rebuilt 1500 (Andrew M, 2005: 18).

Holy Trinity chantry was located in the churchyard above the bone house (Andrew M, 2005: 27). While Bower chantry was built in north-east chapel was dedicated to the Blessed Virgin Mary (Andrew M, 2005: 27). There are other chapels recorded at All Saints dedicated to St Nicholas, St Katherine, the Resurrection, St Erasmus & St Clement (Andrew M, 2005: 27).

## Hospitals & Schools

### Hospital of St John's (poor), Easton Street

This hospital was certainly in existence early in the thirteenth century, if not in the twelfth. In an inquisition taken in 1245, it was found that the brethren and sisters of this house were bound to distribute annually on Lady Day to the poor who should ask alms at their gate bread to the amount of two quarters of wheat, and also to pray for the soul of Adam Walder, who may have been the founder. A fragment of a charter exists which must have been made out between 1235 and 1241. In 1236 the master of the hospital gained the day in a suit with Richard of Rouen concerning a carucate of land in High Wycombe. In 1239 the brethren received a grant of a yearly fair on the vigil of the Translation of St. Thomas of Canterbury. In 1302 and 1346 the master of St. John's Hospital held one-fifth of a knight's fee in Wycombe. Its clear value at the suppression was £8 10s. In 1548 the commissioners found that there was a master in possession of the hospital, but no brethren. The original purpose of the foundation was quite forgotten, and the charter had been burnt. It was still however a part of the master's duty to find three beds for poor and infirm persons coming through the town, (Page 1927). After the Suppression of Chantries the house was sold to the mayor and burgesses, and converted into a grammar school, (Page 1927).

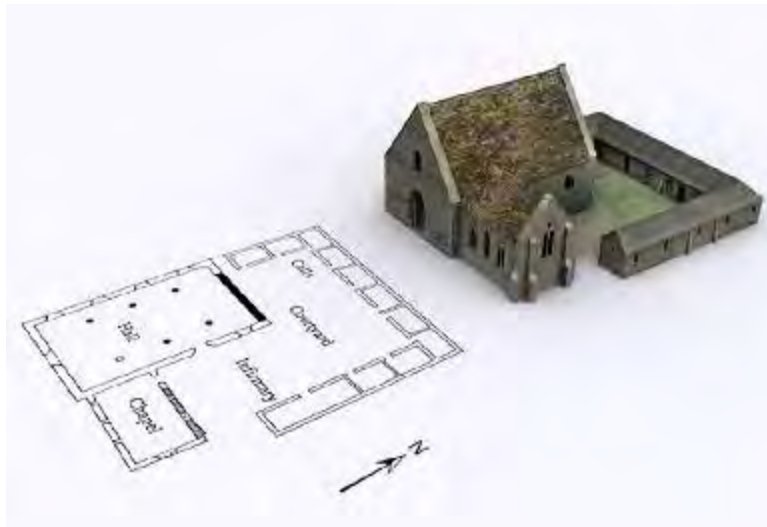


Figure 24: Reconstruction drawing and plan of St John's Hospital



Figure 25: St John's Hospital (remains)

### Hospital of SS Giles and Margaret (leper hospital)

Originally thought of as two separate hospitals, SS Giles and Margaret appear to have been one dedication (Page 1925). The earliest record relates to the hospital of St. Giles, High Wycombe, was founded for the reception of lepers before 1229, when letters of protection were issued to these. The hospital of St. Margaret is mentioned first in 1229, when a yearly fair was granted to the master and leprous brethren on the vigil of the feast of St. Margaret. Richard, master of 'the hospital for the sick' at Wycombe, jointly with the master of the hospital of Crowmersh, sued Walter Champion for tithes in 1268; and the same two masters claimed a tenth sheaf in the fields of Wigan de Wallingford in Oving, after the church tithes had been collected. These suits may refer either to the hospital of St. Margaret or to that of St. Giles, the hospital of St. John being apparently for the poor, (Page 1927). An indulgence was granted in 1368 to the hospital of 'St. Gilbert and St. Margaret next Wycombe' by Bishop Bokyngham.

In 1389 John Skefthyng was appointed warden, but shortly after this date it was dissolved. It was granted early in the reign of Henry V. to a certain Thomas Giles, and its endowments were finally bestowed upon the college of Windsor. Said to have been dissolved 1389. In 1368 mention is made of hospital dedicated to St Gilbert and St Margaret – suggesting the two combined at some point. There is a reference in 1233 for 10 oaks for the repair of the chapel at Wycombe Abbey site (Calendar Close Rolls 1231-34). By end of medieval period the hospital was little more than a chantry chapel.

The location of the hospital was always assumed to be the present site of Wycombe Abbey School (Page 1925). However, this theory was refuted when a cemetery of around 60 skeletons was recovered during widening of Water Lane (now Desborough Road) (HER 061100000). Analysis of the human bone revealed many of the skeletons were leprous, containing bone lesions and erosion which is characteristic of the disease (Farley & Manchester 1986). The examination of a 16<sup>th</sup> century map shows that there is a lane recorded on as the road from St Margaret's to Wycombe' (Figure 24). The combined evidence of the archaeological excavation and the historic map shows that this is the location of the hospital of St Giles and St Margaret (HW5).

An archaeological desk-based assessment of land at West Richardson Street, High Wycombe, carried out by NAU in February 2010, identified the potential for archaeological remains in undisturbed areas of the site, and the possibility of medieval burials connected with the medieval leper hospital of St Margaret's, located to the south of the site.

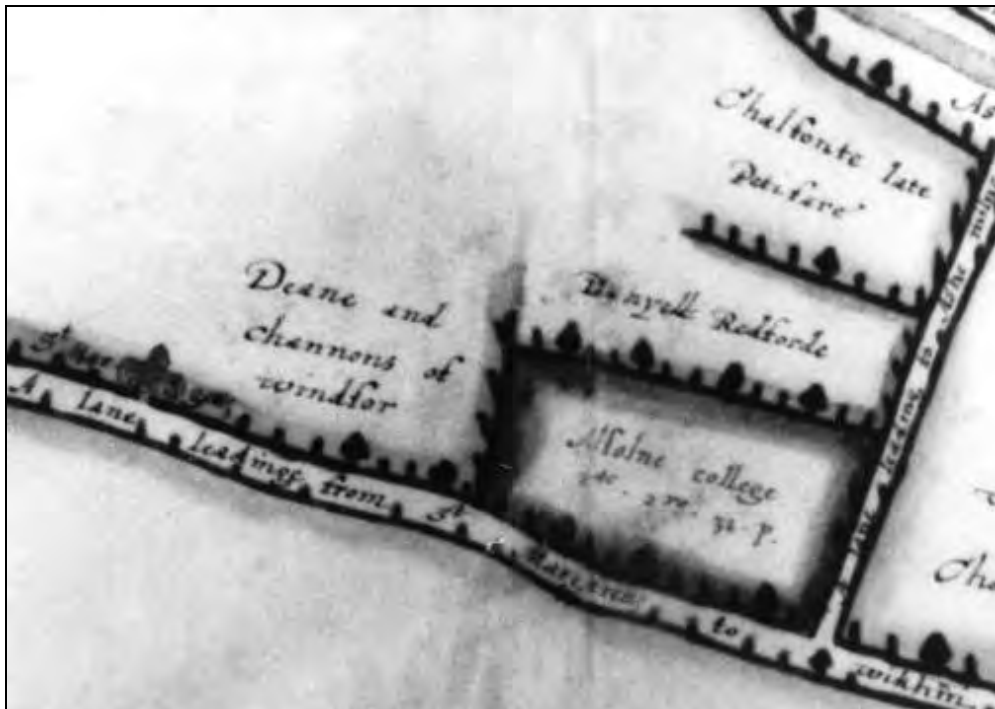


Figure 26: An extract of the 1596 Hovenden Map depicting the hospital of St Giles and St Margaret (left of picture)

## *Manors*

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

### Wycombe Manor (Domesday)

This manor is the only one mentioned in Domesday and was held by Robert D'Oilly, later forming part of the Honour of Wallingford. It remained with his family until the mid 12<sup>th</sup> century when it was held by Duke Henry, later Henry II (1154-1189). Alan Bassett received a permanent grant of land in Wycombe from King John, later known as Bassetbury Manor. A second grant of land in Wycombe was given in the same year to Robert Vipont and later became known as Temple Wycombe Manor (Page W, 1925).

### Bassetbury Manor (from 1203)

This manor was held by Alan Bassett of the Honour of Wallingford for one knights Fee and remained in the Bassett family until 1269 when it came into the hands of Hugh le Despenser through inheritance. A mill was attached to this manor. When le Despenser was executed for treason in 1326 the manor reverted to the Crown by attainder until 1331 when it was granted to Thomas Earl of Norfolk who surrendered it to William de Bohun Earl of Northampton. By the late 14<sup>th</sup> century the estate had passed into the duchy of Lancaster and later the Crown under Henry (later Henry IV). The manor remained with the duchy of Lancaster until it was granted to the deans and canons of St George's of Windsor with whom it remained until the 19<sup>th</sup> century (Page W, 1925). There is a 1419 reference to small hall at Bassetbury (Page W. 1925)

### Temple Wycombe Manor (from 1203)

This manor, later known as Temple Wycombe Manor derived from one half of the original Wycombe Manor and was held by Robert Vipont from 1203 until his death in 1227 when he granted all his lands in Wycombe to the Knights Templars. A mill was attached to this manor. With the suppression of the Knights Templars in 1307 the manor passed for a short time to the Crown before coming into the hands of the Knights Hospitallers, remaining with them until the Dissolution (Page W, 1925).

### Angotes Fee/ Chapel Fee/ Windsor Fee

This estate formed part of the honour of Wallingford and appears to have been granted to the chapel of St Nicholas in the castle of Wallingford. A mill, later known as Bridge Mill was attached to this manor. The earliest mention of the estate comes from 1225, when it remained with the chapel until the college of Wallingford was suppressed in 1548 at which point this estate was granted to Lord Grey and John Bannister who passed it onto John and Robert Raunce. The fee then descended with Temple Wycombe Manor, (Page W, 1925).

### Gynaunts Fee

First mentioned in 1171 this estate was attached to the honour of Wallingford and included the mill later known as Wycombe Marsh Mill. In the 12<sup>th</sup> century it was held by Ginant of Wycombe and his descendants. Around 1199 Ginant's son granted the mill and some land to Missenden Abbey who thereafter held the greater portion of the fee with one fifth remaining with the Ginant family. Towards the end of the 13<sup>th</sup> century a dispute arose concerning the fee and the land was retained by the Crown after which there is no further mention of the estate although it may have been included with Temple Wycombe Manor (Page W, 1925).

### Rectory Manor [reputed]

This manor was held by the Abbess of Godstow along with All Saints Church and one of the mills mentioned at Domesday as part of the honour of Wallingford. The abbess also held rights of the meadow from the Bassett family. Several disputes arose between the abbess and Bassetbury Manor particularly relating to market dues which were transferred to the burgesses

of Wycombe in 1237. The manor was held by the abbess until the Dissolution after which no further trace has been found (Page W, 1925).

#### Loakes Manor [reputed]

First mentioned in 1482 the estate was then held by Robert Bardsey and attached to the honour of Wallingford. By 1516 the estate had passed into the hands of Robert Astbrook, no reference to the manor can be found for the latter half of the 16<sup>th</sup> century (Page W, 1925).

#### Fennels

An estate of land and woods in the parish is connected with the fitz Nigel family in the 13<sup>th</sup> century and derives from a 1283 grant of land from Roger Taylor of Little Marlow. By 1392 it was held by the Crown who granted it to John, later Duke of Bedford in 1402. By 1548 the estate had fallen into the hands of the Knights Hospitallers (Page W, 1925).

#### Ashwells

The Ashwells estate is first mentioned in the 13<sup>th</sup> century and was attached to the honour of Wallingford, it was last mentioned in 1645 (Page W, 1925).

#### *Trade, mills and industry*

##### Wycombe Mills

Mills and milling was the principal industry in Medieval Wycombe, the mills being supplied by large amounts of corn from the surrounding landscape. Domesday records six mills in Wycombe, Ash, Bridge and Pann Mills were equally spaced around the borough probably represent three of these as they were all named in records before 1200 while a further three are thought to be Marsh Loudwater and Hedge Mills further down the valley, (Rattue). Temple and Bassetbury Mills were probably built after the splitting of the Manor in 1203 so that each estate had a mill more conveniently placed. As the 13<sup>th</sup> century wore on these were joined by Rye and Bowden Mills.

By the 14<sup>th</sup> century there are over 10 mills operating along the Wye (table 4), It seems that a number of Wycombe's mills were being invested in or the ownership of London merchants, who were eager to secure a supply of grain with the flour being sold at markets in the capital (Ashford 1960). The interest in Wycombe's mills been claimed as one of the most productive sites but of anywhere in England.

Such was the renown of the Wycombe mills that there are Royal accounts that show a number of orders for bread for feasts. In the 13<sup>th</sup> century Wycombe became a chief supplier of bread to the royal court at Westminster, beginning with an order for 8,000 loaves for the Christmas feast in 1241 (Ashford 1960). This coincided with the manor of Wycombe falling temporarily into the hands of the Crown on the death of Gilbert Basset, but the Court kept the orders coming for forty years. In Christmas 1245 the order was for £10 worth of bread, as much requested from London itself.

HER	Name	Period
0241200000	Temple Mill	11 <sup>th</sup> -19 <sup>th</sup> century
0288200000	Bridge Mill	11 <sup>th</sup> -20 <sup>th</sup> century
0286900000	Lords Mill	11 <sup>th</sup> -19 <sup>th</sup> century
0286702000	Francis Mill	11 <sup>th</sup> -18 <sup>th</sup> century. E.S.E of West Wycombe Park.
0517100000	Bourne Mill	11 <sup>th</sup> -13 <sup>th</sup> century. On site of Ash Mill.
0120801000	Lower Mill End or Friars Mill	14 <sup>th</sup> century. later records date to 16 <sup>th</sup> -19 <sup>th</sup> century
0227800000	Penn/Pann Mill	Medieval to post medieval. Demolished 1970.
0286800000	Bassetbury Mill	Medieval to post medieval
0286400000	Marsh/Gwyants Mill	Medieval to post medieval. Two mill by 18 <sup>th</sup> century.
0286500000	Bowden Mill	Medieval to post medieval

Table 4: Medieval mills on the River Wye in High Wycombe

### *Cloth manufacturing*

Perhaps the most important single trade in medieval Wycombe was cloth making. Several of the Wye mills were fitted with fulling hammers to pound the cloth shrinking and strengthening it. Bassetbury Mill was the principal mill for the cloth trade in the medieval period and Hedge Mill (mentioned as Hochedsmill in 1411). The cloth was made from linen and hemp which was more important locally than wool. Much of the cloth that was produced supplied the lucrative markets in London. An indication of just how important the revenues from cloth making were can be seen in the decision by the abbess of Godstow. In the late 1200s the abbess leased out her rectory of Wycombe but she was careful to keep the tithes on linen and hemp for her abbey (Dyer 2000). By 1250 the cloth makers already possessed significant power to ensure that a new fulling mill at Loudwater, held by the la Lude family and later by Temple Wycombe Manor, did not use cloth made in the borough and divert trade away from existing mills (Page W, 1925). By 1511 there were enough cloth makers to set up wardens to control business.

Excavations at Pann Mill (HW10) medieval contexts revealed quantities of animal bone, the largest proportion of sheep/goats which suggests that activities on the site were associated with wool production since the bones are waste product of skinning (Cauvain & Cauvain 1997). It is thought that these were a by product of the fulling process in the medieval period.

### *Tannery - Frogmore*

There is also evidence that High Wycombe possessed a medieval to post medieval tannery. During sewer works at the old bus station at Frogmore a large number of horn cores were unearthed at a depth of 4 to 5 feet above a layer of peat (HER 0488300000). It is believed that the horn cores were larger than those from the Castle Site. Excavations also unearthed Timber & Post Roman Tile.

### *Roads*

Wycombe's position only 20 miles from London and a similar distance from Oxford meant that it was a convenient stopping point to break the journey between the two. The road was also used by royalty as the route from Windsor Castle to the medieval royal palace at Woodstock. In 1170 it is known that Henry II placed a levy on the manor of Wycombe for moving his silverware from former to the latter (Rattue 2002). Wycombe's medieval economy was based around a grain market and the London road led directly to the City of London and its corn market at Newgate.

### *Inns and Taverns*

There is documentary evidence for a number of inns and taverns in Wycombe. One of the earliest is the Red Lion which can be traced back as early as 1312 and in 1518 was given to Brasenose College Oxford, although the current building dates from the 18<sup>th</sup> century (Andrew M, 2005: 29). *Sarashede* or Saracens Head is mentioned in 1312 eventually it was merged with the Antelope around 1480. (Andrew M, 2005: 31). Le Vinetur (The Taverner) mentioned in 13<sup>th</sup> century (Page W, 1925)

### *Religious Dissent*

In the 15<sup>th</sup> century Wycombe along with Chesham and Amersham was the active centre of Lollardy. The Lollards were a political and religious movement in existence from the mid-14<sup>th</sup> century to the Reformation. Although possessing no central belief system and no official doctrine the Lollards were united in the opinion that the medieval Church had become corrupted by greed and wealth. Eschewing the worldliness of the Church; they believed effort should be placed on helping the needy and preaching rather than working on lavish decoration. The Lollards looked to the scripture as the basis for their religious ideas and encouraged the movement towards a translation of the Bible into English which enabled those literate to read it. As a consequence the established Church saw the Lollards as a threat, their principles and beliefs were branded heretical. Around thirteen Wycombe men were arrested in 1414 for having Lollard sympathies and appeared before Bishop Chedworth of Lincoln at his palace Wooburn, Included in this number were two burgesses from the town, after recanting paying penance at the Wycombe parish church the reformed provided funding for the refurbishment the chapels at All Saints church (Ashford 1960: 86).



### Town Layout – Discussion

It is believed that the early nucleus of the town was concentrated around the church and triangular market place. A market possibly existed in the 1100s when the lord of the manor supposedly collected taxes from it. In 1150 or 1160s it is thought that the Crown decided to encourage trade by laying out the High Street with long narrow burgage plots fronting onto it and the burgesses who owned them were another distinctive mark of a borough town (Ashford 1960). However there is no firm evidence to support Ashford's assertion that High Street was planned around this date. The character of the burgage plots are different on either side of the street, on the north side plot lengths are generally uniform between 110 to 124 metres although the widths of plots are hard to judge as the plot boundaries were constantly undergoing a process of division and amalgamation depending upon economic circumstance. In comparison, the southern side of the high street the layout is slightly different, although the plots taper are shorter in the east and west and are generally between 134 to 110 metres in length.



Figure 27: Aerial photograph of High Wycombe in 1937, overlaid with a graphic indicating the layout of medieval burgage plots. © English heritage – Britain from the Air

A “Gild” Hall was built in the early 1300s; this lay to the west of the Church, although it was later superseded by the Market House (later the Guildhall) that was constructed at the end of the High Street. It has been speculated that by c. 1200s the huge market place that ran from the church to Frogmoor began to be filled in, as stall holders and traders constructed permanent buildings (Ashford 1960). This created Bull Lane, Queen Square and Church Street, a tight knit medieval street pattern which remains today, and the main market moved onto the wide High Street. Immediately south of the church, where the Little Market House is located, was the Shambles. By the 14th century the town was known as Chepping Wycombe (chepping means “market”) to distinguish it from West Wycombe. The earliest surviving building in the town (apart from the Church) is the ruin of the Hospital of St. John, which dates from the 1180s. The Leper hospital of St. Margaret’s and St. Giles was granted a charter in 1229 and is thought to have been located on the site of Wycombe Abbey.

There is further documentation that shows Wycombe’s development in the 15<sup>th</sup> century when Thomas Hampden purchased lands in Wycombe Forrens called *Toterugge* or ‘Tota’s ridge’ or ‘Look-out Hill’. The Lane leading to Totteridge was called Totridge Lane by William Alleyn 1517.

Other areas of the Forrens that are mentioned in the medieval records are The *Creys* 1366, and then referred to as The *Cressche* in 1368 which eventually became Cressicks in 1766.

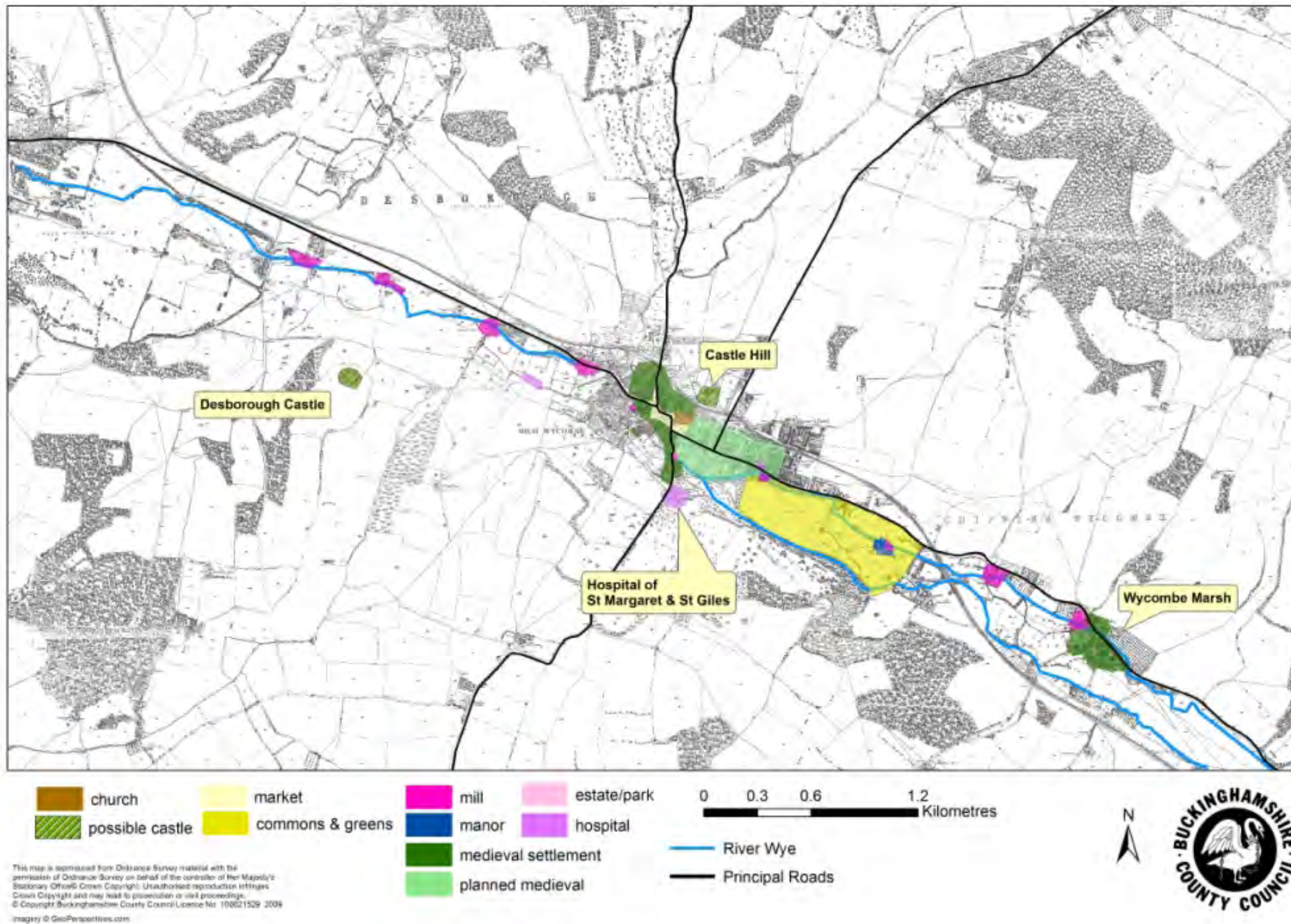
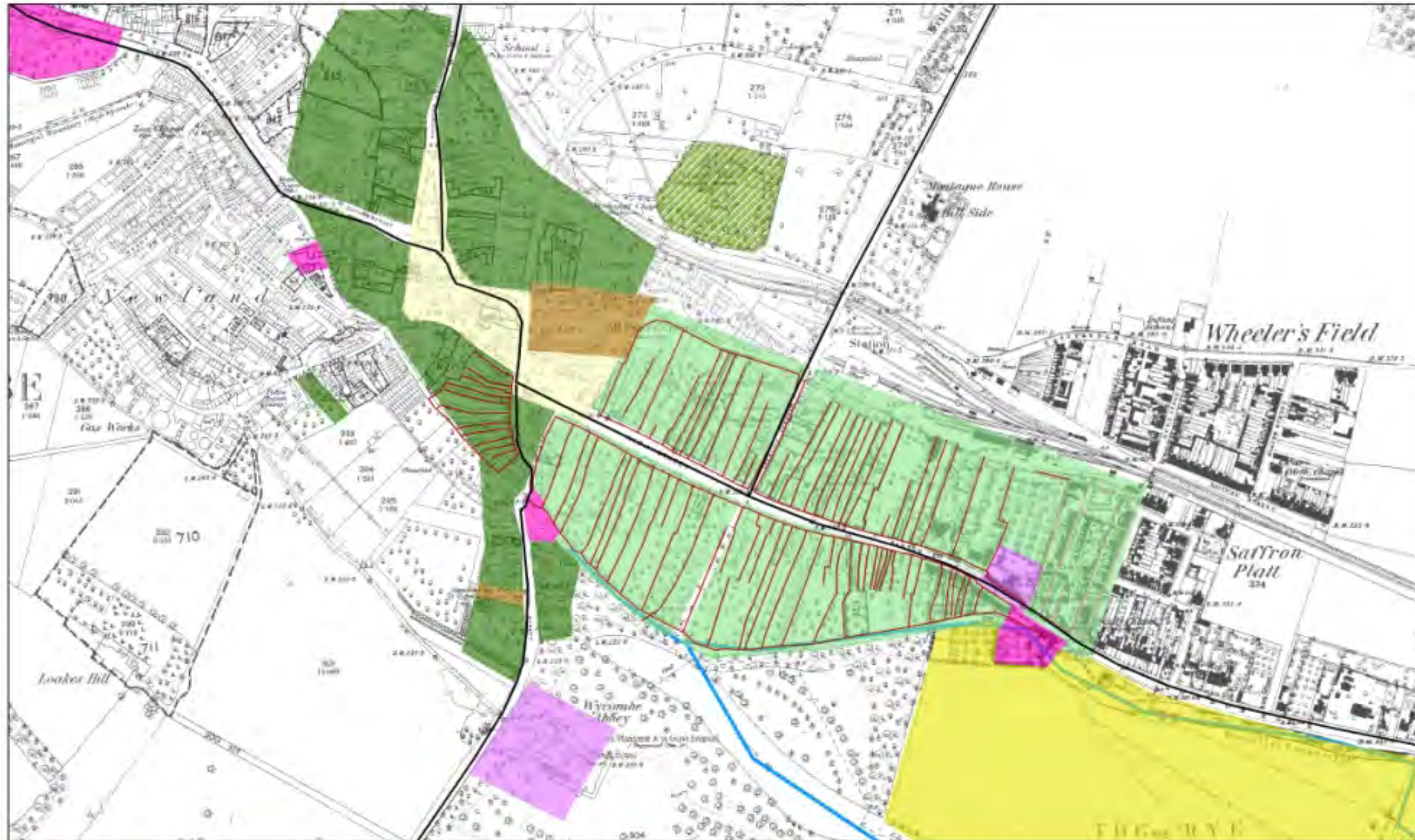


Figure 28: Landscape context of Medieval High Wycombe and the distribution of mills along the Wye.



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Figure 29: High Wycombe's medieval town planning: showing the arrangement of burgage plots and property boundaries

#### 4.5 Post medieval period (1536-1800)

As well as competition for trade, Wycombe was affected financially by Henry VIII's dissolution of religious houses. The borough was hampered by confiscation of the chantries and their lands, the closing of St John's hospital as such and the virtual ending of the Gild of St Mary. The relative wealth of the importance of the burgesses suffered. The wealth of other landowners, Godstow, Missenden Abbey and Marlow Priory were on the open market. No individual burgesses profited.

The extent of High Wycombe grows modestly in this period. By the 16<sup>th</sup> century Chesham, Amersham, Marlow and even Great Missenden had all profited from its proximity to London and were taking more of the market share. The pre-eminence of Wycombe was less marked than it had been two or three hundred years earlier. Research into taxation records by Ashford (1960) has shown that there were indications in that Wycombe's relative importance was declining. There were nine inhabitants with incomes of over £45 although by comparison Chesham and Amersham were catching up with six each; these Chiltern towns were in competition with Wycombe providing goods and services to the London markets. Buckinghamshire towns such as Aylesbury and Marlow received royal charters in the middle of the 16<sup>th</sup> century and also strove to throw off the shackles of which feudal overlords had placed to hamper their earlier development. However despite the economic rivalries of other towns Wycombe was still the largest town in the county, tax returns in 1524 show that in spite of financial difficulties, it was one of the wealthiest places in Buckinghamshire (Ashford 1960).

##### *Borough*

In 1558 the town obtained its first formal borough charter of Incorporation which survives, The charter obtained from Queen Mary, confirmed the town's previous liberties of markets fairs, guild merchants, freedom from tolls throughout England, and the right to devise by will. This last right gave the mayor and burgesses rights over inheritance of burgage tenements, a distinctive marker of borough status. The burgesses of Wycombe had been a hereditary class for since the middle ages and one of the earliest examples dates back to 1185: when it is recorded that Robert son of Angold inherited his three and half acres of burgage tenure from his father (Andrew 2005). The 1558 charter gives an insight into the Tudor town:

*'From a certain bridge called Wynkles Bridge in Frogmore situated at the west end of the same borough or town unto a certain meadow called Hallywell Mead situate at the end of a certain common pasture called the Rye mead ...and from thence to a certain ditch situate on the north part of a certain curtilage called Bourhayes and from the same ditch unto a certain bridge in the street called Saint Mary Street near to a certain house or farm called Lokes (now Wycombe Abbey), which same bridge leads to the town of Marlowe on the south part'.*

At attempt at recreating the extent of the borough can be seen in (figure 27). In 1598 A new borough charter granted by Elizabeth I which reaffirmed the privileges in the earlier charter of 1558 (Andrew 2005)

After in the execution of Charles I in the 17<sup>th</sup> century England became a 'commonwealth' state under Oliver Cromwell. The political change was also felt by the borough who was forced to obtain a new borough charter in 1656 following investigations into irregularities by Tobias Bridge on behalf of Cromwell's Council of State (Andrew 2005: p. 41). The new charter cost the borough £150, a third of which had to be borrowed.

In May 1660 with the return of Charles II to England saw the Restoration of the monarchy. Before his Charles's position was assured, Wycombe's republican mayor together with the corporation resigned, and the charter publically burned. As a reward for this conversion a new royal charter was issued by Charles in 1663, this confirmed all the old privileges plus an obligatory oath of loyalty to the Crown for all holding borough office, (Andrew 2005: p. 43). The constitution and powers established in the 1663 charter remained largely unchanged until the Municipal Corporations Act in 1835.

##### *Town layout*

The core of the old borough was around the church and market place with cornmarket leading into the spacious and more formerly laid out High Street extension of the town. This seems to have filled in a gap between Cornmarket and the 'east town' now Easton Street by John's Hospital.

### *Markets & fairs*

#### Guildhall, Cornmarket (HER 0167800000)

In 1604 another guildhall built, although it was located on a different site from the medieval structure which was retained and leased out in 1657 (Page W, 1925). The 17<sup>th</sup> century guildhall stood until the 18<sup>th</sup> century when it was destroyed by fire (Langley 1797). Lord Shelburne provided the money to erect a new building and in 1757 a new guildhall designed by Henry Keene, was erected on the same site. The Guildhall was altered in the 19<sup>th</sup> century but remains one of the most distinctive and iconic buildings in High Wycombe; the Guildhall's importance is reflected in its designation as a grade I listed building (Pevsner & Williamson 1994 p. 388).



*Figure 30: Guildhall, Cornmarket*

#### Little Market House, High Street (HER 0167900000)

The Little Market House (known locally as 'the pepper pot') was built in the early 17<sup>th</sup> century but in 1761 it was rebuilt, the new building was designed by distinguished architect Robert Adam (Pevsner & Williamson 1994: p. 390). The market hall is an unusual octagonal plan with an arcaded ground floor built in red brick. In the late 19<sup>th</sup> early 20<sup>th</sup> century the building was altered to accommodate a dome turret light. The Little Market House had a functional use as a building to support the market, in the 19<sup>th</sup> century it was used to re-house the shambles and buttermarket. The building is currently designated as a grade II\* listed building.



*Figure 31: Little Market House*

### *Trade, Mills and Industry*

Abbess of Godstow claimed tithes from nine mills in the parish including one at Loudwater (Page W, 1925)

#### *Cloth trade*

By 1623 the cloth industry was said to be much decayed, but the council still made efforts to support it. In 1630 it debated the case of a 'foreign' dyer, Daniel Stockwell, who was discovered selling his wares in the market and ordered that 'no forrainedier shall come to make benefit of his trade'. Cloth making continued in importance until the 17<sup>th</sup> century, but was eclipsed by production elsewhere in England (Andrew M, 2005: 11).

#### *Paper Making*

By the 17<sup>th</sup> century many of the mills cloth mills had transferred to paper milling. The earliest accounts of operational paper mills date to 1627 with Hedge Mill in Loudwater and Glory Mill in Wooburn. However, later reports imply that the first Wye valley paper mills were started as early as the 1590s (Rattue 2002) the demand for paper was fuelled by the increase in legal and bureaucratic professions in London. The chalk rich water of the Wye was ideal for bleaching pulp and it was straightforward to convert the cloth mills with metal beds to pound rags into paper pulp. There were no paper mills in or near the borough, possibly because of the restrictions on trade possibly because of the noise of the hammers or the risk of disease as paper rags were blamed for an outbreak of the plague in 1631. The industry flourished in Wycombe until the end of the 20th century.



*Figure 32: Bowden Mill c 1939 Bucks County Museum*

#### *Lace Making*

Lace making started in roughly the same time as the paper industry. This work was undertaken by the women who supplemented the household income by earning a pittance for long hard labour bent over lace pillows. Children were sent to lace schools where they were taught to read while they made lace, a practice that came to an end with the introduction of the Education Act in 1870

By 1651 trade was moving to intermediary lace buyers such as William Lovell, Sixty years later the lace-buyers were keeping several hundred workmen employed. Although this was somewhat of a cottage industry and often referred to as work of house wifery it was commonly resorted to by women to augment the family income. High Wycombe was never a large centre of lacemaking, by 1851 there were 226 lace makers in the town out of a population of 4,500. Unlike other Bucks villages

High Wycombe is particularly rich in historical records for this period. Documents such as hearth tax records, quarter session records, borough archives such as the Charter Book of High Wycombe as well as wills and inventories provide valuable information on trades and professions in the town. Research into the issuing of trade tokens by George Berry has given an insight into the High Wycombe in the 17<sup>th</sup> century.

Trade tokens came into existence during at the start of the reign of James I, as after the Civil War there was a shortage of small change for trading. Since traders and poor people were in a difficult situation, the creation and issue of private tokens became the next logical step. Tokens were issued by municipalities, traders and inns and were essentially a local coin that was legal tender with a particular business or trade. They were chiefly made of copper or brass and usually came in three values: farthings, half penny and penny. Tokens usually bear the name of the issuer, the town, the arms or symbol of his trade and the year of issue. There are records of 22 traders issuing tokens within High Wycombe, nearly all have burgess status and a high proportion were innkeepers, they include:

Name	Profession	Inn	Site
Samuel Boudrey	Innkeeper	Kings Head	12 Oxford Street
Thomas Butterfield	Innkeeper	Wheatsheaf	2 High Street
Jeremy Gray	Innkeeper	Swan	5 St Paul's Row Corner of White Hart St.
John Juson	Innkeeper	Chequers	9 High Street
Richard Lucas*	Innkeeper	Red Lion	22 Easton Street
Alexander Parnam	Innkeeper	Greyhound	High Street
Robert Whitton*	Innkeeper	Antelope	
Thomas Taylor	Lace Buyer		
John Rowell	Carpenter		
Thomas Dymarsh	Draper		
William Fisher	Clothworker		
John Morris	Grocer		
Edward Winch	Tanner		
Occupations not known			
Thomas Atkins	Thomas Bates	Robert Frier	John Harding
Francis Ingleby	Richard Priest	Robert Watson	Thomas Wheatley

Table 5: Occupations of token issuers in High Wycombe - \* mayor (after Berry)

### Inns Taverns and Brewing

There are a number of records which record the breweries in High Wycombe (Brown 2007).

High Wycombe has a long and history of brewing and hostelries, an account of this history is worthy of a publication in its own right. At its peak it is estimated that there are over 60 pubs recorded in the town (Brown 1998). This is perhaps a reflection of the town's size as well as its function as a stopping point for the travellers on their way from the London to Oxford.

Barton John jun, Marsh (the precise location of which is not known).

In 1770 the Three Tuns was leased by the hunt family to John Barton jun a brewer. The business including the brewhouse and stores and was inherited by his son in 1780 and appears to have then passed on to his brother Richard jun after the death of his brother.

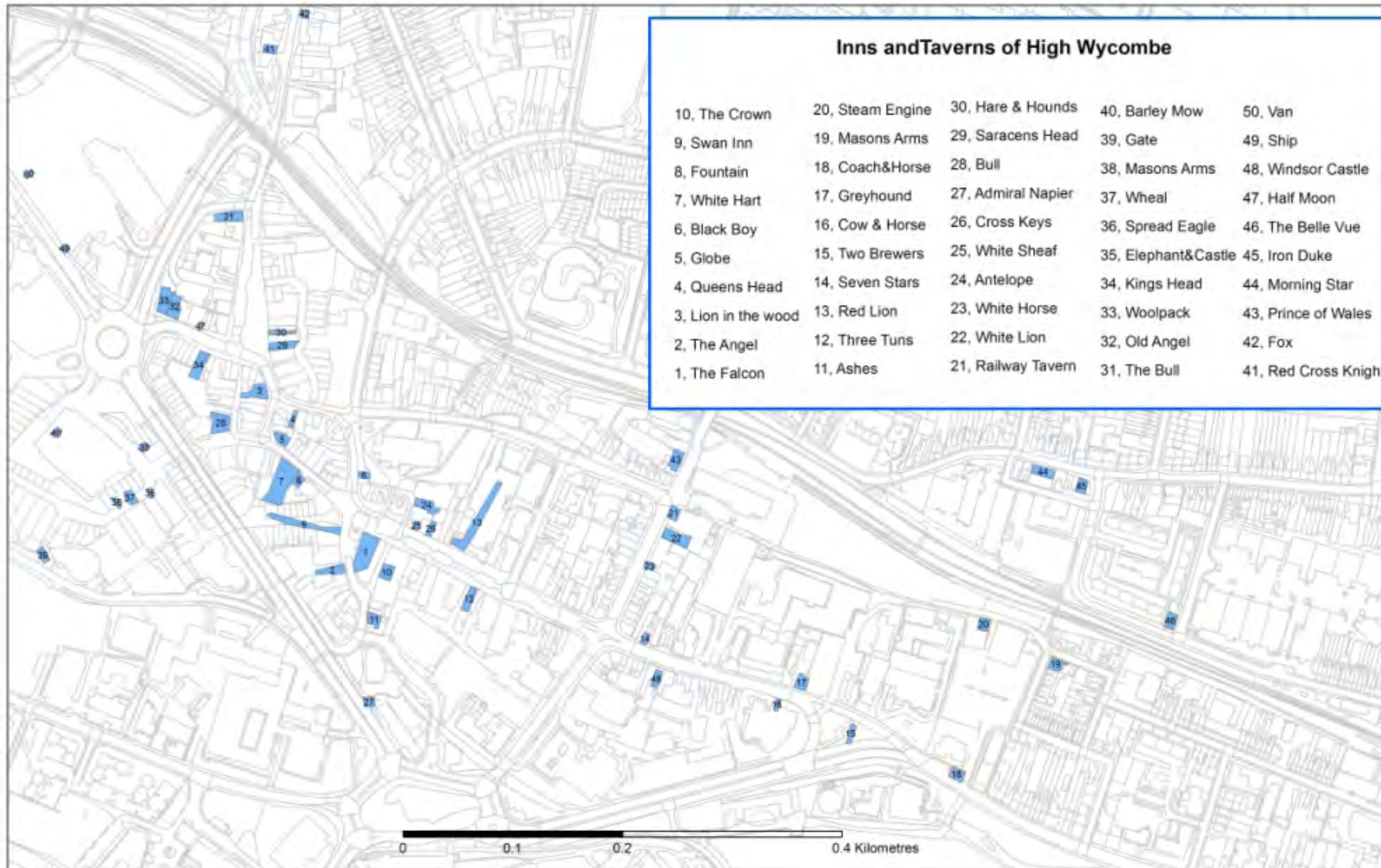
### Rotton, Allnutt, Kingston & Co.

1688 John Stevens was a maltster in Chepping Wycombe and his probate inventory includes a brewhouse, although it was possibly for domestic purposes. In 1724 the Stevens family owned a property which later became the Crown, Loudwater. The family operated as maltsters over a long period of time

### Royal Military College, High Street

Wycombe has the distinction of being the location of the first Royal Military College Established in 1799 during the Napoleonic Wars; the college was situated at Antelope Inn on the High Street next door to the Red Lion (Page W, 1925). Under Major Howard Douglas its commandant and later Inspector General of Instruction, the college is credited with training a new class of officers for Wellington's army. Much of the officer training was said to have taken place in the landscape surrounding the town. The presence of the college brought kudos and additional wealth to the Wycombe. However in 1813, at the height the war in Europe, the college was transferred to a new site in Farnham, Surrey.





Planning or development of a new building or other activity in a designated area is subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1987 and the Planning (Listed Buildings and Conservation Areas) Regulations 2001. It is a criminal offence to carry out works to a listed building without the necessary consent.



Figure 33: Inns and Taverns in High Wycombe

### *Furniture Industry*

Origins of the furniture industry in the 18<sup>th</sup> century (Andrew M, 2005: 61)

1798 Posse Comitatus 33 chair makers listed in the borough (Andrew M, 2005: 62)

1794 Samuel Treacher first chair maker to be made a burgess (Andrew M, 2005: 62)

HER	Name	Period
0122000000	Ash Mill	16 <sup>th</sup> -19 <sup>th</sup> century. On site of Burne Mill
0248400000	Beech Mill	17 <sup>th</sup> -20 <sup>th</sup> century. South of Wycombe Marsh
0288100000	Rye Mill	18 <sup>th</sup> -20 <sup>th</sup> century
0288000000	Marsh Green Mill	Post medieval.

*Table 6: Mills added to the River Wye in the post medieval period*

### *Roads & Turnpikes*

Horsenden Lane was previously a continuation of Crendon Street south over the river, passing east of Loakes Manor and joining Marlow Road at what is now Cressex. In the 17<sup>th</sup> century this route was successfully stopped up by the 3<sup>rd</sup> Earl of Shelbourne (Loakes Manor) so that the new road passed to the west of Loakes manor and so did not dissect his estate. The new road formed a continuation of St Mary's Street (Andrew M, 2005: 46)

1718 Turnpike between Beaconsfield and Stokenchurch, in 1767 permission was granted to destroy the southern part of St John's Hospital to widen the road at this point (Andrew M, 2005: 57). The road was a principal highway and the traffic on the road dramatically increased from the 18<sup>th</sup> to 19<sup>th</sup> centuries, this is reflected in the revenue taken from turnpike tolls was considerable rising from £362 in 1724 to £3,500 in 1837 (Rattue 2002).

In 1768 the Hatfield to Reading Turnpike via Amersham, High Wycombe and Marlow was constructed. This passed down Crendon Lane (Andrew M, 2005: 57)

### *Churches & Chapels*

Lane's Almshouses, Crendon Street

1674 (Page W, 1925)

Congregational Chapel, Crendon Street

1714 (Page W, 1925)

### *Dissenters & Non-conformism in High Wycombe*

Non-conformism (post 1662 Act of Uniformity)

Evidence for non-conformity in High Wycombe is recorded in the Visitations of 1669-1712 (Broad J, 1993). The first visitation in 1669 recorded one family of Presbyterian, Baptist and Quaker worshippers, with the 1706 Visitation adding further detail indicating the presence of meeting houses for the three faiths. Three Presbyterian families were recorded in the 1709 Visitation while only one Baptist and one Quaker family were recorded. The 1712 Visitation was the only one to specify actual numbers of followers with 58 Presbyterians, 32 Baptists and 34 Quakers. Catholicism is only recorded in the 1706 Visitation with one family noted.

1672 house of Alice Westoll licensed for Presbyterian worship

### *Hospitals & Schools*

There area records of the Royal Grammar School being founded in 1562 on the site of Hospital of St John the Baptist (Sheahan 1861: p. 923). The Grammar school remained in this location until 1919 when it became a technical college.

## *Manors*

### Bassetbury Manor.

This manor remained with the deans and canons of St George's, Windsor (Page W, 1925); however it was leased out on a permanent basis from the 16<sup>th</sup> century. Sir Francis Dashwood leased the manor from 1717 until the end of the 19<sup>th</sup> century (Page W, 1925).

### Temple Wycombe Manor

Following the Dissolution the manor came into the hands of the Crown until 1553 when it was granted to John Cock and John Thurgood who in turn had transferred it to Robert Raunce by 1585. In 1624 it passed from the Raunce family to John Archdale, remaining with the Archdale family until 1700 when it passed to Henry Petty Lord Shelbourne (Page W, 1925).

### Loakes Manor – Wycombe Abbey

By 1605 the estate was held by William Jackson who sold it to Robert Bromley and Edward Bold who in turn sold it to Richard Archdale, later lord of Temple Wycombe Manor with whom it subsequently descended (Page W, 1925).

In 1700 Loakes Manor was sold to Henry Petty, 1<sup>st</sup> Earl of Shelburne. Lord Shelburne bequeathed all his estates to his nephew John FitzMaurice who was created Earl of Shelburne in 1753 and quickly embarked upon a building programme. Architect Henry Keene renovated the manor by adding a three storey building to the existing manor house while the Common Council of the borough granted Shelburne a 999 year lease on the land between the manor and the town. This paved the way for the remodelling of a park which fell to the third Earl Shelburne, who was also Prime Minister from 1772 to 1773.

Shelburne's principal home was at Bowood, Wiltshire, where he employed Lancelot Capability Brown. Evidence from the archives held at Bowood indicates that it is likely that Brown had a hand in the landscaping at Wycombe, particularly the shaping and planting of woodland on the valleys and the possible creation of a Dyke. Other improvements at this time include a walled garden created to the north east of the house, a ha-ha separating the house from the parkland (Land Use Consultants 2002). It is known at this time the third Earl entertained a number of prominent figures at Loakes manor, including John Wesley, Benjamin Franklin and Dr Johnson.

## *The Civil War*

Once the conflict of the civil war broke out Wycombe became an outpost of the Parliamentary forces against the King's headquarters in Oxford. Despite having soldiers billeted in the town it was not always well guarded. In June 1643 Prince Rupert made a raid on Wycombe but was headed off by John Hampden. Undeterred Rupert's Royalist cavalry returned a week later for a second raid led by Colonel Urry. This time the Royalists were successful in plundering the homes of a number of Parliamentarian supporters and briefly occupied the town before heading back to Oxford. Wycombe's Parish Register for June 1643 records the burial of four soldiers, suggesting that the resistance to Colonel Urry's raid had been slight (Ashford 1960). After this attack the Parliamentarians strengthened their numbers at Wycombe and by 1644 General Sir Richard Browne made the town his headquarters. Wycombe was used as a base by Browne to mount attacks on Royalist strongholds; this included the siege at Greenland House, Hambleden in July 1644 (Page 1927 pp.536). By July 1647 Charles I was defeated and Wycombe was to play an important role as the venue for early treaty negotiations. Parliamentarians sent representatives to negotiate with Charles but the king refused the terms of the treaty, which became known as the Treaty of Wycombe (Andrew M, 2005: 41).

Unlike the extensive defences at Newport Pagnell there is no evidence in the historical or archaeological records to suggest that Wycombe was ever fortified. If defences were ever put in place then they were probably temporary structures or embellishments of existing buildings.

### *Secular Buildings*

The later 16<sup>th</sup> century and the first half of the 17<sup>th</sup> century saw considerable rebuilding in the town, this time of better quality buildings with sturdy oak frames and clay tiled roofs. Many of the medieval buildings were refronted in the 18<sup>th</sup> centuries. The biggest concentrations of post medieval buildings are to be found around the Cornmarket and Church Square. The majority of buildings around Church Square are timber framed and believed to date from 16<sup>th</sup> century onwards. The timber framing survives to varying degrees and continues into the High Street with the 16<sup>th</sup> century jettied building, No. 3 which was the Wheatsheaf pub. The most obvious timber framed buildings are the Antelope and the buildings to the west of the little market house. On the south side of Cornmarket is the Falcon which retains some timber framing in the upper storeys (Andrew 2005 p.37). Beyond the Guildhall, there is an early 16<sup>th</sup> century timber framed building behind later facades; recently traces of wall painting about 1600 were found.

High Street has managed to retain a number of buildings dating from the 16<sup>th</sup> to 18<sup>th</sup> centuries. Some of the more notable historic buildings include the Hobgoblin, formerly the Three Tuns pub, which has part of the timber framing still visible in Swan Alley. Other buildings contain fragments, the best building is Bennetts, No.21 which behind its 18<sup>th</sup> century rendered front conceals a good 16<sup>th</sup> century building with more wall paintings of about 1600. Also of significance is the fine Georgian building of No. 39 High Street.

### *Easton Street*

Timber frames survive in (Nos. 4 and 23 on the north side of Easton Street as well as and the Curry Centre, No. 83 on the south side was once an inn).



*Figure 34: No. 83 Easton Street*

### *Church Street*

The west side of Church Street has several timber frames or remnants of them – these were probably permanent buildings that replaced the market stalls in the 16<sup>th</sup> century.

## Castle Street

North of the churchyard in 16<sup>th</sup> and 17<sup>th</sup> century buildings such as No. 1 (Halfords) concealing 16<sup>th</sup> century framing and No. 7 with a good 15<sup>th</sup> century crown post roof.



*Figure 35: 1- 8 Castle Street*

There were many more 16<sup>th</sup> and 17<sup>th</sup> century buildings in the borough, in particular in St Marys Street and White Hart Street but these were destroyed in the programme of slum clearances in the 1930s (see below)

## Bassetbury Manor

Outside of the town there are a number of post medieval buildings. Perhaps the most significant, historically is Bassetbury manor which is believed to be a 16<sup>th</sup> century timber frame encased in late 17<sup>th</sup> century brick. Bassetbury Mill has 17<sup>th</sup> century elements.

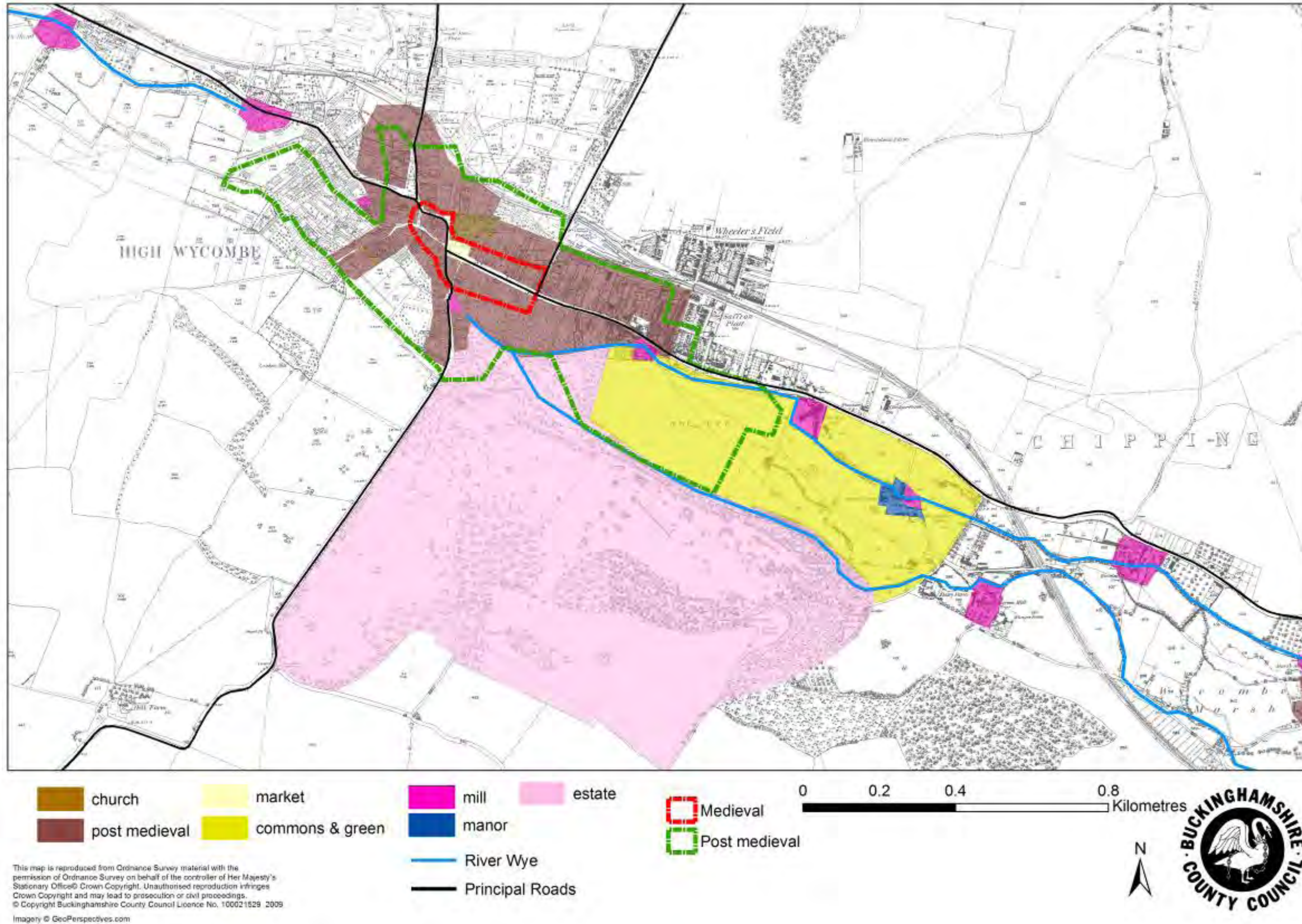


Figure 36: Layout of Wycombe in 18<sup>th</sup> century

#### 4.6 Modern period (1800-Present)

##### *Town Layout*

There were numerous extensions to borough boundary 1901; 1906; 1927; 1934. 1974 Borough boundary absorbed into Wycombe DC (Andrew M, 2005)

1835 Municipal Corporations Act (Andrew M, 2005: 43)

Crendon Street is largely rebuilt in the 1930s



*Figure 37: 3 -15 Crendon Street*

##### *Town centre*

During the development of the town in the 1960's, the River Wye was culverted and hidden away under the shopping centre. In 2006 the development of the Eden shopping centre was an opportunity to restore the Wye as a feature of the town. However, the new development provided a spacious new shopping and leisure facilities together with a state of the art public library. Future development is planned to the Abbey Way area which will provide a golden opportunity to open up Wycombe's historic river once more.

##### *Manors & Estates*

Bassetbury Manor was returned to the Ecclesiastical Commissioners at the end of the 19<sup>th</sup> century (Page W, 1925). Temple Wycombe Manor remained with the Shelbourne line until the start of the 19<sup>th</sup> century when it passed to Lord Carrington with whom it remained (Page W, 1925).

## Loakes Manor – Wycombe Abbey

In 1798 Loakes manor was sold to a banker Robert Smith, the newly created Lord Carrington. He employed James Wyatt in 1803/4 to remodel the manor house in a fashionable gothic manner and the name of the house was changed to Wycombe Abbey to fit in with its new style. Three generations of Carringtons enjoyed the remodelled Abbey in the 19<sup>th</sup> century.

The Carringtons moved to Daws Hill at the turn of the 19<sup>th</sup> century and sold Wycombe Abbey with 30 acres of land to a syndicate to form Wycombe Abbey School (see below). The decision to put the whole estate up for sale in 1896 seems to have been the intention of the Carringtons departing entirely from the estate. In practice while other parts of the estate were sold on, and the School acquired the Abbey and its 30 acre plot, the Carringtons retained most of the land in hand and their parkland estate to serve the residence of Daws Hill.

Wycombe Abbey School with its much reduced grounds set about providing suitable accommodation for pupils, employing architect Caroe to design purpose built boarding houses for girls alongside Marlow Hill; also built was a Sanatorium, a substantial brick and concrete classroom area; the water tower and clock were added to the west of the Abbey. Caroe also designed the Chapel, constructed in 1926, and a dining room attached to the Abbey.

In 1928 the school managed to purchase Daws Hill House and grounds from the Carrington family to increase the school's ownership to 100 hectares. Daws Hill House was considerably enlarged by the addition of a second floor.

In March 1942 the Air Ministry requisitioned the school. The American 8th Army Air Force had its headquarters at Wycombe Abbey School from 1942 following America's entry into the war. It was staffed by 12,000 U.S servicemen who were accommodated in huts at Nearby Daws Hill House. The school buildings became the administrative centre and an underground bunker was built into the west side of Roundabout Hill, initially used by RAF Bomber Command then by US forces.

The school returned to Wycombe Abbey in May 1946 and took possession of the buildings but the Air Ministry retained the camp at Daws Hill and the Depot site (underground bunker). The Ministry bought Daws Hill outright in 1956 but the underground site was leased at a nominal rent from the school. It was finally deactivated as an operational Air Force site in 1993 although the MoD continues to occupy the site until 2012.

Wycombe Abbey is a grade II listed building while the grounds are a Registered Park and Garden.



Figure 38: Wycombe Abbey School c. 1906: Sourced from BCC's photographs of Buckinghamshire



## Daws Hill

To the east of Wycombe Abbey was Dawes Hill, which became the home of Lord Carrington after he sold the Abbey. This in turn became part of the growing Abbey School.

### *Civic and modern religious structures*

#### Religious

Baptist Chapel, South Street. (Now private residence)

Holy Trinity church, Amersham Road

Holy Trinity church built in 1845 is designed in a Neo-Norman or Romanesque style and built largely from yellow brick. *Brocklehurst, Cooper & Williamson* (Pevsner & Williamson: p. 386)

St Anne's Church, London Road, Wycombe Marsh

Originally built to be adapted for use as a school as well as a chapel, St Anne's is a flint building designed by architect G.E. Street and built in 1858-59. (Pevsner & Williamson p. 386)

St Andrew's church, Gordon Road 1898 (Page W, 1925)

St Francis of Assisi, Amersham Road

An Anglican church was designed by renowned architect George Gilbert Scott in 1929-30. The church is regarded as one of his best designs (Pevsner & Williamson p. 386). Constructed of flint and ashlar stone the church is built in a Romanesque style. Its dominant characteristic is its height, possessing a tall central tower, nave and crossing arches.



Figure 39: St Francis of Assisi, Amersham Road

St John's Church, Desborough Road

Designed by W.D. Caroe and built in 1901-2, consecrated in 1903, St John's church was constructed of brick with stone facings in a Decorated style. The chapel replaced an earlier iron building erected in 1882 (Pevsner & Williamson 1994 p.386).

St Mary & St George, Dashwood Avenue 1935 (Pevsner & Williamson 1994: p.386)

St Mary & St George is a large and imposing church designed in a Byzantine style by architects *Wellesley & Wills* in 1935 and construction was completed in 1938. The church was originally painted white (now faded) and capped with a large copper dome. Overall it is a striking landmark in this part of Wycombe (Pevsner & Williamson p. 387).

St Augustine RC Church, Amersham Hill

The Catholic church of St Augustine was built in 1900 in Gothic style in brick and stone and could seat 120 persons. It originally stood in Castle Street on the site now occupied by a row of modern shops and remained in use until a new church was erected in Amersham Hill in 1955-7 to the design of J. Sebastian Cooper (Pevsner & Williamson 1994 p. 386).

Baptist Chapel, Easton Street 1908

The original Baptist chapel was built to the designs by Octavius Jordon in 1845. By all accounts this was a monumental building constructed of stone and built in a classical design. Unfortunately the chapel was destroyed by a large fire in 1908; however it was soon rebuilt to designs of Thomas Thurlow with an Italianate façade (Pevsner and Williamson 1994 p. 386).

Trinity United Reformed church, Easton Street.

The chapel was originally founded in 1807 as a congregational chapel and moved to its present site in 1851. It was designed by C G Searle in a Romanesque style with a nave and two aisles, flanked by two towers (Pevsner & Williamson 1994 p. 386).

Primitive Methodist Chapel, White Hart Street (demolished)

Built 1875, partly demolished in the 1970s, the chapel was then incorporated into the extensions to Murray's Store.

Quaker meeting house, Crendon Street

A Quaker meeting house was established in Crendon Street in the 19<sup>th</sup> century. Local historian and antiquarian Francis Colmer carried out an interior drawing of the meeting house in 1929. although not a great deal else is known about it.

#### *Civic*

Town Hall (HER 0942600000)

The former Town Hall was built in 1903-1904 by C E Bateman and Alfred Hale of Birmingham in a Queen Anne style. The Facade of the building is constructed of orange rubbed brick with white Portland stone outer bays; the interior is famous for its lavishly oak panelled Council Chamber dating to 1914-1918. (Pevsner & Williamson 1994 p. 387) The significance of the former town hall has been acknowledged in its designation as Grade II listed building.

Library, Queen Victoria Road

Built in 1932 by architect R G Brocklehurst, the library was one of a number of civic buildings constructed around this time in a neo Georgian style (Pevsner & Williamson 1994: p.387). The building has since closed replaced by Wycombe's state of the art library at Eden Place.

Municipal Offices (Wycombe District Council), Queen Victoria Road

The municipal council offices were built in 1931 to a design by R G Brocklehurst & Cowles Voysey (Figure 32). The façade of the building is in a neo Georgian style which was the preferred choice for buildings being built in the centre of Wycombe (Pevsner & Williamson 1994: p. 387). The building is still in use as Wycombe District Council's offices.



Figure 40: Wycombe District Council Offices

### Wycombe Swan Theatre

Constructed in 1990 by architect J Stewart, the theatre in opened in November 1992 by Wycombe District Council (Pevsner & Williamson 1994: p. 387)

### Swimming Pool, The Rye.

Outdoor swimming pool was built in 1957 by the Borough Architect's Department. The building's style conforms to the other civic architecture found in High Wycombe such as the council offices and town hall (Pevsner & Williamson 1994: p. 389).

### *The Workhouse/poor house [demolished]*

A parish workhouse was located on Bassetbury Lane. After the passing of the Poor Law Amendment Act, the work house was closed and poor relief was transferred to Union workhouses, the nearest was established in Saunderton (Sheahan 1861: p.924)

### *Hospitals & Schools pre 1945*

High Wycombe and Earl of Beaconsfield Memorial Cottage Hospital (formerly High Wycombe Cottage Hospital), Shrubbery Road (HER 0949700000)

High Wycombe Cottage Hospital was built in 1874-5 with funds provided by voluntary public subscription. The hospital was designed by local architect Arthur Vernon and initially consisted of with two wings and a veranda. In 1875 it had 8 beds and in its first year treated 41 people (Rattue 2002). A third wing was added in 1891, and was officially opened by Coningsby Disraeli, called the Disraeli Wing and the hospital was subsequently renamed after the Earl of Beaconsfield (Sparkes 1990). By the end of the 19th century the hospital offered 12 beds and two cots. The steeply sloping sites enabled the architect to tuck the mortuary on to the back at lower-ground level. The building had an almost colonial appearance with deep eaves and a veranda running across the central three bays. The cottage hospital was eventually replaced in 1927 when the High Wycombe and District War Memorial Hospital was established (see below).

Chepping Wycombe Corporation Isolation Hospital (SU 84055 91528)

This hospital is first depicted on the 1919-1927 edition 6-inch Ordnance Survey maps and on subsequent 6-inch OS maps of 1938 and 1944-1951. The hospital no longer appears on Ordnance Survey maps after this date, which presumably means it was demolished sometime in the in 1950s. There is no known history for this particular institution (HER 0940800000)

Hamilton County School, Priory Road (HER 1420700000)

A Victorian school built in an early Gothic style to the design of architect Arthur Vernon (Pevsner & Williamson 1994: p.390). The school originally opened in 1873 catering to 380 boys, 380 girls and 200 infants, it has remained largely unchanged other than the original pyramid spire being removed and replaced with iron balustrade during the inter-war years and some minor additional outbuildings in more modern times. In addition to the tower and its grand windows, the side facing the railway features six buttresses which draw attention to the inspiring height of the building, accentuated by the tall windows. The south-east corner of the building features a turret adjacent the main entrance at the base of the tower.

Another account has the school opening in 1875, with one master and one mistress, each with five young assistants to teach a total of 730 pupils. By 1907 the numbers of both pupils and staff had greatly increased (Seabright 2005).

Royal Grammar School, Amersham Road 1914

The Royal Grammar school was built in 1882 and was the design of Arthur Vernon, local architect, a Justice of the Peace and prominent citizen in High Wycombe. (Pevsner & Williamson 1994: p.390)

### The School of Science and Art, Frogmoor Gardens

Following the Technical and Instruction Act of 1889 which permitted the borough to levy rates to aid technical or manual instruction, a School of Science and Art was established in 1893 in a purpose built red brick Victorian building in Frogmoor Gardens. The school's location was short

lived as it moved in 1919; the old building became a cinema, then a swimming pool and finally served as offices in the 1980s. (Andrew M, 2005: 67)

#### Wycombe High School for Girls, Benjamin Road

Opened 1901, where it remained for 50 years, except for a time during the First World War when it was evacuated to the old grammar school so that Benjamin Road buildings could be used as a military hospital. By 1922 the school had 300 pupils and was rapidly expanding. The school acquired its status as a Voluntary Controlled Girl's Grammar School in 1944. By 1956 the number of girls wishing to attend the school was so great that the school moved again to new premises that were built at the present site on Marlow Hill. The former school buildings have now been converted into flats (Andrew M, 2005: 69)

#### Sands First School, Sands

Sands First School was built in 1895 designed by architect C H Moxham. The school was funded by the borough and is typical of a number that were built to serve the rapidly expanding town (Andrew 2005: p. 66).

#### Sands County School, Mill End Road

Constructed in 1936 by local architects Thurlow & Lewis and was called Mill End Secondary School. The north side of the building was for girls and the south side was for boys. In 1973, the school became Sands County Middle School for pupils between 8 and 12 years old. (Pevsner & Williamson 1994: 390)

#### *Hospitals & Schools post 1945*

#### Wycombe General Hospital, (formerly High Wycombe and District War Memorial Hospital) Marlow Hill

High Wycombe War Memorial Hospital was built on land on Marlow Hill given by the Marquis of Lincolnshire and opened in 1923 with provision for 35 patients. By 1930 the hospital had been extended and had a capacity for 55 patients (Sparkes 1990). With Wycombe's growing population the hospital was too small to cater for the town and it was felt necessary to construct a new hospital. Eventually the Wycombe General Hospital was built in 1961-66 on the site of the War Memorial Hospital; it was designed by architects Powell & Moya. (Pevsner & Williamson 1994: p.389)

#### Buckinghamshire College of Higher Education, Lily's Walk

Built in 1955 and designed by county architect F B Pooley (Pevsner & Williamson 1994: p.389).

#### Wycombe High School (girls) Marlow Hill

Wycombe High School was built in 1955 by architect D Clarke Hall. (Pevsner & Williamson 1994: p.390)

#### Cinemas

Wycombe's first cinema, The Palace, opened in 1909 taking over the old Primitive Methodist Chapel in Frogmoor. However it only lasted until 1912 when it was destroyed by fire (Andrew 2005). A new palace cinema opened in 1922 on the opposite site of Frogmoor, while the Grand in Desborough Road opened in 1913. After the war two more cinemas opened, the Majestic in Castle Street (later known as the Odeon) in 1930 and the Rex in Oxford Street in 1937. All closed down by the 1960s.

#### *Industry in the 19<sup>th</sup> Century (see Appendix 4 for details)*

#### Mills

Many of Wycombe's mills in the 19<sup>th</sup> century were converted to manufacture paper for the London markets.

## Swing Riots (1830)

In 1830 a number of counties in southern England (of which Buckinghamshire was one) experienced a tide of unrest in the countryside. Agricultural labourers expressed their discontent at rising unemployment, disease and epidemics affecting the working class by carrying out waves of localised rioting and machine breaking. This unrest became collectively known as the Swing Riots after Captain Swing, a fictionalised name that appeared on a number of threatening letters to farmers. Wycombe was caught up in these protests, with the anger directed at the paper manufacturers and their introduction of a machine called a Fourdrinier which sped up the paper making process. In late November the guildhall was broken into and vandalised. The appointment of extra constables to quell the violence came too late to deter rioters as a mob, armed with picks and sledge hammers, broke into the paper mills at Chepping Wycombe to wreck the machinery (Ashford 1960). The rioters were rounded up and tried at Aylesbury assizes, over 14 people were sentenced, of those 8 were sentenced to death then commuted to deportation to Van Diemens land (Tasmania).

Wheeler's Brewery, Easton Street,

Wheeler's Brewery originally started as Biddle and King's in the late eighteenth century until Robert Wheeler joined in partnership with Andrew Biddle in 1808. The brewery quickly became one of the most prominent in the area. By the middle of the nineteenth century Messrs Biddle had sold their share to the second generation of the Wheeler family who combined brewing and banking interests. In the 1890's, Wheeler's expanded to absorb a number of small brewery businesses in the south Bucks area, including Leadbetter and Bird (who had begun as Lucas's). Wheeler's was bought by Ashby's Staines Brewery in 1929, which in turn was bought by H. & G. Simonds in 1930. The breweries continued to trade under their separate names for some time after these transfers. Wheeler's Wycombe Brewery was faithful to its geographical position, and most of its public houses stood within a 10 mile radius of High Wycombe. Outside Bucks, Wheeler houses could be found in Thame, Maidenhead, Windsor and Uxbridge (Rattue 2002). The remnants of the brewery, the old malthouses have long since been demolished.

Summary	1830	1842	1850	1864	1877	1887	1891	1903	1911	1920	1935
Professional	14	16	14	17	16	20	26	32	43	47	93
Agric/General	0	0	32	44	18	18	3	23	26	27	34
Artisans/trades	95	117	139	85	92	132	147	172	192	204	293
Service/Provision	150	206	227	210	189	225	234	274	276	248	342
Merchant/dealer	73	114	139	105	101	141	181	217	256	257	362

Table 7: Summary of trade in High Wycombe 1830-1935 (method adapted from Broad, 1992)

## Gas Works (SU 86199 92945)

The Gas Works, in Newland, were erected in 1848, and [1862] contain 2 gasometers (Sheahan 1861). 1875 1st edition 1:500 OS map shows the gasworks with 4 gasometers, 4 tanks and a number of associated buildings and outbuildings. The site was associated with gas making and storage since at least 1867. At various times in its history it is believed that 9 gas holders and at least 4 underground tar/liquor storage tanks have been present, together with retort house(s), 'CWG' plant, purifiers, washers and fuel tanks. In 2000 the site was partly in use as a Transco depot, the remainder being derelict.

## Great Western Railway

The Wycombe railway first opened in 1854 as a branch line for the Great Western Railway from Maidenhead. The line was extended to Thame in 1862 and at this time the station at High Wycombe was rebuilt on the through lines to the north and the old station became a goods shed. It was enlarged at this time and again in c1870 when parts of the old goods shed were added to the west end. It was altered again in c1900 and continued in railway use until 1967 when the goods service was withdrawn. The line was finally closed in 1970.

The Railway station terminus, originally built in 1854 by Isambard Kingdom Brunel's GWR office, is still extant and is protected as a Grade II listed building. The original engine house has also survived, it became a goods shed when the through line from London was opened in 1862 (Jolly and Lane). The station was a victim of the 1960s cutbacks and the line became redundant in 1970. Buildings added to Buildings at Risk Register in 2004.

In 1906, a direct route into London Marylebone was opened as a joint venture between the Great Western and the Great Central Joint Railway.



*Figure 41: Cutting of the railway at Wycombe Marsh 1902*

### *The Chair and furniture industry*

The chair making industry probably began in the later part of the eighteenth century. Wycombe was surrounded by Beech, Elm and Ash trees making it ideally suited to the production of simple chairs for kitchens, servant's quarters and public buildings. Men known as Bodgers specialised in turning the chair legs on a pole-lathe that was worked by a foot treadle. They worked in the Beech woods or from a shed or hut in their back gardens. A reproduction of a Bodgers hut can be seen at the Wycombe Museum in Priory Road. The legs were transported by horse and cart to the furniture factories in High Wycombe where the seats and backs were added and the chairs polished. Finally they were packed for delivery to London, the return trip taking anything up to thirty-six hours. A procession of loaded wagons was a familiar sight leaving Wycombe in the early evening. Perhaps the first purpose built workshop thought to have been established by Samuel Treacher and Thomas Widginton in 1805 (Miller, 2004)

Between the years 1800 and 1860 the number of workshops in High Wycombe grew from a handful to 150 and by 1875 their total output had risen to an estimated number of 4700 chairs per day - a remarkable figure. The area in and around High Wycombe became the biggest producer of chairs in the country, and between 1851 and 1871 the population of High Wycombe borough and parish grew by 46 per cent. In this period 1839 Thomas Glenister's furniture factory was established.

An important factor in the growth of the trade was the massive growth in population nationally, particularly in London, which meant that the market for Wycombe-made chairs was constantly growing. The growth of the town as a production centre was sufficient to suppress the development of others in the same area. Demand from London and the South East was soon satisfied by exports from the Chiltern region and production responded to demand so quickly that no other town could compete. The trade continued to grow, its market spreading into the Midlands and the North. By 1850 the other regional centres such as the North West and the Cotswolds were in decline, as a direct result of this competition.

Some larger firms were occasionally commissioned to design and produce presentation furniture for important events, including chairs for the weddings of the Prince and Princess of Wales (later Edward VII and Queen Alexandra) and the Duke of York and Princess Mary (later George V and Queen Mary). Very large commissions were regularly taken. In 1873 an order for 19,200 chairs for a meeting held by the evangelists Moody and Sankey was completed in a few weeks and despatched to London. On another occasion 8000 chairs were required for Crystal Palace, while in 1874 the firm of Walter Skull made 2500 rush-seated chairs for St Paul's Cathedral. The annual output by 1875 was estimated to be one and a half million chairs (Miller, 2004)

Visits to the town by important people were sometimes celebrated by arches of chairs which were erected across the High Street between the Guildhall and the houses opposite. The most famous of these arches which celebrated the arrival of Prince Edward in 1880 shows the sheer range of chairs that were made in the area by this time. The base of the arch consisted of Windsors but the rest was made up of a great variety of different styles.

A more complete list of furniture factories in Wycombe is provided in Miller's thesis on Wycombe's furniture industry (Miller 2004).

### *Furniture manufacturing*

The transition from being a chair town to becoming the second largest furniture making town in the country took place between 1880 and 1920. During this period the census records a surge in the number of cabinet makers, upholsterer's carvers and marquetry cutters in the town, in addition to the chair makers. By 1900 there were around 113 chair manufacturers in Wycombe, by 1924 this was 134 with a further 21 other furniture industries and by 1939 there was 151 (Miller 2004).

Inflamed by the statement from conservative politician Randolph Churchill that Wycombe chairs were, "cheap and nasty", a number of manufacturers began in the 1880s to diversify into making higher-class and more general furniture. By the end of the 1890s, Birch's in particular was supplying furniture for Liberty's and other prestigious London stores, and employing well-known designers such as EG Punnnett and George Whitehead to produce furniture that was influenced by Art Nouveau and the Arts and Crafts movement. Some of the larger East London

furniture makers, such as Frederick Parker (later Parker Knoll), moved to High Wycombe and contributed to the change to a more broad-based furniture trade.

The trade still demonstrated a mix of handcraft and more machine-orientated systems, with a quantity of turners still working in the woods after the First World War, and women working on the caning and rushing of chair seats in their homes. Small workshops remained important, including those in the yards behind public houses. The tenants of the Spread Eagle in 1875 included a sawyer, a benchman, a back-maker and a Windsor framer.

But both factory and workforce sizes were increasing towards the end of the century. James Cox and Sons employed 150, while North and Sons of West Wycombe employed most of the village population which stood at around 600 by the end of the century. New premises were built, including Birch's "state of the art" new three storey brick factory in Denmark Street.

	1830	1844	1853	1864	1877	1883	1895	1903	1911	1920	1935
Furniture maker	22	25	34	36	51	67	74	102	104	121	148
Turner		1	4			2	1	2	5	5	15
Upholsterer		1			5	7	10	5	6	7	15
Dealer (timber)		2	4		5	12	3	3	3	3	6
Furniture dealer	3	6	7	3	2	4	2	4	4	6	
Saw Mill											3
<b>Total</b>	<b>25</b>	<b>35</b>	<b>49</b>	<b>39</b>	<b>63</b>	<b>92</b>	<b>90</b>	<b>116</b>	<b>122</b>	<b>142</b>	<b>187</b>

Table 8: Listings for wooden ware related trades in Kelly's Directories

The First World War saw the furniture factories mostly converted to war production. Wycombe's skilled craftsman turned out rife butts, gun wheel parts, struts for aeroplanes and other timber products for aircraft including wooden propellers. After the war the furniture business reasserted itself and experienced a boom. At the same time the industrial base of the town was diversifying.

Many of the surviving furniture factories and workshops date from the 1920s. This is partly the result of expansion and rebuilding but in a number of cases it was as a consequence of frequent fires that destroyed the timber built or even walled predecessors. Varnishes, glues and lacquers were very combustible materials and with huge amounts of timber produced a recipe for a fire disaster. Some of the firms affected by fire were Ebenezer Gomme's Leigh Street factory which was destroyed in 1922, the Ogilvie Works, Abercrombie Avenue in 1928, and the Castle Brothers in Desborough Park Road in 1923.



Figure 42: The William Birch and Co Furniture Works, 1937 - Britain from Above"



By the outbreak of World War Two, High Wycombe was producing furniture of the highest quality, providing fine pieces for the wealthiest homes in the world and demand for domestic furniture was high. However the war years meant that production trade was frustrated by shortages of fuel and materials. Many furniture factories were converted to war production (see below) while other companies under government direction produced 'Utility range' furniture, mass produced furniture for the rationed population. Although a small number of luxury orders kept higher class factories going. Shortages eased and controls were lifted over time.

Consumer demand and the 1950s were prosperous years. National advertising became an option in 1951, and Ercol and Gomme's joined Parker Knoll in this new venture. New designs, products and systems were introduced: Ercol took up the Windsor theme, a bold step after the nastiness of the late machined models, looking for new ideas of quality; Gomme brought out the G-Plan range, a series of coordinating furniture units that could be bought individually.

However the post war trend saw the number of furniture workers fall from 10,000 in 1939 to 8,000 by 1960. The relocation of many London companies to High Wycombe during the War had caused property prices in the area to soar, making it more and more expensive to maintain factories locally and forcing some of the biggest to move elsewhere. There were still more than a hundred firms in the area in 1960, many within the old borough, but much of the simple mass-produced contract work was based in surrounding villages: Stokenchurch produced thousands, while Dancer and Hearne of Penn Street produced 10,000 chairs a week.

Tremendous advances in wood treatment and mechanisation raised output per man so that production figures continued to rise, although employment continued to fall to approximately 4000 in 1990. For the workers who remain, the introduction of machinery such as spray booths, which extract harmful vapours given off by sprays and polishes, and other improvements, have made the furniture factory a much more healthy environment than it once was.



Figure 43: Leigh Street furniture factory

#### Saw Mills

Associated with the production of furniture are the supporting industries and ancillary businesses such as saw mills.

One of the most notable was a complex comprising Bridge Street Sawmills and Barnes Branch & Co timber merchants. These businesses extant as at 2004 and are High Wycombe's last surviving traditional timber merchants and sawmill. Barnes Branch formerly also used the factory for furniture making having specialised in mahogany cabinet making when they occupied a factory in Queens Road (The Cabinet Maker & Complete House Furnisher, 27 October 1923). Anecdotal evidence that workshop has been left with tools in situ when this manufacture ceased.



- Furniture factory
- Saw mill

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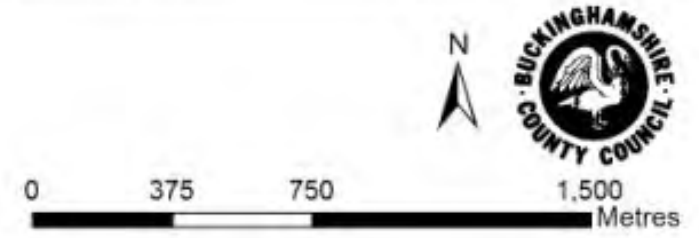


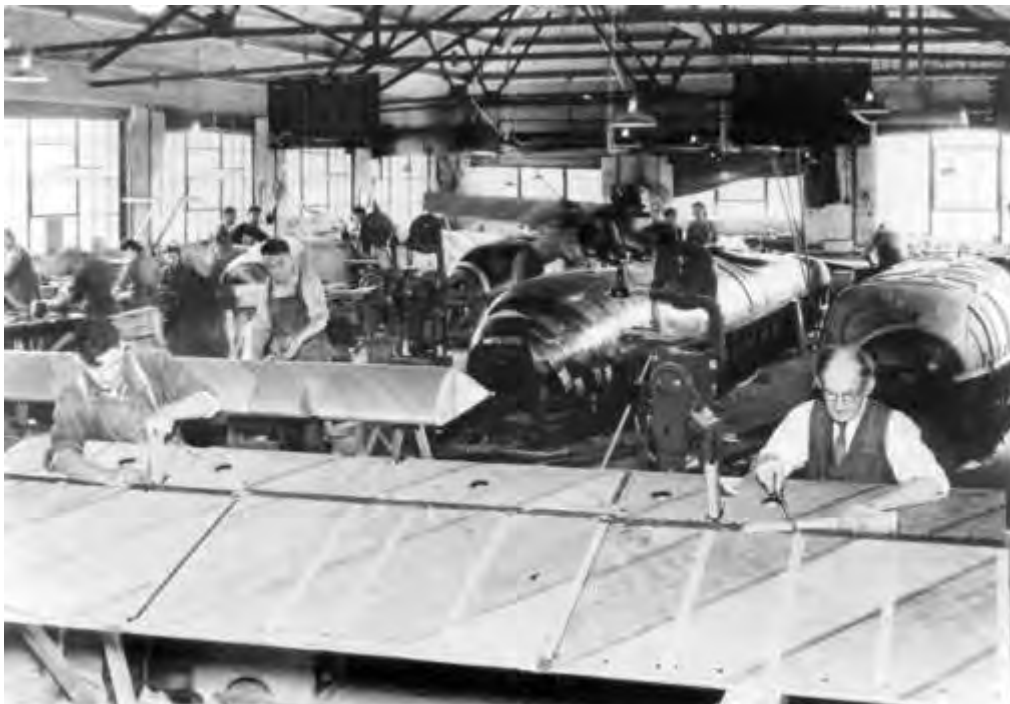
Figure 44: Distribution of known wood ware manufacturers in High Wycombe

### *Aircraft manufacturing*

During the Second World War, many of Britain's non essential manufacturing industries were converted to assist in the war effort. Wycombe's furniture factories were adapted to manufacture aircraft for the RAF and the town became associated with one aircraft in particular, the De Havilland Mosquito. The Mosquito was a versatile aircraft, used as both a fighter and a bomber; unusually at a time when most combat aircraft were designed to be built in metal, the aircraft was constructed with a wooden structure which proved to be light, fast and manoeuvrable. The choice of wood and locating the production in Wycombe had advantages: It was possible to reduce the initial design time and to build the prototypes quickly. The use of wood avoided placing additional strain upon metal supplies which were at a premium during war time. The aircraft designers made use of Wycombe furniture manufacturers' expertise in plywood laminates, resins and veneer products, especially those produced by the firm Walter Baker who were acknowledged as world leaders. These techniques greatly improved aircraft strength and endurance (Scott & Simmons 2005 p. 44). The restrictions placed on furniture manufacture ensured that skilled labour was in plentiful supply. High Wycombe's firms manufactured the entire airframe, these subsequently taken for final assembly at de Havilland's factories at Hatfield and Leavesden near Watford. Probably the highest percentage of the wooden airframe components was manufactured in High Wycombe (Scott & Simmons 2005 p. 44).

The companies identified as having manufactured wooden parts for the Mosquito include: Dancer & Hearne, E Gomme, Styles & Mealing, Heathland Furniture, Walter Bakers, Castle Brothers, William Birch, Cam Tools, Joynson and Holland and Frank Parker. It was probable that other Mosquito parts were manufactured locally by Plastalune (perspex canopies) (see figure 33).

Wycombe furniture factories also helped design and manufacture other military aircraft including the Airspeed Hotspur, a small training glider and the General Aircraft Horsa, a much larger glider, capable of carrying troops and equipment. Many curved ply sections, typically leading edges for wings and tail planes were pre-formed for the Miles Magister and Master aircraft. Other factories changed over to the producing metal parts for aircraft Croxen Brothers in Suffied Road who were involved making aluminium engine cowlings for Wellington bombers and drop tanks for other aircraft. However it is the production of the Mosquito that is regarded as the furniture industry's major contribution to the war effort.



*Figure 45: Fuselages and wing components of De Havilland DH 98 Mosquito aeroplanes being manufactured in the factory of Styles and Mealing, Ogilvie Rd, High Wycombe. 1942-1945. Photo sourced from the SWOP website.*

Davenport Vernon & Co Ltd a garage in 31 - 34 High Street which refurbished structurally damaged aircraft for the RAF including Wellington bombers which had a wooden geodetic airframe. Another company involved in refurbishment was Plastalune, which was located next to flint cottage public house opposite the entrance to Wycombe railway station. It is estimated that up to 150 people employed (Scott & Simmons 2005 p. 44).

### *Modern settlement expansion*

In the mid 19<sup>th</sup> century Wycombe's borough boundary left little room for expansion and the area outside or 'foreigners' was growing rapidly. The area to the west of the town centre was called Newlands. This is where some of the poorest people lived during the nineteenth and early twentieth century. Houses were crammed together with several families sharing one toilet, which they emptied into the Wye. A Board of Health report in 1849 had revealed dangerously unhealthy conditions but nothing was done to improve the situation for another thirty years. Working conditions were just as poor in the chair making industry, employers worked adults and children for thirteen hours a day six days a week.

Nineteenth Century



*Figure 46: West End Road*

In the late 19<sup>th</sup> century saw the expansion of the town to the north, along Amersham Hill and Hughenden Valley. Amersham Hill is High Wycombe's grandest Victorian and Edwardian suburb. The first phase in its development was alongside Amersham Hill, along the old turnpike road to Amersham, immediately north of the station. Many large semi-detached and detached houses were built on the east side behind substantial boundary walls.



*Figure 47: 9-17 Amersham Hill, Victorian/Edwardian villas*

### Twentieth Century – borough expansions

At the turn of the 20th century the town was still clustered in the valley bottom but soon extended beyond its bounds. In 1901 a new boundary was set for the borough which expanded east along the Wye valley to the outskirts of Loudwater. To the north the borough advanced up Amersham Hill as far as the Terriers, with additions east as far as Micklefield Road and north-west as far as Tinker's Wood. To the west the town boundary advanced along West Wycombe Road to Fryers Lane, while a southern extension took in more of the Desborough Road area and Wycombe Abbey grounds, by now a successful girls' school. The borough now encompassed 1,670 acres, a considerable increase from the 676 acres of the 1880 borough. According to the 1901 census Wycombe's population had reached 17,683.

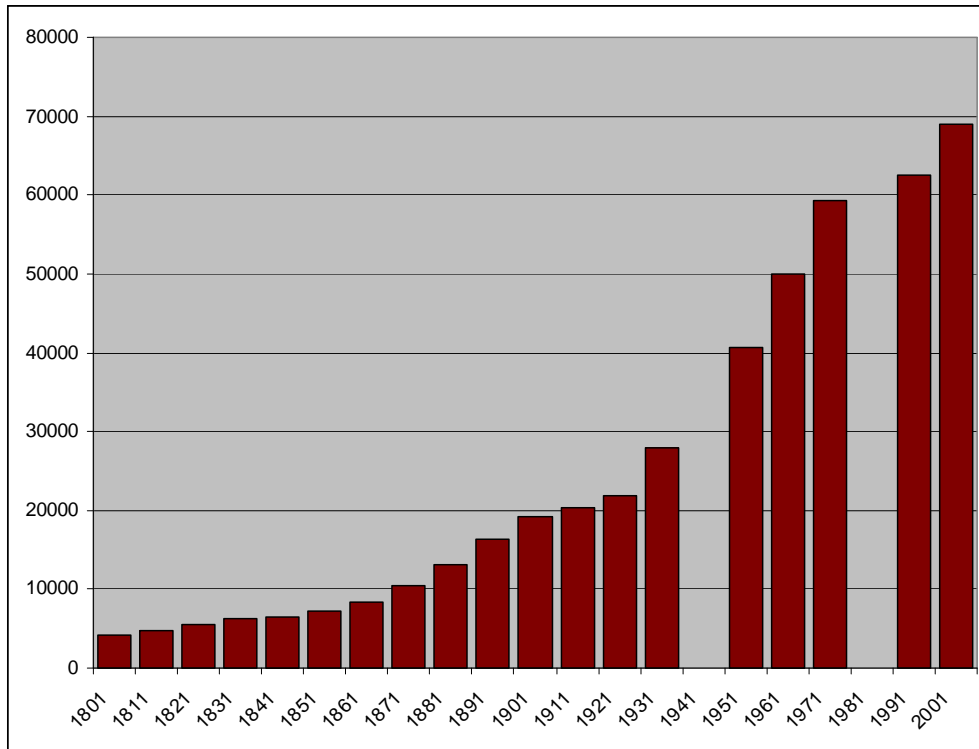


Figure 48: Graph showing population changes in High Wycombe (excluding 1941 & 1981)

In order to better plan the growth Wycombe, in 1913 the borough arranged a competition for there to be a master plan that would be used to manage the growth of the town and prevent unfettered and uncoordinated expansion. The competition won by E W Turner, his design was only one submitted which actually made some effort to respect the contour lines (Figure 49). Turner's design was broadly used as a template for urban development is broadly similar to although less rigid.

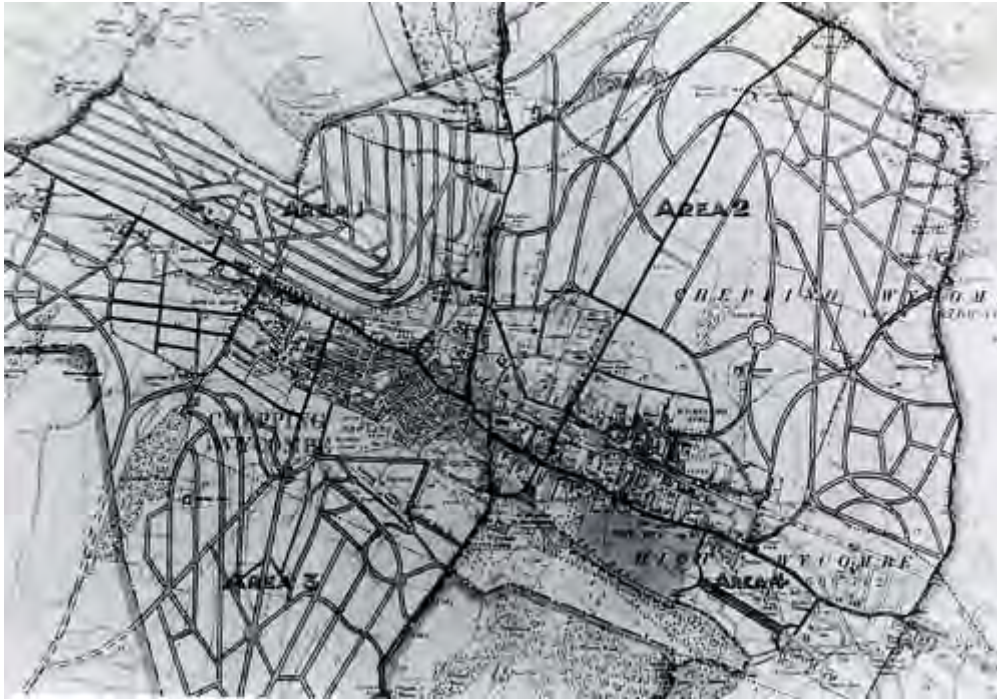


Figure 49: Turner's plan of 1913

However, by the 1920s housing was rapidly filling the areas demarcated for expansion. As a consequence of this insatiable growth a decision was made to extend the borough's boundaries again; in 1927 the borough area more than doubled from the 1901 extension to cover 4,385 acres, the town now reached the boundary of West Wycombe Park in the west, to the southern boundary of Hughenden Manor in the north while eastwards the town reached the edges of King's Wood, to the south the town encompassed the top of Marlow Hill and encompassed all of Wycombe Abbey's grounds. By the 1930s housing estates had claimed the hilltops and defined the outline of the town it was again necessary to undertake a third boundary extension. In 1934 the borough area reached 7091 sq acres bringing the population to 40,000. This time the boundaries reached Downley common and absorbed all of West Wycombe as well as Cressex and Booker.

#### Council Estates

In 1920 the Borough Council responded to the housing demands by constructing council housing estates uphill at the Terriers and along the valley east of the town at Wycombe Marsh. The borough's housing was relatively spacious and well designed with allotments for tenants to grow vegetables. The construction methods for some houses were also innovative for the time, at Orchard Road (Figure ) in Wycombe Marsh the houses were built with steel frames and brick render outer skins – which earned the nickname tin town. West End estate followed in 1922. The council purchased further land at Bower Dean Farm in 1925 the Micklefield and Castlefield /Desborough Castle areas were started just before the Second World War broke out.



*Figure 50: Steel framed council houses, Orchard Road*

#### Slum clearance

In the late 1920s the borough's Sanitary Inspector conducted a survey of housing stock condemning 27 houses in the west of the town. He also recommended the wholesale clearance of the western side of the town and devoted solely to industrial use. Many of these houses had been built by furniture makers to accommodate their workers and their families although the construction and infrastructure was generally of poor quality. The Newlands area in particular was notorious, being very cramped with almost two hundred houses in conditions that were extremely insanitary, open ditches no mains drainage and the subsoil saturated with sewage (Rattue 2003). Other areas of the town were also afflicted with slum housing such as the Oxford Road. However it was not until 1930s that clearance began in earnest houses were demolished Newland Meadow, Miller's Row, Collins Row, Newland Street. In 1935, 233 houses were also pulled down in Frogmoor, St Mary Street. Many of the former residents in the Newlands were accommodated in new housing provided by the borough council, first in Castlefield where the long valley bottom roads stretched towards the ramparts of Desborough Castle and then in Micklefield, the new suburb of semi detached housing (Rattue 2003 p. 86). However, some areas that were demolished such as St. Mary's Street contained many historic buildings with fine examples of 18th and 19th century architecture, the only surviving evidence is the photographic records many of which survive in the county archives.





*Figure 51: St Mary Street, High Wycombe c. 1900 Centre for Buckinghamshire Studies*

### Middle Class Housing

In addition to council built housing, private developers started to build housing to accommodate the increasing number of middle and lower middle class that were commuting to London as well as working in the town. An example was the Carrington's Cressex farm at the top of Marlow Hill. Much of the development is characterised by suburban expansion - rows of semi detached houses. Micklefield & Castlefield/Desborough areas c.1939

### Rectory Avenue

Rectory Avenue and Lucas Road in the 1920s is where factory owners, chair manufacturers, lawyers, successful builders, bank managers, doctors and the professional classes gravitated. Also more and more commuters to London settled here, their journey made easier by the Maylebone line opened in 1906.

### Cressex

The Cressex industrial estate was established c. 1937 with the opening of the first factories and soon these new companies need more workers than the town could supply. In the 1920s and 1930s saw housing estates spread in all directions to surround the expanded Victorian and Edwardian town.

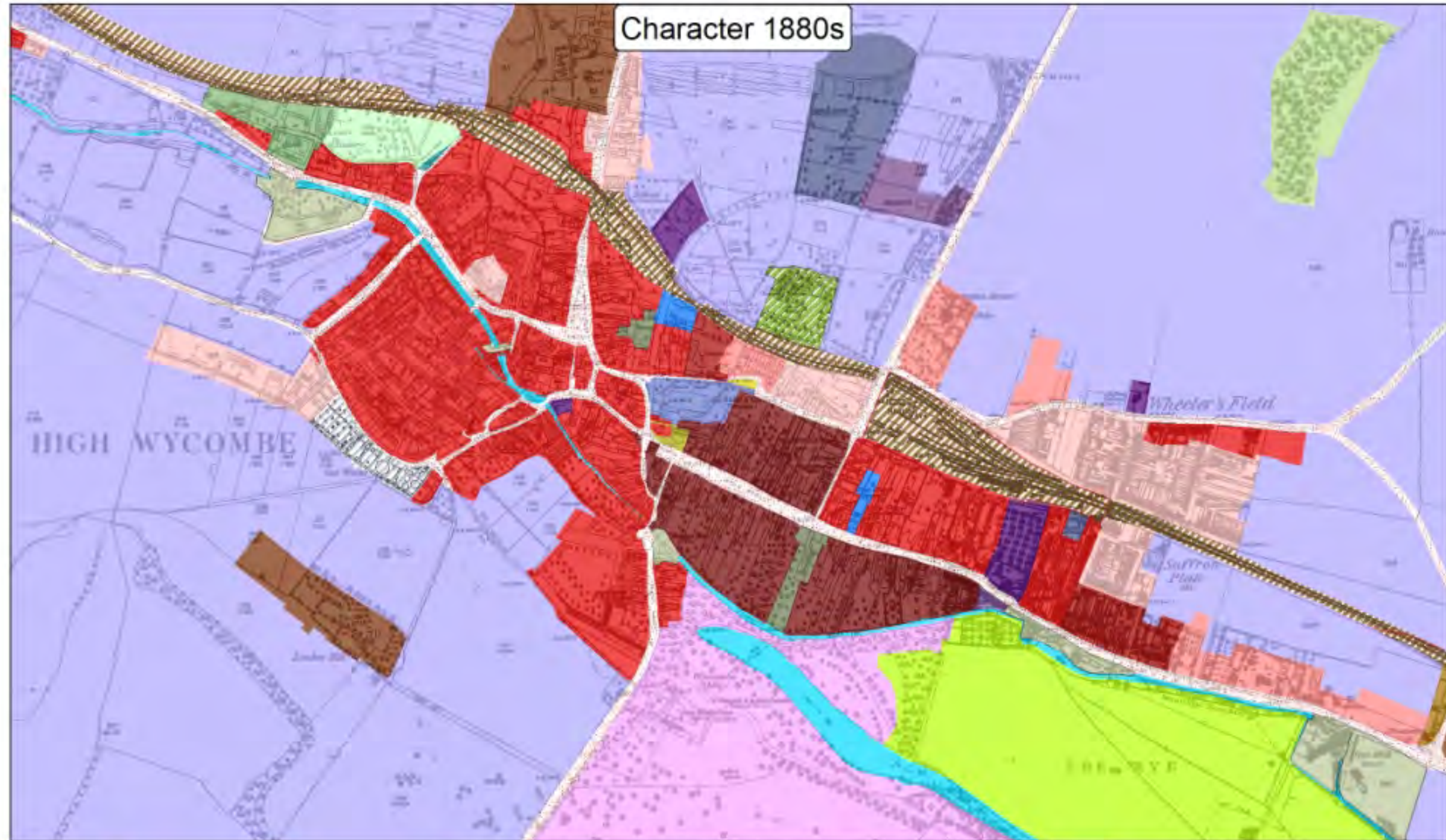


*Figure 52: Cressex Business Park*

*Secular Buildings – the impact of modern infill*



*Figure 53: Eden Shopping Centre*



- |                      |                    |                              |                   |                 |               |               |          |
|----------------------|--------------------|------------------------------|-------------------|-----------------|---------------|---------------|----------|
| Educational Historic | Chapel             | Manorial (historic)          | Allotments        | castle          | Factory       | Rail/tram way | Woodland |
| Medical historic     | Burgage Type Plots | Rural Historic               | historic parkland | Watermill       | Gas           | open: commons |          |
| Church               | Merchant housing   | Victorian Villas 1850-1900   | Market Place      | Brewery/malting | Water feature | Meadow        |          |
| Cemetery             | Narrow plots       | Victorian Terraces 1850-1900 | Inns/taverns      | Chair Factory   | Roads         | enclosure     |          |

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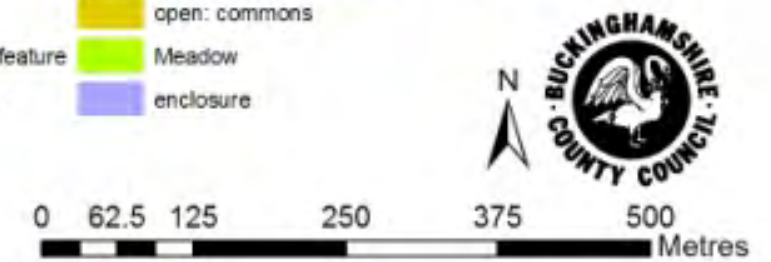
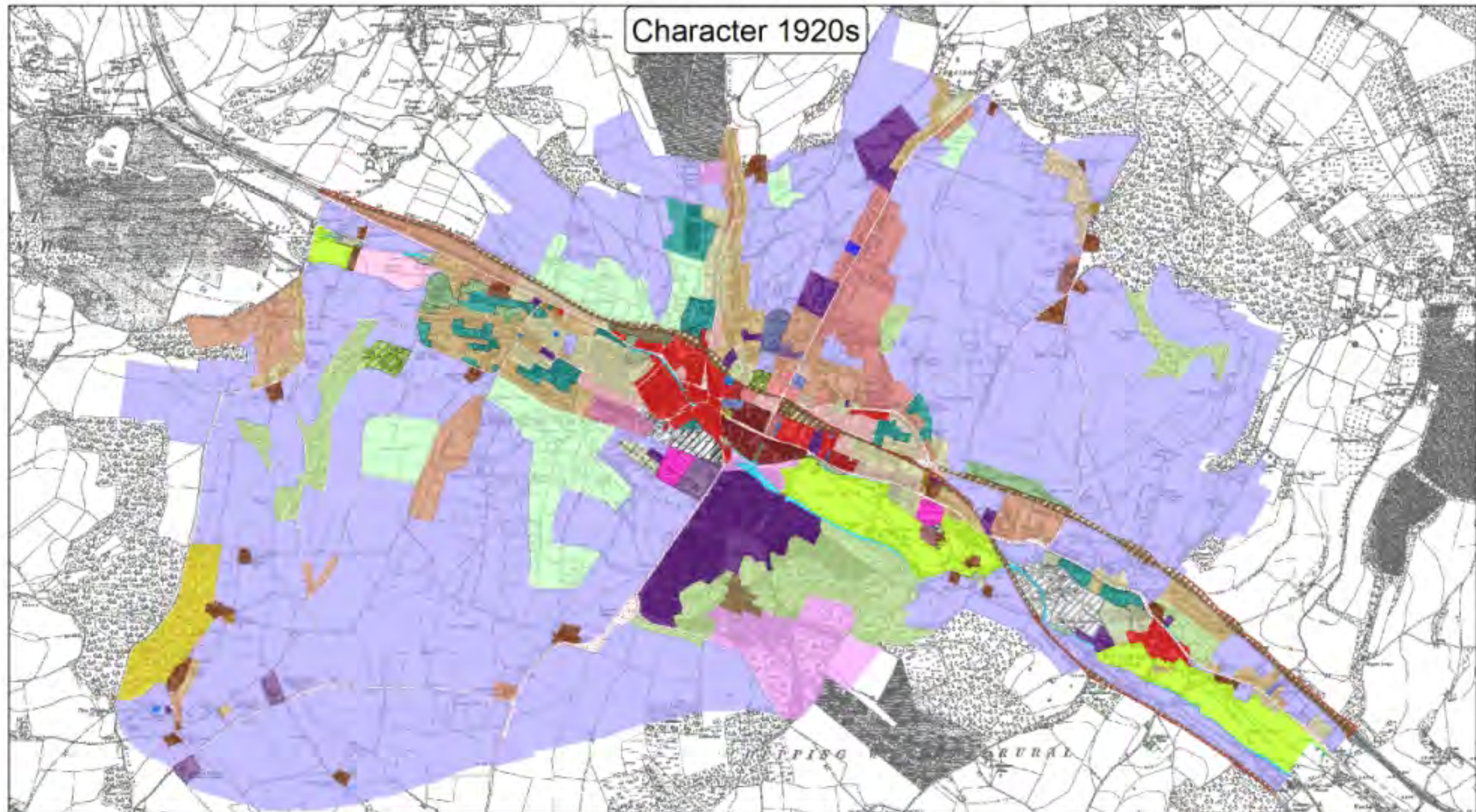


Figure 54: High Wycombe in the 1880s

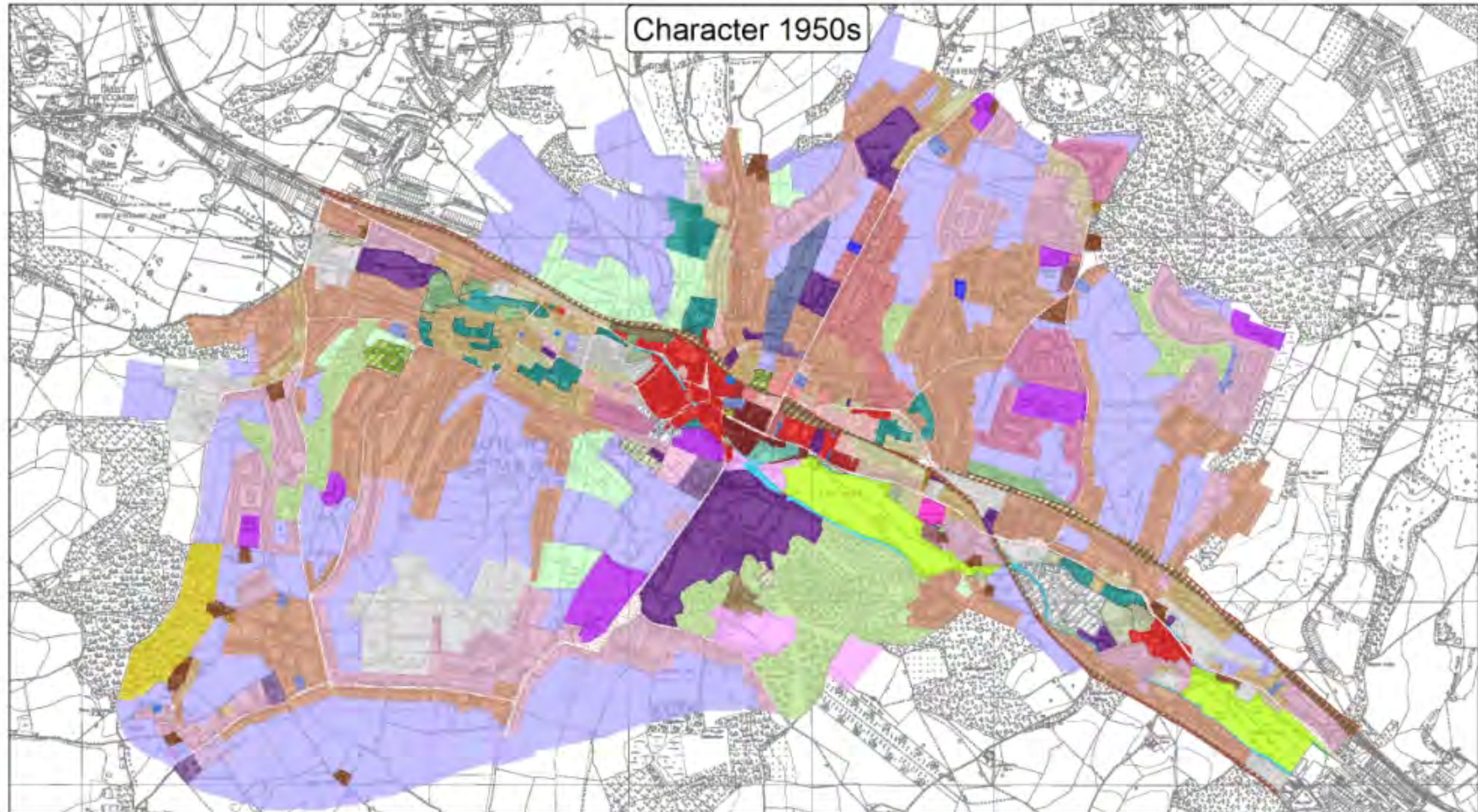


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|----------------------|----------------------------|--------------------------------|-----------------------------|-----------------|--------------------|---------------|-----------|
| Educational Historic | Merchant housing           | Victorian Terraces 1850-1900   | Terraced Cottages 1919-1945 | Market Place    | Chair Factory      | reservoir     | enclosure |
| Medical historic     | Narrow plots               | Detached Villas 1900-1919      | Social Housing              | Inns/taverns    | Factory            | Water feature | Woodland  |
| Church               | Manorial (historic)        | Middle Class 1900-1919         | Allotments                  | castle          | Railway Works      | Roads         |           |
| Cemetery             | Mansions                   | Terraces & cottages 1900-1919  | Leisure                     | barracks/base   | Gas                | Rail/tram way |           |
| Chapel               | Rural Historic             | Detached Villas 1919-1945      | Sports/fitness              | Watermill       | Sewage/water works | open: commons |           |
| Burgage Type Plots   | Victorian Villas 1850-1900 | Middle Class Housing 1919-1945 | historic parkland           | Brewery/malting | Electric           | Meadow        |           |

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Figure 55: High Wycombe in the 1920s



- |                      |                     |                              |                                |                   |               |               |               |
|----------------------|---------------------|------------------------------|--------------------------------|-------------------|---------------|---------------|---------------|
| Civic                | Cemetery            | Mansions                     | Terraces & cottages 1900-1919  | Allotments        | castle        | Railway Works | Rail/tram way |
| Educational Historic | Chapel              | Rural Historic               | Detached Villas 1919-1945      | Leisure           | barracks/base | Gas           | Open: commons |
| education (modern)   | Burgage Type Plots  | Victorian Villas 1850-1900   | Middle Class Housing 1919-1945 | Sports/fitness    | Watermill     | Sewage works  | Meadow        |
| Medical historic     | Merchant housing    | Victorian Terraces 1850-1900 | Terraced Cottages 1919-1945    | historic parkland | Chair Factory | reservoir     | Enclosure     |
| Medical (modern)     | Narrow plots        | Detached Villas 1900-1919    | Social Housing (1945-1980)     | Market Place      | Factory       | Water feature | Woodland      |
| Church               | Manorial (historic) | Middle Class 1900-1919       | Private Housing (1945-1980)    | Inns/taverns      | Industrial    | Roads         |               |

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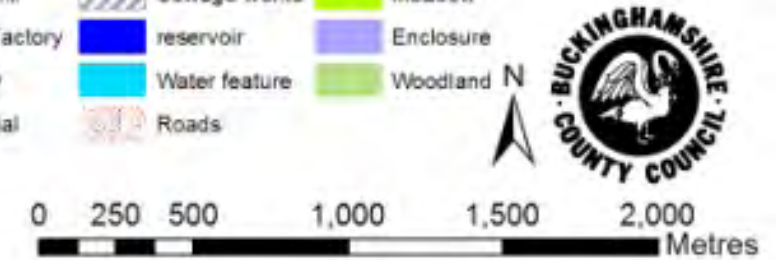


Figure 56: High Wycombe in the 1950s

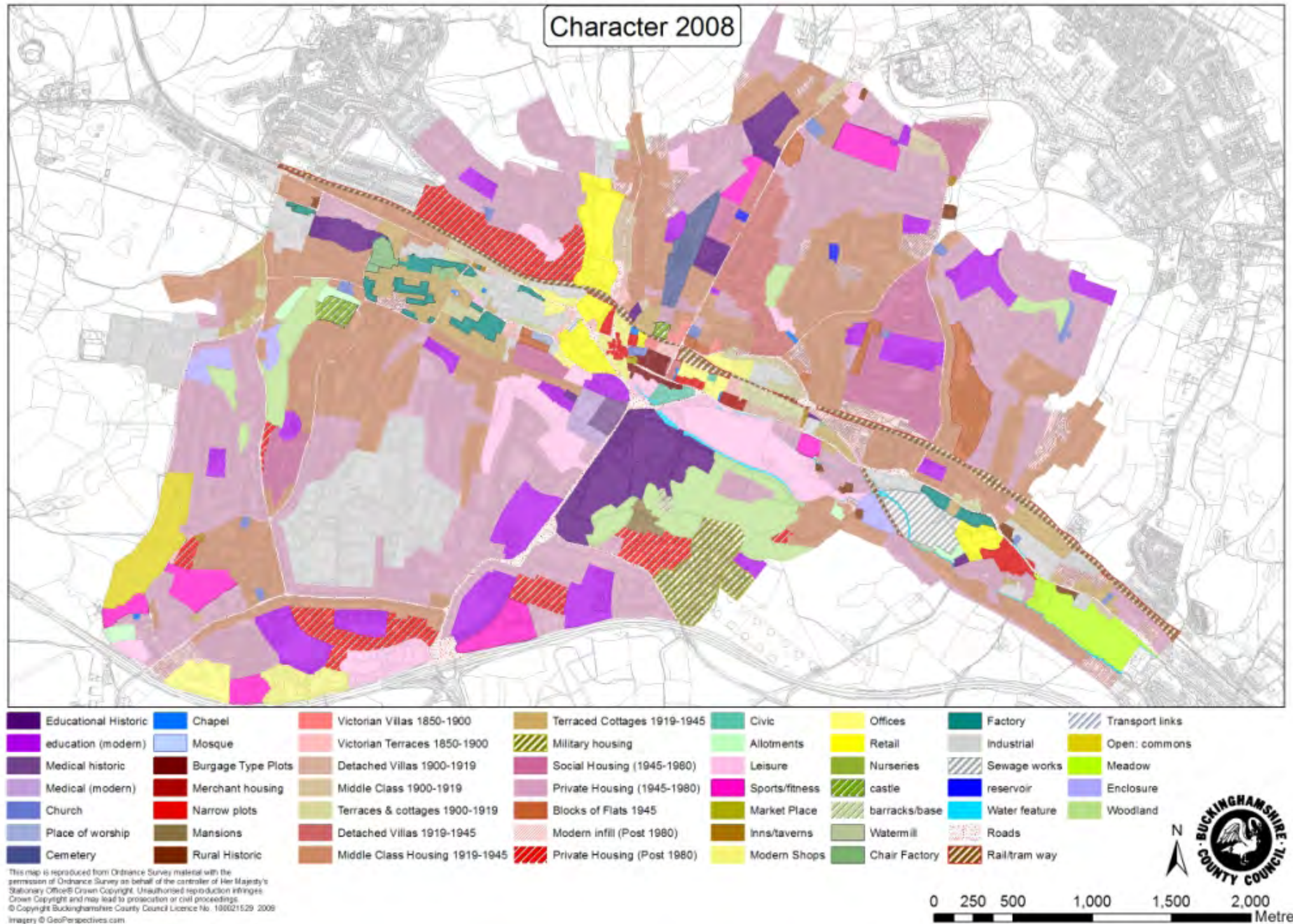
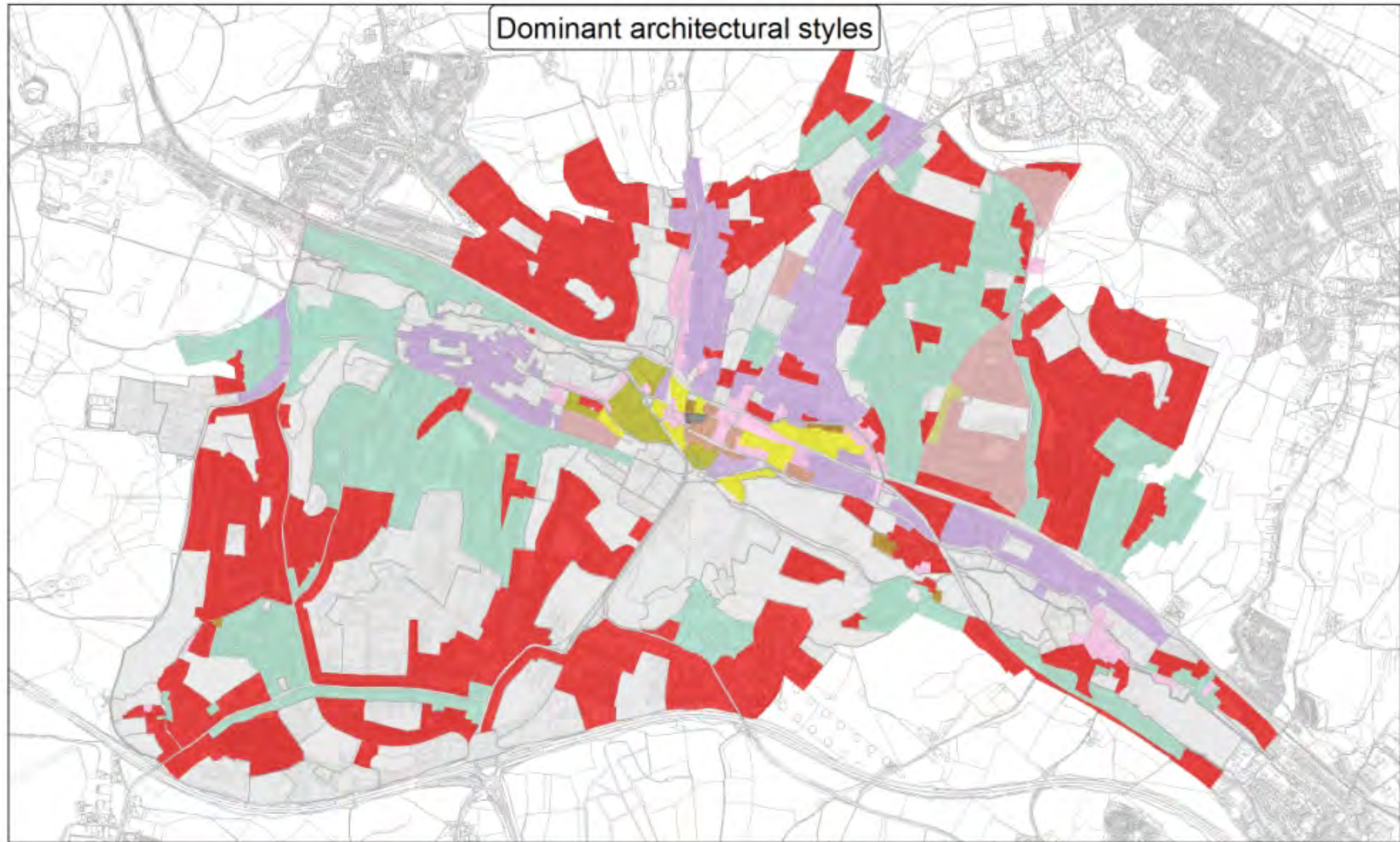
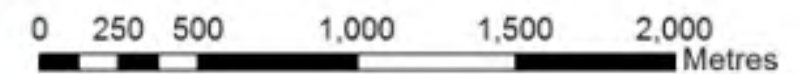


Figure 57: High Wycombe 2008

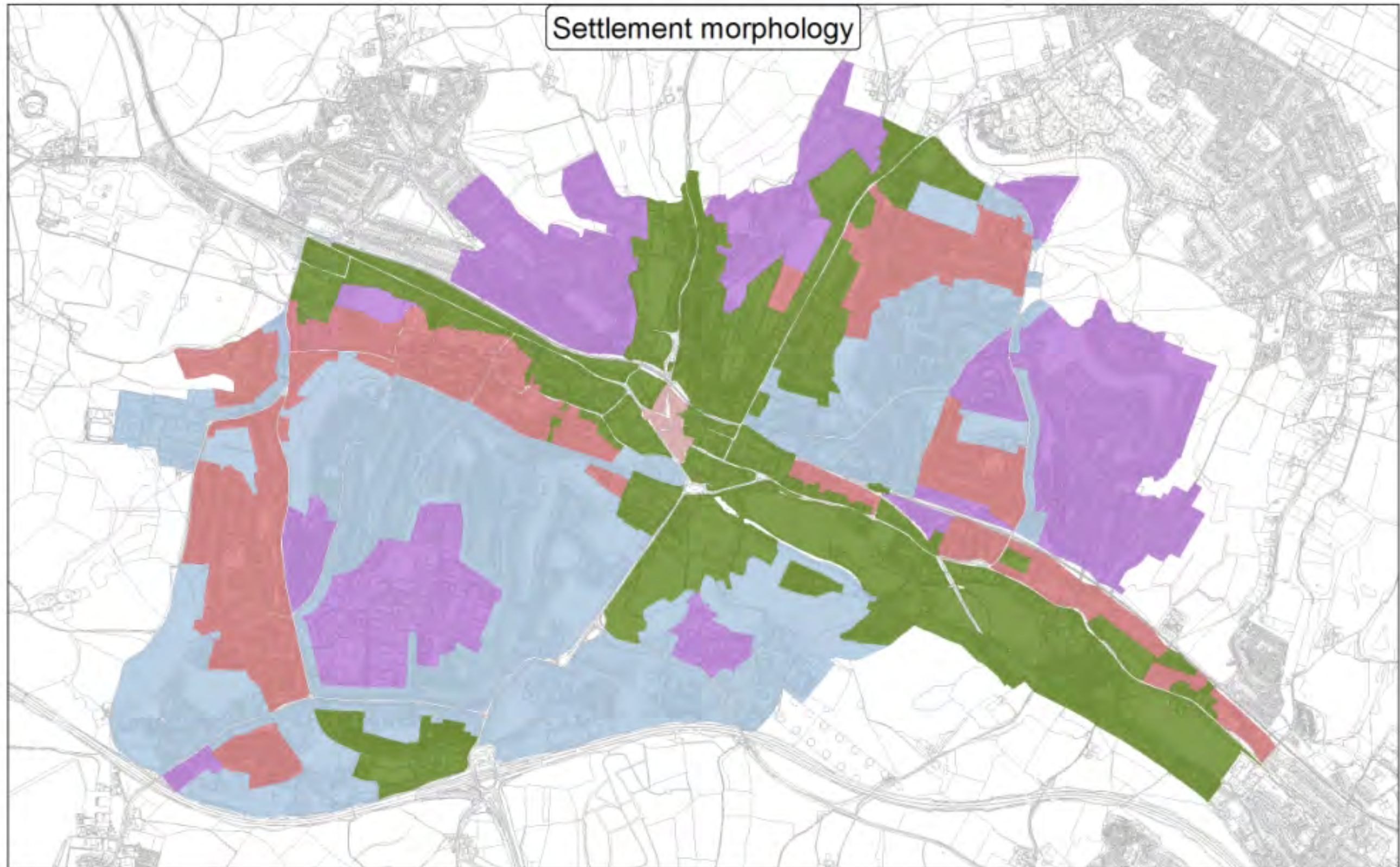


- |              |                  |                 |                     |                     |                  |
|--------------|------------------|-----------------|---------------------|---------------------|------------------|
| Not assessed | Vernacular Style | Victorian Style | Mock Historic Style | International Style | Modern (General) |
| Gothic Style | Georgian Style   | Edwardian Style | Brutalistic         | commercial 1970s    | Municipal Modern |



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Figure 58: Architectural styles in High Wycombe



square market    Looped Network    Winding Roads  
Linear    Rectilinear/grid

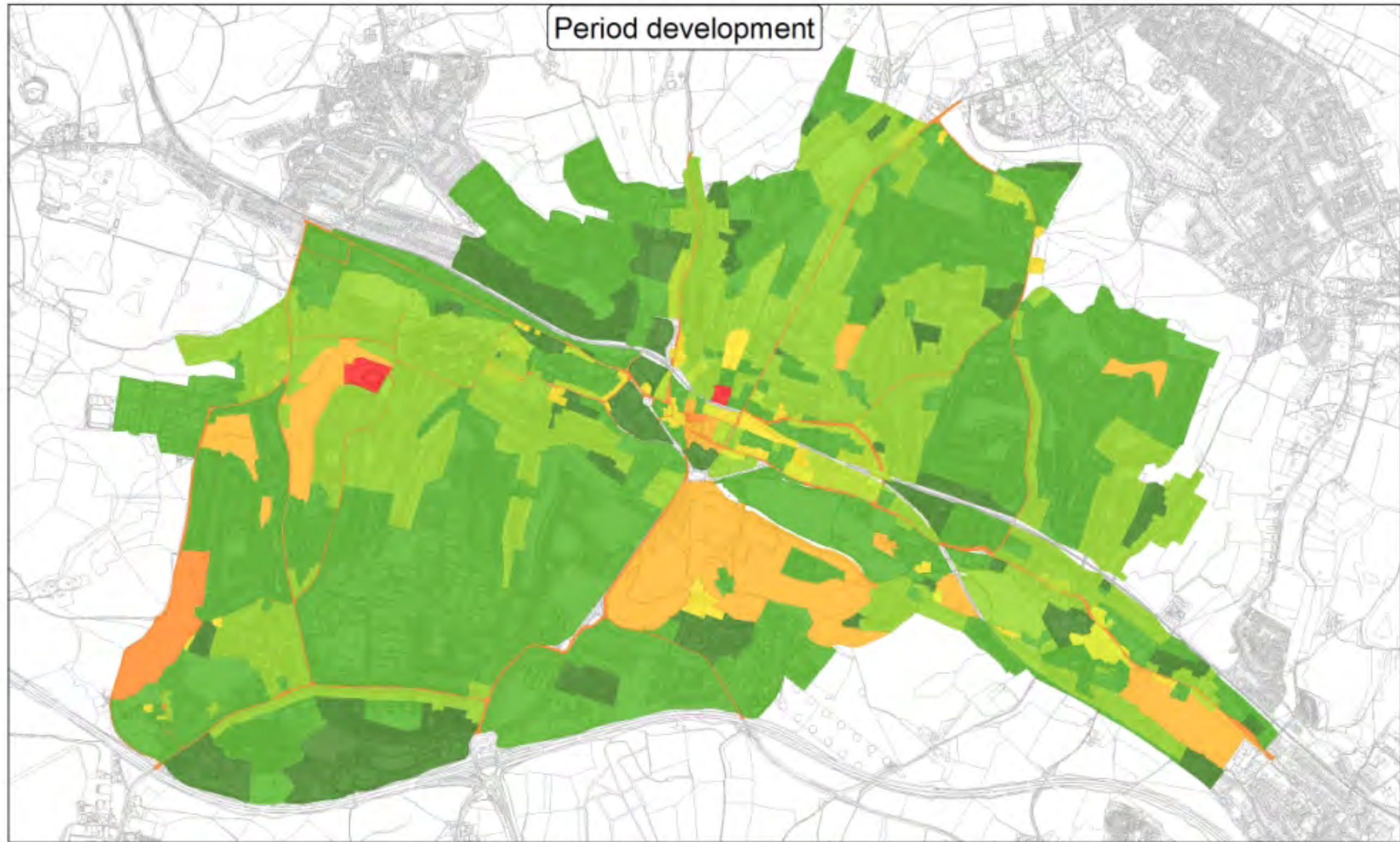
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0 250 500 1,000 1,500 2,000 Metres



Figure 59: Morphology of the town





- |   |  |   |
|---|--|---|
| <span style="color: red;">■</span> Norman 1066 - 1200               | <span style="color: yellow;">■</span> Victorian 1800-1850          | <span style="color: green;">■</span> Inter War 1915-1945    |
| <span style="color: orange;">■</span> Medieval 1200-1500            | <span style="color: lightgreen;">■</span> Late Victorian 1850-1900 | <span style="color: darkgreen;">■</span> Post War 1945-1980 |
| <span style="color: yelloworange;">■</span> Post Medieval 1500-1800 | <span style="color: limegreen;">■</span> Edwardian 1900-1915       | <span style="color: forestgreen;">■</span> Modern Post 1980 |

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0 250 500 1,000 1,500 2,000 Metres

N

BUCKINGHAMSHIRE COUNTY COUNCIL

Figure 60: Period development in High Wycombe

## II ASSESSMENT

### 5 Designations

#### 5.1 Conservation Areas (I)

There are several conservation areas within the modern extent of High Wycombe, they include:

High Wycombe historic town conservation area: this area was first designated in 1970 and was subsequently extended in 1976. In 1992 Frogmoor and Saffron Platt, then separate areas, were also included. In 1994 there were some minor alterations. The conservation area is now about to undergo another review.

Amersham Hill conservation area: designated 1987 amended 1994.

Priory Avenue conservation area:

Leigh Street conservation area: this area was designated as a conservation area due to the number of important factory sites around Leigh Street. High Wycombe was a nationally important centre for furniture making in the 19<sup>th</sup> and 20<sup>th</sup> centuries and numerous factories were built around the Leigh Street area. However housing pressures in the later 20<sup>th</sup> century have significantly impacted on the survival of these factory sites. The Leigh Street conservation area was designated in 2005 and includes William Birch's and George Holt's factories as well as a number of associated houses, pubs and a school.

Wycombe Abbey conservation area: amended 2007

#### 5.2 Registered Parks and Gardens

Wycombe Abbey is a Grade II listed registered park, first designated in 1987.

#### 5.3 Archaeological Notification Areas

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.

The archaeological notification areas for High Wycombe mainly cover the historic settlement area of Chepping Wycombe and Wycombe Abbey Park with additional areas for the Rye Roman villa site and Desborough castle and possible hillfort site. There are fourteen additional notification areas for factory sites around Newtown as well as a notification area for the medieval leper hospital of St Mary, thought to be located on Desborough Road.

#### 5.4 Scheduled Monuments

Desborough Castle [SM 19055]: Iron Age hillfort site and medieval ring work castle; designated in 2002.

Castle Hill [SM 19059]: Possible motte and bailey castle with possible burial ground nearby; designated 1992.

St John the Baptist Hospital [SM 21072]: Remains of medieval hospital, designated in 1993.

The Market House and Guildhall were originally scheduled monuments but were de-scheduled in 1996.

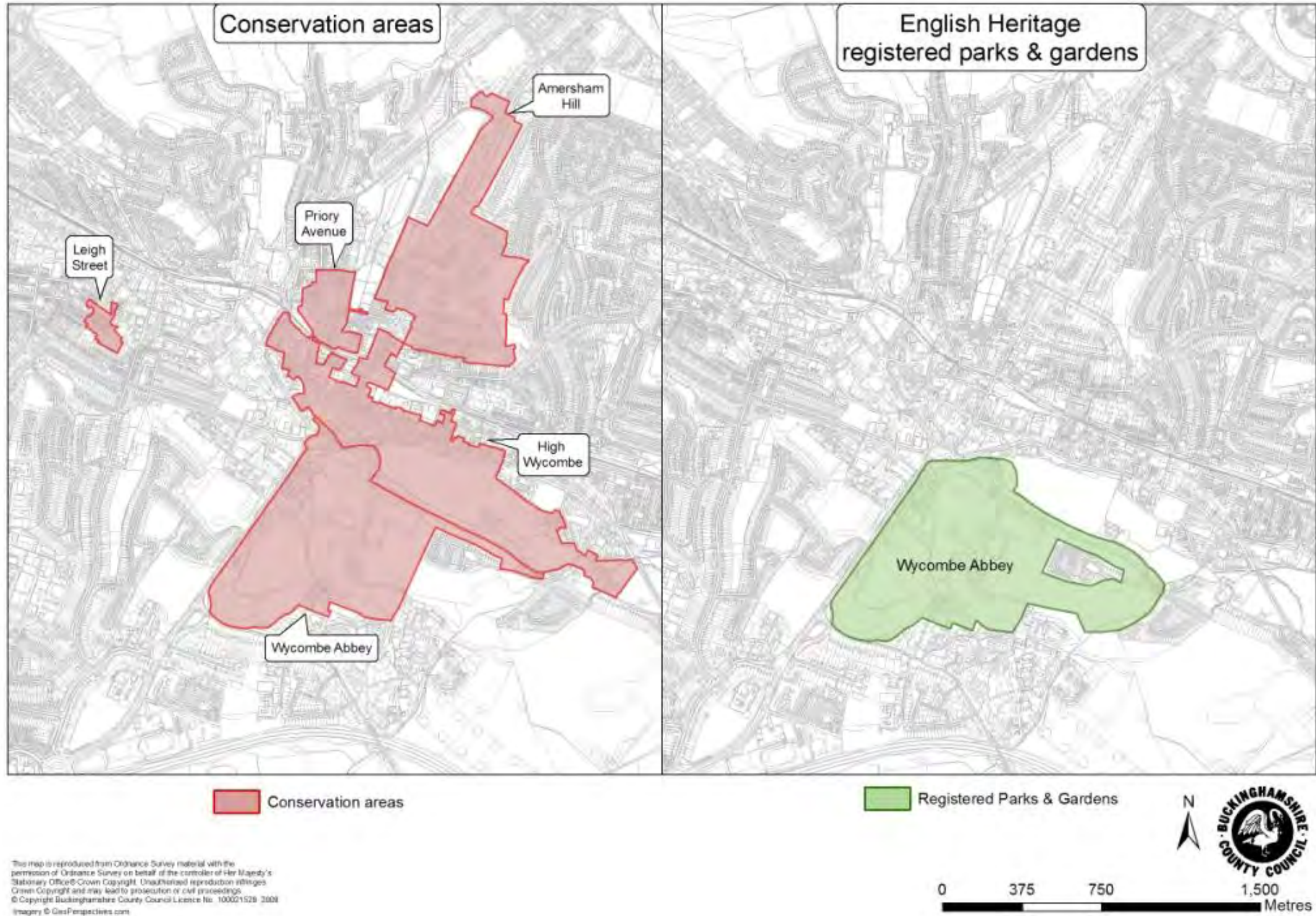



Figure 61: Conservation areas and registered parks and gardens



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 Scheduled Ancient Monuments

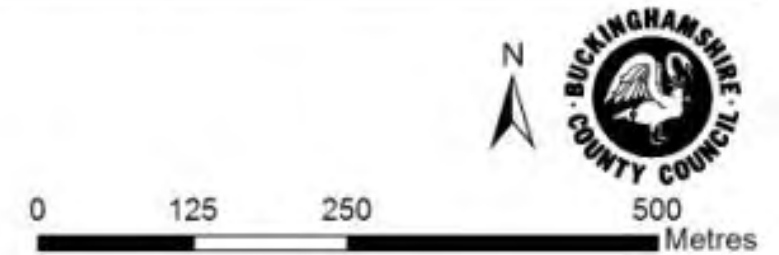


Figure 62: Scheduled ancient monuments in High Wycombe

## 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:

- A summary of the zone including reasons for the demarcation of the zone.
- An assessment of the known and potential archaeological interest for pre 20<sup>th</sup> century areas only.
- 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 63). 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 I 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.

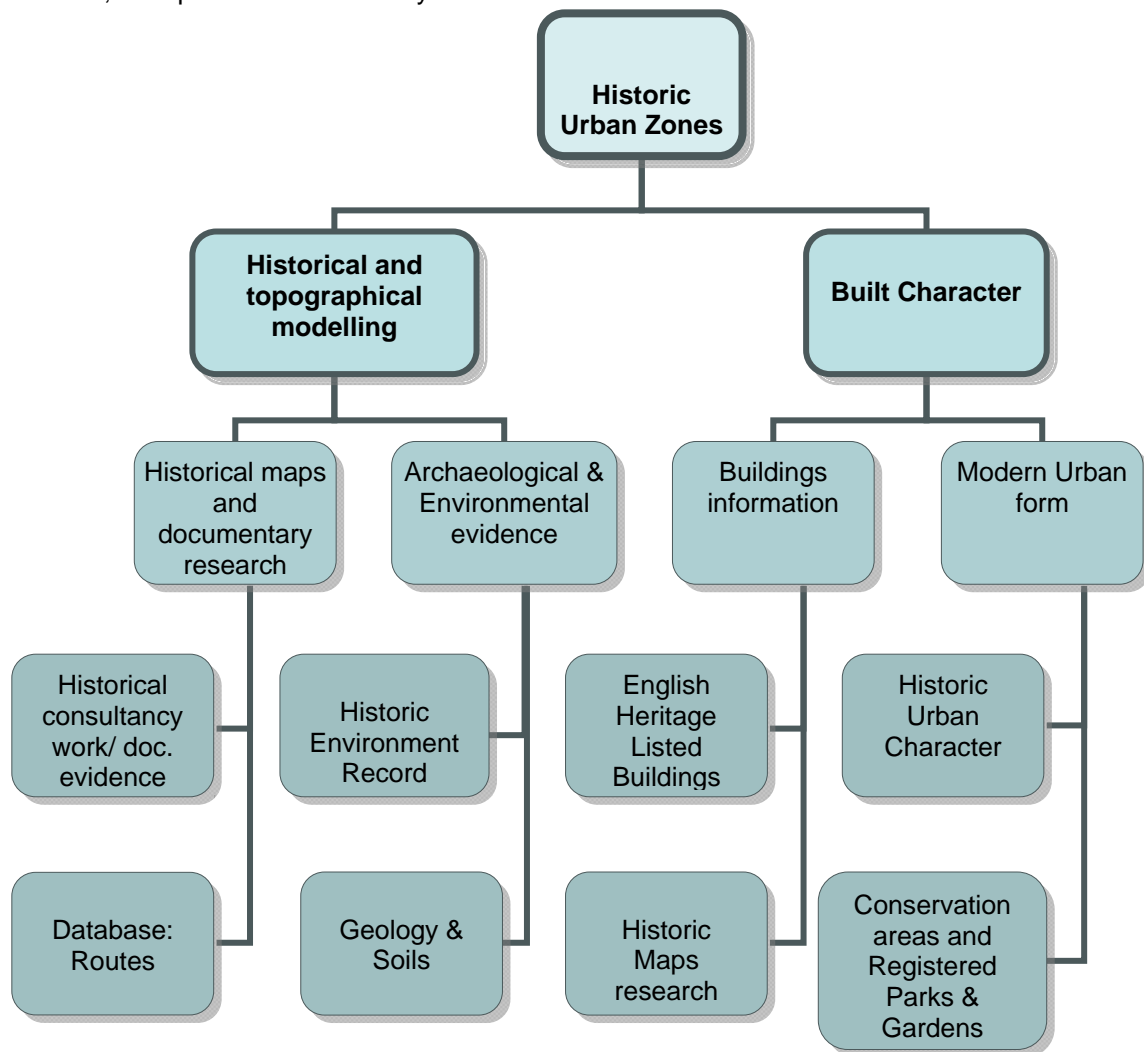


Figure 63: Diagram showing the processes involved in the creation of the urban character zones

*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

### *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

### *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

### *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.

### *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

## 6.4 Heritage Values

The assessment has also adopted the methodology outlined in the English Heritage document *Conservation Principles, Policies and Guidance (2007)*. This is intended to help ensure

consistency when carrying out assessments on the historic environment by proposing an integrated approach to making decisions, based on a common process.

Although acknowledging the importance of existing heritage designations, the Conservation Principles promotes an holistic approach to the various inter-related heritage values that might be attached to a place. The high level values range from evidential, which is dependent on the inherited fabric of the place, through historical and aesthetic, to communal values, which derive from people's identification with the place.

- *Evidential*: The potential of a place to yield evidence about past human activity e.g. through study of buried archaeological remains or historic buildings
- *Historical*: Derives from the ways in which past people and events and aspects of life can be connected through a place to the present. It tends to be either illustrative of particular activities or process or associative with famous people or events.
- *Aesthetic*: Derives the ways in which people draw sensory and intellectual stimulation from a place. It can reflect deliberate design (e.g. architecture) or the fortuitous coming together of features to create a 'patina' of age.
- *Communal Value*: derive from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values can be closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects manifesting as symbolic, commemorative, social or spiritual values.



**Historic Urban Character Types**

- |                                       |                         |
|---------------------------------------|-------------------------|
| Educational Historic                  | Factory                 |
| education (modern)                    | Chair Factory           |
| Church                                | Industrial (Post 1945)  |
| Cemetery                              | Retail (Post 1945)      |
| Chapel                                | Leisure                 |
| Burgage Type Plots                    | Sports/fitness          |
| Mansions                              | roads                   |
| Victorian Villas 1850-1900            | Rail/tram way           |
| Victorian Terraces 1850-1900          | Rail/tramway station    |
| Detached Villas 1900-1919             | Transport links         |
| Social Housing (1945-1980)            | Canal                   |
| Middle Class 1900-1919                | Canal infrastructure    |
| Terraces & cottages 1900-1919         | castle                  |
| Detached Villas 1919-1945             | barracks/base           |
| Middle Class Housing 1919-1945        | Sewage/water works      |
| Terraced Cottages 1919-1945           | Medium distance highway |
| Private Housing (1945-1980)           | Lane                    |
| Blocks of Flats 1945                  |                         |
| Modern infill (Post 1980)             |                         |
| Private Housing (Post 1980)           |                         |
| Military housing                      |                         |
| Allotments                            |                         |
| Leisure                               |                         |
| Sports/fitness                        |                         |
| Market Place                          |                         |
| Modern Shops                          |                         |
| enclosure: pre 18th century irregular |                         |
| woodland: secondary                   |                         |
| enclosure: meadow                     |                         |
| open: greens/commons                  |                         |
| Water feature                         |                         |

**Historic Urban Character Zones**

- |                      |                       |                            |                            |                         |
|----------------------|-----------------------|----------------------------|----------------------------|-------------------------|
| 1, The Church        | 8, The Rye            | 15, Amersham Hill          | 19, Hughenden Road         | 23, Desborough industry |
| 2, Market            | 9, Wycombe Marsh      | 16, Sands                  | 20, Hillary Road           | 24, Bookerhill Road     |
| 3, White Hart Street | 10, Gordon Road       | 17, Booker Lane            | 21, Wycombe Marsh industry | 25, Cressex             |
| 4, Borough           | 11, Abercromby Avenue | 18, Underwood Road         | 22, Micklefield            | 26, Booker              |
| 5, Easton Street     | 12, London Road       | 19, Hughenden Road         | 27, Totteridge             | 28, Telford Way         |
| 6, Castle Street     | 13, West Wycombe Road | 20, Hillary Road           | 29, Commercial Modern      | 30, Dolittle Village    |
| 7, Abbey             | 14, Bassetbury Lane   | 21, Wycombe Marsh industry | 31, Cressex Community      |                         |

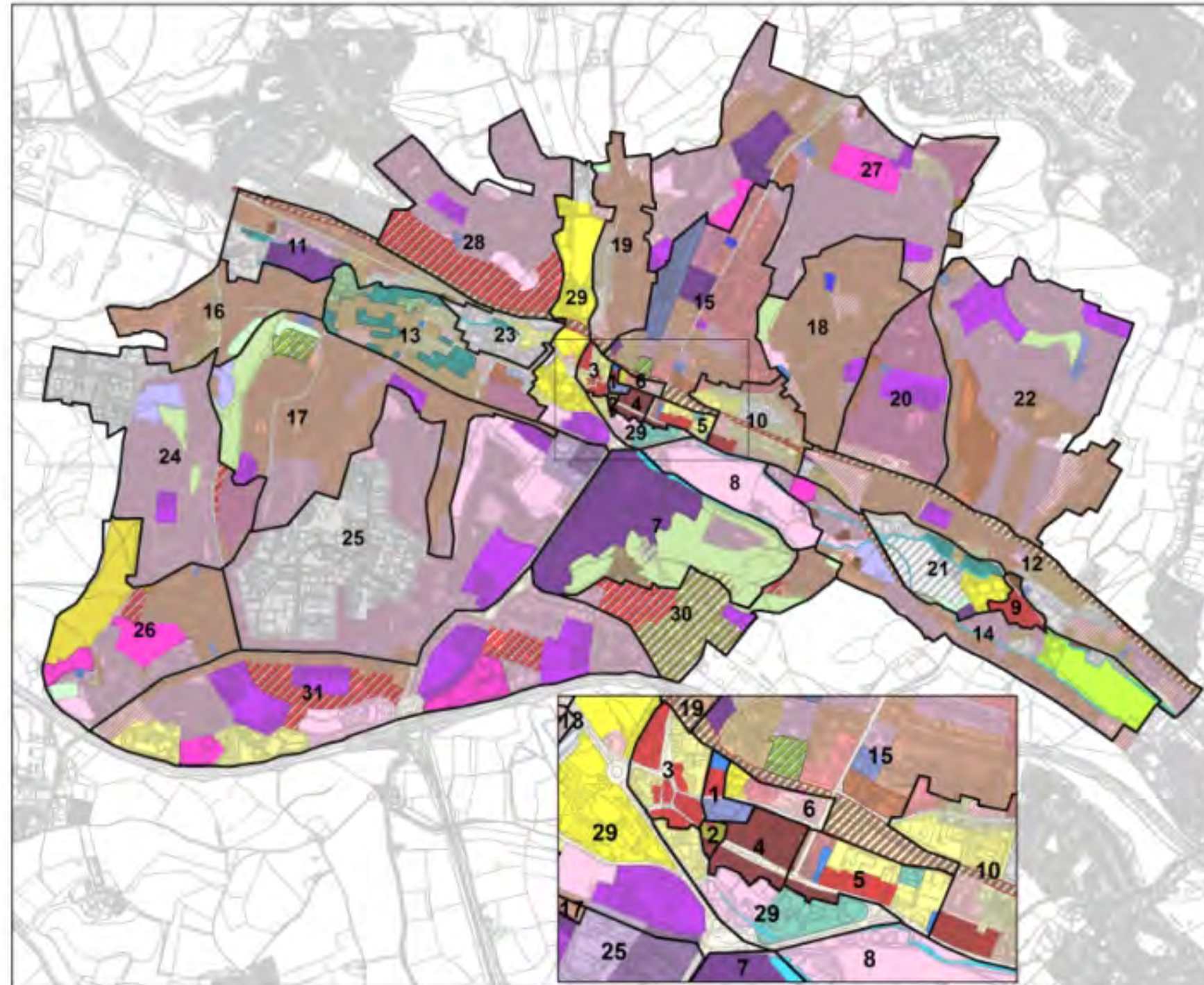


Figure 64: Historic Character Zones for High Wycombe

6.5 Historic Settlement

Zone 1: The Church			
<p><b>Summary:</b> This area encompasses the boundary of All Saints Church and the area to the north of the churchyard encompassing the western end of Castle Street. The zone is entirely within High Wycombe's conservation area. There are six listed buildings in the area including the Grade I listed building of All Saints Church and one Grade II* building at No. 7 Castle Street.</p>			
<p><b>Historical:</b> This zone is situated at the heart of High Wycombe's historic town. There has probably been a church in this area since the Anglo Saxon period, although the earliest record comes from the visit of St Wulfstan the bishop of Worcester who made the dedication to the church in the 11<sup>th</sup> century. The fabric of the current church dates largely to the 13<sup>th</sup> century and with subsequent alterations in the 16<sup>th</sup> and 19<sup>th</sup> century. All Saints Churchyard was previously larger than at present - the 1849 tithe map shows it extending further to the northeast. With the construction of Castle Street in the later 19th century, part of the churchyard became detached and in 1995 was in use as a small park although it was still shown as a graveyard on the 1925 25-inch OS map (B19). The houses to in Castle Street date to around the 18<sup>th</sup> century although No 7 Castle Street has an older structure behind its façade. The plots and buildings indicate that this area was part of settlement encroachment in the medieval or post medieval period.</p>			
<p><b>Evidential:</b> To date there have been only three archaeological interventions in this area. A watching brief on the chancel floor of All Saints Church (HW7) revealed three burial vaults dating to the 18<sup>th</sup> and 19<sup>th</sup> centuries, including the vault of the Carrington family. Another watching brief to the north side of the church yard (HW7a) uncovered another vault dating to the 19<sup>th</sup> century. A third investigation to the south side of the churchyard (HW17) yielded a negative result. Archaeological investigations have so far revealed evidence for the modern period although there is potential for the discovery of archaeology from the medieval and Anglo Saxon periods. A chance finds during external drainage works in the churchyard uncovered fragments of medieval Penn floor tiles found. There is the possibility of structural remains existing in the area as a number of medieval chantry chapels were built at the church including a chapel in the churchyard all of which have yet to be located. There are also accounts in the 18<sup>th</sup> and 19<sup>th</sup> centuries of early burials being uncovered, which is suggestive of a former cemetery on the site. Based on historical and archaeological evidence there is a high likelihood for the preservation of structural, artefactual and ecofactual evidence in this zone.</p>			
<p><b>Aesthetic:</b> All Saints church is the largest parish church in the county and a dominant landmark in the town. Although the church is hidden away behind the High Street buildings and the main mass of the building is not visible from the High Street. On the more open Church Street the graveyard forms the western side of the road and the bulk of the medieval parish church is much better appreciated. The zone forms a small tight knit urban square, enclosing the churchyard is a green open space, set above the street layout within retaining walls, and open to three sides. It slopes gently to the south, and is well treed. Historic buildings face onto it from across Church Street and Castle Street. Originally there were houses all along the south side, facing the passageway called Noyes Lane, and linking the back of the Shambles with Church Street.</p>			
<p><b>Communal Value:</b> This Methodist chapel and the parish church of All Saints are the communal and spiritual heart of the town.</p>			
Archaeological Assessment	Built Character (general characteristics)		
Period: Anglo Saxon to Post Medieval Survival: High Group Value: Ecclesiastical Cluster Diversity: High Potential: High	<b>Morphology:</b>	Linear	
	<b>Character Types:</b>	Church	Density: Medium
	<b>Architecture</b>	Narrow Plots	Chapel (Non conformist)
<b>Heritage Values</b>	<b>Plan Form</b>	Gothic Style	Vernacular
	<b>Build Materials:</b>	Post Medieval: Wide frontage	
Evidential Value: High Historical Value: High Aesthetic Value: High Communal Value: High	<b>Roof Materials:</b>	Stone	Flint
		Brick: Handmade (Red)	
		Brick: Handmade (Coloured)	
		Tile: Handmade clay	

Zone 2: Market			
<p><b>Summary:</b> This small zone, located to the eastern end of High Wycombe's High Street, comprises a distinct cluster of historic buildings in an area that was known historically as the Cornmarket. There are 10 listed buildings, including the Grade I listed building of the Guildhall and two Grade II* buildings of the Little Market House and HSBC bank. The zone is entirely within High Wycombe's conservation area.</p>			
<p><b>Historical:</b> The Cornmarket has records going back to the 13<sup>th</sup> century with an agreement between the burgesses of Wycombe and Alan Basset. Although it is probable that a market existed in this area long before this historic agreement, Alan granted them 'the whole borough of Wycumbe with rents, markets and fairs (the days of which were not given) and all other things [pertaining] to the borough. The market area is much reduced, the medieval extent covering an area as far as Frogmoor.</p> <p>There is evidence for two further fairs at High Wycombe. Both were granted by charter. The first was to be held on the vigil and feast of St Margaret, which fell on the 20th of July. Seventeenth century market hall with eighteenth century rebuilding and nineteenth and twentieth century alterations, used as a shambles in the nineteenth century.</p>			
<p><b>Evidential:</b> To date there has been two archaeological interventions in this area building recording of the Guildhall (HW20) and historic building recording of the However despite the lack of archaeological investigation this area has the potential to yield important archaeological evidence. The evidential potential remains high considering the importance of this zone in the formation of the Anglo Saxon and medieval settlement. Study of buildings and archaeology in and around the areas of presumed encroachment could help understand the process of market creation and infilling. The historic built environment of the market contains a wealth of important buildings including 17<sup>th</sup> century timber framed buildings and the 17<sup>th</sup> century Guildhall and the 18<sup>th</sup> century Market Hall.</p>			
<p><b>Aesthetic:</b> The Georgian architecture and colonnaded arches of the Guildhall and Little Market hall are attractive buildings in the town, the Guildhall especially is a significant building which frames the views along to the western end of the High Street while the Little Market House was remodelled by Robert Adam in the early 18<sup>th</sup> century. The concentration of these historic commercial buildings, juxtaposed to the Georgian facades of the neighbouring High Street, forms an attractive urban environment. This zone is of high significance; its character is emblematic of Wycombe's identity as a market town.</p>			
<p><b>Communal Value:</b> The historic buildings of the market area are an integral part of High Wycombe's markets and retail area.</p>			
Archaeological Assessment	Built Character (general characteristics)		
<p>Period: Anglo Saxon, Medieval, Post Medieval Survival: High Group Value: Commercial Cluster Diversity: Medium Potential: High</p>	<b>Morphology:</b>	Square Market	<b>Density:</b> High
	<b>Character Types:</b>	Narrow Plots Burgage Type Plots Market Place	
	<b>Architectural Style</b>	Georgian	Victorian
Heritage Values	<b>Plan Form</b>	Post Medieval: Wide Frontage Post Medieval Narrow frontage	Modern House/Shops
<p>Evidential Value: High Historical Value: High Aesthetic Value: High Communal Value: High</p>	<b>Build Materials:</b>	Brick: Machine (Red) Brick: Handmade (Red)	Brick: Handmade (Coloured) Brick: Painted
	<b>Roof Materials:</b>	Tile: Handmade (Clay) Tile: Slate (Natural)	Tile: Pantile (Machine)

Zone 3: Frogmoor					
<b>Summary:</b> Frogmoor is a triangular shaped market place, surrounded by buildings, some listed on the south and west side. The east side has been substantially rebuilt and is largely occupied by the Chilterns Shopping Centre. There are 14 listed buildings in this area all of which are Grade II and the most of the zone lies within High Wycombe's conservation area.					
<b>Historical:</b> Analysis of the settlement morphology has suggested that Frogmoor is perhaps one of the earliest parts of High Wycombe. Frogmoor, positioned at the meeting point of the Oxford Road and Temple End Roads, would have been an obvious place for a settlement to begin. It is believed that droving of livestock formed a triangular open space which or probably in the Anglo Saxon or Early Medieval periods. It was not until the medieval development of the High Street that the focus of settlement shifted to the east.					
<b>Evidential:</b> To date there has only been one archaeological intervention to the rear of 25-27 Frogmoor (HW25) which identified a substantial 17th century yard surface comprising a number of make up layers, with evidence of repairs, overlying a 16th century cultivation layer and silt deposits in an area of 'backlands' to the rear of Frogmoor. 19th century footings of a large building were thought to represent the remains of a building shown on the 1875 and 1925 25-inch OS maps. The evaluation failed to identify any remains of the medieval borough boundary ditch, medieval property boundaries or backyard occupation due to the extent of the post-medieval activity. Geotechnical boreholes and test pitting					
<b>Aesthetic:</b> Frogmoor is an area of mixed architectural styles, ranging from post medieval timber framed buildings to modern offices and shops. The triangular green is a welcome public open space in a noisy and congested town.					
<b>Communal Value:</b> Frogmoor is an extension of Wycombe's commercial centre, albeit with a number of independent shops and businesses. The triangular green at Frogmoor is an important public space in the town as a meeting point and resting place for weary shoppers. However a negative aspect of this area the volume of traffic that runs along Oxford Street and Frogmoor /Temple End Roads.					
Archaeological Assessment	Built Character (general characteristics)				
<b>Period:</b> Anglo Saxon to Post medieval <b>Survival:</b> Medium/High (Buildings) <b>Group Value:</b> Commercial Cluster <b>Diversity:</b> Medium <b>Potential:</b> Medium/High	<b>Morphology:</b>	Square Market		<b>Density:</b>	High
	<b>Character Types:</b>	Narrow Plots		Modern Shops	
	<b>Architectural Style:</b>	Victorian Edwardian	1970s commercial	Modern (General)	
Heritage Values	<b>Plan Form:</b>	Post Medieval: Narrow Frontage		Post Medieval: terraces	
<b>Evidential Value:</b> High <b>Historical Value:</b> High <b>Aesthetic Value:</b> High <b>Communal Value:</b> High	<b>Build Materials:</b>	Brick: Machine (Red) Brick: Handmade (Red) Brick: Machine (Coloured)			
	<b>Roof Materials:</b>	Tile: Machine (Clay) Tile: Handmade (Clay) Tile: Pantile (Natural)		Tile: Slate (Natural) Tile: Slate (Artificial) Tile: Cement	

Zone 4: Borough			
<p><b>Summary:</b> This area comprises the planned element of the medieval town with the High Street. The zone's boundaries are defined by Castle Street to the north and Wycombe's, civic quarter to the south, Crendon Street to the East and the open area of the Cornmarket to the west. The plot morphology depicted on 19<sup>th</sup> century maps shows the characteristic burgage type plots with long linear plots perpendicular to and fronting onto the High Street. However, the extent of these plot boundaries on the south side of the High Street, have since been removed during redevelopment from the 1930s to 1980s. There are 14 listed buildings in this area including 4 Grade II* buildings comprising the 21 &amp; 21A High Street, On the south side of the Street No. 30 High Street, Westminster Bank, No. 33 High Street, Street No. 39 High Street. The zone is within Wycombe's conservation area boundary.</p>			
<p><b>Historical:</b> The date of the borough is uncertain although many historians believe that this part of the town came into existence in the 12<sup>th</sup> century.</p>			
<p><b>Evidential:</b> There have been two archaeological interventions in this area an excavation at First Church of Christ Scientists (HW 37) and trial trenching at 37-40 Castle Street (HW40) both of which were negative as they modern disturbance. However, Evidence relating to the origins of the burgage-type plots would also be of interest, although there is likely to be significant modern disturbance.</p>			
<p><b>Aesthetic:</b> This area contains many fine historic buildings, the majority re-fronted in a Georgian style.</p>			
<p><b>Communal Value:</b> Since the medieval period the High Street High has been Wycombe's principal commercial centre. Although eclipsed by the development of the modern shopping centre this area of Wycombe is a thriving and bustling area for trade.</p>			
Archaeological Assessment	Built Character (general characteristics)		
<p><b>Period:</b> Medieval to Modern  <b>Survival:</b> Medium/High  <b>Group Value:</b> Commercial Cluster  <b>Diversity:</b> High  <b>Potential:</b> High</p>	<b>Morphology:</b>	Linear Market	<b>Density:</b> High
	<b>Character Types:</b>	Burgage Type Plots	
	<b>Architectural Style:</b>	Georgian	Victorian
Heritage Values	<b>Plan Form</b>	Post medieval: Wide frontage Post medieval: narrow frontage	Modern: House/shop
<p><b>Evidential Value:</b> High  <b>Historical Value:</b> High  <b>Aesthetic Value:</b> High  <b>Communal Value:</b> High</p>	<b>Build Materials:</b>	Brick: Handmade (Red) Brick: Machine (Red) Brick: Rendered	Brick: Handmade (Colour)
	<b>Roof Materials:</b>	Tile: Handmade Clay Tile: Machine Clay Tile: Pantile (Machine) Clay	Tile: Slate (Natural)

Zone 5: Easton Street			
<b>Summary:</b> As its name suggests, this zone is defined by the properties and buildings abutting Easton Street. There are 20 listed buildings including the ruins of the medieval hospital of St John which is designated a scheduled monument.			
<b>Historical:</b> This was originally a continuation of the High Street, its name is believed to be derived from 'East Town' Easton. Crendon Street was widened and Queen Victoria Road laid out across the original burgage layout. Here Georgian and later frontages at the west end give way at the east to the Victorian former grammar school and the 12th century arcades and ruins of St. Johns Hospital. Much of the burgage type plots to the south of Easton Street have been lost to redevelopment in the 1930s the area is the civic area of Courts and council offices (Zone 29). While the backs of plots on the north and west end have been converted into offices.			
<b>Evidential:</b> There have been two archaeological interventions in this area. An archaeological evaluation at land to the rear of 18 Crendon Street (HW43) revealed a modern pit and post medieval/modern building remains. Three medieval pits were also recorded. The medieval archaeology comprises pits representative of back plots from Easton Street. Medieval and post medieval remains have been excavated close by during an extension to the Union Baptist Church. An evaluation and trial trenching has also taken place at Railway Place (HW 9) in the vicinity of the medieval hospital of St John. However no traces of the hospital were discovered, the excavations revealed medieval and post medieval pits and ditches. The area fronting the high street has a high potential for the survival of archaeological remains, although the areas of modern development is less likely to have archaeological deposits surviving.			
<b>Aesthetic:</b> The Baptist church on Easton is of notable value, so too are the imposing Edwardian villas along Easton Street. Otherwise this area is characterised by modern office blocks and commercial buildings.			
<b>Communal Value:</b> This zone has a medium communal value, possessing the church etc although largely this area is mixed area of residential and commercial, many of the large Victorian/Edwardian properties used as offices.			
Archaeological Assessment	Built Character (general characteristics)		
<b>Period:</b> Medieval to Modern <b>Survival:</b> Medium <b>Group Value:</b> N/A <b>Diversity:</b> Medium <b>Potential:</b> Medium	<b>Morphology:</b>	Linear	
	<b>Character Types:</b>	Narrow Plots Offices (Post 1945) Detached Villas (1919-1945)	
	<b>Architecture</b>	Victorian	Georgian
<b>Heritage Values</b>	<b>Plan Form</b>	Modern: Terrace Post Medieval: Wide frontage	Post medieval: narrow frontage
<b>Evidential Value:</b> Medium/High <b>Historical Value:</b> High <b>Aesthetic Value:</b> Medium <b>Communal Value:</b> Medium	<b>Build Materials:</b>	Brick: Machine (Red) Concrete	
	<b>Roof Materials:</b>	Tile: Machine Clay Tile: Slate Natural	Tile: Cement Tile: Handmade Clay

<b>Zone 6: Castle Street</b>			
<b>Summary:</b> Compared to other zones in High Wycombe, Castle Street is a small area in the historic core of the town. The zone is demarcated by the London to Birmingham railway line to the north, Crendon Street to the east and Castle Street to the south. There is only one listed building in this area. This zone lies entirely within High Wycombe's conservation area.			
<b>Historical:</b> It is thought that this area might have been an extension to the medieval town; with Castle Street forming the back lane for the burgage plots on the north side of the High Street. Recent excavations have confirmed medieval occupation for this area (see evidential below). In the early 20 <sup>th</sup> century this part of High Wycombe was a part of the furniture making industry, the eastern end of Castle Street accommodated furniture factory, although now used as offices.			
<b>Evidential:</b> There are three archaeological interventions in this zone one of the more prominent excavations took place at Priory Road (HW6) where the digging of footings for a new building next to the Wesley Methodist chapel revealed bone and pottery dating to the medieval period as well as evidence for a house platform and the possibility of a well. Further evidence of medieval occupation found in during trial trenching 41 to 43 Castle Street (HW 11). Medieval pit and post-medieval hollow, cellar and fence-line unearthed a number of medieval date pottery sherds dating to the 13 <sup>th</sup> to 15 <sup>th</sup> centuries. At 33 Castle Street (HW12), a medieval pit, pottery, tile and animal bone and oyster shell recorded in excavation. From these investigations it is clear that the soil is conducive for the preservation of the organic materials. The zone is also in close proximity to the site of Wycombe castle so the potential for archaeological discovery in this area is high.			
<b>Aesthetic:</b> The built environment of the area is a mixture of architectural styles but the dominant character is well maintained Victorian terraces and houses. This zone is largely devoid of traffic and is quiet relative to other areas of High Wycombe.			
<b>Communal Value:</b> Castle Street has a medium to low communal value as it is mainly composed residential housing.			
Archaeological Assessment	Built Character (general characteristics)		
Period: Medieval Survival: High Group Value: N/A Diversity: Medium Potential: High	<b>Morphology:</b>	Linear	
	<b>Character Types:</b>	Victorian Terraces (1850-1900) Victorian Villas (1850-1900) Retail (Post 1945)	Density: High
	<b>Architectural style</b>	Victorian	Georgian
Heritage Values	<b>Plan Form</b>	Modern: terrace Modern: flats	Commercial 1970s
Evidential Value: Medium Historical Value: Medium Aesthetic Value: Medium Communal Value: Medium/Low	<b>Build Materials:</b>	Brick Machine (Red)	
	<b>Roof Materials:</b>	Tile: Slate (Artificial)	Post medieval: wide frontage Post Medieval: wide frontage
			Brick: Painted Tile: Slate (Natural)

<b>Zone 7: Wycombe Abbey</b>			
<p><b>Summary:</b> This zone is demarcated by the grounds of Wycombe Abbey school and Daws Hill. Wycombe Abbey is classified by English Heritage as a grade II Registered Park and Garden and within its designed landscape there are two listed buildings including the 18<sup>th</sup> century Wycombe Abbey which is classified as a grade II* while the grounds of the school. Daws Hill</p>			
<p><b>Historical:</b> This zone has a long history and interesting history. Wycombe abbey school was formerly the site of the medieval and post medieval manor of Loakes Manor. The manor house was rebuilt a number of times; in the 18<sup>th</sup> and early 19<sup>th</sup> centuries, the 17<sup>th</sup> century manor house was considerably extended and remodelled for its then owner, Lord Carrington. It is thought that the fabric of the original Loakes manor house was incorporated in subsequent rebuilds although no trace can be found. A park and garden was established in the 18<sup>th</sup> century and was landscaped by Lancelot 'Capability' Brown in 1762. The park was landscaped further in the 19<sup>th</sup> century by Humphrey Repton. To the south of the Wycombe Abbey is Daws Hill, this was originally an 18<sup>th</sup> century farmhouse that was converted into a country house in the late 19<sup>th</sup> century.</p> <p>In the late 19<sup>th</sup> century, Wycombe Abbey underwent a transformation and became a girl's public school. Wycombe Abbey's role as an educational establishment was maintained until 1942 when it was requisitioned for military purposes, becoming an operational centre for the RAF then in 1943 the headquarters of the American 8<sup>th</sup> Army Air Force. Daws Hill was also commandeered; its surrounding landscape was used to accommodate c.12,000 U.S. servicemen in temporary huts who staffed the headquarters. The school and its grounds were eventually returned to the owners in 1946 but the use of Daws Hill as a military base continued and was managed by the RAF; the Cold War justified the presence for a headquarters.</p> <p>In 1952, Daws Hill welcomed US forces again. The following years of the Cold War saw fluctuation in the base's importance. Approximately 800 personnel were stationed there when, in 1969, their numbers were reduced, so that, in the early 1970s, only a small group remained for upkeep of facilities. However, in 1975, activity escalated, and the station was of importance to the American military. A nuclear bunker was built, with 2,100 square metres of space, housing high-tech equipment for the direction of nuclear bombers and guided missiles. By the end of the Cold War U.S. staffing at the station was reduced; in 1992 US Defence personnel at RAF Daws Hill numbered fewer than 350. From 2002 the activities at RAF Daws Hill had greatly diminished and the station is now being vacated.</p>			
<p><b>Evidential:</b> There have been no archaeological investigations in this area, although the zone is archaeologically sensitive, yielding finds and monuments dating from prehistoric to the post medieval period. To the west of the zone is an area known as Keep Hill, which was once thought to be the site of an Iron Age Hillfort, although no there is no evidence to suggest this is the case. There have been isolated finds including Roman metalwork also in the western end of the park, although there has (so far) been no evidence of a supposed Roman road which crosses the park.</p> <p>To the western end of Wycombe Abbey Park are the surviving earthworks of a hollow way which are believed to be the original medieval High Wycombe to Marlow road which ran past the former manor and on to the High Street. The road was replaced by a new route (Marlow Hill) when the boundary of the park was moved to the west.</p> <p>The most significant evidential aspect of this zone is the designed landscapes, containing the 18<sup>th</sup> /19<sup>th</sup> century parkland landscape which contains a number of monuments and features such as lodges/gatehouses, an icehouse. Also of significance is the military infrastructure left by the U.S. army including the nuclear bunker and air raid shelter.</p> <p>Although a recent survey shows that substantial damage has occurred to Daws Hill's 19<sup>th</sup> century garden, almost none of the garden survives.</p>			
<p><b>Aesthetic:</b> The presence of the designed landscapes of Wycombe Abbey, Warren Wood gives this area a high aesthetic value.</p>			
<p><b>Communal Value:</b> The communal value of this zone is low, as the functions as a private school and there is no public access to this part of High Wycombe.</p>			
Archaeological Assessment	Built Character (general characteristics)		
<p><b>Period:</b> Medieval/Post Medieval  <b>Survival:</b> High  <b>Group Value:</b> Park and Garden  <b>Diversity:</b> Medium  <b>Potential:</b> High</p>	<b>Morphology:</b>	Parkland Linear	<b>Density:</b> Low
	<b>Character Types:</b>	Education: (Historic) Historic Parkland Private Housing (1945-1980)	Mansions (post medieval) Military barracks/base
	<b>Architectural style</b>	Gothic Modern (General)	Mock Historic
Heritage Values	<b>Plan Form</b>	N/A	Modern: (detached)
<p><b>Evidential Value:</b> Medium/High  <b>Historical Value:</b> High  <b>Aesthetic Value:</b> High  <b>Communal Value:</b> Low</p>	<b>Build Materials:</b>	Brick: Machine Made (Red)	
	<b>Roof Materials:</b>	Tile: Cement	



Zone 8: The Rye			
<b>Summary:</b> The Rye is situated to the south east of the town centre of High Wycombe, a short walk from the High Street. A large recreational park, The Rye covers an area of more than 22 hectares (53 acres) and is within High Wycombe's conservation area.			
<b>Historical:</b> Before its use as a recreational area the Rye an extremely valuable open space, formerly High Wycombe's principal common land/pasture for the medieval burgesses. It was not until the 18 <sup>th</sup> century that the Rye became a park as part of the grounds of Wycombe Abbey; Lancelot (Capability) Brown conceived the original layout, including the long artificial lake, known as the Dyke. Later improvements were made to the landscape by Humphrey Repton. The increasing suburbanisation of Wycombe in the early twentieth century led the borough to purchasing the land for the purposes of establishing a park and recreational area for its residents. The borough council added the Holywell Mead; an open air swimming Pool was opened on June 1 1957 and based on a 1930s design. It was the only swimming pool in High Wycombe until 1975 when the pool at the Handy Cross Sports Centre at Handy Cross, High Wycombe, was built.			
<b>Evidential:</b> Although the history of the Rye is well charted, there have been eight archaeological investigations which have shown that this part of High Wycombe was occupied much earlier than previously thought. A Roman villa was first discovered by workmen working on the park in the 18 <sup>th</sup> century, but it was not until the 20 <sup>th</sup> century that more formal excavations revealed the extent of the site. In the 1930s by Colmar (HW1), excavated the Roman villa at the Rye, which was followed in the 1950s by Hartley's more extensive excavations (HW2). This revealed further buildings. The later 20 <sup>th</sup> century more modest investigations have taken place (HW13), (HW 27), (HW34) while further survey work, (HW23a) and (HW23b) and recent analysis of aerial photographs has suggested that the villa complex is even greater in extent. Excavation has shown good preservation of structural, artefactual and ecofactual evidence. As well as the discovery of Roman archaeology there is evidence for archaeology dating to the prehistoric periods.			
<b>Aesthetic:</b> This area is of high importance aesthetically, a relict example of a Brownian landscape adapted for municipal use. The Rye is a vital part of High Wycombe's past and provides an essential backdrop of green space for the town.			
<b>Communal:</b> The Rye is High Wycombe's principal green space and aside from usual recreation it is host to many events in parks and catering outlets are stationed around the park. The zone also contains the Rye Centre, an educational facility for the areas biodiversity and wildlife. There are nature trails around the park, permit fishing along part of the lake with pleasure craft for hire at the western end. The water spills over a waterfall and into a stream that flows out of the park toward the east.			
Archaeological Assessment	Built Character (general characteristics)		
Period: Roman, Medieval, Post medieval Survival: High Group Value: N/A Diversity: High Potential: High	<b>Morphology:</b>	Linear	<b>Density:</b> Low
	<b>Character Types:</b>	Leisure	
	<b>Architecture</b>	N/A	
Heritage Values	<b>Plan Form</b>	N/A	
Evidential Value: High Historical Value: High Aesthetic Value: High Communal Value: High	<b>Building Materials:</b>	N/A	
	<b>Roof Materials:</b>	N/A	

Zone 9: Wycombe Marsh			
<p><b>Summary:</b> This small zone encompasses the historic core of Wycombe Marsh. There are nine listed buildings in this area, although this area is not afforded any protection by a conservation area.</p>			
<p><b>Historical:</b> The origins of Wycombe Mash are uncertain but it is known there was a Marsh mill in the Domesday records and possibly a small hamlet focussed on the river Wye by the medieval period. By the 18<sup>th</sup> century Wycombe Marsh had evolved into a substantial village. The growth of neighbouring High Wycombe began to impact upon Wycombe Marsh in the 19<sup>th</sup> century; the passing of the Chepping Wycombe Extension Act of 1880 extended the boundaries of the town to include the village. At the turn of the 20<sup>th</sup> century Wycombe Marsh was a still as settlement in its own right although by the 1920s the village was being enveloped by urban sprawl with the construction of social housing at nearby Orchard Road (Zone 12). In the 1930s there was some clearance of 18<sup>th</sup> century cottages in Ford Street and redevelopment and in the late 20<sup>th</sup> century with the building of an adjacent retail park.</p>			
<p><b>Evidential:</b> There have been no archaeological interventions in the zone although given the areas history there is the potential for archaeological deposits to be present, dating to the medieval and post medieval periods. Excavations in the adjacent zone 21 have yielded archaeology relating to the Roman periods although given its proximity to the Wye there is the potential for the survival of environmental material. However, modern disturbance may be widespread. The zone contains a number of important historical buildings including the 19<sup>th</sup> century church of St Anne built 1859 in an early English style.</p>			
<p><b>Aesthetic:</b> Despite the development of High Wycombe engulfing it, the historic core of Wycombe Marsh still retains its own distinct identity and feel with a number of attractive Victorian terraced houses and the with the odd house dating to the 18<sup>th</sup> century.</p>			
<p><b>Communal Value:</b> Although primarily residential, the Wycombe Marsh contains the church/meeting house on the London Road and the Swan Inn. The church has a dual function, providing a spiritual role for church services and social one, as a centre for social and community activities centre for the neighbourhood.</p>			
Archaeological Assessment	Built Character (general characteristics)		
<p>Period: Anglo Saxon, Medieval, Post medieval Survival: High Group Value: Village Hamlet Diversity: medium Potential: High</p>	Morphology:	Linear	Density: High
	Character Types:	Narrow Plots	Rural Historic
	Architectural Style	Victorian	
Heritage Values	Plan Form	Post medieval: narrow frontage Post medieval: wide frontage	Modern: Terrace Modern: Detached
<p>Evidential Value: High Historical Value: High Aesthetic Value: Medium Communal Value: Medium</p>	Build Materials:	Brick: Machine (Red) Brick: Rendered	Brick: Painted Modern: Detached
	Roof Materials:	Tile: Machine (Clay)	Tile: Slate (Natural)

<b>Zone 10: Gordon Road/Saffron Platt</b>					
<b>Summary:</b> This character zone is located to the east of the historic core of High Wycombe; its boundaries are defined by the curving Totteridge Avenue to the north and London Road to the south. The area is of a mixed character comprising residential housing along London Road and the Valley Centre industrial estate. The area has a total of 14 listed buildings all of which are classified as Grade II. The southern part of the zone (London Road) is within the boundary of High Wycombe's conservation area.					
<b>Historical:</b> The earliest element of this zone is London Road, which developed as an extension or ribbon development of Wycombe's town centre in the late 18 <sup>th</sup> and 19 <sup>th</sup> centuries. It is not until the construction of the railway in the mid 19 <sup>th</sup> that this area fills out. New roads are laid out including Slater Street and the Upper Gordon Road (now Totteridge Avenue) while housing and industry, principally furniture factories. In the later 20 <sup>th</sup> century much of the area was redeveloped with a new industrial estate known as the Valley Centre which replaced most of the old terraces and factory buildings.					
<b>Evidential:</b> There have been no archaeological interventions in this area. Although the archaeological record shows that the Neolithic flint mine was discovered during the construction of the railway and some isolated finds of Palaeolithic hand axes. Although the scale of modern development and lack of recorded finds over most of the zone suggests very low potential for archaeology. However there were several former furniture factories based here in the late 19th and early 20th centuries, one or two survive including a two-storey red brick furniture factory 24 at Slater Street, reputed to have been built in c. 1920 on the site of a timber workshop damaged by fire. As at 2004 used by Philip Boorman who makes bespoke chairs of very high quality.					
<b>Aesthetic:</b> London Road contains some large attractive Victorian/Edwardian houses which are reflected in their designation as listed buildings and within Wycombe's conservation area. However, the majority of the area is modern in character and some is architecturally unattractive and functional. The zone is also cut through by the Chiltern railway.					
<b>Communal:</b> The area has little communal value, comprising residential, industrial and commercial businesses					
Archaeological Assessment		Built Character (general characteristics)			
<b>Period:</b> Post Medieval/Modern <b>Survival:</b> Low <b>Group Value:</b> N/A <b>Diversity:</b> <b>Potential:</b> Medium	<b>Morphology:</b>	Rectilinear/grid	Winding	<b>Density:</b>	High
	<b>Character Types:</b>	Terraces and Cottages 1900-1919 Victorian Terraces 1850-1900 Post 1945 Industrial Offices: Post 1945		Modern: House/shop Railway Inns/Taverns	
	<b>Architectural styles</b>	Edwardian	Vernacular	Victorian	
<b>Heritage Values</b>	<b>Plan Form</b>	Modern: terrace Post medieval: terrace			
<b>Evidential Value:</b> Low <b>Historical Value:</b> Medium <b>Aesthetic Value:</b> Medium/Low <b>Communal Value:</b> Low	<b>Build Materials:</b>	Brick: Machine (Red) Brick: Machine (Coloured)		Brick: Rendered Brick Painted	
	<b>Roof Material:</b>	Tile: Slate (Natural) Tile: Cement		Tile: Pantile (Machine)	

6.6 Modern Settlement

Zone 11: Abercromby Road (rename West Wycombe Road)			
<p><b>Summary:</b> This zone is defined by development that has occurred along the West Wycombe Road, its boundaries are defined by the railway line to the north, West Wycombe Park to the west and the industrial estate of to the east. This zone is not within a conservation area but does contain seven listed buildings, all of which are of Grade II status.</p>			
<p><b>Historical:</b> Until the 19<sup>th</sup> century much of this area was rural in character, the only settlement being a hamlet around the Francis watermill, (Gilletts Lane). The watermill is believed to be one of Wycombe's many watermills dating back to the 11<sup>th</sup> century. The mill has a long history and in the 17<sup>th</sup> 19<sup>th</sup> century was in operation as a paper mill. It was not until Wycombe's dramatic expansion in the early 20<sup>th</sup> century that this area began to urbanise. A distinctive feature was the construction of large detached and semi detached middle class houses along the north side of West Wycombe Road. More housing was built in the 1920s and 1930s leading to the construction of Mill End school (now Millbrook Combined School) in 1936.</p>			
<p><b>Evidential:</b> Assessing the archaeological potential of this zone is problematic as no previous work has been carried out. Although largely developed by housing and industry, the zone is located adjacent river Wye, making it conducive for the preservation of archaeological remains. There is the potential for surviving archaeology to be found with the vicinity of the river Wye especially relating to the milling industries of the medieval and post medieval periods. There clusters of historic buildings dating to the 18<sup>th</sup> and 19<sup>th</sup> centuries at the zones eastern end which are protected by listing.</p>			
<p><b>Aesthetic:</b> The large Victorian/Edwardian houses along West Wycombe road are an attractive feature of this area although the setting of these buildings is somewhat detracted by the busy West Wycombe road. The remainder of the zone is composed of inter war housing and industrial estates.</p>			
<p><b>Communal Value:</b> Largely residential and industrial in character, this area does contain the Millbrook Combined school.</p>			
Heritage Values	Built Character (general characteristics)		
<p>Evidential Value: Low Historical Value: Low/Medium Aesthetic Value: Low Communal Value: Low</p>	<b>Morphology:</b>	Linear	<b>Density:</b> Medium/High
	<b>Character Types:</b>	Middle Class Housing 1919-1945 Private Housing 1945-1980 Terraced Cottages 1919-1945 Industrial (Post 1945) Educational Historic Terraces and Cottages 1900-1919	Factory Railway Rural Historic Inns/Taverns Residential Post 1980
	<b>Architecture</b>	Mock Historic	Victorian Modern
	<b>Plan Form styles:</b>	Modern: semi Detached Modern Detached	
	<b>Build Materials:</b>	Brick: Machine (Red) Brick: Rendered	
	<b>Roof Materials:</b>	Tile: Slate (Artificial) Tile: (Cement)	Tile: Slate (Natural) Tile: Machine (Clay)

Zone 12: London Road					
<b>Summary:</b> The London Road character area is a long elongated area running east along the Wye valley. This area is defined by the railway line to the north and the London Road to the south. There is only one listed building in the area; the zone is not covered by a conservation area designation.					
<b>Historical:</b> Prior to the 19 <sup>th</sup> century this area was a rural landscape made up of largely pre 18 <sup>th</sup> century enclosures and orchards to the north of Wycombe Marsh. The arrival of the railway transformed the landscape and by the 20 <sup>th</sup> century, Wycombe's growth in industry and the need to accommodate its growing population meant that the borough boundary was extended as far east as Wycombe Marsh. The first batch of housing to be built in this area was at Orchard Road in 1921, nicknamed 'tin town', public housing constructed with a steel frame and concrete render. About the same time private middle class housing was being built at Clarendon Road, Alexandra Road and Cromwell Road. In this particular area several furniture factories established their works, including Frank Hudson's factory built in the 1920s at Rosebery Road. As well as the production of furniture Hudson was also a wood carver, famous for having carved the replacement Red Lion for the portico of the Red Lion Hotel in High Street. The latter half of the twentieth century is characterised by the infilling of vacant areas with modern industrial estate at Tannery Road and housing at Peatey Court.					
<b>Evidential:</b> There has been one archaeological intervention, trial trenching at the former Ercol factory site (HW42) which failed to find any evidence of archaeology. Beyond the zone's industrial heritage assessing the archaeological potential of this zone is problematic as no previous work has been carried out. However, the scale of modern ground disturbance would suggest generally low potential. There are very few buildings of historical or architectural note; the only one listed building an entrance lodge to Rayners at the southern end of the zone.					
<b>Aesthetic:</b> This area is of low aesthetic value, buildings are generally the ubiquitous semi detached, inter war housing and modern industrial estates, there are a number of greens and squares but the provision for green space is generally limited.					
<b>Communal Value:</b> This area has a low communal value, as it largely comprises residential housing and industrial estates. The zone has one school, Beechview which was established in the 1930s.					
Heritage Values	Built Character (general characteristics)				
Evidential Value: Low Historical Value: Low Aesthetic Value: Low Communal Value: Low	<b>Morphology:</b>	Linear Rectilinear/grid	Looped Network	<b>Density:</b>	Medium
	<b>Character Types:</b>	Middle Class Housing 1919 -1945 Modern Infill Post 1980 Terrace Cottages: 1919 -1945 Post 1945 Industrial Residential 1945-1980	Education (Modern) Rail/Tram way Education (Historic) Church Leisure		
	<b>Architectural styles:</b>	Edwardian Modern (General)	Mock Historic		
	<b>Plan Form styles:</b>	Modern: Semi Detached Modern: Terrace	Modern: Flats	Modern: Detached	
	<b>Build Materials:</b>	Brick: Machine (Red) Brick: Machine (Coloured)	Brick: Rendered		
	<b>Roof Materials:</b>	Tile: Cement Tile: Machine (Clay)	Tile: Pantile (Machine)		

Zone 13: Desborough Road - 'Furniture Town'				
<p><b>Summary:</b> Located to the west of the High Wycombe's historic core, this zone represents the historic heart of High Wycombe's chair and furniture manufacturing industry. The area does not have clear cut boundaries to characterise it other than the concentration of furniture factories and workshops. Approximately its extent lies within Bridge Street to the east, Abercromby Avenue in the west, Copyground Lane and Plumer Road to the south, the river Wye to the north. There are eight listed buildings in this area although the zone is outside any of High Wycombe's conservation areas.</p>				
<p><b>Historical:</b> Before the extension of the borough boundary in the late 19<sup>th</sup> century this area was a rural landscape made up of pre 18<sup>th</sup> century irregular fields. The earliest recorded settlement was the medieval the leper hospital of St Margaret's was believed to be located on (what is now) the Desborough Road. It is not until the borough extension of the late 19<sup>th</sup> century that facilitated the development of this area. This area was where large numbers of artisan terrace housing built between 1880 and 1914. Its occupants were mostly employed in the mushrooming furniture factories and workshops that were scattered amongst the houses. The furniture industry in Wycombe had its greatest concentration in this area, by the beginning of the 20<sup>th</sup> century there were over 25 known factories operating in this part of Wycombe. Some of the most notable works were: the William Birch factories at Leigh Street, the Hands Factory. Kitchener works. Cane and Rush Works furniture factory. Joynson and Holland factory. With such a working class area there was a degree of nonconformity and the presence of churches and chapels in this area notably the church of St John the evangelist. By the mid to late 20<sup>th</sup> century the furniture industry was on the wane, feeling the effects of mass production and globalisation, many closed although the buildings still survive physically. Despite the downturn in fortunes the area still has a number of active factories, although not undertaking the levels of production and employment of its former heyday.</p>				
<p><b>Evidential:</b> There has only been one formal archaeological intervention in this area (HW 5). Burials from possible medieval leper hospital cemetery found in the nineteenth and twentieth centuries in this area Potential to contain the remains of Lower Mill end although largely a housing dating to the and Mill End Farm follows the course of the Wye and has the potential to yield archaeological deposits. However most of this area has been developed by housing.</p> <p>Although largely composed of housing the zone contains some important buildings relating to Wycombe's industrial heritage. In Desborough Road is the 'Wycombe Cane and Rushworks', believed to be one of the best surviving early examples of the chair making workshops that were once characteristic of the town and now protected as a grade II listed building. In Leigh Street are the former William Birch furniture factories dating to 1913 and 1926. There are other notable buildings which are part of the heritage of the area including the late 19<sup>th</sup> century 'iron church of St John the Evangelist on Desborough Road.</p>				
<p><b>Aesthetic:</b> The area contains a mixture of uses from residential to industrial and does not have an attractive or aesthetic value.</p>				
<p><b>Communal Value:</b> Historically this area of Wycombe has a distinct identity, a working class community associated with participating in the furniture industries, some of the terraced housing at Kitchener Road, Dashwood Avenue and Abercromby Avenue, accommodating the factory and timber yard workers. This historic communal character is not as apparent in the post industrial age, although it still possesses a diverse and dynamic community reflected in the mixture of chapels and mosques.</p>				
Heritage Values		Built Character (general characteristics)		
<p><b>Evidential Value:</b> Medium  <b>Historical Value:</b> High  <b>Aesthetic Value:</b> Low  <b>Communal Value:</b> Medium</p>	<b>Morphology:</b>	Linear	Rectilinear /grid	<b>Density:</b> High
	<b>Character Types:</b>	Terraced Cottages 1919-1945 Social Housing 1945-1980 Victorian Terraces 1850-1900 Terraces & Cottages 1900 -1919 Blocks of Flats 1945-1980 Middle Class Housing 1919-1945	Chair Factory Place of Worship Industrial post 1945 Leisure Chapel Mosque	
	<b>Architecture</b>	Edwardian Municipal Modern	International	Mock Historic
	<b>Plan Form styles:</b>	Modern: Terrace Modern: Flats	Modern: Semi Detached	
	<b>Build Materials:</b>	Brick: Machine (Red) Brick: Rendered Brick: Machine (Coloured)	Pebbled/Shingled Glass	
	<b>Roof Materials:</b>	Tile: Machine Clay Tile: Slate (Natural)	Tile: Cement Tile: Slate (Artificial)	

Zone 14: Bassetbury Lane			
<p><b>Summary:</b> The area that encompasses the Bassetbury Lane zone is a long, thin, elongated area which extends along the course of the Wye running from the historic manor of Bassetbury in the west to Wycombe's most south easterly reaches at King's Mead in the east. Its boundaries are demarcated by the rural landscape of Wycombe Marsh to the south, while the northern it is a mixture of the river Wye and the dismantled railway. The zone contains 8 listed buildings all of grade II status. Part of the area is within High Wycombe's conservation area.</p>			
<p><b>Historical:</b> Until the late 19<sup>th</sup> century much of the zone was formerly a rural landscape composed of meadows along the river Wye and pre 18<sup>th</sup> century enclosed fields. The landscape was punctuated by a number of farms and mills the most well known of which is the site known as Bassetbury manor, Bassetbury's origins as a manorial site are uncertain although it thought to have come into existence when Wycombe manor was split in 1203 and this particular part awarded to the Basset family. The settlement originally consisted of the Manor house, the mill and a farm. During its history the manor changed hands but the immediate area changed little until the 20<sup>th</sup> century when the manor was restored and altered, having fallen derelict, adding an extension to the south together with a portico. This was carried out by Fred Skull who was the eldest son of Charles Edwin Skull, a local furniture manufacturer. In addition to the manor complex the Wye is also features the sites of a number of medieval and post medieval mills including Marsh Green Mill and Funges Farm.</p> <p>As with other parts of Wycombe, the landscape of this zone remained unchanged until the coming of the railway and the extension of the borough boundary. Much of the housing built along the King's Mead Road dates to the 1930s with some later infilling in the later 20<sup>th</sup> century.</p>			
<p><b>Evidential:</b> There have been two archaeological interventions in this area focussing on the Bassetbury and the river Wye. A watching brief (HW 33) to oversee the works to consolidate the river bed indicate that features were post medieval in origin and a building record of Bassetbury tithe barn (HW36). This area is of historical importance and the surrounding area has the potential to contain deposits relating to the medieval and even Anglo Saxon periods. Bassetbury manor contains a number of listed buildings including the 17<sup>th</sup> century manor house Away from these historical centres the archaeological potential is expected to be substantially lower, especially in areas already developed by housing. That said, given the zone's position proximity to the river Wye there is a good potential for archaeological sites ranging in date from prehistoric to post medieval, as evidenced by isolated finds of late Iron Age metal work and Roman pottery at Dean Garden. he preservation of archaeological remains elsewhere near boxtree house</p>			
<p><b>Aesthetic:</b> This zone has a mixed character which also affects the feel and aesthetics. The area around the Bassetbury has more of a rural setting containing a farm and a mill as well as the Manor, justifying its inclusion within a conservation area. Although in the last century residential development has spread along Bassetbury Lane giving the area a more suburban feel. By contrast the residential estate along King's Mead is typical of suburban housing of the inter war period.</p>			
<p><b>Communal Value:</b> With the exception of Bassetbury manor, this area is largely suburban area, possessing a low communal value. Although this part of Wycombe contains the meadow land of King's Mead which is popular with walkers.</p>			
Heritage Values	Built Character (general characteristics)		
<p><b>Evidential Value:</b> Medium  <b>Historical Value:</b> Medium  <b>Aesthetic Value:</b> Low/Medium  <b>Communal Value:</b> Low/Medium</p>	<b>Morphology:</b>	Linear	
	<b>Character Types:</b>	Middle Class Housing 1919-1945 Private Housing 1945-1980 Modern Infill Post 1980	Sports & fitness Terraced Cottages 1919-1945 Allotments
	<b>Architecture</b>	Modern (General)	Mock Historic   Vernacular
	<b>Plan Form styles:</b>	Modern: Semi-detached Modern: Detached	Post medieval: wide frontage
	<b>Build Materials:</b>	Brick: Machine (Red)	Brick: handmade (Red)
	<b>Roof Materials:</b>	Tile: Cement Tile: Machine (Clay)	Tile: Pantile (Machine)

Zone 15: Amersham Hill				
<p><b>Summary:</b> The zone encompasses an area of residential development either side of Amersham Hill, the area extends from historic core of High Wycombe up the valley to. The area also includes Wycombe's railway station and the Castle Hill, classified as a scheduled monument. There are two listed buildings in this area which includes the grade II Castle Hill house and High Wycombe Railway station. A substantial part of this zone lies within the Conservation area of Amersham Hill while its southern extremity is within the conservation area of High Wycombe.</p>				
<p><b>Historical:</b> Prior to the coming of the railway there was little development in this part of High Wycombe, the main feature of this area was the turnpike of Amersham Hill and probably had the flint Cottage public house which was probably built building at this gateway to the town and as an inn for travellers or a stage for changing the post horses. The main catalyst for development was the opening of High Wycombe railway station in 1854 as a terminus to the broad gauge line from Maidenhead. The railway building which is now used as commercial premises was original from a design by Isambard Kingdom Brunel, possibly built by one of his assistants, E. F. Murray or by I. K. Brunel himself. The line was extended to Thame in 1862 which involved creating a new alignment to the north of the original sheds. The old terminus building was then converted into a goods shed and has been extended and altered over the intervening years, although much of the original building still exists, hidden by the extensions. The railway lines have since been removed and the buildings have been turned over to other commercial activities. Castle Street was created following an act of Parliament in 1876 to link Church Street to Crendon Lane, easing the access to the railway station. Late Victorian villas built by the prosperous factory owners, bank managers and other professionals spread up Amersham Hill along what used to be the old turnpike road to Amersham. On the hillside at Hampden Road is home to the town's cemetery, a laid out in the 19<sup>th</sup> century in a garden design style. Amersham hill is also the site of Wycombe Cottage hospital opened in 1875 closed in 1927; the site was later redeveloped for new housing. In 1906 the railway line was altered to connect High Wycombe with London and became the Great Western and Great Central Joint Railway which was a stimulus for development as the proximity of the railway station also allowed commuters to move in to the area, creating an early 'metro-land' type community.</p>				
<p><b>Evidential:</b> There have been three archaeological interventions in this zone, the majority have focussed on investigations at Castle Hill a watching brief (HW14 &amp;16) (HW32) however the results have been inconclusive or have shown the area to be affected by modern disturbance. (HW29), Beyond these investigations there has been a number of chance finds and discoveries throughout this area including a possible Neolithic flint mine discovered during the construction of the railway. Possible Iron Age enclosures and pit found at the cemetery too (HER 003730000). There are also a number of hidden features from the town's earlier history that may survive, including the accounts and cartographic recording of the ancient trackway known as the British Way thought to be the earlier route before the realignment of Crendon Street. This part of Wycombe also contains some important industrial heritage in the form of the station terminal buildings both the Brunel building (which now functions as a warehouse) and the later terminus. Both have afforded designation as Grade II listed buildings.</p>				
<p><b>Aesthetic:</b> This zone contains some attractive Victorian villas such as Clarke House which are locally designated.</p>				
<p><b>Communal Value:</b> Although mostly residential, Amersham Hill contains High Wycombe's museum as well as the busy train station is used by commuters of Wycombe.</p>				
Heritage Values	Built Character (general characteristics)			
<p><b>Evidential Value:</b> Low/Medium <b>Historical Value:</b> Medium <b>Aesthetic Value:</b> Medium <b>Communal Value:</b> Medium</p>	<p><b>Morphology:</b></p>	Linear	Rectilinear/grid	<p><b>Density:</b> Medium</p>
	<p><b>Character Types:</b></p>	Detached villas 1900 -1945 Middle Class Housing 1919 – 1945 Cemetery Private Housing 1945-1980 Educational (historic)	Blocks of Flats 1945-1980 Social Housing 1945-1980 Reservoir Education (Modern) Church	
	<p><b>Architecture</b></p>	Edwardian Mock Historic	Modern (General)	Modern (Municipal)
	<p><b>Plan Form styles:</b></p>	Modern: Semi-detached Modern: Detached	Modern: Terrace	
	<p><b>Build Materials:</b></p>	Brick: Machine (Red) Brick: Painted	Brick: Machine: (Coloured)	
	<p><b>Roof Materials:</b></p>	Tile: Machine (Clay) Tile: Cement	Tile: Slate (Natural) Tile: Pantile (Clay)	



Zone 16: Sands					
<b>Summary:</b> This zone known as Sands is a residential area to the west of High Wycombe's historic core. The zones boundary is defined by the furniture manufacturing area of Desborough Road to the east and the boundary of West Wycombe Park to the west. There are no listed buildings, or historic buildings of note in this area. The zone is outside the Wycombe's conservation area.					
<b>Historical:</b> Prior to the extension of Wycombe's borough boundary Sands was a small hamlet with a distinct identity surrounded by open countryside of pre 18 <sup>th</sup> century enclosure fields. By the 1920s improvements to roads and new housing joined it to the new town from the 1930s onwards. The character transformed to a part of Wycombe's suburban sprawl of semi detached houses for development which saw the building of Housing estates up the boundary of the West Wycombe estate.					
<b>Evidential:</b> There is no identified archaeological interest in this area.					
<b>Aesthetic:</b> Low. This area contains many uniformed semi detached houses which are ubiquitous in High Wycombe.					
<b>Communal Value:</b> This area is almost entirely residential. There is also provision for allotments at Mill End Road.					
Heritage Values		Built Character (general characteristics)			
<b>Evidential Value:</b> Low <b>Historical Value:</b> Low <b>Aesthetic Value:</b> Medium <b>Communal Value:</b> Low	<b>Morphology:</b>	Rectilinear/grid	Winding Roads	<b>Density:</b>	High
	<b>Character Types:</b>	Middle Class Housing 1919-1945 Terraced Cottages 1919-1945 Terraces and Cottages 1900-1919	Allotments Church Woodland: Secondary		
	<b>Architecture</b>	Mock Historic	Modern(General)	Edwardian	
	<b>Plan Form styles:</b>	Modern: Semi-detached Modern: Terrace	Private Housing 1945-1980		
	<b>Build Materials:</b>	Brick: Machine (Red) Pebbled/Shingled	Brick: Rendered Brick: Machine (Coloured)		
	<b>Roof Materials:</b>	Tile: Cement			

Zone 17: Booker Lane					
<b>Summary:</b> The character zone that comprises Booker Lane is a residential area to the south west of High Wycombe's historic core. There area is largely defined by the character of its built environment which was built in a similar style in the inter war period. There are three listed buildings in this zone, all of which are grade II listed. Booker Lane is not within a conservation area.					
<b>Historical:</b> as with other suburbs of High Wycombe, before the expansion of the borough boundary in the 20 <sup>th</sup> century, this part of Wycombe was a rural landscape of 18 <sup>th</sup> century irregular enclosure fields and woodland Castlefields wood. This area started to develop in the 1930s with the development of a new road network branching off from Booker Lane, including Carrington Road and a series of avenues with detached, semi detached middle class housing. To give some sense of community a new church of St Mary and George in Dashwood avenue was the built in 1938. As with other suburbs in Wycombe this development engulfed small farms such as the Copyground farm in Copyground Lane, which now form a relict feature in a suburban landscape, and also grubbed up the ancient woodland of Oakridge Wood. The area includes a small piece of Wycombe's furniture manufacturing Sandown works furniture factory.					
<b>Evidential:</b> The most notable area is Desborough Castle a prehistoric hillfort which was in later used as Anglo Saxon /medieval fortification. There has been one archaeological intervention (HW4) at the Desborough Castle. The potential for discovering archaeology is greater around this site, although assessing the probability of archaeology of the remainder of the zone is difficult as no previous work has been carried out although it should be noted that there were two quarries in the vicinity of Langland Way. In terms of historic builds the area is unremarkable with the exception of the splendid St Mary and St George Church which is contemporary with the surrounding houses and is a listed building. Also protected are the Copyground farm house and barn at Copyground lane which date to the 19 <sup>th</sup> century.					
<b>Aesthetic:</b> The character of this area embodies English suburbia, with its leafy avenues semi detached houses and bungalows. The short period in which the housing estates were constructed means there is little variation in architectural style giving the area a sense of homogeneity. However the monotony of the suburb is offset by striking Byzantine styled church of St Marys and St George, its oxidised copper dome a distinctive landmark in High Wycombe.					
<b>Communal Value:</b> The zone has a low communal value Castlefields school Cholridge School.					
Heritage Values		Built Character (general characteristics)			
<b>Evidential Value:</b> High <b>Historical Value:</b> Medium <b>Aesthetic Value:</b> Low <b>Communal Value:</b> Low	<b>Morphology:</b>	Rectilinear/grid	Winding Roads	<b>Density:</b>	Medium
	<b>Character Types:</b>	Middle Class Housing 1919-1945 Private Housing 1945-1980 Education (Modern)	Castles Woodland: Secondary Regen. Enclosure: Pre C18th Irregular		
	<b>Architecture</b>	Mock Historic	Modern (General)		
	<b>Plan Form styles:</b>	Modern: Semi Detached Modern: Terrace	Modern: Bungalows Modern: Detached		
	<b>Build Materials:</b>	Brick: Machine (Red) Brick: Rendered	Brick: Machine (Coloured)		
	<b>Roof Materials:</b>	Tile: Machine (Clay)		Tile: Cement	

Zone 18: Underwood Road			
<b>Summary:</b> Underwood Road zone is an area of residential housing to the north east of the town centre. The area is defined by the character of the housing which was built in a phase of suburban expansion. There are no listed buildings and the area is not in a conservation area.			
<b>Historical:</b> Before this area was developed, the landscape was a rural one of pre 18 <sup>th</sup> century irregular fields. Construction of housing started in the mid 1920s and was largely completed by the 1930s. The character of housing was largely middle class semi detached and terraces. There was some piecemeal infilling of housing at Nicholas Grove.			
<b>Evidential:</b> Assessing the archaeological potential of this zone is problematic as no previous work has been carried out. However, the scale of modern ground disturbance would suggest generally low potential.			
<b>Aesthetic:</b> The vast majority of estates are in a general modern style, there are a number of greens and squares but the provision for green space is generally limited.			
<b>Communal Value:</b> The area contains Hannah Ball community school.			
Heritage Values	Built Character (general characteristics)		
<b>Evidential Value:</b> Low <b>Historical Value:</b> Low <b>Aesthetic Value:</b> Low <b>Communal Value:</b> Low	<b>Morphology:</b>	Winding Roads	<b>Density:</b> High
	<b>Character Types:</b>	Middle Class Housing 1919-1945 Modern Infill Post 1980 Education (Modern)	Private Housing 1945-1980 Leisure Woodland: Secondary Regen. Chapel (Non-conformist)
	<b>Architecture</b>	Mock Historic	Modern (General)
	<b>Plan Form styles:</b>	Modern: Semi Detached Modern: Terrace	Modern: Flats
	<b>Build Materials:</b>	Brick: Machine (Red)	Brick: Render
	<b>Roof Materials:</b>	Tile: Cement	Tile: Pantile (Machine)

Zone 19: Hughenden Road			
<b>Summary:</b> The Hugenden Road or the A4128, a historic road and of the main arterial routes that connects the historic core of High Wycombe to the north. This zone is largely defined by the residential area that has built up around it. There are three listed buildings and a small proportion of zone at the southern end is within High Wycombe's character area.			
<b>Historical:</b> The earliest part of the zone is Temple End which is part of the extension of Wycombe's medieval core. Development did not was contained until the late 19 <sup>th</sup> century when residential development spread along the axial route of Hugenden Road., this also included some mixed development of furniture factories 1888. As with Amersham Hill, this area was one of the earlier parts of High Wycombe to be suburbanised with Edwardian housing being built at the southern end of Hughenden Road. By the 1900s a framework for further development was laid out in the form of a network of roads which ran parallel to the Hughenden Road, (Coningsby, Roberts and Hampden Roads). In the 1920s semi detached and detached middle class housing were constructed along these streets and form the bulk of the housing in this area.			
<b>Evidential:</b> The greatest potential for archaeological discovery is at the southern end of the zone which historically was part of the medieval/post medieval town; there has been one archaeological intervention here (HW 24) which was affected by modern disturbance. Elsewhere the archaeological record shows that there have been a number of finds/discoveries relating to Iron Age burials and a burial mound at the north end of Connisby Road. For the remainder of the zone the archaeological potential is largely unknown. There are several historic buildings of note, all at Temple End one of which is a cruck framed building refronted in the 18 <sup>th</sup> century.			
<b>Aesthetic:</b> With the exception of some attractive Edwardian buildings around Hughenden Road, this zone is largely composed of 1920s/30s housing.			
<b>Communal Value:</b> The zone is entirely residential and lacks any form of communal space.			
Heritage Values	Built Character (general characteristics)		
<b>Evidential Value:</b> Medium <b>Historical Value:</b> Low/Medium <b>Aesthetic Value:</b> Low <b>Communal Value:</b> Low	<b>Morphology:</b>	Linear	Looped Network
	<b>Character Types:</b>	Middle Class Housing 1919-1945 Middle Class Housing 1900-1919 Victorian Terraces 1850-1900	Private Housing 1945-1980 Modern Infill Post 1980 Allotment
	<b>Architecture</b>	Edwardian	Victorian
	<b>Plan Form styles:</b>	Modern: Semi detached Modern: Detached	Modern: Terraces
	<b>Build Materials:</b>	Brick: Machine (Red)	Brick: Machine (Coloured)
	<b>Roof Materials:</b>	Tile: Pantile (Machine) Tile: Machine (Clay)	Tile: Slate (Artificial)

Zone 20: Hillary Road					
<b>Summary:</b> This leaf shaped zone to the north east of the Wycombe's historic core is demarcated by the railway line to the south and Hatters Lane to the East and Lichfield and Totteridge Road to the west. There are no listed buildings and the zone is outside High Wycombe's conservation areas.					
<b>Historical:</b> This area was largely developed in the 1930s as a result of Wycombe's continuing expansion. An industrial area to the south adjacent to the railway was home to furniture manufacture including Ercol's factory which has since been vacated and redeveloped with flats and housing.					
<b>Evidential:</b> There have been two archaeological investigations relating to the former Ercol factory (HW28) and (HW30) although nothing was discovered due to ground disturbance. Beyond Wycombe industrial heritage assessing the archaeological potential of this zone is problematic as no previous work has been carried out. The scale of modern ground disturbance would suggest the zone has a generally low potential for archaeological discovery.					
<b>Aesthetic:</b> This area is residential housing dating to the 1930s and has a low aesthetic value.					
<b>Communal Value:</b> There are a number of greens and open spaces within this residential area which adds the amenity and character of the place. Some areas of which are also in use as playgrounds adding to the recreational value of the place. The zone has the Hillcrest school which is positioned at the heart of the character area.					
Heritage Values		Built Character (general characteristics)			
<b>Evidential Value:</b> Low <b>Historical Value:</b> Low <b>Aesthetic Value:</b> Low <b>Communal Value:</b> Low	<b>Morphology:</b>	Looped Network Rectilinear Grid	Winding Roads	<b>Density:</b> High	
	<b>Character Types:</b>	Social Housing 1945-1980 Modern Infill Post 1980	Education: Modern Blocks of Flats (1945-1980)		
	<b>Architecture</b>	Municipal Modern	Brutalistic	Modern (General)	
	<b>Plan Form styles:</b>	Modern: Semi-detached Modern: Terrace	Modern: Bungalow Modern: Flats		
	<b>Build Materials:</b>	Brick: Machine (Red) Brick: Rendered		Brick: Machine (Coloured)	
	<b>Roof Materials:</b>	Tile: Cement			

Zone 21: Wycombe Marsh Industry					
<b>Summary:</b> This mixed area of industry, civic and retail lies to the south east of High Wycombe's historic core is next to the river Wye and adjacent to the historic hamlet of Wycombe Marsh. The area has no listed buildings and is not within a conservation area.					
<b>Historical:</b> This area has been the focus for industrial activity from at least the medieval period when this part of the river Wye was managed to accommodate several of Wycombe's corn mills, including, Bowden mill. During the post medieval to modern periods, mills were been replaced, new ones and added and existing ones adapted to new demands, principally paper making, both Bowden and Marsh mills were adapted for this purpose. In the 19 <sup>th</sup> century the area became the focus for the furniture industry, other Paper Mill of Wycombe's industries. By the end of the 20 <sup>th</sup> century industry in this part of Wycombe started to decline and the Bunzl mill closed down and was replaced by a retail park.					
<b>Evidential:</b> Excavations at the Bunzl Paper Mill Wycombe Marsh (HW19) in advance of demolition the mill was largely destroyed by fire in the late 18 <sup>th</sup> century, (HW22), (HW26), (HW30) Given the rich industrial history along this stretch of the Wye there is a high potential for the discovery of archaeological remains from all periods although with greater bias towards the Anglo Saxon, medieval and post medieval periods. The water table and soil conditions are also conducive for the preservation of organic remains.					
<b>Aesthetic:</b> Despite the presence of the industrial, manufacturing areas and the retail park, the aesthetic value of this area is medium as significant proportion of this area is historic meadowland.					
<b>Communal Value:</b> The meadowland is used recreationally by the public while the allotment is used by residents of Wycombe Marsh. The retail park is also a commercial draw.					
Heritage Values		Built Character (general characteristics)			
<b>Evidential Value:</b> High/ Medium <b>Historical Value:</b> Medium <b>Aesthetic Value:</b> Low <b>Communal Value:</b> Medium	<b>Morphology:</b>	Linear		<b>Density:</b> Medium	
	<b>Character Types:</b>	Sewage/Waterworks Retail (Post 1945) Education (Historic) Factory	Terraced Cottages 1919-1945 Industrial: Post 1945 Allotments Watermill		
	<b>Architecture</b>	Edwardian		Modern (General)	
	<b>Plan Form styles:</b>	Modern: Semi Detached Modern: Terrace			
	<b>Build Materials:</b>	Brick: Machine (Red)			
	<b>Roof Materials:</b>	Tile: Cement			

Zone 22: Micklefield					
<b>Summary:</b> The character area of Micklefield is a residential area to the north east of Wycombe's historic core. There are no listed buildings in this zone and it is outside of Wycombe's conservation areas.					
<b>Historical:</b> Before the Micklefield was developed this part of Wycombe was open countryside, made up of pre 18 <sup>th</sup> century enclosures and ancient woodlands. Highfield Wood. It was during the 1930s that the Micklefield estate was constructed, containing a mixture of semi detached and terraced housing at Micklefield Road, St Hugh's Avenue, by the 1940s Micklefield was known colloquially as the 'Rhondda Valley' because of its large Welsh population. The estate continued its development into the 1970s when more housing was built at places like Buckingham Drive and Tilling Crescent. During the 1970s and 1980s Micklefield acquired a reputation for vandalism and deprivation. However this standing was largely ameliorated in the by the end of the 20 <sup>th</sup> century.					
<b>Evidential:</b> This zone has had one archaeological intervention; an excavation at Micklefield (HW3) suggested the presence of a Romano British settlement predating the villa site at Holywell Mead by 35 years. Some isolated Roman finds have also been found within the vicinity of the site. Other parts of the Micklefield estate also yielded archaeology, suggesting this area has some potential for yielding buried archaeology. Evidence for Bronze Age activity with possible cist burials were dug up by workmen in the 1930s at Micklefield Road (HER 0061200000).					
<b>Aesthetic:</b> The vast majority of estates are in a general modern style, there are a number of greens and squares and the development of Micklefield has incorporated the historic woodland of Highfield Wood. Other than these areas the provision for green space is generally limited.					
<b>Communal Value:</b> The area contains two schools and two chapels which form a focus for community activities.					
Heritage Values		Built Character (general characteristics)			
<b>Evidential Value:</b> Low/Medium <b>Historical Value:</b> Low <b>Aesthetic Value:</b> Low <b>Communal Value:</b> Low	<b>Morphology:</b>	Looped Network	Winding Roads	<b>Density:</b>	High
	<b>Character Types:</b>	Private Housing 1945-1980 Middle Class Housing 1919-1945 Blocks of Flats 1945-1980	Education: Modern Church Woodland: Secondary Regeneration		
	<b>Architecture</b>	Modern (General)	Mock Historic		
	<b>Plan Form styles:</b>	Modern: Terrace Modern: Bungalows	Modern: Flats		
	<b>Build Materials:</b>	Brick: Machine (Red) Brick: Machine (Coloured)	Brick: Rendered		
	<b>Roof Materials:</b>	Tile: Machine (Clay) Tile: Cement	Pebbled/Shingled		

Zone 23: Desborough Industry					
<b>Summary:</b> The Desborough Industry is a small character zone to the west of High Wycombe's historic core its boundaries are defined by the Wycombe Road to the north, the Desborough Road to the south. The river Wye also runs through this zone. There are two listed buildings in this area and it is outside the conservation area.					
<b>Historical:</b> Before this area was developed for industrial use, this part of Wycombe was outside of the borough boundary and was a rural landscape, the only features being the watermills on the river Rye. Near the Oxford Road was the site of Ash or Lane's mill which was active in the post medieval period, although there is debate as to whether its origins date back to Domesday, this mill was active until the 19 <sup>th</sup> century. This area fundamentally changed in the 19 <sup>th</sup> century when the borough boundary was extended to accommodate new growth. This area was one of the first areas to locate Wycombe's furniture industry. A number of factories were established here including the Goodchild Brothers on the Wycombe Road. Two-storey 1970s flat-roofed building on site of Riverside Works, the furniture factory of John Hawkins & Co which was destroyed by fire in 1971. Now Furniture Direct's factory showroom that make tailor-made sofas and chairs. At the eastern end of the zone is a retail area, established in the early 20 <sup>th</sup> century which leads into High Wycombe's main shopping area.					
<b>Evidential:</b> There have been no archaeological interventions in Desborough Industry although, this area is near to some important archaeological sites, and the leper Hospital of St Margaret's on the Desborough Road abuts this zone. There is also the potential archaeology relating to historic mill sites along the river Wye. There are no historic buildings of note in this area as most are modern industrial constructions. However, there are many undesignated buildings relating to Wycombe's furniture industry that are of regional and possibly national significance.					
<b>Aesthetic:</b> This zone is functional in design and broken into smaller areas through the use of business parks and discrete trading estates with little aesthetic interest.					
<b>Communal Value:</b> This zone is the principally an industrial and commercial area of Wycombe although has a retail area at its eastern end which connects to Wycombe's main shopping centre.					
Heritage Values		Built Character (general characteristics)			
<b>Evidential Value:</b> Low/Medium <b>Historical Value:</b> Low/Medium <b>Aesthetic Value:</b> Low <b>Communal Value:</b> Low	<b>Morphology:</b>	Linear		<b>Density:</b>	Medium
	<b>Character Types:</b>	Industrial Post 1945 Offices Post 1945	Factory		
	<b>Architecture</b>	Modern (General)			
	<b>Plan Form styles:</b>	N/A			
	<b>Build Materials:</b>	N/A			
	<b>Roof Materials:</b>	N/A			

Zone 24: Bookerhill Road						
<b>Summary:</b> Bookerhill Road is an area of residential and industrial area to the west of Wycombe town centre. There are no listed buildings and the area is outside any of Wycombe's conservation areas,						
<b>Historical:</b> This area was formerly pre 18 <sup>th</sup> century irregular enclosures before it was developed in the 20 <sup>th</sup> century. This area of Wycombe was one of the last areas to be developed in High Wycombe.						
<b>Evidential:</b> Assessing the archaeological potential of this zone is problematic as no previous work has been carried out. There is little information to glean from the Historic Environment Record. However given the scale of modern development and lack of recorded finds over most of the zone suggests very low potential.						
<b>Aesthetic:</b> The vast majority of estates are in a general modern style, there are a number of greens and fossilised woodlands such as Round Wood and Five Acre Wood from the earlier rural landscape. Otherwise the provision for green space is generally limited.						
<b>Communal Value:</b> This zone is well served with open spaces that could be used to a better advantage.						
Heritage Values	Built Character (general characteristics)					
Evidential Value: Low Historical Value: Low Aesthetic Value: Low Communal Value: Low	<b>Morphology:</b>	Rectilinear/grid	Looped Network	<b>Density:</b>	High	
	<b>Character Types:</b>	Private Housing 1945 - 1980 Education (Modern) Social Housing 1945-1980 Middle Class Housing 1919-1945	Private Housing Post 1980 Woodland: Secondary Regen. Enclosure: Pre C18th Irregular			
	<b>Architecture</b>	General (Modern)		Mock Historic		
	<b>Plan Form styles:</b>	Modern: Semi-detached Modern: Bungalows Modern: Detached	Modern: Terraced			
	<b>Build Materials:</b>	Brick: Machine (Red)				
	<b>Roof Materials:</b>	Tile: Cement		Tile: Pantile (Machine)		

Zone 25: Cressex Industrial						
<b>Summary:</b> Cressex industrial is an area to the south west of High Wycombe's town centre where major industry is located. There are four listed buildings including Holmer's farmhouse, Holmer's Lane, Cressex House and Loakes House. The zone is not in any of Wycombe's conservation areas.						
<b>Historical:</b> Prior to its development as an industrial centre Cressex was a rural area, characterised by pre 18 <sup>th</sup> century irregular fields, the only settlement consist of some isolated farmstead of Hill Farm and Cressex Farm on what is now the Marlow Road. The industrial area of Cressex started to develop in the 1930s with construction of housing along the Marlow Road. By the 1950s an industrial estate began to develop, 1960s the area had a small shopping centre. By the 1980s an extension to the Cressex industrial estate was made with opening of a business park.						
<b>Evidential:</b> Assessing the archaeological potential of this zone is problematic as no previous work has been carried out. There is little information to glean from the Historic Environment Record. However given the scale of modern development and lack of recorded finds over most of the zone suggests very low potential.						
<b>Aesthetic:</b> This zone is functional in design and broken into smaller areas through the use of business parks and discrete trading estates with little aesthetic interest.						
<b>Communal Value:</b> This zone is the principal industrial and commercial area of High Wycombe.						
Heritage Values	Built Character (general characteristics)					
Evidential Value: Low Historical Value: Low Aesthetic Value: Low Communal Value: Low	<b>Morphology:</b>	Looped Network	Winding Roads	<b>Density:</b>	Medium	
	<b>Character Types:</b>	Industrial Post 1945 Private Housing 1945-1980				
	<b>Architecture</b>	Modern (General)		Mock Historic		
	<b>Plan Form styles:</b>	Modern: Semi-detached Modern: Detached Leisure	Medical (Modern) Medical (Historic) Education (Modern)	Education (Historic)		
	<b>Build Materials:</b>	Brick: machine (red) Brick: render		Brick: machine (coloured)		
	<b>Roof Materials:</b>	Tile: Machine (Clay) Tile: Cement				

Zone 26: Booker					
<b>Summary:</b> The Booker character area is located at the south western corner of High Wycombe.					
<b>Historical:</b> Before Booker was suburbanised, this part of Wycombe was open countryside, made up of pre 18 <sup>th</sup> century enclosures and ancient woodlands. The area contained the hamlet of Booker which bordered the common. Despite the hamlet being coalesced into the 1950s suburban sprawl of High Wycombe it still retains a distinct identity, its 19 <sup>th</sup> century terraces and cottages and Wesleyan chapel along Limmer Lane are a stark contrast to the surrounding modern housing. The remainder of the Booker estate has tried to retain the features of the former landscape although there have been some casualties with the removal of the historic farmsteads of Limmer Farm and Booker Hill farm to make way for modern housing. In addition to the residential area, the Sands industrial estate was added in the 1970s/1980s at Hillbottom Road. The other important feature of this area as well as the Adams Park stadium for Wycombe Wanderers and Wasps rugby club					
<b>Evidential:</b> Assessing the archaeological potential of this zone is problematic as no previous work has been carried out. There is some potential for medieval post medieval archaeology to be found at the Booker hamlet, otherwise, the scale of modern ground disturbance would suggest generally low potential.					
<b>Aesthetic:</b> The majority of Booker character area is developed in a modern general style; the one exception is the original Booker hamlet which contains some attractive buildings set in an open space of the cricket ground. This area is a welcome oasis from the homogeneity of modern housing that surrounds it.					
<b>Communal Value:</b> Booker is well served with green space containing allotments, a generous recreation ground, cricket ground and the large open space of Booker Common.					
Heritage Values	Built Character (general characteristics)				
<b>Evidential Value:</b> Low <b>Historical Value:</b> Low <b>Aesthetic Value:</b> Low <b>Communal Value:</b> Low	<b>Morphology:</b>	Rectilinear/grid	Winding Roads	<b>Density:</b>	High
	<b>Character Types:</b>	Middle Class Housing 1919-1945 Private Housing 1945-1980 Sports/Fitness Private Housing Post 1980 Leisure	Terraced Cottages 1919-1945 Church Inns/Taverns Terraced & Cottages 1900-1919 Allotments		
	<b>Architecture</b>	Mock historic	Modern (General)		
	<b>Plan Form styles:</b>	Modern: Terrace Modern: Semi-detached Modern: Bungalows			
	<b>Build Materials:</b>	Brick: Machine (Coloured) Brick: Machine (Red)		Brick: Rendered	
	<b>Roof Materials:</b>	Tile: Cement		Tile: Machine Clay	

Zone 27: Totteridge						
<b>Summary:</b> The Totteridge character zone is a large area of residential housing that covers the north eastern quarter of High Wycombe. A small proportion of the zone, covering the historic hamlet of Totteridge, has its own designated conservation area. The zone has a total of three listed buildings including the Grade II* building of the Church of St Francis and Royal Grammar School, the latter is protected by its own special conservation area.						
<b>Historical:</b> Prior to the development of housing, Totteridge was a rural area with Pre 18 <sup>th</sup> century irregular fields and dispersed settlements; the most notable is the hamlet of Totteridge where this part of Wycombe derives its name. There were a number of farmsteads too including Little Totteridge House and Little Totteridge Farm, the latter still survives albeit fossilised in a suburban environment. The expansion of the town's borough boundaries brought about new development and the first housing was built c 1920s along the axial routes of Amersham Road.						
<b>Evidential:</b> With the exception of the odd chance find, there has been no previous archaeological work in this particular zone which makes the assessment of archaeological potential problematical. Archaeological potential for most of the zone is low although there is greater possibility for archaeology to be found adjacent to historic routes and the historic settlement of Totteridge.						
<b>Aesthetic:</b> There are a number of public parks and open spaces in this zone. The design of the interwar estates made provision for 'green spaces' with houses built around a central green which are also in use as playgrounds adding to the recreational value of the place.						
<b>Communal Value:</b> Totteridge is well provided with education establishments including Royal Grammar School, and two other schools, (from infant to senior level). A number of churches and chapels provide a vital community focus for this area while the large recreation ground and playing fields is an important green space in this part of High Wycombe.						
Heritage Values	Built Character (general characteristics)					
<b>Evidential Value:</b> Low <b>Historical Value:</b> Low <b>Aesthetic Value:</b> Low/Medium <b>Communal Value:</b> Low	<b>Morphology:</b>	Rectilinear/grid Linear	Looped Network Winding Roads	<b>Density:</b>	Medium/High	
	<b>Character Types:</b>	Private Housing 1945-1980 Middle Class Housing 1919-1945 Social Housing 1945-1980 Sports/Fitness Middle Class Housing 1900-1919 Education (Historic)		Blocks of Flats 1945-1980 Modern Infill Post 1980 Education (Modern) Church Inns/Taverns Rural Historic		
	<b>Architecture</b>	Modern (General) Mock Historic	Edwardian Municipal Modern	Victorian		
	<b>Plan Form styles:</b>	Modern: Terrace Modern: Semi-detached		Modern: Detached		
	<b>Build Materials:</b>	Brick: Machine (Red) Brick: Coloured		Brick: Machine (Coloured)		
	<b>Roof Materials:</b>	Tile: Machine Clay		Tile: Cement		
	Zone 28: Telford Way					
<b>Summary:</b> The Telford Way covers an area of residential housing to the north west of High Wycombe's historic core. This zone has no listed buildings and is not covered by a conservation area.						
<b>Historical:</b> Like most suburbs in High Wycombe, this part of the town was a rural landscape in the early 20 <sup>th</sup> century until the borough boundary revisions opened up the landscape for development. Development came late to this part of Wycombe with the majority of housing being built in the 1970s and 1980s in a mixture of semi detached, terraces and flats. The housing at The Pastures and Brunel Way are emblematic of this development. The latest phase of house building occurred at the end of the 20 <sup>th</sup> century when high density housing at Mendip Way and Cumbrian Way was built on allotment gardens.						
<b>Evidential:</b> Assessing the archaeological potential of this zone is problematic as no previous work has been carried out. There is also little information to draw upon from the Historic Environment Record. Given the position of Telford Way this area is classified as being of low potential to yield archaeology.						
<b>Aesthetic:</b> There are a number of public parks and open spaces in this zone. The design of the interwar estates made provision for 'green spaces' with houses built around a central green which are also in use as playgrounds adding to the recreational value of the place.						
<b>Communal Value:</b> There is the Disraeli school in this zone although the provision for recreation, sports grounds and public parks is not as well provisioned as other suburbs in High Wycombe.						
Heritage Values	Built Character (general characteristics)					
<b>Evidential Value:</b> Low <b>Historical Value:</b> Low <b>Aesthetic Value:</b> Low <b>Communal Value:</b> Low	<b>Morphology:</b>	Looped Network			<b>Density:</b>	High
	<b>Character Types:</b>	Private Housing 1945-1980 Private Housing Post 1980 Recreation		Education (Modern) Church		
	<b>Architecture</b>	Modern (General)				
	<b>Plan Form styles:</b>	Modern: Terrace Modern: Semi-detached		Modern: Flats Modern: Detached		
	<b>Build Materials:</b>	Brick: Machine (Red) Brick: Machine (Coloured)				
	<b>Roof Materials:</b>	Tile: Cement Tile: Machine Clay		Tile: Pantile (Machine)		

Zone 29: Wycombe Commercial Centre			
<b>Summary:</b> This area split over two sites comprises the modern retail centre of High Wycombe including the former Octagon and more modern Eden Centre. The built heritage of this zone consists of modern retail, car parks and office development built in an international style using glass and concrete rather than the more traditional brick built 1970s style of architecture. Street in particular contains some unique modern structures. There are no listed buildings and the zone is not protected by a conservation area.			
<b>Historical:</b> The area immediately west of the town centre was formerly a medieval/post medieval suburb of Wycombe known as Newlands. However by the late 19 <sup>th</sup> century Newlands was an area of deprivation, containing some of the town's poorest residents who lived in slums with poor sanitary conditions. Much of Newlands was demolished and cleared in the 1930s and 1960s as part of the town's regeneration. In its place it made way for a new retail area: the Octagon Centre and the Chilterns Shopping Centre. The Octagon which opened in the 1970. After 30 years this the shopping centre was run down and lost its commercial attraction, consequently a new shopping centre was planned to rejuvenate the town and the name 'Eden' chosen, site for the new complex was to be just south of Oxford Road, a dual carriageway section of the A40 on two flat car parks.			
<b>Evidential:</b> There have been three archaeological interventions (HW 15), (HW31), (HW38), and (HW41). Despite being in the historic core of High Wycombe and yielding significant finds, the archaeological potential for most of the zone is low due to the modern disturbance, although there is some possibility for archaeology to be found adjacent to river courses and historic routes.			
<b>Aesthetic:</b> Most of the area is modern in character and some is architecturally unattractive and functional. However there are parts of the zone that contains some unique and innovative design, in particular the new Eden centre which has regenerated this part of the town with some attractive buildings which have given greater access permeability			
<b>Communal Value:</b> The communal value for this area is high. The new shopping centre includes a bus station, a modern library as well as entertainment in the form of a cinema and a bowling alley.			
Heritage Values	Built Character (general characteristics)		
<b>Evidential Value:</b> Low <b>Historical Value:</b> Low <b>Aesthetic Value:</b> Low/medium <b>Communal Value:</b> High	<b>Morphology:</b>	Linear	<b>Density:</b> High
	<b>Character Types:</b>	Retail (Post 1945) Industrial (Post 1945) Offices Modern Infill Post 1980	Bus Station Railway Victorian Terraces 1850-1900
	<b>Architecture</b>	International	Modern (General)
	<b>Plan Form styles:</b>	Modern: Semi-detached	Modern: Detached
	<b>Build Materials:</b>	Glass Concrete Brick: Machine (Red)	Brick: Machine (Coloured) Brick: Painted
	<b>Roof Materials:</b>	Tile: Pantile	Tile: Slate (Natural)

Zone 30: Dolittle Village			
<b>Summary:</b> Dolittle Village is a discreet residential area to the south west of Wycombe Abbey. There are no listed buildings in this zone and the area is not protected by any conservation area designation.			
<b>Historical:</b> This area was formerly part of the designed landscape of Wycombe Abbey until it became a part of the RAF's air force base of Daws Hill before the outbreak of the Second World War. The landscape remained unchanged until the late 1960s/1970s when the woods in this part of the park were cleared to build housing to for RAF personnel. The buildings accommodated military families until the 1990s when they were sold off for private ownership The estate is now named after General James Harold Dolittle, the Second World War American commander of the USAF Eighth Air Force who was based at Daws Hill from 1944 to 1945. At the end of the 20 <sup>th</sup> century more housing was constructed on a new estate, Knights Templar Way, to the west of Dolittle Village.			
<b>Evidential:</b> Assessing the archaeological potential of this zone is problematic as no previous work has been carried out. There is also little information to draw upon from the Historic Environment Record, although there might be some archaeological remnants from the former park and garden of Wycombe Abbey.			
<b>Aesthetic:</b> The majority of houses in Dolittle village were built in a utilitarian modern style which is characteristic of housing built for personnel in the British armed services. However, the houses are set in an abundance of green space. The character of the housing at Knights Templar Way is of a mock Tudor style although the houses are also set in larger gardens.			
<b>Communal Value:</b> Dolittle Village has its own distinct identity and was designed to be a self contained community for the armed services with its own shops, library and school.			
Heritage Values	Built Character (general characteristics)		
<b>Evidential Value:</b> Low <b>Historical Value:</b> Low <b>Aesthetic Value:</b> Low <b>Communal Value:</b> High	<b>Morphology:</b>	Winding Roads	Looped Network
	<b>Character Types:</b>	Military Housing Private Housing (Post 1980)	Education (modern) Private Housing 1945-1980
	<b>Architecture</b>	Modern (General)	Mock Historic
	<b>Plan Form styles:</b>	Modern Terrace Modern: Detached	Modern: Bungalows Education (Modern)
	<b>Build Materials:</b>	Brick: Machine (Red)	
	<b>Roof Materials:</b>	Tile: Cement	



Zone 31: Cressex Community				
<b>Summary:</b> Located to at the southern end of High Wycombe bordering the M40 motorway, the Cressex Community zone is a mixed area of civic, residential, commercial and recreational uses. There is one listed building in this area and the zone is not within any of High Wycombe's conservation areas.				
<b>Historical:</b> This part of High Wycombe was a rural landscape up until the 1930s when a sudden wave of development enveloped the area. The first area to be built was housing along the Cressex Road, where rows of middle class semi detached houses were constructed. At the same time some infrastructure was built with the housing as at the western end of Cressex Road, was established as a hospital for infectious diseases - later to become known as Booker General hospital. After the Second World War development gathered pace with the construction of more housing at Daws Hill Lane and Holmer's farm way. The construction of the M40 in the 1970s defined the area for development between the motorway and Cressex Road which was gradually infilled over the next thirty years with offices, retail outlets and sports centres.				
<b>Evidential:</b> Assessing the archaeological potential of this zone is problematic as no previous work has been carried out. There is also little information to draw upon from the Historic Environment Record. The scale of modern development and the former rural history suggests this zone has a generally low potential for archaeological discovery.				
<b>Aesthetic:</b> Most of the area is modern in character and is architecturally unattractive and functional. The area is adversely impacted by the busy Cressex road to the north and the M40 motorway to the south.				
<b>Communal Value:</b> The communal value of this area is medium. The Cressex community contains a concentration of schools including Chepping Wycombe, John Hampden Grammar and St Bernard's RC school. There is also the leisure and sports centre, the Cressex shopping centre, and the hotels. All of these facilities catering for a largely transient population.				
Heritage Values	Built Character (general characteristics)			
<b>Evidential Value:</b> Low <b>Historical Value:</b> Low <b>Aesthetic Value:</b> Low <b>Communal Value:</b> Medium	<b>Morphology:</b>	Winding Roads	Rectilinear/grid	<b>Density:</b> High
	<b>Character Types:</b>	Private Housing (1945-1980) Middle Class Housing (1919-1945) Education (Modern) Superstores (Modern)	Offices (Post 1945) Medical (Modern) Leisure (post 1945)	
	<b>Architecture</b>	Modern (General)	Mock Historic	
	<b>Plan Form styles:</b>	Modern (semi detached) Modern (Detached) Modern (Terraced)	Modern: (Flats)	
	<b>Build Materials:</b>	Brick: Machine (Red) Brick: Machine (Coloured)	Brick: Rendered Brick: Machine Coloured	
	<b>Roof Materials:</b>	Tile: Cement Tile: Pantile (Machine)	Tile: Machine (Clay)	

### **III RECOMMENDATIONS**

#### **7 Management Recommendations**

##### **7.1 Conservation Area Appraisals**

It is recommended that there is a review of a potential conservation area for the Booker hamlet.

Also worth considering is the whether Dolittle Village merits conserving as an example of 20<sup>th</sup> century military community.

There are no recommendations for the extension of existing conservation areas.

##### **7.2 Registered Parks and Gardens**

There are no recommendations for the extension or addition of Registered Parks and Gardens.

##### **7.3 Archaeological Notification Areas**

There are no recommendations for the extension of archaeological notification areas.

##### **7.4 Scheduled Monuments**

In light of new evidence it is recommended that last to the west of the Roman villa site at the Rye be Scheduled as an Ancient Monument.

## 8 Research Agenda

### Prehistoric

- To investigate the possibility of earlier settlement in and around the town.

### Roman

- Further archaeological survey investigation into the Roman site of The Rye could lead to reinterpretation of the villa site excavated in the 1930s and 1950s.
- Is there any evidence of Roman settlement within the historic core of High Wycombe?
- To confirm the presence or absence of the Roman Road which is believed to run past the town?

### Anglo Saxon

- Not much is known about the extent of Anglo Saxon Wycombe,
- Whether there is evidence for an early medieval church at the site of All Saints?

### Medieval

- Establish the date at which the High Street and the burgage plots were laid out. Is there contemporary evidence for plot reorganisation in the 'older' areas of the town to the west?
- What do activities in the rear of the 'burgage' plots reveal about the economy of medieval Wycombe?
- What evidence can we find for commercial, craft or industrial activities in the fabric of surviving medieval buildings, archaeological remains and the documentary record?
- Is there any evidence for Stephen's civil war siege in the 11<sup>th</sup> century?

### Post Medieval

- Is there evidence of amalgamation of burgage or tenement plots in Wycombe's borough in the post medieval period?
- An investigation into the history of the paper making industry in Wycombe from 17<sup>th</sup> to 19<sup>th</sup> centuries.

### Modern

- An investigation into the manufacturing industry in Wycombe 19<sup>th</sup> and 20<sup>th</sup> centuries.

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Chepping Wycombe Borough	1849	CBS: Q/AB/70/30

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#### Abbreviations

BGS	British Geological Survey
CBS	Centre for Buckinghamshire Studies
GIS	Geographic Information Systems
HLC	Historic Landscape Characterisation
OD	Ordnance Datum
OS	Ordnance Survey

## 9 Addresses

Name	Address	Contact Details
Buckinghamshire County Archaeological Service.	Countryside and Heritage, Buckinghamshire County Council, Annexe A, County Hall, Bucks, HP22 1UY	Tel. 01296-382927
English Heritage South East Region	English Heritage, Eastgate Court, 195-205 High Street, GUILDFORD, Surrey GU1 3EH	Tel. 01483 252000
Wycombe District Council	Wycombe District Council, Queen Victoria Road High Wycombe, Buckinghamshire, HP11 1BB	Tel. 01494 461 000
Buckinghamshire Archaeological Society	Buckinghamshire Archaeological Society County Museum, Church Street Aylesbury, HP20 2QP	Website: <a href="http://www.bucksas.org.uk">www.bucksas.org.uk</a>

## 1 Appendix: Chronology & Glossary of Terms

### 1.1 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
I	AD 410 – 1066	First recorded Viking raids	AD 789
Medieval	1066 – 1536	Battle of Hastings – Norman Conquest	1066
		Wars of the Roses – Start of Tudor period	1485
		Built Environment: Medieval	Pre 1536
Post Medieval	1536 – 1800	Dissolution of the Monasteries	1536 and 1539
		Civil War	1642-1651
		Built Environment: Post Medieval	1536-1850
		Built Environment: Later Post Medieval	1700-1850
		Victorian Period	1837-1901
Modern	1800 – Present	World War I	1914-1918
		World War II	1939-1945
		Cold War	1946-1989
		Built Environment: Early Modern	1850-1945
		Built Environment: Post War period	1945-1980
		Built Environment: Late modern-21 <sup>st</sup> Century	Post 1980

### 1.2 Glossary of Terms

Terms	Definition
alienate	To transfer (property or a right) to the ownership of another, especially by an act of the owner rather than by inheritance. A transfer of title, or a legal conveyance of property to another, also applies to grants of freehold tenancy
The Anarchy	Period of civil war between 1139 and 1154 when Queen Matilda fought with King Stephen for the throne. Essentially only ended with Stephen's death in 1154
Boor (DB)	a lower class of peasant, but above a slave
Borough	Medieval. Town that was granted some level of self government during the medieval period.
Catalogue of Ancient Deeds	Details of conveyances of land throughout the medieval period from the 12 <sup>th</sup> century to the 16 <sup>th</sup> century.
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
Conservation Area	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance (Planning Act 1990)
Court Roll	Records of the manorial court usually held on a yearly basis. Used from 12 <sup>th</sup> Century onwards.
Dissolution	Confiscation of all monastic lands by Henry VIII in the period 1536-1541
Enclosure Award	Acts of Parliament were introduced to enclose (erect fencing) open fields and commons. Main period of enclosure by Act was 1750-1860, carried out on a parish basis.
Evaluation	Archaeological evaluation is made up of a number of different techniques that are tailored to assess the archaeological potential of a site, often before planning permission is given. Evaluation usually involves one or more processes from the following: desk based assessment, test-pitting, fieldwalking, 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	Non-intrusive survey of the landscape through topographical analysis including methodical 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
Hyde/caracate	Measurement of land. Exact modern equivalent varies between counties, but is considered to be approximately 120 acres.
Manor	An official manor is based around a unit of jurisdiction rather than a geographical area and can include small sections of land spread across a parish, or several parishes. Typically a manor requires a lordship in possession of a coat of arms and who must hold a court for the manor. Can date from the Anglo Saxon to
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.
Moot Hall	Meeting hall, often equivalent to a guildhall
Prescriptive charter (market)	Prescriptive charters were granted to towns that had historically held a market for an extended period of time without an official charter from the monarchy. The given dates then mark the date of the charter rather than the date of the inception of the market.
Posse Comitatus	Record of all able bodied men within a given unit of land for the purposes of military service.
Slave (DB)	person who owed service to another, usually the lord of the manor. Slaves were un-free meaning they were tied to their master, unable to move home or to buy and sell without permission
Trial Trenching	Trial-trenching refers to the archaeological sampling of a site before planning permission is given to determine the presence, date, geographical spread and condition of any buried archaeological remains in order to decide whether further archaeological investigation needs to happen after planning permission is given and what form this will take
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
Virgate (of land)	Measurement of land. Exact modern equivalent varies between counties but is considered to be approximately 20-30 acres.

## 2 Appendix: HER Records

### 2.1 Monuments HER Report

HER No.	NGR	Name	Period	Summary
0663700000	SU 8310 9480	NW of ST Pauls Church	Undated	?Building remains in field NW of St Pauls Church, West Wycombe
0842800000	SU 84931 93586	Fryers Works, Abercromby Avenue	1901-1999	1920s furniture factory, partly rebuilt about 1928
0843700000	SU 85143 93312	Tarn House, Copyground Lane	1930-1999	1930s furniture factory, now offices and workshop
0227801000	SU 87050 92760	Pann Mill	Medieval	At least two possibly medieval watercourses associated with watermill complex identified by geophysical survey and subsequent excavation
0295300000	SU 87170 94480	Green Hill	Post Medieval	Boundary marker stone of post-medieval date at Green Hill
0851900000	SU 85581 93534	Elliott's factory, Shaftesbury St	1880-1930	Brick and timber chair workshop (demolished), late nineteenth century
0848800000	SU 85613 93391	Wycombe Cane & Rush Works	1880-1990	Brick and timber furniture workshop, 1880s
0860900000	SU 88319 94559	Totteridge, Kings Wood	Undated	Brick kiln of unknown date shown on Crinchley's map of Buckinghamshire
0037500000	SU 88400 91300	Barrow Croft	Bronze Age	Bronze Age cremation found in the nineteenth century at Barrow Croft
0559200000	SU 87110 92900		1800-1899	Burial ground noted on nineteenth century map
0061101000	SU 85700 93300	St Margarets Hospital	Medieval	Burials from possible leper hospital cemetery found in 19th-20th centuries
0060700000	SU 8694 9324	Castle Hill House	Medieval	Castle Hill once thought to be a medieval motte and bailey castle may be a post-medieval prospect mound from evidence found in excavation
0060701000	SU 86710 93230	Castle Hill House	Post Medieval	Castle Hill once thought to have a medieval ringwork but now thought to be post-medieval garden features
0859900000	SU 87560 92036	NE of Keep Hill	1800-1899	Chalk pit shown on nineteenth and twentieth century maps
0852400000	SU 85639 93558	Randall's furniture factory	1900-1930	Demolished early twentieth century furniture factory
0851800000	SU 85609 93314	Elliott's factory, Desborough Rd	1900-1930	Demolished furniture factory, late nineteenth-early twentieth century
0852100000	SU 87926 92598	Site of former G-Plan factory	1920-1970	Demolished furniture-making complex, 1920s-1970s
0852000000	SU 87979 92707	Site of Ercol factory, Spring Gardens	1920-1970	Demolished furniture-making complex, built 1920s - 1970s
0610501000	SU 8673 9309	41-43 Castle Street	Medieval	Documentary and archaeological evidence of medieval lane and farmstead and nineteenth century terraces
0121400000	SU 86470 93580	Temple Manor Farm	Medieval	Documentary history of manor of Temple Wycombe
0446400000	SU 82800 94600	West Wycombe Village	Medieval	Documentary history of manor of West Wycombe
0286400000	SU 88800 91950	Marsh Mill	Medieval	Documentary history of medieval and post-medieval watermill
0449300001	SU 86565 93085	All Saints Church	1000-1099	Documentary references to an eleventh century church at Wycombe
0286800000	SU 87706 92402	Basstbury Mill	1000-1099	Documentary references to watermill, in use until about 1928.
0288000000	SU 87898 92135	Marsh green Mill	1700-1999	Documentary references to post-medieval watermills at Marsh Green.
0449301000	SU 86565 93085	All Saints Church	Medieval	Documentary references to three medieval chantry chapels attached
0846600000	SU 85416 93530	Oakridge House, 18 Oakridge Road	19th Century	Dwelling later used as upholstery workshop, now office, 1897
0048800000	SU 86760 93180	Castle Hill House	Saxon	Early Saxon burial excavated in 1901 at Castle Hill House
0571001000	SU 8662 9318	Priory Road	1200-1299	Early 13th century house platform found during construction of new building
0571002000	SU 8662 9318	Priory Road	1200-1299	Early thirteenth century well found during construction of new building
0843300000	SU 85826 93388	41 Baker Street	1900-1999	Early 20th century furniture factory, closed by 1965 and now in use as offices.
0842600000	SU 85230 93461	South Midland Saws, Lindsay	1900-1999	Early twentieth century furniture factory, later used as a saw factory

		Avenue		
0843200000	SU 86796 93107	Station Works, 7 Amersham Hill	1900-1999	Early twentieth century furniture factory, now in use as offices
0843000000	SU 85159 93587	workshop 84a Abercromby Avenue	1900-1930	Early twentieth century furniture/upholstery workshop
0200600000	SU 87900 91600	Dean garden Wood	Undated	Earthworks of uncertain date recorded in field visit
0060703000	SU 86710 93230	Castle Hill House	Undated	18th-19th century records of possible tunnels of unknown date
0524501000	SU 83027 94539	Venus' Parlour	1700-1799	Garden alcove and screen, known as Venus's Parlour, possibly originally an ice-house.
0281800000	SU 85190 93800	West Wycombe Road	1700-1899	Eighteenth century milestone moved to this location in the nineteenth century
0663900000	SU 8398 9395	Park Farm	1700-1799	Eighteenth century model farm, West Wycombe Park
0441000000	SU 83000 94500	West Wycombe	1700-1799	18th century pottery kiln suggested by presence of potters in historic record
0122001000	SU 86000 93390	Ash Mill	1700-1899	18th-19th century records of paper mill, then corn mill at Ash Mill.
0446401001	SU 82800 94600	West Wycombe	1000-1099	Eleventh century record of fishery in West Wycombe
0286902000	SU 85500 93600	Lords Mill	Medieval	Eleventh to eighteenth century records of fishpond at Lord's Mill
0286900000	SU 85500 93633	Lords Mill	Medieval	Eleventh to nineteenth century records of Lord's watermill
0241200000	SU 86310 93150	Temple Mill	Medieval	Eleventh to nineteenth century records of watermill
0517100000	SU 86000 93400	Burne Mill	Medieval	Eleventh to thirteenth century records of Burne watermill
0288200000	SU 86530 92900	1 St Mary's Street	Medieval	Eleventh to twentieth century records of Bridge watermill on St Mary's Street
0286700000	SU 84430 94000	Francis Mill	Medieval	Eleventh to twentieth century records of Francis watermill
0839300000	SU 86183 93135	Land to west of town centre	1800-1899	Environmental evidence for medieval and post-medieval meadowland and nineteenth century reclamation, found during evaluation
0860100000	SU 83569 91830	E of Spring Coppice	1800-1999	Extractive pit shown on nineteenth and twentieth century maps
0845100000	SU 85008 93665	chair factory, Grafton Street	1900-1930	Former chair factory, Grafton Street, early twentieth century
0848700000	SU 87166 93097	chair workshop, 37 Totteridge Road	1880-1920	Former chair workshop, nineteenth century
0846700000	SU 87369 92754	Workshop at 10 Queens Road	1890-1910	Former chair-making workshop, c.1890s
0845900000	SU 85532 93267	Former Gomme factory, Leigh Street	1909-1960	Former factory and house of Ebenezer Gomme, 1909, factory rebuilt 1922
0846000000	SU 85570 93200	Birch's furniture factory, Leigh St	1900-1999	Former factory of Wm Birch Ltd, 1900 to 1990s
0849500000	SU 85932 93449	13-17 West Wycombe Road	1890-1930	Former furniture factory and shop, early twentieth century
0845500000	SU 85400 93277	furniture factory, 138 Kitchener Road	1909-1960	Former furniture factory built 1909
0845600000	SU 85419 93267	Berber Business, Kitchener Rd	1909-1960	Former furniture factory built 1909
0849100000	SU 86013 93079	Goodearl factory, West End Rd	1890-1990	Former furniture factory, 1890s
0846300000	SU 85548 93604	5 Nutfield Lane	1899-1999	Former furniture factory, 1899 rebuilt c.1988.
0844800000	SU 85745 93438	Rowan Works, Desborough Avenue	1900-1999	Former furniture factory, 1920s
0846400000	SU 85522 93585	Ruskin Works, Oakridge Road	1920-1930	Former furniture factory, 1920s
0843500000	SU 85080 93176	Avon Works, 23 Chairborough Road	1930-1990	Former furniture factory, 1930s
0848400000	SU 86499 93418	8 Temple End	1888-1940	Former furniture factory, built 1888 with later extensions.
0844100000	SU 85074 93485	Foam Works, Dashwood Av	1900-1999	Former furniture factory, early twentieth century
0849200000	SU 85857 93148	furniture factory, West End Road	1880-1940	Former furniture factory, late nineteenth - early twentieth century
0849400000	SU 85685 93556	furniture factory, Victoria St	1880-1990	Former furniture factory, late nineteenth early twentieth century
0846900000	SU 85889 93312	Smith's factory. East Richardson St	1920-1930	Former furniture factory, possibly 1920s
0847000000	SU 85689 93350	102 West Richardson Street	1900-1930	Former furniture factory, possibly 1920s
0844300000	SU 84899 93528	Dashwood Industrial Estate	1920-1999	Former furniture factory, probably 1920s

0852200000	SU 85147 93769	factory at 9a Desborough Park Rd	1920-1970	Former Gordon's Cabinet Works, furniture factory, twentieth century
0851000000	SU 85180 93252	Cutler's factory, Copyground Lane	1800-1930	Former nineteenth to twentieth century furniture factory, partly redeveloped
0844200000	SU 84813 93524	Former sawmill, Dashwood Avenue	1920-1999	Former sawmill and timber yard, probably 1920s
0850801000	SU 83833 94462	workshop at Friend at Hand PH	1860-1920	Former timber workshop, probably late nineteenth century
0563600000	SU 8373 9435	West Wycombe Park	1700-1799	'Fort' shown on map of 1752 and probably used for mock battles.
0061102000	SU 85700 93300	St Margarets Hospital	1300-1399	14 <sup>th</sup> century record of chantry chapel attached to St Margaret's Hospital
0167801000	SU 86520 93020	The Guildhall	1300-1399	Fourteenth century record of Guildhall
0446603000	SU 8220 9160	Widdenton Park	1300-1399	Fourteenth century records of a park, possibly Widdenton Park
0803500000	SU 8275 9450	West Wycombe Park	Medieval	Fragmentary remains of medieval or post-medieval ridge and furrow
0842700000	SU 85337 93540	Joynson Holland, Abercromby Av	1900-1970	Furniture factory probably built in 1920s with additions in 1950s and 1960s.
0844400000	SU 85204 93483	Hands factory, 36 Dashwood Av	1900-1999	Furniture factory and offices, early 1900s to 1950s
0842900000	SU 84936 93592	148 Abercromby Avenue	1900-1999	Furniture factory built about 1900, partly still in use as upholstery workshop.
0845700000	SU 85439 93256	Will Beck factory, Kitchener Road	1909-1999	Furniture factory, built 1909
0845400000	SU 85570 93111	Kitchener Works, Kitchener Road	1900-1999	Furniture factory, 1900 - 1998
0845300000	SU 85494 93407	Jubilee Works, 8 Jubilee Road	1895-1970	Furniture factory, 1900-c.1970
0848200000	SU 87749 92659	Furniture factory of J.C. & M.P. Smith	1940-1990	Furniture factory, 1950s-60s
0843100000	SU 85382 93528	8 Abercromby Avenue	1900-1930	Furniture factory built 1900 but ceased working by 2004.
0847400000	SU 87352 93015	Furniture factory behind 24 Slater St	1920-1930	Furniture factory, c. 1920
0846500000	SU 85404 93545	14/16 Oakridge Road	1890-1930	Furniture factory, late nineteenth century
0849000000	SU 85689 93227	West End Road	1940-1960	Furniture factory, probably 1950s
0847200000	SU 88096 92406	Frank Hudson factory, Roseberry Av	1900-1990	Furniture factory, twentieth century
0848300000	SU 88086 92536	Spring Gardens Road	1920-1990	Furniture factory, twentieth century
0848900000	SU 85662 93453	Riverside Centre, Victoria Street	1970-1999	Furniture factory/showroom and mixed-use commercial complex, 1970s
0844000000	SU 85324 93451	8 Dashwood Avenue	1900-1999	Furniture workshop, factory and associated dwelling c.1900 - 1920s
0037600001	SU 87030 92850	St John the Baptist Hospital	1180-1548	Historical study of twelfth to sixteenth century St John the Baptist Hospital
0122300000	SU 86560 92650	Loakes Manor	Medieval	History of medieval and post-medieval manor of Loakes Manor
0060703001	SU 86752 93215	Castle Hill House	Undated	Hole of uncertain function and date recorded in field visit at Castle Hill House
0598801000	SU 87070 92810	Railway Place	Post Medieval	House and pubs on 19th century maps but demolished in the 20th century
0802300000	SU 83009 94736	Church Lane, West Wycombe	Undated	Human burials of unknown date found in 1986, in 1960s and in 1930s
0061500000	SU 86565 93060	1-2 Church Lane	Roman	Inhumation cemetery of uncertain date found during house alterations
0061700000	SU 83100 94720	St Paul's Church	Roman?	cemetery of uncertain date found in the 19th century during construction
0001900000	SU 82760 94980	Church Hill	Iron Age	Iron Age hillfort on Church Hill recorded in field survey
0122100000	SU 86760 93500	Wycombe Cemetery	Iron Age	Iron Age pit found in excavation in the nineteenth century
0596800000	SU 82700 94800	West Wycombe Hill	Iron Age-Roman	field system and medieval to post-medieval hollow-way, ridge-and-furrow and cultivation terraces recorded in detailed field survey
0060101000	SU 8735 9204	Keep Hill	Medieval	site thought to be an Iron Age hillfort is probably a medieval hollow-way
0060100000	SU 8735 9204	Keep Hill	Iron Age	Keep Hill, site once thought to be an Iron Age hillfort
0843400000	SU 85122 93234	Sandown Works, Chairborough Road	1901-1999	Large furniture factory built 1930s and closed in 2003 or 2004.
0037800000	SU 82610 94530	NW corner of West Wycombe Park	Prehistoric?	Large mound of uncertain date and function, possibly a prehistoric barrow or post-medieval parkland feature
0845000000	SU 84976 93726	Bartletts furniture factory, Grafton St	1901-2005	Large 20th century furniture factory, built in 1901 ceased production in 2005.

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0843800000	SU 85098 93332	Brow Centre, Copyground Lane	1930-1999	Late 1920s furniture factories, now Brow Business Centre
0228600000	SU 87470 92030	Keep Hill	Bronze Age	Late Bronze Age metalwork found in metal-detecting survey
0802000000	SU 88360 91980	Sewage Treatment Works	1883-1999	Late nineteenth and twentieth century sewage works
0122301000	SU 86560 92650	Loakes Manor	1600-1799	Loakes manor house 17th century and incorporated into the 18th century Wycombe Abbey
0846100000	SU 85642 93273	Birch's factory, Leigh Street	1925-1934	Machine shop of former Birch's factory, late 1920s/early 1930s
0227800000	SU 87050 92760	Pann Mill	Medieval	watermill, demolished in 1970 and partly excavated in 1993-5
0449302000	SU 86592 93085	All Saints Church	Medieval	Medieval and post-medieval churchyard of All Saints
0446600000	SU 8220 9160	Widdenton Park	1300-1799	Medieval and post-medieval deer park mentioned in the 14th-18th centuries
0949400000	SU 86515 93117	High Wycombe town	Medieval	Medieval and post-medieval settlement of High Wycombe
0949500000	SU 82783 94662	West Wycombe village	Medieval	Medieval and post-medieval village of West Wycombe
0839200000	SU 86207 93023	Land to west of town centre	Medieval	Medieval ditch found during evaluation trial trenching
0446401002	SU 82800 94600	West Wycombe village	1200-1399	Medieval dovecote, recorded in thirteenth and fourteenth century documents
0037601000	SU 87018 92830	Royal Grammar School	1500-1899	Medieval hospital buildings used for the school from the 16th-19th century.
0446601000	SU 8202 9140	Widdenton Park	Medieval	Medieval park pale earthworks recorded in field survey
0446602000	SU 8217 9185	Widdenton Park	Medieval	Medieval park pale recorded in field survey
0610500000	SU 8673 9309	41-43 Castle Street	Medieval	Medieval pit and post-medieval hollow, cellar and fence-line
0610502000	SU 86722 93086	41-43 Castle Street	Medieval	Medieval pit recorded in excavation
0610503000	SU 8673 9309	33 Castle Street	Medieval	Medieval pit, pottery, tile and animal bone recorded in excavation
0001800000	SU 8471 9331	Desborough Castle	100-1199	ringwork known surviving as earthworks and known from historic records
0598800000	SU 87070 92810	Railway Place	Medieval	ditches, pits, well and privy recorded in trial trenches
0122200000	SU 87660 92380	Bassetbury Manor	Medieval	Medieval to post-medieval documentary history of Bassetsbury Manor
0948500000	SU 85413 93560	warehouse, Oakridge Rd	1895-1910	Modern furniture warehouse on site of a former furniture factory and house.
0844500000	SU 85440 93495	Furniture warehouse, Desborough St	1960-1999	Modern furniture warehouse on site of former furniture factory
0121300000	SU 86710 94140	Conningsby Road	Undated	Natural mound possibly used as a burial mound in the Iron Age
0038004000	SU 87380 92410	Great Penns Mead	Neolithic	pottery, flint and features found during excavation
0585500009	SU 88554 91600	Abbey Barn Lane	1800-1899	Nineteenth century bridge over railway on Abbey Barn Lane
0449302002	SU 86620 93089	All Saints Churchyard	1800-1899	Nineteenth century burial vault recorded during watching brief
0559101000	SU 87090 92790	Trinity Chapel	1800-1899	Nineteenth century cemetery attached to Trinity Chapel
0850900000	SU 83022 94685	Browns workshop, Church Lane	1850-1880	Nineteenth century furniture workshop.
0636800000	SU 86199 92945	High Wycombe Gasworks	1848-1997	Nineteenth century municipal gasworks, erected in 1848.
0585500000	SU 8997 8944	Bourne End	1800-1899	Nineteenth century railway
0585500008	SU 88900 91400	Spring Lane	1800-1899	Nineteenth century railway bridge
0060702000	SU 86710 93230	Castle Hill House	Medieval	Nineteenth century records of possibly medieval well
0613800000	SU 86924 93626	Godstow School	1800-1999	Nineteenth to twentieth century cess-pit found during construction work
0844600000	SU 85105 93708	Desborough Park Road	1920-1999	Office built on site of fire-damaged furniture factory
0475500000	SU 86135 93345	Oxford Street	Undated	Old watercourse found on Brook Street after demolition of houses
0037501000	SU 88400 91300	Barrow Croft	Bronze Age	Place-name evidence of Barrow Croft suggests site of round barrow
0061200000	SU 89200 92900	Gomm's Wood	Bronze Age	Possible Bronze Age cist burial found whilst digging a cesspit
0061201000	SU 89200 92900	Gomm's Wood	Bronze Age	Possible Bronze Age cist burial found whilst digging a cesspit
0001802000	SU 84648 93326	Desborough Castle	Bronze Age	Possible round barrow under Castle ditch recorded in field survey

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1319001001	SU 83033 94695	Rear garden at the Old Vicarage	1800-1899	Possible 15th century cistern, modified as a soakaway in the 19th century.
0844700000	SU 87612 92850	Workshop/stable at Gordon Arms PH	1900-1910	Possible former chair workshop, c.1900
0845200000	SU 85558 93327	former chair workshop, 7a Green St	1895-1910	Possible former chair workshop, c.1900
0846200000	SU 88921 91920	Former workshop? at 559 London Rd	1850-1900	Possible former chair workshop, late nineteenth century
0848600000	SU 87153 93051	chair workshop at Townfield Road	1880-1920	Possible former chair workshop, late nineteenth-early twentieth century
0849300000	SU 85813 93169	Outbuildings 101-109 West End Rd	1880-1910	Possible former chair-making workshops, 1880s
0286702000	SU 84430 94000	Francis Mill	1300-1399	Possible fourteenth century record of Francis watermill
0120802000	SU 84900 93840	Friers Mill	Medieval	Possible fourteenth century record of Frier's watermill
0121301000	SU 86710 94140	Coningsby Road	Iron Age	Possible burials found on edge of natural mound
0037300000	SU 86880 93590	Benjamin's footpath	Iron Age	Possible enclosure known from historic documents but not visible on field visit
0061400000	SU 86900 92600	Wycombe Rye	Iron Age	Possible inhumation cemetery recorded in the 20th century
0001801000	SU 8472 9331	Desborough Castle	Prehistoric	Possible late prehistoric hillfort pre-dating Desborough Castle
0001801001	SU 8472 9330	Desborough Castle	Medieval	Possible medieval bailey earthworks at Desborough Castle
0957301000	SU 88116 95225	Occupation features at Terriers Farm	Undated	Possible old field boundaries, an enclosure and clay pits
0040100000	SU 88980 93070	67 Melbourne Road	100-199 AD	Possible Roman farmstead recorded in excavation
0060400000	SU 86525 93135	The Priory	Roman	Possible Roman house found in the nineteenth century on Castle Street
0037400000	SU 88000 92700	N of London Road	Roman-Saxon	Possible lynchets recorded on nineteenth century maps but now built over
0446402000	SU 82800 94600	West Wycombe village	Roman	Possible Roman villa suggested in West Wycombe
0001802001	SU 84648 93326	Desborough Castle	Saxon	Possible moot mound under Desborough Castle ditch recorded in field survey
0801700000	SU 867 933	North of Castle Hill	Undated	Possible site of a barrow of unknown date shown on undated plan
0121401000	SU 86470 93580	Temple Manor Farm	1307-1535	Possible site of manor granted to Knights Templars in 1227, subsequently held by Knights Hospitallers from 1307-1541
0508200000	SU 8988 9307	Little Gomm's wood	1300-1399	Possible site of medieval tile and pottery kiln indicated by place name evidence and field walking finds, but kiln not located by geophysical survey
0037700000	SU 87442 92871	Railway cutting	Neolithic	Possible site of Neolithic flint mine discovered during construction of railway
0802400000	SU 82730 94660	Junction at W end of High Street	Post Medieval	Possible site of post-medieval pound
0846800000	SU 87601 92670	Building behind 89 Queens Road	1890-1920	Possible workshop, late nineteenth-early twentieth century
0881500000	SU 87731 92383	Bridge, Bassetsbury Lane.	Post Medieval	consolidation works to river bed and banks seen during watching brief.
0269101000	SU 8290 9465	Various locations in West Wycombe	Post Medieval	Post-medieval domestic wells in West Wycombe village
0689500000	SU 8762 9129	SSW of Deangarden Wood	Post Medieval	Post-medieval field boundary visible as soilmark on aerial photograph
0964200000	SU 86293 93298	Land off Oxford Road	Post Medieval	brick building walls and tile floor found during test pitting.
0286401000	SU 88800 91950	Marsh Mill	Post Medieval	Post-medieval paper mill, closed about 1935 and subsequently demolished
0802100000	SU 8315 9435	West Wycombe Park Lane	Post Medieval	water management features found during small-scale excavations
0801900000	SU 88680 91826	Wycombe Marsh	Roman	Probable Roman ditch, pottery and tile found during evaluation trial trenching
0860000000	SU 82530 91997	W of Spring Coppice	1800-1899	Quarry on 19th century map; extractive pit on 20th century maps
0851200000	SU 85285 93501	former furniture factory Lindsay Av	1890-1930	Redeveloped furniture factory site, early twentieth century
0844900000	SU 87528 92899	Former furniture factory, Gordon Rd	1890-1999	Refurbished former furniture factory, c.1900
0449302003	SU 86609 93097	All Saints Churchyard	1800-1899	Remains of a low wall, possibly a 19th century grave surround
0803300000	SU 8255 9525	Church Hill	Medieval	Remains of field system, trackways and quarries, surviving as earthworks
0585500010	SU 87986 92364	London Road	1800-1899	Remains of nineteenth century railway bridge
0803200000	SU 8244 9534	Church Hill and West Wycombe Hill	Iron Age-Roman	Remains of possible Iron Age or Roman field system, surviving as earthworks

0800700000	SU 86376 93256	Rear of 25-27 Frogmoor	1600-1699	Remains of yard surface and building footings identified during evaluation
0803400000	SU 8315 9365	West Wycombe Park	Iron Age-Roman	Remains of field system, recorded as earthworks and during excavation
0121402000	SU 86470 93580	Temple Manor Farm	1500-1899	Remains of farmstead found during evaluation and subsequent excavation
0577500000	SU 8325 9445	West Wycombe Park	Roman	artefacts and features found by metal-detecting and small scale excavations
0038001000	SU 87380 92410	Great Penns Mead	Roman	Roman baths recorded in excavation at The Rye Roman villa
0038003000	SU 87380 92410	Great Penns Mead	Roman	Roman boundary wall found in excavation at The Rye Roman villa
0061600000	SU 86581 93204	Wesley Chapel	Roman	Roman building foundations found during construction of Methodist chapel
0121800000	SU 84800 94400	Downley Pitch	Roman	Roman drain found on Plomer's Hill
0437603000	SU 8358 9438	West Wycombe Park	Roman	Roman features found in dried-up river bed.
0040101000	SU 88980 93070	67 Melbourne Road	Roman	Roman floor recorded in excavation
0038002000	SU 87380 92410	Great Penns Mead	Roman	Roman gatehouse found in excavation at The Rye Roman villa
0435000000	SU 8363 9450	West Wycombe Road	Roman	Roman inhumation cemetery found during construction of housing estate
0119700000	SU 84740 93420	Desborough field	Roman	Roman metalwork found at Desborough Castle
0470200000	SU 8220 9469	Cockshoots Wood	Roman	Roman metalwork found in metal-detecting survey
0060401000	SU 86525 93135	The Priory	Roman	Roman mosaic floor found in the nineteenth century on Castle Street
0060300000	SU 8721 9470	Terriers	Roman	Roman pit discovered during ground levelling
0038006000	SU 87410 92400	Holywell/Halliwell Mead	Roman	pits, brick and tile found during watching brief on refurbishments to the swimming pool at Holywell Mead.
0462500000	SU 84010 94070	Park Farm	Roman	Roman pottery sherd and brick fragment found on Park Farm
0038000000	SU 87380 92410	Great Penns Mead	Roman	Roman villa complex, partly excavated in 1797, 1862-3, 1932 and 1954.
0060402000	SU 86525 93135	The Priory	Roman	Roman well found in the nineteenth century on Castle Street
0497300000	SU 8358 9496	Cook's Hall Lane	Roman-Medieval	metalwork found whilst metal-detecting.
0847300000	SU 86110 93289	Bridge Street sawmill	1900-1950	Sawmill, timber merchants and former furniture factory, possibly 1920s
0551000000	SU 8307 9513	NE of hillfort	Bronze Age	Scatter of prehistoric to medieval metalwork found in metal-detecting survey
0550600000	SU 8326 9534	E of A4010	Bronze Age	Scatter of metalwork found in metal-detecting survey
0060200000	SU 86950 94500	Green Hill	Medieval	Series of medieval hollow-ways on Green Hill recorded in field survey
0446401000	SU 82800 94600	West Wycombe village	1500-1799	17 <sup>th</sup> century records of possible 16 <sup>th</sup> -18 <sup>th</sup> century manor preceding the Park
0286701000	SU 84430 94000	Francis Mill	1600-1899	17 <sup>th</sup> -19 <sup>th</sup> century records of Francis Mill being used as a paper mill
0286901000	SU 85500 93633	Lords Mill	1600-1899	Seventeenth to nineteenth century records of papermill
0248400000	SU 88810 91550	Beech Mill	1600-1999	Seventeenth to twentieth century records of Beech papermill.
0963000000	SU 88862 91770	2 Kings Square	1700-1799	Site of 18 <sup>th</sup> century house in Kings Square, now demolished.
0962800000	SU 8896 9172	1-4 Grape Vine Cottage, Ford St	1700-1899	Site of 4 18 <sup>th</sup> /19 <sup>th</sup> century houses on Ford Street, now demolished.
0689800000	SU 86744 93040	St Augustine's Church, Castle St	1900-1957	Site of a church, built in 1900 and demolished about 1957
0850800000	SU 83816 94472	The Friend at Hand PH	1800-1899	Site of a nineteenth century public house, known as 'The Friend at Hand'.
1349800000	SU 86443 93421	11 and 13 Temple End	1900-1999	Site of a pair of eighteenth century houses in Temple End.
0964600000	SU 86250 93286	108 and 109 Oxford Road	1700-1999	Site of a pair of late 18 <sup>th</sup> century houses and shops, demolished in 2007.
0286502000	SU 88300 92210	Bowden Mill	1700-1865	Site of a paper mill, ceased working in 1865 and demolished 1890.
0567000000	SU 87100 93200	Conegra	Medieval	Site of a probable medieval pillow mound, now destroyed
0962700000	SU 86790 92911	6 Easton Street	1600-1799	Site of a 17 <sup>th</sup> or 18 <sup>th</sup> century house in Easton Street, now demolished.
0962600000	SU 86416 93143	7 Bull Lane	1700-1799	Site of an eighteenth century house in Bull Lane, now demolished.
0953300000	SU 86682 93054	, Corporation St	1900-1999	Site of Christian Science church, built in 1937 and demolished in 2006.

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0940800000	SU 84055 91528	Isolation Hospital, Cressex Road	1900-1999	Site of early 20th century Chepping Wycombe Corporation Isolation Hospital
0940900000	SU 83632 91108	Booker Hospital, Cressex Road	1920-1950	Site of early 20th century Wycombe Rural District Council Isolation Hospital
0964400000	SU 86195 93360	95 Oxford Road	1800-1899	Site of early nineteenth century house, now demolished.
0061000000	SU 8800 9250	Spring Gardens	1700-1899	Site of eighteenth and nineteenth century pesthouse and workhouse
0200700000	SU 8791 9474	Terriers	1700-1799	Site of eighteenth and nineteenth century turnpike gate and toll house.
0964300000	SU 86054 93417	1 and 2 Mount Pleasant, Oxford Rd	1700-1799	Site of eighteenth century house, now demolished.
0962900000	SU 8669 9437	Green Farm Barn, Green Road	1600-1799	Site of eighteenth century or earlier barn at Green Farm, now demolished.
0962901000	SU 8669 9437	Green Farm Cart Shed, Green Road	1600-1799	Site of 18th century or earlier cart shed at Green Farm, now demolished.
0945400000	SU 86504 93053	The Chequers Inn, Church Street	1400-1999	Site of 15th century, demolished in 1981 and replaced by a replica building.
0948600000	SU 85369 93483	furniture factory at 30 Oakridge Road	1895-1910	Site of former furniture factory at 30 Oakridge Road
0860800000	SU 86013 92066	Wycombe High School playing field	1800-1899	Site of former gravel pit shown on late nineteenth century maps
0860500000	SU 87232 94557	No. 1 Green Road	1800-1899	Site of former quarry and chalk pit shown on 19th-20th century maps
0860200000	SU 83623 91801	E of Booker Common	1800-1900	Site of former quarry shown on nineteenth century maps
0860300000	SU 86174 93593	E of Hawks Moor Close	1800-1901	Site of former quarry shown on nineteenth century maps
0860400000	SU 85571 93789	N of Cumbrian Way	1800-1902	Site of former quarry shown on nineteenth century maps
0860700000	SU 85044 92550	Lincoln Road	1800-1903	Site of former quarry shown on nineteenth century maps
0852300000	SU 85463 93250	furniture factory at 96 Kitchener Rd	1900-1930	Site of furniture factory, early twentieth century
0940700000	SU 86891 93363	Cottage Hospital, Priory Road	1800-1899	Site of High Wycombe Cottage Hospital, opened 1875 and closed in 1927.
0948800000	SU 85719 93212	Alexander House, West End Road	1880-1920	Site of 19th-20th century furniture factory of William Wallington.
0696400000	SU 86377 93563	Glenister's Factory, Temple End	1880-1990	Site of late nineteenth century furniture factory, demolished 1997
0948900000	SU 85662 93227	Avenue Works, West End Road	1880-1950	Site of late 19th-20th century furniture factory known as Avenue Works.
0851700000	SU 85877 93203	Guildmaster Works, Desborough Rd	1860-1950	Site of late 19th-20th century furniture factory, demolished in 2004.
0286501000	SU 88300 92210	Bowden Mill	Medieval	Site of corn mill, operating until about 1928 and demolished in 1977
0286500000	SU 88316 92242	Bowden Mill	Medieval	Site of watermill complex, with 2 mills from at least the mid eighteenth century
0448300000	SU 86370 93310	Frogmore old bus station	Medieval	Site of tannery suggested by finds of horn cores during sewer works
0120801000	SU 84894 93886	Friers Mill	1700-1899	Site of Mill End watermill, in use as a paper mill, a corn mill by early 20th century, a chair factory in 1920s and demolished in 1950s or early 1960s.
0963100000	SU 8836 9224	338 London Road	1800-1899	Site of nineteenth century house on London Road, now demolished.
1321000000	SU 87697 92534	Old Toll House	1800-1899	Site of 19th century toll house on London Road, removed and rebuilt at Chiltern Open Air Museum in 1980s.
0060800000	SU 87420 92510	Holywell/Halliwell Mead	Roman	Site of possible Roman fort but probably a Roman settlement
0288100000	SU 87460 92600	Rye Mill	1700-1999	Site of Rye or New Mill, recorded from 18th-20th century as a papermill.
0945300000	SU 86377 93169	King's Head, Oxford Street	1600-1999	Site of seventeenth century inn, probably demolished in 1960s.
0964500000	SU 86370 93202	46, 47 and 48 Oxford Street	1600-1999	Site of 17th century house, refronted in the 20th century now demolished.
0945200000	SU 86495 93009	Swan Inn, Paul's Row	1600-1966	Site of seventeenth century Swan Inn, demolished in 1966.
0851100000	SU 84992 93394	Desborough Park Road	1900-1930	Site of 20th century furniture factory (Castles, then Bristow & Townsend),
0948700000	SU 85741 93199	Corner of West End Road	1900-1970	Site of timber yard associated with the Wycombe furniture industry.
0860600000	SU 84622 92501	121 Chiltern Avenue	1800-1899	Site of two former quarries shown on nineteenth century maps
0933000000	SU 83794 94502	West Wycombe Station	1800-1899	Site of West Wycombe railway station, closed in 1958.
0120800000	SU 84900 93840	Friers/ Mill End Mill	1500-1899	Sixteenth to nineteenth century records of watermill
0122000000	SU 86000 93390	Ash Mill	1100-1899	watermill also known as Lanes Mill, possibly on site of Domesday mill.



0439903000	SU 8236 9352	Possible Roman Road	Roman	Suggested route of a possible Roman road
0965600000	SU 86110 92090	Grounds of Wycombe Abbey	1700-1799	Surviving hollow way on line of former road in grounds
0839500000	SU 8263 9300	NE of Fryers Farm	Medieval	Surviving ridge and furrow visible as slight earthworks
0571000000	SU 8662 9318	Priory Road	1200-1299	Thirteenth century features and artefacts were found during construction of new building next to the Methodist Church
0061100000	SU 85700 93300	St Margarets Hospital	1229-1599	Thirteenth to sixteenth century records of leper hospital
0843900000	SU 85159 93317	Factories on Copyground Lane	1930-1999	Three late 1920s furniture factories
0959900000	SU 83527 94570	473 West Wycombe Road	Roman	Three post-holes and a Roman well found in excavation
0449300002	SU 86565 93085	All Saints Church	Post Medieval	Three burial vaults beneath church floor recorded during watching brief
0851901000		Elliott's factory, Shaftesbury St	1880-1930	Timber store formerly at Elliott's furniture factory, now at the Chiltern Open Air Museum
0015400000	SU 8690 9333	Amersham Hill	Undated	Trackway of unknown date recorded in field survey on Amersham Hill
0539300000	SU 860 934	Wicumbia (Wycombe)	Medieval	Twelfth century record of a Medieval holy well in Wycombe.
0957300000	SU 88106 95228	Occupation features, Terriers Farm	Undated	Two gullies, a ditch and four post-holes, possibly dating to the Iron Age, excavated at Terriers Farm
0549300000	SU 86810 92970	Union Baptist Church	Post Medieval	Two pits found digging footings for Union Baptist Church extension
0802200000	SU 82854 94774	N side of West Wycombe Hill Rd	Medieval	Undated human skeleton found by schoolboys in about 1943
0964100000	SU 86230 93346	Land off Oxford Road	Undated	Undated peat deposit found during trial trenching.
0963200000	SU 88344 92536	Ercol Factory, Conegra Fields	Undated	Undated pits and post-holes found during evaluation test pitting and subsequent excavation.
0801600000	SU 867 930	High Street	Roman	Unlocated findspot of Roman and possibly medieval pottery and tile, and possible remains of walling
0843600000	SU 84349 93978	Verco factory, Chapel Lane, Sands	1928-1999	Verco furniture factory, built late 1920s or 1930s
0848500000	SU 86500 93411	Air raid shelter at 8 Temple End	1939-1945	WWII air raid shelter, built for use by workers at furniture factory.
0940600000	SU 86368 92638	Wycombe Hospital	1900-1999	built 1961-6, on site of High Wycombe War Memorial Hospital built in 1923.

## 2.2 Landscapes HER Reports

HER No.	NGR	Name	Period	Summary
0060705000	SU 86742 93214	Wycombe Local History Museum	1500 AD? to 1799 AD?	Remains of a possible 16th-19th century formal garden at Castle Hill House.
0122204000	SU 8765 9237	Bassetbury Manor Gardens	1800 AD to 1899 AD	Remains of nineteenth century gardens at Bassetsbury Manor
0122305000	SU 8690 9218	Wycombe Abbey	1700 AD to 1799 AD	Eighteenth century landscaped park at Wycombe Abbey
0446503000	SU 8342 9415	West Wycombe Park	1700 AD to 1799 AD	Eighteenth century landscaped park, West Wycombe Park
0647700000	SU 8690 9377	High Wycombe Cemetery	1800 AD to 1899 AD	Nineteenth century cemetery gardens
1317702000	SU 8658 9203	Daws Hill House	1896 AD? to 1999 AD?	Remains of late nineteenth century gardens

## 2.3 Find Spots

HER	Grid Ref	Period	Details
0001800001	SU 84710 93320	Medieval	Medieval roof tiles found in tree roots

0001800002	SU 84710 93320	Medieval	Medieval building foundations seen at Desborough Castle
0001803000	SU 84710 93320	Roman	Roman roof tiles found around Desborough Castle
0001803001	SU 84710 93320	Iron Age	Iron Age to Roman metalwork found at Desborough Castle
0001803002	SU 84710 93320	Iron Age	Iron Age and Roman pottery found in excavation
0001804000	SU 84710 93320	Iron Age	Iron Age metalwork found at Desborough Castle
0001804001	SU 87410 93320	Mesolithic	Mesolithic flint axe found at Desborough Castle
0001804002	SU 87410 93320	Prehistoric	Late prehistoric flint artefacts found on the ground surface and in excavation at Desborough Castle
0001900001	SU 82760 94980	Iron Age	Iron Age pottery found grave digging on Church Hill
0009100000	SU 89050 92150	Neolithic	Neolithic flint axe found on the ground surface
0015200000	SU 84400 93400	Neolithic	Neolithic polished flint axe found near Sands.
0015300000	SU 82700 93800	Neolithic	Neolithic polished flint axe from Toweridge.
0015500000	SU 838 927	Medieval	Medieval pottery sherds found on building site
0015600000	SU 8769 9468	Bronze Age	Bronze Age flint arrowhead found on the ground surface.
0016700000	SU 85460 93940	Bronze Age	Middle Bronze Age metalwork found on ground surface
0021600000	SU 86582 93135	Medieval	Medieval pottery sherds found in pits on Castle Street
0021700000	SU 87200 92730	Roman	Roman lamp found on London Road
0021800000	SU 86500 93000	Mesolithic	Mesolithic flint axe found in High Wycombe
0021801000	SU 86500 93000	Neolithic	Neolithic flint arrowhead found in High Wycombe
0021802000	SU 86500 93000	Roman	Roman pottery vessel found somewhere in Wycombe district
0021803000	SU 86500 93000	Neolithic	Neolithic flint flake found in High Wycombe
0037500001	SU 88400 91300	Bronze Age	Bronze Age cremation urn found in the nineteenth century at Barrow Croft
0037500002	SU 88400 91300	Bronze Age	Bronze Age cremation urn found in the nineteenth century at Barrow Croft
0037500003	SU 88400 91300	Bronze Age	Bronze Age incense cup found in the nineteenth century at Barrow Croft
0037500004	SU 88400 91300	Bronze Age	Bronze Age flint arrowhead found at Barrow Croft
0037700001	SU 87900 92700	Prehistoric	Prehistoric antler pick found during construction of railway near High Wycombe
0037900000	SU 87890 92250	Iron Age	Late Iron Age metalwork found whilst gardening
0038000001	SU 87380 92410	Roman	mosaic floors found in excavation in the 18 <sup>th</sup> -20 <sup>th</sup> centuries at The Rye villa
0038000002	SU 87380 92410	Roman	Roman pottery found in excavation at The Rye Roman villa
0038000003	SU 87380 92410	Roman	Painted wall plaster recovered in excavation from The Rye Roman villa in the nineteenth century and in 2002
0038000004	SU 87380 92410	Roman	roof tile found in excavation of The Rye Roman villa and reused in medieval St John the Baptist Hospital
0038000005	SU 87380 92410	Roman	Roman metalwork found at The Rye Roman villa site in excavation and on the ground surface
0038000006	SU 87380 92410	Roman	Roman window glass found after excavation at The Rye Roman villa

0038005000	SU 87472 92476	Roman	Three Roman hypocaust tiles found, possibly in situ, when goal-posts erected at Holywell Mead.
0038100000	SU 85700 94400	Saxon	Saxon metalwork found in Tinker's Wood
0040101001	SU 88980 93070	Roman	Roman pottery recorded in excavation
0040101002	SU 88980 93070	Roman	Roman metalwork found in excavation
0042100000	SU 86390 91710	Neolithic	Neolithic flint borer found whilst gardening
0042101000	SU 86390 91710	Neolithic	Neolithic flint core found whilst gardening
0042102000	SU 86390 91710	Neolithic	Neolithic flint axe found whilst gardening.
0048800001	SU 86760 93180	Saxon	Saxon metalwork found in excavation in 1901
0048800002	SU 86760 93180	Saxon	Records of Saxon necklace found with burial at castle Hill House in 1901
0048800003	SU 86760 93180	Saxon	Records of Saxon metalwork recorded in excavation of 1901
0048900000	SU 87800 93300	Roman	Roman metalwork found
0049000000	SU 85800 93260	Roman	Roman metalwork found
0049100000	SU 87200 93200	Palaeolithic	Lower to Middle Palaeolithic flint handaxe found in garden
0049200000	SU 86440 93090	Roman	Roman to medieval metalwork found in 1901
0055300000	SU 88410 91650	Roman	Roman pottery found during building of housing estate
0060100001	SU 87370 92050	Iron Age	Iron Age metalwork found in 1827 on Keep Hill.
0060100002	SU 87370 92050	Iron Age	Iron Age metalwork found in the nineteenth century on Keep Hill
0060100003	SU 87370 92050	Roman	Roman metalwork found in the nineteenth century on Keep Hill
0060100004	SU 87370 92050	Bronze Age	Bronze Age flint arrowhead found on Keep Hill
0060100005	SU 87370 92050	Iron Age	Iron Age pottery sherd found on Keep Hill
0060300001	SU 8721 9470	Roman	Roman pottery, burnt flint and animal bone found in pit discovered during levelling for a tennis court.
0060300002	SU 8721 9470	Roman	Roman metalwork found.
0060500000	SU 86670 92960	Roman	Roman pottery sherds found digging a cellar on the High Street in the eighteenth century
0060501000	SU 86670 92960	Roman	Roman metalwork found digging cellar on High Street in the eighteenth century
0060700001	SU 86710 93230	Saxon	Possible Saxon burial recorded in the eighteenth century on Castle Hill
0060700002	SU 86710 93230	Medieval	Sixty medieval cattle horn cores found in Castle Hill mound.
0060700003	SU 86710 93230	Roman	Roman metalwork found on Castle Hill
0060800001	SU 87420 92510	Roman	Roman tesserae found at Holywell Mead in the eighteenth century
0060900000	SU 85500 93400	Roman	Roman metalwork found in the nineteenth century
0061101001	SU 85700 93300	Medieval	Sixty burials found during road widening in 1883, thought to be Roman at the time but now thought to be the cemetery of the leper hospital and to date to the medieval period
0061101002	SU 85700 93300	Medieval	Burials thought to be Roman were found in 1884 but now thought to be medieval

0061101003	SU 85740 93290	Medieval	Eleven or twelve medieval burials found during roadworks in 1986
0061200001	SU 89200 92900	Bronze Age	Possible Bronze Age flint flakes found with burial whilst digging a cesspit
0061300000	SU 85000 93500	Roman	Roman metalwork found near High Wycombe
0061301000	SU 85000 93500	Roman	Roman metalwork found during construction of railway in the early twentieth century
0061302000	SU 85000 93500	Roman	Roman metalwork found in the early twentieth century
0061303000	SU 85000 93500	Roman	Roman metalwork found in the early twentieth century
0061304000	SU 85000 93500	Roman	Roman metalwork found in the early twentieth century
0061305000	SU 85000 93500	Roman	Roman metalwork found in the early twentieth century
0061306000	SU 85000 93500	Roman	Roman metalwork found in the early twentieth century
0061307000	SU 85000 93500	Roman	Roman metalwork found in the early twentieth century during construction of the railway
0061308000	SU 85000 93500	Roman	Roman metalwork found in the early twentieth century during construction of the railway
0061309000	SU 85000 93500	Roman	Roman metalwork found in the early twentieth century
0061600001	SU 86581 93204	Roman	Roman metalworking debris found on the site of the Methodist chapel, High Wycombe
0061800000	SU 86500 93300	Palaeolithic	Lower to Middle Palaeolithic flint handaxe found during construction of railway in High Wycombe
0062300000	SU 83400 94100	Saxon	Saxon metalwork found in the nineteenth century
0075300000	SU 83700 92400	Medieval	Medieval pottery sherds found on Booker Hill
0075400000	SU 88100 92300	Medieval	Possible medieval metalwork found in High Wycombe
0119500000	SU 84460 93140	Iron Age	Iron Age metalwork found at Desborough Castle
0119600000	SU 84550 93440	Roman	Roman metalwork found in High Wycombe
0119700001	SU 84740 93420	Roman	Roman metalwork found at Desborough Castle
0119700002	SU 84740 93420	Roman	Roman metalwork found at Desborough Castle
0120500000	SU 81900 95100	Neolithic-Bronze Age	Late Neolithic to Early Bronze Age flint arrowhead found near Church Hill, West Wycombe
0120501000	SU 8189 9498	Bronze Age	Late Bronze to Late Iron Age metalwork found in metal-detecting survey
0120501001	SU 81900 94950	Iron Age	Late Iron Age metalwork found in metal-detecting survey
0120501002	SU 81900 94950	Iron Age	Late Iron Age metalwork found in metal-detecting survey
0120501003	SU 81900 94950	Bronze Age	Late Bronze to Late Iron Age metalwork found in metal-detecting survey
0120501004	SU 81900 94950	Roman	Possible Roman metalwork found during metal-detecting survey
0120700000	SU 85780 93780	Roman	Roman metalwork found in the early twentieth century
0120701000	SU 85780 93780	Roman	Roman metalwork found in the early twentieth century
0121500000	SU 86450 93287	Roman	Roman metalwork found in High Wycombe
0121600000	SU 85700 93400	Bronze Age	Late Bronze Age metalwork found in High Wycombe
0121601000	SU 85700 93400	Bronze Age	Middle Bronze Age metalwork found in High Wycombe

0121700000	SU 86415 93345	Roman	Roman metalwork found during construction of swimming pool in the early twentieth century
0121800001	SU 84800 94400	Roman	Roman pottery found on Plomer's Hill
0121800002	SU 84800 94400	Roman	Roman bead found on Plomer's Hill
0121900000	SU 87220 93070	Roman	Roman metalwork found on the ground surface
0122100001	SU 86760 93500	Iron Age	Iron Age pottery sherds found in excavation in the nineteenth century at Wycombe cemetery
0122101000	SU 86760 93500	Iron Age	Possible Iron Age cremation burial or pyre found in nineteenth century excavation
0189000000	SU 82900 94700	Roman	Roman metalwork found in the early nineteenth century at West Wycombe
0189001000	SU 82900 94700	Roman	Roman metalwork found in a garden at West Wycombe
0228600001	SU 87470 92030	Bronze Age	Late Bronze Age metalwork found in metal-detecting survey
0228600002	SU 87470 92030	Bronze Age	Late Bronze Age metalwork found in metal-detecting survey
0228600003	SU 87470 92030	Bronze Age	Late Bronze Age metalwork found in metal-detecting survey
0235900000	SU 83420 91630	15th-16th Century	Fifteenth to sixteenth century metalwork found in metal-detecting survey
0248800000	SU 88910 92970	Roman	Roman metalwork found in garden
0435000001	SU 8363 9450	Roman	Sixteen Roman inhumation burials found during construction of housing estate
0435000002	SU 83630 94500	Iron Age	Late Iron Age to Roman pottery found during construction of housing estate
0437600000	SU 8352 9432	Roman	Roman pottery sherds found in West Wycombe Park during site visit.
0437601000	SU 8352 9432	Roman	Roman roof tile found in West Wycombe Park during site visit.
0437602000	SU 8352 9432	Palaeolithic	Upper Palaeolithic or Mesolithic flint blade found in West Wycombe Park during site visit.
0448300001	SU 86370 93310	Medieval	Medieval to post-medieval horn cores found during sewer works.
0448700000	SU 82700 92060	Medieval	Medieval pottery sherds found in side of road
0448800000	SU 82700 93250	Medieval	Medieval pottery found near footpath
0449300003	SU 86565 93085	Medieval	Fragments of medieval Penn floor tiles found during external drainage works
0462500001	SU 84010 94070	Roman	Roman pottery sherd found on Park Farm
0462500002	SU 84010 94070	Roman	Roman brick fragment found on Park Farm
0470200001	SU 8220 9469	Roman	Roman metalwork found in metal-detecting survey
0475500001	SU 86135 93345	17th Century	Seventeenth century pottery sherd found in old watercourse on brook Street
0497301000	SU 8358 9496	Roman	Roman metalwork found in metal-detecting survey
0497301001	SU 8358 9496	Roman	Roman metalwork found in metal-detecting survey
0497301002	SU 8358 9496	Roman	Roman metalwork found in metal-detecting survey
0497301003	SU 8358 9496	Roman	Roman metalwork found in metal-detecting survey
0497301004	SU 8358 9496	Roman	Roman metalwork found in metal-detecting survey
0497301005	SU 8358 9496	Roman	Roman metalwork found in metal-detecting survey

0497301006	SU 8358 9496	Roman	Roman metalwork found in metal-detecting survey
0497301007	SU 8358 9496	Roman	Roman metalwork found in metal-detecting survey
0497301008	SU 8358 9496	Roman	Roman metalwork found in metal-detecting survey
0497302000	SU 8358 9496	Saxon	Saxon metalwork found in metal-detecting survey
0497303000	SU 8358 9496	Medieval	Medieval metalwork found in metal-detecting survey
0497304000	SU 8358 9496	18th Century	Eighteenth century metalwork found in metal-detecting survey
0499300000	SU 8197 9464	Iron Age	Late Iron Age metalwork found in metal-detecting survey
0499400000	SU 8221 9511	Roman	Roman metalwork found in metal-detecting survey
0499400001	SU 8219 9511	Roman	Roman metalwork found in metal-detecting survey
0505400000	SU 8192 9449	Saxon	Saxon metalwork found in metal-detecting survey
0505400001	SU 8192 9449	Iron Age	Late Iron Age metalwork found in metal-detecting survey
0505400002	SU 8192 9449	Iron Age	Iron Age metalwork found in metal-detecting survey
0505400003	SU 8192 9449	Roman	Roman metalwork found in metal-detecting survey
0505400004	SU 8192 9449	Roman	Roman metalwork found in metal-detecting survey
0505400005	SU 8192 9449	14th-16th Century	Fourteenth to sixteenth century metalwork found in metal-detecting survey
0505400006	SU 8192 9449	Roman	Roman metalwork found in metal-detecting survey
0505400007	SU 8192 9449	Post Medieval	Post-medieval to nineteenth century metalwork found in metal-detecting survey
0505401000	SU 8192 9449	Iron Age	Iron Age metalwork found in metal-detecting survey
0505401001	SU 8192 9449	Roman	Roman metalwork found in metal-detecting survey
0505401002	SU 8192 9449	17th Century	Seventeenth century metalwork found in metal-detecting survey
0505401003	SU 8192 9449	16th Century	Sixteenth century metalwork found in metal-detecting survey
0505402000	SU 8192 9449	Iron Age	Iron Age metalwork found in metal-detecting survey
0505402001	SU 8192 9449	Roman	Roman metalwork found in metal-detecting survey
0505402002	SU 8192 9449	Roman	Roman metalwork found in metal-detecting survey
0505402003	SU 8192 9449	18th Century	Eighteenth century metalwork found in metal-detecting survey
0505402004	SU 8192 9449	Roman	Roman metalwork found in metal-detecting survey
0505402005	SU 8192 9449	Roman	Roman metalwork found in metal-detecting survey
0505402006	SU 8192 9449	Saxon	Saxon metalwork found in metal-detecting survey
0505403000	SU 8192 9449	Roman	Roman metalwork found in metal-detecting survey
0505403001	SU 8192 9449	Iron Age	Late Iron Age metalwork found in metal-detecting survey
0505403002	SU 8192 9449	Iron Age	Late Iron Age metalwork found in metal-detecting survey
0505403003	SU 8192 9449	Iron Age	Late Iron Age metalwork found in metal-detecting survey

0505403004	SU 8192 9449	Iron Age	Late Iron Age metalwork found in metal-detecting survey
0505404000	SU 8192 9449	Iron Age	Late Iron Age metalwork found in metal-detecting survey
0508201000	SU 8988 9307	Prehistoric	Prehistoric flints, prehistoric to medieval pottery and medieval tiles found in field-walking survey
0508201001	SU 8988 9307	Neolithic-Bronze Age	Neolithic to Bronze Age flint flakes found in field-walking survey
0508201002	SU 8989 9307	Neolithic-Bronze Age	Three Neolithic to Bronze Age flint scrapers found in field-walking survey
0508201003	SU 8989 9307	Neolithic-Bronze Age	Neolithic to Bronze Age core found in field-walking survey
0508201004	SU 8989 9307	Bronze Age	Bronze Age and Iron Age pottery sherds found in field-walking survey
0508201005	SU 8989 9307	Roman	Roman pottery sherds found in field-walking survey
0508201006	SU 8989 9307	Medieval	Medieval pottery sherds found in field-walking survey
0508201007	SU 8989 9307	Medieval	Fragments of medieval floor tiles found in field-walking survey
0508201008	SU 8988 9307	Roman	Roman and medieval roof tiles found in field-walking survey
0508201009	SU 8989 9307	Medieval	Medieval millstone fragment found in field-walking survey
0508202000	SU 8982 9297	Roman	Roman coins found whilst metal detecting
0508203000	SU 89650 92950	Roman	Roman brooch found whilst metal-detecting
0508205000	SU 8974 9312	Prehistoric-Medieval	Finds of prehistoric, Roman and medieval date found whilst fieldwalking
0508205001	SU 8974 9312	Neolithic-Bronze Age	24 Neolithic to Bronze Age flint flakes found in field-walking survey
0508205002	SU 8974 9312	Roman	Six Roman pottery sherds found in field-walking survey
0508205003	SU 8974 9312	Roman	Two fragments of Roman tile found in field-walking survey
0508205004	SU 8974 9312	Roman	Fragment of Roman flue-tile found in field-walking survey
0508205005	SU 8974 9320	Medieval	Medieval pottery sherds found in field-walking survey
0508205006	SU 8974 9312	Medieval	Medieval floor tiles found whilst fieldwalking
0508206000	SU 8960 9280	Roman	Roman metalwork found whilst metal-detecting
0508207000	SU 89960 93170	Iron Age	Late Iron Age or Roman terret ring found whilst metal-detecting
0520900000	SU 83980 93630	Roman	Roman metalwork found in metal-detecting survey
0543000000	SU 8182 9465	Bronze Age	Bronze Age metalwork found in metal-detecting survey
0543001000	SU 8182 9465	Iron Age	Iron Age metalwork found whilst metal-detecting.
0543001001	SU 8182 9465	Iron Age	Iron Age metalwork found in metal-detecting survey
0543001002	SU 8182 9465	Iron Age	Iron Age metalwork found in metal-detecting survey
0543002000	SU 8182 9465	Roman	Roman metalwork found in metal-detecting survey
0543002001	SU 8182 9465	Roman	Roman metalwork found in metal-detecting survey
0543002002	SU 8182 9465	Roman	Roman metalwork found in metal-detecting survey
0543002003	SU 8182 9465	Roman	Roman metalwork found in metal-detecting survey

0543002004	SU 8182 9465	Roman	Roman metalwork found in metal-detecting survey
0543003000	SU 8182 9465	17th Century	Seventeenth century metalwork found in metal-detecting survey
0543004000	SU 8182 9465	Iron Age	Late Iron Age metalwork found in metal-detecting survey
0546900000	SU 87472 92108	Roman	Roman metalwork found in tree roots
0549300001	SU 86810 92970	Post Medieval	Post-medieval horn cores found in pits at the Union Baptist Church
0549300002	SU 86810 92970	Post Medieval	Post-medieval animal remains found at the Union Baptist Church
0549300003	SU 86810 92970	17th Century	Seventeenth to eighteenth and twentieth century pottery found at the Union Baptist Church
0549300004	SU 86810 92970	15th-16th Century	Fifteenth to sixteenth century metalwork found at the Union Baptist Church
0550600001	SU 83290 95350	Bronze Age	Late Bronze Age metalwork found in metal-detecting survey
0550600002	SU 83290 95350	Bronze Age	Late Bronze Age metalwork found in metal-detecting survey
0550600003	SU 83290 95350	Roman	Roman metalwork found in metal-detecting survey
0550600004	SU 83290 95350	Roman	Roman metalwork found in metal-detecting survey
0550601000	SU 83240 95353	Neolithic	Neolithic flint blade and two flakes found on footpath
0551000001	SU 83100 95100	Undated	Metalwork of uncertain date found in metal-detecting survey
0551000002	SU 83100 95100	Medieval	Medieval metalwork found in metal-detecting survey
0551000003	SU 83100 95100	Bronze Age	Middle Bronze Age metalwork found in metal-detecting survey
0551000004	SU 83100 95100	Roman	Roman metalwork found in metal-detecting survey
0551000005	SU 83100 95100	Roman	Roman metalwork found in metal-detecting survey
0551001000	SU 83130 95050	Saxon	Saxon metalwork found in metal-detecting survey
0551400000	SU 8621 9377	Neolithic-Bronze Age	Two Neolithic to Bronze Age flint flakes and one blade found on the ground surface.
0553500000	SU 87810 92000	13th Century	Thirteenth century metalwork found in a garden
0554100000	SU 8228 9451	Iron Age	Iron Age and late medieval metalwork found in metal-detecting survey
0554100001	SU 82300 94500	15th-16th Century	Fifteenth to sixteenth century metalwork found in metal-detecting survey
0554100002	SU 82300 94500	Undated	Metalwork of uncertain date found in metal-detecting survey
0554100003	SU 82300 94500	15th Century	Fourteenth to fifteenth century metalwork found in metal-detecting survey
0554100004	SU 82300 94500	Iron Age	Early Iron Age metalwork found in metal-detecting survey
0567200000	SU 8195 9409	Roman	Roman bead found in metal-detecting survey
0571000001	SU 8662 9318	13th Century	Early thirteenth century pottery found during construction of new building next to the Methodist Church
0571000002	SU 8662 9318	13th Century	Thirteenth century floor tiles found during construction of new building next to the Methodist Church
0571000003	SU 8662 9318	13th Century	Animal bones probably dating to the 13 <sup>th</sup> century were found during construction next to the Methodist Church
0572000000	SU 83030 93250	Saxon	Saxon metalwork found whilst metal-detecting.
0573200000	SU 82540 95440	Iron Age	Iron Age rotary quern found in Hearnton Wood



0577500001	SU 8325 9445	Iron Age	Late Iron Age and Roman metalwork found whilst metal-detecting
0577501000	SU 8340 9426	Roman	Roman metalwork found whilst metal-detecting
0577501001	SU 8340 9426	Medieval	Possible medieval metalwork found whilst metal-detecting
0577502000	SU 8323 9454	Roman	Roman pottery found during small scale excavations
0577502001	SU 8323 9454	Roman	Roman metalwork found in metal-detecting survey
0577502002	SU 8323 9454	Medieval-Post Medieval	Medieval and post-medieval metalwork found whilst metal-detecting
0584000000	SU 89268 92968	Saxon	Saxon metalwork found in garden
0595000000	SU 86980 94320	Bronze Age	Bronze Age flint scraper found digging a pond
0595100000	SU 86850 94550	Roman	Roman roof tile, pottery and oyster shells found in field.
0595101000	SU 87110 94645	Roman	Two Roman whetstone fragments found in field.
0595400000	SU 86630 93700	Neolithic	Neolithic flint scraper found on ground surface
0596600000	SU 83850 94330	Iron Age	Late Iron Age, Roman and medieval pottery and Roman tile found digging new drain
0596600001	SU 83820 94340	Roman	Roman metalwork found in garden
0610502001	SU 86722 93086	Medieval	Four sherds of medieval pottery found in excavation
0611100000	SU 86790 92680	Prehistoric	Prehistoric flint blades and flakes found during evaluation test pitting
0663800000	SU 8329 9475	Roman	Roman metalwork found near St Paul's church, West Wycombe whilst metal-detecting.
0689400000	SU 85640 93414	Iron Age	Late Iron Age metalwork found whilst gardening
0944900000	SU 88452 93797	Post Medieval	Post-medieval cannon found in service trench during work to gas supply.

## 2.4 Listed Buildings

EH	Grade	Grid Ref	Address	Period	Description
818, 7, 206	II	SU 88016 91104	Abbey barn farmhouse	1600-1799	Brick Farmhouse
-395135	II	SU 86552 93052	All Saints churchyard gates	1772	Wrought iron gate
818, 5, 348	II	SU 87698 92343	Barn, Bassetbury Manor	1550-1699	Timber tithe barn
818, 11, 237	II	SU 85181 93254	Barn, Copyground farm	1600-1799	Timber framed barn
818, 7, 208	II	SU 87998 91165	Barn, Abbey Barn Farm	1700-1799	Flint & rubble barn
818, 7, 209	II	SU 87988 91180	Barn, Abbey Barn Farm	1550-1699	Flint & rubble barn
818, 8, 235	II	SU 85720 95138	barn, Hughendon Manor farm	1600-1799	Weatherboard barn
818, 8, 234	II	SU 85713 95097	barn, Hughendon Manor farm	1600-1799	Weatherboard barn
818, 5, 59	II*	SU 87654 92378	Bassetbury Manor	1667-1732	Manor House
818, 5, 340	II	SU 87707 92401	Bassetbury Mill	1767-1799	Mill house with undershot wheel
818, 11, 216	II	SU 84088 93166	Bot-m Farmhouse	1600-1699	Brick Farmhouse
818, 5, 219	II	SU 87882 92210	Box Tree House	1700-1799	Brick Farmhouse

818, 2, 45	II	SU 86749 93239	Castle Hill House	1567-1699	House, now museum
-394905	II	SU 84272 94078	Chapel Cottages	1767-1832	House, formerly chapel
818, 5, 58	II	SU 87710 92412	Chequers	1600-1699	Mill house
-395136	I	SU 86573 93084	All Saints Church	1066-1164	Norman Church
818, 7, 201	B	SU 87719 94485	Saint Francis Church	1930	Flint Church
818, 11, 202	B	SU 85931 93175	Saint John the Evangelist	1901	Brick Church
818, 11, 203	B	SU 84749 93474	St Mary & St George Church	1938	Brick Church
818, 4, 200	II	SU 88909 91922	St Anne's Church	1859	Flint Church
818, 5, 294	II	SU 87905 92114	Cobbles	1700-1799	Brick Building
818, 11, 236	II	SU 85143 93282	Copyground Farm	1700-1799	Flint & rubble farmhouse
818, 5, 205	II	SU 86586 92076	Gates at Daws Hill House	1700-1799	Wrought iron gate
818, 7, 320	II	SU 85371 91510	Cressex House	1600-1699	Farmhouse
818, 5, 204	II	SU 86555 92049	Daws Hill House	1700-1799	Farmhouse & threshing barn
818, 7, 333	II*	SU 85655 94619	Disraeli monument	1862	Commemorative monument
818, 1, 10002	II	SU 86649 92860	Former -wn Hall	1904	Brick town hall, now theatre
818, 5, 280	II	SU 87181 92758	Friends House	1800-1832	Brick House
818, 5, 55	II	SU 87971 92058	Funges Farm	1667-1699	Flint & rubble outbuilding
818, 7, 215	II	SU 87371 94343	Grammar School	1914	Brick Grammar school & clock tower
-395142	I	SU 86522 93021	Guild hall	1604	Brick Guildhall
818, 7, 10006	II	SU 86875 93044	Railway Station	1854	Railway station with engine & goods sheds
818, 8, 233	II*	SU 85753 95117	Hughendon Manor farmhouse	1667-1732	Brick Farmhouse
818, 5, 10005	II	SU 86551 92356	Icehouse, Wycombe Abbey	1764	Brick icehouse
818, 5, 292A	II	SU 86125 92738	Loakes House	1767-1799	Brick Villa
818, 5, 217	II	SU 87865 92228	Marsh Green House	1800-1866	Brick Building
818, 5, 56A	II	SU 87898 92131	Marsh Green Mill	1700-1799	Brick watermill
818, 5, 293	II	SU 87891 92114	Mill Barn	1600-1799	Brick barn
818, 13, 295	II	SU 84557 94034	Mill End House	1550-1699	Pebbledash house
818, 3, 302	II	SU 86425 93157	1 Oxford Street	1700-1799	Brick house, now shop
818, 2, 230	II	SU 86501 93103	11 Church Street	1700-1799	Brick house, now shop
818, 1, 265	II	SU 86649 92986	12 High Street	1700-1799	Brick house, now shop
818, 1, 308	II	SU 86515 92947	13 Paul's Row	1450-1599	Brick house, now shop
818, 4, 211	II	SU 88848 91781	17 Abbey Barn Road	1700-1799	Brick House
818, 1, 266	II	SU 86704 92974	17 High Street	1800-1832	Brick house, now shop

818, 1, 267	II	SU 86701 92960	18 High Street	1700-1799	Brick house, now shop
818, 1, 244	II	SU 86942 92880	19 Easton Street	1800-1832	Brick house, now shop
818, 2, 226	II	SU 86568 93054	2 Church Square	1767-1832	Brick house, now shop
818, 3, 303	II	SU 86417 93152	2 Oxford Street	1700-1799	Brick house, now shop
818, 3, 320	II	SU 86408 93083	2 White Hart Street	1800-1899	Timber framed building
818, 1, 245	II	SU 86942 92880	20 Easton Street	1700-1766	Brick house, now shop
818, 3, 231	II	SU 86451 93116	20 Queens Square	1700-1799	Brick house, now shop
818, 1, 247	II	SU 86910 92878	23 Easton Street	1700-1799	Stucco covered house
818, 3, 257	II	SU 86406 93249	25 Frogmoor	1767-1832	Stucco covered house
818, 1, 268	II	SU 86680 92925	29 High Street	1700-1799	Brick house, now shop
818, 2, 29	II	SU 86547 93139	3 Castle Street	1820-1860	Brick House
818, 1, 240	II	SU 86791 92946	3 Easton Street	1800-1832	Brick house, now shop
818, 2, 264	II	SU 86597 93026	3 High Street	1500-1599	Timber framed house
-395180	II*	SU 86667 92924	30 High Street	1700-1799	Brick house, now shop
-395179	II*	SU 86642 92942	33 High Street	1700-1799	Brick House
818, 1, 269	II*	SU 86624 92942	34 High Street	1650-1799	Brick house, now shop
818, 3, 259	II	SU 86406 93292	39 Frogmoor	1700-1799	Brick house, now shop
818, 1, 241	II	SU 86787 92933	4 Easton Street	1600-1699	Timber framed house
-395176	II	SU 86543 92963	41 High Street	1767-1799	Brick house, now shop
818, 4, 221	II	SU 88874 91730	42 Beech Road	1700-1799	Pebbledash house
818, 3, 49	II	SU 86442 93467	43 Temple Road	1767-1799	Brick House
-395185	II	SU 86508 92923	46 St Mary's Street	1700-1799	Brick House
818, 2, 30	II	SU 86556 93142	5 Castle Street	1600-1699	Timber framed house
-395139	II	SU 86584 93024	5 Church Square	1500-1699	Brick Building
818, 1, 242	II	SU 87061 92814	5 Easton Street	1700-1750	Brick House
-395177	II*	SU 86565 92975	59 High Street	1700-1750	Brick town house & railings
-395140	II	SU 86571 93024	6 Church Square	1718	Brick house, now shop
818, 2, 31	II*	SU 86562 93129	7 Castle Street	1300-1399	Timber framed house
818, 5, 276	II	SU 87121 92769	7 London Road	1767-1832	Brick House
818, 2, 228	II	SU 86502 93086	8 Church Street	1600-1699	Brick house, now shop
818, 3, 222	II	SU 86145 93393	84 Oxford Road	1767-1832	Brick House
818, 3, 223	II	SU 86153 93391	85 Oxford Road	1800-1832	Brick House
818, 1, 40	II	SU 86827 92871	86 Easton Street	1767-1799	Brick House

818, 1, 251	II	SU 86819 92875	87 Easton Street	1700-1799	Brick house, now shop
818, 1, 252	II	SU 86797 92875	88 Easton Street	1800-1832	Brick House
818, 5, 277	II	SU 87129 92772	9 London Road	1800-1832	Brick House
-395141	II	SU 86567 93018	1 & 2 High Street	1800-1832	Brick house, now shop
-395133	II	SU 86541 93043	1 - 3 Cornmarket	1700-1799	Brick house, now shop
818, 5, 43	II	SU 87109 92778	1 - 5 London Road	1700-1799	Brick Terraced houses
818, 5, 278	II	SU 87133 92767	11 - 17 London Road	1800-1832	Brick Terraced houses
818, 1, 34	II	SU 86858 92889	14 & 15 Easton Street	1767-1799	Flint & rubble house
818, 4, 210	II	SU 88888 91868	2 & 4 Abbey Barn Road	1700-1799	Stucco covered house
818, 3, 52	II	SU 86461 93095	20 - 22 White Hart Street	1700-1799	Brick house, now shop
-395182	II	SU 86734 92940	21 & 21A High Street	1500-1599	Brick house, now shop
818, 1, 246	II	SU 86910 92878	21 & 22 Easton Street	1800-1832	Stucco covered house
818, 5, 279	II	SU 87164 92754	21 & 23 London Road	1800-1832	Brick House
-395181	II	SU 86706 92917	24 - 27 High Street	1800-1832	Brick Terraced houses
818, 3, 227	II	SU 86456 93140	3 & 4 Queens Square	1700-1799	Brick house, now shop
818, 3, 258	II	SU 86406 93292	35 & 37 Frogmoor	1700-1799	Brick house, now shop
818, 2, 238	II	SU 86532 93052	4 - 5 Cornmarket	1800-1866	Brick house, now shop
818, 3, 50	II	SU 86447 93478	45 & 47 Temple End	1700-1750	Brick House
818, 1, 33	II	SU 86811 92910	8 - 11 Easton Street	1767-1799	Brick Terraced houses
818, 1, 253	II	SU 86791 92881	89 & 90 Easton Street	1700-1799	Brick House
818, 2, 229	II	SU 86503 93098	9 & 10 Church Street	1500-1699	Brick house, now shop
818, 3, 337	II	SU 86427 93147	9 & 10 Queens Square	1700-1832	Brick house, now shop
818, 7, 353	II	SU 88281 94471	Old Beams	1900-1973	Timber framed house
818, 5, 56	II	SU 87917 92120	Old Mill Cottage	1700-1799	Timber framed house, later mill house
818, 7, 207	II	SU 87947 91157	Outbuilding, Abbey Barn Farm	1700-1799	Flint & rubble building
-394906	II	SU 84271 94004	Bridge over River Wye	1700-1799	Flint bridge & turret
818, 9, 106	II	SU 82812 94692	Pound Cottage	1900-1973	Flint & rubble house, former school
818, 11, 239	II	SU 85612 93391	Desborough Street	1800-1899	Workshop: furniture factory
-395144	II*	SU 86538 92995	Midland Bank	1700-1799	Stone bank
-395132	II	SU 86537 93138	Priory House	1300-1399	Timber framed house
818, 2, 225	II	SU 86525 93137	Priory House Annexe	1500-1699	Brick house, now shop
818, 1, 254	II	SU 86788 92883	Railings	1700-1799	Wrought iron railings
818, 4, 287	II	SU 88893 91879	Red Lion Cafe	1700-1799	Brick Building, now café

-395152	II	SU 86625 92994	Red Lion Hotel	1700-1732	Brick Hotel
818, 5, 218	II	SU 87871 92214	Rosedale	1700-1799	Brick House
818, 5, 36	II	SU 87029 92869	Ruins of St Johns Hospital	1180-1190	Hospital including church & refectory
818, 5, 292	II	SU 86238 92298	Rupert Lodge	1800-1832	Brick lodge
818, 5, 281	II	SU 87211 92738	Rye Cottage	1800-1832	Brick House
818, 5, 347	II	SU 87665 92372	Stables, Bassetbury Manor	1667-1732	Brick stables
818, 7, 60	II	SU 87990 94880	Terriers House	1667-1699	Stucco covered house
818, 7, 311	II	SU 88009 94892	Terriers Lodge	1600-1799	house
-395138	II	SU 86585 93032	The Antelope PH	1600-1699	Brick public house
818, 3, 260	II	SU 86408 93300	Bell Inn	1550-1699	Timber framed building, former inn
-395143	II	SU 86536 93002	Falcon Hotel	1667-1669	Hotel
818, 2, 214	II	SU 86811 93080	Flint Cottage Inn	1833-1866	Flint inn
-395153	II*	SU 86585 93032	Little Market House	1584-1624	Brick market house
818, 3, 42	II	SU 86394 93215	New Moon Café	1700-1799	House, now café
818, 5, 44	II	SU 87691 92541	Old Tollhouse	1800-1832	Brick toll house
818, 9, 110	II	SU 83050 94704	Old Vicarage	1533-1566	Timber framed house, vicarage
818, 4, 213	II	SU 88910 91817	Swan Inn	1800-1866	Stucco covered house, inn
-395178	II	SU 86621 92952	Three Tuns PH	1600-1699	Brick public house
818, 7, 314	II	SU 88412 93799	Cotteridge Cottage	1700-1799	Flint & rubble house
818, 5, 275	II	SU 87092 92790	Trinity Church	1850	Congregational chapel
818, 9, 109	II*	SU 83021 94686	37 High Street	1767-1832	Workshop: furniture factory
818, 1, 61	II*	SU 86581 92627	Wycombe Abbey	1600-1699	Manor house, now school
818, 1, 10001	II	SU 86819 92555	Wycombe Abbey railings	1780-1789	Railings
818, 1, 291	II	SU 86510 92698	Wycombe Abbey Lodge	1800-1832	School, later a lodge
818, 7, 270	II	SU 86514 94486	Wycombe Lodge	1800-1899	Brick House

### 3 Appendix: Trade Listings and Population Data

#### Trade Directories

Artisan/trades	P.C.	1830	1844	1853	1864	1877	1883	1895	1903	1911	1920	1935
Basket maker		3	2	2	2	2	2	1	1	1	1	1
Buhl cutter									2	1	1	
Coppersmith				1	1							
Currier		2	2	4	3	2	3	3				
Dyer				1	1					1		4
Furniture maker		22	25	34	36	51	67	74	102	104	121	148
Gunsmith		1	1	1								
Heel maker				1								
Iron founder			1		1							
Jeweller		1	5	4		1	1	1				4
Lacemaker		8		1	1	1	3					
Limner/bookbinder												
Mat maker												
Milliner/peroke		12	16	24	5	3	5	7	2	10	6	6
Needle maker												
Paper maker		6	11	11	4	2	3	2	1	2		
Patten maker		1	1									
Photographer					1		2	2	2	3	5	3
Ribbon maker												
Rope/sack maker		1	1	1	1	1	2	1	1	1	1	1
Shoe/boot maker		15	26	20	18	12	18	27	32	33	32	52
Silk manufacturer				3								
Silversmith						1	1					
Stay maker			1									
Straw hat maker		6	7	7		1						
Tailor		13	12	16	11	8	16	18	22	23	24	43
Tallow Chandler				1								
Tanner		1	1									1
Turner			1	4			2	1	2	5	5	15
Umbrella maker			1			1				1		
Upholsterer			1			5	7	10	5	6	7	15
Whitesmith		3	2	3		1				1	1	
<b>TOTAL</b>	<b>0</b>	<b>95</b>	<b>117</b>	<b>139</b>	<b>85</b>	<b>92</b>	<b>132</b>	<b>147</b>	<b>172</b>	<b>192</b>	<b>204</b>	<b>293</b>
Merchant/Dealer	P.C.	1830	1844	1853	1864	1877	1883	1895	1903	1911	1920	1935
Bookseller		4	2	9		2	1	1	1	2	2	2
Brewery		6	6	5	6	2	2	3	4	6	3	1
Chemist		3	4	6	5	4	4	5	7	8	7	9
Confectioner			1	4	4	2	8	3	10	16	16	30
Dealer		13	28	23	18	15	35	52	79	83	83	128
Dealer (animals)				1					1			
Dealer (china)		1	3	3	1		9	5	1	2	2	3
Dealer (Corn/coal)		6	12	15	12	10	10	13	13	20	14	12
Dealer (cycle/car)								3	1	5	3	21
Dealer (honey)							2					
Dealer (timber)			2	4		5	12	3	3	3	3	6
Draper		7	17	23	14	20	20	21	25	32	40	35
Fellmonger		5	6	4	2	2	2	2	3	3	2	2
Fishmonger		2	2	2	4	4		4	3	6	5	11
Florist				1				2	1	3	1	3
Fruiter				2	2	1	5	1		2	5	10

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Furniture dealer		3	6	7	3	2	4	2	4	4	6	
Grocer		14	16	26	17	26	25	49	51	51	49	62
Ironmonger		6	3	4	6	4		5	3	6	7	7
Marine Store				1	1		1	2	2	3	2	2
Newspaper/printer					2			2		2	1	2
Nurserymen			5	3	2							2
Pawn broker			1		2	1	1	1	1	1	1	
Potash seller												
Printers					2	2		2	4		5	9
Saw Mill												3
Wharfingers												
Wine Merchant		3	2	4	2	1	1	1	1		2	4
Woolstapler				1								
<b>TOTAL</b>	<b>0</b>	<b>73</b>	<b>114</b>	<b>139</b>	<b>105</b>	<b>101</b>	<b>141</b>	<b>181</b>	<b>217</b>	<b>256</b>	<b>257</b>	<b>362</b>
Agric/General	P.C.	1830	1844	1853	1864	1877	1883	1895	1903	1911	1920	1935
Agric Engineer							15					
Farmer				30	43	17	2	2	21	24	25	31
Millwright				2			1					1
Vet					1	1		1	2	2	2	2
Working cutter												
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32</b>	<b>44</b>	<b>18</b>	<b>18</b>	<b>3</b>	<b>23</b>	<b>26</b>	<b>27</b>	<b>34</b>
Professional	P.C.	1830	1844	1853	1864	1877	1883	1895	1903	1911	1920	1935
Accountant							2		2	4	3	10
Architect						4	2	3	3	6	3	8
Auctioneer		3	3		4	2	3	3	3	3	5	4
Banker		2	2	3	2		1					15
Dentist						2	6	2	4	2	7	16
Solicitor		4	6	6	6	3	6	11	12	15	17	19
Surgeon/physician		5	5	5	5	5		7	8	13	12	21
<b>TOTAL</b>	<b>0</b>	<b>14</b>	<b>16</b>	<b>14</b>	<b>17</b>	<b>16</b>	<b>20</b>	<b>26</b>	<b>32</b>	<b>43</b>	<b>47</b>	<b>93</b>
Service/Provisions	P.C.	1830	1844	1853	1864	1877	1883	1895	1903	1911	1920	1935
Baker		19	22	19	17	15	15	19	21	23	15	17
Beer Retailer			31	23	28	17	23	19	24	21	17	7
Bell hanger									1	1	1	
Berlin repository				1								
Blacksmith		7	8	10	6	4	3	3	3	5	3	3
Brazier		3	4		1							
Bricklayer/builder				24	11	10	14	13	19	22	22	38
Brick/tile maker		9	5	5	2							
Butcher		11	15	13	15	16	17	18	21	27	23	33
Café			1	3	1	1	1	5	4	6	4	24
Carpenter		8	12	14	4	3	2	1	5	3	4	4
Carrier		16	23	3	9		12	4	7	7	4	14
Chimney sweep						1		3	2	3	3	4
Coach Builder			1		1	2	3	2	6	5	3	
Cooper		2		2		1	2	1	1			
Engineer						1	1	3	5	6	8	19
Gardener		4		5		1						3
Glazier										1		
Hairdresser		3	4	4	4	4	5	8	12	16	12	26
Hotel/Inn		5	4			13	3	9	8	10	10	9
Ind-generic						2		7	15	8	20	30
Ins Agent		12	13	23	33		20	21	20	18	9	18
Laundry									2	1	3	4

## High Wycombe Historic Town Assessment

Mason		1		1		2	2	2	3	2	2	2
Miller			9		7	11	7	11	6	9	7	4
Plumber/electrician				4		4	4	5	5	6	5	6
Pub		26	39	43	49	65	69	56	57	54	52	54
Roofer												
Saddler		5	5	5	4	1	4	6	5	3	2	1
School		8	10	15	9	7	9	8	10	7	10	15
Watchmaker		6		4	5	3	5	7	10	10	8	6
Wheelwright		5		6	4	5	4	3	2	2	1	1
TOTAL	0	150	206	227	210	189	225	234	274	276	248	342

† Posse Comitatus, 1798.

### Population Figures

Date	P.C.†	1801	1811	1821	1831	1841	1851	1861	
Population		4248	4756	5599	6299	6480	7179	8373	
Date		1871	1881	1891	1901	1911	1921	1931	1941
Population		10,492	13,154	16,409	19,282	20,387	21,937	27,988	
Date		1951	1961	1971	1981	1991	2001		
Population		40,702	49,981	59,335			92,300		

\*\* No Data recorded

Population Figures taken from the following sources:

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

Pevsner for 1921; 1951

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

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



## 4 Appendix: Historical Consultancy Report

High Wycombe is situated in a well watered valley and is protected by higher ground. There is evidence of prehistoric settlement and some excavations have shown the remains of a significant Roman settlement. High Wycombe is not on a main Roman road, but on a relatively important link road to a Thames crossing at Marlow, and mid way between London and Oxford.

The Domesday survey shows a rural location with woodland feeding 500 swine and six mills and thirty ploughs.

There were two large manorial estates with absentee lords. The borough, established at the beginning of the 13th century, was allowed to develop with little interference from the two manors. The details of the development of the town are summarised in VCH. The very early records of the Borough do not seem to have survived, but Ledger Books exist with records starting from 1309 copied into it.

The trades of High Wycombe supplied not only the local area, but also looked to London for its customers. The early trades included cloth making, paper making and the lace making industry. The furniture making industry began to develop and grow at the beginning of the 18th century. The raw material came from the Chiltern beech woods. The late 19th and early 20th century saw the height of this industry, and it became the main industry in High Wycombe.

The town grew more prosperous in the 18th century, and in 1799 the senior section of the Royal Military College came to High Wycombe. The junior section was located in Marlow. The stay was quite short, it moved to Sandhurst in 1812.

The 19th century with industrial expansion and the coming of the railway resulted in an increase in housing and an expansion of the town and its facilities. This continued in the twentieth century. Many businesses came to the town and industrial estates were developed close to the town centre.

The influence of High Wycombe over the surrounding area grew, and the Parliamentary Constituency now includes Marlow.

**Medieval Records (to 1500)**

**Manorial Records**

*Bassetsbury*

Court rolls, 1395-1459	SGC XV.15.1
Extent, with Amersham and Long Crendon, 1419-1420	TNA:PRO DL43/14/4
Ministers accounts, with other manors, 1438-1440	TNA:PRO DL29/653/10565
Reeves and bailiffs accounts, with other manors, 1452-1454	TNA:PRO DL29/653/10577
Account roll (14), 1477-1511 (non-consecutive)	SGC XV.53.44-45, 56-58
Court expenses, 1499	SGC XV.53.92

*Temple Wycombe*

Extracts from court roll for use in court case, 18th cent, 1307-1728 (circa)	CBS D/BASM 87
Court rolls (4), 1341-1432 (non-consecutive)	CBS D 176/1-4
Court roll, with other manors (Ewelme and Wallingford Honour), 1422	TNA:PRO SC2/212/2
Court rolls, with other manors (Ewelme and Wallingford Honour), 1431-1440 (non-consecutive)	TNA:PRO SC2/212/6-8,11
Court roll, 1462-1471	CBS D 176/5
Court roll, 1489-1505 (non-consecutive)	CBS D 176/6

**Tax Records for High Wycombe**

*Containing the names of individuals*

1294 Sept 23 x 30 clerical moiety	TNA:PRO E179/35/1
1312 Dec 16 tallage	TNA:PRO E179/239/250
1327 Sept 15 x 23 twentieth	TNA:PRO E179/242/4
1340 April 3 two ninths and fifteenths and tax on wool	TNA:PRO E179/77/9
1380 Feb 28 clerical tenth and poll tax from Canterbury province	TNA:PRO E179/35/12

*Containing communal assessments only*

1220 Aug 9 or earlier carucage of 2s.	TNA:PRO E179/161/1
1220 Aug 9 or earlier carucage of 2s.	TNA:PRO E179/239/241
[?1216 x 1272] - 4 stray	TNA:PRO E179/239/243
1327 Sept 15 x 23 twentieth	TNA:PRO E179/378/11
1332 Sept 9 x 12 fifteenth and tenth	TNA:PRO E179/77/23
1334 Sept 19 x 23 fifteenth and tenth	TNA:PRO E179/378/24
1336 Sept 23 x 27 fifteenth and tenth	TNA:PRO E179/77/4
1336 March 11 x 20 fifteenth and tenth	TNA:PRO E179/378/27
1337 Sept 26 x Oct 4 three fifteenths and tenths	TNA:PRO E179/77/6
1337 Sept 26 x Oct 4 three fifteenths and tenths	TNA:PRO E179/77/7
1340 April 3 two ninths and fifteenths and tax on wool	TNA:PRO E179/77/8
1340 April 3 two ninths and fifteenths and tax on wool	TNA:PRO E179/77/11
1344 June 26 two fifteenths and tenths	TNA:PRO E179/77/13
1346 Sept 14 two fifteenths and tenths	TNA:PRO E179/77/14
1346 Sept 14 two fifteenths and tenths	TNA:PRO E179/77/15
1348 March 31 x April 13 three fifteenths and tenths	TNA:PRO E179/77/16
1348 March 31 x April 13 three fifteenths and tenths	TNA:PRO E179/77/17
1352 Jan 21 x 22 three fifteenths and tenths	TNA:PRO E179/77/18
1352 Jan 21 x 22 three fifteenths and tenths	TNA:PRO E179/77/19
1352 Jan 21 x 22 three fifteenths and tenths	TNA:PRO E179/77/20
1352 Jan 21 x 22 three fifteenths and tenths	TNA:PRO E179/77/21
c. 1377 Feb 16 x 19 poll tax	TNA:PRO E179/77/22
1380 Jan 17 x March 3 one and a half fifteenths and tenths	TNA:PRO E179/77/25
1388 March 10 half a fifteenth and tenth	TNA:PRO E179/77/27
1393 Jan 22 x Feb 10 fifteenth and tenth	TNA:PRO E179/77/28
1393 Jan 22 x Feb 10 fifteenth and tenth	TNA:PRO E179/77/29
1395 Jan 29 x Feb 15 fifteenth and tenth	TNA:PRO E179/77/30
1398 Jan 31 one and a half fifteenths and tenths	TNA:PRO E179/77/31
1431 March 20 one and one third fifteenths and tenths	TNA:PRO E179/77/52
1446 April 9 one and a half fifteenths and tenths	TNA:PRO E179/77/65
1449 Feb 12 x April 1 half a fifteenth and tenth	TNA:PRO E179/77/66

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

### Parish Records

None

### Other Ecclesiastical records

*Records of the archdeaconry of Buckingham*

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

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

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

*Other High Wycombe Records (not an exhaustive list)*

Chancery

TNA:PRO C 131/6/12, C 131/10/26, C 131/34/27, C 131/210/26, C 131/249/24, C 143/294/2, C 143/391/10, C 143/407/5, C 146/428, C 146/448, C 146/673, C 146/911, C 146/1118, C 146/2955, C 146/3153, C 219/330/19, C 241/18/73, C 241/32/77, C 241/36/157, C 241/37/7, C 241/72/10, C 241/81/247, C 241/81/28, C 241/164/141, C 241/175/68, C 241/192/90, C 241/209/53, C 1/5/114, C 1/6/157, C 1/9/92, C 1/9/108, C 1/9/457, C 1/15/215, C 1/16/5, C 1/16/383, C 1/16/455, C 1/17/159, C 1/19/361, C 1/27/212, C 1/27/300, C 1/27/394, C 1/28/41, C 1/28/280, C 1/28/332, C 1/29/23, C 1/38/226, C 1/51/159, C 1/69/67, C 1/69/115, C 1/95/12, C 1/108/106, C 1/141/52, C 1/147/73, C 1/153/81, C 1/233/50, C 1/234/8, C 1/243/55, C 1/1516/12.

Exchequer

TNA:PRO E 40/402, E 40/4940, E 40/5710, E150/2/3, E 179/378/11, E 199/1/37, E 199/1/46, E 199/2/58, E 199/2/19, E 210/11062

### Special Collections

TNA:PRO SC 8/50/2499, SC 8/72/3553, SC 8/151/7516

Wycombe Royal Grammar School and Almshouses Foundation

CBS CH 1

Title Deeds for Wycombe Royal Grammar School and

Almshouse Foundation, 13th and 14th century

CBS CH 1/T/1-8

(This catalogue is not yet available on the internet – October 2008)

### Early Modern Records (1500-1800)

#### Manorial Records

*Bassetsbury*

Court rolls, 1509-1544	SGC CC 120050/1
Account roll, 1523-1524	SGC XV 53.59
Account rolls, 1530-1536	SGC XV 53.60-63
Extract of court roll, 1547	SGC XV 15.9
Court roll, 1562-1573	SGC XV 15.11
Survey, 1562	SGC CC 379832
Court rolls, 1574-1590	SGC CC 120050/1
Court rolls, 1591-1596	SGC M.81
Extract of court roll, 1595	SGC XV.15.13
Court rolls, 1597-1621	SGC CC 120050/1
Court book, with other manors, 1610-1631	SGC XI M.4
Court roll, 1626	SGC CC 117305
Court orders, 1627-1631	SGC XV 15.25
Damages sustained by tenants, 1628	SGC XV 15.17
Court rolls, 1646-1747 (non-consecutive)	SGC CC 207520-48; XV 15.55
Abstracts of court books, 1646-1823	SGC CC 207573-74
Particulars of copyholds, 1700-1725 (undated)	SGC XV 15.37
Rental, 1700-1800 (undated)	SGC XV 15.36
Survey (copy), 1701	SGC CC 379833
Court papers and correspondence, 1702-1876	SGC CC 208069-72
Rental, 1711	SGC CC 117308

## High Wycombe Historic Town Assessment

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Court minutes, 1712-1909 SGC CC 117306, 207570-72; 207576-207818; 379831, 379838-40, 379842  
Court roll (in bundle with other items), 1714CBS D/D/A 177  
Court minutes, 1737 CBS D/D/9/20  
Rental, 1756 SGC CC 117308  
Rental, 1763 SGC XVII 31.27  
Account of copyholders, 1772 SGC CC 379834  
*Temple Wycombe*  
Extracts from court rolls, 1505-1506 TNA:PRO SC2/155/41  
Court roll, 1523-1547 (non-consecutive) CBS D 176/7  
Court rolls, with other manors (Ewelme and Wallingford Honour),  
1535-1551 TNA:PRO SC2/212/18-21,23-25

### Tax Records for High Wycombe

#### *Containing the names of individuals*

1523 May 21 subsidy TNA:PRO E179/78/91  
1523 May 21 subsidy TNA:PRO E179/78/93  
1523 May 21 subsidy TNA:PRO E179/78/139  
1540 May 8 subsidy TNA:PRO E179/78/121  
1542 March or earlier forced loan TNA:PRO E179/78/124  
1543 Jan 22 x May 12 subsidy TNA:PRO E179/78/125  
1543 Jan 22 x May 12 subsidy TNA:PRO E179/78/132  
1545 Jan benevolence from the laity and clergy TNA:PRO E179/78/140  
1545 Nov 23 x Dec 24 subsidy TNA:PRO E179/78/145  
1545 Nov 23 x Dec 24 subsidy TNA:PRO E179/78/152  
1497 Jan 16 x March 13 subsidy of £62,000 TNA:PRO E179/78/157  
1549 March 12 subsidy ('relief') TNA:PRO E179/78/162  
1549 March 12 subsidy ('relief') TNA:PRO E179/79/163  
1549 March 12 subsidy ('relief') TNA:PRO E179/79/165  
1559 Feb 20 subsidy TNA:PRO E179/79/187  
1593 March 24 three subsidies TNA:PRO E179/79/216  
1597 Dec 16 three subsidies TNA:PRO E179/79/227  
1597 Dec 16 three subsidies TNA:PRO E179/79/237  
1621 Jan 30 x Feb 17 two subsidies TNA:PRO E179/80/346 Part 5  
1624 May 13 or later three subsidies TNA:PRO E179/79/279  
1628 June 16 x 29 five subsidies TNA:PRO 179/80/288  
1628 June 16 x 29 five subsidies TNA:PRO E179/244/1  
1635 Aug 4 ship money TNA:PRO E179/275/2  
1640 Dec 10 - 23 four subsidies TNA:PRO E179/80/298  
1641 May 13 two subsidies TNA:PRO E179/80/338  
1662 May 19 hearth tax TNA:PRO E179/80/351

#### *Containing communal assessments only*

[16th cent] - 1 fifteenth and tenth TNA:PRO E179/80/360  
1540 May 8 four fifteenths and tenths TNA:PRO E179/78/116  
1545 Nov 23 two fifteenths and tenths TNA:PRO E179/78/143  
1545 Nov 23 two fifteenths and tenths TNA:PRO E179/78/144  
1553 March 17 two fifteenths and tenths TNA:PRO E179/79/169  
1553 March 17 two fifteenths and tenths TNA:PRO E179/79/177  
1558 Feb 19 fifteenth and tenth TNA:PRO E179/79/182  
1571 May 15 two fifteenths and tenths TNA:PRO E179/79/194  
1587 March 7 two fifteenths and tenths TNA:PRO E179/79/205  
1589 March 17 four fifteenths and tenths TNA:PRO E179/79/208 Part 2  
1589 March 17 four fifteenths and tenths TNA:PRO E179/79/209  
1593 March 24 six fifteenths and tenths TNA:PRO E179/79/210  
1593 March 24 six fifteenths and tenths TNA:PRO E179/79/212  
1593 March 24 six fifteenths and tenths TNA:PRO E179/79/213  
1593 March 24 six fifteenths and tenths TNA:PRO E179/79/214  
1597 Dec 16 six fifteenths and tenths TNA:PRO E179/79/223  
1597 Dec 16 six fifteenths and tenths TNA:PRO E179/79/226  
Eliz I - 1 fifteenth and tenth TNA:PRO E179/79/250

## High Wycombe Historic Town Assessment

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1601 Dec 15 four subsidies	TNA:PRO E179/388/10 Part 14
1601 Dec 15 four subsidies	TNA:PRO E179/388/10 Part 15
1601 Dec 15 four subsidies	TNA:PRO E179/388/10 Part 16
1601 Dec 15 four subsidies	TNA:PRO E179/388/10 Part 22
1606 May 17 six fifteenths and tenths	TNA:PRO E179/388/16
1606 May 17 six fifteenths and tenths	TNA:PRO E179/79/255A
1606 May 17 six fifteenths and tenths	TNA:PRO E179/79/261A
1621 Jan 30 x Feb 17 two subsidies	TNA:PRO E179/388/12 Part 24
1624 May 13 or later three fifteenths and tenths	TNA:PRO E179/79/272
1624 May 13 or later three fifteenths and tenths	TNA:PRO E179/79/274
1624 May 13 or later three fifteenths and tenths	TNA:PRO E179/79/281A
1625 June 30 or later two subsidies	TNA:PRO E179/311/50
1657 June 26 assessment for the armies and navies of the Commonwealth	TNA:PRO E179/80/316
1657 June 26 assessment for the armies and navies of the Commonwealth	TNA:PRO E179/80/317
1657 June 26 assessment for the armies and navies of the Commonwealth	TNA:PRO E179/80/320
1657 June 26 assessment for the armies and navies of the Commonwealth	TNA:PRO E179/311/54
1660 Jan 26 assessment to defend the Commonwealth	TNA:PRO E179/80/329A
1660 Sept 13 assessment of £70,000 for the present supply of the king	TNA:PRO E179/299/7
1663 July 27 four subsidies	TNA:PRO E179/244/10
1667 Jan 18 act for raising money by a poll	TNA:PRO E179/80/343
1671 March 6 subsidy for the king's extraordinary occasions	TNA:PRO E179/299/8 Part 1

### Other High Wycombe Records (not an exhaustive list)

#### Chancery

TNA:PRO C 202/139/4, C 202/145/2, C 1/141/52, C 1/147/73, C 1/153/81, C 1/635/12, C 1/966/30-32, C 1/1010/16-17, C 1/1111/25, C 1/1239/4, C 1/1431/12-14, C 1/1516/12, C 10/8/59, C 104/257, C 104/257, C 110/178, C 110/178, C 111/190, C 111/197.

#### Exchequer

TNA:PRO E 40/3184, E 367/4335, E 367/5080, E 367/6932, E 117/1/18, E 134/18&19Eliz/Mich7, E 134/33&34Eliz/Mich32, E 134/39Eliz/East7, E 134/36&37Chas2/Hil11, E 134/MISC/2370, E 134/MISC/2371, E 178/455, E 178/2983, E 179/80/298, E 184/4, E 196/63, E 199/2/44, E 210/985, E 214/110, E 214/338, E 214/339, E 315/452/3, E 317/Bucks/10, E 320/C5, E 321/1/36.

### Borough of High Wycombe CBS M40

First Ledger Book, 1475-1734 [Published by Bucks Record Society, Vol 11, 1956]

[bucksinfo.net/brs/assets/other/brs-vol-11/](http://bucksinfo.net/brs/assets/other/brs-vol-11/)

Second Ledger Book, 1684-1770 [Published by High Wycombe History Society, 1965]

Ledger Book No. 4, 1770-1831	CBS M40/1-4
Town chamberlain's account book, 1691-1780	CBS M40/15-18
Town chamberlain' account book, 1776-1780	CBS M40/22
Town chamberlain's account book, 1780-1835	CBS M40/19-21
Coroner's and clerk of the market's Courts, court book, 1759-1860	CBS M40/35-39
Court leet and Quarter Sessions, court book , 1758-1837	CBS M40/40-44
Account book of Robert Peck, town clerk, 1717-1749	CBS M40/72-74
Account book of trustees of Lane's Almshouses, 1677-1821	CBS M40/70-71

### Parish Records: CBS PR 249/1-28

#### Registers CBS

Baptisms, 1613-1939	CBS PR 249/1/1-13
Marriages, 1610-1941	CBS PR 249/1/14-32
Burials, 1612-1940	CBS PR 249/1/33-41

### Ecclesiastical records and returns of religion

Records of the Oxford Diocese	ORO DIOC/1-9
Diocese books: summary of visitations, extent and population of parishes, information about charities and schools, numbers of dissenters and incumbents (c 1685 – 1888):	ORO DIOC/4/A/1-12

### Probate

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

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

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

The High Wycombe wills indicate the development of the town by showing occupations – tanner (1552), Carpenter (1557), Innholder (1571), Fuller (1576), Baker (1579), Shoemaker (1579), Point maker (1584), Clothier (1584), Glover (1587), Mealman (1588).

### Other records of the archdeaconry of Buckingham

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

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

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

### Estate and Family Records

Estate and family papers relating to High Wycombe may be found in the following sources (not exhaustive):

Carrington Archives, 1531-1930 CBS D-CN

Catalogue may be found at:

[www.nationalarchives.gov.uk/a2a/records.aspx?cat=008-carrington&cid=0#0](http://www.nationalarchives.gov.uk/a2a/records.aspx?cat=008-carrington&cid=0#0)

Dashwood of West Wycombe, 1547-1922 CBS D-D

Catalogue may be found at:

[www.nationalarchives.gov.uk/a2a/records.aspx?cat=008-Dashwood&cid=0#0](http://www.nationalarchives.gov.uk/a2a/records.aspx?cat=008-Dashwood&cid=0#0)

A E Stevens Collection, c.1650-1969 CBS D 102

Catalogue may be found at:

[www.nationalarchives.gov.uk/a2a/records.aspx?cat=008-stevens&cid=0#0](http://www.nationalarchives.gov.uk/a2a/records.aspx?cat=008-stevens&cid=0#0)

Manor of Temple Wycombe: court rolls, c.1341 – c.1547, and transcripts of court rolls, 1546 – 1623, compiled by Francis Colmer CBS D176

Catalogue may be found at:

[www.nationalarchives.gov.uk/a2a/records.aspx?cat=008-d176&cid=0#0](http://www.nationalarchives.gov.uk/a2a/records.aspx?cat=008-d176&cid=0#0)

Wheeler's Wycombe Brewery Deeds, 1630-1935 CBS D/147/1-34

Catalogue may be found at:

[www.nationalarchives.gov.uk/a2a/records.aspx?cat=008-d147&cid=0#0](http://www.nationalarchives.gov.uk/a2a/records.aspx?cat=008-d147&cid=0#0)

Wycombe Royal Grammar School and Almshouses Foundation CBS CH 1

The catalogue for this archive is not yet on the internet – October 2008

In addition to material relating to the School, there are numerous deeds and other papers.

Title Deeds for Wycombe Royal Grammar School and

Almshouse Foundation, 16th – 18th century CBS CH 1/T/9-31

There are many deeds and papers relating to High Wycombe in the lists of small accessions at the CBS that can be searched, CBS D-X 1-1179

The BAS Collection at CBS contains title deeds to properties in High Wycombe, 17-19C: CBS, BAS Coll.

### County Records with High Wycombe entries

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

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

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

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

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

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

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

Indexes for later periods are available at CBS

### Trade Directory

## High Wycombe Historic Town Assessment

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The Universal British Directory of Trade and Commerce Vol 3(London, 1794)

### Local Newspapers

No newspapers were printed in Buckinghamshire until the nineteenth century.

### Maps

High Wycombe, All Souls College Estate, 1596

CBS MaR/1/12,13.T

### Modern Records (Post 1800)

#### Manorial Records

None

#### Borough of High Wycombe CBS M40

Ledger Book No. 4, 1770-1831	CBS M40/1-4
Borough Council, minute book, 1831-1866	CBS M40/5-14
Watch committee, minute book, 1849-1905	CBS M40/52-61
Watch committee, minute book, 1905-1920	CBS M40/62-69
Town chamberlain's account book, 1780-1835	CBS M40/19-21
Treasurer's account book, 1836-1880	CBS M40/23-26
Treasurer's account book, 1847-1874	CBS M40/27-30
Treasurer's account book, 1874-1880	CBS M40/31
Burgess roll, 1835-1845	CBS M40/32-34
Coroner's and clerk of the market's Courts, court book, 1759-1860	CBS M40/35-39
Court leet and Quarter Sessions, court book , 1758-1837	CBS M40/40-44
Vestry minute book, 1854-1895	CBS M40/45-51
Account book of trustees of Lane's Almshouses, 1677-1821	CBS M40/70-71

#### Parish Records: CBS PR 249/1-28

Registers CBS

Baptisms, 1613-1939	CBS PR 249/1/1-13
Marriages, 1610-1941	CBS PR 249/1/14-32
Burials, 1612-1940	CBS PR 249/1/33-41

Wycombe Incumbent – Property and Miscellaneous PR 249/3/1-8

Copy glebe terrier, description of vicarage – fairly detailed, c1822 CBS PR 249/3/1

Copy of document recording the endowment of Wycombe

vicarage by Hugh, Bishop of Lincoln, in the 13th century, c1832 CBS PR 249/3/2

Wycombe Churchwardens – Rates PR 249/4/1-4

Church Rate assessment [Wycombe], 1743 CBS PR 249/4/1

Church Rate Book (Parish of Chepping Wycombe), 1868 CBS PR 249/4/2

Church Rate Book (Parish of the Borough of Chepping Wycombe), ?1869 CBS PR 249/4/3

Limp notebook relating to the church rate (Wycombe), 1869 CBS PR 249/4/3a

Church Rate receipt books, 1868 CBS PR 249/4/4

Wycombe Churchwardens – Accounts PR 249/5/1-6

Draft Churchwardens Accounts, 1829 CBS PR 249/5/1

Churchwardens Accounts, 1899-1937 CBS PR 249/5/2-5

Wycombe Churchwardens – Property PR 249/6/1-6

Organ, 1929-31 CBS PR 249/6/1/1-6

War Memorial, 1919-22 CBS PR 249/6/2/1-6

Tower Restoration, 1900-32 CBS PR 249/6/3/1-4

Roof Restoration, 1908-40 CBS PR 249/6/4/1-8

Installation of electric lighting, 1909 CBS PR 249/6/5

High Wycombe Churchwardens – Miscellaneous PR 249/7/1-5

Minute Book of meetings of churchwardens and Vicar, 1899-1909 CBS PR 249/7/1

Minute Book of Churchwardens meetings, 1931-1947 CBS PR 249/7/2

Correspondence of clerk to Churchwardens, 1937-39 CBS PR 249/7/3-5

Wycombe Vestry and Parochial Church Council – PR 249/8/1-17

Vestry Minute Books, Parish of Chepping Wycombe, 1818-1897 CBS PR 249/8/1-5

Vestry Minute Books, Parish of the Borough of

## High Wycombe Historic Town Assessment

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Chepping Wycombe, 1856-1901	CBS PR 249/8/6-7
Wycombe Constables – Accounts	
Constables Accounts, 1815-16	CBS PR 249/9/1
Wycombe Constables – Miscellaneous	
Constables Appointments, 1857	CBS PR 249/10/1
Wycombe Overseers of the Poor – Rates	
Poor Rate Assessment for the “parish and forreins” of Chepping Wycombe, 1682	CBS PR 249/11/1
Poor Rate Books, Parish of Chepping Wycombe, 1838-1871	CBS PR 249/11/2-54
Poor Rate Books, Parish of the Borough of Chepping Wycombe, 1840-1874	CBS PR 249/11/60-84
Poor Rate assessments for the Borough of Chepping Wycombe, 1635-37	CBS PR 249/11/90
Wycombe Overseers of the Poor – Accounts	
Overseers Accounts (Wycombe), 1630	CBS PR 249/12/1
Overseers Account Books and Poor Rate for the parish of Chepping Wycombe, 1667-1793	CBS PR 249/12/2-7
Overseers Account Books and Poor Rate for the parish of Chepping Wycombe, 1793-1819	CBS PR 249/12/8-9
Miscellaneous other documents and papers, 1780-1873	CBS PR 249/12/10-27
Wycombe Overseers of the Poor – Settlement	
Register of Settlement Certificates received by the Parish of Chepping Wycombe from newcomers, 1694-1770	CBS PR 249/13/1
Settlement Certificates (Wycombe), 1720-1760	CBS PR 249/13/2
Wycombe Overseers – Apprenticeship	
Apprenticeship indentures (Wycombe), 1617-1696	CBS PR 249/14/1
Wycombe Surveyors of the Highways – Rates, 1857-1862	CBS PR 249/20/1
Wycombe Surveyors of the Highways – Accounts, 1844-1860	CBS PR 249/21/1-8
Wycombe Tithe, 1849-1933	CBS PR 249/27/1-8
Final Miscellaneous (Wycombe), 1696-1936	CBS PR 249/28/1-15
High Wycombe Borough Council CBS MB2	
Treasures – rate books, 1929/30-1960/61	CBS MB2/14/1-34
Treasurer – valuation list, High Wycombe Parish, 1910	CBS MB2/15/1
Wycombe Royal Grammar School and Almshouses Foundation	CBS CH 1
The catalogue for this archive is not yet on the internet – October 2008	
In addition to material relating to the School, there are numerous deeds and other papers.	
Title Deeds for Wycombe Royal Grammar School and Almshouse Foundation, 19th and 20th centuries	CBS CH 1/T/32-43
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 High Wycombe are:	
1841	HO 107/55
1851	HO 107/1719
1861	RG 9/856, 857
1871	RG 10/1403, 1404
1881	RG 11/1463, 1464, 1465
1891	RG 12/1137, 1138, 1139
1901	RG 13/1346, 1347



**Buckinghamshire Trade Directories**Trade Directories for Buckinghamshire on [www.historicaldirectories.org](http://www.historicaldirectories.org)

Title	Location	Decade	Key Name
Pigot's Directory of Buckinghamshire, 1830-31	Buckinghamshire	1750-1849	Pigot
Robson's Commercial Directory of Beds, Bucks, etc, 1839	Norfolk, Bedfordshire, Buckinghamshire, Cambridgeshire, Huntingdonshire, Suffolk, Oxfordshire	1750-1849	Robson
Pigot & Co.'s Directory of Berkshire, Bucks, etc, 1844. [Part 1: Berks to Glos]	Berkshire, Buckinghamshire, Cornwall, Devon, Dorset, Gloucestershire	1750-1849	Pigot
Slater's Directory of Berkshire, 1852	Berkshire, Buckinghamshire	1850s	Slater
Musson & Craven's Commercial Directory of Buckinghamshire & Windsor, 1853	Buckinghamshire	1850s	Musson
Post Office Directory of Berks, Northants, etc, 1854	Berkshire, Northamptonshire, Oxfordshire, Bedfordshire, Buckinghamshire, Huntingdonshire	1850s	Post Office
Post Office Directory of Buckinghamshire, 1864	Buckinghamshire	1860s	Post Office
Harrod & Co.'s Directory of Beds, Bucks, etc, 1876	Bedfordshire, Buckinghamshire, Berkshire, Oxfordshire, Huntingdonshire, Northamptonshire	1870s	Harrod, J.G.
Kelly's Directory of Buckinghamshire, 1883	Buckinghamshire	1880s	Kelly
Kelly's Directory of Buckinghamshire, 1899	Buckinghamshire	1890s	Kelly
Kelly's Directory of Buckinghamshire, 1903	Buckinghamshire	1900s	Kelly
Kelly's Directory of Buckinghamshire, 1907	Buckinghamshire	1900s	Kelly
Kelly's Directory of Buckinghamshire, 1911	Buckinghamshire	1910s	Kelly
Kelly's Directory of Buckinghamshire, 1915	Buckinghamshire	1910s	Kelly

Trade Directories for Buckinghamshire in Centre for Buckinghamshire Studies

## Universal British Directory 1790-1798

Volume 2	1792	Amersham, Aylesbury, Buckingham, Chesham, Colnbrook
Volume 3	1794	High Wycombe, Ivinghoe, Marlow
Volume 5	1798	Beaconsfield, Wendover, Monks Risborough
Pigot	1823-24, 1830, 1831-32, 1842	
Kelly	1847, 1854, 1869, 1883, 1887, 1891, 1895	then many for 20th century
Slater	1850	
Musson & Craven	1853	
Mercer & Crocker	1871	
Harrods	1876	

**Maps**

<i>Chepping Wycombe, Quarter Session – Easter 1807</i>	<i>CBS Q/H/24</i>
Diversion of footpath and highway – Marsh Green to Keep Hill. Fair sketch on paper.	
<i>Chepping Wycombe, Quarter Session – Easter 1808</i>	<i>CBS Q/H/27</i>
Diversion of footpath near Wycombe Abbey. Rough sketch on paper.	
<i>High Wycombe, 1813</i>	<i>CBS Ma/14/1.r</i>
Estate Map.	
<i>Chepping Wycombe, Quarter Session – Midsummer 1814</i>	<i>CBS Q/H/40</i>
Diversion of footpath – Chepping Wycomb – London Turnpike Road	
Good map on paper – some colouring.	
<i>Chepping Wycombe, Quarter Session – Epiphany 1818</i>	<i>CBS Q/H/47</i>
Diversion of highway – Upper Wycombe Marsh to Keep Hill. Neat map on paper, coloured.	
<i>Chepping Wycombe, Quarter Session – Epiphany 1818</i>	<i>CBS Q/H/48</i>
Diversion of footpath. Neat map on paper, coloured.	
<i>Chepping Wycombe, Quarter Session – Easter 1820</i>	<i>CBS Q/H/56</i>
Diversion of footpath – Rye Mill to Bassetsbury Hill. Good map on paper, neat, coloured.	
<i>Chepping Wycombe, n.d. c.1821 (watermark)</i>	<i>CBS Q/AB 70/30</i>
Map of the town of Chepping Wycombe with the boundaries of the Borough.	
Not very detailed. Principal streets and some public buildings shown.	
<i>Chepping Wycombe, Quarter Session – Midsummer 1835</i>	<i>CBS Q/H/88</i>
Stopping up of footpath – Lower Kings Mead – Loudwater Chapel. Fair map on papering.	
<i>Chepping Wycombe, Quarter Session – Easter 1850</i>	<i>CBS Q/H/115</i>
Hammersley Lane – Rayners. Good map on parchment.	
<i>High Wycombe (Borough only), 1849</i>	<i>CBS PR249/27/1 reproduction</i>
Printed copy of ?tithe map	
PR249/27/2 is a copy of the printed copy of the apportionment. Both originals are in the possession of Clarke and Sons, solicitors, High Wycombe.	
<i>High Wycombe, 1840</i>	<i>CBS Ma/249/1.R</i>
Map of the parish of Chepping Wycombe.	
<i>High Wycombe, 1849</i>	<i>CBS PR249/27/6R</i>
Tithe Map – Borough copy.	
Paper on linen. Wycombe Borough only. Not signed or stamped by Tithe Commissioners. Details as in PR249/27/1 but this map is not as well finished.	
<i>High Wycombe Borough, 1849</i>	<i>CBS 211a</i>
Tithe Map (Borough only) Diocesan copy.	
Paper, linen backed, printed, signed by Assistant Tithe Commissioner. Includes printed apportionment.	
<i>Chepping Wycombe, 1848</i>	<i>CBS 211(i)</i>
Tithe Map – Diocesan copy – Parish only, not including Borough. Paper, repaired.	
<i>Chepping Wycombe, c.1850</i>	<i>CBS PR249/27/4.R</i>
Tithe Map – Parish copy. Paper on linen, poor condition.	
<i>Chepping Wycombe, n.d. ?1864</i>	<i>CBS D 183/136</i>
Plan of St. John’s Wood Inclosure, Cheping Wycombe. Paper, linen-backed.	
<i>High Wycombe (St. John’s Wood), 1868 [6th August 1869 Award]</i>	<i>CBS IR/42.R</i>
Inclosure Map. Duplicate Copy CBS IR/42C.	
<i>Chepping Wycombe (Borough), 1873-74</i>	<i>CBS Ma/306R</i>
“Chepping Wycombe Borough Extension” proposed new road (now Castle Street) Plan and Sections.	
<i>High Wycombe, 1880</i>	<i>CBS Ma/249/2.R</i>
O.S. 25” sheets joined. 1st edition 1880 mounted on cloth.	
<i>High Wycombe, 1880</i>	<i>CBS Ma R/25</i>
“Chepping Wycombe Borough Extension, Session 1880”.	
Shows proposed extension of Borough, also lands to be acquired for sewerage purposes.	
<i>High Wycombe and Wooburn, ?1884</i>	<i>CBS D 183/139</i>
Parishes of Chepping (or High) Wycombe and Wooburn. Paper, linen backed.	

## High Wycombe Historic Town Report

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*Chepping Wycombe (Rural), 1923*

*CBS Ma/309R*

*High Wycombe (East)*

*CBS CCM/Ma 19.R*

East part of parish, O.S. 25" sheets joined – 1925 edition. Relates to tithe.

*High Wycombe (West)*

*CBS CCM/Ma 20.R*

West part of parish, O.S. 25" sheets joined – 1925 edition.

High Wycombe is now, 2008, part of Wycombe District Council, their website [www.wycombe.gov.uk](http://www.wycombe.gov.uk) will provide current information about planning, etc.

### Photographs

Many sources of photographs are available for High Wycombe:

Francis Frith collection:

[francisfrith.co.uk/search/england/buckinghamshire/high+wycombe/high+wycombe.htm](http://francisfrith.co.uk/search/england/buckinghamshire/high+wycombe/high+wycombe.htm)

Buckinghamshire County Council have searchable online collection of photographs at

[apps.buckscc.gov.uk/eforms/photolibrary/webform1.aspx](http://apps.buckscc.gov.uk/eforms/photolibrary/webform1.aspx)

### Utilities

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

### Gas

The town was first lighted with gas in 1836 and gas works were built in 1848.

Some records of the early company exist:

Minutes etc of the Wycombe Gas Main Pipe Association, 1833-1848    CBS U/17/1

Minutes etc of the promoters, 1848

CBS U/17/2

Minute Books, 1848-1902

CBS U/17/3-6

High Wycombe Gas Light and Coke Company Ltd. – Board of Trade: Companies Registration Office: Files of Dissolved Companies, 1867, TNA:PRO BT 31/14397/3809.

High Wycombe Gas Light and Coke Company, - Board of Trade: Companies Registration Office: Files of Joint Stock Companies Registered under the 1844 and 1856 Acts, TNA:PRO BT 41/296/1721.

### Electricity

The first electricity connections were made in 1898. There had been protracted negotiations with two companies, and an offer was accepted from Edmundson's Electricity Corporation, which set up a subsidiary company called the Wycombe Borough Electric Light and Power Company. A clause had been put into the contract to allow the town to buy out the company at a later date. This was done in 1940, but in 1948 the whole industry was nationalised.

### Water

The town was supplied with water from November 1875 from works in Easton Street where water is pumped from a well in the chalk to a reservoir on Amersham Hill, which held 135,000 gallons. In 1900 the water works was taken within the public services. As the town grew, the number of reservoirs increased. In 1939 there were reservoirs with a capacity of 3,130,000 gallons. High Wycombe Water Company Ltd - Board of Trade: Companies Registration Office: Files of Dissolved Companies: TNA:PRO BT 31/1562/5071.

### Telephone

The first telephone exchange opened in High Wycombe on 1st June 1897 (Post Office Circular 1897, p146). Copies of telephone directories can be found at the BT Archives (Third Floor, Holborn Telephone Exchange, 268-270 High Holborn, London WC1V 7EE; 0207 440 4220, [archives@bt.com](mailto:archives@bt.com))

### Railway

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The railway reached High Wycombe in 1854. This was not a direct route, but to Maidenhead on the Great Western Railway. In 1906, a direct route into London Marylebone was opened as a joint venture between the Great Western and the Great Central Joint Railway.

Archives of the railway plans can be found at CBS p/u.C.1-232

The catalogue can be found at:

[www.nationalarchives.gov.uk/a2a/records.aspx?cat=008-puc&cid=0#0](http://www.nationalarchives.gov.uk/a2a/records.aspx?cat=008-puc&cid=0#0)

### Other Business records

Accounts of trades people:

Accounts of William Butcher, victuallers, Bull Inn, 1809-1826	CBS Q/DA 7
Accounts of William Withers, shoemaker, 1830-1835	CBS Q/DA 19, 38
Accounts of Caleb Heningham, saddler, 1833-1835	CBS Q/DA 39
Accounts of Matthew Pitkin, victuallers, Crown Inn, 1833-1839	CBS Q/DA 56
Accounts of William Gibbs, draper, 1839-1840	CBS Q/DA 65
Accounts of W. Jones, joiner and builder, 1837-1843	CBS Q/DA 87
Accounts of Jonathan Brackley, timber dealer, 1841-1843	CBS Q/DA 90
Accounts of Robert Thomas Wall (?), coachmaker, 1836-1846	CBS Q/DA 100

The records of Wheeler's brewery proper are believed to have been destroyed by enemy action in 1940.

There are some deeds, referred to above – CBS D 147.

Some business records can be found using The National Archives search – (not exhaustive)

BT31 - Board of Trade: Companies Registration Office: Files of Dissolved Companies, include:

High Wycombe Land & Building Company, Ltd.	TNA:PRO BT 31/446/1728
High Wycombe Engineering Company Ltd.	TNA:PRO BT 31/975/1412C
High Wycombe Co-operative Chair Manufacturing Company Ltd.	TNA:PRO BT 31/581/2407
High Wycombe Engineering Company Ltd.	TNA:PRO BT 31/975/1412C
High Wycombe Steam Saw Mills Company Ltd.	TNA:PRO BT 31/1899/7668
High Wycombe Timber Co. Ltd.	TNA:PRO BT 31/15034/30262
Central Chair Works (High Wycombe) Ltd.	TNA:PRO BT 31/30557/242933

The histories of some business have been published (not exhaustive list):

Ercol – Lucian R. Ercolani, A Furniture Maker, (London, 1975)

Harrison (printers) – Harrison – A Family Imprint, (London, 1950)

Harrison printers started in St, Martin's Lane in London, moved to Hayes in Middlesex in 1911 and then to High Wycombe in 1933.

L.J. Mayes, The History of Chairmaking in High Wycombe, (London, 1960)

S. Carter, A Recorded History of Compare Broomwade, (1998). The book can be downloaded as a pdf file from [www.compare.com/About\\_Us/07History\\_PDF\\_books.aspx](http://www.compare.com/About_Us/07History_PDF_books.aspx)

Records of E. Gomme Ltd, 1881-1980 (furniture makers)

CBS D/GP

The full catalogue can be found at:

[www.nationalarchives.gov.uk/a2a/records.aspx?cat=008-dgp&cid=0#0](http://www.nationalarchives.gov.uk/a2a/records.aspx?cat=008-dgp&cid=0#0)

Many other business have operated on the industrial estates in and around High Wycombe, the archives of some of these may be found with their parent companies.

### Listed Buildings and Descriptions

English Heritage

National Monuments Record – Images of England [www.imagesofengland.org.uk/](http://www.imagesofengland.org.uk/)

### Useful secondary sources

W. Page (ed.), VCH Buckinghamshire, 3 (1925), p. 112-134 -

[british-history.ac.uk/report.aspx?compid=42539](http://british-history.ac.uk/report.aspx?compid=42539)

J. J. Sheahan, The History and topography of Buckinghamshire, (London, 1862)

- M. Reed, 'Decline and recovery in a provincial urban network: Buckinghamshire towns, 1350-1800', in M. Reed (ed.), *English Towns in Decline 1350 to 1800* (1986)
- L.J. Ashford and C.M. Haworth, *The History of the Royal Grammar School High Wycombe – 1562-1962*, (High Wycombe, 1962)
- John Parker, *The Early History and Antiquities of Wycombe in Buckinghamshire*, (Wycombe, 1878)
- A.M. Chitty, *Advisory Development Plan for High Wycombe & District*, (High Wycombe, 1950)
- R.W. Greaves ed., *First Ledger Book of High Wycombe*, (1955)
- H. Kingston, *History of Wycombe*, (High Wycombe, 1848)
- L.J. Ashford, *History of the Borough of High Wycombe*, (London, 1960)
- L.J. Mayes, *A History of the Borough of High Wycombe from 1880*, (London, 1960)
- I.G. Sparkes, *The Book of Wycombe*, (Buckingham, 1979)
- J. Rattue, *High Wycombe Past*, (Chichester, 2002)

**Key issues and recommendations for further study**

The history of High Wycombe has been published in a number of books, however, it would benefit from a further thorough academic study of its growth of population and development of trades, professions and other aspects of a town. There are many family papers, wills and property deeds that would contribute to such a study. The relationship and links between High Wycombe and other towns within Buckinghamshire would be valuable, as would the connections between High Wycombe and other places, for instance London and Oxford. Populating the history of High Wycombe with the details of the people will be of value to present a more complete history of the town.

The development of the traditional High Wycombe industries would be valuable, as would a study of the development of the industrial and retail aspects of the town.

The local authority records listed above will provide much information on the response of officialdom to the development of the town, particularly in relation to the provision of its services and infrastructure. As yet, this has been dealt with fairly briefly. Further work will be necessary to locate the archives of commercial organisations that have been located in High Wycombe.