

# Ivinghoe

## Buckinghamshire Historic Towns Assessment Report



Aerial photograph of Ivinghoe looking north to St May's church



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

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## Summary

This report written as part of the Buckinghamshire Historic Towns Project is intended to summarise the archaeological, topographical, historical and architectural evidence relating to the development of Ivinghoe 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 and using a formalised method for classifying local townscape character. The Historic Towns methodology complements the well-established process of conservation area appraisal by its complete coverage, greater consideration of time-depth and emphasis on research potential. Each Buckinghamshire Historic Towns Project report includes a summary of information for the town including key dates and facts (Table 1). The project forms part of an extensive historic and natural environment characterisation programme by Buckinghamshire County Council.

Ivinghoe is one of the “strip parishes” of the Icknield Belt where the Vale of Aylesbury meets the Chiltern hills. Historically these long parishes were able to exploit the widest range of resources – arable and meadow in the low-lying Vale with wood-pasture and timber on the Chiltern slopes. Ivinghoe is a nucleated village, the largest settlement in a parish of hamlets and dispersed farmsteads. In an area where there is ample evidence of prehistoric settlement – for example the hillfort on Ivinghoe Beacon is thought to be Bronze Age – the village’s origins go back at least to the Anglo-Saxon period. There was probably a Saxon church here. The manor was owned by the Bishops of Winchester from before the Norman Conquest through to the 16<sup>th</sup> century and most of their meticulous records have survived. These original sources have the potential to teach us much more about the agrarian, social and economic history of Ivinghoe.

The records show that shops were already being set up in the village by the early 14<sup>th</sup> century and in 1318 the Bishop obtained the right to hold a weekly market on Thursdays and two annual fairs. The market continued until about 1900 but Ivinghoe failed to develop as an urban centre and remained a market village. The Bishop’s manor house was at Berrystead next to the church, where there may also have been a grange and rabbit warren. The last remaining buildings were demolished in the 19<sup>th</sup> century and today only earthworks remain. There was another medieval manor house connected with the rectory on what is not The Lawn or Park, the large public green in the centre of the village where the village pound and well-house also used to stand. Not all medieval buildings have been lost. Survey has shown that Pendyce House retains elements of a 13<sup>th</sup> century hall house and the King’s Head also contains medieval fabric. Further investigation may reveal medieval elements in more buildings in Ivinghoe.

In 1563 the new lord of the manor changed the weekly market to a Saturday and a market hall was built around this time. This became the parish workhouse and is now the Town Hall, mainly rebuilt c. 1840.

By the 17<sup>th</sup> century both the manor and the church were under the control of the Brownlow family (later the Dukes of Bridgewater) who owned the Ashridge estate. During the medieval period the land was farmed by the open-field method and the remains of medieval ploughlands can still be seen in the form of ridge and furrow. There had been some limited enclosure but in 1821 the Brownlows instigated the Act of Parliament authorising the enclosure of the rest of the parish. The Countess of Bridgewater endowed the National School – her crest and the date 1865 can still be seen

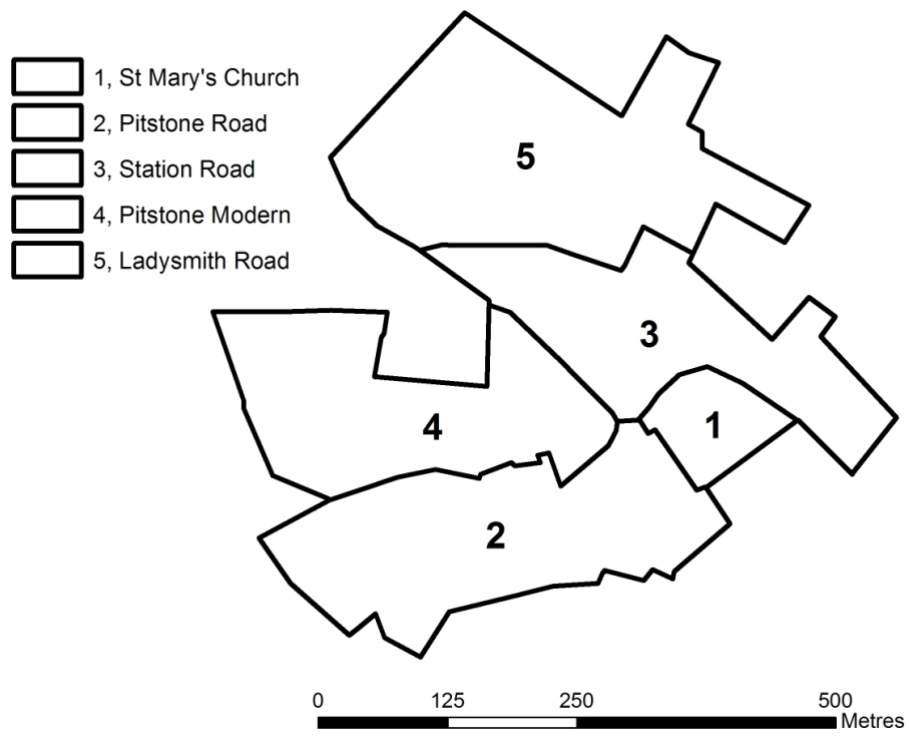
on the building. This school closed in the 1960s when Brookmead school was built. The Duke also paid for alterations to make a house into a new vicarage in Church Road; until 1826 the vicarage was in a 15<sup>th</sup> century building in High Street. The Lawn was also given to the community by the family. The Ashridge estate was broken up in the 1920s and further research is needed to show how much influence it had on the development of Ivinghoe.

The parish church of St. Mary's with its large, open churchyard is the focus of the village. But this openness is a relatively modern characteristic. A brewery had been built on the western side in the 18<sup>th</sup> century and early 19<sup>th</sup> century maps show the church hemmed in by an almost continuous line of buildings along Church Road. By 1856 only two remained but the last cottage was not demolished until the 1920s. The brewery closed in 1927. The brewer's house became a youth hostel and has recently been converted back to a private house. Apart from brewing the major industry in Ivinghoe was the cottage industry of straw-plaiting. There was some brick making in the north of the parish and coprolite digging for a while in the 1860s-70s. The opening of the Grand Junction Canal (1800) and the London and Birmingham Railway (1838) improved communication links. Railway stations at Tring and Cheddington have put Ivinghoe within convenient commuting distance of London.

New cottages were built and old houses divided to accommodate the rising population in the first half of the 19<sup>th</sup> century. A report of the 1860s revealed overcrowding and insanitary conditions. Men, women and children relied on income from straw-plaiting and the decline in the plait-trade coupled with the agricultural depression probably accounts for the fall in population of the late 1800s. The population was not to recover until the late 20<sup>th</sup> century when the size of the village was significantly increased with new developments, mainly north of Station Road.

Ivinghoe is a picturesque village nestling at the foot of the Chiltern hills. Its rural setting, on the edge of the Chilterns Area of Outstanding Natural Beauty, historic buildings and large green, The Lawn, all make a highly significant contribution to its character. There are 19 listed buildings in the village, and most of the historic village is within a conservation area. The churchyard and adjoining manorial site are archaeological notification areas. More research, building surveys and archaeological investigation are required to better understand the morphology, origins and development of Ivinghoe as a settlement and its relationship with the surrounding area. Fortunately there is a wealth of documentary evidence to contribute to this process.

The culmination of this report is the production of five historic urban character zones that can be used to indicate areas of known archaeological potential; areas that may benefit from more detailed archaeological or documentary research and areas with limited known archaeological potential.



*Figure 1: Urban Character Zones for Ivinghoe*

Period	Ivinghoe	
Saxon (410-1066)	Mint	No
	Minster	Possibly
	Royal Manor	No
	Burh status	No
Domesday (1086)	Domesday Reference	Yes as <i>Evinghehou</i>
	Number of Manors	One
	Watermills	No
	Domesday population (recorded households)	28 villagers; 4 smallholders; 6 slaves
	Settlement type	village
Medieval (1066-1536)	Borough status	No
	Burgage plots	No
	Guild house/fraternity	No
	Castle	No
	Civic structures	Old Town Hall (16 <sup>th</sup> century)
	Fair Charter	1227: (Charter) Prioress & nuns of St Margaret de Bosco 1318 (Letter Close) Bishop of Winchester
	Church	13 <sup>th</sup> century St Mary's Church
	Market Charter	1318 (Charter) Bishop of Winchester
	Market House	Yes
	Monastic presence	1225 Prior & Nunnery of St Margaret's
	Manorial records	Yes good survival
	Routeway connections	No
	Inns/taverns (presence of)	Yes
Windmills/watermills	Yes	
Settlement type	small market village	
Post Medieval (1536-1800)	Industry	Brewery/straw plait
	1577 Return of Vintners	1 inn holder; 4 alehouse keepers
	Market Charter	1563 (Grant) Sir John Mason
	Market house	Yes
	Fair Charter	1563 (Grant) two fairs Sir John Mason
	Inns	The Kings Head (formerly Charles II)
	Watermills	Yes
	Proximity to turnpike	No
Population (1801)	425	
Settlement type	small market village	
Modern (Post 1800)	Railway station	No
	Modern development	Yes
	Enclosure date	1821
	Canal Wharf	No
	Significant local industries	Brewery/straw plait
	Population (2001)	2875
	Settlement type	Village
HER No.	0930000000	

Table 1: Checklist for Ivinghoe



# 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 Ivinghoe 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 national planning policy covering the historic environment and archaeology.
- 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 Framework for Buckinghamshire (2006) regarding a lack of knowledge of the built environment and in particular the need for research into land-use continuity and internal planning within Buckinghamshire's early towns.

## 2 Setting

### 2.1 Location, Topography & Geology

Ivinghoe is located in Aylesbury Vale District in a part of Buckinghamshire which juts out eastward towards Bedfordshire, with Hertfordshire just to the south. Ivinghoe village is nine miles from Aylesbury, four miles from Tring in Hertfordshire, and six miles from Dunstable and seven miles from Leighton Buzzard, both in Bedfordshire. Ivinghoe is a long parish stretching from Horton approximately three miles north of the village to Ivinghoe Common on the county border with Hertfordshire. It is typical of the “strip parishes” which are found in the Icknield Belt, where the scarp slope of the Chiltern Hills meets the Vale of Aylesbury. These long, thin parishes were able to exploit the widest range of resources, with arable land and meadows lower down and woodland and summer pasture available on the hills. The village is located at the foot of the Chiltern escarpment, where the ground begins to slope gently upwards from north-west to south east. The highest part of the village is at the eastern end of The Baulk at approximately 140m OD (Ordnance Datum), the church (the focus of the village) is at about 125m OD and the northern edge of the village, on Station Road, is at a height of 105m OD.

The bedrock geology comprises West Melbury marly chalk formation. The Soil Survey Layer (Cranfield University, 2007), surveyed at a county level classifies the soils around Ivinghoe as non alluvial deep loam (Soil Series 5.12 Gleyic brown calcareous earths) in the south west part of the village and shallow silt over chalk in the north east part (Soil Series 3.42 Grey calcareous soils over chalk limestone).

A small stream, the Whistle Brook, rises in the field to the south of the village, near Pitstone Green, and flows north, eventually joining the River Ouse. It runs in a curve along the western edge of the village where it forms the boundary between the parishes of Ivinghoe and Pitstone. The course of the brook has been engineered over the years to enable it to drive watermills in Pitstone and Ivinghoe as well as further downstream. It has also been affected by the creation of the Grand Union Canal.

### 2.2 Wider Landscape

#### *Transport and Communications*

The historic routes through Ivinghoe are largely local, forming a network between the surrounding villages. The village is now at the junction of the B488 and the B489. The Icknield Way is located a short distance to the south-east of the village. Traditionally the Icknield Way has been interpreted as an important historic routeway, dating to the Neolithic period, a view which will have influenced ideas on the origins and development of settlement in and around Ivinghoe. However in recent years its provenance has been questioned on the basis of archaeological and historical evidence (Kidd, 40 and Farley, 146 in BAS 2010).

Ivinghoe is on the edge of the Chilterns Area of Outstanding Natural Beauty and close to the Ashridge Estate, owned by the National Trust. There are numerous popular footpaths in the area including the Ridgway National Trail which ends on Ivinghoe Beacon.

The Grand Union Canal passes Ivinghoe approximately a mile to the north of the village before curving south to pass between Ivinghoe and Aylesbury. The junctions with the Aylesbury and Wendover branches are located south west of Ivinghoe at Marsworth.

#### *Rural Landscape*

The pre 19<sup>th</sup> century parish of Ivinghoe is roughly divided into two distinct landscapes, in the north of the parish from Ivinghoe to Horton the landscape is primarily characterised as Parliamentary enclosure while to the south east of the parish the landscape is a mixture of downland and pre-19<sup>th</sup> century irregular enclosure. This reflects the traditional distinctions between the ‘champion’ countryside of the Vale and the wood-pasture landscape of the Chilterns. Pre-18<sup>th</sup> century irregular enclosure is common in Buckinghamshire and dates from the medieval period or the 15<sup>th</sup>-17<sup>th</sup> centuries. Downland is characterised by dry combes, rounded hills, steeply sloping scarps and free draining calcareous soils. Historically it would mostly have been managed in the same way as common land. Ivinghoe Common, with an area of 69 hectares still exists as part of the Ashridge estate (Chilterns AONB website).

The modern parish has seen some significant changes with large areas of 20<sup>th</sup> century prairie fields in the north of the parish replacing the Parliamentary enclosure while 20<sup>th</sup> century field systems have replaced areas of pre-18<sup>th</sup> century enclosure and downland in the south.

There is documentary evidence of orchards in the village; survey would show if any of the fruit trees remain. The aerial photograph below shows the arable fields close to the village, The Lawn or Park which is a large, public open space off the High Street. Trees are a notable feature of the village.

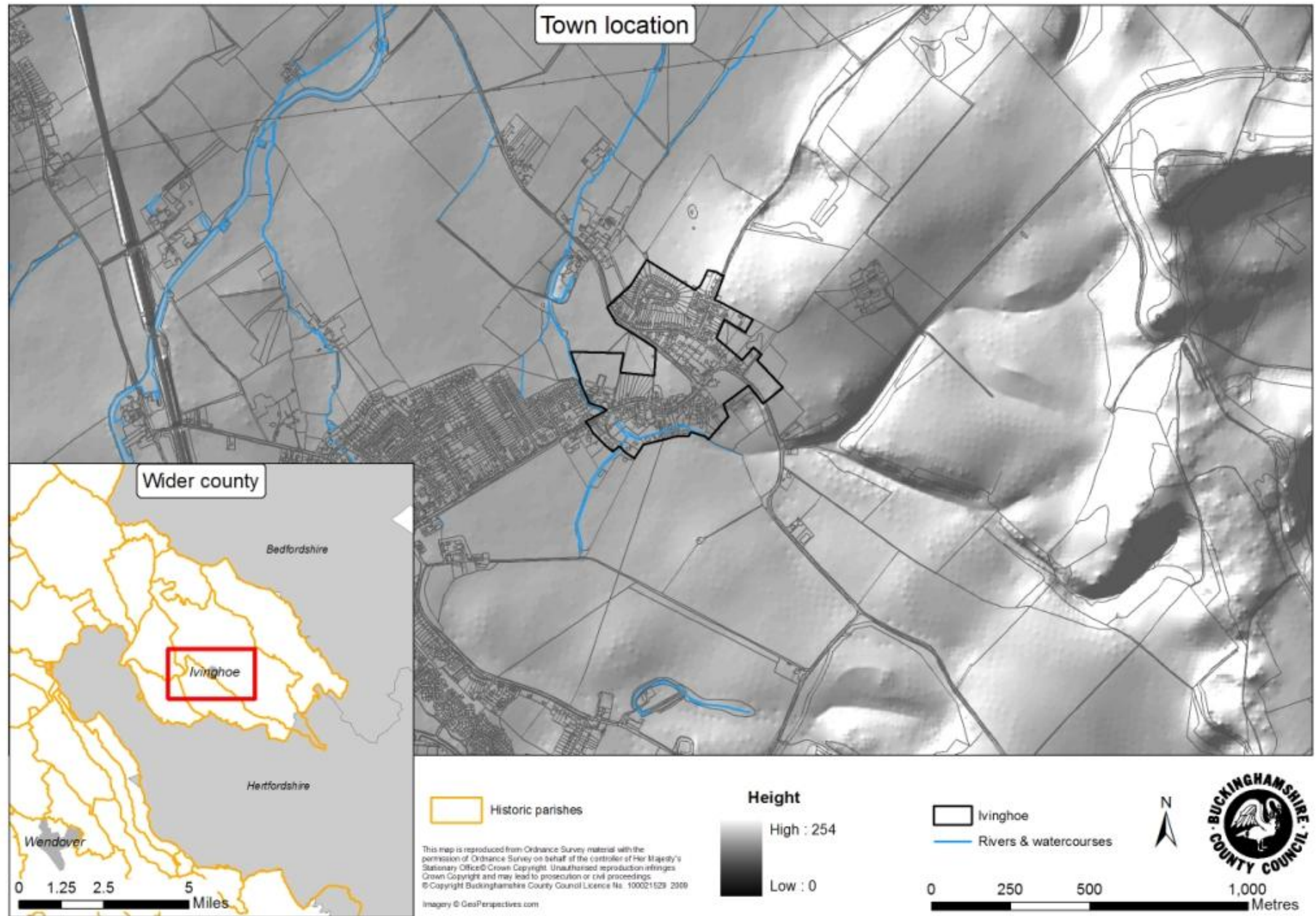


Figure 2: Ivinghoe in location

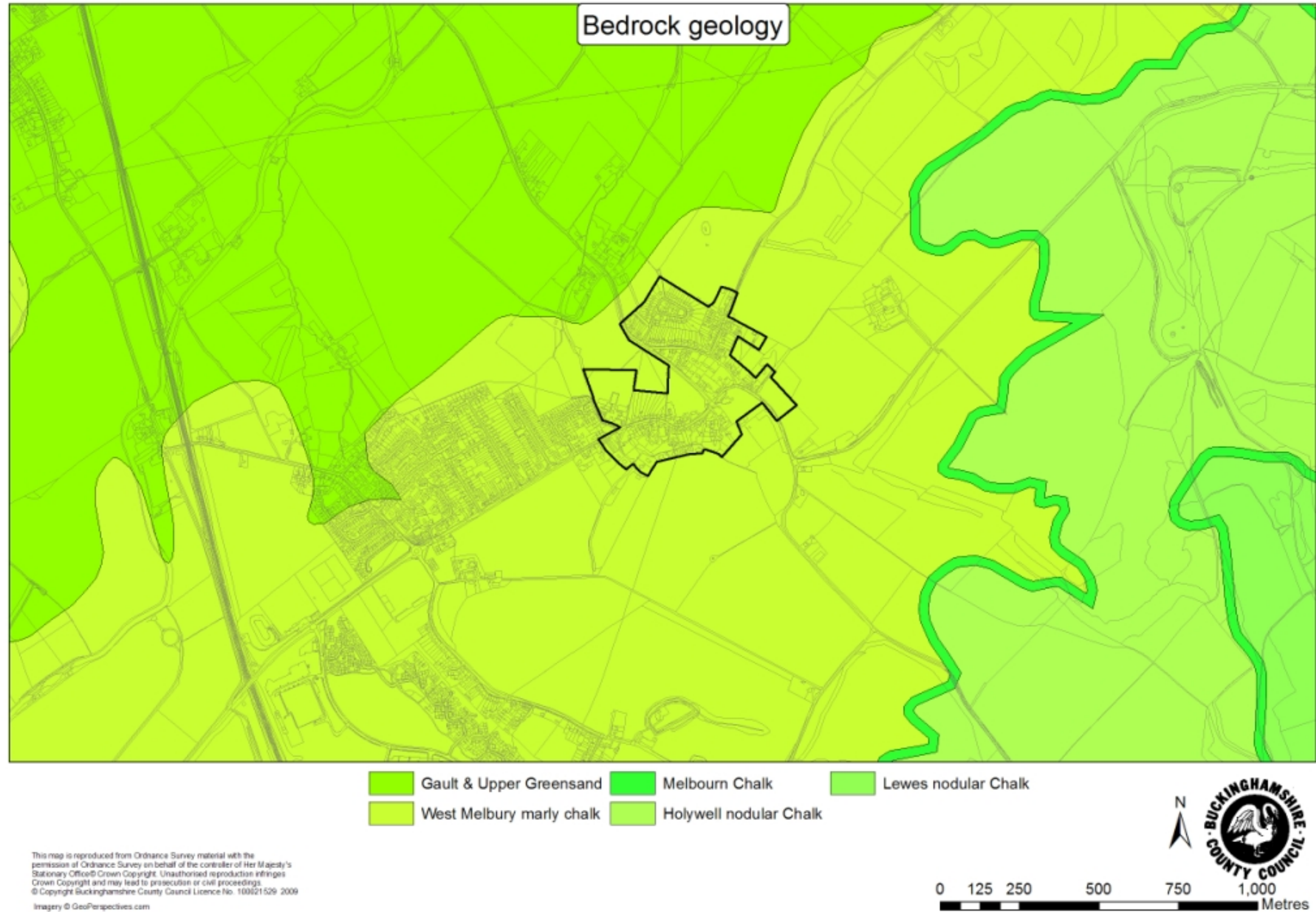


Figure 3: Geology of town (BGS)



Figure 4: Diagram of Connections from Ivinghoe (representational only)

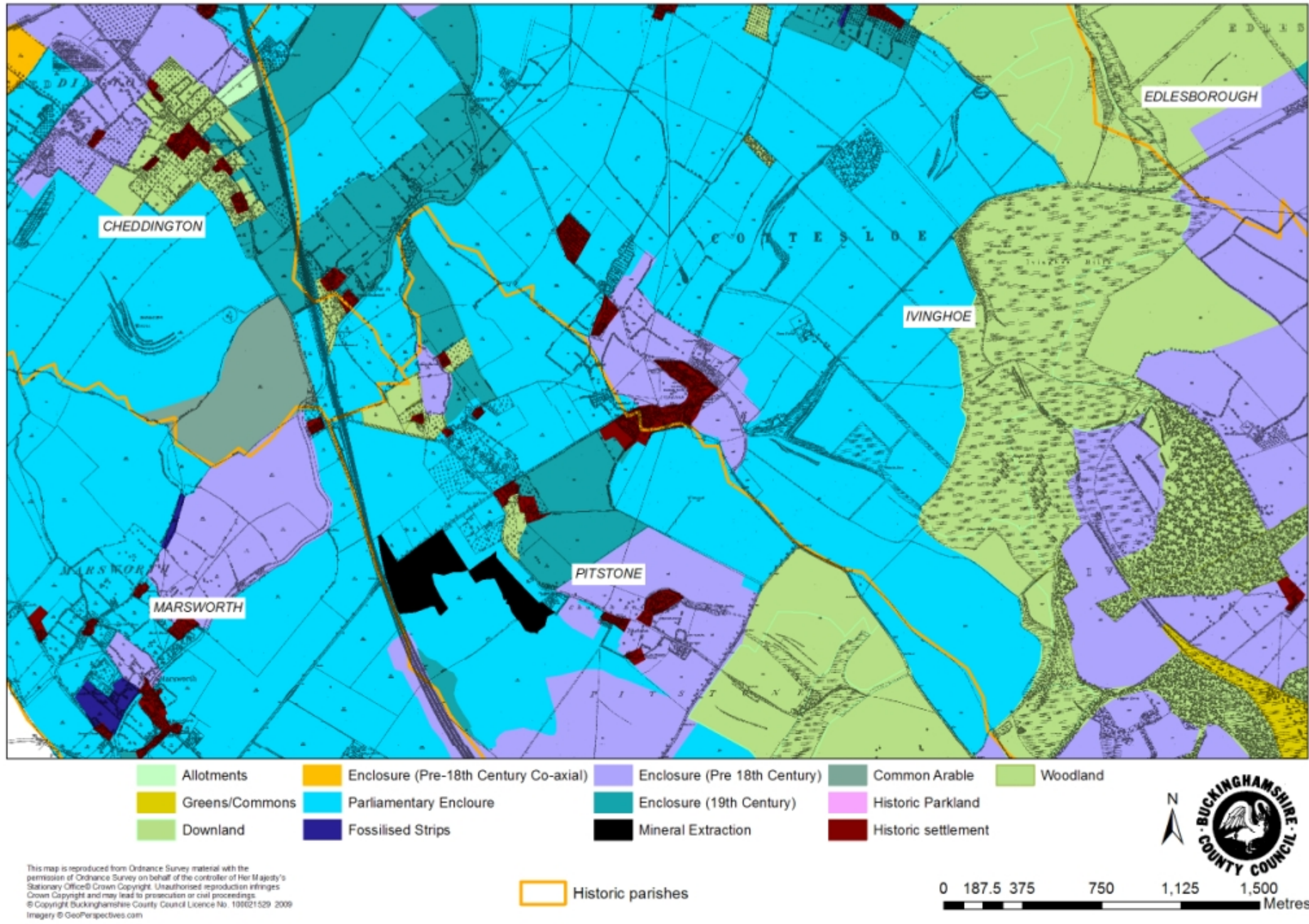
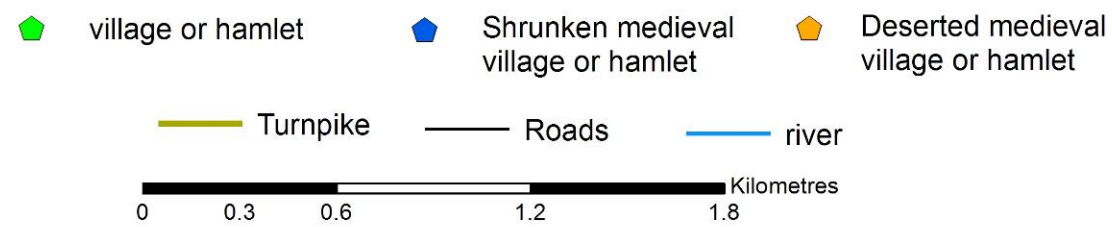
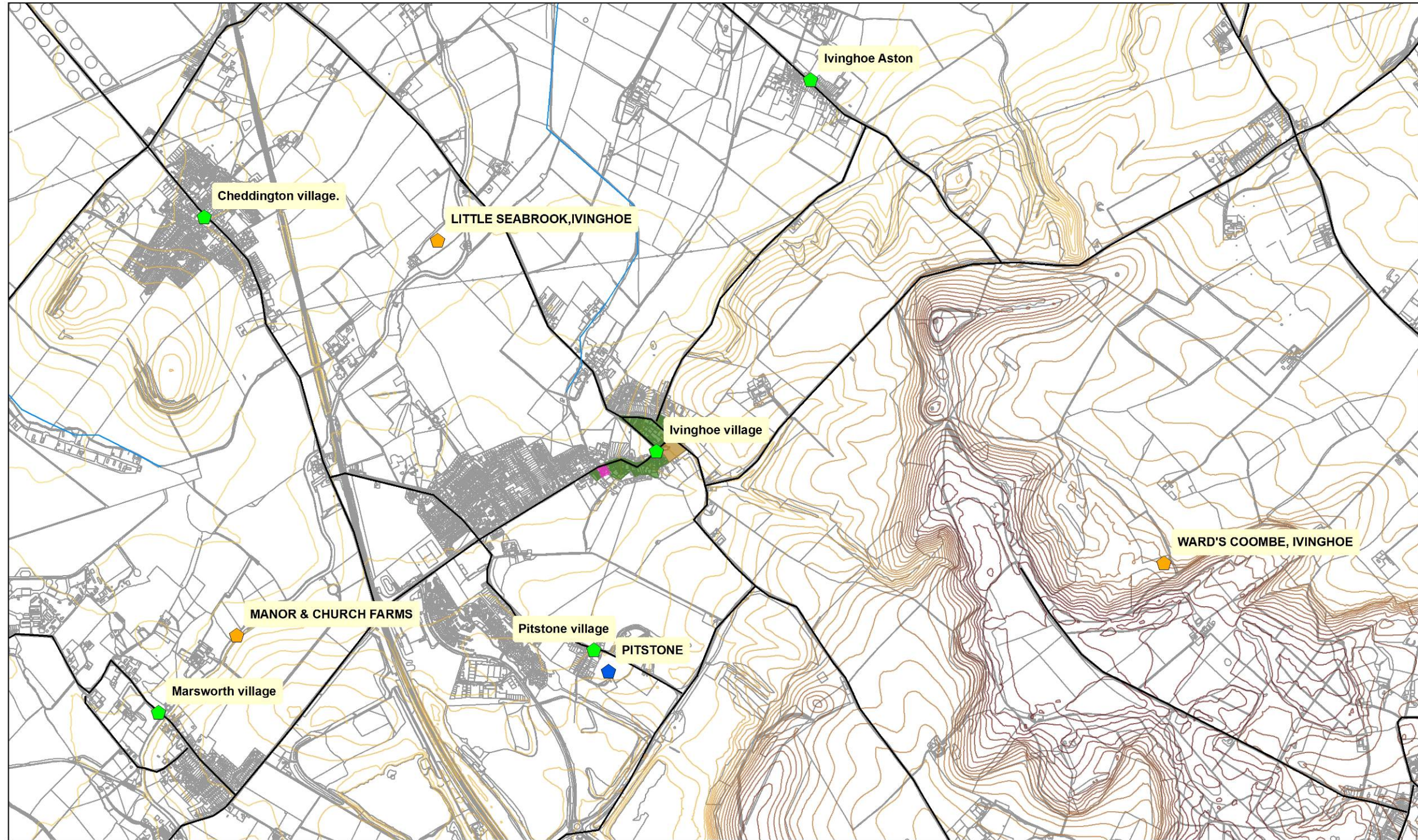


Figure 5: Town in the wider historic landscape using routes and Bucks HLC



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Figure 6: Historic settlement pattern around Ivinghoe



### 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 1806-1813 to the current Mastermap data. Also used were the county maps of Jefferys (surveyed 1766-68) and Bryant (surveyed 1824), and the 1910 Valuation Survey map. No early maps or estate plans have been located. The Centre for Buckinghamshire Studies (CBS) holds a copy of a map of the Duke of Bridgewater's estates dated 1762, the earliest map found, as well as several 19<sup>th</sup> century maps of the parish, or parts of it, including the Inclosure map of 1821. Unfortunately only the Inclosure Map was found to have a key making it possible to identify the owners of numbered plots of land. Other maps or plans showing small parts of Ivinghoe, including one drawn in connection with a Quarter Sessions order diverting a footpath dated 1774. References for all these are given in the Bibliography.

#### 3.2 Documentary Evidence

A full report on available documentary evidence, by Dr Mark Page of the University of Leicester, is included in Appendix 4. There is a wealth of documentary material for the medieval period since the records of Ivinghoe manor have been preserved in the Pipe Rolls of the Bishop of Winchester. These have been transcribed and subjected to meticulous study, notably by Dr Jan Titow. The crop yields of the estate are even available online (see Bibliography). Dr Page's article in Records of Buckinghamshire has been particularly useful in compiling this report.

Much use has also been made of the Victoria County History for Buckinghamshire and a number of other printed works on the county. Apart from a book of photographs with historical notes there is no published history devoted to Ivinghoe. The Earls of Brownlow, based at Ashridge, held the manor from the 17<sup>th</sup> through to the early 20<sup>th</sup> century. Archival material relating to their estates held at Hertfordshire Record Office has not been investigated for this report.

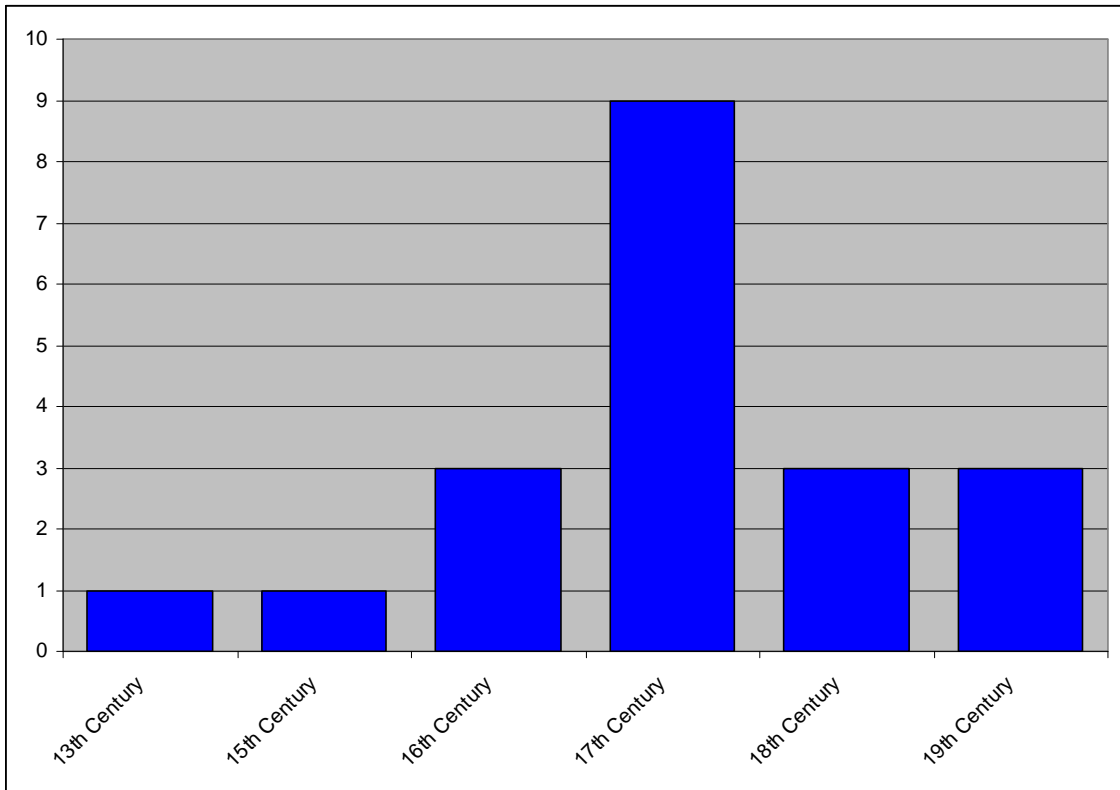
#### 3.3 Built Heritage

There are 19 listed buildings in Ivinghoe village. 17 are listed at Grade II and St. Mary's parish church is Grade I. Pendency House (12-14 Station Road), was upgraded to II\* following the discovery by John Chenevix Trench that it had originated as a 13<sup>th</sup> century aisled hall making it one of the oldest secular buildings in the county. It contains a base cruck whilst the neighbouring King's Head has three true cruck trusses. The map and chart below show listed buildings by century based on dates given in the list descriptions. Bearing in mind that all but recent listings are based on cursory inspections it is likely that building surveys and documentary research could demonstrate that more buildings in Ivinghoe contain older fabric than indicated in their list descriptions.

The table below gives information currently held on the cruck database by the Vernacular Architecture group. Cruck construction usually betokens an early date. Cruck frames may be concealed under later brick casings or render so again it is possible that more cruck framed buildings may be discovered.

Address	Cruck Type	State	Source
Kings Head Restaurant	True Cruck	Standing	T P Smith
Pendency House	Base Cruck	Standing	J C Trench (Records of Buckinghamshire)

*Table 2: Cruck framed buildings in Ivinghoe (Source: Vernacular Architecture Group)*



*Figure 7: Listed Buildings by century*

As with so many places, there is a preponderance of 17<sup>th</sup> century listed buildings. This was the period of the so-called “Great Rebuilding” of England. Surveys and research are needed to show first whether those 17<sup>th</sup> century dates are accurate, but then whether there were factors special to Ivinghoe which influenced the amount of new development, or building alteration at that time.

### 3.4 Archaeological Evidence

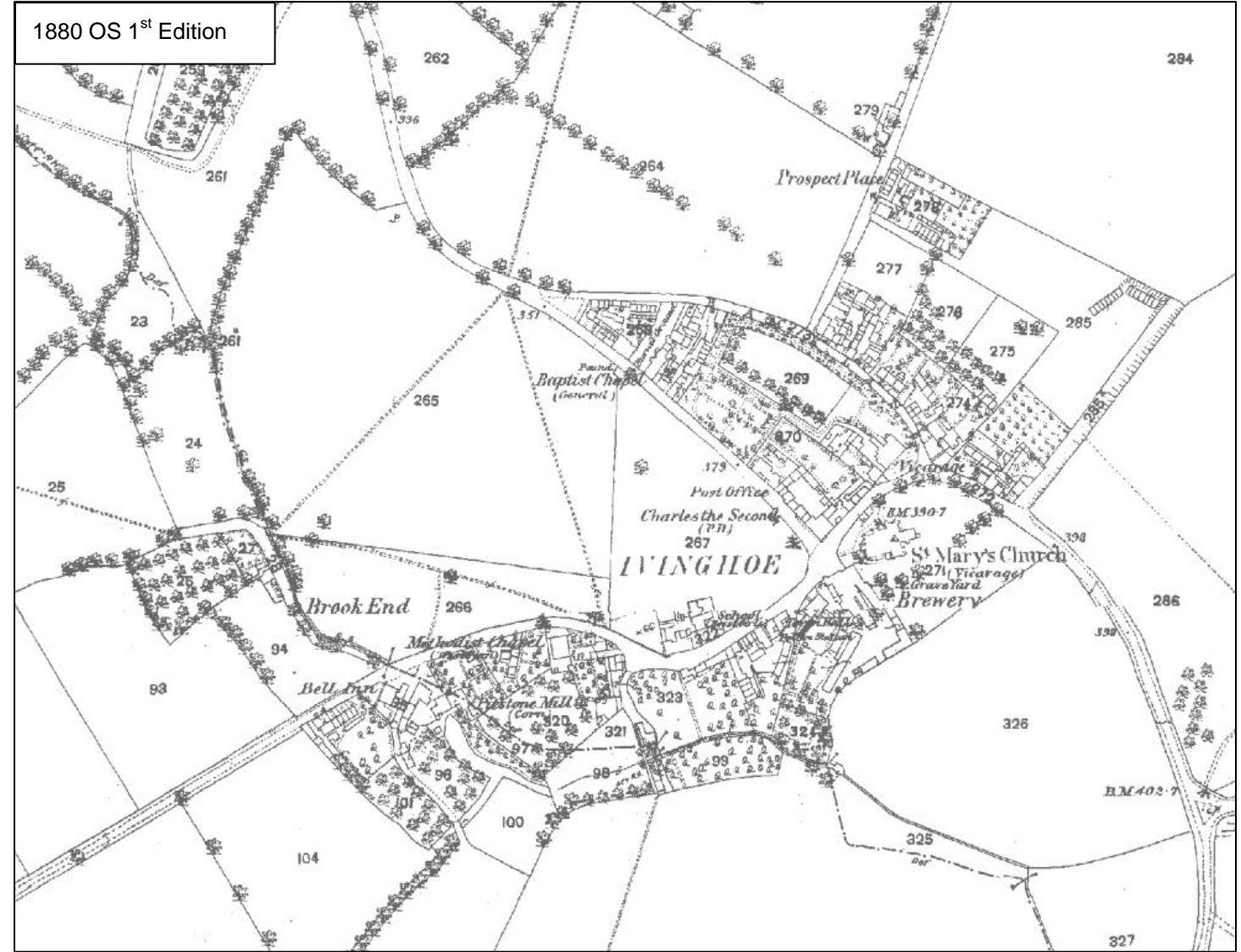
Whilst there is abundant archaeological evidence in other parts of Ivinghoe parish limited investigation within the historic village itself has not found any significant archaeological features, most likely due to either the extent of modern redevelopment in the area or to the limited nature of the archaeological activity. There have been two watching briefs – see the table below – and the map showing Archaeological Investigations.

Code	Activity type	Address	NGR	Date	Summary
IV1	Watching Brief	St Mary's Church	SP 9455 1617	1992	Negative – no archaeological features (Carstairs, P).
IV2	Watching Brief	St Mary's Church	SP 9455 1620	1999	Negative – no archaeological features (Daltz, J)

Finds within the study area are also limited. A bronze Saxon strap-end was discovered by metal-detectorists on the golf course (HER6776) and a Roman denarius (a coin of the 1<sup>st</sup> – 2<sup>nd</sup> century AD) was found by chance on the ground near the church (HER1267).

### 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). There has been no environmental sampling in Ivinghoe, however potential for preservation can be inferred from Ivinghoe's underlying geology and soils; this consists of West Melbury marly chalk covered with a calcareous soils. These conditions are generally conducive for the preservation of molluscan evidence while charred plant remains are known to survive these environments. The preservation of bone and collagen also tends to be good in alkaline and calcareous soils.



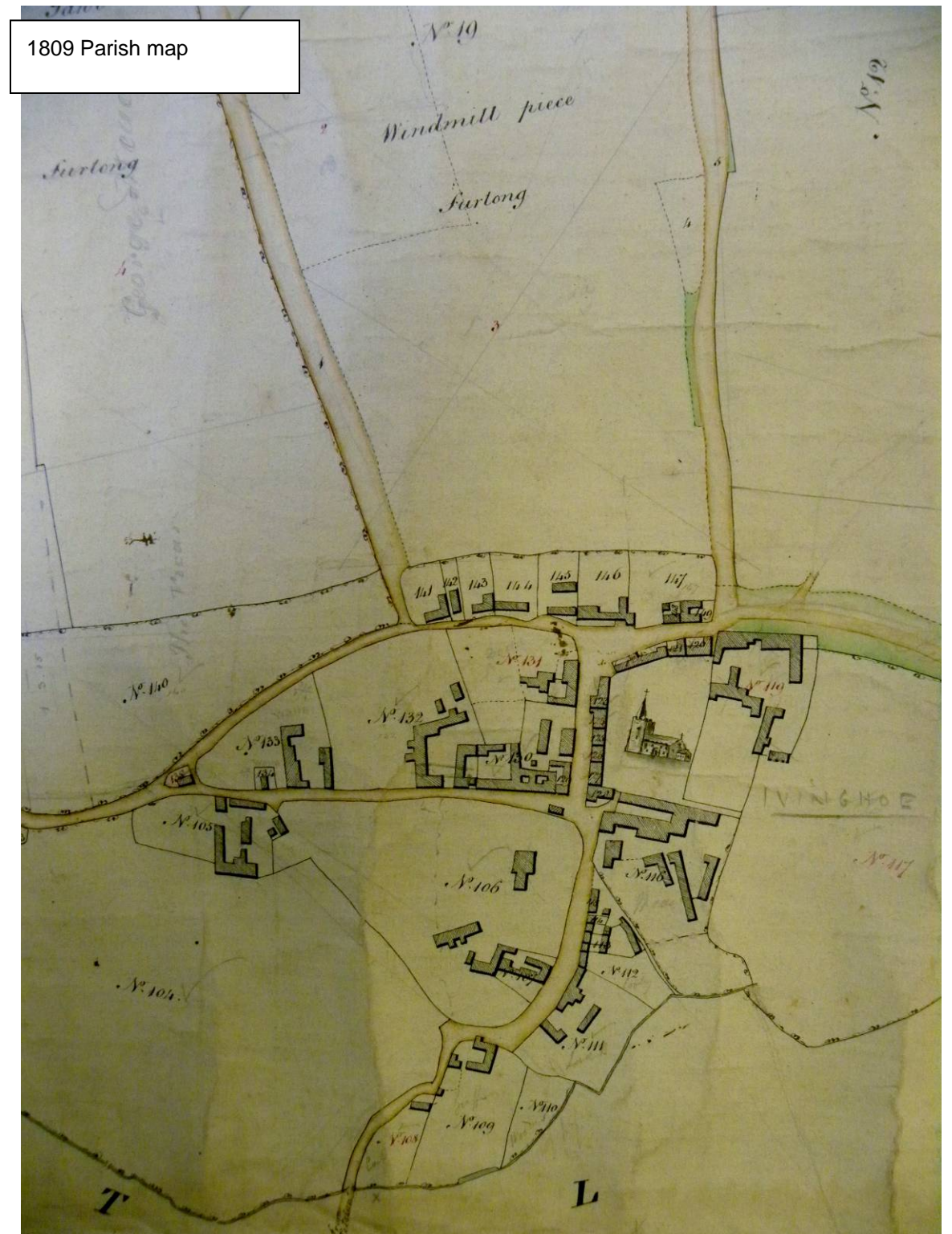
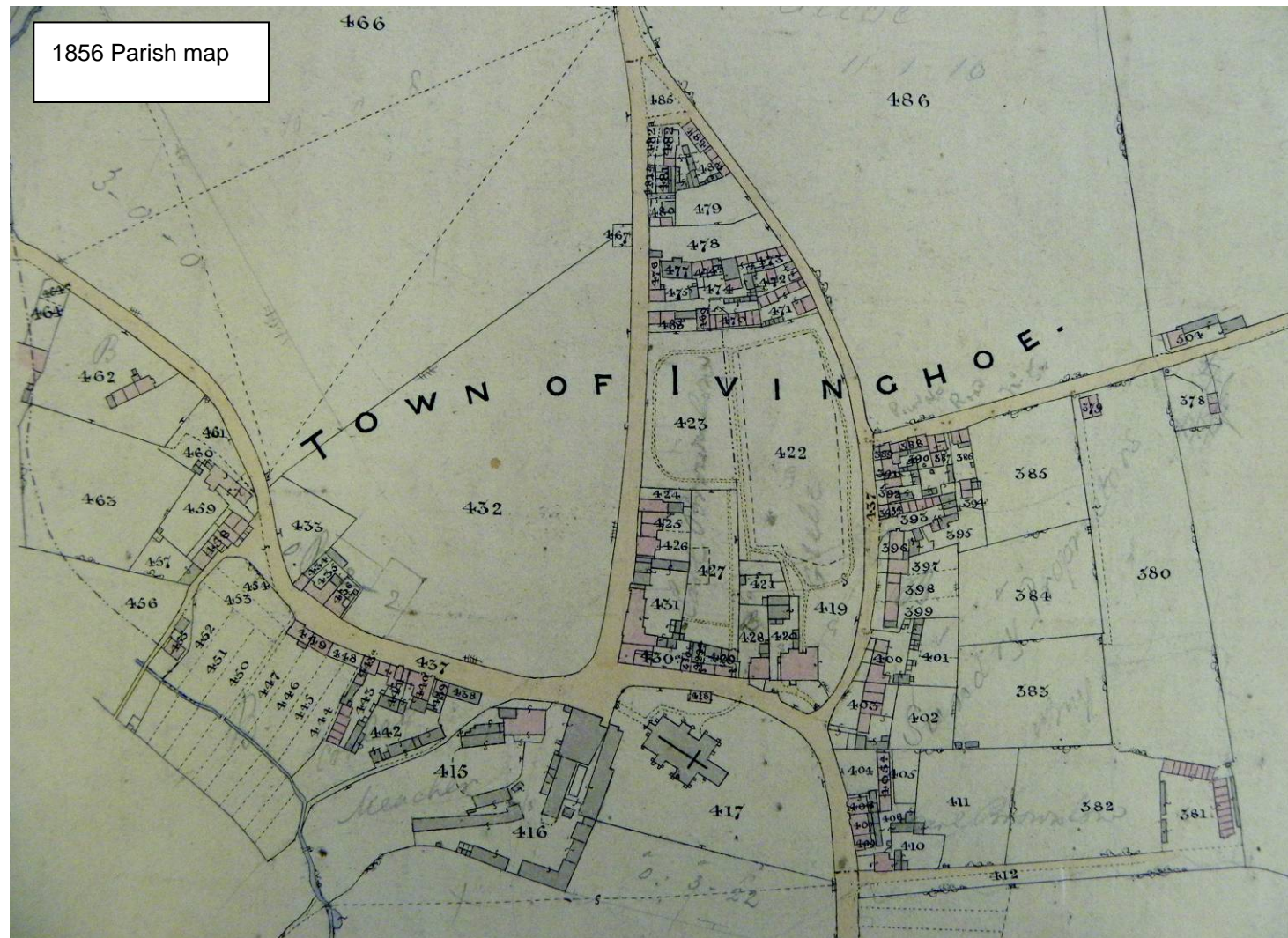


Figure 8: Historic maps

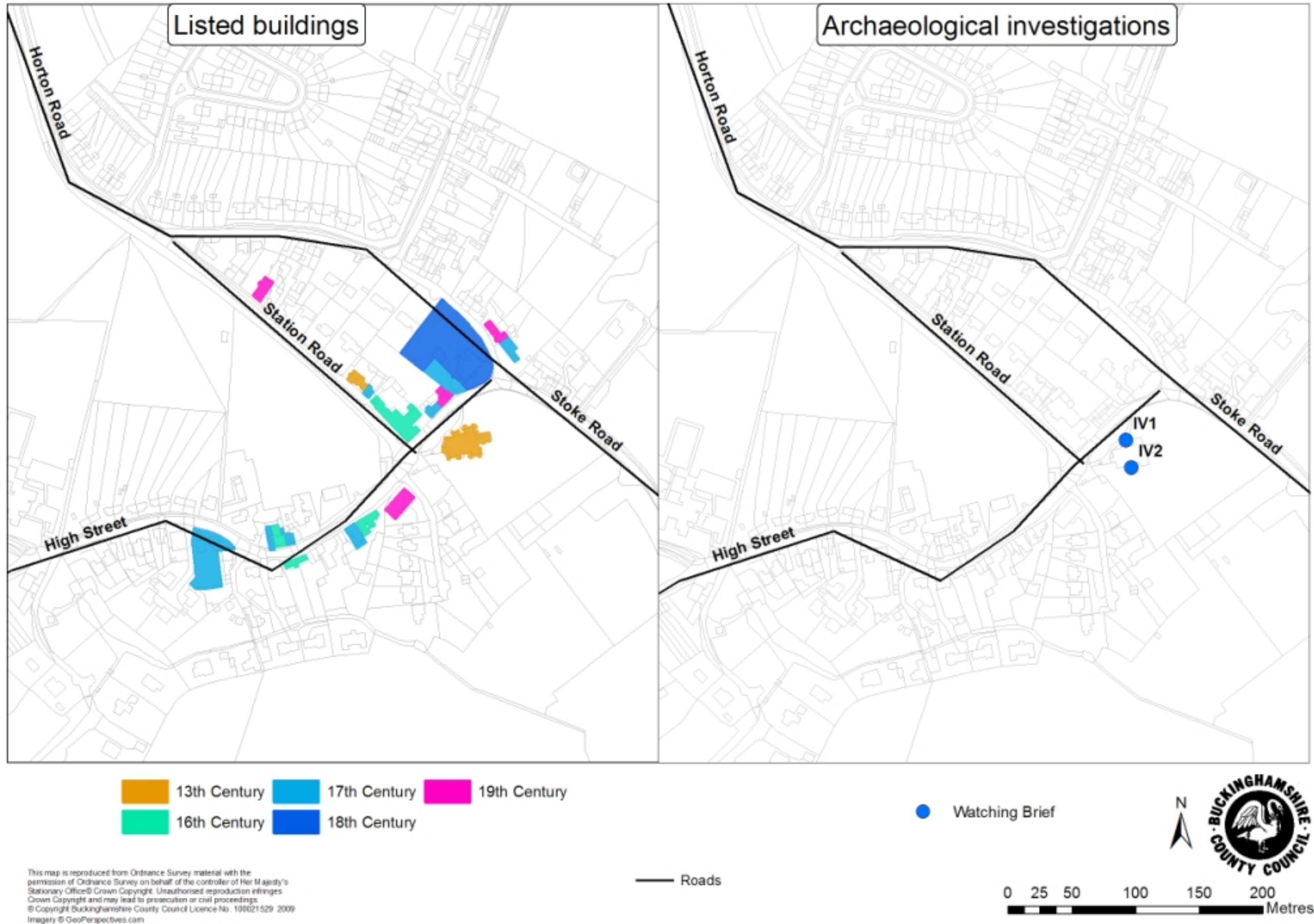


Figure 9: Listed buildings and archaeological investigations in Ivinghoe.

## 4 Archaeological & Historical Development

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

Evidence for the prehistoric period in Ivinghoe has been limited to chance finds, while a greater number of artefacts have been collected during fieldwalking projects in fields around the village. One Mesolithic flint core has been found in Ivinghoe, suggesting a minor presence at that time.

In the surrounding landscape evidence for prehistoric occupation is more abundant. Some of the earliest finds have been found at nearby Pitstone, where quarrying unearthed Pleistocene deposits with evidence of human activity dating to the Palaeolithic (HER 0473500000). However Ivinghoe is in close proximity to the Chilterns scarp, one of richest areas of surviving visible prehistoric monuments in the South East. The area known as Ivinghoe Beacon contains a concentration of prehistoric monuments the majority dating to the Bronze Age and Iron Age periods; however a geophysical survey carried out in 2000 suggests that the site has multi-phase use ranging from Neolithic. The survey identified evidence a Neolithic cursus or long mortuary enclosure. Several Early Bronze Age barrows have been surveyed within and south of Ivinghoe Beacon, along with two hollow-ways and two cross-dykes of unknown date. A possible

The most prominent prehistoric monument on the Beacon is the scheduled monument of the hillfort. This is a pear shaped univallate enclosure created early in the 6th century BC by pastoralists still using Bronze Age implements, but otherwise with an Iron Age culture. The settlement was soon abandoned. The hillfort is situated on the promontory of Ivinghoe Beacon and has a commanding view of the Vale of Aylesbury. There has been some debate as to the status and functions hillforts such as this, whether it was a tribal centre, had a stock management or grain storage role or acted as a social and religious gathering place. However a series of interventions revealed that the Ivinghoe hillfort was settled with evidence dating back to the Bronze Age. Pottery and animal remains were found in construction work in the 1930s while more formal excavations of the hillfort interior in the 1960s revealed evidence for round houses, storage pit and rectangular structures. A quantity of pottery and animal bones was also recovered. House platforms, a midden and a hollow-way were also identified, and a possible palisade was found in geophysical survey. One of the most recent finds was a Bronze Age sword, found illegally by a metal-detectorist.

#### *Grim's Ditch*

There is also the prehistoric earthwork known as Grim's Ditch, this is one of a series of ditches and banks thought to be a territorial boundary. Parts of this monument have been recorded in topographical and geophysical surveys with some limited excavation. Grim's Ditch is not closely dated but evidence indicates that the monument probably belongs to the late Bronze Age or Iron Age.

In addition to prehistoric monuments there is also the 'ancient' long distance route of the Icknield Way which extends from Norfolk to the South Downs. The section that passes through this part of Buckinghamshire traverses the Chilterns scarp, although a recent study has questioned whether the route was in fact a construct of medieval times; the name is first mentioned in twelfth century (Harrison 2003). In addition archaeological excavation in advance of the construction of the Aston Clinton bypass in Buckinghamshire failed to identify any trace of the 'Icknield Way', but did reveal a Bronze Age to early Saxon settlement lying across its predicted route (RPS 2005).

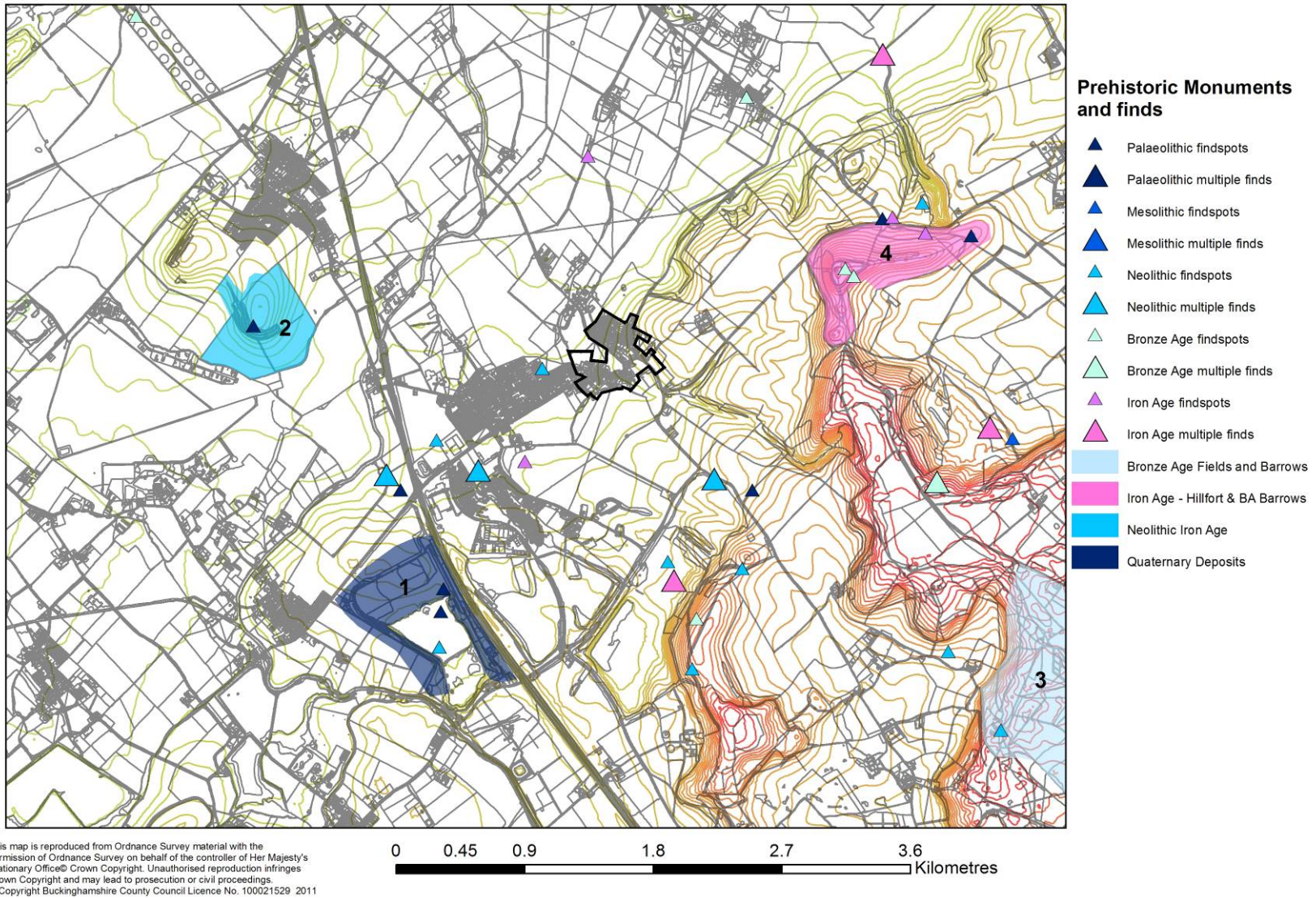


Figure 10: Prehistoric evidence

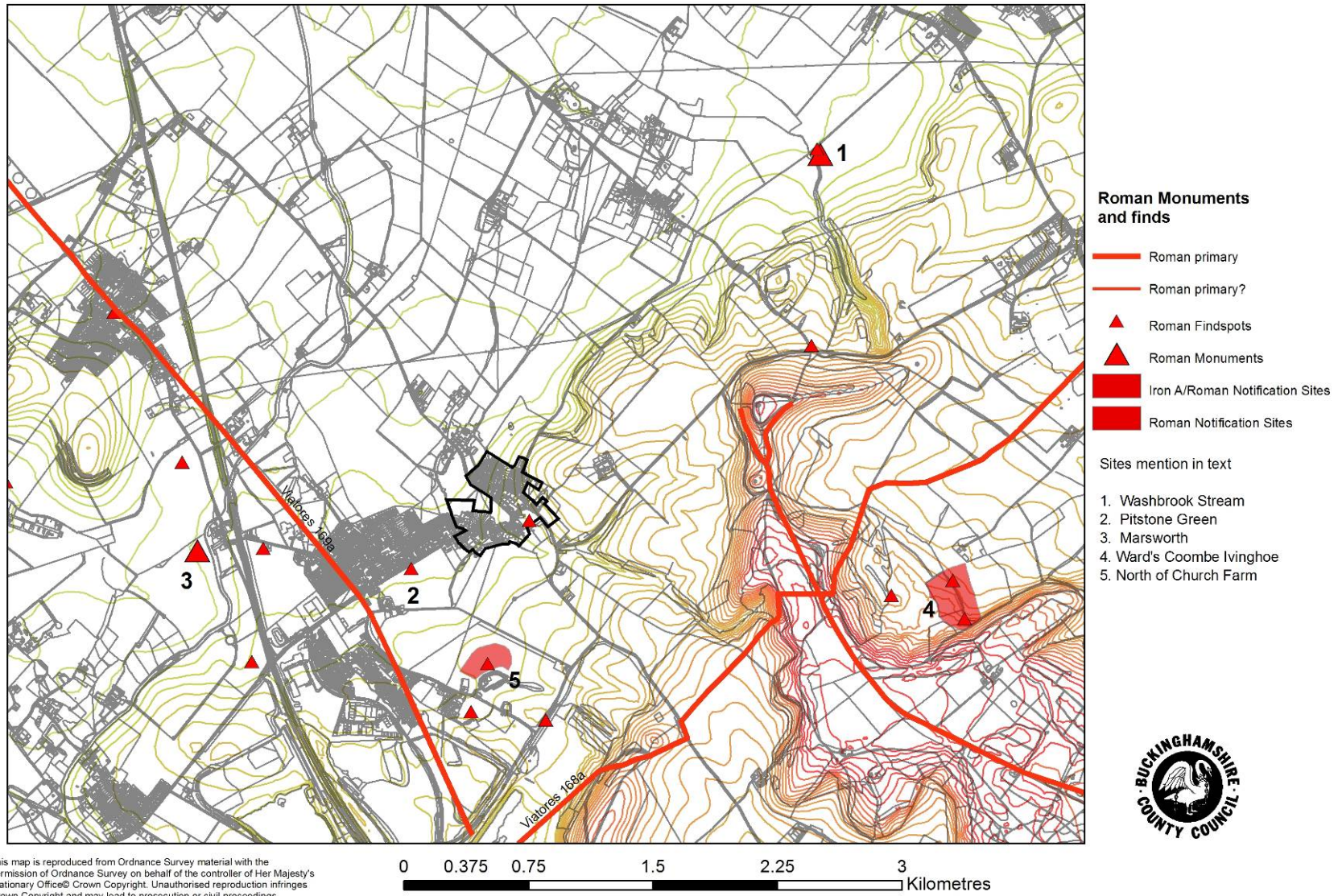


#### 4.2 Roman period (AD 43 – 410)

There is a paucity of archaeological evidence for the Roman period in Ivinghoe. Discoveries have been limited to a few chance finds including some Roman metalwork found near St Mary's Church (HER 0126700000). However the evidence is not enough to suggest the presence of a Roman settlement at Ivinghoe. In the landscape surrounding the village Roman archaeology is more abundant. There are number of possible settlements or villas including Around 300 metres north east of Pitstone Green Farm Roman tile found digging a Land Drain (HER 0461300000)

such as pottery found above Combe Hole, near Duncombe Farm, some from a medieval well at Ivinghoe Aston and a fragment of Roman quernstone from Ringshall. Some work done at Ward's Coombe includes Roman pottery and tile found in field-walking and a possible Roman enclosure associated with pottery and metalwork and an Iron Age to Roman cemetery in excavation. Roman pits and pottery were found in stripping on the Kingsbury to Buncefield pipeline. Roman ditches, pits and post-holes were also identified in a pipeline investigation at Butler's Farm. Trial trenching and field survey on Ivinghoe Common have identified a possible Roman enclosure associated with pottery. A Roman or medieval field system associated with hollow-ways has been identified on the Ashridge Estate. There is further indication of a number of Roman settlements in the surrounding landscape by the Washbrook Stream, where tile and Roman quern fragments found in field walking survey (HER 0566800006). At Marsworth Roman pottery and tile was found on the surface of ploughed field (HER 0126900001) while Roman pottery was found during field walking surveys to the south west of Ivinghoe (HER 01249101000)

In addition to the Roman monuments and finds, there are at least three Roman roads which are claimed to exist around Ivinghoe this includes the Cheddington Road 169a, (HER 0299100000) the Verulamium to Ivinghoe road route 168a (HER 0412001000). These particular roads were discovered by a group of antiquarians known as the Viatores who systematically surveyed the English landscape to uncover lost Roman roads (Viatores 1964). There is a degree of scepticism about the methods and actual interpretation of these routes many have not been excavated to confirm there existence while many have been found to be completely spurious.



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Figure 11: HER records for the Roman period

### 4.3 Saxon period (AD 410 – 1066)

#### *Place name evidence*

The earliest reference to Ivinghoe is in the Domesday Book of 1086 as *Evinghehou*. This means the 'hoh' of Ifa's people (Mawer & Stenton, 96). 'Hoh' is the Old English word for heel, and Gelling and Cole's pioneering work on topographical place-names identified a certain shape of hill, not uncommon in this part of the Chilterns, with a gentle rise to its peak, and a concave slope, looking rather like the heel of a person who is lying face down – the highest point is the heel and the concave slope the instep (Gelling & Cole, 186-7). The hoh in question is Ivinghoe Beacon.



*Figure 12: Ivinghoe Beacon*

#### *Domesday*

The Domesday Book entry is as follows:

“In YARDLEY hundred:

The bishop of Winchester holds Ivinghoe himself. It answers for 20 hides. Land for 25 ploughs; in lordship 5 hides; 3 ploughs there; a fourth possible. 28 villagers with 4 smallholders have 20 ploughs; a further 1 possible. 6 slaves; meadow for 5 ploughs; woodland, 600 pigs and 10s. too. Total value £18; when acquired £10; before 1066 £15. This manor lay and lies in the lordship of St. Peter's Church of Winchester.”

The Domesday entry reflects the mixed character of the landscape on the estate, with arable, meadow and a substantial amount of woodland, judging by the number of pigs. Ivinghoe was one of the Bishop of Winchester's three Buckinghamshire estates (the others were West Wycombe and Moreton) and the farthest from Winchester. His estate did not cover the whole of Ivinghoe parish since there were two small Domesday estates at Ivinghoe Aston not owned by the Bishop.

#### *Church*

There is no physical evidence of a pre-Conquest church at Ivinghoe, the earliest fabric in St. Mary's being from the 13<sup>th</sup> century. Bailey has suggested that Ivinghoe may have had a Saxon church, founded by the bishop of Winchester in the late 10<sup>th</sup> - early 11<sup>th</sup> century (Bailey 2003, pp. 69 & 73). Since Ivinghoe was the seventh most valuable church in the county in the 1291 he also suggests that Ivinghoe may have been the mother church for the Yardley hundred and lists Ivinghoe or Edleborough amongst possible sites for Saxon minsters. The lack of documentary or historical evidence makes this hard to resolve unless some archaeological evidence can shed further light on the matter.

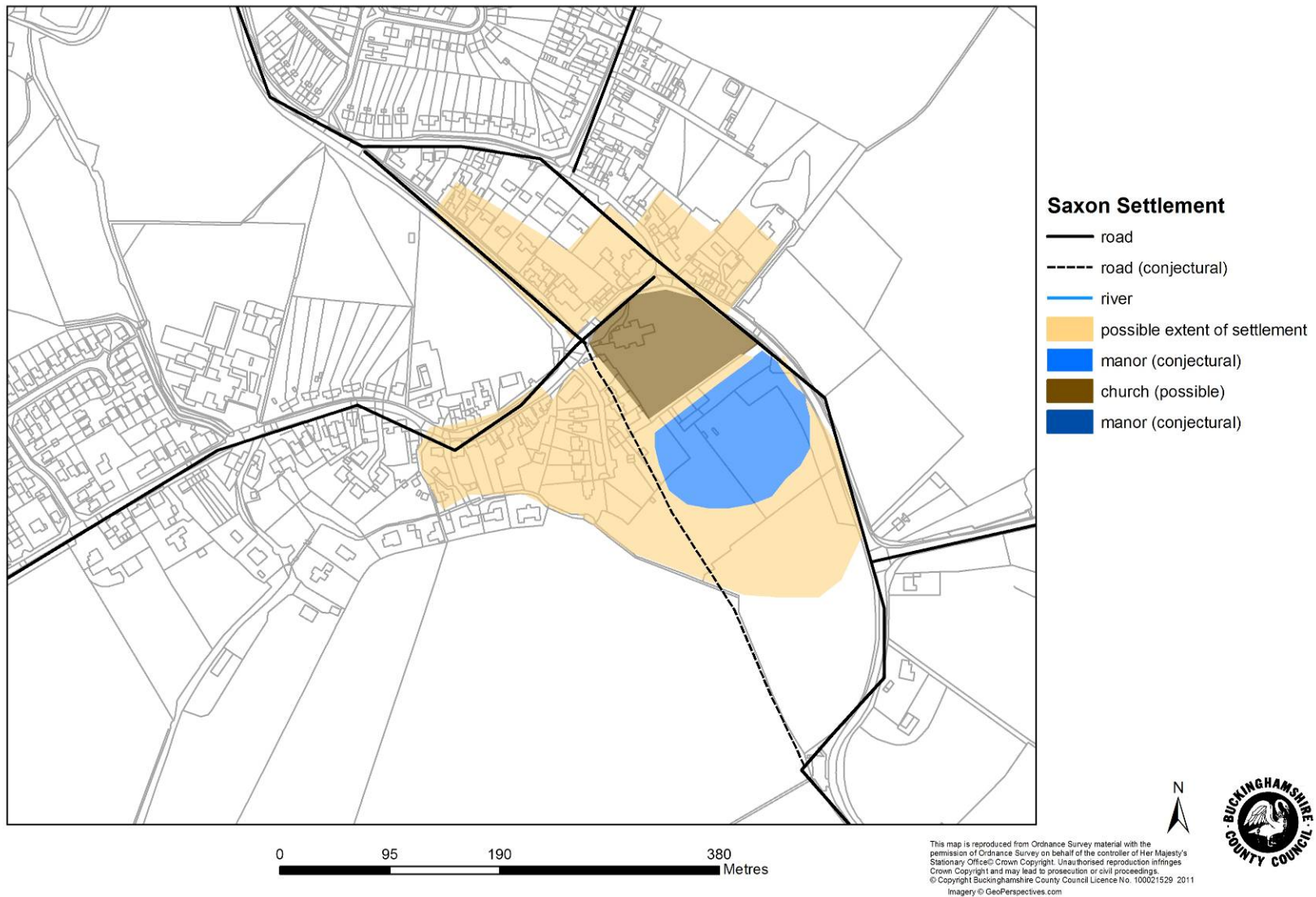


Figure 13: Possible extent of the town in the Saxon period

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

##### *Markets and Fairs*

In 1318 the Bishop of Winchester was granted the right to hold a weekly market on Thursdays and a three-day fair each year on the feast of the Assumption of the Blessed Virgin Mary (15<sup>th</sup> August). Ivinghoe, between the woodland area of the Chilterns and the arable lands of the Vale, was handily placed for trade in produce from both zones and Page suggests that the market charter formalised an existing market (2011, 197 and see Appendix 4).

This was the Bishop's second fair charter since in 1225 Henry III had already granted the right for a fair to be held on the eve, day and morrow of St. Margaret the Virgin (20<sup>th</sup> July) (Lipscomb, 392).

Where the market was held is not clear and will be discussed below in the *Town Layout* section. Fairs were generally large events requiring more space and could have been held somewhere on the outskirts of the town.

##### *Trade, mills and industry*

The number, or type, of mills on the medieval manor is not altogether clear. No mill is recorded in the Domesday Book. Chenevix Trench says that Ivinghoe had three mills in the 13<sup>th</sup> century (page 18), one of which was at Seabrook, north-west of the village. The VCH mentions a 14<sup>th</sup> century watermill, probably at the hamlet of Horton, but belonging to the manor of Dagnall in Edlesborough. A windmill is mentioned in some 13<sup>th</sup> century Winchester Pipe Rolls. So too is a windmill in the 17<sup>th</sup> century and the 1762 Ashridge estate map marks a "Windmill Furlong" north-east of the present Vicarage Lane (see HER05362). Freese mentions "Old Mill" on the Wash Brook or Aston Brook in the north-east of the parish between Ivinghoe Aston and Edlesborough. When he visited the site in the 1930s there was no trace of a mill, so it was clearly long disused. It was shown on the Jefferys map of the 1760s. This is not to mention the only surviving watermill in Ivinghoe Parish, Ford End mill, probably post-medieval and the mill at Brook End, which was shown on Jefferys map, but is in the parish of Pitstone.

Further research in the manorial records may help to resolve this conundrum.

Agriculture was the mainstay of the medieval economy in Ivinghoe. The produce of the Winchester estates can be ascertained in some detail from the Winchester Pipe Rolls (see Appendix 4). Wheat, barley and oats were the main crops grown in the open fields of the manor. Further documentary research may help locate these open fields but physical evidence of medieval ploughing has survived in the form of ridge and furrow on the east side of Horton Road and near Crabtree Plantation (see the Ridge and Furrow map). A barn was built on the manor in the 14<sup>th</sup> century, probably used, at least in part, as a tithe barn since the Bishops were also rectors. This was part of the manorial complex in an area marked as The Warren on later maps, so presumably there was a rabbit warren here too.

We know that there were fishponds in the parish thanks to records of a 14<sup>th</sup> century dispute over fisheries. These may have been at Grove Farm (HER0290200100).

The wooded areas of the parish provided pannage for pigs and timber for buildings and firewood was cut from the "hillwork" areas on the slopes of the Chiltern hills. Meadows were valuable commodities for growing hay for animal-feed and would have been by the streams in the lower parts of the parish. Crops would be grown in rotation leaving one field fallow for animals to graze (and manure!).

Post-medieval maps show Ivinghoe Common as an extensive area in the Chilterns part of the parish (now in the Ashridge estate) and this would be where the villagers could graze their animals and cut firewood.

## Church

Pevsner's description of St. Mary's as "a big and noble church" is apposite. The church was built in a cruciform shape about 1230 but the actual crossing tower is 14<sup>th</sup> century and its crenellations were only added in the early 19<sup>th</sup> century (Wright). The church has been enlarged over the centuries with the addition of porches and widening of aisles. The clerestory was heightened in the 15<sup>th</sup> century, and the remains of the earlier round clerestory windows can still be seen. The 15<sup>th</sup> century nave-roof has some fine carved angels. A restoration in 1819 was followed by another by G.E. Street in 1871-2. A feature of the church which has excited academic debate is the identity of the priest whose stone effigy lies inside the Easter sepulchre in the chancel, one of only two priest's effigies in the county, according to Pevsner. Historically it was said to be Henry de Blois, Bishop of Winchester but the consensus now seems to favour Peter Chaceporc, the founder of Ravenstone Priory, although Pevsner thinks it more likely to be Ralph de Ivenhoe.



Figure 14: St. Mary's parish church

The bishops of Winchester were Rectors of the church until 1420, when the advowson was given to the College of Bonhommes at Ashridge, on condition that they built a vicarage house (see on). By the 17<sup>th</sup> century the Earl of Bridgewater had become entitled to appoint the vicar.

### *Town layout*

The morphology of Ivinghoe is hard to explain. The church is the focus of the village. It stands in a particularly large churchyard surrounded by a wall and at a crossroads, albeit a somewhat staggered junction, since the B488 bends around the churchyard and the field to its south. All the available maps show this bend so there is no documentary evidence that this road ever followed a straight line to the church across the field where the Pitstone windmill stands. The Whistle Brook rises in this field so it may be that the ground was just too wet for a road.

Or might the road have been diverted to form a bend, as at Thame where the Bishop of Lincoln diverted the road to pass through his new market place?

There is no obvious space in Ivinghoe which can now be identified as a market place. Page found that the Winchester records indicated that 'selds' or shops were being built around the end of the 13<sup>th</sup> century, before the grant of the market charter. Long, narrow plots, typical of urban settlements, were being let and transferred near the churchyard, and some were described as being in the market place (Page, 2011, 198 and see Appendix 4).

Market places come in various shapes and sizes and in some towns markets were simply held in the street. They were sometimes held in churchyards, at least until the 13<sup>th</sup> century, and were not necessarily confined to a designated market place but could overspill into nearby streets.

Whilst some were permanent they could be temporary spaces set aside just for the market day (Aston & Bond).

The obvious place for Ivinghoe's market seems to be at the western end of the churchyard where there is now a wide junction. The Town Hall, with an open market on the ground floor, was built in the 17<sup>th</sup> century near this spot in the High Street and was perhaps built near an old market hall.

The Bishop of Winchester had a large seld built shortly after the grant of the market charter in 1318. It was 54 feet long by 10 feet wide and divided into two, each half having a 27 feet street-frontage. It probably had a thatched roof and was clearly intended as a permanent structure. (Page, 2011, 196).

Or perhaps the market was held in Church Road. Until around the mid 19<sup>th</sup> century the church was surrounded by buildings ranged around the edge of the churchyard. These are clearly shown on the 1762 and 1809 maps. The last house was not demolished until 1928. The date of these buildings is not known but perhaps they originated with the medieval selds and Church Road later became lined with shops and houses. The earliest maps also show a larger space at the junction of Church Road and Vicarage Lane (the former Back Lane) where the front garden of the Old Vicarage has now extended into what was once part of the road.

The Bishop collected tolls from an ale house or tavern, first mentioned in 1235-6 (Page, 2011, 195). This is likely to have been near the market place and perhaps occupied the same site as the present King's Head opposite the church and at the road junction.

Station Road must have been in its present position since we know that Pendyce House and the King's Head, which address that road, are medieval buildings. Vicarage Lane, marked as Back Lane on old maps, would have originated as a back road to service buildings in Station Road and those on the north side of Church Road.

The village also extended west down High Street since a vicarage was built at what is now Bridgewater Cottage, probably in the 15<sup>th</sup> century. The "capital message" of the Rectory Manor mentioned in 1548 (VCH) was probably the building on The Lawn, opposite the northern end of Vicarage Lane, demolished in the 19<sup>th</sup> century.

Returning now to the question of the bend around the churchyard, the field within this bend was the site of the Bishop of Winchester's manor house recorded in the 15<sup>th</sup> century, which was later reduced to a farmstead, Berrystead. The field to the south of that, and just outside our study area, is marked The Warren on the 1762 Ashridge estate map. Might the bend have been to avoid cutting through these important manorial perquisites?

As Page concludes (see Appendix 4) further research in the Winchester Pipe Rolls is likely to provide more information on the development of Ivinghoe and its market in the medieval period.

### *Manors*

The following brief summaries are taken from the Victoria County History and are clearly limited in scope. The history of the manors around Ivinghoe is 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.

Ivinghoe Manor: The village was within the Domesday manor of Ivinghoe which remained in the ownership of the Bishops of Winchester until 1551 when it was surrendered to the Crown. As explained in Appendix 4 the unusual survival of such a long run of detailed manorial records makes it possible to find out much more about Ivinghoe in the medieval period.

Horton Manor: Current maps show a moated site at Horton and Horton Hall (a 19<sup>th</sup> century replacement for an old manor house) in the north-western corner of the parish. The Domesday Book has entries for three small estates in Horton. For many years the manor descended with Cheddington Manor and some of the land at Horton is thought to have become part of the Ashridge Estate.

Ivinghoe Aston Manor: Ivinghoe Aston is a hamlet, and another moated site, at the north-eastern end of the parish, near Edlesborough. There were two separate Domesday estates

here. Ivinghoe Aston was for many years held by the Duncombes, an important local family based at Barley End (now in Pitstone parish) and eventually became part of the Earl of Bridgewater's Ashridge estate.

Seabrook Manor: First mentioned in 1227, in the later 13<sup>th</sup> century this manor passed to Edmund Earl of Cornwall who subsequently granted it to his foundation of Ashridge College.

### *Secular Buildings*

Without surveys it is not possible to gauge the amount of medieval fabric which may survive in the standing buildings of the village. An examination of Pendyce House in Station Road revealed that a building formerly listed as late 17<sup>th</sup> -18<sup>th</sup> century actually contained a 13<sup>th</sup> century aisled-hall. This and the neighbouring King's Head, containing cruck trusses which may have been part of a barn at Pendyce House, are the only secular buildings in Ivinghoe known to be medieval in origin. John Chenevix Trench suggested that Pendyce House had been built for the tenant of the glebe belonging to the Rectory Manor. Dendrochronological dating is needed to verify dating which, at present, is conjectural based on stylistic features. For a full report see the Chenevix Trench in *Records of Buckinghamshire* 1992 (see Bibliography).

A glebe terrier of 1607 describes the vicarage as a five-bay timber building covered in tiles, chambered over and containing 10 rooms (Reed, 1997, 120). Old maps show the vicarage on the site of the present 4-8 High Street, clearly much altered, and investigation is needed to find out how much of the fabric of the old vicarage has survived.



*Figure 15: Nos. 4-8 High Street*

Substantial medieval buildings known from written records but since lost are two manor houses – the Bishop of Winchester's manor house at Berrystead and the Rectory Manor house at the north end of The Lawn. This latter house appears to be Mr Hayton's property part of which is shown in the sketch plan on the 1774 Quarter Sessions document permitting certain path diversions (ref. Q/H/1 at the CBS). Chenevix Trench mentions that William Hayton held the Rectory Manor in the 18<sup>th</sup> century and his name appears against The Lawn on the 1762 map. Archaeological survey of both sites to investigate any designed landscapes would be welcome. The Hayton plan shows orchards, a pond, rickyard, stables and a kitchen garden. Earthworks at Berrystead are visible on aerial photographs (HER0296901).

Sheahan, writing in 1862, reports a local tradition of a court house at Brook End where assizes were held and demolished "some years ago." He adds "the historians of the county are silent on the subject of assizes in this place."

Medieval buildings were vernacular, with timber frames and lath and plaster walls. Brick became popular towards the end of the medieval period but only for high-status buildings and it is unlikely to have been used in Ivinghoe at this period. The preponderance of thatch as a



roofing material in Ivinghoe, and the consequent fire risk, is evidenced by the fire-hook used for pulling thatch off roofs now hung on the churchyard wall.

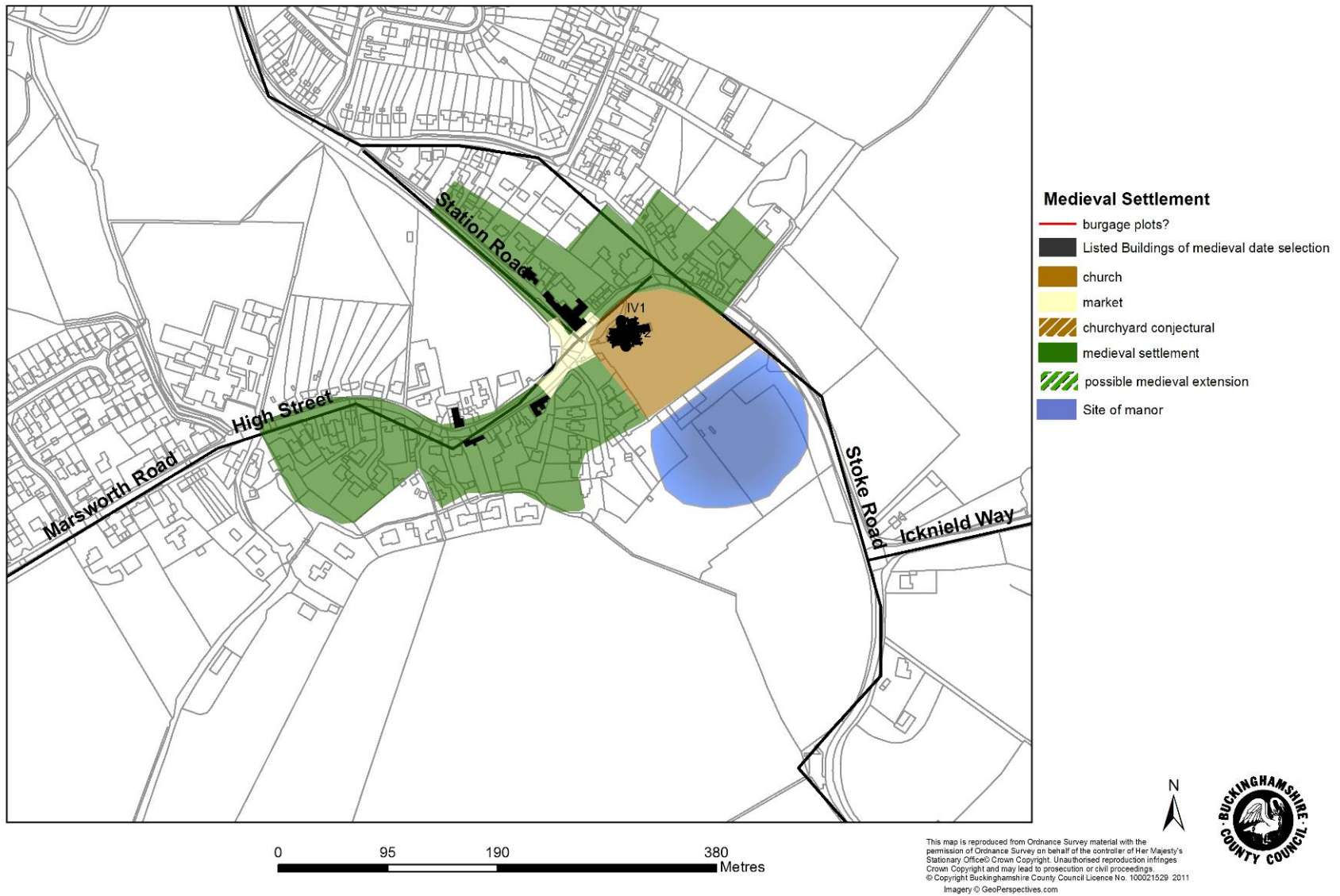


Figure 16: Possible extent of the town in the medieval period

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

##### *Town layout*

The earliest map evidence found for Ivinghoe is the 1762 Ashridge Estate map. This shows the same basic layout of streets and paths as today and there seems no reason to suppose that it had changed since the medieval period. There are two tracks shown on the 1762 map which do not appear later. One crosses Berry Piece, running north-east from Church Road across the present allotments to join the B489 to the south of where Town Farm now stands. The other goes from the junction of the present Wellcroft and Vicarage Lane north-west across Maud Jane's Close and the golf course. There are no paths here now.

*The buildings around the edge of the churchyard have already been mentioned, and may well have been medieval in origin. The 1762 map shows them forming a continuous line except along the southern boundary with Berrystead and two gaps for access to the churchyard at the west end and opposite Vicarage Lane. By this time Meacher's Brewery had been built along the south-western side of the churchyard.*

The north side of Vicarage Lane was built up by 1762, although some of the buildings were replaced or altered in the 19<sup>th</sup> century. There were no buildings on the west side until the early 19<sup>th</sup> century. The map shows buildings hard up against the road along the north side of Church Road and around the corner with Station Road. Development is less dense in High Street and further north up Station Road. Two buildings are shown on The Lawn as well as what may be the pound next to Station Road.

##### *Trade, mills and industry*

By the mid-16<sup>th</sup> century the market was in decline with increased competition from Tring and Dunstable (Pevsner, 416). This appears to have prompted some action by the lord of the manor since in 1563 Sir John Mason surrendered the existing rights for the market and fairs and obtained a fresh grant for a weekly market on Saturdays and two annual two-day fairs – on the vigil and feast of St. Mark (25<sup>th</sup> April) and of St. Faith the Virgin (6<sup>th</sup> October) (VCH). He was also empowered to hold a court of pie-powder, a summary court held on the occasion of a market or fair.

The Town Hall is of the late 16<sup>th</sup> century (RCHME) so perhaps Sir John was the builder. The hall was mostly rebuilt around 1840 and had an open arcade on the ground floor for a market, and a court room above.

No windmill appears on the maps for this period. Of the two mills on Whistle Brook Ford End Mill may have been operating throughout this period; its history is unclear but it seems to have been well-established by 1773 (Ford End watermill guide). The watermill at Brook End, on the edge of our study area but actually in Pitstone parish, is shown on Jefferys map.

Meacher's brewery was built in the 18<sup>th</sup> century on the western side of the churchyard.

##### *Non-conformity*

Ivinghoe had a strong non-conformist tradition. Both Baptist and Quaker worshippers are recorded on the Visitations of Ivinghoe parish in 1669 to 1712 (Broad, 1993). Wesleyan Methodists were also meeting in houses registered for worship before 1800 (WI).

### *Manors*

Edward VI granted Ivinghoe manor to Sir John Mason in 1551 but in 1553 it was restored to Winchester who retained it until 1558 when it was returned to the Mason family. It was held for short periods of time by Charles Glenham (1586-1589) and Lady Jane Cheyne (1589-1603). Since then the manor has belonged to the owners of the Ashridge estate (VCH).

By 1862 Sheahan says both this principal manor and the Rectory Manor were held by the Brownlows of Ashridge and the court-leet was being held each year in the King's Head.

### *Schools*

The Earl of Bridgewater endowed a charity school for boys in 1717 (WI).

### *The Civil War*

According to the VCH Ivinghoe was occupied during the war. The WI history (*Beneath the Beacon*) says that Parliamentary soldiers were billeted in the church and that the Royalists attacked in 1643, with what result is not known.

### *Inns and Taverns*

The 1577 Return of Vintners recorded one inn-holder and four alehouse keepers. The inn was presumably the King's Head. The 1774 plan shows a building marked The Bull alehouse at the northern end of Station Road. The Rose and Crown, in Vicarage Lane, is said to have been established in 1690 (Rose & Crown website). No other alehouses have been located for this report.

### *Secular Buildings*

The majority of Ivinghoe's listed buildings date from this period. They are vernacular timber-framed buildings, although timber-frames are sometimes hidden by later brick fronts. Brick is generally red, although sometimes mixed with vitrified headers. Pale, gault-clay bricks are also found and these may come from the local brickfield, or have been transported here in the 19<sup>th</sup> century by canal or rail. Roofs are covered in plain clay-tiles, but some are of slate. There are no thatched roofs in Ivinghoe, so the mighty thatch hook on the churchyard wall is now redundant! 9 Church Road, on the junction with Vicarage Lane, is an example of a wide-frontage timber-framed 17<sup>th</sup> century house with brick nogging and a plain tiled roof.



Figure 17: No.9 Church Road

23 and 25 High Street are earlier, at least in part. The buildings are much altered. There is a jetty on the right hand side and the timber frame has been filled in with brick, and the ground floor rebuilt in brick but of different colours. Jetties usually indicated buildings of high status and this one is on High Street where it would be noticed.



*Figure 18: Nos. 23 & 25 High Street*

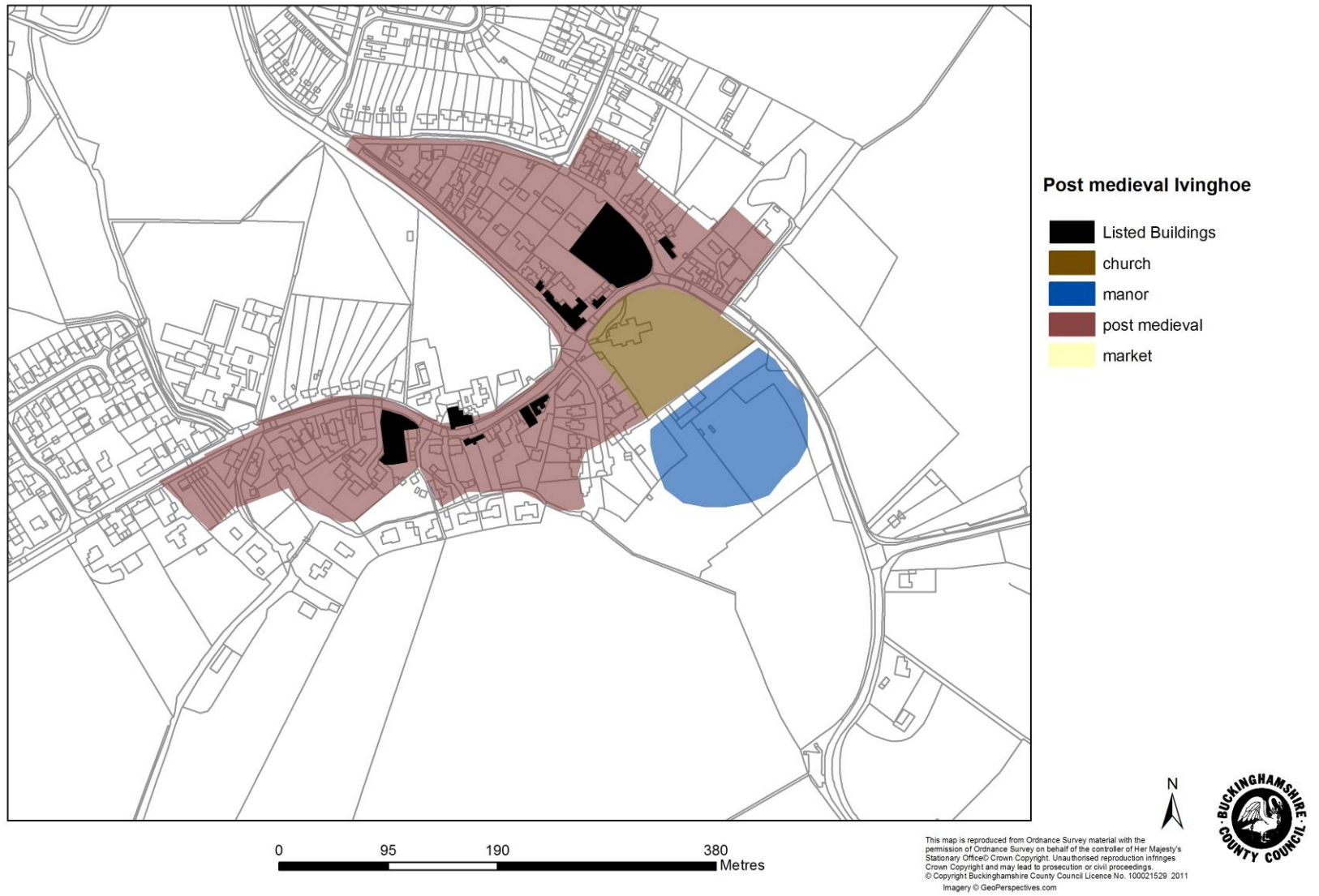


Figure 19: Probable extent of the late post medieval town

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

The graph below shows the fluctuations in population during this period. It should be noted that this is based on figures for the whole parish, not just the village.

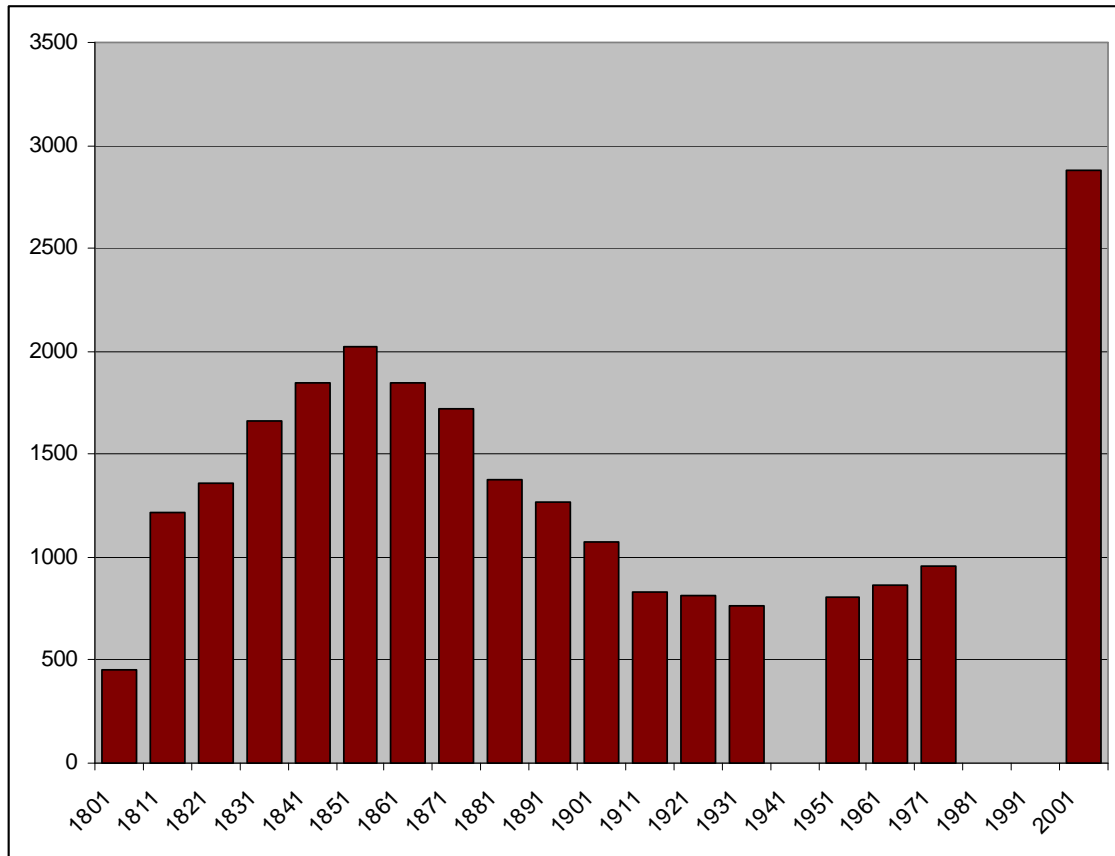


Figure 20: Graph showing population changes in Ivinghoe (parish) (excluding 1941 & 1981)

These population trends are not unusual. After the Napoleonic wars the population in England rose dramatically and there was something of an agricultural boom. This was followed by an agricultural depression in the second half of the 19<sup>th</sup> century forcing many farm labourers to move away from the countryside into the towns. The effects of this depression would have been compounded in Ivinghoe by the decline in the straw-plait trade. Ivinghoe was not to see any significant recovery until the end of the 20<sup>th</sup> century.

#### Settlement layout

The early 19<sup>th</sup> century, when the population rose so dramatically, was a period of great change in Ivinghoe. It has already been noted how the churchyard was enclosed by buildings, probably a mixture of houses and shops. By 1800 moves were underway to clear these buildings from the churchyard (Wright) and the parish map of 1820 and Enclosure Map of 1821 show gaps emerging between the buildings. By 1856 all but two had disappeared. It was not until 1928 that the last house was demolished (Wright) and the photograph below shows this thatched cottage on the right, opposite 1-3 Church Road.



*Figure 21: Church Road looking north-east*

One way of coping with the increased population was to divide existing houses into smaller units and there is evidence of this from the listed building descriptions and maps as well as from the buildings themselves where blocked up openings show that houses have been amalgamated in more recent, affluent times.

The 1820s maps show some new buildings on the south side of the Back Lane and by 1856 these have multiplied as have buildings on the north side of Vicarage Lane. (The name Ladysmith Road must date the renaming of the Back Lane north of the junction with Wellcroft to 1900 or soon after). Buildings are appearing on Wellcroft, and there are several small cottages at the top of the track next to the current allotments. Green Lane had also been laid out and cottages built on either side of it. By the time of the 1880 OS map there are more cottages at Prospect Place and The Balk.

Apart from some 1920s "homes fit for heroes" (18-36 High Street) and a few 1950s houses in Ladysmith Road there seems to have been little new building until the 1960s when the village envelope was considerably extended north of Station Road with the development of housing at Wellcroft, Maud Jane's Close and further north along Station Road. Other modern development has been by way of infill, notably on the vicarage garden between Station Road and Vicarage Lane, on High Street and at Wellcroft. New roads at Groomsby Drive and Orchard Way lead to post war houses on the south side of the Whistle Brook.

#### *Manors, Estates and Enclosure*

Ivinghoe was enclosed by Act of Parliament in 1821. The map was prepared in that year but the award was only concluded in 1825. The award shows that the Ashridge Estate was by far the largest landowner in the parish and would have certainly been in control of agriculture. The enclosure would also have enabled the 19<sup>th</sup> century piecemeal development mentioned above. The Brownlows of Ashridge had amassed vast landholdings in the area and, at least in the case of Dagnall, another village dominated by them, exercised a strict, but benevolent control over their tenants (Friends of Ashridge website). The Ashridge estate was sold and broken up in the 1920s.

#### *Transport*

The building of the Grand Junction Canal had started in 1793 but severe difficulties were encountered in crossing the Chilterns. The stretch from Tring summit to Fenny Stratford was not opened until May 1800, making a navigable length of 55 miles from the Thames with 77 locks. The canal passed through the northern end of the parish just over a mile away from Ivinghoe village. In 1815 the branch to Aylesbury was opened. The canal connection enabled the villagers to obtain coal from Staffordshire (Lewis) and no doubt improved transport of other commodities such as bricks and other building materials.

But the canal was soon to face competition from the railways and the London and Birmingham Railway (later merged into the London and North Western Railway) opened in 1838 with the



nearest stations at Tring and Cheddington. The railway put Ivinghoe within convenient commuting distance of London.

### *Industry in the 19th Century*

Summary	1839	1844	1853	1864	1877	1883	1895	1903	1911	1920	1935
Artisans/trades	6	7	5	9	0	4	3	4	3	0	0
Merchant/dealer	8	0	7	6	0	7	9	8	10	0	4
Agric/General	0	0	12	7	0	5	6	5	7	0	7
Professional	2	1	2	1	0	0	0	0	1	0	1
Service/Provision	11	14	10	17	0	14	13	14	10	0	11

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

A more detailed breakdown is contained in Appendix 4. However it should be noted that these figures are taken from trade directories, which were self-selecting, and not comprehensive. For example they do not generally include people who were engaged in cottage industries.

### Straw-plait

This is particularly significant when considering Ivinghoe, where straw-plaiting was such an important occupation.

Whilst Bedfordshire was, and remained, the centre of the industry, the making of straw-plait for hats and bonnets had probably begun in Buckinghamshire in the late 17<sup>th</sup> century (Horn). The product was fairly coarse, only really suitable for rustic bonnets. The industry received a boost during the Napoleonic Wars when supplies of the finer quality plait from Italy, on which the London hat-makers had relied, were cut-off. This coincided with the invention of the straw-splitter, which made it possible to produce a finer plait. Entrepreneurs in Bedfordshire took the opportunity to refine the local product and fill the gap in the market. Unlike lace-making, straw plait was something which the whole family, could, and did make. Cottagers bought bundles of the bleached, or dyed, straw and men and boys, as well as women and girls, wove the plaits which were then sold to the plait dealer in the village, or sold at market. Children as young as four were sent to the plait school (see on). The 1851 census gives an indication of how important straw plaiting must have been to the local economy. The table below gives figures for the parish of Ivinghoe from the 1851 census of those who gave their occupation as straw-plaiter; these figures are taken from Horn page 53. As Horn points out this will be an underestimate of the true numbers since several, especially men, will have been plaiting part-time or as casual work and will have given, say labourer, as their occupation.

	Total in parish	Total straw plaiters	Under 5	5-9	10-14	15-19	20-24	25 & over
Males	409	107	1	35	24	26	14	7
Females	466	276	2	58	55	38	25	98

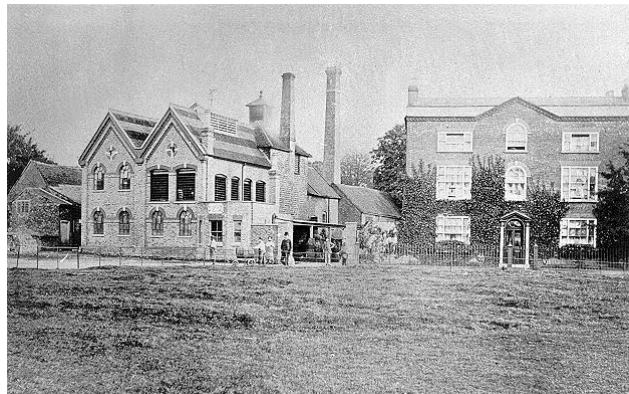
Lewis in 1840 and Sheahan in 1862 report that straw plait was sold in the market at Ivinghoe and Kelly's Directory of 1847 lists one lace dealer in the village. By the 1870s the trade was in decline thanks to cheaper foreign imports and the falling-off in straw-plaiting was probably a factor in the closure of Ivinghoe's market around the turn of the century.

## Brewing



*Figure 22: Old Brewery House (when still a youth hostel)*

Until 1927 the townscape of Ivinghoe was dominated by the buildings of Roberts & Wilsons (formerly Meacher's) brewery. The brewery is said to have employed 60 men and supplied 200 public houses in the area (Rice). Today the manager's house survives built around 1800, and listed Grade II. After the closure of the brewery all but one of the other buildings were demolished, and the house became a youth hostel in 1937. The above photograph was taken before its recent conversion back to a private residence. The old photograph below gives some idea of the scale of the brewery buildings.



*Figure 23: Roberts & Wilson's Brewery in the late 19th century (BCC photo 72)*

## Brick making and Coprolite digging

Variety of brick colour is a notable feature of Ivinghoe's buildings. Some are yellow, similar to the gault-clay bricks found in Cambridgeshire. These may be non-local bricks brought in during the 19<sup>th</sup> century, by rail or canal, but there was some yellow brick making north of the village at the Ivinghoe and Horton Brick & tile Co, recorded in directories from 1883 to 1920 (Pike, 28).

There was also some coprolite digging at this brickworks, and in other parts of the parish north of the village. The process for making superphosphate fertilisers from coprolites (fossilised animal faeces) had been patented in the 1840s and led to the so called "Cambridgeshire coprolite mining rush". The business was so profitable that geologists were employed to find other areas suitable for exploitation. Successful digging in Bedfordshire suggested it would be "worthwhile to follow the line of the greensand at the foot of the chalk escarpment where it outcropped in a seam above the gault clay." (O'Conner, 80). Coprolites were being commercially dug in Buckinghamshire by 1869. Whilst the local industry never amounted to a "coprolite mining rush" by 1876 Earl Brownlow had let 90 acres of his estate, mainly in the north of Ivinghoe parish for coprolite digging. These leases included limits on the use of non-local labour. The diggings would have provided work for farm labourers during the winter when there

was no work in the fields. The industry was short-lived. By the late 1870s the diggings were becoming exhausted and cheaper imports flooded the market. It is not possible to ascertain how many Ivinghoe men may have worked in this industry. According to O'Connor the 1881 census recorded no coprolite diggers in the area, but some of the diggers may have described themselves just as labourers in the 1871 census.

### Mills

Pitstone watermill or Beesley's Mill, on the parish boundary (and just within our study area), now known as Brookend Mill, operated until about 1911. Some of the buildings are now residential, but the waterwheel and machinery have gone.

Ford End watermill was bought by the Ashridge Estate in 1826 and worked by the farmer at Ford End for many years. The mill was sold again in 1924 and worked by the Jellis family. In 1965 the Pitstone Local History Society began a programme of restoration and it is now the only working watermill in the county. The mill is opened to visitors on certain days.

### *Market*

Ivinghoe's market was in serious decline by the start of the 19<sup>th</sup> century, presumably unable to compete with markets at other places, such as Dunstable and Tring. Lysons, in 1813, reports that "the market is so small that it may be almost said to be discontinued". The market seems to have died out altogether around 1900. The market hall was altered around 1840 (whether this was through the benevolence of the Brownlows is not known.) The ground floor was kept open as a market but it is said that the ladies preferred to stand in the street to sell their straw plait. The open arcade was closed in by 1912. The fairs were continuing, on 6<sup>th</sup> May and 17<sup>th</sup> October, chiefly for the sale of cattle, pigs and sheep (Lewis) but by the time of the VCH in 1925 the fairs were simply pleasure fairs.

### *Civic and modern religious structures*

The Town Hall seems to have been a multi-purpose civic building. It is shown as the workhouse on the Enclosure Map so it must have been the Poor Law changes of 1837, which would have made a parish workhouse redundant, which prompted the 1840 changes in the building. The Town Hall remains the principal civic building. The parish council office is there as well as the library and a small shop.



*Figure 24: The Town Hall*

A Baptist chapel was formed in 1804 with George Clark as minister. He was born in Braunston and so had perhaps travelled to the area by the Grand Junction Canal. In 1813 the Baptists were offered a house with a garden and orchard in Station Road and the Strict Baptist chapel was opened in 1815. In 1854 a Sunday School and library were added and in 1866 a large extension to make a vestry and new schoolroom was built on the end next to the road. The chapel was converted to an office in 1982. (WI and Rice).

Wesleyan Chapel was founded in High street in 1837 and replaced by the present structure in 1865, funded by the Hawkins family of Pitstone Green. Its appearance is striking; the style is Romanesque in pale brick ornamented with red brick details. This chapel has now closed and stands empty (March 2012).



*Figure 25: Wesleyan chapel, High Street*

#### *Schools*

According to Sheahan a National School, endowed by the Countess of Bridgewater in 1848, was attended by about 50 children daily and was being held in the old vicarage (converted into cottages and now 4-8 High Street).

This was replaced by the purpose built National School in High Street, presumably also endowed by the Countess since it bears her crest and the date 1865. The school has closed and been replaced by Brookmead School built in the 1960s. There was a straw-plait school in a cottage near the Wesleyan Chapel in High Street.



*Figure 26: Former National School*



*Figure 27: Brookmead School*

#### *The Vicarage*

The former vicarage at 4-8 High Street has already been mentioned. In 1826 this was exchanged for 7 Church Road which then became the vicarage. Lord Brownlow, the patron of the living, paid for the alterations to this 18<sup>th</sup> century building which gave it an Elizabethan appearance. This is a landmark building on the corner of Church Road and Vicarage Lane. It too has now become a former vicarage; the current vicarage is a modern building in Station Road. The 1856 map showed that the garden of this new vicarage had been extended with paths laid out over an area which was redeveloped for housing in the 1960s-early 1970s.

### *Secular Buildings*

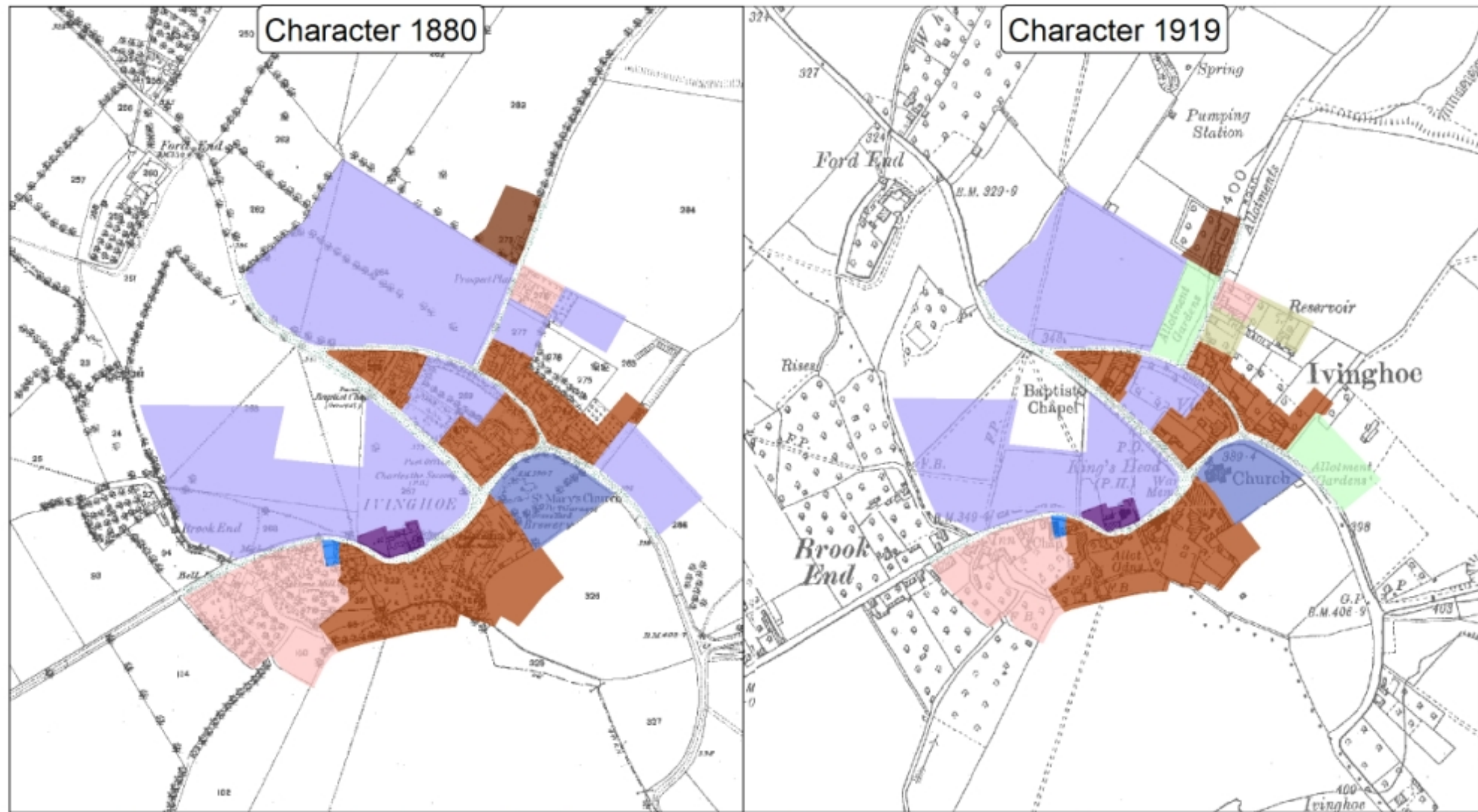
The changes to the town's layout as a result of population fluctuations have already been mentioned. It seems from map evidence that many of the small Victorian cottages have disappeared. Those shown on the 1856 map at the top of the track east of The Baulk had gone by the time of the 1899 OS map. These may be the cottages mentioned as being in a chalk pit where 16 homes were sharing one midden (Horn, 46). However there are still several 19<sup>th</sup> century houses in Ivinghoe. These are mainly plain brick cottages although some have ornamental brickwork. The Cottage in Station Road, with scalloped bargeboards has the appearance of an estate cottage. It bears a crest (not identified) and perhaps there is a connection with the Ashridge estate.

The mill, probably 19<sup>th</sup> century, at Brook End has been converted to a house and other houses in Ivinghoe must have had other uses at one time, either as shops or workshops.

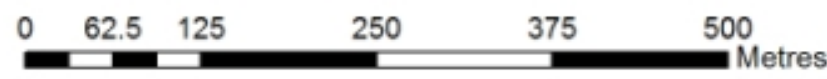
Much of the 20<sup>th</sup> century housing is typical of municipal post-war development with semi-detached houses and some bungalows. Modern private housing is generally detached and in Scandinavian or general styles. There are no overtly modernist or contemporary buildings in Ivinghoe.



*Figure 28: Some 19th century houses*

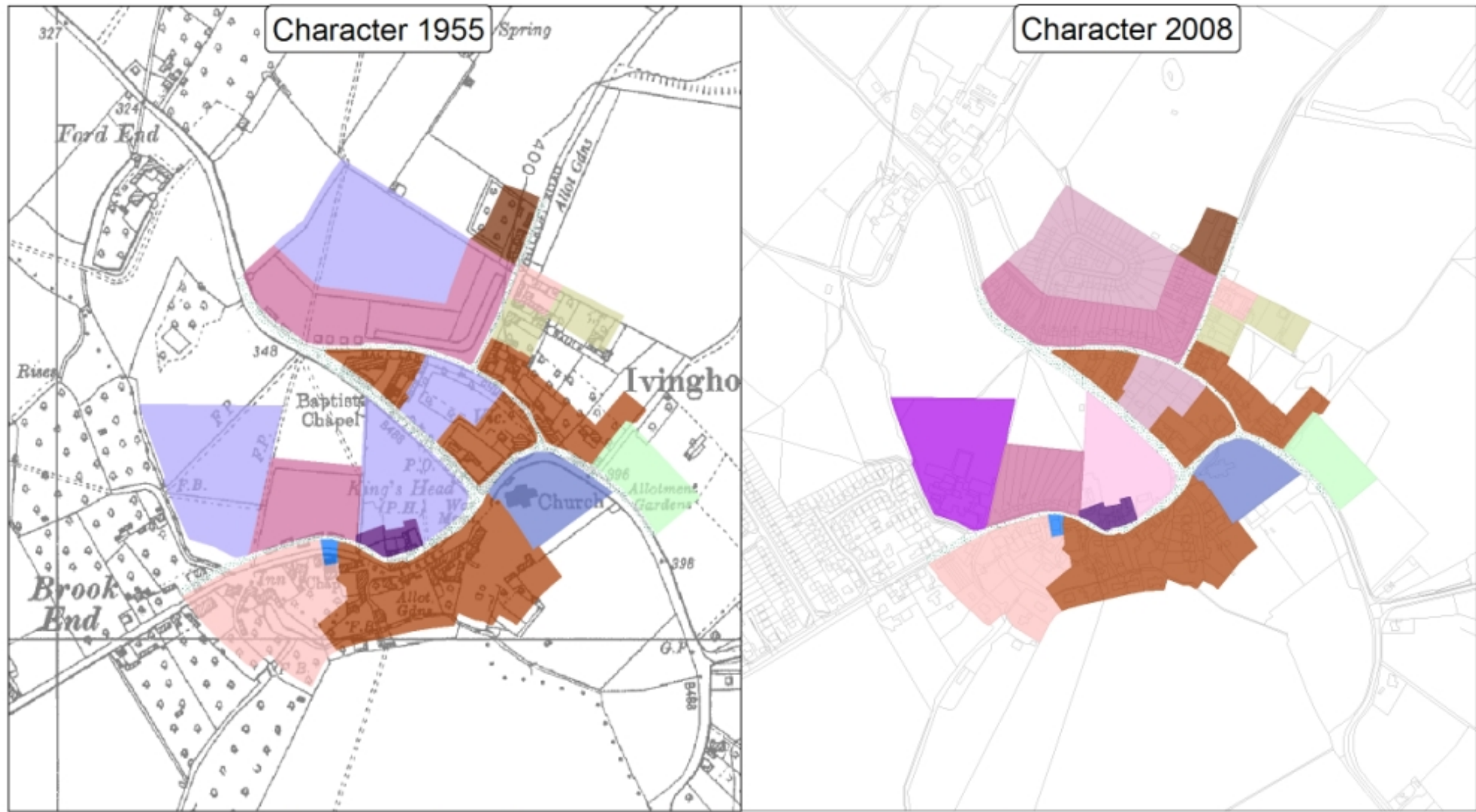


- |  |  |  |   |   |
|--|--|--|---|---|
|  Educational Historic |  Chapel         |  Irregular Plots (historic)   |  Terraces & cottages 1900-1919 |  Lane                                  |
|  Church               |  Rural Historic |  Victorian Terraces 1850-1900 |  Allotments                    |  enclosure: pre 18th century irregular |

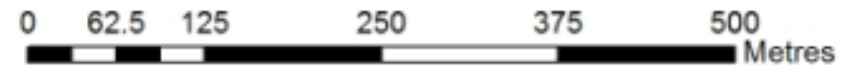


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Figure 29: Ivinghoe in the 1880s to 1920s



- |                      |                            |                               |                             |            |
|----------------------|----------------------------|-------------------------------|-----------------------------|------------|
| Educational Historic | Chapel                     | Victorian Terraces 1850-1900  | Private Housing (1945-1980) | Lane       |
| education (modern)   | Rural Historic             | Terraces & cottages 1900-1919 | Social Housing (1945-1980)  | Allotments |
| Church               | Irregular Plots (historic) | Leisure                       |                             |            |



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Figure 30: Ivinghoe in the post war to modern period



- |  |                  |  |                  |  |                          |  |                     |  |               |
|--|------------------|--|------------------|--|--------------------------|--|---------------------|--|---------------|
|  | Gothic Style     |  | Edwardian Style  |  | Norman 1066 - 1200       |  | Edwardian 1900-1915 |  | Winding Roads |
|  | Vernacular Style |  | Modern (General) |  | Post Medieval 1500-1800  |  | Post War 1945-1980  |  |               |
|  | Victorian Style  |  | Municipal Modern |  | Late Victorian 1850-1900 |  |                     |  |               |

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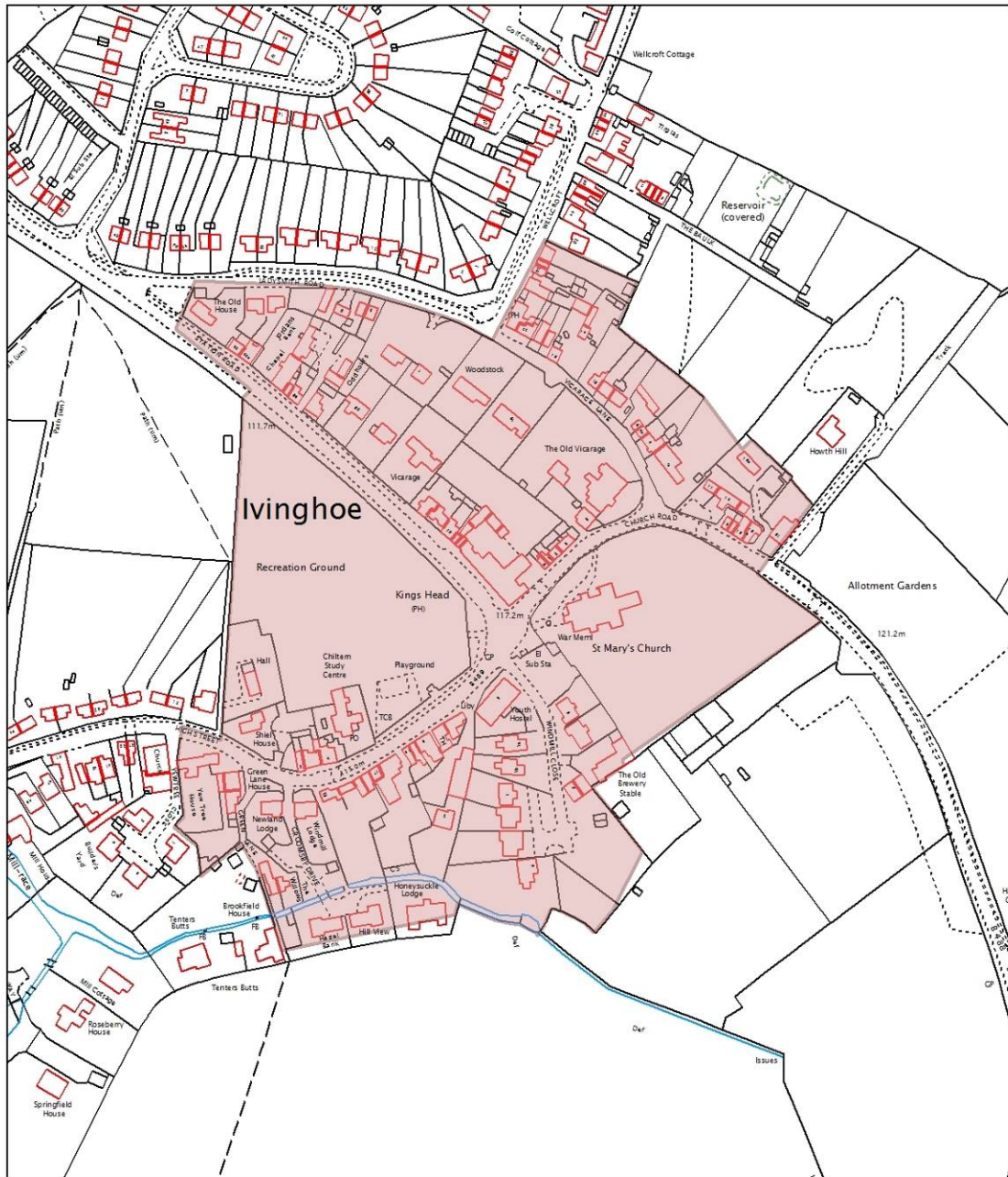
0 250 500 1,000 Metres

Figure 31: Morphological and period development



## II ASSESSMENT

### 5 Designations



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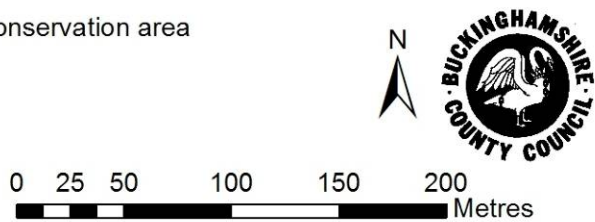


Figure 32: Extent of the conservation area

#### 5.1 Conservation Areas (CA)

The Ivinghoe conservation area was first designated in 1971 and is limited to the historic core of the village. There is no up to date character appraisal but a summary dated October 2008 is on the AVDC website.

#### 5.2 Registered Parks and Gardens

There are no registered parks and gardens in Ivinghoe.

#### 5.3 Archaeological Notification Areas

Currently these cover the churchyard of St. Mary's parish church and the manor site to the south-east of the churchyard.

#### 5.4 Scheduled Monuments

There are no scheduled monuments in Ivinghoe.

## 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. From this, a picture can be drawn of the changes that have occurred to the built character within a given area over a given period. Discrete areas of the town that then show broad similarities can be grouped as one zone.

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

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

Historical and topographical modelling covers a variety of sources including:

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

The Built Character heading incorporates the following sources:

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

### 6.3 Archaeological Assessment

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

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

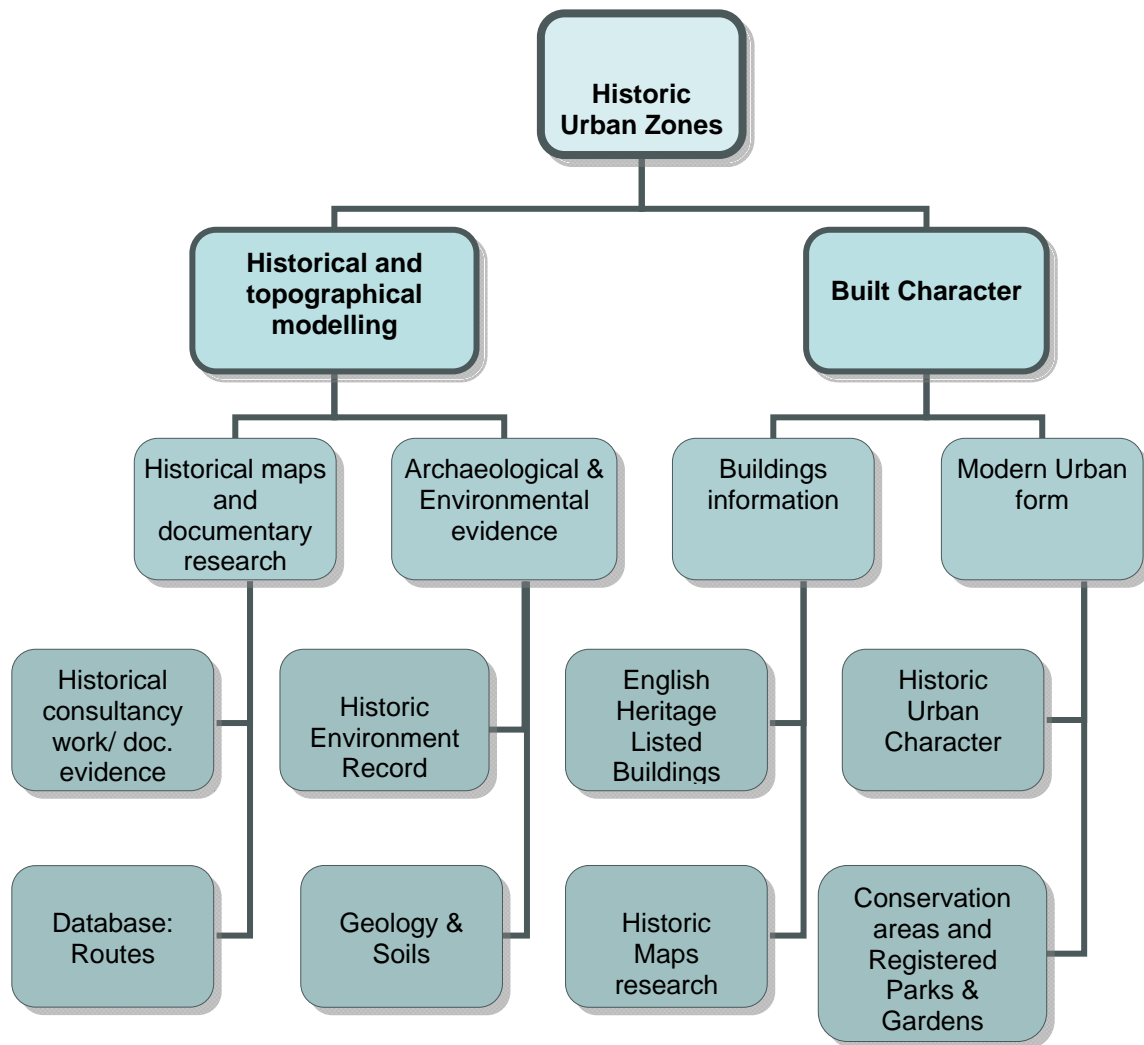


Figure 33: Diagram showing the processes involved in the creation of the urban character zones

*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

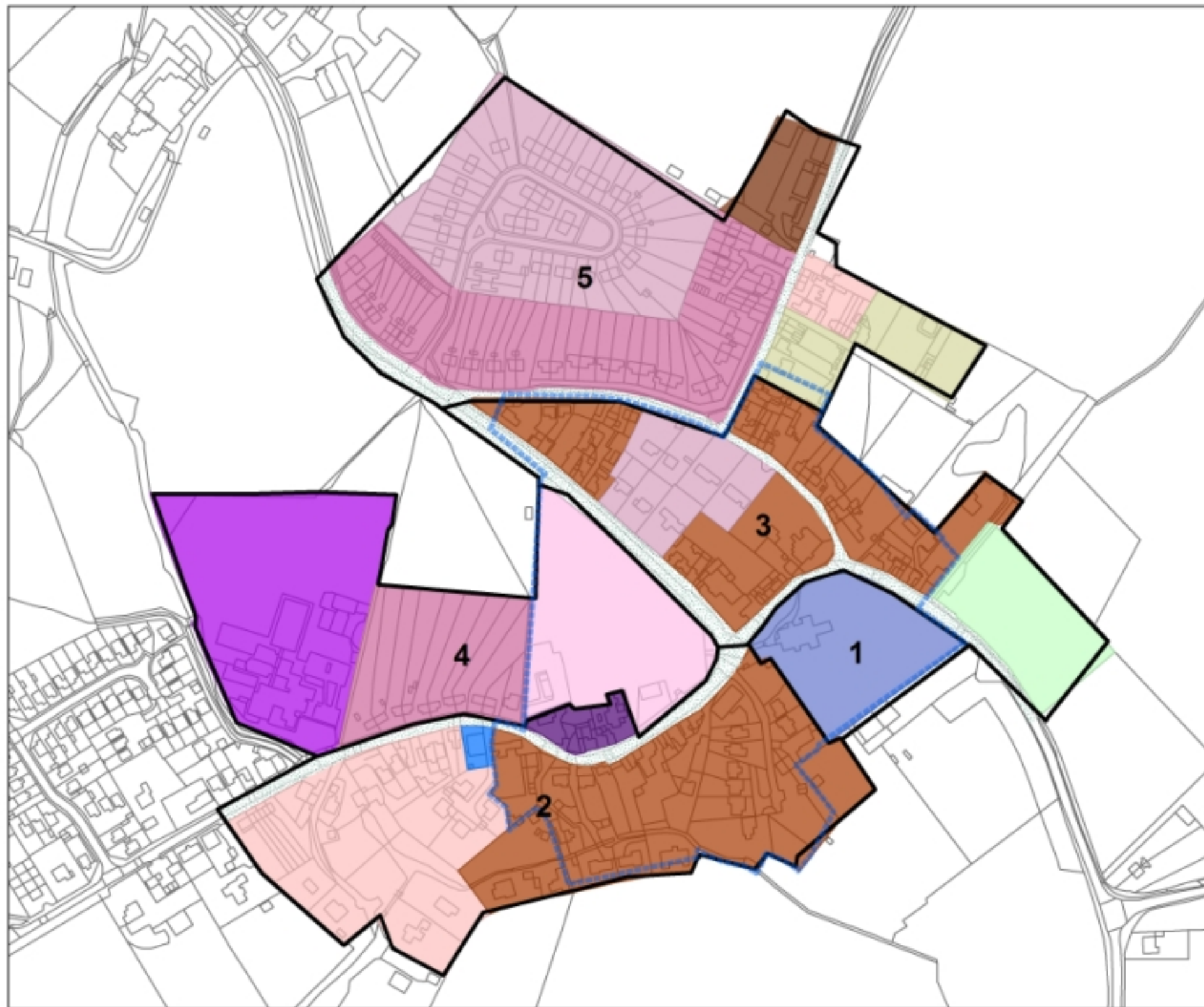
- Unknown

#### 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 from 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*: Derives 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.



Ivinghoe Conservation Area

**Urban Character Zones**

- 1, St Mary's Church
- 2, Pitstone Road
- 3, Station Road
- 4, Pitstone Modern
- 5, Ladysmith Road

**Historic Urban Character Types**

- Church
- Irregular Plots (historic)
- Rural Historic
- Victorian Terraces 1850-1900
- Chapel
- Terraces/Cottages 1900 -1919
- Social Housing (1945-1980)
- Private Housing (1945-1980)
- Educational Historic
- Education (Modern)
- Allotments

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Figure 34: Historic Character Zones for Ivinghoe

## 6.5 Historic Settlement

<b>Zone 1: St. Mary's Church</b>			
<b>Summary:</b> This zone comprises the parish church and churchyard and is the visual and historic focus of the village. The church is listed Grade I. The whole of this zone is within the Ivinghoe Conservation Area and is an archaeological notification area.			
<b>Historical:</b> A church may have originated here in the Anglo-Saxon period although the present building dates from the 13 <sup>th</sup> century. This zone is likely to have been the core of the settlement from its origins. Its special architectural and historic interest has been recognised in its Grade I listing. It is associated with the thousands of people who have used the church and are buried in the churchyard. The most notable of them are commemorated inside the church.			
<b>Evidential:</b> The church building is of high evidential value. Its earliest parts are said to date from around 1230 and it has been altered and extended several times over the centuries. The churchyard also has high archaeological potential although two watching briefs have found negative evidence. This potential lies in its use as a burial ground but there may be evidence of an earlier church. There is also potential for finding physical evidence of the many buildings which once stood around the edge of the churchyard. Investigation of the churchyard may provide information on the location of Ivinghoe's market.			
<b>Aesthetic:</b> The aesthetic appeal of the church itself is enhanced by its setting in the large, tree-lined churchyard. With its spire it is a landmark from the surrounding countryside. The church is mentioned in Simon Jenkins' <i>Thousand Best Churches</i> and Julian Hunt's <i>Buckinghamshire's Favourite Churches</i> .			
<b>Communal:</b> The church is the spiritual and communal focus of the village. As a place of worship and burial ground the building and churchyard are of the highest communal value.			
<b>Archaeological Assessment</b>	<b>Built Character (general characteristics)</b>		
Period: Medieval foundations	<b>Morphology:</b>	Winding roads	<b>Density:</b> Low
Survival: High	<b>Character Types:</b>	Church (parish)	
Group Value: N/A	<b>Architecture</b>	Gothic (principal)	
Diversity: High			
Potential: High			
<b>Heritage Values</b>	<b>Plan Form</b>	N/A	
Evidential Value: High	<b>Build Materials:</b>	Totterhoe stone	Flint
Historical Value: High		Bath stone	
Aesthetic Value: High	<b>Roof Materials:</b>	Metal	
Communal Value: High			



Zone 2: Pitstone Road				
<p><b>Summary:</b> This zone comprises the historic part of the village south of High Street plus a small part on the north side – the former school, 4-8 High Street and Sheil House. This is the civic part of the village with the town hall and library (former market hall and workhouse) and the former National School. The vicarage was in this zone until c.1826 and the building remains as three cottages, though much altered. The Methodist chapel has recently closed. The brewery buildings used to dominate this zone and the brewer's house remains. The brewery site has been redeveloped as Windmill Close. Part of the Whistle Brook runs through this zone and the parish boundary with Pitstone runs along its southern edge. From here there are wide views over the field where Pitstone Windmill stands. Many of the buildings in this zone are 20<sup>th</sup> century. There are eight listed buildings in this zone and the eastern end lies within the conservation area.</p>				
<p><b>Historical:</b> High Street is part of the historic Icknield Way. The former vicarage (at 4-8 High Street) is thought to have been built in the 15<sup>th</sup> century so this zone has, at least, medieval origins. The medieval market may have been held in part of this zone near the church and the Town Hall. The mill at Brook End has been converted to a house.</p>				
<p><b>Evidential:</b> There have been no archaeological investigations or environmental sampling in this zone. Environmental evidence may be preserved in waterlogged soils near the Whistle Brook. There is the potential for the discovery of archaeological deposits dating from the medieval and post medieval periods. Investigation of the historic buildings, particularly the former vicarage, may well reveal that they contain fabric of earlier date than indicated by listed-building descriptions.</p>				
<p><b>Aesthetic:</b> The High Street has a variety of picturesque buildings. The historic character is enhanced by the bend in High Street with emerging views up the slope towards the church. The character is more rural near the Whistle Brook and more open at the east end of High Street overlooking The Lawn.</p>				
<p><b>Communal:</b> The town hall, library and a small shop are all in this zone. The recently redundant Methodist chapel will retain strong associations for some in the community. The Bell public house is also in this zone although actually in the parish of Pitstone.</p>				
Archaeological Assessment		Built Character (general characteristics)		
<p>Period: Medieval foundations Survival: High Group Value: N/A Diversity: High (buildings) Potential: High</p>	<b>Morphology:</b>	Winding roads		<b>Density:</b> Medium/high
	<b>Character Types:</b>	Irregular plots (historic) Private housing (modern) Park		Merchant housing School (historic) Civic
	<b>Architecture</b>	Vernacular Modern (general)	Georgian Victorian	Tudor (revival) Anglo-Scandinavian
Heritage Values		<b>Plan Form</b>	Medieval Wide frontage Modern detached	1600-1900 wide frontage
<p>Evidential Value: High Historical Value: High Aesthetic Value: Medium/High Communal Value: High</p>	<b>Build Materials:</b>	Brick handmade red Brick handmade colour Box frame & brick		Brick machined red Brick machined colour Tile-hanging
	<b>Roof Materials:</b>	Tile clay handmade Slate		Tile clay machined Tile concrete

<b>Zone 3: Station Road</b>				
<b>Summary:</b> This zone comprises the remainder of the historic settlement of Ivinghoe. It includes Church Road, Vicarage Lane, the south side of Ladysmith Road, and Station Road as far as the junction with Ladysmith Road. The King's Head Restaurant, the Rose and Crown public house and the Vicarage are in this zone. There is an empty shop in one of the houses in Church Road and the allotments are on the edge of the village. The Baptist Chapel has been converted to an office. There are ten listed buildings in this zone and most of it lies within the conservation area.				
<b>Historical:</b> The existence of a 13 <sup>th</sup> century building in Station Road is evidence of medieval foundations but parts of this zone may well have been in the Anglo-Saxon settlement likely to have been focussed on the church. There are early 14 <sup>th</sup> century records of shops near the churchyard. The location of the medieval market is not clear but may have been held in part of this zone.				
<b>Evidential:</b> The buildings in this zone range from the 13 <sup>th</sup> to the late 20 <sup>th</sup> century, and have high evidential value. The survey of Pencyce House showed the importance of detailed investigation of buildings. There have been no archaeological investigations in this zone and potential is likely to have been reduced because of disturbance during development over many years. The Baptist Chapel had a small graveyard. It is not known if this has been cleared.				
<b>Aesthetic:</b> This zone is picturesque owing to the high number of historic buildings, winding roads, trees and gardens and the proximity of The Lawn opposite buildings in Station Road.				
<b>Communal:</b> Although communal facilities are somewhat limited the focal character of this zone at the heart of the historic settlement gives it communal value.				
<b>Archaeological Assessment</b>		<b>Built Character (general characteristics)</b>		
<b>Period:</b> Medieval foundations <b>Survival:</b> High <b>Group Value:</b> N/A <b>Diversity:</b> High <b>Potential:</b> High (buildings)	<b>Morphology:</b>	Winding roads		<b>Density:</b> Medium
	<b>Character Types:</b>	Residential pre-1536 Allotments Inns/taverns historic Cottages 19th century		Irregular plots (historic) Non-conformist chapel Private housing 1945-80
	<b>Architecture</b>	Vernacular	Victorian	Tudor Revival Modern general Anglo-Scandinavian
<b>Heritage Values</b>	<b>Plan Form</b>	Medieval wide frontage Wide frontage 1600-1900 Modern bungalow		Narrow frontage 1600-1900 Modern detached
<b>Evidential Value:</b> High (buildings) <b>Historical Value:</b> High <b>Aesthetic Value:</b> High <b>Communal Value:</b> Medium	<b>Build Materials:</b>	Brick handmade red Box frame & brick Brick machined red Brick painted		Brick handmade coloured Cruck frame & brick Brick rendered
	<b>Roof Materials:</b>	Tile clay handmade Tile clay machined		Slate Tile concrete

## 6.6 Modern Settlement

Zone 4: Pitstone Modern			
<b>Summary:</b> This zone comprises the area north of High Street apart from the former school, 4-8 High Street and Sheil House. Apart from the few buildings on the Lawn, which were demolished in the 19 <sup>th</sup> century, this zone was undeveloped until the inter-war zone when 18-36 High Street were built. It is a mixed use area of school (built 1966), a few houses and The Lawn, a large public recreational space. Part of it, The Lawn, lies within the conservation area. There are no listed buildings in this zone.			
<b>Historical:</b> The Lawn is of historical interest. It was attached to the old vicarage and is shown with two buildings on it – one perhaps a vicarage barn, on the 1809 map. The village pump once stood on The Lawn opposite the King's Head. The inter-war houses in High Street have the appearance of early municipal housing, or "homes fit for heroes" built after World War I. The Lawn is said to have been given by Countess Bridgewater.			
<b>Evidential:</b> The Lawn has potential for evidence of former buildings.			
<b>Aesthetic:</b> The Lawn is a picturesque green space and a visual focus for the village.			
<b>Communal:</b> This is high thanks to the presence of Brookmead School, the scout hut and The Lawn with a recreation ground.			
Heritage Values	Built Character (general characteristics)		
<b>Evidential Value:</b> Low <b>Historical Value:</b> Medium <b>Aesthetic Value:</b> Medium/High <b>Communal Value:</b> High	<b>Morphology:</b>	Winding roads	<b>Density:</b> Low
	<b>Character Types:</b>	Social housing Inter-war School post 1944	Residential post war Park
	<b>Architecture</b>	Municipal inter-war	Modern general
	<b>Plan Form styles:</b>	Modern semi-detached	Modern detached
	<b>Build Materials:</b>	Brick machined red Concrete	Brick machined coloured Glass
	<b>Roof Materials:</b>	Slate	Tile concrete

Zone 5: Ladysmith Road				
<b>Summary:</b> This zone is an extension of the village developed from around the middle of the 19 <sup>th</sup> century onwards. The earliest building is probably the cottage near the present golf course, followed by buildings on the east side of Wellcroft and in The Baulk. Most of this zone was developed in the 1950s and 60s but there is some infill of earlier and later date. This zone includes the golf club buildings but not the golf course which was established in 1966. There are no listed buildings in this zone. Apart from April Cottage in Wellcroft it does not lie within the conservation area.				
<b>Historical:</b> The enclosure award shows that the area east of Wellcroft was divided up into copyhold allotments whilst the area to the west was allotted to the vicar. Ladysmith Road is assumed to have received its name around 1900.				
<b>Evidential:</b> There have been no archaeological investigations in this area and potential appears to be low, including the buildings.				
<b>Aesthetic:</b> The character is rural near the edges of this zone particularly towards Ford End, along the Baulk and as Wellcroft climbs up the hill towards the golf course and the path which leads north towards Edlesborough.				
<b>Communal:</b> There is a well-used public footpath by the side of the golf course.				
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>	Historic lane Winding road	Looped network	<b>Density:</b> Medium
	<b>Character Types:</b>	Victorian villa Social housing (modern) Sports & fitness	Terraces & cottages 1800-1900 Private housing (modern) 1945 to current	
	<b>Architecture</b>	Victorian	Anglo-Scandinavian	Modern general Modern municipal
	<b>Plan Form styles:</b>	Rural cottages Modern detached	Rural terraces Modern semi-detached	Modern bungalow
	<b>Build Materials:</b>	Brick machined red Pebbledash Brick painted	Brick rendered Brick machined coloured Hanging tiles	
	<b>Roof Materials:</b>	Tile clay machined	Slate	Tile concrete

### **III RECOMMENDATIONS**

#### **7 Management Recommendations**

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

It is recommended that consideration be given to extending the conservation area to include the Methodist Chapel and the remainder of The Lawn (or The Park) as far as the point where Ladysmith Road meets Station Road.

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

There are no designed landscapes suitable for inclusion on the register.

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

There is potential for extending these to include The Lawn or The Park in view of the documentary evidence for the Rectory Manor and other buildings and features.

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

There are no recommendations to schedule any monuments.

## 8 Management Recommendations

### 8.1 Prehistoric period

- Ivinghoe is positioned to the north of the Chiltern scarp, an area that contains a rich concentration of prehistoric monuments dating from the Neolithic to Iron Age. The archaeological records also show evidence for prehistoric activity around the village; is there any archaeological evidence for a prehistoric or a proto settlement in Ivinghoe?

### 8.2 Roman period

- The landscape surrounding Ivinghoe has yielded a number of archaeological sites and finds which indicate that this part of the county was well settled/occupied, is there any archaeological evidence to suggest some sort of Roman settlement in Ivinghoe?

### 8.3 Anglo-Saxon period

- What was the extent of Anglo Saxon Ivinghoe? The parish of Ivinghoe has several hamlets and dispersed farmsteads. Might Ivinghoe have been the centre of a multiple estate? Or was it a large estate which became fragmented, and if so why?
- It has been suggested that the site of St Mary's church might have been the location of an early minster church. Is there any archaeological evidence to support this theory?

### 8.4 Medieval period

- Ivinghoe possesses an interesting settlement plan, containing a curvilinear boundary that encompasses the churchyard, and former medieval manor, although the road maintains this curving path southwards. Further research is needed to understand the reason for this diversion?
- What evidence, documentary and/or archaeological can be found about the manorial complex at Berrystead and The Warren?
- The Winchester Pipe Rolls have been the subject of considerable study by medieval historians. Their work and that of Dr Mark Page on the Ivinghoe records could be the basis for more intensive research on landholdings and land use in Ivinghoe.
- Where was the location of Ivinghoe's medieval market?
- Do the records contain evidence of the amount and types of trade carried on in Ivinghoe?
- What were the buildings around the churchyard and when, and why were they built there?
- What were the reasons for Ivinghoe's failure to develop as a town in the medieval period?

### 8.5 Post medieval period

- Many of Ivinghoe's historic buildings date to this period and originally had multi-purpose functions. What evidence can be found, physical or documentary, about the activities carried on in them?
- Further building surveys, preferably supported by dendrochronology where possible, and documentary research are needed to establish the accuracy of listing dates. It is likely that some will contain earlier fabric, possibly medieval.
- More research is possible since manorial records have survived well for the post-medieval period.
- What part did the owners of Ashridge play in the affairs of the village? Much of the documentary evidence is likely to be held with Hertfordshire records.
- What evidence can be found for the buildings of the Rectory Manor which stood on the Lawn?

## 8.6 Modern period

- Can the population rise and fall be explained? Comparative studies are needed to ascertain if Ivinghoe's experience was typical. Where did the extra people come from and where did they go? Family history research methods would help.
- How dependent were Ivinghoe people on the straw plait trade? What social effects did this have? Were children deprived of basic education – e.g. were the illiteracy rates higher than elsewhere? When and why did the cottage industry die out?

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Griffin property in Ivinghoe	1809	CBS: D-X682/40
Ivinghoe part of Parish map	1809	CBS: Ma116/2.R
Ivinghoe Parish Map	1820	CBS: Ma/116/3.R
Ivinghoe Inclosure Map	1821	CBS: IR/92A
Ivinghoe Inclosure Award	1825	CBS: IR/92B
Plan of property at Back Lane	1829/30	CBS: D-X682/43
Part of current Station Road	1829	CBS: D-X421/26
Pitstone Inclosure Map & Award	1856	CBS: IR/76/1
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or through the Heritage Gateway which also gives access to the National Heritage List and other relevant websites.

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The Rose and Crown PH:

<https://www.roseandcrownivinghoe.co.uk/>

### Abbreviations

AVDC	Aylesbury Vale District Council
BAS	Buckinghamshire Archaeological Society
BCC	Buckinghamshire County Council
BGS	British Geological Survey
CBS	Centre for Buckinghamshire Studies
EH	English Heritage
GIS	Geographic Information Systems
HER	Historic Environment Record (formerly the Sites & Monuments Record) held by BCC.
HLC	Historic Landscape Characterisation
NMR	National Monument Record (held by English Heritage at Swindon)
OD	Ordnance Datum
OS	Ordnance Survey
PAS	Portable Antiquities Scheme
RCHME	Royal Commission on the Historic Monuments of England (now part of EH)
VCH	Victoria County History

## 10 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
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>
Aylesbury Vale District Council	AVDC, 66 High Street Aylesbury, Bucks HP20 1SD	Tel. 01296 585858

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

## 1.2 Glossary of Terms

Terms	Definition
Borough	Medieval town that was granted some level of self government during the medieval period.
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)
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.
Find spot	Location where a specific artefact was found
Manor	An official manor is based around a unit of jurisdiction rather than a geographical area and can include small sections of land spread across a parish, or several parishes. Typically a manor requires a lordship in possession of a coat of arms and who must hold a court for the manor. Can date from Saxon to modern period.
Manor [Reputed]	Unofficial manor held as freehold by someone not in possession of a coat of arms (i.e. does not have a title) and who does not have the authority to hold a manorial court. Usually date to medieval period or later.
Mint	Mints were places for the production of coinage and were only granted by the monarchy. Mints were used from Roman times onwards but most commonly in the Saxon and medieval periods.
Posse Comitatus	Record of all able bodied men within a given unit of land for the purposes of military service.
Prescriptive charter (market)	Prescriptive charters were granted to towns that had historically held a market for an extended period of time without an official charter from the monarchy. The given dates then mark the date of the charter rather than the date of the inception of the market.
Trial Trenching	Trial-trenching refers to the archaeological sampling of a site by machine-dug trenches to determine the presence, date extent and condition of any buried archaeological remains in order to decide whether preservation is justified or if further archaeological investigation needs to happen prior to development.
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

## 2 Appendix: HER Records

### 2.1 Monuments HER Report

HER No.	NGR	Name	Period	Summary
0009001000	SP 94550 16170	Ivinghoe parish church	Post Medieval	Watching brief did not reveal any archaeological deposits
0018400000	SP 9547 1810	Tithe Farm	Medieval	Medieval moat recorded in field survey
0018401000	SP 9553 1804	Tithe Farm	Medieval	Medieval house platforms recorded in field survey
0018402000	SP 95520 18030	Ivinghoe Aston manor	Medieval-Post Medieval	Historical records of medieval to post-medieval manor
0046300000	SP 9280 1673	Great Seabrook	Medieval	Medieval moat recorded in field survey
0046400100	SP 9410 1657	Ivinghoe mill	14th-19th Century	Fourteenth to nineteenth century records of watermill
0046402000	SP 94080 16500	Ford End Farm	Medieval-Post Medieval	moat recorded on aerial photographs, later used as mill leat
0046403000	SP 94080 16500	Ford End Farm	Medieval-Post Medieval	Possible house platforms recorded on aerial photographs
0046500000	SP 92330 19370	Horton manor	Medieval-Post Medieval	Historical records of medieval to post-medieval manor
0046500001	SP 92330 19370	Horton Hall	Medieval-Modern	Historical records of manor house demolished 19 <sup>th</sup> century and rebuilt
0046501000	SP 9233 1936	Horton Hall	Medieval	Medieval moat recorded in field survey
0046502000	SP 92330 19370	Horton Hall	14th Century	Fourteenth century records of private chapel
0046503000	SP 92330 19370	Horton Hall	Medieval	Historical records of medieval dovecote
0054000000	SP 97050 15740	Ward's Coombe	Early Iron Age-Roman	Iron Age to Roman enclosure excavated in advance of tree-planting
0054001000	SP 97050 15740	Ward's Coombe	Early Iron Age-Roman	Iron Age to Roman cremation cemetery recorded in excavation
0054002000	SP 97050 15740	Ward's Coombe	Early Iron Age-Roman	Iron Age to Roman human remains recorded in excavation
0124400000	SP 963 172	Ivinghoe Aston	14th-15th Century	Medieval well found installing petrol pumps
0124500000	SP 9606 1670	Ivinghoe Beacon	Bronze Age- Iron Age	hillfort associated with round barrows, possible cursus, house platforms and trackways
0124501000	SP 96040 16850	Ivinghoe Beacon	Bronze Age- Iron Age	earthworks forming the defensive enclosure of the hillfort
0124502000	SP 95974 16843	Ivinghoe Beacon	Bronze Age	Bronze Age bowl barrow recorded in field survey
0124507000	SP 96148 16870	Ivinghoe Beacon	Late Prehistoric	Round barrow revealed by English Heritage topographic survey
0124508000	SP 96060 16926	Ivinghoe Beacon	Undated	Earthworks below north rampart recorded in field survey interpreted as a short 'street' of unknown date with regularly spaced house platforms
0124509000	SP 96003 16932	Ivinghoe Beacon	Undated	House platforms of unknown date associated with 'street' below north rampart recorded in field survey
0124510000	SP 96185 16900	Ivinghoe Beacon	Undated	Two trackways identified in English Heritage's earthwork survey
0124511000	SP 96154 16862	Ivinghoe Beacon	Undated	Evidence of quarrying found by English Heritage's earthwork survey
0124512000	SP 96000 16830	Ivinghoe Beacon	Iron Age	Timber stockade added to the earthwork ramparts in the late Iron Age recorded in geophysical survey
0124513000	SP 96030 16822	Ivinghoe Beacon	Neolithic	Possible cursus or mortuary enclosure suggested by geophysical survey.
0124514000	SP 96184 16940	Ivinghoe Beacon	Undated	Earthwork interpreted as a midden of uncertain date or part of outer defences by English Heritage Earthwork Survey in 2000
0124600000	SP 97150 15790	Ward's Coombe	3rd-4th Century	Roman pottery found in field-walking
0124700000	SP 95980 16390	Ivinghoe Beacon	Bronze Age	Bronze Age round barrow recorded in field survey
0125100000	SP 96206 16876	Ivinghoe Beacon	Bronze Age	Bronze Age bowl barrow recorded in field survey

HER No.	NGR	Name	Period	Summary
0125200000	SP 96010 16643	Ivinghoe Beacon	Bronze Age	Bronze Age round barrow recorded in field survey
0125500000	SP 96000 16120	Ivinghoe Beacon	Bronze Age	Bronze Age round barrow recorded in field survey
0125600000	SP 96920 17080	Gallows Hill	Neolithic-Post Medieval	Mound reused as gallows place, recorded in field survey
0125600001	SP 96920 17080	Gallows Hill	Undated	Human remains found in the barrow in the 19 <sup>th</sup> century and by ploughing in the 20 <sup>th</sup> century
0125601000	SP 96920 17080	Gallows Hill	Late Prehistoric	bowl barrow recorded on aerial photographs and in field survey
0125602000	SP 96920 17080	Gallows Hill	Medieval-Post Medieval	Possible site of gallows from place-name evidence
0126400000	SP 94240 16050	Pitstone mill	18th Century-Modern	Eighteenth to twentieth century records of watermill
0126400100	SP 94240 16050	Pitstone mill	13th-18th Century	Thirteenth to eighteenth century records of watermill
0126400101	SP 94240 16050	Beesleys mill '	Modern	Historical records of nineteenth to twentieth century watermill
0126401000	SP 94240 16050	Pitstone mill	19 <sup>th</sup> Century	record of waterwheel, mill-house, bakehouse and outbuildings
0152200000	SP 94050 16860	Greatgap Ivinghoe	Post Medieval-Modern	Possible house platform recorded on aerial photographs and evidence in 19 <sup>th</sup> century records for genteel houses
0173500000	SP 9607 1622	Ivinghoe Beacon	Undated	Two possible hollow-ways of uncertain date recorded in field survey
0173501000	SP 9601 1622	Ivinghoe Beacon	Undated	Two cross dykes of uncertain date recorded in field survey
0173600000	SP 95956 16386	Ivinghoe Beacon	Bronze Age	Bronze Age round barrow recorded in field survey
0178800000	SP 96000 16900	Beacon Hill, Ivinghoe	Post Medieval	Post-medieval beacon from Beacon Hill was in Ivinghoe church
0225400000	SP 9712 1577	Ward's Coombe	Medieval-Post Medieval	Historical records and local knowledge of deserted village
0225401000	SP 9712 1577	Ward's Coombe	Medieval-Post Medieval	Remains of medieval to post-medieval buildings recorded in field visit
0240300000	SP 9711 1528	Viatore's 168B	Roman	Possible route of Roman road
0285400000	SP 9620 1762	Chapel Hill Field	14th-19th Century	Historical records and field-name evidence of chapel
0285401000	SP 95430 17620	Chapel Hill Field	14th Century	Fourteenth century records of chantry chapel
0285402000	SP 9539 1761	Chapel Hill Field	14th Century	Historical records of fourteenth century fields adjoining chapel
0290000000	SP 94300 16380	2 Maud Jane's Close	Undated	Post-medieval brooch found in garden
0290200000	SP 9439 1802	Grove Farm	Medieval	Medieval moat or fishery earthworks recorded in field visit.
0290200100	SP 944 180	Ivinghoe fisheries	14th Century	Fourteenth century record of medieval fisheries at Ivinghoe.
0291000100	SP 95930 17130	Ivinghoe Beacon	7th Century	Possible location of Saxon cemetery
0296700000	SP 9253 1778	Elsage Farm, Ivinghoe	19th Century	records of Elsage Farm being very ancient and surrounded by a moat, recorded in field survey
0296700100	SP 92540 17770	Elsage manor	13th-19th Century	records of Elsage Manor, later known as Elsage Farm
0296900000	SP 9504 1604	The Warren, Ivinghoe	18th-19th Century	Site of great house known from historic records, field-name evidence and earthworks on aerial photographs
0296900100	SP 94650 16050	Berrystead House	12th-19th Century	Historical records of medieval to post-medieval manor house
0296900200	SP 94650 16050	Ivinghoe manor	14th Century	Fourteenth century record of building of a barn
0296900300	SP 94650 16050	Ivinghoe manor	11th-16th Century	Historical records of medieval to sixteenth century manor
0296900400	SP 9504 1604	The Warren, Ivinghoe	14th Century	record of a possible grange on the site of The Warren
0297000000	SP 96000 14000	Clipper Down Ivinghoe	Medieval-Post Medieval	Historical records of medieval to post-medieval tithe barn
0297100000	SP 95600 17500	The Lawn & the Park	Post Medieval	Historical records and field-name evidence for site of great house
0297100100	SP 95960 17500	Rectory manor	Medieval-Post Medieval	Historical records of medieval to post-medieval manor
0297110000	SP 95600 17500	The Lawn & the Park	Medieval-Post Medieval	ridge and furrow recorded on aerial photographs

HER No.	NGR	Name	Period	Summary
0297200000	SP 94200 16100	Brook End, Ivinghoe	Medieval-Post Medieval	Local tradition of Brook End, now demolished, being the court-house
0298900000	SP 9599 1757	Ivinghoe Aston	Modern	Twentieth century limeworks recorded in field survey
0298901000	SP 95980 17480	Ivinghoe Aston	Modern	Six twentieth century lime kilns recorded in field survey
0298903000	SP 96050 17600	Ivinghoe Aston	Modern	Twentieth century chalk pit
0410900000	SP 9427 1742	Grove Farm	Undated	Three enclosures of unknown date recorded in aerial photographs
0411000000	SP 9314 1653	Yardley Farm	Medieval-Post Medieval	Earthwork enclosure, possibly a pound or stock enclosure
0411900000	SP 8667 2772	Grand Union Canal	18th-19th Century	Eighteenth to nineteenth century canal
0412001000	SP 9535 1464	Viatores 168A	Roman	Possible route of Roman road
0415300000	SP 9405 1627	Ford End	Medieval	Possible medieval fishpond recorded in field survey
0415301000	SP 94070 16270	Ford End	Medieval	Possible medieval house platform recorded in field survey
0447300000	SP 9278 1750	E of Cheddington	Neolithic-Bronze Age	Neolithic to Bronze Age ring-ditch recorded on aerial photographs
0447301000	SP 9278 1750	E of Cheddington	Neolithic-Bronze Age	Possible Neolithic to Bronze Age enclosure seen on aerial photograph
0468400000	SP 96100 16300	Beacon Hill - Steps Hill	Undated	Three deep shafts cut into chalk of unknown date and function excavated by three eccentric South Americans in 1908-9
0470400000	SP 9541 1535	Ivinghoe Hills	Late Prehistoric	Bank and ditch recorded in field survey, on aerial photographs, in trial trenching and in geophysical survey may be late prehistoric boundary
0470401000	SP 9537 1534	Ivinghoe Hills	Late Prehistoric	Possible late prehistoric ditch and bank recorded in field survey, trial trenching and geophysical survey
0470402000	SP 9545 1537	Ivinghoe Hills	Late Prehistoric	Possible late prehistoric ditch recorded in field survey, aerial photographs, geophysical survey and trial trenching
0503600000	SP 9276 1823	Cheddington Church	19th Century	Nineteenth century records of brickworks
0503601000	SP 9284 1818	Gales Farm	19th Century	Nineteenth century record of coprolite quarrying
0503602000	SP 9298 1831	Cheddington Road	19th Century	Historical record of nineteenth century coprolite quarries
0516500000	SP 9762 1394	Ashridge Estate	Roman-Medieval	Possible Roman to medieval field system recorded in field survey
0516503000	SP 9781 1386	Ivinghoe Common	Roman	Possible enclosure with possible reused in medieval period
0516503001	SP 97850 13860	Ivinghoe Common	Roman	Early Roman enclosure ditch recorded in excavation trench
0516504000	SP 97600 13900	Ivinghoe Common	Medieval-Post Medieval	Medieval to post-medieval lynchets recorded in field survey
0516505000	SP 97600 13900	Ashridge Estate	Roman-Medieval	hollow-ways or trackways recorded in field survey
0517600000	SP 96281 18370	NNE of church	18th-19th Century	Site of watermill recorded on eighteenth and nineteenth century maps
0527700000	SP 96820 15370	The Coombe	Undated	Bronze Age metalwork found in metal-detecting survey
0535800000	SP 9465 1942	Butlers Farm	Roman	Possible Roman settlement recorded in stripping for pipeline
0535801000	SP 94660 19410	Butlers Farm	Roman	Roman ditches recorded in stripping for pipeline
0535802000	SP 94660 19410	Butlers Farm	Roman	Roman pits and ditches recorded in stripping for pipeline
0535803000	SP 94660 19410	Butlers Farm	Roman	Roman pits and ditches recorded in stripping for pipeline
0535804000	SP 94660 19410	Butlers Farm	Roman	pits, ditch and possible post-hole recorded in stripping for pipeline
0535805000	SP 94660 19410	Butlers Farm	Roman	Three Roman ditches recorded in stripping for pipeline
0536200000	SP 94900 16400	Ivinghoe windmill	13th-17th Century	Historical records of thirteenth to seventeenth century windmill
0538700000	SP 95150 19110	Kingsbury	Roman	Roman pit recorded in stripping for pipeline
0557101000	SP 94390 16290	Baptist Chapel		Nineteenth century cemetery of Strist Baptist Chapel
0576500000	SP 9334 1726	Little Seabrook	Post Medieval	Earthworks of possible deserted village recorded on aerial photographs



HER No.	NGR	Name	Period	Summary
0576501000	SP 93290 17200	Little Seabrook	19th Century	Nineteenth century map marks site of pest-house
0582901000	SP 9385 1881	Cheddington Road	19th Century	Historical records of nineteenth century coprolite quarry
0582902000	SP 9463 1823	Grove Farm	19th Century	Historical records of nineteenth century coprolite quarry
0587300000	SP 96400 15100	Druids Mount	Undated	Possible barrow of unknown date recorded in field survey and said to have contained some human bones
0596900000	SP 97400 16940	Fairview Farm	Neolithic-Bronze Age	Two ring-ditches recorded on aerial photographs
0854000000	SP 953 181	Ivinghoe Aston village	Medieval-Modern	Medieval and post-medieval settlement, recorded in Domesday Book
0928000000	SP 94915 16045	NE of the Warren	Modern	Site of pit shown on 19th century-modern maps
0928100000	SP 94472 16716	Ivinghoe golf course	Modern	Site of pit shown on 19th century-modern maps
0928200000	SP 95369 17314	Crabtree plantation	Modern	Site of pit shown on 19th century-modern maps
0928300000	SP 97989 14361	Ivinghoe Common	Modern	Site of pit shown on 19th century-modern maps
0928400000	SP 98074 14115	Ivinghoe Common	Modern	Site of pit shown on 19th century-modern maps
0930000000	SP 945 161	Ivinghoe	Medieval-Modern	settlement of Ivinghoe, recorded in Domesday Book.
0964900000	SP 9747 1437	Ivinghoe Common	Undated	hearths found during salvage excavations following storm damage.
0985400000	SP 94601 16201	Ivinghoe	13th Century	Site of Ivinghoe medieval market and 2 fairs

## 2.2 Landscapes HER Reports

HER No.	NGR	Name	Period	Summary
0296901000	SP 9468 1610	The Warren	Post Medieval	demolished in the 1820's, there are earthworks in the field which include the probable house site and two terraces to the south east. Needs a lot of interpretation

## 2.3 Find Spots

HER	Grid Ref	Location	Period	Summary
0677600000	SP 9455 1655	Ivinghoe Golf Course	Saxon	Saxon metalwork found by metal-detectorists
0623901000	SP 9683 1407	Duncombe Farm	Roman	Roman and medieval pottery sherds collected from surface of field
0623900000	SP 9676 1417	Duncombe Farm	Neolithic-Medieval	Fieldwalking finds include pottery, and post-medieval finds
0615900000	SP 9444 1775	Grove Farm	Iron Age	Iron Age pottery and flints found in fieldwalking
0596500000	SP 96780 15700	Steps Hill	Roman	Roman metalwork found in metal-detecting survey
0538700001	SP 95150 19110	Kingsbury-Buncefield pipeline	Roman	Roman pottery recorded in stripping for pipeline
0535804010	SP 94660 19410	Butlers Farm	Roman	Roman and medieval pottery recorded in stripping for pipeline
0535803010	SP 94660 19410	Butlers Farm	Roman	Roman pottery found in stripping for pipeline
0535802010	SP 94660 19410	Butlers Farm	Roman	Roman pottery found in stripping for pipeline
0535801010	SP 94660 19410	Butlers Farm	Roman	Roman pottery sherd found in stripping for pipeline
0535800100	SP 9465 1942	Butlers Farm	Roman	Roman and medieval pottery recorded in stripping for pipeline
0527703000	SP 96820 15370	The Coombe	Bronze Age	Bronze Age metalwork found in metal-detecting survey
0527702000	SP 96820 15370	The Coombe	Bronze Age	Bronze Age metalwork found in metal-detecting survey
0527701000	SP 96820 15370	The Coombe	Bronze Age	Bronze Age metalwork found in metal-detecting survey
0516503002	SP 97850 13860	Ivinghoe Common	Roman	Roman pottery found in trench through enclosure ditch
0470402010	SP 9544 1538	Incombe Hole	Prehistoric	molluscan and geological sample taken in trial trenching

HER	Grid Ref	Location	Period	Summary
0291000000	SP 95930 17130	Ivinghoe Beacon	Saxon	Saxon metalwork found on ground surface
0285400001	SP 95430 17620	Chapel Hill Field	14th Century	Probable fourteenth century building material found in groundworks
0248600000	SP 95350 18050	Six Acres	Bronze Age	Bronze Age metalwork found in garden
0247700000	SP 96680 15360	The Coombe	Bronze Age	Bronze Age metalwork found whilst metal-detecting
0240301000	SP 98500 14400	Ringshall	Roman	Fragment of quernstone found on the ground surface near Roman road
0231700000	SP 93900 16900	Greatgap	15th Century	Fifteenth century metalwork found in allotments
0225403000	SP 9712 1577	Ward's Coombe	Medieval	Fragment of medieval quern found in field visit
0225402000	SP 9712 1577	Ward's Coombe	Medieval	Medieval and post-medieval pottery found in field visit
0225400010	SP 9712 1577	Ward's Coombe	Roman	Roman pottery found in field visit
0173600001	SP 95956 16386	Ivinghoe Beacon	Saxon	Possible Saxon burial in top of Bronze Age round barrow, found by chance
0126700000	SP 94600 16150	Nr Church	Roman	Roman metalwork found on ground surface
0125600002	SP 96920 17080	Gallows Hill	Prehistoric	Several late prehistoric flint flakes found on surface of barrow
0125300000	SP 97210 15660		Mesolithic	Mesolithic flint core found on ground surface
0125000000	SP 96600 17100	Above Coombe Hole	Iron Age-Roman	Iron Age , Roman and medieval pottery found on ploughed field
0124900000	SP 96370 17210	N of Icknield Way	Iron Age	Late Iron Age pottery sherds found on ground surface
0124800000	SP 96580 17310	Coombe Hole	Neolithic	Two Neolithic flint scrapers found on ground surface
0124600002	SP 97150 15790	Ward's Coombe	Roman	Roman tile fragments found in field-walking survey
0124600001	SP 97150 15790	Ward's Coombe	Roman	Roman pottery fragments found in field-walking survey
0124506000	SP 960 169	Ivinghoe Beacon Sword Find	Bronze Age	(Illegal) find by metal-detectotist of Bronze Age sword
0124505000	SP 96040 16850	Ivinghoe Beacon	Late Bronze Age-Iron Age	Radio-carbon dated animal remains consistent with occupation
0124504000	SP 96040 16850	Ivinghoe Beacon	Bronze Age	pottery and bone fragment finds made during construction activity in 1930
0124503000	SP 96040 16850	Ivinghoe Beacon	Iron Age	pottery finds associated with excavations and animal borrowing activity
0124404000	SP 96300 17200	SE of Ivinghoe Aston	Medieval	Two fragments of medieval hearth stones found in well
0124403000	SP 96300 17200	SE of Ivinghoe Aston	Prehistoric	Late prehistoric flint flakes, axe and hammerstone found in well
0124402000	SP 96300 17200	SE of Ivinghoe Aston	Medieval	Possible medieval animal and bird bones found in well
0124401000	SP 96300 17200	SE of Ivinghoe Aston	Roman	Roman and medieval pottery found in well
0124400001	SP 96300 17200	SE of Ivinghoe Aston	Iron Age-Roman	Iron Age to Roman pottery found on ground surface
0054004000	SP 97050 15740	Ward's Coombe	Iron Age-Roman	Iron Age to Roman pottery found in excavation
0054003000	SP 97050 15740	Ward's Coombe	Iron Age-Roman	Iron Age and Roman metalwork found in excavations

## 2.4 Listed Buildings

EH	Grade	NGR	Address	Period	Summary
256, 4, 10004	II	SP 94467 16226	10 Station Rd	1650 onwards	Timber framed house clad in brick
256, 4, 44	II	SP 94524 16202	1 Church Rd	Poss.1600-1699 remodelled	Rendered & roughcast House – formerly 3 cottages
256, 4, 45	II	SP 94534 16209	3 Church Rd	Poss.1600-1699 remodelled	Brick & wood cladding prob. over timber frame house & empty shop
256, 4, 46A	II	SP 94545 16221	5 Church Road	1600-1699	Timber framed house – part rebuilt in pale brick
256, 4, 47	II	SP 94555 16237	7 Church Rd - The Old Vicarage	1733-1799 – altered c.1840	Former Vicarage – red and vitrified brick house
256, 4, 48	II	SP 94586 16255	9 Church Rd	1600-1699	Timber framed house
256, 4, 49	I	SP 94550 16174	St Mary's Church	1210-1250 onwards	Parish Church
256, 4, 65	II	SP 94414 16099	4 High St	1600-1699	Timber framed house – probably part of former 15C vicarage
256, 4, 66	II	SP 94406 16097	6 High St	1500-1599	Timber framed refronted house – probably part of former 15C vicarage
256, 4, 67	II	SP 94400 16097	8 High St	1600-1699	Timber framed house - probably part of former 15C vicarage
256, 4, 68	II	SP 94501 16125	Old Brewery House, High St. (listed as Youth Hostel)t	1800-1832	Red brick house
256, 4, 69	II	SP 94477 16115	Town Hall, High St	1500-1599 – mostly rebuilt C19	Parish hall, library & shop – formerly open market hall with Court room over
256, 4, 70	II	SP 94468 16100	9 High St	1600-1699 part rebuilt C19	Timber framed & brick house
256, 4, 71	II	SP 94421 16082	23 & 25 High St	1500-1699	Pair of timber framed & brick houses
256, 4, 72	II	SP 94346 16094	Yew Tree House	1600-1699 later extensions	Timber framed & brick house
256, 4, 83	II	SP 94484 16206	The King's Head Restaurant & 8 Station Rd	1300 onwards	Medieval Public house (now restaurant) & cottage – timber framed & brick (incorporates part of a medieval cruck building)
256, 4, 84	II*	SP 94466 16224	12-14 Station Rd, Pendyce House	1200 onwards	Timber framed Aisle hall with extensions – cased in brick
256, 4, 85	II	SP 94394 16297	The Old Chapel, Station Rd	1815 & 1866	Former Strict Baptist Chapel – now office
256, 4, 86	II	SP 94575 16263	4, 4A & 6 Vicarage Road	1800-1900	Row of 3 brick (chequered) houses

### 3 Appendix: Trade Listings and Population Data

#### Trade Directories

<b>Artisan/trades</b>	<b>1839</b>	<b>1844</b>	<b>1853</b>	<b>1864</b>	<b>1877</b>	<b>1883</b>	<b>1895</b>	<b>1903</b>	<b>1911</b>	<b>1920</b>	<b>1935</b>
Shoe/boot maker	2	3	2	3		2	2	2	2		
Silk manufacturer											
Silversmith											
Stay maker											
Straw hat maker			1	3				1			
Tailor	2	2	2	3		2	1	1	1		
Tallow Chandler	2	2									
<b>TOTAL</b>	<b>6</b>	<b>7</b>	<b>5</b>	<b>9</b>	<b>0</b>	<b>4</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>
<b>Merchant/Dealer</b>	<b>1839</b>	<b>1844</b>	<b>1853</b>	<b>1864</b>	<b>1877</b>	<b>1883</b>	<b>1895</b>	<b>1903</b>	<b>1911</b>	<b>1920</b>	<b>1935</b>
Bookseller											
Brewery	2		1			1	1	1	1		
Chemist											
Confectioner											
Dealer				2		1	4	6	6		3
Dealer (animals)				1		1	1	1	1		
Dealer (china)											
Dealer (Corn/coal)	2		2	1		3	2		2		
Dealer (cycle/car)											
Dealer (honey)											
Dealer (timber)											
Draper	1			2		1	1				
Fellmonger											
Fishmonger	1										
Grocer	2		4								1
<b>TOTAL</b>	<b>8</b>	<b>0</b>	<b>7</b>	<b>6</b>	<b>0</b>	<b>7</b>	<b>9</b>	<b>8</b>	<b>10</b>	<b>0</b>	<b>4</b>
<b>Agric/General</b>	<b>1839</b>	<b>1844</b>	<b>1853</b>	<b>1864</b>	<b>1877</b>	<b>1883</b>	<b>1895</b>	<b>1903</b>	<b>1911</b>	<b>1920</b>	<b>1935</b>
Agric Engineer											
Farmer			12	7		5	6	5	7		7
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>7</b>	<b>0</b>	<b>5</b>	<b>6</b>	<b>5</b>	<b>7</b>	<b>0</b>	<b>7</b>
<b>Professional</b>	<b>1839</b>	<b>1844</b>	<b>1853</b>	<b>1864</b>	<b>1877</b>	<b>1883</b>	<b>1895</b>	<b>1903</b>	<b>1911</b>	<b>1920</b>	<b>1935</b>
Banker											1
Solicitor			1								
Surgeon/physician	2	1	1	1					1		
<b>TOTAL</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>Service/Provisions</b>	<b>1839</b>	<b>1844</b>	<b>1853</b>	<b>1864</b>	<b>1877</b>	<b>1883</b>	<b>1895</b>	<b>1903</b>	<b>1911</b>	<b>1920</b>	<b>1935</b>
Baker	1	2	1	1		2	1	2	2		2
Beer Retailer		3	1	1		3	3	3	2		2
Blacksmith	1	2	1	1		1	1	1	1		1
Brazier											
Bricklayer/builder											
Brick/tile maker		1	2	1			1	1			
Butcher	1			2		2	2	1			
Café											1
Carpenter	2	1	1	1		1	2	2	1		
Carrier							1				
Engineer	1	1									
Hotel/Inn								1	1		1
Ins Agent				2							1
Plumber/electrician	2	2		2		1	1	1	1		1
Pub	1		1	1		2	1	1	1		1
Roofer											

Service/Provisions	1839	1844	1853	1864	1877	1883	1895	1903	1911	1920	1935
Saddler	1	1	1								
School			2	3				1			
Watchmaker											
Wheelwright	1	1		2		2			1		1
<b>TOTAL</b>	<b>11</b>	<b>14</b>	<b>10</b>	<b>17</b>	<b>0</b>	<b>14</b>	<b>13</b>	<b>14</b>	<b>10</b>	<b>0</b>	<b>11</b>

† Posse Comitatus, 1798.

### *Population Figures*

Date	1801	1811	1821	1831	1841	1851	1861	1871	1881	1891	1901
Population	452	1215	1361	1665	1843	2024	1849	1722	1380	1270	1077
Date	1911	1921	1931	1941	1951	1961	1971	1981	1991	2001	
Population	827	810	763	NA	807	863	954			904	

1811-1901 totals are population for whole parish including Ivinghoe Aston, St Margaret's and Seabrook hamlets.

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

### Medieval Records (to 1500)

Ivinghoe manor was mentioned in Domesday Book (1086) when it was a wholly rural settlement with no apparent urban characteristics, such as a market or burgesses. There were 38 tenant households, headed by 28 *villani*, 4 lower-status bordars, and 6 slaves.<sup>1</sup> The parish of Ivinghoe was an area of dispersed settlement and included other rural manors in 1086, at Horton and Ivinghoe Aston, where there lived a further 9 tenant households, headed by 3 *villani* and 6 slaves.<sup>2</sup> The manor and village of Ivinghoe, later the site of the town, belonged to the bishops of Winchester from the 11th century (or earlier) to the 16th, and thereafter to a succession of lay aristocratic lords.<sup>3</sup>

At the beginning of the 14th century the bishop of Winchester's manor was an entirely rural enterprise.<sup>4</sup> However, in 1318 the bishop was granted a market charter for Ivinghoe, to be held on Thursdays, and the right to hold an annual fair in August.<sup>5</sup> The charter probably confirmed an existing institution. The bishop of Winchester's manorial account rolls (known as the Winchester pipe rolls) mention a tenant of Ivinghoe inheriting a plot of land containing two selds (a type of shop) from his father in 1309-10.<sup>6</sup> About a dozen shops and selds were recorded among the property transfers of Ivinghoe in the Winchester pipe rolls before the Black Death (see appendix). Further information relating to Ivinghoe's market and its development as a town is likely to be found in the Winchester pipe rolls which survive in almost complete series from the early 13th century to 1500 and beyond.<sup>7</sup>

The development of a trading community at Ivinghoe almost certainly began before the formal establishment of the market: in 1301-2, for example, a tunic belonging to Richard Soutar (or shoemaker) was paid to the bishop as heriot (or death duty). Heriot was usually paid in livestock or cash: the payment of a piece of clothing may thus indicate a craftsman or trader without agricultural interests. In the same year Richard's widow inherited a house without land, again suggesting an involvement in trade rather than agriculture.<sup>8</sup> Most likely the town began to develop in the early 14th century: a custumal of 1278-9 provides little indication of a market or trade,<sup>9</sup> and there seem to be no references to shops and selds before 1309-10. However, a detailed examination of the Winchester pipe rolls would be necessary to determine precisely when Ivinghoe acquired that range of characteristics which historians use to define a town.

Ivinghoe market continued to function in the 15th century, although it may have declined in the more difficult economic conditions of the post-plague era. In 1409-10, for example, Simon Edward paid for a parcel of the lord's waste, 6 feet long and 3 feet wide, in the market, and William Hastings took possession of a cottage and shop in the manor.<sup>10</sup> The market survived in 1500, but the town was one of the smallest in the county and may already have been losing trade to the nearby towns of Tring (Herts.) and Dunstable (Beds.), which continued in the 16th century and beyond.<sup>11</sup>

Ivinghoe's ownership by the bishops of Winchester makes it one of the best documented medieval manors in the county. Unpublished summaries and analysis of the data relating to Ivinghoe from the Winchester pipe rolls are included in the research papers of Jan Titow (Hampshire Record Office, 97M97/A32). Other parish records may also shed light on the development of the town, including account rolls of 1259-60 (TNA: PRO, SC 6/1142/25), 1322-4 (SC 6/1142/6-7), 1350-72 (SC 6/1123/7), mid 14th century (SC 6/761/6), and 1403-4 (CBS, D/BASM 46/443), and medieval taxation returns naming individuals: TNA: PRO, E 179/378/18 (1332), E 179/77/9 (1340), E 179/35/4 (1370), E 179/35/12 (1380). Although urban characteristics are less evident elsewhere in Ivinghoe parish, an annual five-day fair in July was granted to the prioress and nuns of St Margaret or Mursley at Ivinghoe in 1225.<sup>12</sup>

### Early Modern Records (1500-1800)

The bishops of Winchester held Ivinghoe until 1559 and, in addition to the pipe rolls, there survives a series of 16th-century court rolls relating to the manor, kept at Hampshire Record Office: 11M59/C1/16/4

(1533-4), 11M59/C2/169 (1540-1), 11M59/C2/5 (1541-4), 11M59/C1/1/1 (1541-2), 11M59/C1/1/2 (1543-4), 11M59/C1/1/3 (1544-5), 11M59/C2/10 (1553-6), 11M59/C2/11 (1557-9). An additional court roll for the parish dated 1514-15 is Warwickshire Record Office, CR 895/17, and further information on Ivinghoe's 16th-century manorial records may be found in CBS, D/BASM 46/572. A manorial survey dated 1548-9 is at TNA: PRO, LR 2/188, ff. 161-5, together with account rolls of 1535-6 (SC 6/HENVIII/234) and 1548 (SC 6/EDWVI/48).

Following the manor's alienation in 1559, manorial records continued to be produced which survive in large numbers in various archives, some or all of which may provide information relating to the town.

### **Account rolls**

CBS, D/BASM 46/575 (1551-1680), D/BASM 46/576-8 (1581-1660), D/BASM 46/456 (1599), D/BASM 46/574 (1600-1700), D/BASM 46/457-61 (1608-13), D/BASM 46/462-8 (1613-21), D/BASM 46/505/2-6 (1620-5), D/BASM 46/469 (1621-2), D/BASM 46/470-502 (1622-69), D/BASM 46/505/7 (1635-6), D/BASM 46/505/8 (1658), D/BASM 46/503 (1716-22).

### **Court rolls**

CBS, D/BASM 46/571 (1558-91), D/BASM 46/19-63 (1559-86), D/BASM 46/1 (1560), D/BASM 46/554-63 (1579-1795), D/BASM 46/2 (1590-1602), D/BASM 46/15-17 (17th century), D/BASM 46/564/1 (1611), D/BASM 46/573 (1616-48), D/BASM 46/3-11 (1622-66), D/BASM 46/564/2 (1628), D/BASM 46/64-5 (1630-4), D/BASM 46/66-7 (1659), D/BASM 46/111 (1659), D/BASM 46/68-9 (1660), D/BASM 46/70-7 (1661-5), D/BASM 46/112-13 (1663-4), D/BASM 46/114-21 (1664-8), D/BASM 46/122-442 (1669-1804), D/BASM 46/12-14 (1681-7), D/BASM 46/78-110 (1682-1701), D/BASM 46/505/9 (1717-18), D/BASM 46/18 (1720).

Bedfordshire Record Office, BW 1175-99 (1630-50).

Hertfordshire Record Office, DE/LS/M334-8 (1668-73), DE/LS/M339 (1682-1704), DE/LS/M341-8 (1690-6), DE/LS/M349 (1704-18), DE/LS/M350-64 (1705-22), DE/LS/M365 (1722-35), DE/LS/M366-9, 372, 376, 380, 384, 388, 392 (1757-1949).

Huntington Library, San Marino, California, MSS EL (1615-16).

### **Rentals, surveys and custumals**

CBS, D/BASM 46/567-70 (1582), D/BASM 46/572 (1599), D/BASM 46/444 (1604), D/BASM 59/89/3-5 (1607-12), D/BASM 46/445 (1613-16), D/BASM 46/446-55 (1616-21).

Hertfordshire Record Office, DE/LS/M340 (1683-1807), DE/LS/M2 (1700-1900).

A town hall was built at Ivinghoe in the late 16th century, and the King's Head inn at a similar date, suggesting local prosperity and the continued presence of a market.<sup>13</sup> A toll book of Ivinghoe fair dated 1613 (D/BASM 46/572) would most likely give an indication of the volume of trade at that time, while various collections of deeds may provide information about individual traders and craftsmen, including CBS, D 12/9-12 (18th century), D 27/1-21 (16th and 17th century), D 94/44-5 (18th century), Hampshire Record Office, 127M95/E5 (1649), 12M49/62 (1657), and Hertfordshire Record Office, AH (Ashridge collection, 17th and 18th century).

Individual taxpayers from Ivinghoe are named in numerous lay subsidy rolls and hearth tax returns dated 1523 to 1664 at the National Archives, including

E 179/78/91 (1523)

E 179/78/104 (1524)

E 179/78/105 (1525)  
E 179/78/107 (1536)  
E 179/78/122 (1541)  
E 179/78/127 (1543)  
E 179/78/134 (1545)  
E 179/79/285 pt. ii (1545)  
E 179/78/140 (1545)  
E 179/78/148 (1546)  
E 179/78/149 (1547)  
E 179/79/164 (1550)  
E 179/79/165 (1551)  
E 179/79/186 (1559)  
E 179/79/217 (1594)  
E 179/79/229 (1598)  
E 179/79/242 (1599)  
E 179/79/240 (1600)  
E 179/79/270A (1622)  
E 179/79/278 (1625)  
E 179/80/286 (1628)  
E 179/80/295 (1628)  
E 179/80/299 (1641)  
E 179/80/300 (1641)  
E 179/80/303 (1641)  
E 179/80/351 (1662)  
E 179/80/352 (1662)  
E 179/80/337 (1664)

In 1800 the parish of Ivinghoe (including the settlements at Ivinghoe Aston, Horton, Seabrook, St Margaret, Ringshall, and Wards) supported a diverse range of occupations, including blacksmiths, carpenters, coopers, cordwainers, glaziers, grocers, maltsters, and tailors. Nevertheless, almost 50 per cent of the male inhabitants of the village or town of Ivinghoe were labourers, and a further 14 per cent were servants (the corresponding figures for the parish as a whole were 52 per cent and 19 per cent respectively), suggesting that most men were engaged in farm work.<sup>14</sup>

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

According to the census of 1811, only 27 (7 per cent) of the 370 families resident in Ivinghoe parish were employed in agriculture, while 340 (92 per cent) were engaged in trade, manufactures or handicraft. In 1831 in Ivinghoe town 48 (40 per cent) of 119 resident families were employed in agriculture and 57 (48 per cent) in trade, manufactures or handicraft. These figures probably reflect the extent to which female



inhabitants were engaged in straw-plaiting for hats and bonnets, leading to the description of Ivinghoe and neighbouring settlements as miniature 'industrial communities' before foreign competition resulted in decline after 1870.<sup>15</sup> 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 Ivinghoe are

HO 107/50 (1841)

HO 107/1756 (1851)

RG 9/1008 (1861)

RG 10/1564 (1871)

RG 11/1644 (1881)

RG 12/1267 (1891)

RG 13/1510 (1901)

The population of Ivinghoe parish increased from 1,215 in 1801 to 2,024 in 1851 before falling to 1,077 in 1901, presumably as a result of agricultural depression and the decline of straw-plaiting. From 1894 Ivinghoe lay within Wing Rural District whose records (CBS, DC 7) include poor rate books, valuation lists, and correspondence with Ivinghoe parish council. In 1915 Ivinghoe was described as a small town, when a church, two Nonconformist chapels, a post office, police station, reading rooms, brewery, and numerous shops and businesses were located there.<sup>16</sup> But during the 20th century Ivinghoe lost most of its urban functions to neighbouring towns, including Aylesbury and Leighton Buzzard (Beds.).

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

Ivinghoe is an example of a relatively late-founded small town which successfully survived the economic downturn of the later Middle Ages and continued to function as a minor market for the immediately surrounding area of dispersed settlement until the 20th century. The prolific documentation for the manor provides an opportunity to trace its fortunes over a long period of time. In particular, it would be interesting to determine the extent and nature of its trade in the early modern period, when the town was overshadowed by nearby Dunstable and Tring. Later documents might also shed light on the evolution of the straw-plaiting industry and the extent to which this factor enabled the town to survive into the 20th century.

#### **Appendix**

References to shops and selds in Ivinghoe among the property transfers recorded in the Winchester pipe rolls from 1263 to 1349.

1309-10: 4s. from Robert son of James Sphit to inherit a plot containing 2 selds from his father.

1313-14: 3s. 4d. from Thomas Hughes for a seld by surrender of Robert Spit his brother-in-law.

1315-16: 2s. from Joan wife of Thomas Hughes to inherit a seld in Ivinghoe from her brother Robert Spht.

1326-7: 1s. from Simon le Forester to have a seld in Ivinghoe 16 feet long by 10 feet wide.

1326-7: 1s. from Richard Cullebole to have a seld in Ivinghoe 10 feet long by 8 feet wide.

1327-8: 3s. 4d. from John son of Richard Fidekyn to inherit a seld in Ivinghoe from his father.

1328-9: 6d. from Simon le Forester to have a seld in Ivinghoe market 14 feet long by 9 feet wide.

1328-9: 6d. from Arnulph Colles to have a seld in Ivinghoe market 14 feet long by 9 feet wide.

1330-1: 1s. from Simon de Bourham for a seld 14 feet long by 9 feet wide in Ivinghoe market by surrender of Arnulph Colles.

1330-1: 6d. from Simon de Bourham for a seld 10 feet long by 8 feet wide in Ivinghoe market by surrender of Richard Cullebole.

1332-3: 3s. 4d. from Simon de Bourham to have a plot in Ivinghoe beside his own seld 14 feet long by 12 feet wide.

1336-7: 2s. from John Fidekyn so that Alice his wife might hold for her life a shop in Ivinghoe after his death without paying a fine to the lord, which shop John now holds.

1339-40: 1s. from Walter de Schrozebure for a shop in Ivinghoe by surrender of Simon atte Churchstile.

1339-40: 3s. 4d. from Simon de Bourham for a shop in Ivinghoe by surrender of Walter de Schrozebure.

1339-40: 6s. 8d. from John son of Joan Hughes to inherit a messuage and shop from his mother.

1339-40: 3s. from Dionysia wife of Simon atte Churchstile to inherit 3 shops in Ivinghoe from her husband.

### **Notes**

1 *VCH Bucks.* I, 233.

2 *VCH Bucks.* I, 245, 259, 262.

3 *VCH Bucks.* III, 380.

4 M. Page (ed.), *The Pipe Roll of the Bishopric of Winchester 1301-2* (Hampshire Record Series, 14, 1996), 152-60.

5 S. Letters *et al.*, *Gazetteer of Markets and Fairs in England and Wales to 1516* (2003), I, 63; *VCH Bucks.* III, 380.

6 Hampshire Record Office, 11M59/B1/65. Data relating to property transfers on the bishop of Winchester's estate from 1263 to 1349 were entered into a relational database: for further details, see M. Page, 'The peasant land market on the estate of the bishopric of Winchester before the Black Death', in R. Britnell (ed.), *The Winchester Pipe Rolls and Medieval English Society* (2003), 61-80.

7 Hampshire Record Office, 11M59/B1/1-329. The earliest two rolls have been published: H. Hall (ed.), *The Pipe Roll of the Bishopric of Winchester 1208-9* (1903); N. Holt (ed.), *The Pipe Roll of the Bishopric of Winchester 1210-11* (1964).

8 Page, *Winchester Pipe Roll 1301-2*, 153-4.

9 British Library, Egerton MS 2418, ff. 3v.-4v.

10 M. Page (ed.), *The Pipe Roll of the Bishopric of Winchester 1409-10* (Hampshire Record Series, 16, 1999), 130, 133.

11 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), 35-7; Pevsner, *Bucks.* 416.

12 Letters, *Gazetteer of Markets and Fairs*, I, 63; *VCH Bucks.* III, 382.

13 Pevsner, *Bucks.* 417-18; *VCH Bucks.* III, 379.

14 *Posse Comitatus 1798* (BRS 22), 181-4.

15 L. Hepple and A. Doggett, *The Chilterns* (1992), 205; C. Horn and P. Horn, 'The social structure of an "industrial" community: Ivinghoe in Buckinghamshire in 1871', *Local Population Studies* 31 (1983), 9-20.

16 *Kelly's Dir. Bucks.* (1915 edn); Pevsner, *Bucks.* 416-17.