

# Princes Risborough

## Buckinghamshire Historic Town Assessment Report



*Market Hall, Princes Risborough*



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 Wycombe District Council

© Buckinghamshire County Council 2009

Report produced by David Green and Ruth Beckley

Documentary report by Mark Page, Leicester University

All the mapping contained in this report is based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office  
© Crown copyright. All rights reserved 100021529 (2009)

All historic mapping contained in this report © Intermap Technologies Ltd

All Historic Photographs are reproduced courtesy of the Centre for Buckinghamshire Studies unless otherwise stated.

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

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

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

<b>Summary .....</b>	<b>6</b>
<b>I DESCRIPTION .....</b>	<b>9</b>
<b>1 Introduction .....</b>	<b>9</b>
1.1 Project Background and Purpose .....	9
1.2 Aims .....	9
<b>2 Setting .....</b>	<b>10</b>
2.1 Location, Topography & Geology .....	10
2.2 Historic Landscape.....	10
<b>3 Brief History of Settlement .....</b>	<b>16</b>
3.1 Pre Saxon occupation .....	16
3.2 Anglo Saxon.....	16
3.3 Domesday .....	16
3.4 Medieval.....	16
3.5 Post Medieval & Modern .....	16
<b>4 Evidence.....</b>	<b>19</b>
4.1 Historic Maps.....	19
4.2 Documentary Evidence .....	19
4.3 Built Heritage.....	19
4.4 Archaeological Evidence.....	22
4.5 Environmental Evidence .....	25
<b>5 Archaeological &amp; Historical Development.....</b>	<b>27</b>
5.1 Prehistoric period (c.10,000 BC – AD 43).....	27
5.2 Roman Period (AD 43 – 410).....	29
5.3 Saxon Period (AD 410 – 1066) .....	31
5.4 Medieval Period (1066-1536).....	33
5.5 Post medieval period (1536-1800).....	41
5.6 Modern Period (1800-Present).....	44
<b>6 Historic Urban Zones .....</b>	<b>55</b>
6.1 Introduction.....	55
6.2 Historic Urban Zones .....	55
6.3 Archaeological Assessment .....	55
6.4 Period:.....	56
6.5 Survival:.....	57
6.6 Potential: .....	57
6.7 Group Value: .....	57
6.8 Diversity:.....	57
6.9 Conservation Principles .....	58
6.10 Historic Settlement .....	60
6.11 Modern Settlement.....	63
<b>II ASSESSMENT.....</b>	<b>67</b>
<b>7 Designations.....</b>	<b>67</b>
7.1 Conservation Areas (CA) .....	68
7.2 Scheduled Ancient Monuments .....	68
7.3 Archaeological Notification Areas .....	68
<b>8 Summary and Potential .....</b>	<b>68</b>
8.1 Character.....	68
8.2 Archaeological Potential.....	68
<b>9 Management Recommendations .....</b>	<b>69</b>
9.1 Conservation Area Appraisals.....	69
9.2 Registered Parks and Gardens.....	69
9.3 Archaeological Notification Areas .....	69
9.4 Scheduled Ancient Monuments .....	69
<b>III RESEARCH AGENDA.....</b>	<b>70</b>
<b>10 Research Agenda .....</b>	<b>70</b>
<b>11 Bibliography.....</b>	<b>72</b>
11.1 Map Sources .....	72
11.2 Trade Directories.....	72
11.3 Books .....	72
11.4 Websites.....	74

<b>12</b>	<b>Addresses</b> .....	<b>74</b>
<b>1</b>	<b>Appendix: Chronology &amp; Glossary of Terms</b> .....	<b>75</b>
1.1	Chronology .....	75
1.2	Glossary of Terms .....	75
<b>2</b>	<b>Appendix: HER Records</b> .....	<b>77</b>
2.1	Monuments HER Report .....	77
2.2	Landscapes HER Reports .....	79
2.3	Find Spots .....	79
2.4	Listed Buildings .....	82
<b>3</b>	<b>Appendix: Trade Listings and Population Data</b> .....	<b>84</b>
<b>4</b>	<b>Appendix: Historical Consultancy Report</b> .....	<b>86</b>

*.List of Illustrations*

Figure 1:	Urban Character Zones for Princes Risborough .....	7
Figure 2:	Princes Risborough in location .....	12
Figure 3:	Geology of town (BGS) .....	13
Figure 4:	Schematic diagram of connections from Princes Risborough (representational using historic core as central point) .....	14
Figure 5:	Town in the wider historic landscape (Buckinghamshire historic landscape characterisation 1880).....	15
Figure 6:	Graph showing population changes in Princes Risborough (excluding 1941).....	17
Figure 7:	Medieval settlement around Princes Risborough .....	18
Figure 10:	Listed Buildings by century .....	19
Figure 11:	Historic maps:.....	20
Figure 12:	Listed Buildings by century. ....	21
Figure 13:	Location and extent of events and archaeological designations within the town .....	26
Figure 14:	<i>Prehistoric evidence</i> .....	28
Figure 15:	HER records for the Roman period.....	30
Figure 16:	Possible extent of the settlement in the Saxon period .....	32
Figure 17:	Enclosure map of 1823 showing the conjectural location of the boundary of the early town .....	34
Figure 18:	Enclosure map of 1823 showing the medieval town planning .....	34
Figure 17:	St Mary's Church .....	35
Figure 18:	Culverton Watermill, 1936 © Bucks County Council Secular Buildings.....	35
Figure 19:	The Vine House, Church Street .....	36
Figure 20:	Parrott Hall, Church Street .....	36
Figure 21:	Plan of the Mount showing excavation results as well as projected outline of the manor (Pavry, F, 1957).....	38
Figure 22:	Conjectural Figure 28: Road running west of Princes Risborough .....	39
Figure 23:	<i>Possible extent of the town in the medieval period</i> .....	40
Figure 24:	High Street 32-56 (east side) .....	42
Figure 25:	High Street 23-45 (west side).....	42
Figure 26:	Market Square with Lion Brewery in the background c.1900 (Copyright Bucks Museum)....	44
Figure 27:	Ercol furniture factory © Morley von Sternberg .....	45
Figure 28:	St Teresa's Catholic church .....	46
Figure 29:	Former National School, Church Street .....	47
Figure 30:	Parkfield .....	48
Figure 31:	Manor Park Avenue.....	48
Figure 32:	Southfield Road.....	49
Figure 33:	Stratton Road .....	49
Figure 34:	Extract from the 1 <sup>st</sup> edition OS 25" map showing Manor House & Gardens.....	50
Figure 30:	Risborough in the 1880s to 1920s .....	51
Figure 31:	Town in the post war to modern period.....	52
Figure 32:	Character of the town and architectural styles .....	53
Figure 33:	Morphological and period development .....	54
Figure 34:	Diagram showing the processes involved in the creation of the urban character zones .....	56
Figure 35:	Historic Character Zones for Princes Risborough.....	59
Figure 36:	Extent of the conservation area, 2005 .....	67

Princes Risborough Historic Town Assessment

Table 1: Checklist for Princes Risborough ..... 9  
Table 2: Quantities of medieval pottery found in Princes Risborough historic town (Source: HER)..... 25  
Table 3: Summary of trade in Princes Risborough 1830-1935 (method adapted from Broad, 1992)..... 45

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

The earliest reference to Princes Risborough comes from the Domesday Book in 1086, although it is indirectly referred to in a land charter of AD 903 which makes a distinction between East Risborough, (Monks Risborough) as opposed to its western neighbour. The Domesday entry for Risborough records that the manor was in the possession of Earl Harold before it passed to William I as part of the royal estate. The town possessed two mills at Domesday. The manor was in the hands of the crown for much of the medieval period and most famously it became the manor and stud of Edward the Black Prince in 1343, it's through the patronage of Edward that the town acquired its royal prefix.

The settlement morphology for Princes Risborough indicates an earlier plan form centred on Church Street and Church Lane which is thought to be the focus for the Saxon settlement and manor. It is believed that the town expanded with a later planned medieval expansion along the High Street. It is likely that the current plan form was already set by the end of the medieval period with only limited settlement expansion along Bell Street in the 16<sup>th</sup> to 18<sup>th</sup> centuries. Individual plots along the eastern side of the High Street are regular shaped, while the plots while the plots to the north are more irregular in form.

Princes Risborough has good documentary potential, particularly for the medieval manor and the accounts of Edward the Black Prince. Besides the church the town possesses a couple of medieval buildings, while the majority of buildings in the High Street appear to date to the 18<sup>th</sup> and 19<sup>th</sup> centuries. Although the town was officially given a market grant in 1523 it appears that Risborough had a long established market dating to at least the Medieval period, although little is known about its principal trades and industries in the town in medieval periods.

The manor belonged to the Crown throughout the 16th century, but was sold in 1628 by Charles I, after which the manor (and other estates in the parish), were held by a succession of lay lords. The records for trades and industries in Risborough in the post medieval period are not well known although it seems that the town's principal income seems to be derived from agriculture.

The introduction of the railway at the end of the 19<sup>th</sup> century did not have immediate impact upon Princes Risborough with the population levels remaining constant.

However, it is not until the late 1950s and 1960s that the population of the town increased markedly this reflects the planning policy and the construction of social housing in Risborough. From the 1970s to present the population of Risborough has remained constant again.

There are several areas with archaeological evidence for prehistoric and Roman activity, particularly around the Church and north end of the High Street. There has been one notable excavation of The mount which sought to explore the extant of the medieval manor and stud of the Black Prince. Beyond the excavation of the manor site archaeological activity in the town has so far been limited to small scale investigations that have produced limited results, however, the documentary and cartographic evidence suggest Princes Risborough was already a town of some substance by the 11<sup>th</sup> century and so the archaeological potential for Saxon and later activity remains high. There is also a good potential for industrial archaeology relating to the needle making and lace making industries in the village.

The culmination of this report is the production of a series of seven historic urban 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. Zones One to Three have the most archaeological potential for the Saxon to medieval period, further investigation in these areas may help identify Saxon settlement in the town. Zone Six may have a high potential for prehistoric and Roman archaeology, and in particular more burial sites. Zone Seven may also have a high potential for Iron Age archaeology, particularly around the possible occupation site near Park Mill Farm.

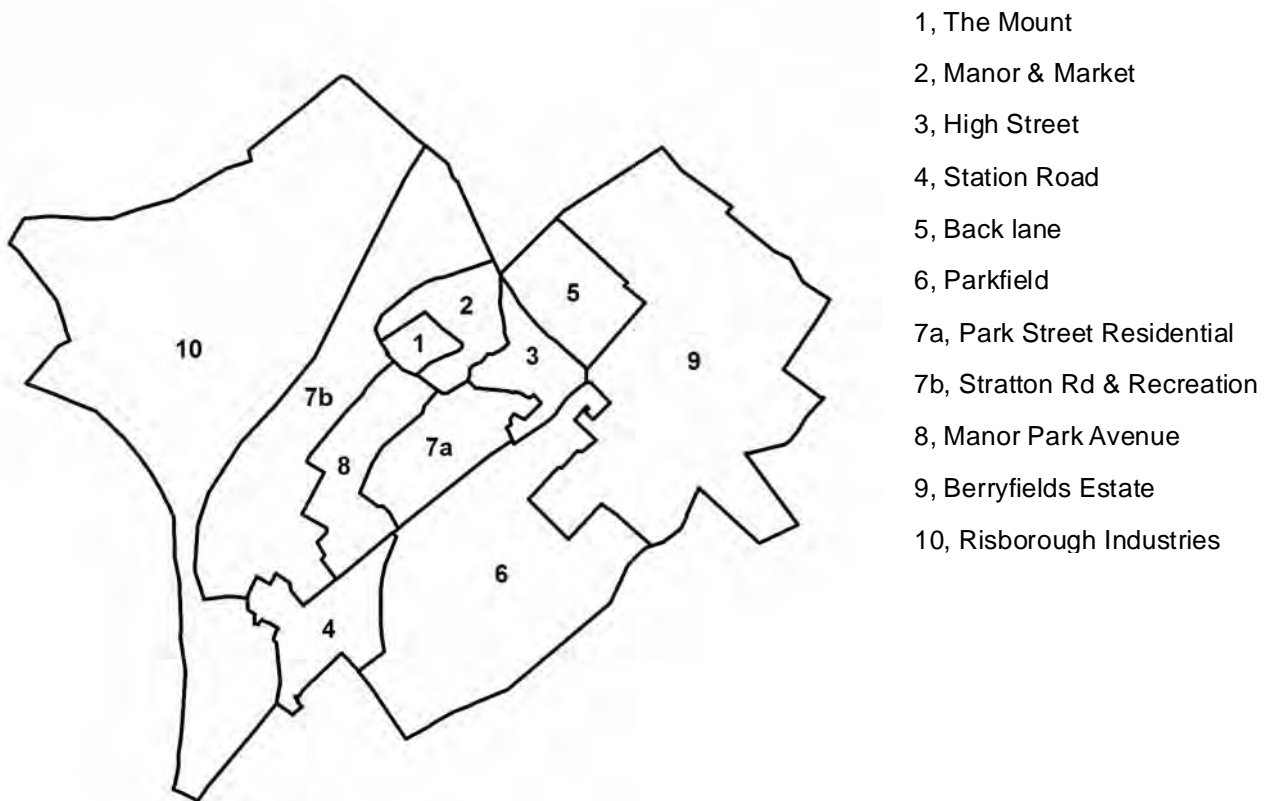


Figure 1: Urban Character Zones for Princes Risborough

Princes Risborough Historic Town Assessment

Period	Princes Risborough	
Saxon (410-1066)	Mint	No
	Minster	No
	Royal Manor	Held by Earl Harold in 1066
	Burh status	No
	ASC Reference	No
Domesday (1086)	Domesday Reference	Yes
	Number of Manors	One - Royal Manor
	Watermill	Two
	Domesday population (recorded households)	30 villagers; 12 smallholders; 3 slaves; 1 free man
	Settlement type	Royal Estate Centre
Medieval (1066-1536)	Borough status	No
	Burgage plots	No
	Guild house/houses	No
	Castle	No
	1 <sup>st</sup> reference to place	<i>Cartularium Saxonicum</i> AD 903
	Fair Charter	1523 to town. Prescriptive?
	Church	13 <sup>th</sup> Century: St Marys Church
	Market Charter	1523 to town. Prescriptive?
	Monastic presence	No
	Manorial records	No, remained Royal Manor
	Emparkment	Yes 20 hides in demesne of the king (DB)
	Routeway connections	Lower Icknield Way Upper Icknield Way
	Inns/taverns (presence of)	None recorded
	Windmills/watermills	Two watermills
	Settlement type	Royal Estate/Small market town
Post Medieval (1536-1800)	1577 Return of Vintners	One inn-keeper; six alehouse keepers
	Market Charter	n/a
	Market house	Yes
	Fair Charter	n/a
	Local industries	One brewery
	Proximity to turnpike	1795 Wycombe to Risborough 1827 Risborough to Kimble 1830 Thame to Risborough
	Windmills/watermills	Culverton watermill (mentioned 14 <sup>th</sup> century) Longwick watermill (mentioned 17 <sup>th</sup> century) windmill (1712)
	Population (1801)	1554
Settlement type	Small market town	
Modern (Post 1800)	Railway station	1906 Grand Central Railway
	Modern development	Yes
	Canal Wharf	No
	Enclosure	1823 Act
	Significant local industries	
	Population (2001)	7978
	Settlement type	Small town
HER No.	0664700000	



*Table 1: Checklist for Princes Risborough*

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

#### **1.2 Aims**

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

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

## **2 Setting**

### 2.1 Location, Topography & Geology

Princes Risborough lies within Wycombe District at the north western edge of the Chiltern Hills. The town is approximately halfway between Aylesbury (eight miles to the north) and High Wycombe (ten miles to the southeast). In common with a series of such 'strip parishes', the historic parish of Princes Risborough was long and sinuous, crossing the Chiltern scarp on a north west to south east alignment. It narrows as it moves away from the Chiltern Hills towards the county boundary. In the 19<sup>th</sup> century Princes Risborough and Monks Risborough were separate parishes, but with the reorganisation of the parish boundaries in the 1970s the two parishes were combined and then divided on a north east to south west alignment with Lacey Green parish on the Chiltern Hills, Risborough parish comprising the joint towns of Monks and Princes Risborough and Longwick-cum-Ilmer parish on the valley floor.

Princes Risborough lies at approximately 110m OD (Ordnance Datum), the modern town has expanded primarily to the south moving upwards towards the Chiltern scarp to a height of 140m OD. Risborough does not lie along the path of a significant river but is located along a spring line from where small streams flow into the River Thames to the north. There is a spring at the Manor House in the town (Figure 2).

The principal bedrock geology comprises of West Melbury chalk formation with bands of Upper Greensand to the north with almost no overlying superficial geology. Small pockets of clay with flints lie to the north of the church and underlie the station while narrow band of alluvium follows one of the tributaries past Summerleys House north of the train station and a second follows the tributary leading towards the church and Manor House. The Soils Survey (Cranfield, 2007), surveyed at a county level, classifies the soil around the town as non-alluvial loamy or clayey soils with a calcareous mottled subsoil (Soil Series 5.11 typical brown calcareous earths).

### 2.2 Historic Landscape

#### *Transport and Communications*

Risborough lies between two ancient parallel routes running on a northeast to southwest alignment with the Lower Icknield Way north of the town and the Upper Icknield Way over the Chiltern Hills to the south. The age of these routes has been subject to much debate and it is beyond the scope of this report to discuss them in any great detail with possible dates ranging from the Neolithic (Taylor 1979), Roman (The Viatores, 1964) to the medieval (Harrison, 2003). The 'traditional' view is that the upper and lower routes were respectively winter and summer tracks, which originally linked Neolithic centres in East Anglia and Wessex with the Lower Icknield Way being later used as a Roman road (Hepple and Doggett, 1999). A 10<sup>th</sup> century charter of Monks Risborough appears to reference the Icknield Way in its bounds (Baines, 1981). However, most of the routes through Risborough parish run on a northwest to southeast alignment, parallel to the parish boundaries. These routes link the clay vales to the Chiltern Hills, with the main road (the modern A4010) running through the Saunderton Gap to join the valley of the River Wye and the London-Oxford road. Research elsewhere in the Chilterns suggests that these north-south routes are of some antiquity, perhaps originating as prehistoric drove roads (Bull, 1993; Masefield, 2008) and (Taylor, 1979; Bull, 1993) or a date for the Romano-British period (Viatores). However more recent research has cast doubt Icknield Way as age or entirely mythical (Harrison, 2003: 1). With the existence of numerous texts already on the subject, only a short summary will be provided here.

The most enduring theory proposes a track way, dating to the Neolithic times, running from Wanborough in Wessex to East Anglia; this theory has its origins in medieval literature and the idea of four prehistoric 'highways' that crossed the country, first included in a fictional piece by Henry of Huntingdon in c.1151 (Harrison, 2003: 2). The exact definitions of this track have varied considerably from an ephemeral route covering a broad area of land (Taylor, C, 1979) to an identifiable linear from which a larger pattern across the Chilterns at least can be discerned (Bull, 1993). The purpose claimed for such a long distance track way has always been for trade and the free movement of goods (Harrison, 2003: 6). The Icknield Way has been equally claimed and refuted as a Roman road and again theories have varied considerably with some proposing it as an earlier track way reused by the Romans (Viatores) while others claim it is only Roman in sections (Dyer & Hale, 1961). More recent discussions refute the Way as a Roman

road altogether (Harrison, 2003: 2). Other theories have suggested the Way to be post Roman at least; its path originating sometime between the 5<sup>th</sup> century AD and the medieval period.

The evidence for trackways will always be problematic and open to debate. Place name evidence for the Icknield Way is limited to just five sites, one in Wiltshire, three in Berkshire and at Princes Risborough (Mawer & Stenton, 1925). Documentary and map evidence from the medieval period can be traced back to the medieval literature and so must be treated as problematical (Harrison, 2003: 8). A medieval origin for the Way is considered unlikely given that it avoids all major and most minor medieval urban centres making it an anomaly in the medieval road network (*ibid*). Archaeological evidence is similarly scarce and equally open to interpretation. Some evidence for prehistoric hollow ways and earthwork traces have been found across the Chilterns at isolated sites such as Pitstone Hill where the prehistoric tracks identified were overlain by a Roman road (Dyer & Hale, 1961: 54) and at Whipsnade Downs, Bedfordshire (Dyer, 1989). These are, however, isolated areas and may represent more localised tracks rather than a broader zone of communication at a national scale (Harrison, 2003: 16).

Recent theories have suggested that the Icknield Way did not comprise a single cohesive track way at a national level but rather tracks of a regional or even local level that became popularised in the medieval and later periods (Harrison, 2003: 18). Significantly, recent excavations at the Aston Clinton bypass (RPS Consultants, 2005) along the supposed route of the Lower Icknield Way found no evidence of a prehistoric or Roman route at this point.

The only substantial section of the Icknield Way with any evidence supporting a pre medieval origin then is the section from Wanborough in Wiltshire to Risborough.

The town is also located on the junction between two cross county routes both of which were turnpiked in the 18<sup>th</sup> and 19<sup>th</sup> century. The principal route runs northwest to southeast from Oxford to London via Thame while the second route runs northeast to southwest from Aylesbury to Wycombe. The road from Wycombe to Risborough was turnpiked in 1795 and extended north to Kimble in 1827 (Edmonds et al, 1993). The Thame to Risborough Turnpike was granted by Act of Parliament in 1825 and opened in 1830 following some alteration to its path around Kingsey to the north of Princes Risborough (*ibid*).

An early planned railway from London to Oxford included a branch to Risborough in 1845; this however did not go ahead. Further plans were submitted in 1852 but it was not until 1862 that the line from Wycombe was extended to Princes Risborough and Aylesbury, a second line from Risborough also connected the town to Thame (Cockman F, 2006). A third connection was added to the Risborough junction in 1906 by Great Western Rail connecting the town to Bicester and Birmingham.

#### *Rural Landscape*

Risborough parish in the early 19<sup>th</sup> century comprised several different landscapes. To the south, the Chiltern Hills were characterised by woodland, downland and assarted field systems (areas of medieval hedged fields created by the clearance of woodland), interspersed amongst which were small, green-based settlements and isolated farmsteads clustered along the valleys and linked by narrow, winding lanes. North of the Chiltern scarp the parish was characterised by large open fields with small areas of regular private enclosure. The road network becomes more regular and the settlements more evenly spaced out based at several crossroads along the roads running on a northwest to southeast alignment. The northern end of the parish was more open with fewer settlements and less private enclosure.

By the late 19<sup>th</sup> century the landscape had been considerably altered, the wood and downland of the south had been virtually cleared and privately enclosed while the open fields of the north were enclosed by Act of Parliament. The railway was also introduced to the parish in the later 19<sup>th</sup> century with two lines to the north of the town. Preservation of this landscape has been varied; while the assarted fields in the extreme south of the parish have survived, the surrounding Parliamentary fields have been significantly altered in the 20<sup>th</sup> century and only one small patch of woodland remains intact. In the north of the parish, the 19<sup>th</sup> century Parliamentary landscape is more preserved, although there is a greater amount of modern settlement expansion particularly around Princes Risborough.

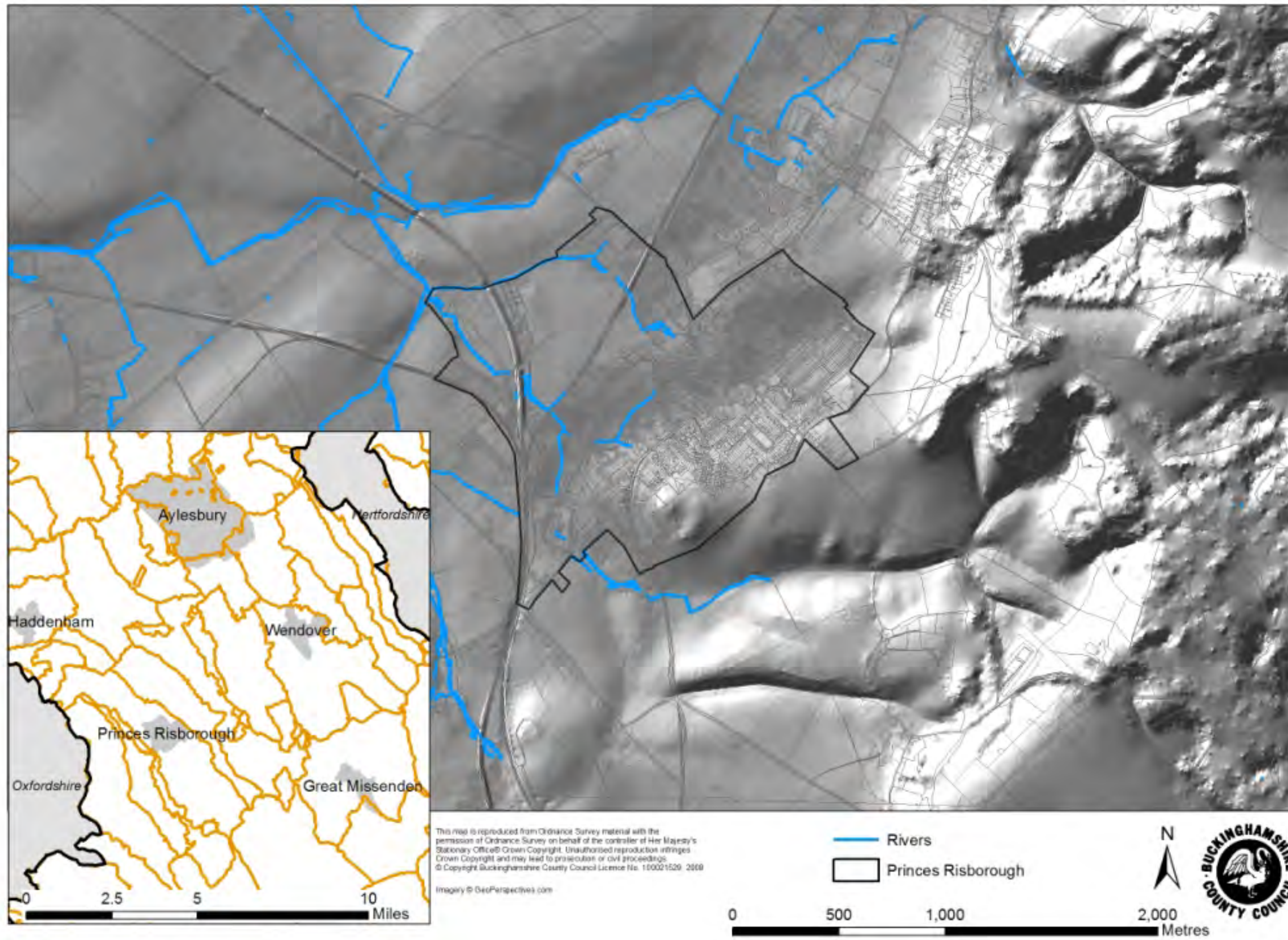
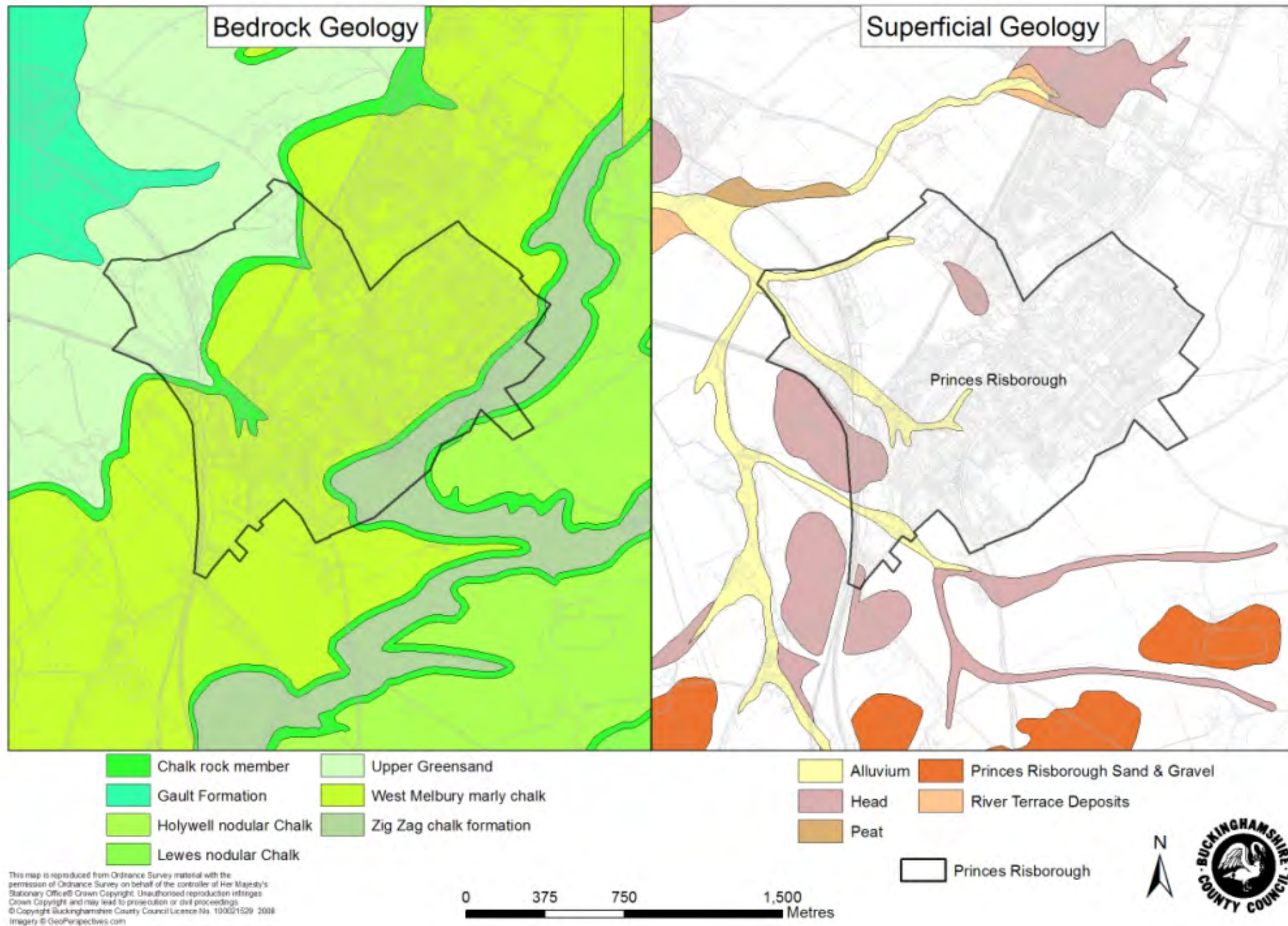


Figure 2: Princes Risborough in location



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. © Copyright Buckinghamshire County Council Licence No. 100021529 2008. Imagery © GeoPerspectives.com

Figure 3: Geology of town (BGS)

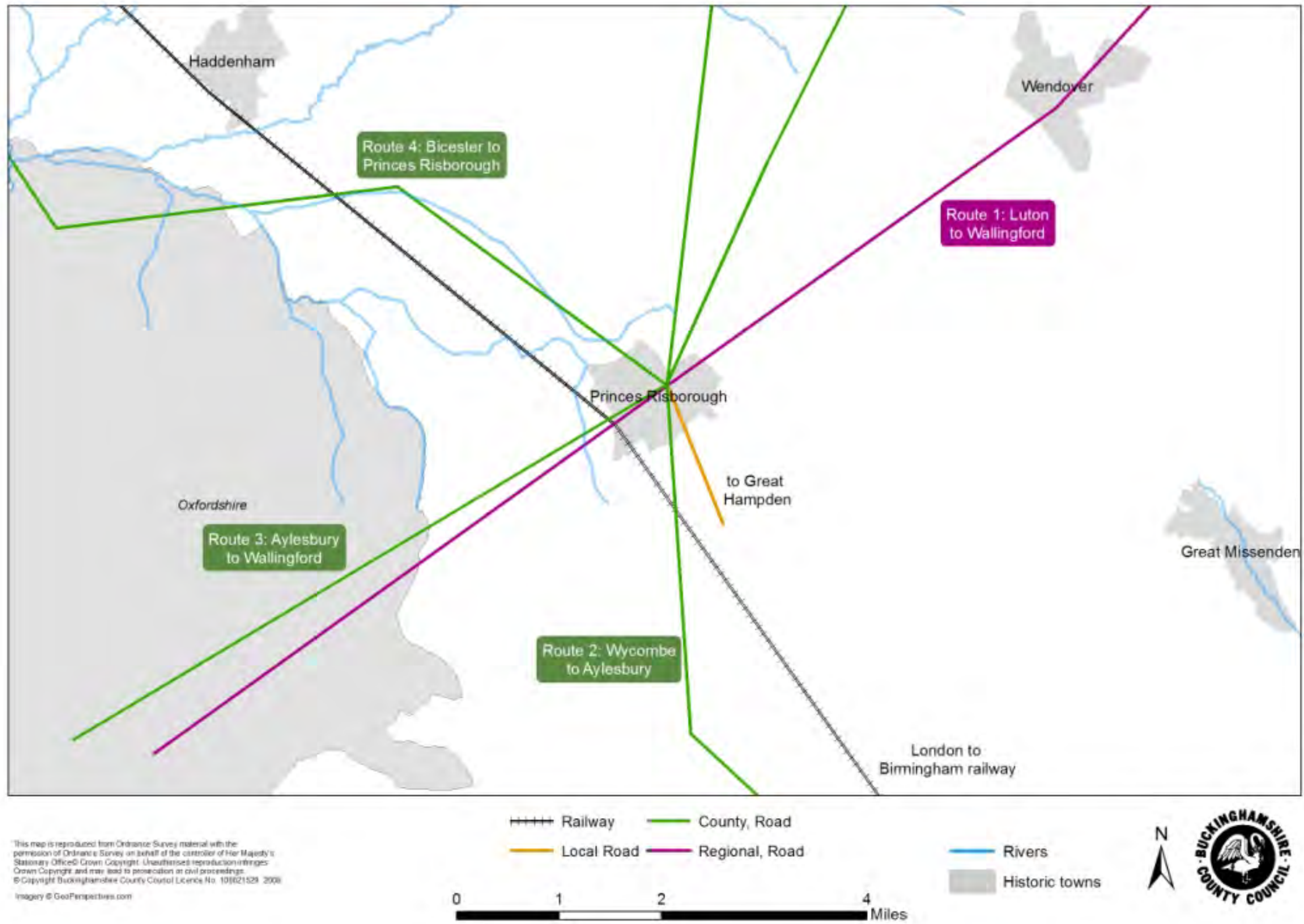


Figure 4: Schematic diagram of connections from Princes Risborough (representational using historic core as central point)

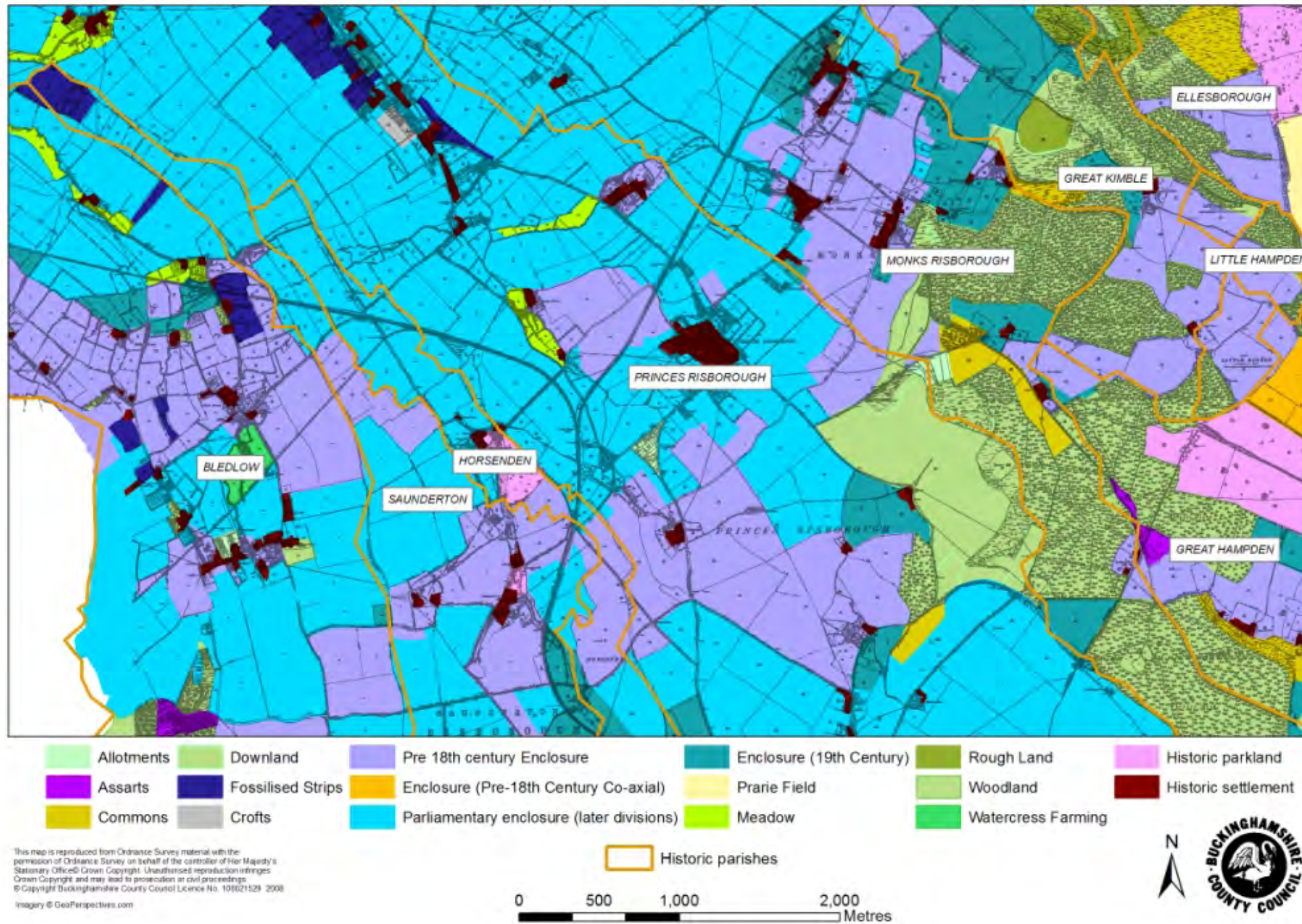


Figure 5: Town in the wider historic landscape (Buckinghamshire historic landscape characterisation 1880)

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

#### **3.1 Pre Saxon occupation**

Pre- Saxon activity around Princes Risborough is particularly rich with a Neolithic oval barrow on Whiteleaf Hill, a probable early Bronze Age barrow cemetery at Saunderton and an Iron Age hillfort further afield at Pulpitt Hill. Roman activity is represented by several known and possible villa sites at Saunderton, Little Kimble and Chinnor as well as evidence for re-use of the Whiteleaf Hill site.

Previous archaeological investigations has also revealed evidence of Iron Age occupation to the west of the historic town at the Park Mill Farm site (PR 9) as well as evidence for a Romano British burial site near the Princes Risborough Upper School site (PR 2).

(see Section 5.1; 5.2 for more details).

#### **3.2 Anglo Saxon**

The earliest area of settlement appears to be based around the Mount manor site with limited Saxon evidence from the Town Farm Barns site. Although in the surrounding landscape there is archaeological evidence of Anglo Saxon activity, with the presence of what is believed to be an Anglo Saxon cemetery at Hemley Hill, Saunderton.

Saxon evidence in the wider landscape includes the Black Hedge; this is thought to be a Saxon boundary line demarcating the estate of Monks Risborough. (see Section 5.3 for more details).

#### **3.3 Domesday**

The town was originally known simply as Risborough without the 'Princes' prefix, this term first came into use in the 15<sup>th</sup> century when it the town was referred to as *Pryns Risburgh* on the 1359 Close Rolls. The prefix likely refers to Edward the Black Prince who held the manor in the 14<sup>th</sup> century. Risborough is first mentioned in 903 in Birch's *Cartularium Saxonicum* as *þæm easteran hrisanbyrge*, which was translated by Professor Ekwall as 'The eastern brushwood covered hills' (Mawer & Stenton, 1925). Princes Risborough has also been referred to as Parva Risenburgh in the Book of Fees in 1237 and Earls Risenbergh in the 1337 Close Rolls (*ibid*). It is interesting to note that the 'borough' placename element seems to have been created in late medieval period by corruption of the earlier 'byrge' element, a helpful alliteration reflecting emerging urban status?

#### **3.4 Medieval**

Risborough remained a Royal manor throughout the medieval period until 1628, when it was sold by Charles I. The manor served as a royal stud farm in the 14<sup>th</sup> century under Edward, the Black Prince.

Risborough seemingly remained small throughout the medieval period and may only have aspired to urban status in the late Middle Ages. There is some evidence of planned settlement along the High Street.

(see Section 5.4 for more details).

#### **3.5 Post Medieval & Modern**

Despite receiving market and fair charters in 1523 and borough status in 1596 Risborough did not achieve significant development in the post medieval period. Few civic institutions were introduced with no evidence of guilds or fraternities established by the townspeople. Industrial activity remained limited to breweries and commonplace cottage industries. However, the town did achieve some level of commercial stability during this period as the market has continued uninterrupted to the present day.

The introduction of the railway at the end of the 19<sup>th</sup> century did not have immediate impact upon Princes Risborough with the population levels remaining constant. However, it is not until the late 1950s and 1960s that the population of the town increased markedly, this reflects the planning policy and the construction of social housing in Risborough. From the 1970s to present the population of Risborough has remained constant again, (see Figure 6). With the completion of the railway, also came the industrial connections with the Picts Lane furniture factory site in use from the 1920s until 2004 and the newly built Ercol furniture site west of the railway.



(see Section 5.5; 5.6 for more details).

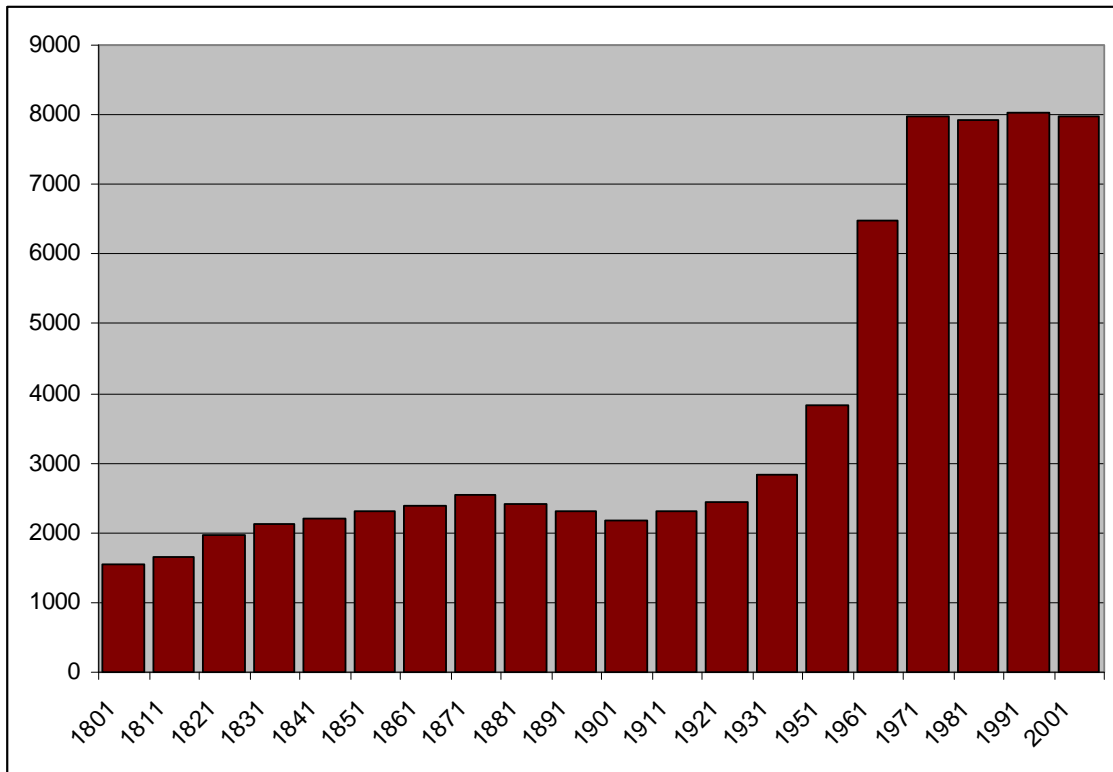


Figure 6: Graph showing population changes in Princes Risborough (excluding 1941)

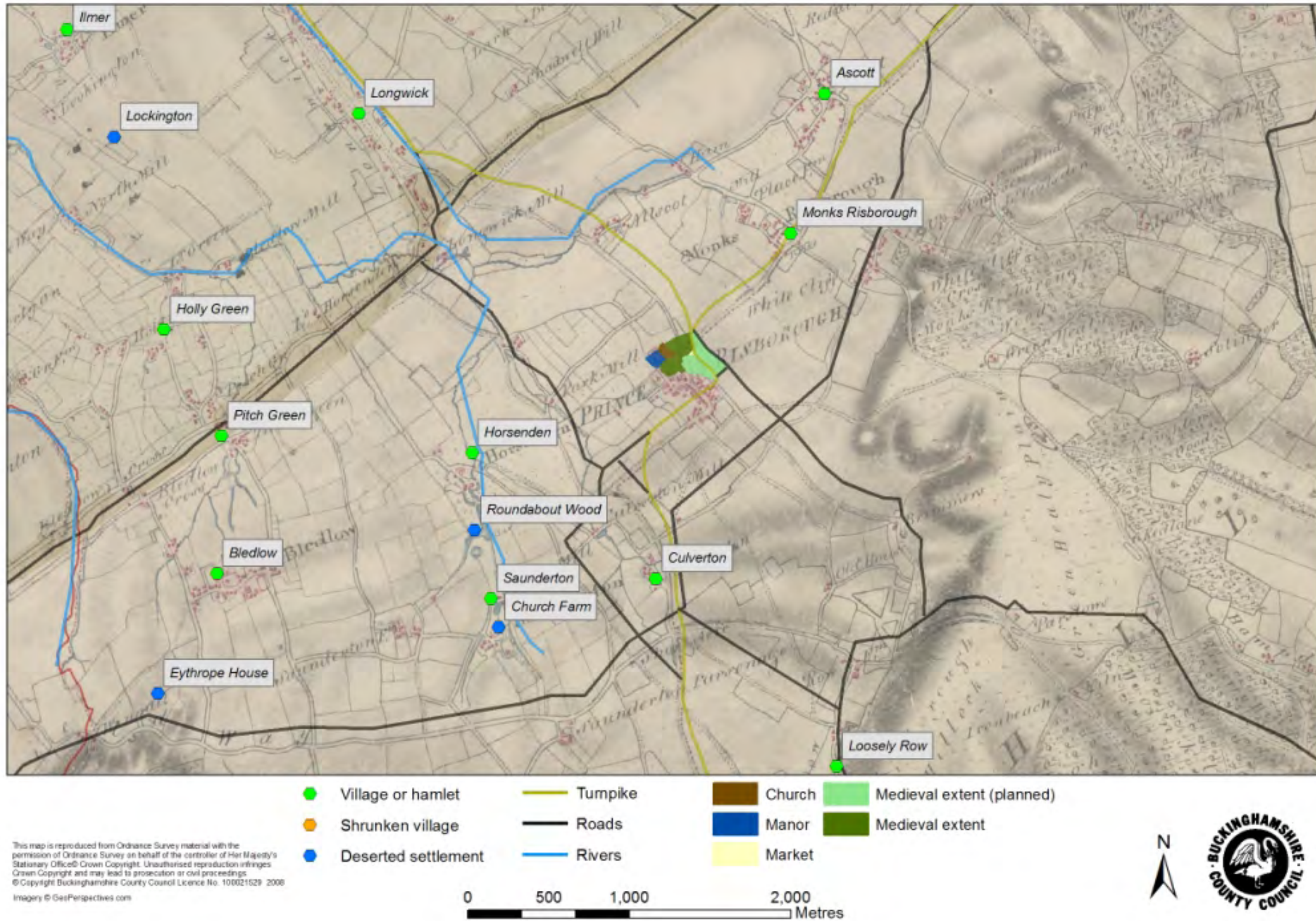


Figure 7: Medieval settlement around Princes Risborough

## 4 Evidence

### 4.1 Historic Maps

Characterisation was primarily undertaken using the Ordnance Survey series of maps from the OS 2<sup>nd</sup> Surveyors drawing of the 1820s to the current Mastermap data. Also used are county and regional maps including Bryant’s map of the Buckinghamshire (1820) and Jeffrey’s county map (1760). Parish level maps are limited to two 19<sup>th</sup> century maps including the Enclosure Award (CBS ) and a second parish map illustrating the pre-enclosure landscape (CBS ).

The 1820 parish map records areas of old enclosure and field names but does not illustrate the town in any detail, on this map there was no settlement at Parkfield. The field names indicated on this map can give an indication of the location of common fields as well as the uses of certain areas. The Enclosure Award of 1823 includes settlement at Parkfield as well as details of the plot boundaries and buildings in the town itself.

### 4.2 Documentary Evidence

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

There are numerous surviving medieval manorial rolls for Princes Risborough in the form of account rolls dating from 1269-1540; however the town is rarely mentioned in other major documents of the medieval period such as the 1279 Hundred Rolls. In the 17<sup>th</sup> century the manor at Risborough was sold by the Crown and a number of manorial account rolls, court rolls and surveys survive from this period. There are few secondary sources that focus on Princes Risborough alone.

A study was carried out by F. Pavry on the Register of Edward the Black Prince (Public Records Office) and was published in the *Records of Buckinghamshire* Journal in 1957. This provides a valuable resource for the manor and its position in the parish. It is also notable that Risborough is referred to as a town in this source by 1347 as well as being in possession of a park. The excavation provided a good interpretation of the layout of the manor and an estimation of the function of the manorial buildings, (see section 5.4).

### 4.3 Built Heritage

There are in total 49 listed buildings in Princes Risborough of which three are grade II\* and the remainder grade II (see Figure 12 and Appendix 2). The majority of listed buildings are private dwellings dated to the 17<sup>th</sup> and 19<sup>th</sup> centuries. There is a market hall in the town that was rebuilt on the site of an earlier hall in the 19<sup>th</sup> century. The earliest structure is the 13<sup>th</sup> century church and while there are several notable buildings dating to the 15<sup>th</sup> century including the vicarage of Monks Staithe. In terms of the distribution of listed buildings, the earliest surviving buildings are generally found around the northern end of the town (Church End, Church Lane, Duke Street and the High Street).

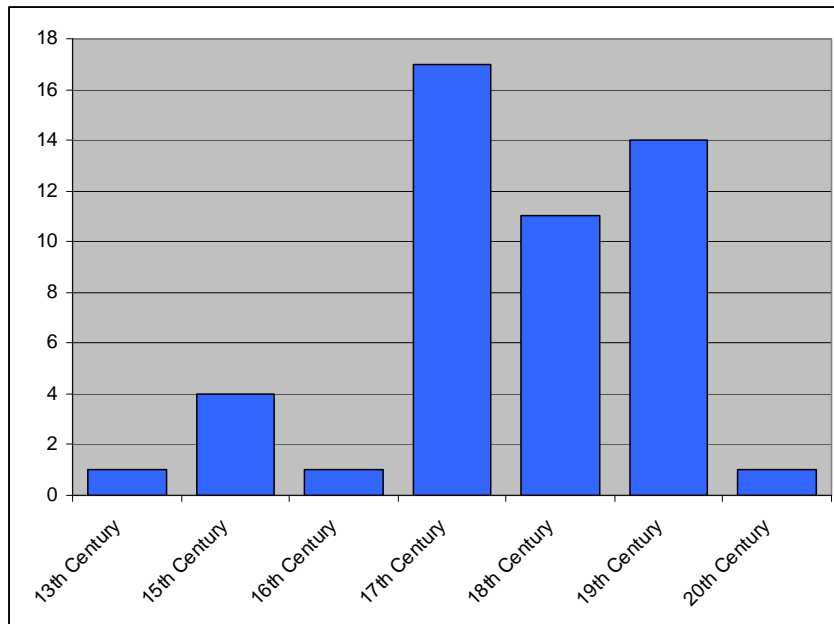


Figure 8: Listed Buildings by century

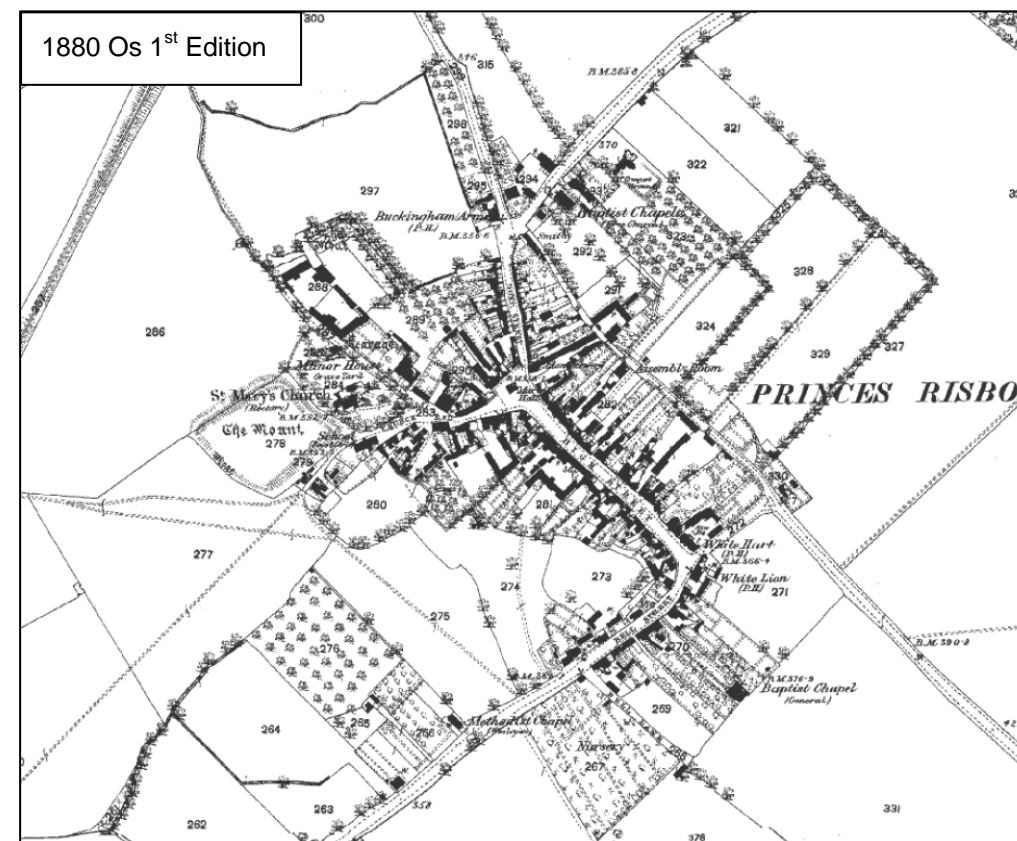
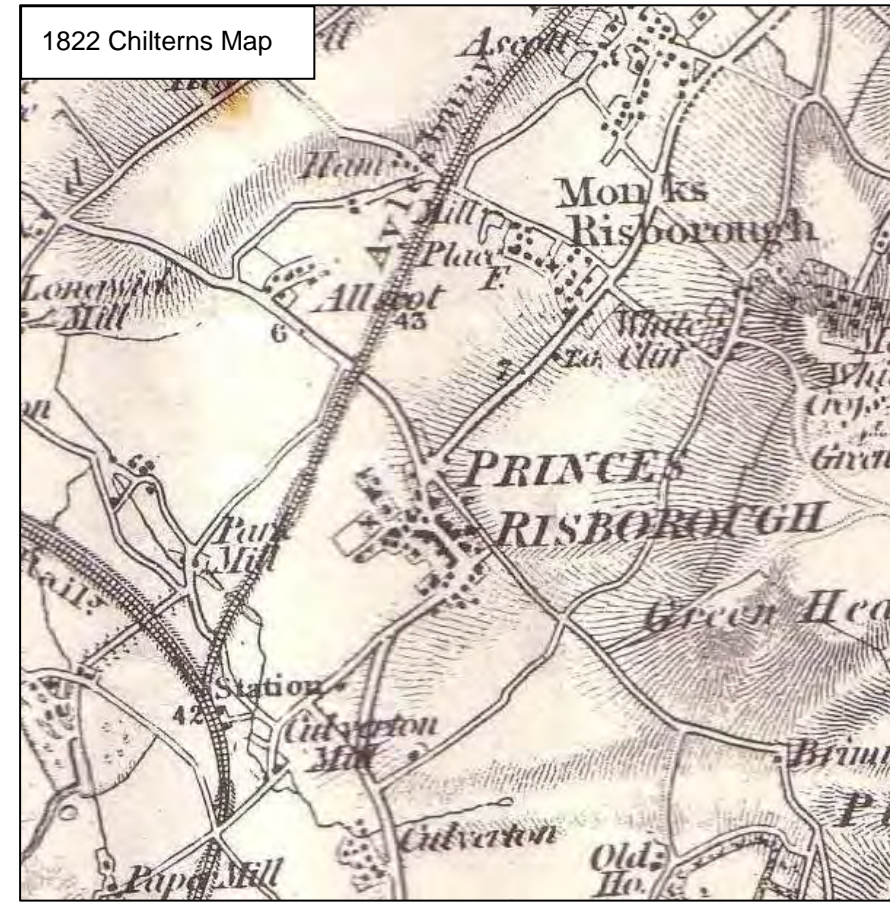
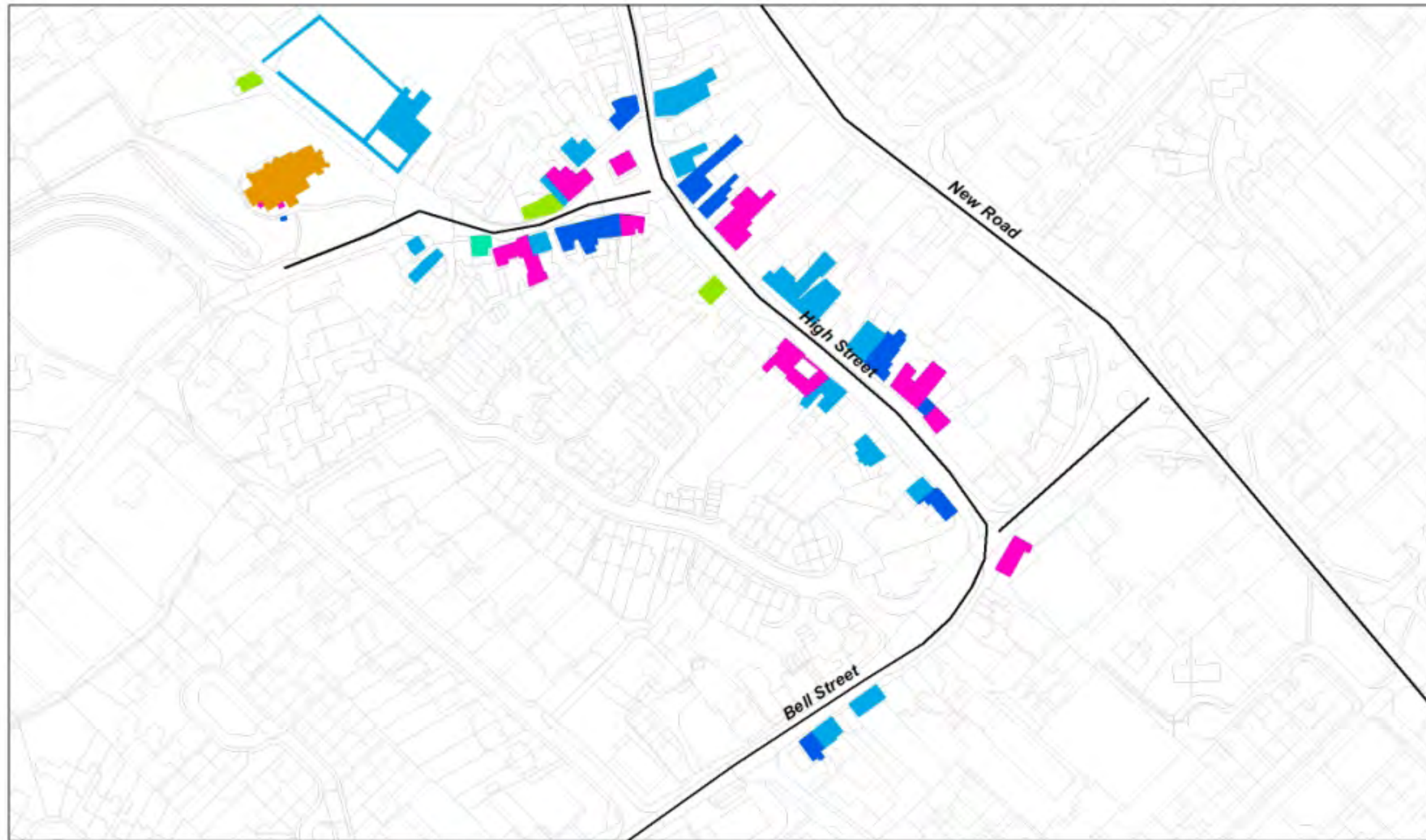


Figure 9: Historic maps:



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. © Copyright Buckinghamshire County Council Licence No. 100021529 2008. Imagery © GeoPerspectives.com

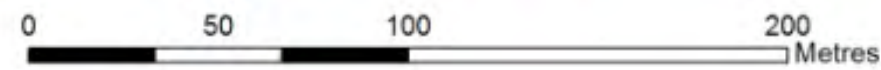


Figure 10: Listed Buildings by century.

#### 4.4 Archaeological Evidence

There have been 12 archaeological investigations in and around Princes Risborough, (figure 13), the earliest and the most significant is the excavation in the 1950s of the Scheduled Ancient Monument of the medieval Royal manor known as 'The Mount'. However, it is not until modern archaeological intervention that the number of excavations increased, especially since the late 1990s that there has been consistent number of small-scale excavations and watching briefs within the historic core of the town. The results of these events have been mixed, perhaps due to the extent of redevelopment truncation deposits or to the scale of the archaeological intervention. Archaeological finds from the Saxon period or earlier have so far been rare, while material from the medieval period includes several pottery fabrics, coins and other artefacts.

PR1: The Mount SP 8051 0342 (Pevry F & Knocker G, 1957)				
Finds/artefacts	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
Medieval pottery sherds 13 <sup>th</sup> to 17 <sup>th</sup> centuries (unspecified number) including Brill Penn floor tiles & ridge tiles (4 complete) - 1 penny (Bristol Mint 1280-81) - French jetton - Nuremberg jetton - French jetton - Ivory comb - Quillion dagger 14 <sup>th</sup> century - Iron arrowheads - Iron keys - Buckles (oval and strapend) - Ring Brooch - Iron Ox shoe	None	Moat Ditch (modern?)	Rectangular earthworks Bank Series of stone building foundations including a Solar Room Hearths	<b>Animal bone</b> Cattle Horse Pony Pig Sheep or Goat Fallow deer Bird – fowl Dog Badger <b>Mollusca</b> Oyster Shells Land snail
Circumstances on investigation		Conclusion		
Rescue excavation carried out on site prior to development of part of the SAM. Known documentary sources indicate the presence of 14 <sup>th</sup> century royal manor of the Black Prince in Princes Risborough. Source: Published article in <i>Records of Buckinghamshire</i> Archaeological Journal Archive: High Wycombe Museum		A rectangular earthwork with a bank and a moat on three sides was recorded southwest of the churchyard. A series of buildings was also discovered comprising of a series of rooms, probably a solar block with an additional projecting wing. Walls were approximately 1ft high and the absence of wattle and daub suggests the building may have been constructed of wicker with a thatched roof. Only positive dating evidence is the single penny dating to the late 13 <sup>th</sup> century. It is the conclusion of the report that the building was constructed in the 13 <sup>th</sup> century and was demolished in the late 14 <sup>th</sup> or early 15 <sup>th</sup> century.		
PR2: 25 Clifford Road SP 80820 02876 (Farley M & Browne S, 1985)				
Finds/artefacts	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
1 flint 1 flake 1 sherd	None	None	None	1 crouched inhumation
Circumstances on investigation		Conclusion		
Skeleton discovered during extension to private residence resulting in limited excavations of area. Source: Published article in <i>Records of Buckinghamshire</i> Archaeological Journal Archive:		No datable features were recovered from the site although the position of the body as well as analysis on the skeletal remains suggests a Neolithic to Bronze Age date.		

Princes Risborough Historic Town Assessment

PR4: Princes Risborough Swimming Pool SP 80378 03505 (Ford S, 1998)				
Finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
35 sherds (Iron Age) 1 sherd (post medieval) 2 struck flints	None	2 ditches	None	100 fragments animal bone (IA) adult male skull from IA ditch
Circumstances on investigation		Conclusion		
Limited rescue excavations carried out following discovery of two ditches during the construction of the swimming pool. Source: Published summary article in <i>Records of Buckinghamshire Archaeological Journal</i> Archive:		Despite the proximity of this investigation to the medieval manor the only major feature was an Iron Age linear ditch containing a disarticulated human skull. A shallow post-medieval ditch was also noted on the north-eastern edge of the excavation.		
PR7: Town Farm Barns, Market Square SP 8075 0345 (Moore J, 2002 Unpubl.) 6647				
Finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
<b>Anglo Saxon</b> Saxon Chaff tempered ware – (1) <b>Medieval</b> - Oxford Ware 11 <sup>th</sup> -14 <sup>th</sup> (1) Medieval Grey Sandy Ware 11 <sup>th</sup> -14 <sup>th</sup> century –(5) Shelly Coarseware 1100-1400 – (1) Late medieval Oxidised ware (9) Midland purple ware (1) <b>Post Medieval</b> Tudor Green type ware (1) - Red Earthenware (12) -Green-glazed whiteware (1) - Blackglazed coarsewares (3) - Chinese Porcelain (2) - Staffordshire White Salt--Glazed Stoneware (1) <b>Modern</b> - Creamware 1740-1880 (4) - White Earthenware 18 <sup>th</sup> 19 <sup>th</sup> century (10)	None	<i>Saxon</i> 1 pit <i>Late medieval</i> 2 pits & 2 post holes 1 rectangular feature <i>Post medieval</i> 2 pits & 1 post hole ditches & 2 features	None	<b>Animal Bone</b> Considered too small for analysis
Circumstances on investigation		Conclusion		
Small scale excavation carried out in the centre of the historic town. Source: Unpublished archaeological document Archive:		[Missing text ...] Small-scale excavation to rear of High Street produced limited evidence for medieval and post-medieval back-yard type activity.		
PR8c: Princes Risborough Upper School Access SP (Appleton C & Chelu R, 2004)				
Finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
pottery sherds Roman tile and brick Roman?	None	inhumation grave ditch	None	1 inhumation 3 infant burials
Circumstances on investigation		Conclusion		
Human bone was discovered during construction of access to Upper School, site was then rapidly excavated. Source: Published summary article in <i>Records of Buckinghamshire Archaeological Journal</i> Archive: County Museum, Aylesbury		The excavation was concentrated to the immediate area surrounding the grave. The grave has been tentatively dated to the Romano-British period as it was sealed by finds of this period.		

Princes Risborough Historic Town Assessment

PR9: Park Mill Farm SP 4801 2036 (Wright J, 2004 Unpubl)				9425
Finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
Early to Middle Iron Age pottery - Flint tempered (8) - Sandy wares (41) 5 worked flints	None	1 ditch Iron Age 11 post holes Iron Age 2 ditches post medieval	None	2 samples of palaeo-environmental evidence <b>Animal bone</b> 86 fragments animal bone
Circumstances on investigation		Conclusion		
Total of 38 trenches excavated across large site. Source: Unpublished archaeological document Archive: County Museum		Geophysical survey and subsequent excavation revealed substantial Iron Age evidence to the south of the site suggestive of prehistoric occupation.		
PR11: 46-52 Picts Lane SP (Trott B, 2006)				
Finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
<b>Medieval</b> Sand and calcareous ware 1100-1330 (2) Sandy ware 1100-1400 (1) Shelly Coarseware 1100-1400 (8) Lyveden/Stanion ware 1200-1400 (1) Pottesbury ware 1250-1500 (2) Late Medieval unglazed 1350-1500 (1) <b>Post Medieval</b> English Stoneware 1700-1800 (1) 21 pieces building material 54 struck flints	None	1 linear feature (prehistoric) 2 pits (medieval) 1 post hole (medieval)	None	None
Circumstances on investigation		Conclusion		
Source: Unpublished archaeological document Archive:		Limited evaluation of the site has revealed some evidence for prehistoric and medieval activity.		
PR12: St Mary's Church SP 8059 0350 (Roberts C, 2008)				
Finds	Above ground structures	Negative features (cut only)	Positive features (above natural)	Environmental evidence
coffin nails				23 inhumations
Circumstances on investigation		Conclusion		
Source: Unpublished archaeological document Archive:		Limited excavations carried out within the churchyard of St Mary have revealed numerous graves and coffin nails. Burials probably date to the post medieval period.		

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

Code	Activity type	Address	NGR	Date	Summary
PR3	Watching Brief	Buckingham Arms, Longwick Road	SP 80708 03661	1995	No datable evidence was produced from the site (Williams B, 1995)
PR5	Watching Brief	Manor House	SP 8064 0351	1998	Small scale watching brief carried out during redevelopment at the Manor House (National Trust, 1998 Unpubl)
PR6	Trial Trenching	Manor Park Avenue	SP 80522 03456	February 2001	Small scale trial trenching carried out in advance of works (RPS Consultants, 2001)
PR8a	Trial	Princes Risborough	SP 811	April	(Wessex, 2002)



## Princes Risborough Historic Town Assessment

	Trenching	Upper School Phase I	020	2002	
PR8b	Trial Trenching	Princes Risborough Upper School Phase II	SP 8105 0293	August 2004	(Foundations, 2004)
PR10	Trial Trenching	St Mary's Church, Princes Risborough	SP 8060 0349	2005	Eight test pits carried out in advance of re-laying of the floor. (Moore J, 2005)

Site	Saxon Chaff tempered ware	Oxford Ware	Medieval sandy (MS3 fabric)	MC1 shelly coarse ware	Sand and calcareous ware 1100-1330	Shelly Coarseware 1100-1400	Pottesbury ware 1250-1500	Brill Ware	Lyveden /Stanion ware 1200-1400	Late Medieval Oxidised Ware	Medieval (unidentified)
PR1								?			78
PR7	1	1	5	1		1				9	
PR11			1	8	2		2		1		

*Table 2: Quantities of medieval pottery found in Princes Risborough historic town (Source: HER)*

### 4.5 Environmental Evidence

In assessing the potential for environmental remains, it should be remembered that an urban environment can provide extremes in preservation. On the one hand proximity to the groundwater table 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).

The archaeological investigations within Princes Risborough have shown that the neutral to alkaline soil conditions enable the preservation of animal and human bone, a conclusion supported by the recovery of such remains from the excavations of The Mount (PR1), Princes Risborough School (PR8), Park Hill Farm (PR9) and from prehistoric contexts in the area. Two soil samples were taken for palaeo-environmental analysis from the Park Mill Farm site (PR9), the samples were taken from dated Iron Age features. The results demonstrated the survival of charred plant remains including cereals and grains. Good preservation of land molluscs can also be expected in such an environment and have been found in excavation, (PR1). Whilst waterlogged remains might survive within deep features such as wells or around a spring they are unlikely to be common or widespread due to the permeable nature of the chalk bedrock and absence of a local river to maintain a high water table.

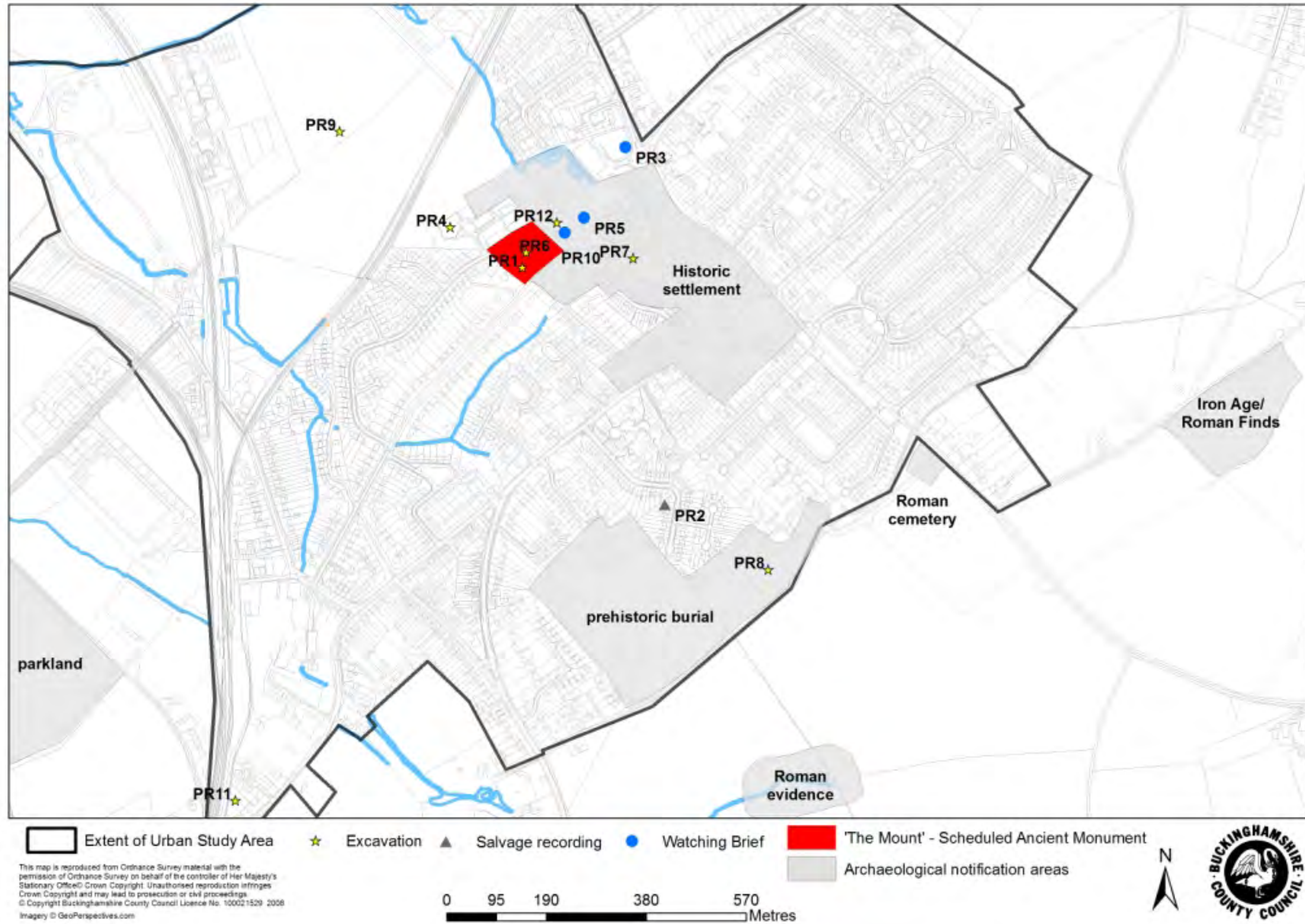


Figure 11: Location and extent of events and archaeological designations within the town

## **5 Archaeological & Historical Development**

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

The Chilterns region is particularly rich in prehistoric archaeology with numerous barrows and monuments along the ridge including locally at Whiteleaf Hill, Pulpit Hill and at Bledlow and Saunderton to the south. Archaeological evidence from the historic town itself is limited although recent excavations at Park Mill Farm (PR9), has uncovered strong evidence for an Iron Age settlement site to the west of Princes Risborough church.

#### *Whiteleaf Hill*

An early Neolithic oval barrow and later prehistoric cross-ridge dyke lie on Whiteleaf Hill. The oval barrow was excavated in 1930s and re-examined and restored between 2002 and 2006 (Scott, 1930s; Childe, 1954; Hey, 2007). Radiocarbon dating on human bone from the Neolithic barrow returned a date of 3760-3640 cal BC while dating on red deer antler from the upper layers of the mound returned a date of 3370-3100 cal BC. Two other mounds on the hilltop have been shown to be respectively a post-medieval windmill mound and natural knoll used for flint extraction and working in the late Neolithic

A cross-ridge dyke (several linked linear earthworks comprising bank and ditch) is also recorded across the hill. It is not closely dated but thought to belong to the late Bronze Age/early Iron Age.

#### *Grim's Ditch [HER 001400000]*

This extensive feature lies 3 km to the southeast of Princes Risborough. It runs across the Chilterns dip-slope and comprises a long interrupted linear bank and ditch formation on an east-west alignment traceable for around 16 miles from Bradenham near Wycombe to Berkhamsted in Hertfordshire. Grim's Ditch is not well understood. It thought to be Iron Age in origin but is not closely dated. It appears to have defined and constrained upland grazing land used by communities situated in the Wye and Chess valleys but might also have marked a political frontier.

#### *The Icknield Way*

The Icknield Way has traditionally been ascribed to the prehistoric period; a discussion of its provenance has been outlined at greater length in section 2.2.

#### *Pulpit Hill [HER 0001700000] (SAM 27134)*

The bivallate hillfort of Pulpit Hill lies 3 km to the east of Princes Risborough and is one of the smallest in the Chilterns. It is located in a promontory-like position which may explain the origins of the name. The site has never been excavated but earthwork surveys of the monument noted a number of archaeological features including possible prehistoric banks and terraces (Matthews 1988). The only local finds have come from a rabbit burrow in the vicinity of the fort which includes flint flakes and scrapers, an iron socketed spearhead and Early Iron Age flint gritted coarse pottery.

#### *Bledlow/Saunderton round barrows [HER 0000700000]*

The landscape to the south west of Princes Risborough is rich with archaeological evidence for the late Neolithic and Bronze Age. There are at least two round barrows at Lodge Hill, one of which was excavated in 1933. Beaker fragments, flint, animal and possible human bone was found. Two of the six barrows that form a small cemetery at Molins Works in Saunderton, [HER 0000900000] were opened in 1858, but with no results. Round barrows were constructed in the Late Neolithic and Early Bronze Age to cover burials. Ring-ditches, possible ploughed out barrows, are also known from aerial photographs near Home Farm, [HER 0519900000]; Grange Farm [HER 0663000000] and Slough Farm, at Saunderton Lee and by the railway line to Princes Risborough [HER 0012100000].

The overall impression is that the Icknield Belt and the Saunderton Gap provided a geographical focus for human settlement since the early Neolithic and that an organised landscape of settlements, trackways and land boundaries was established by the late Bronze Age/early Iron Age, if not before. As yet it is unclear to what extent this prehistoric landscape influenced the much later development of the town of Risborough.

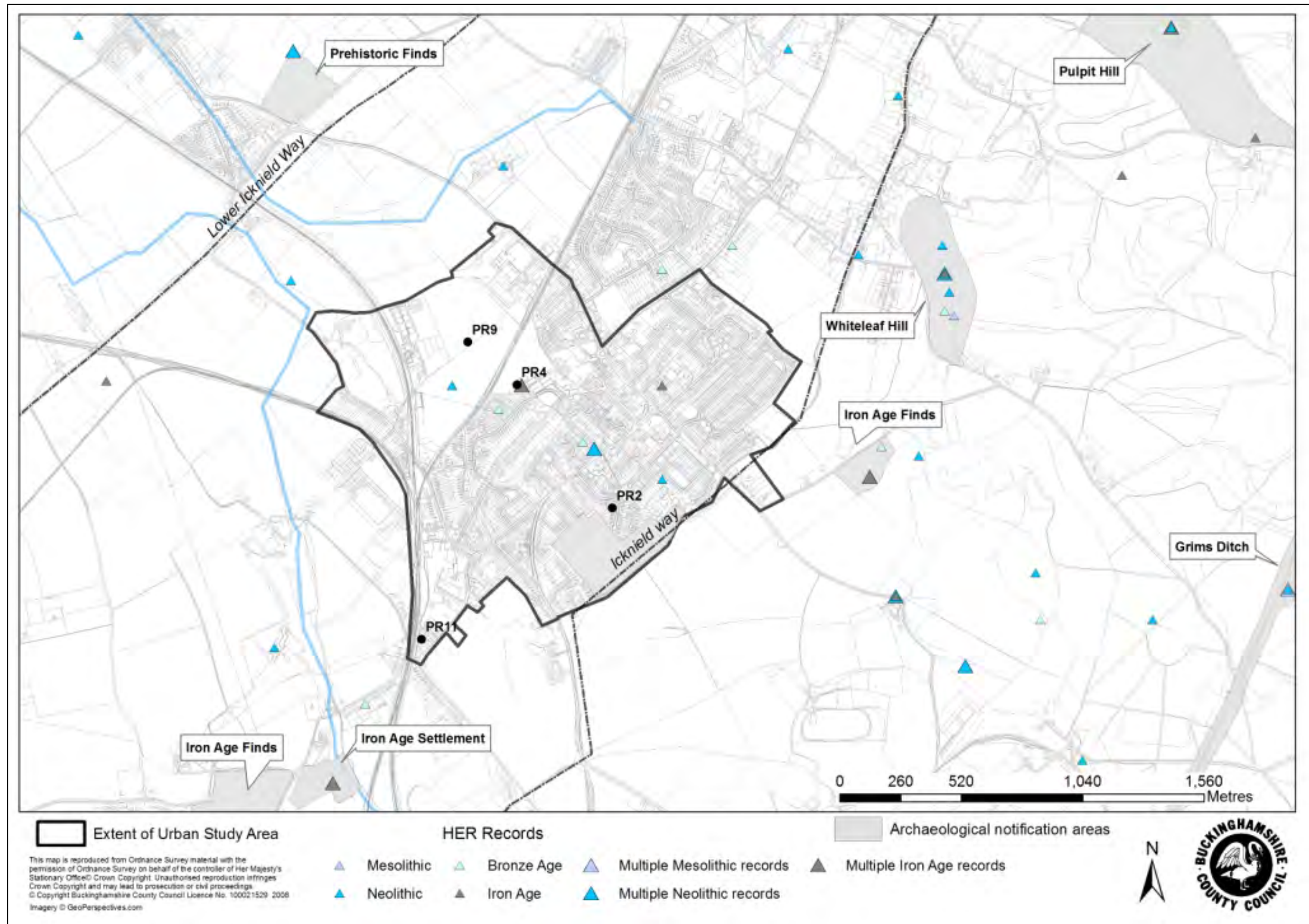


Figure 12: Prehistoric evidence

## 5.2 Roman Period (AD 43 – 410)

Evidence for Roman archaeology or settlement within Princes Risborough has so far been scarce. The only finds have been the discovery of coins dating to Constantine and Vespasian and some Roman pottery. It is likely that if there were any serious settlement activity in the town itself

By contrast there is strong evidence for Roman settlement in the landscape around the town. There are several Roman villas around Princes Risborough with excavated sites at Church Farm, Saunderton [HER 003640000], (SAM 29436), also at Lodge Hill Farm, Saunderton [HER 008780000], (SAM 27149). and near Little Kimble Church [HER 009010000] while other sites have been suggested at Cuttlebrook [HER 004980000] and Saunderton Lee [HER 001200000] on the basis of aerial photography or finds scatters.

There has been a significant number of Iron Age/Roman finds discovered at Whiteleaf hill particularly around the Neolithic barrow. Also there have been a number of Roman coins and copper-alloy objects dating to the 2<sup>nd</sup> and 4<sup>th</sup> centuries AD, unearthed in recent excavations, including a Roman votive leaf in the windmill mound. This has led to some speculation that the objects are depositional and the hill might have been the site of a shrine for pagan worship or a place of significance in the natural landscape, (Hey *et al* 2007).

Rescue excavations at Princes Risborough Upper School (PR8c) uncovered the remains of one adult and three infant burials (Appleton & Chelu, 2004). It was the conclusion of this excavation that a Romano-British settlement and/or cemetery may be located in the vicinity of the site.

Thus occupation continued into the Roman period with the local concentration of villas emphasising this as a locally wealthy area. There is however as yet no evidence for a Roman nucleated settlement in the area.

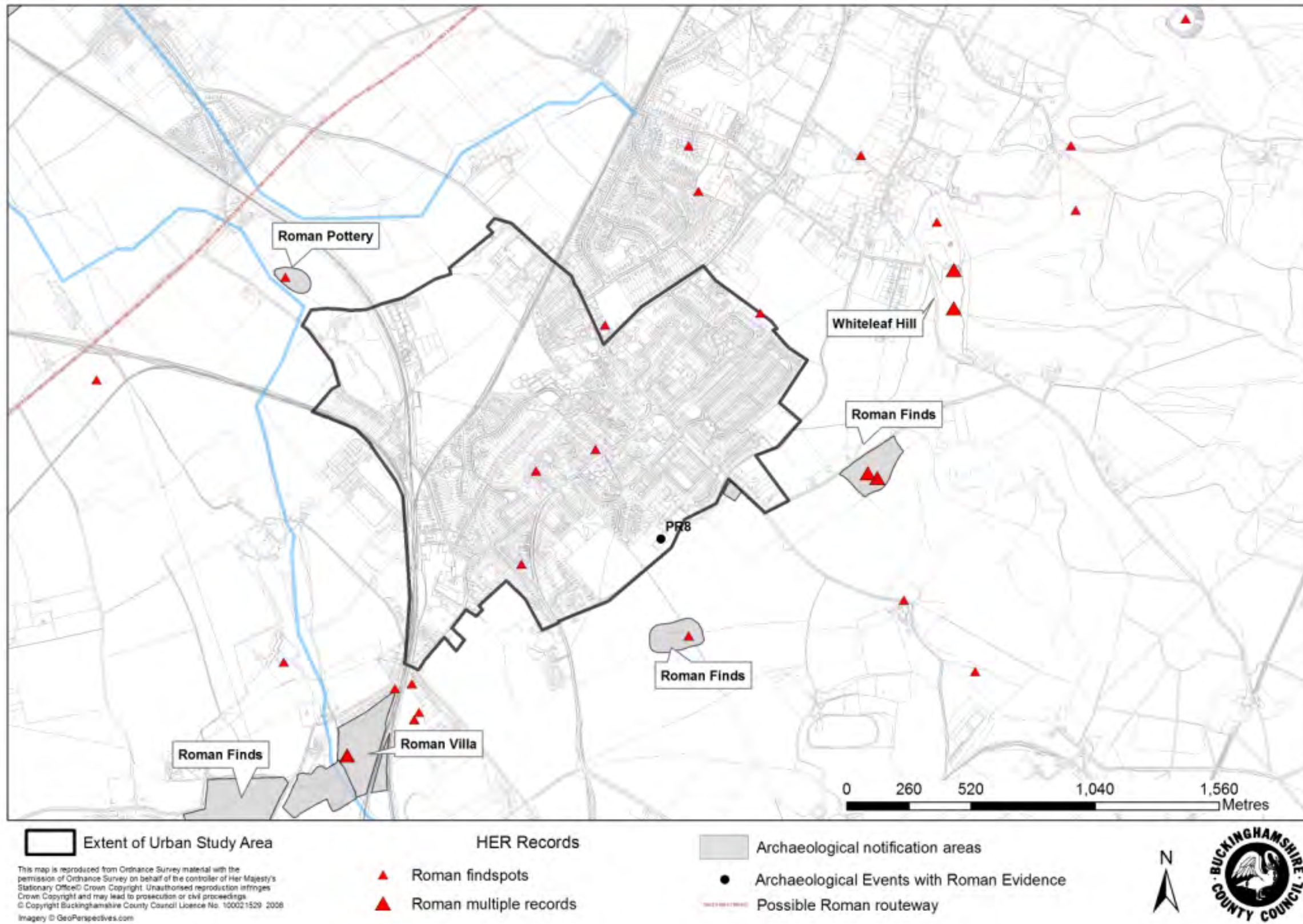


Figure 13: HER records for the Roman period

### 5.3 Saxon Period (AD 410 – 1066)

The place name evidence suggests a Saxon origin for Risborough, the name taken to mean 'the brushwood covered hills' (Mawer & Stenton, 1925). This on its own, however, does not prove settlement within the historic core at this time. Only one archaeological investigation within the town at the Town Farm Barns site (PR7) has revealed very slight Saxon evidence: a single pottery sherd of chaff tempered pottery dating to the 5<sup>th</sup> to 8<sup>th</sup> centuries AD which may have been imported at a later date.

Several possible Saxon cemeteries are recorded in the county Historic Environment Record some distance from Risborough, to the north a possible cemetery at Gallows Cross near Askett [HER 0237301000] was inferred by historical reference in the Monks Risborough Charter (AD 903) while to the south a second cemetery at Hemley Hill [HER 025130000] has been suggested following finds of Saxon metalwork and historical records of human bones. This site has since been included in the list of Scheduled Ancient Monuments [SAM 29435]. A third Saxon cemetery has also been recorded following excavations at Cop Hill, Bledlow at a site that has also been covered by designation [SAM 19046].

Although limited, the Saxon evidence continues to emphasise the Saunderton Gap as a significant focal point, the burials on Hemley Hill close to Saunderton villa hint at continuity of occupation over the Roman-Saxon transition.

#### *Black Hedge [HER 009920000]*

The Black Hedge to the north of Princes Risborough served as a boundary line between the parishes of Monks Risborough and Princes Risborough as they cross the Chilterns. The hedge was first mentioned in a charter of AD 903 that defined the boundaries of Monks Risborough (Baines A, 1981: 76). Hedgerow dating techniques have been applied to sections of the hedge since the 1970s that have suggested a 10<sup>th</sup> century origin for those areas (*ibid*). However, this technique provides a broad indicator of age there are caveats to applying the Hooper's law dating method, as some species colonise faster than others (Rackham 1986). Sections of the boundary have been located along the historic parish line between the two Risboroughs from Parslows Hillock east of Princes Risborough to the Aylesbury Road. Two trenches on the east side of Kop Hill were excavated in 2006, however the results proved inconclusive with no archaeological finds of features through which the Hedge could be dated (Hey et al, 2007).

#### *Risborough Manor*

By the late Saxon period, a manor at Risborough is recorded in Domesday as being held by Earl Harold, there is a debate as to whether the manor was part of Harold's personal earldom or part of the royal manor of the King, which is normally referenced to Edward the Confessor.

#### *Salt Trade?*

The Domesday entry for Risborough also makes reference to a burgess of Oxford who belonged to the manor and a salt-worker of Droitwich who provided an unspecified amount of salt to the lord. Salt was a valuable commodity and there has been some speculation as to whether Risborough was a part of an established trading centre for salt. A tentative investigation looking at the plausibility of salt routes to Hedsor Wharf on the Thames via Risborough has been made by Bull, (Bull L 1975). Although without further documentary or archaeological evidence this connection is hard to substantiate.

A late Saxon (10<sup>th</sup> century) Benedictine cell has also been suggested in Monks Risborough, built as a dependent of Canterbury Cathedral who held the parish [HER 002950000].

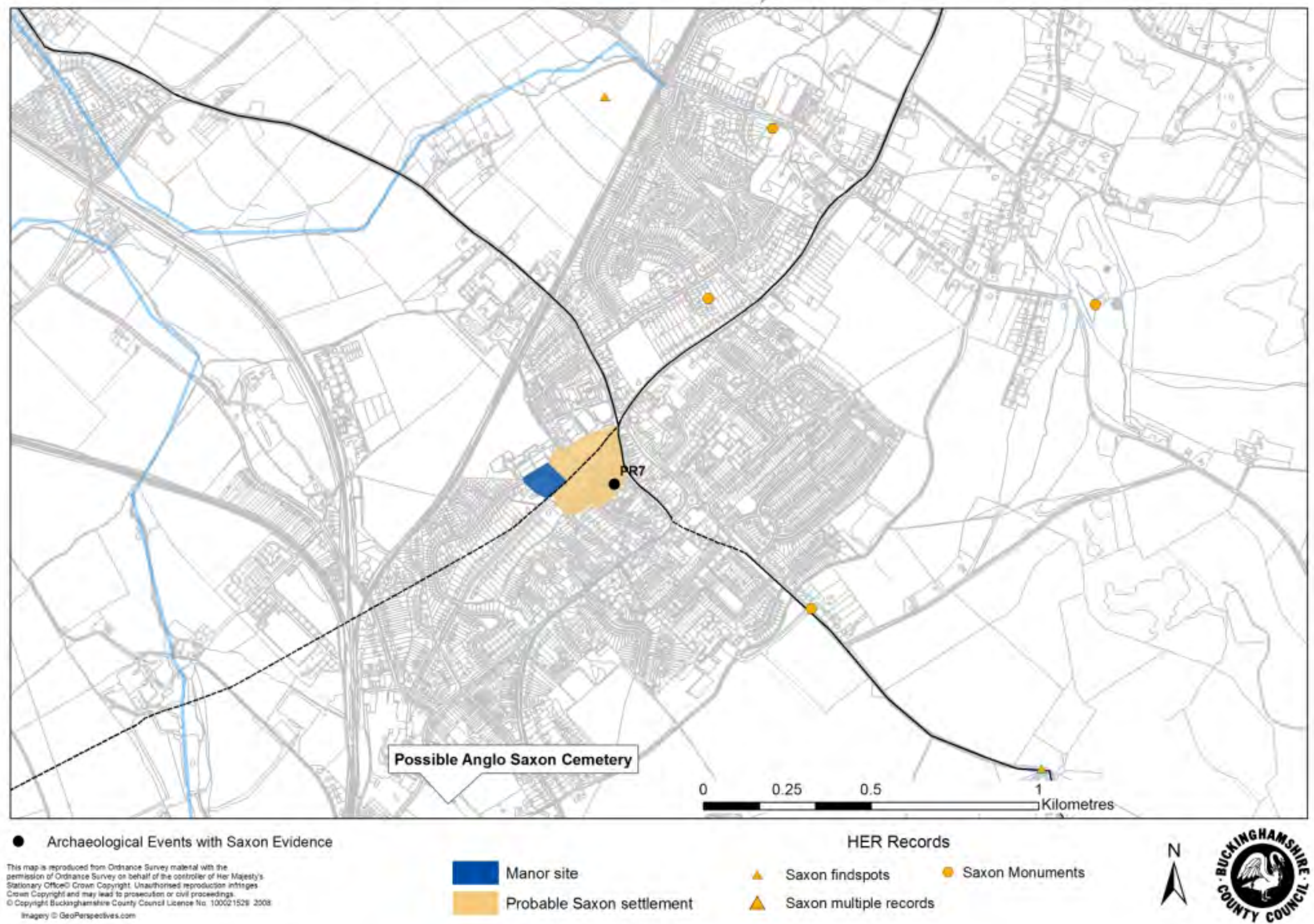


Figure 14: Possible extent of the settlement in the Saxon period



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

##### *Manors*

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

##### King's manor and Abbots manor

The entry for Domesday shows that prior to the Conquest, Risborough Manor belonged to the Saxon King Harold or Earl Harold and was later transferred directly to William the Conqueror and the manor remained part of the Royal estate. It appears that half of Risborough manor was initially granted to Ansculf de Pinchenji following the Conquest; ownership of this half changed hands and was held by Walter Giffard who, c. 1162 granted the church tithes and advowson, together with some woodland to Notley Abbey (Pavry, 1957). The death of the third Walter Giffard in 12<sup>th</sup> century the manor reverted back to the Crown, however the rights and land of the abbey seem to have been retained. The manorial has led to the historical distinction of there being two manors: Abbots manor or Abbots hold, held by the abbey at Notley and majority of the lands under King's manor. Throughout the medieval period manorial ownership resided largely with the crown, successive monarchs granting custodianship of Risborough to magnates including the Earls of Cornwall who held the manor in 1243 -1300

It is known that from at least the 1305 the King's Manor consisted in the main of a stud farm and deer park, for in that year bailiffs of Queen Margaret wife of Edward I confirmed the right of Abbot of Notley to tithes of colts and money from grazing rights in the park. In 1325 Edward II ordered a house to be built for the stud which by then had taken over the park completely.

##### *Markets and Fairs*

A market and two fairs were granted to the inhabitants of Princes Risborough by Henry VIII in 1523 (Page, 1927). The market was held at the north end of the High Street near the church and manor house. The current market hall was rebuilt in the 19<sup>th</sup> century (1824) supposedly on the site of an earlier structure. There is not much research undertaken on trade and the extent of Risborough's market in the Middle ages, it remains a mystery why a market grant was conferred so late upon the town.

##### *Town layout*

##### Old Town – Anglo Saxon/Medieval

There is unfortunately little evidence for the Saxon and medieval origins of Princes Risborough but the most likely location for the late Saxon/Norman settlement would be around the church and royal manor site at the Mount, although the evidence from excavations at the mount may suggest an alternative manorial site, possibly located at the current manor house (see below). Church Street also appears to be an early area of settlement with irregular plots and clustered around the church. Analysis of the 1832 enclosure map also shows that the surrounding old field boundaries form a distinct rectilinear shape; this encompasses the mount and the northern part of the church (Figure 17). The alignment also corresponds to the 'moat' to the east of church lane while other parts of the boundary have been observed in the garden of the vicarage/manor house (National Trust 1998). From the cartographic and archaeological evidence it suggests that the early part of the town could, at one time, have been defended by a large ditch and bank. However, further research would be needed to establish this; so far there has not been an excavation to confirm the presence of a ditch and, if one exists, to shed light on its origins and date. If these defensive measures existed then this highlights the status and importance of Risborough as a royal centre. The original market might have been accommodated at Church End close to the church, before the creation of the market square at the north end of the High Street. Settlement morphology and scant archaeological evidence from excavations at Town Farm Barns (PR7) suggest that late Saxon settlement could have occurred here.



Figure 15: Enclosure map of 1823 showing the conjectural location of the boundary of the early town

#### New Town – Medieval planning

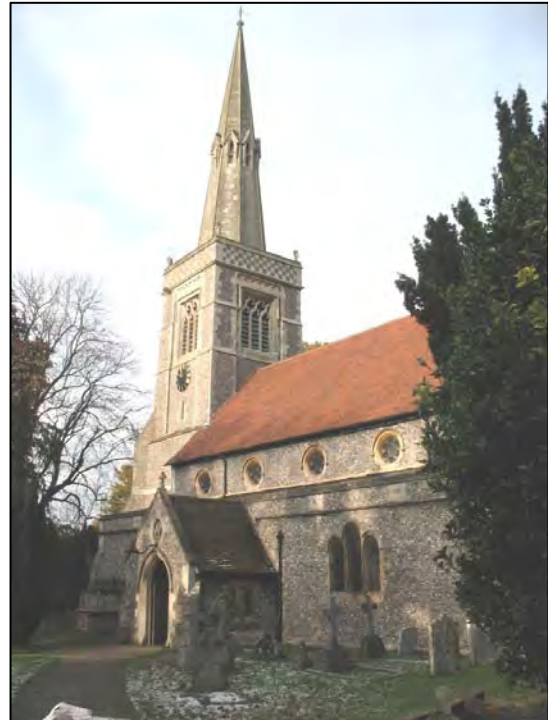
From the analysis of historic mapping it is also possible to discern another phase in the development of the town. The area along the High Street shows some evidence of organisation and town planning. The properties abutting the High Street are based upon long tenement plots. The pattern of these plots appears most convincing on the eastern side of the High Street, where the widths appear to be constant and the lengths varying between 55 to 85 metres (with an average 70 metres). By comparison on the western side of the High Street the shape and form is more irregular although there is some suggestion of burgage type plots at numbers 37-67 High Street. Apart from the plots themselves there is also a hint that the road to the south has been realigned to accommodate the planning of the town extension. There are two hypotheses to explain the growth. The first is that the High Street was the original road to Wycombe; a parallel road was added to create a back lane and demarcate the planned area of the town on the eastern side with its burgage plots. The back lane also functions as a bypass to the town and the route south towards Wycombe (Figure 28). The profile of the road widths on the 1832 Enclosure map seems to support this view as New Street at that time appears to be a much narrower road and therefore minor route. A second theory is that the back lane or New Road was in fact the original route running north south and that the High Street was a later creation away from the main thoroughfare (Figures 18 and 23).



Figure 16: Enclosure map of 1823 showing the medieval town planning

*St Mary's Church*

It is thought that the area occupied by St Mary's church has been the location of the worship since town's inception. So far there is no archaeological evidence to suggest an alternative location. Documentary evidence shows that Walter Giffard granted the church to the management of Notley Abbey in the 12<sup>th</sup> century (P.R.O: Register of Edward the Black Prince 1351: Fol 9). The earliest surviving elements date the current church to the 13<sup>th</sup> century although a church consisting of a chancel and aisle-less nave predates the 13<sup>th</sup> century. It has since been extended and altered several times with significant alteration in the 19<sup>th</sup> and 20<sup>th</sup> century.



*Figure 17: St Mary's Church*

*Inns and Taverns*

There are no records for Princes Risborough in the 1577 Return of Vintners, Inn-keepers and Alehouse keepers.

*Trade, mills and industry*

There are two watermills are recorded for Risborough in Domesday. The mills are thought to be represented by Culverton Mill some distance to the south which dates to the early 14<sup>th</sup> century at least (Farley et al, 2007) and Park Mill, at Summerleys west of the train station no longer a working mill but converted into a house. These mills were based along the stream arising near Culverton Farm at Pyrtle Spring. However the watercourse is largely absent today, the bed of the stream broken up by later agricultural activity.

The Domesday entry for Princes Risborough also records that a salt-worker of Droitwich paid an unspecified amount of salt to the lord. This evidence has been used to speculate that Risborough was already a trading centre in the 11th century, possibly on the salt trade routes to London. However this assertion is far from conclusive.



*Figure 18: Culverton Watermill, 1936 © Bucks County Council*

*Secular Buildings*

The area around Church Street and Market Square appears to be the earliest part of Risborough. The plots are irregular and the houses themselves primarily date to the 15<sup>th</sup> to 17<sup>th</sup> centuries. Timber framing is also more apparent than along the High Street. Several of the plots formed industrial yards or town farms in the 19<sup>th</sup> century and have only recently been redeveloped for offices and residential dwellings away from the main roads.



*Figure 19: The Vine House, Church Street*



*Figure 20: Parrott Hall, Church Street*

### The Mount Manor site

The area known as the Mount is located to the west of the churchyard and its extent is largely covered by a car park, before the development of the site was delineated by earthworks of a moated site. The mount is historically associated with the palace of Edward the Black Prince (1330-76), who held the royal manor from 1344 until his death (Page, 1927). It is known that from at least 1305 the King's Manor consisted in the main of a stud farm and deer park, for in that year there was an order to the bailiffs of Queen Margaret, wife of Edward I, to confirm the right of the Abbot of Notley to tithes of colts and charges for grazing horses in the park. In 1325 Edward II ordered a house to be built for the stud which by then had taken over the park completely. It is known that there were buildings on the site until the 17<sup>th</sup> century when the manor house was demolished by George Robert Hampden, the Earl of Buckinghamshire.

A study of the available documentary sources relating to the Black Prince was undertaken in the mid-1950s by F Pavry (1957) who also led the subsequent excavation on the Mount. While this documentary archive does explicitly refer to a park (later a stud farm) and a town at Risborough, it is also clear that those inhabiting the town remained answerable to the Prince rather than acting as free burgesses. There is also no mention of a market or more significantly rents due to the crown from a market.

The excavations at 'the Mount' (PR1) revealed a great deal about the structure, layout and design of the manor itself can also be discerned from the archive and it is this that was then tested with the subsequent excavation. Figure 21 illustrates the projected plan of the Mount Manor site identifying those walls that were discovered during excavation as well as their presumed extent.

Local tradition had said that the Black Prince's palace was made of wood and set upon a mound within the earthwork. However, no trace of a mound or motte was located in excavation, although the name may have referred to an early mound. The excavation revealed the presence of a Solar. Cobbled yard and what is thought to be a mounting block.

Walls of the solar made of flint and chalk 1ft 6 thick and thought to be of wicheart construction. The buildings thought to be the solar contained a large quantity of Penn tiles both decorated and plain while those of the Long Range were predominantly flint with evidence of brown floor tiles. The size of the walls has led the excavators to speculate that the buildings would have been thatched.

The dating evidence from pottery suggested that the mount started its existence in the 13<sup>th</sup> century perhaps in the reign of Henry III. The pottery and tiles complement the extensive literary evidence of heavy occupation during the 14<sup>th</sup> century. While what seems to be a demolition layer of 14<sup>th</sup> & 15<sup>th</sup> century point to the palace's destruction (Pavry 1956).

The finds from the site includes of an assemblage of pottery, which includes a large proportion of Brill pottery as well as a number of undiagnostic wares which are assumed to be local but have not been accurately provenanced. It is stated that the majority of the pottery and tile dates to the 14<sup>th</sup> and 15<sup>th</sup> centuries and includes cooking pots, pipkins, jugs and bowls. However the report has limited information on the particular types of pottery and the quantity of sherds unearthed during the excavation. The excavation was undertaken before the compilation of pottery sequences and the archaeological archive could benefit from a re-examination which could yield important information on trade and distribution of pottery types (see research section).

It is interesting to note that there is no evidence for earlier manor or occupation on the site. The earliest finds dating to the 13<sup>th</sup> century, which corresponds to the documentary evidence. As the excavation covered only the western end, it could be that the earlier manor was located elsewhere in the mount, although opportunities for discovery are limited as the most of the site is now covered by a car park. Alternatively, there might be the possibility that the Vicarage/manor house to east of the church could have been the earlier manorial centre; although there has been no direct archaeological evidence to suggest this, a survey by undertaken by the National Trust, noted that the fabric of the 17<sup>th</sup> century manor house could possibly contain the fabric of an earlier medieval hall house, (National Trust 1989).

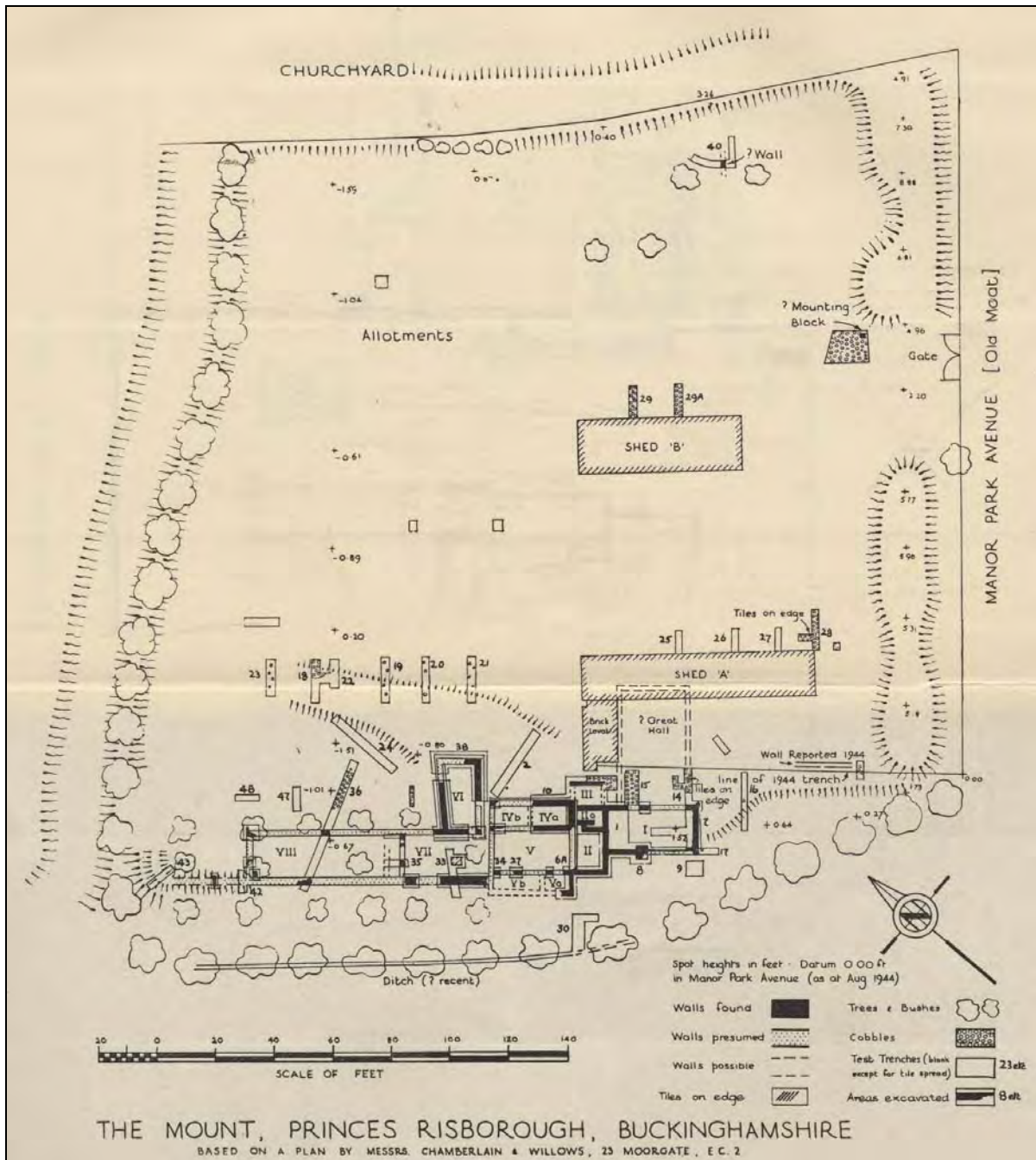


Figure 21: Plan of the Mount showing excavation results as well as projected outline of the manor (Pavry, F, 1957)

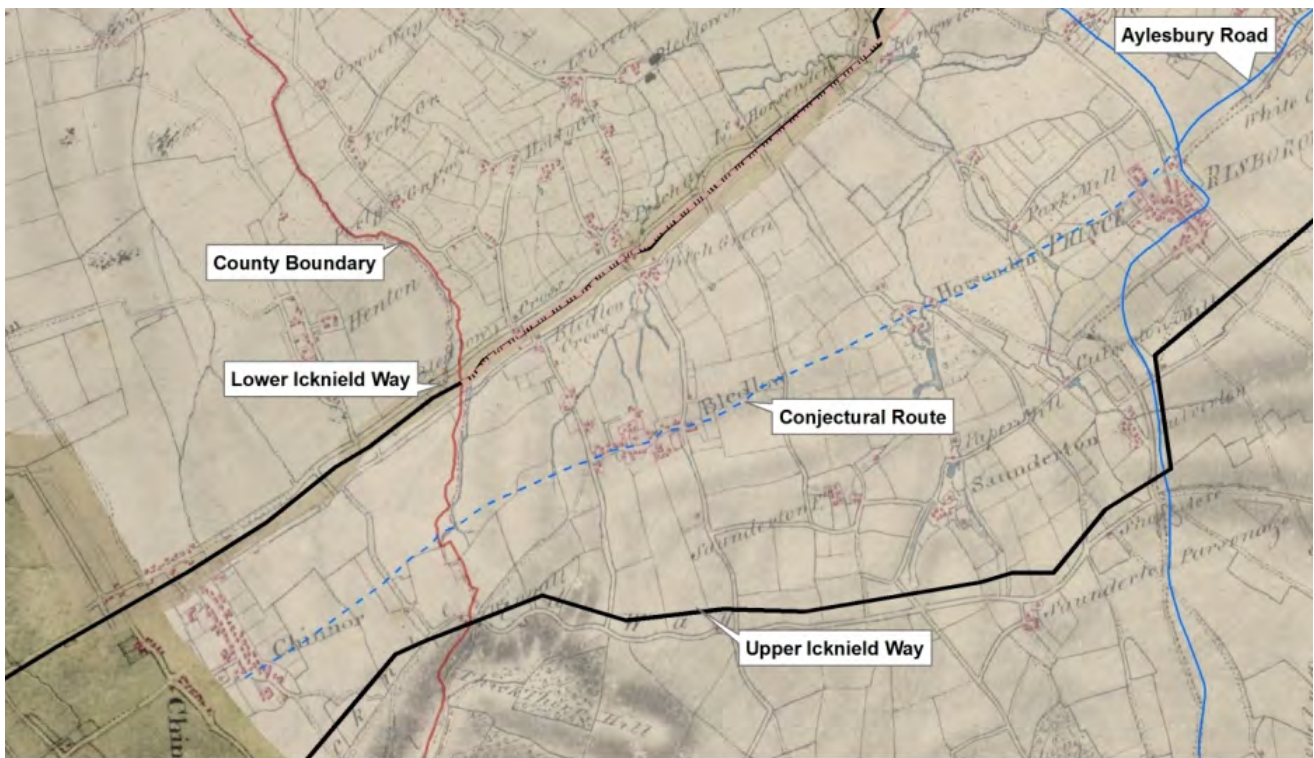
### Risborough Park

There are references, direct and indirect, to a park in Risborough throughout the medieval period. Domesday records the manor of Princes Risborough as 30 hides, of which 20 hides were contained within the demesne of the king (Morris). The suggestion has been made that even in the 11<sup>th</sup> century the nucleus of a park was already in existence, (Page 1927). There are a number of references to the deer park in medieval documentation; a park was mentioned in connection with Risborough in 1292 in the inquisition taken at the death of Richard Earl of Cornwall the Abbot of Notley had various rights in it, to maintain which he was continually making complaints to the king, (*ibid*). Edward II and probably his predecessors used the park of Risborough as a stud-farm. The buildings in the manor were repaired in 1318 so that the horses

of the king's stud could be properly kept there, and a special enclosure was made in which the horses might be exercised. Orders were given that the keeper of the stud should have whatever was required for the horses. The exact whereabouts and extent of the medieval Deer Park is uncertain. Documentary evidence refers to the park being near 'the mount' (Pavry 1957) a pre enclosure map of 1823 refers to a *Ward's Park* to the west of 'the mount' and there is also a *Park field* to the south east of the town, although the former reference seems to be the more plausible location (Figure 21).

*Medieval Routeways - hypothesis*

In light of morphological analysis of the town, some inferences can be drawn on the communication routes that connect the town. It is apparent that Risborough is connected by two dominant routes, the first is the Aylesbury Road (A4010) which runs east-west, connecting Risborough to the east with Monks Risborough and settlements towards Aylesbury, although the road terminates at the top of the High Street before doglegging south along New Road or Duke Street. The length of the road suggests that this route should continue but historic mapping shows no evidence of a road running to the west of Risborough; nor is there is any evidence of a track or fossilised field boundaries to demarcate a former route; much of the area was open fields up to the early 19<sup>th</sup> century. However, there is some evidence to suggest that at one time the Aylesbury Road ran through to the manor, St Mary's church and beyond. The settlements to west of Risborough: Horsenden, Bledlow and Chinnor are situated along the same lateral alignment as the town without being connected by road. The only principal east-west route in this area is the Lower Icknield Way which is impractically located some miles north of these settlements. It seems feasible that these settlements were once linked together by a route, (Figure 22). Looking further along the estimated alignment of this route there is the B4009 which runs to the West of Chinnor and connects the Oxfordshire villages and towns towards Wallingford. It is possible that the Aylesbury Road might have part of this long distance route but was stopped up at some point in its history, possibly to avoid encroachment near the manor and deer park.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. © Copyright Buckinghamshire County Council Licence No. 100021529 2008



Figure 22: Conjectural Figure 28: Road running west of Princes Risborough

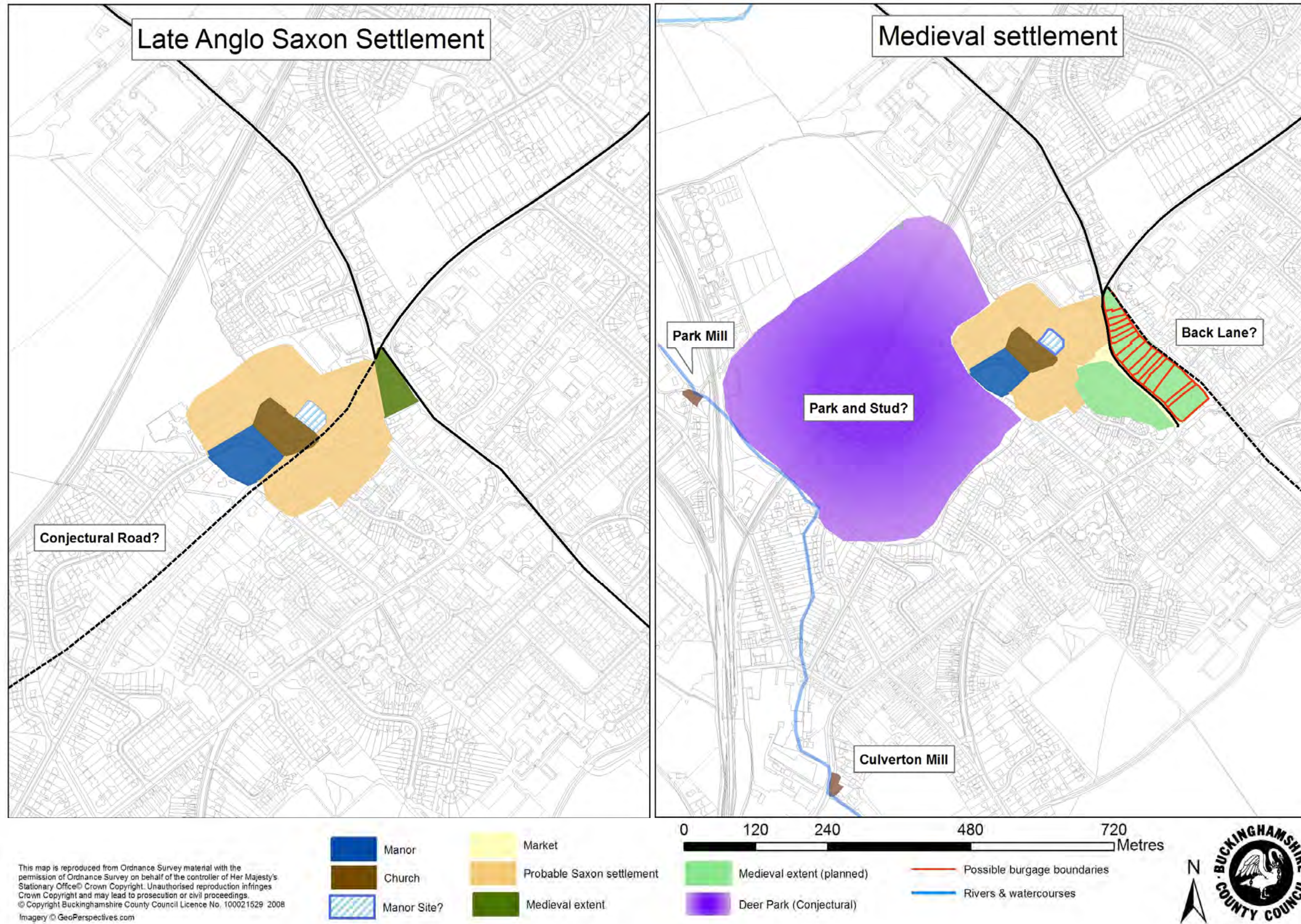


Figure 23: Possible extent of the town in the medieval period



## 5.5 Post medieval period (1536-1800)

### *Town layout*

The regular layout of the plots on the east side of the High Street would suggest that some degree of planning was utilised here at least, whether the west side also saw some co-ordinated organisation is difficult to ascertain. The town achieved official status only at the end of the 16<sup>th</sup> century despite receiving a grant for a market and fair some seventy years earlier. Urban characterisation of the town suggests limited expansion during the post medieval period in common with many other Buckinghamshire towns. Small areas of settlement expanded along Bell Street to the south of the town and Longwick Road to the north. The current built character of the town would also suggest that some redevelopment and re-fronting occurred during this period.

### *Borough Status*

The tenants of the manor of Princes Risborough received official borough status in 1596, however there are few known records relating to it (Sheahan, 1861).

### *Manors*

#### *King's Manor*

The manor remained in Royal hands throughout the medieval period and was sold only in 1628 by Charles I to the City of London. In 1637 it passed to the Chibnall family and from then it was held by a series of owners until the 19<sup>th</sup> century.

#### *Abbots Manor*

On the Dissolution this land was initially granted to the Dean and Chapter of Oxford but was returned shortly afterwards. This manor was sold by Elizabeth I to Thomas Crompton in 1589. In 1624 it was sold to Joan Chibnall and Vincent Barry, the stewards of the king's manor and from this point seems to have merged with that manor (Page, 1927).

#### *Deer Park*

There are some documentary references to the deer park in the post medieval period; up until the 16<sup>th</sup> century the park had been a part of the manor, until Henry VIII granted permission was to its owner, Sir Edward Don to enclose Risborough Park (Page 1927). This does not seem to have enclosed the entire park as there is a further reference in 1653 when Ralph Adeane held the property there was 800 acres of wood and 60 acres of furze and heath attached to the manor. However, there is no mention of the park after the Restoration (c.1660) around this time and its fate seems a mystery. It is likely that the remaining park was enclosed or divided up. The only remaining evidence survives as place name evidence on the pre enclosure map.

### *Churches & Chapels*

The first records of Dissent in Princes Risborough come from the 18<sup>th</sup> century when visitations in 1706 and 1709 recorded around one hundred Baptists and Presbyterians in the town and parish. A Baptist Chapel was built in the town in 1707 (Page, 1927).

### *Hospitals & Schools*

No hospitals and schools are recorded in Princes Risborough during the post medieval period.

*Secular Buildings*

With parallels to Amersham, the east and west sides of the High Street represent two different styles of architecture and morphology. The east side consists of post medieval wide frontage buildings within burgage type plots. The houses are large and well preserved and the majority date to the 17<sup>th</sup> and 18<sup>th</sup> centuries. Building materials are more varied also with flint infill a common site. Architecturally, the buildings are a mixture of vernacular and Georgian styles.

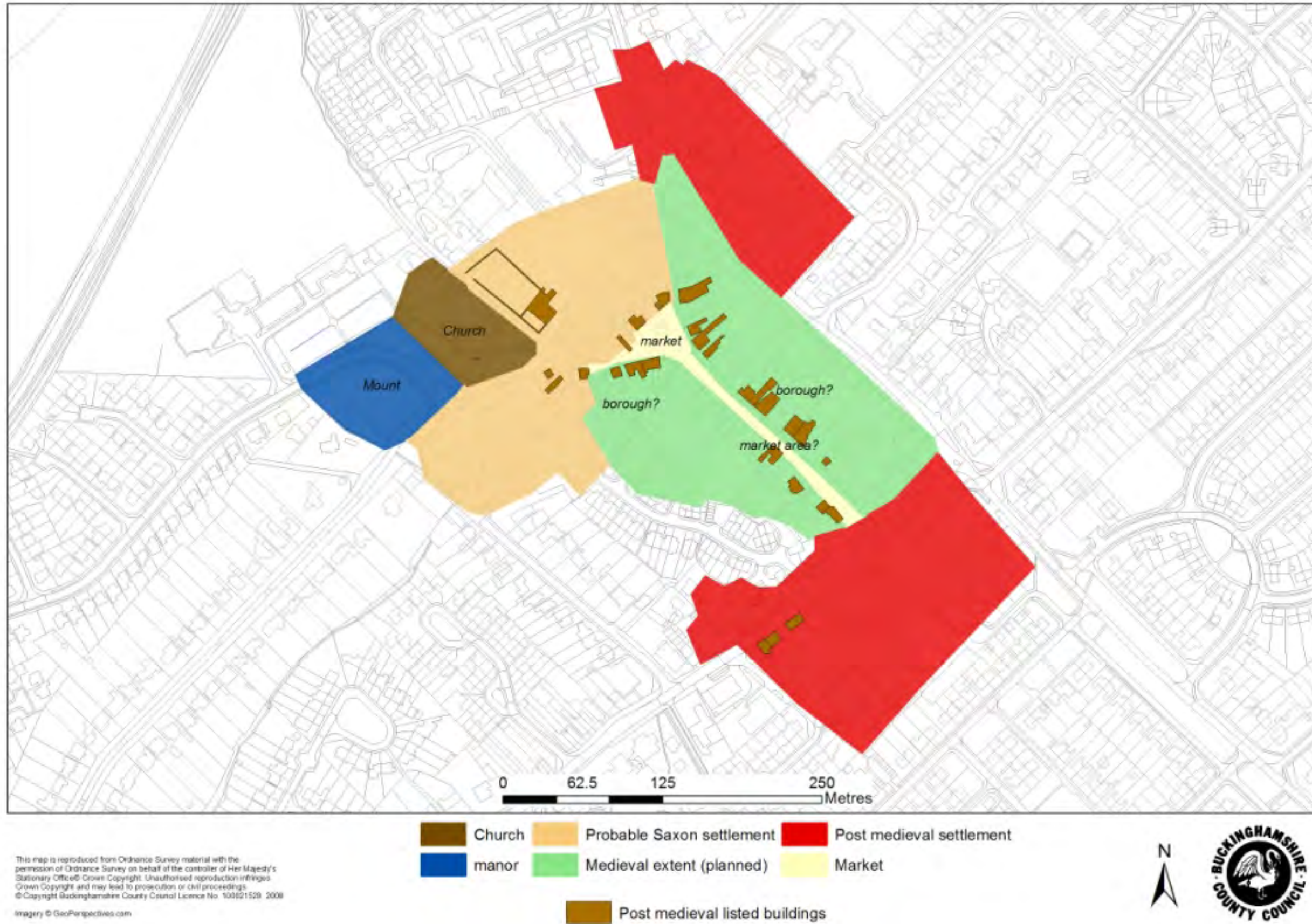


*Figure 24: High Street 32-56 (east side)*

The west side of the High Street, however, is significantly different. There are fewer buildings included in the listed building register although this side does contain a 15<sup>th</sup> century jettied building at 15 High Street. The plots for this side of the street are smaller and narrower than those to the west while architecturally the buildings on the east appear to be a mixture of Victorian and vernacular styles.



*Figure 25: High Street 23-45 (west side)*



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. © Copyright Buckinghamshire County Council Licence No. 103621529 2008. Imagery © GeoPerspectives.com

Figure 30: Probable extent of the late post medieval town in the 18<sup>th</sup> Century

5.6 Modern Period (1800-Present)

*Manors & Estates*

Risborough Manor

By 1841 the manor was sold to the Duke of Buckingham and Chandos and by 1862 it had been passed on to J Cuddon (Page, 1927).

*Enclosure and the Turnpikes*

Risborough was directly affected by three turnpikes in the late 18<sup>th</sup> to 19<sup>th</sup> centuries. The first road to be turnpiked was the Wycombe to Risborough stretch of road in 1795 (Wycombe Road). This turnpike was later extended north as far as Kimble in 1827 (Aylesbury Road). The second road to be turnpiked was a new road between Thame and Risborough in 1830 (Gulland P, 2006: 7). This turnpike created several entirely new stretches of road between Risborough and Kingsey along a path originally proposed by the Trust in 1800 (*ibid*). All three sections were governed by the Risborough Turnpike Trust until 1871 (Edmonds, 1993).

In this same period, the act of enclosure (1823) removed the last remaining open fields in the parish as well as removing tithe dues from the land (Macfarlane S & Kingham, C, 1997).

*Industry in the 19<sup>th</sup> Century (see Appendix 3 for details)*

The market continued to be held in the 19<sup>th</sup> century for the sale of corn and cattle particularly while a fair was also held annually. Local industries also continued to operate into the modern period including two breweries, three malt-houses, a wool stapler's yard and a parchment maker's yard (Sheahan, 1861). Watercress beds just north of the town are also recorded on late 19<sup>th</sup> to early 20<sup>th</sup> century Ordnance Survey maps. The two breweries were located on first on Aylesbury Road near the site of the current St Teresa's Church and also in Market Square itself. This brewery survived complete with its brewery arch until the mid-1950s when it was replaced by the current building (No. 15 Market Square).

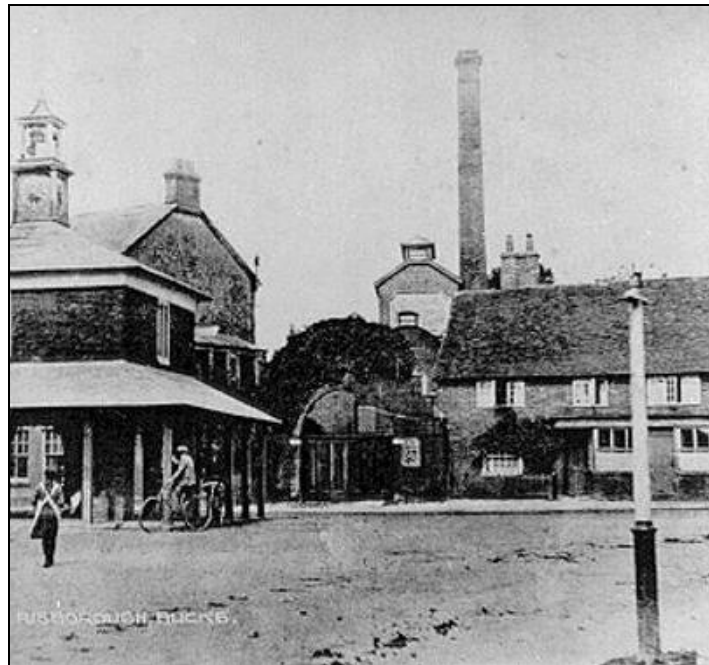


Figure 26: Market Square with Lion Brewery in the background c.1900 (Copyright Bucks Museum)

Summary	1830	1842	1850	1864	1877	1887	1891	1903	1911	1920	1935
Professional	0	1	1	1	2	2	3	2	5	2	17
Agric/General	0	0	4	32	10	8	12	10	6	0	6
Artisans/trades	26	24	13	0	13	14	12	11	8	7	6
Service/Provision	33	36	38	78	34	44	39	42	43	41	48
Merchant/dealer	16	10	15	22	15	15	18	22	23	26	30

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

Furniture making also became an important industry in the town in the late 19<sup>th</sup> to 20<sup>th</sup> centuries with a large site on Summerleys Road on Picts Lane. The Risborough Furniture Company initially operated out of a small workshop next to the British School on Station Road in 1920 but almost immediately moved to the larger site on Picts Lane allowing the factory to add a saw mill. The Risborough factory was closed in 2001 and the company moved to a new site in Thame, the Picts Lane site was subsequently demolished in 2004 (<http://www.petergoodearl.co.uk/laceygreen/prisboro/risbfurn/agbhist.htm>).

The Ercol furniture factory, located a short distance from Princes Risborough Station, represents a continuation of the furniture making industry within the town. Ercol has been based in the Wycombe area since the early 20<sup>th</sup> century. The new factory, although outside the project area has won several design awards for its architectural design and environmental commitments (RIBA Award 2003; SEEDA Sustainable Business Awards 2003).



*Figure 27: Ercol furniture factory © Morley von Sternberg*

*Civic and modern religious structures*

Baptist Chapel (HER No. 0558300000)

The current Baptist chapel on Bell Street was built in 1804 and expanded in the mid-19<sup>th</sup> century (Pevsner & Williamson 1994: 604). A second Baptist chapel is recorded on 19<sup>th</sup> and 20<sup>th</sup> century Ordnance Survey maps at the current site of St Teresa's Church.

Wesleyan Chapel

A Wesleyan chapel on Bell Street is mentioned in (Sheahan, 1861), it was originally held by the Presbyterians in the early 19<sup>th</sup> century but was abandoned until the Wesleyans took it over in the mid-19<sup>th</sup> century.

St Teresa of the Child Jesus, Catholic church

This architecturally distinctive church is located to the east of the historic town on Aylesbury Road. It was built in 1938 by Giuseppe Rinovoluri, in brown brick. It has a prominent central dome flanked by domed and apses (Pevsner & Williamson 1994: 602), looks like a mixture of Byzantine and Italianate, Baroque styles.



*Figure 28: St Teresa's Catholic church*

*Hospitals & Schools pre 1945*

A National School is mentioned near the church, built in 1841, it is currently in use as a hall.



*Figure 29: Former National School, Church Street*

Elementary School (HER No. 1351100000)

Nineteenth century elementary school, Station Road, was built in 1847 and closed in 1913. After its closure, the school had a number of uses, including a cinema and dance hall. The building is now an office. A British School was also built in the detached portion of the town at Parkfield near the station.

Chiltern College on the Aylesbury Road midway between Princes Risborough and Monks Risborough is also recorded on Ordnance Survey maps from 1880 to 1955.

*Hospitals & Schools post 1945*

St Teresa's Church

St. Teresa's School was founded in 1945 by the parish priest, Father Dreves and run by the Daughters of Jesus to open a parish school. The association with the Daughters of Jesus lasted until 1970 when, due to a decline in vocations, could no longer supply teachers for the school. The school was revamped and reconstruction began in 1997; St Teresa's reopened in 1998.

Berryfield First School

Located in Berryfield Road, the school, constructed of London brick and weatherboarding, was built in 1969 by county architect F. B. Pooley (Pevsner & Williamson 1994: 604).

Princes Risborough Upper School

Princes Risborough Upper School is a co-educational secondary school, located on the Upper Icknield Way. The school was established in 1957 In September 2001 the school was awarded specialist school status as a Technology College, by the Department for Education and Skills (DfES).

*Residential development and buildings*

Parkfield Road: This detached portion of the town was designed and built in the 19<sup>th</sup> century following the enclosure act and the redrawing of the roads in this area. The Victorian and Edwardian terraces form a triangular settlement bounded by roads on all sides. The site later formed close links to the late 19<sup>th</sup> century railway station and early 20<sup>th</sup> century factory site on Summerleys Road.



*Figure 30: Parkfield*

Manor Park Avenue: was built over the old royal park in the 1930s to 1940s. The houses are mainly detached properties set within large plots. The development was extended in the 1950s to form a loop back to the main road. The insertion of wicket gates at the end of the road gives this area a feeling of exclusivity, a private or gated community.



*Figure 31: Manor Park Avenue*

Major residential development in Princes Risborough began in earnest after the Second World War. The most extensive area to be developed was the east of the town at Berryfield Road on the former 'Burying Field'. The development was characterised by social housing built primarily as long terraces. The same sort of housing expanded to the south of the High Street to become Ash Road. By 1956 the Southfield, Woodfield complex was created with its distinctive pattern of three parallel roads linked by a radial green area.





*Figure 32: Southfield Road*

In the 1960s and 1970s saw the further infilling of housing around Princes Risborough, effectively enveloping the old town. Development is typified by Stratton Road, named after a prominent Risborough family (Macfarlane & Kingham 1997). Stratton Road is characterised by large, detached houses built in the ubiquitous international style; a design prevalent of British housing estates at this time. The houses in Stratton Road have a garden city feel, set within large hedged lined gardens, bordering onto tree lined streets with grass verges.



*Figure 33: Stratton Road*

*Designed Landscapes*

Manor House, Church Lane [HER 0097602000]

19<sup>th</sup> century maps indicate the presence of a substantial garden associated with the manor house. The associated plot included several outbuildings (now converted to private residences), a possible formally laid out garden to the west of the manor and a moated area and orchard to the rear. The extent of the plot does survive, however there does appear to be some degree of partition around the moated area particularly to accommodate garden spaces for the converted outbuildings. The orchard space to the rear of the manor house has since been redeveloped to include a tennis court and swimming pool although there does appear to be good preservation of hedged avenues and tree cover. The paths in the western garden space seem to have been removed altogether.

The plot and moated area do survive at the rear of the house, however, at least part of the orchard area has been redeveloped to include a tennis court and any formal paths appear to have been removed from the western garden. The house itself, including the walls to the western garden is listed as grade II.

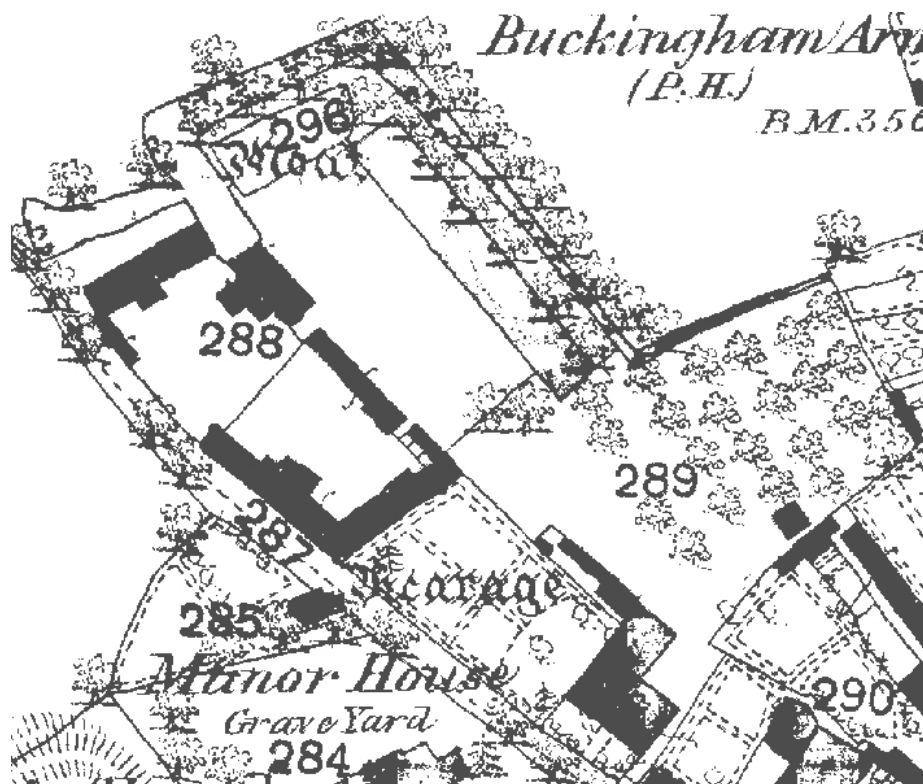


Figure 34: Extract from the 1<sup>st</sup> edition OS 25" map showing Manor House & Gardens

Icknield Court, Wycombe Road [HER 064900000]

19<sup>th</sup> century Ordnance Survey maps indicate the presence of a rectory and garden at this site. The site was redeveloped as flats in the 1970s.

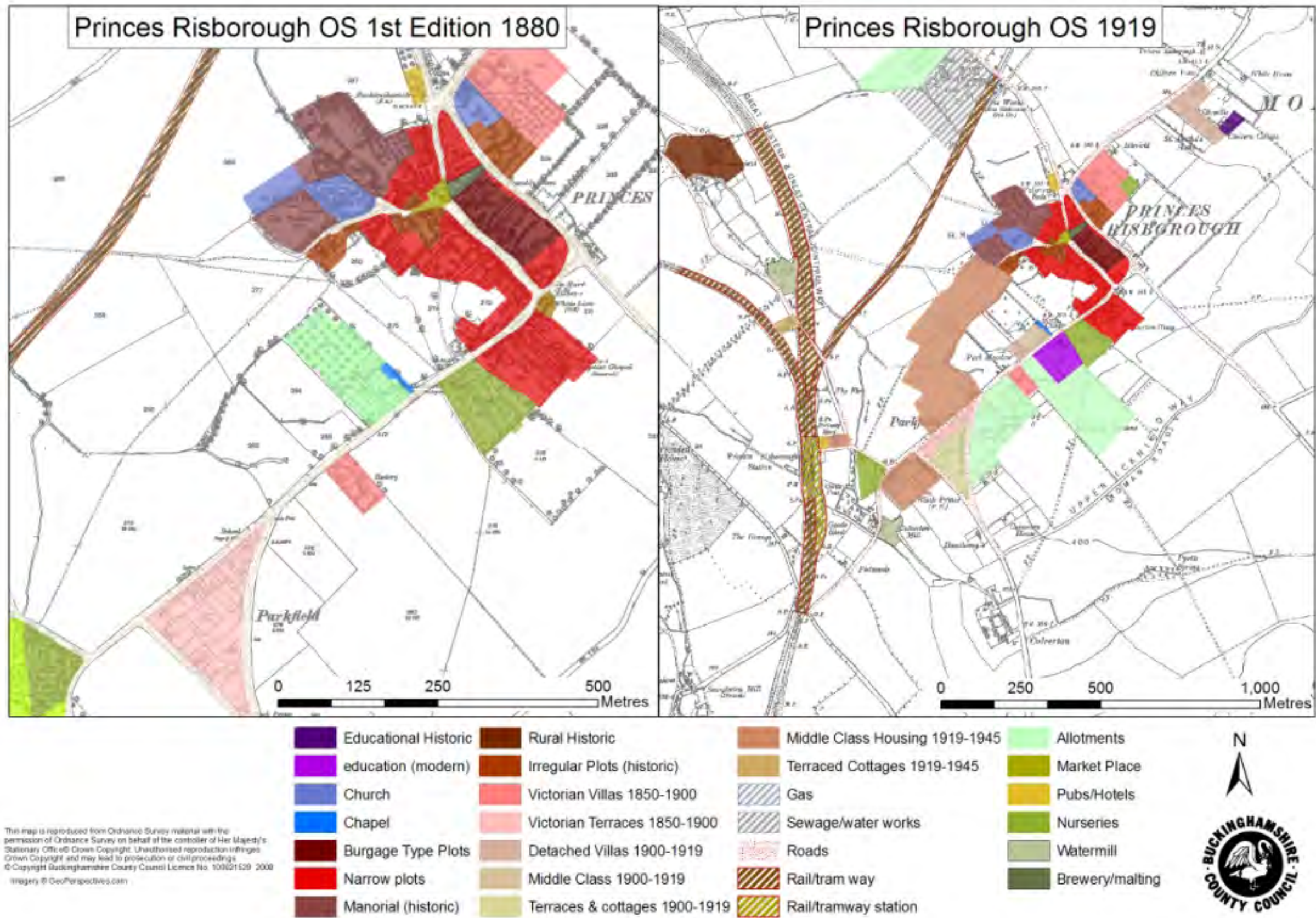


Figure 35: Risborough in the 1880s to 1920s

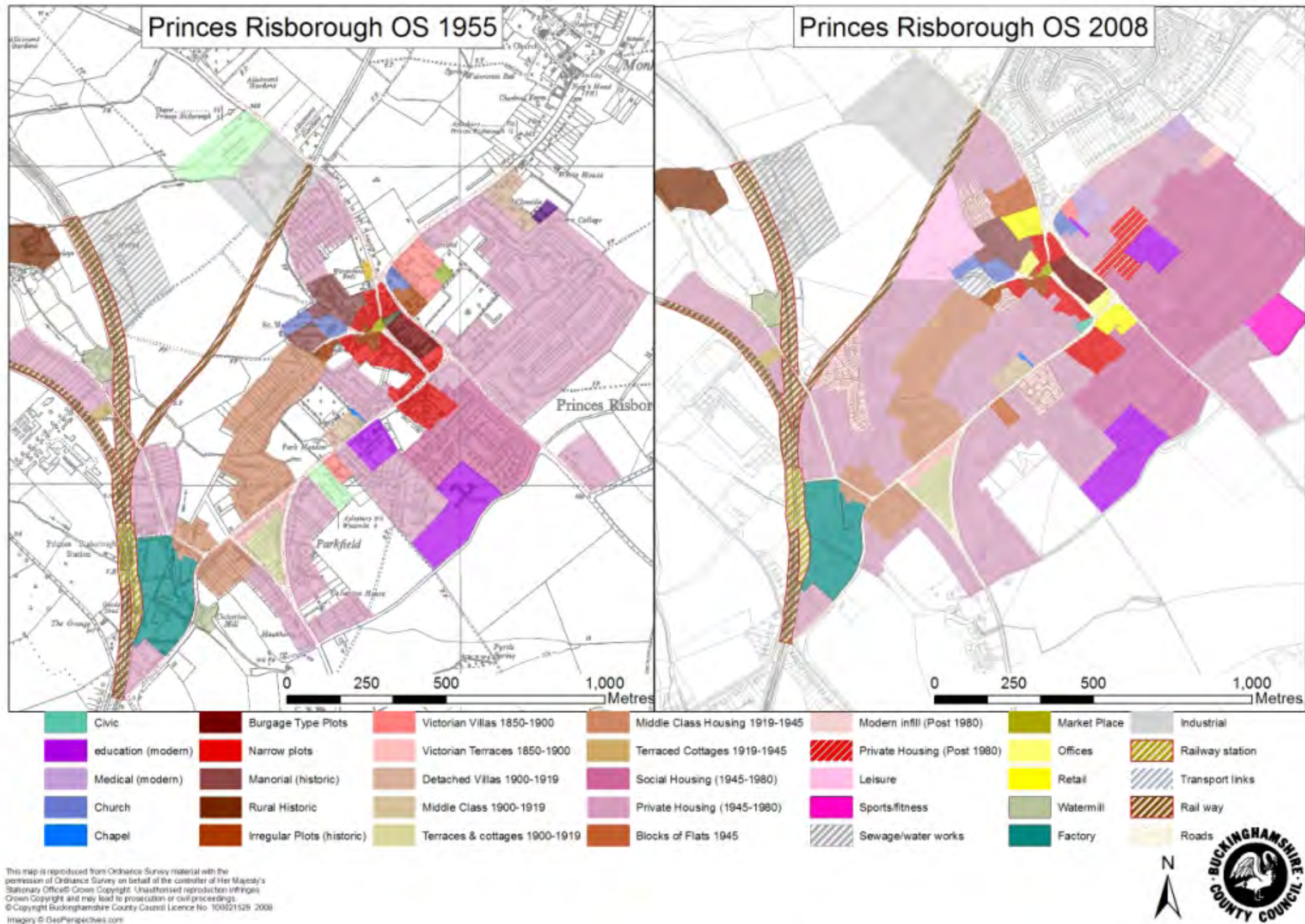


Figure 36: Town in the post war to modern period

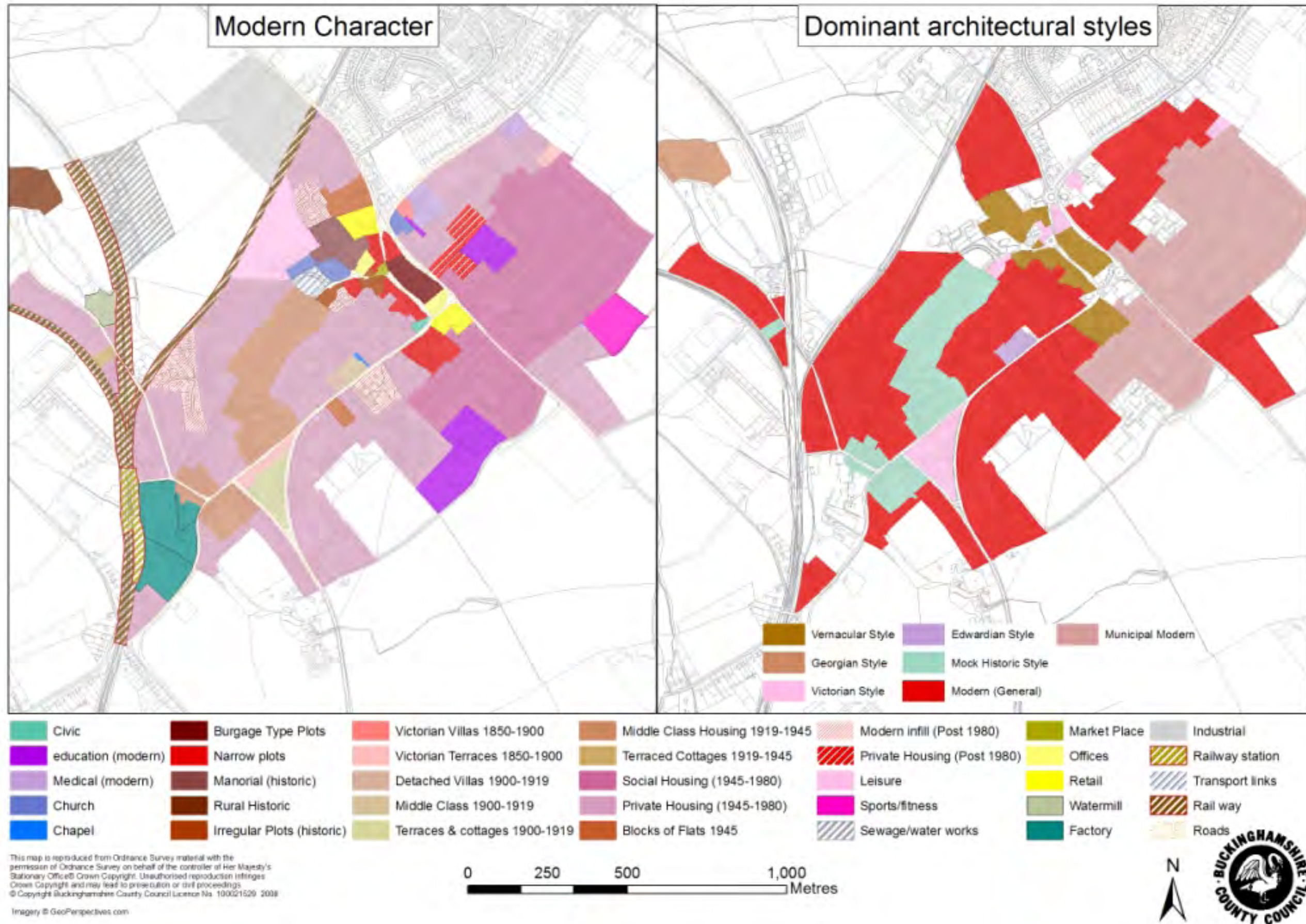


Figure 37: Character of the town and architectural styles

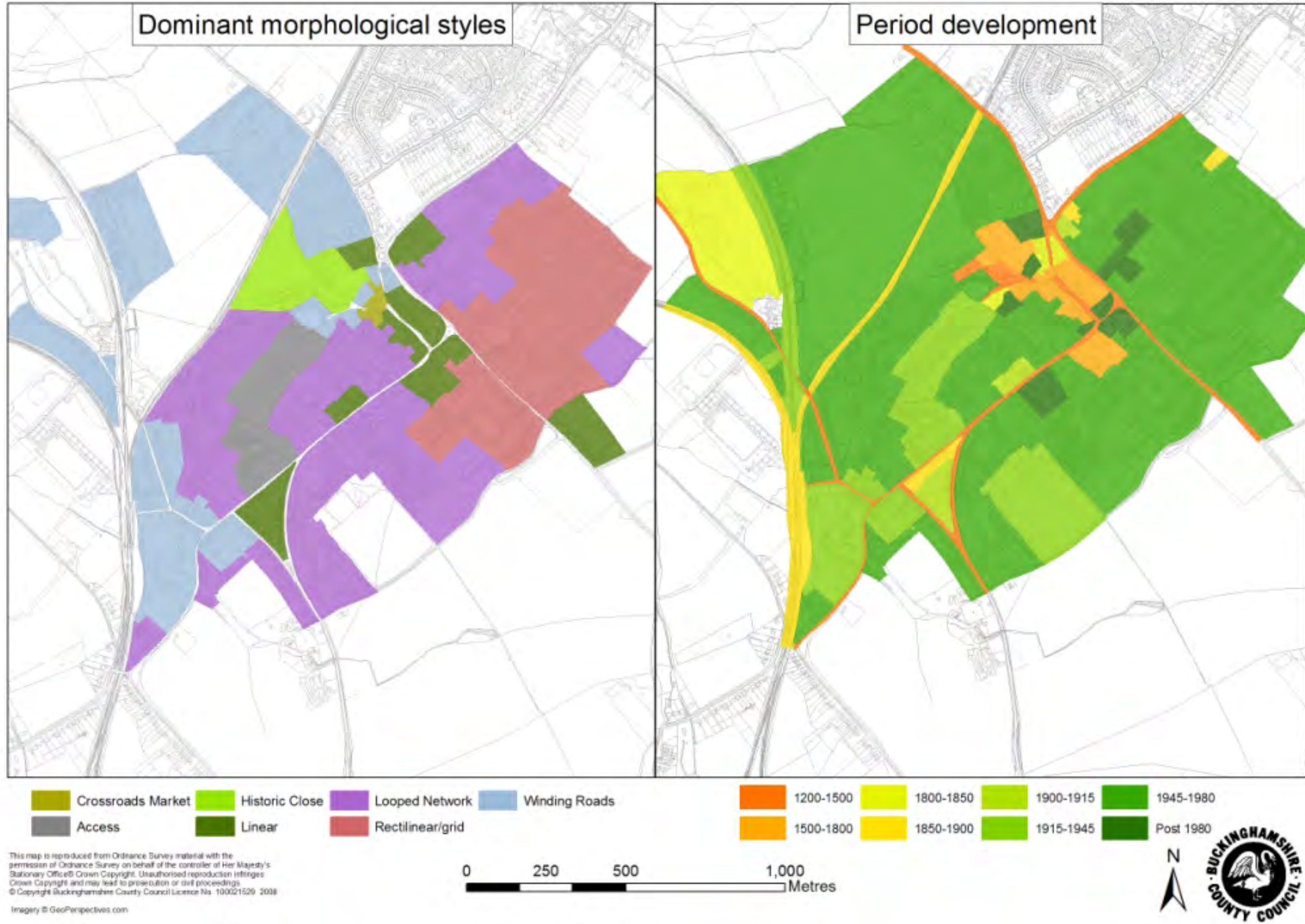


Figure 38: Morphological and period development

## **6 Historic Urban Zones**

### **6.1 Introduction**

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

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

### **6.2 Historic Urban Zones**

The creation of these zones begins with several discrete data sets including historical cartography and documentary sources; known archaeological work; buildings evidence (whether listed or not) and the modern urban character (Figure 39). 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.

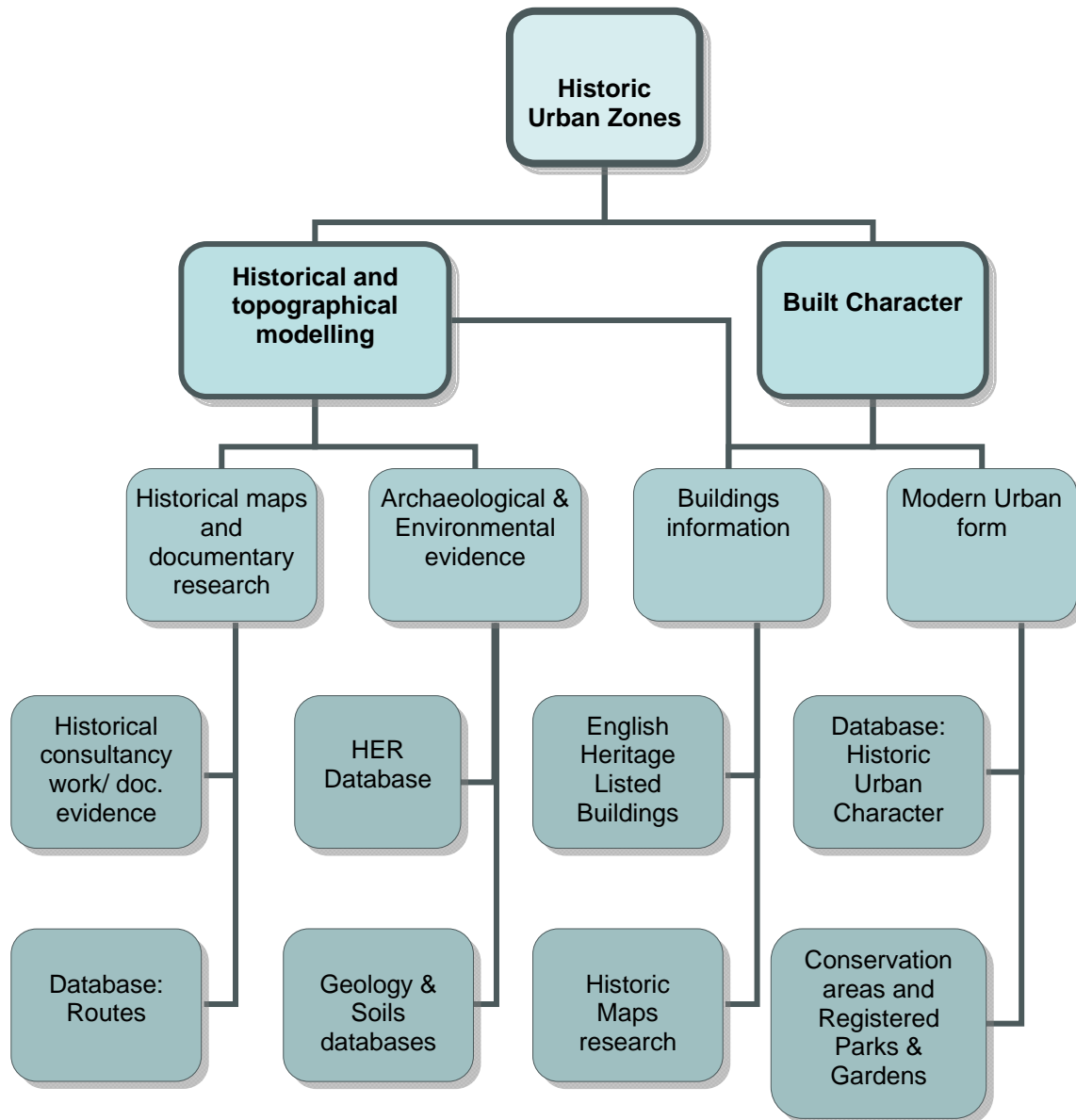


Figure 39: Diagram showing the processes involved in the creation of the urban character zones

#### 6.4 Period:

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

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



#### 6.5 Survival:

This section focuses on the visible or documented survival of historical elements. For example buildings will have a bias towards post medieval although some medieval forms (churches) will exist. In terms of deposits assessment will often be based upon documented investigations and it should be recognised that some parts of towns cannot be assessed until further data becomes available.

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

#### 6.6 Potential:

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

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

#### 6.7 Group Value:

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

#### 6.8 Diversity:

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

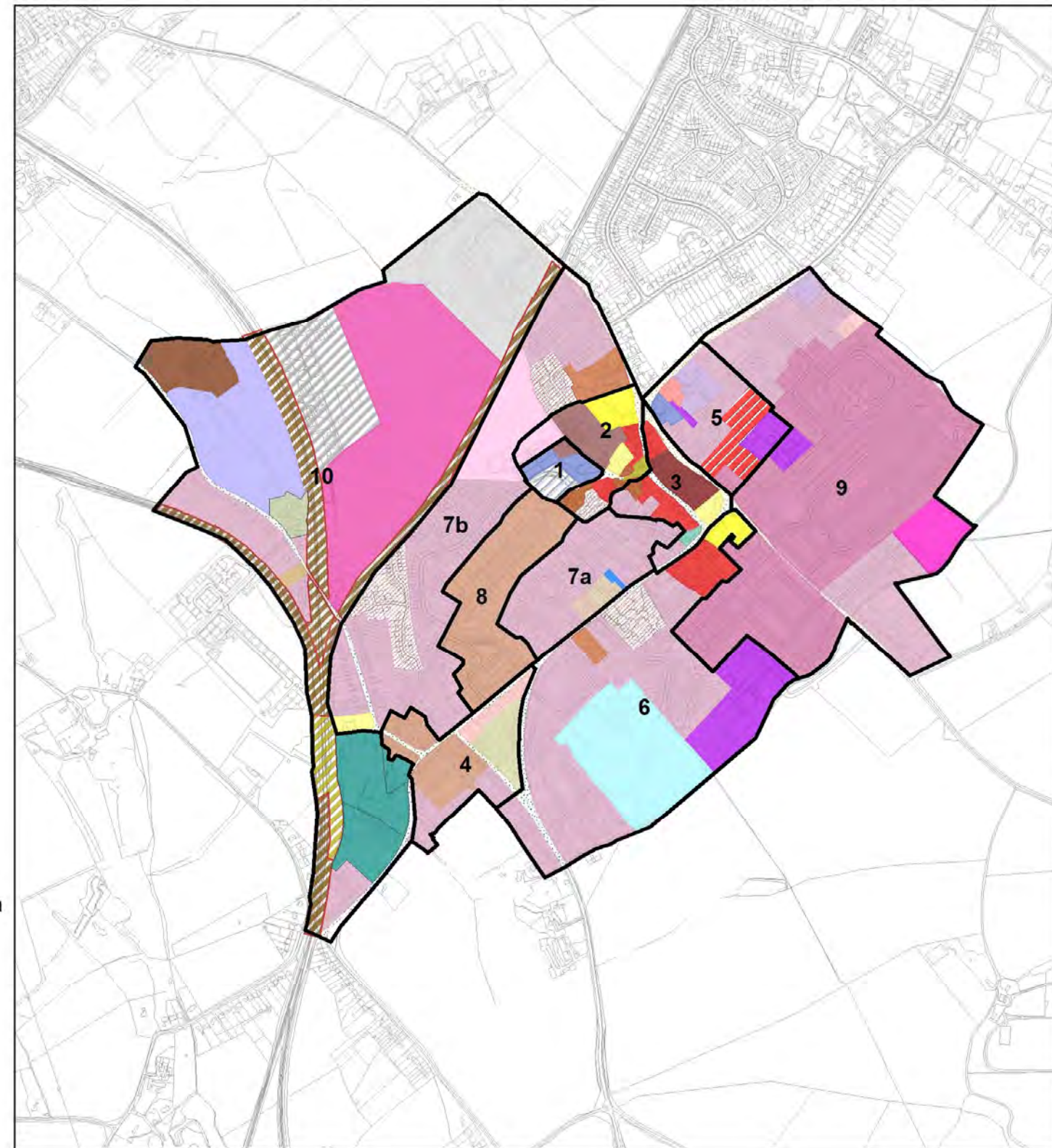
- High – 3 or more phases
- Medium – 2 major phases
- Low – Single phase
- Unknown

## 6.9 Conservation Principles

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

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



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office. Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.  
 © Copyright Buckinghamshire County Council Licence No. 100021529 2008  
 Imagery © GeoPerspectives.com

Figure 40: Historic Character Zones for Princes Risborough

6.10 Historic Settlement

Zone 1: The Mount			
<p><b>Summary:</b> The urban character zone of 'the Mount' comprises the area that is believed to be the extent of the former royal palace of the Edward the Black Prince. The Mount is not within the Princes Risborough conservation area although it is designated as a scheduled monument.</p>			
<p><b>Historical:</b> The area has an association with medieval monarchs from at least the 13<sup>th</sup> century and possibly the location of the manor of Earl Harold, which was later transferred to William the Conqueror. Its most famous incumbent is <i>Edward, the Black Prince</i>, owned the manor in the 14<sup>th</sup> century. It remained in royal hands until 1628 when it was sold to the City of London. The illustrative historic value of the Mount has been gravely harmed by the construction of the car park on the former medieval manor such that the church/manor association can no longer be easily appreciated. Nevertheless the church and two historic lanes leading off from the main road still relate to the medieval settlement form.</p>			
<p><b>Evidential:</b> The Mount has been designated a scheduled monument since 1924, and partly excavated in 1955 although it is unclear what buried remains have survived the construction of the car park. The only surviving part of The Mount is a substantial earth bank and ditch, located along part of the western boundary St Mary's churchyard – The monumentality of the earthwork gives some indication of the former defence of the palace of the Black Prince. The zone's principal evidential interest lies in the potential to understand the development of an important medieval royal manor and the extent to which it drove or restrained the social and commercial development of Risborough.</p>			
<p><b>Aesthetic:</b> The Mount is affected by the large car park that covers part of the site and traffic on the modern Stratton Road. At present, despite being a Scheduled Monument, the Mount car park detracts from the aesthetic value of the zone.</p>			
<p><b>Communal Value:</b> The Mount contains the Princes Risborough's cemetery.</p>			
Archaeological Assessment	Built Character (general characteristics)		
<p><b>Period:</b> Early medieval 1000-1300 AD</p> <p><b>Survival:</b> Medium/High</p> <p><b>Group Value:</b> Manorial</p> <p><b>Diversity:</b> Medium</p> <p><b>Potential:</b> High</p>	<p><b>Morphology:</b></p>	winding roads	<p><b>Density:</b> Low</p>
	<p><b>Character Types:</b></p>	transport links cemetery	manorial historic
	<p><b>Architecture</b></p>	Modern	
Heritage Values	<p><b>Plan Form</b></p>	N/A	
<p><b>Evidential:</b> High</p> <p><b>Historical:</b> High</p> <p><b>Aesthetic:</b> Medium/Low</p> <p><b>Communal:</b> Medium</p>	<p><b>Build Materials:</b></p>	concrete	Stone
	<p><b>Roof Materials:</b></p>	N/A	

Zone 2: Manor and Market				
<p><b>Summary:</b> This zone is defined by the conjectural boundary of the early settlement, this encompasses the church, the manor house and the town's market square. With exception of the leisure centre in the north western corner the zone is within the Conservation Area. The market square is a funnel shaped area at the end of the High Street with a 19<sup>th</sup> century market hall surviving in the centre. There are a number of listed buildings in this zone ranging from the 13<sup>th</sup> to the 19<sup>th</sup> century; the most notable are the 13<sup>th</sup> century church of St Marys the 17<sup>th</sup> century Georgian fronted Manor House. The dominant architectural styles comprise mostly of vernacular styles along Church Street and Market Square and a row of Victorian terracing along Duke Street.</p>				
<p><b>Historical:</b> This zone is bordered to the east by Duke Street leading off from the Market Square and Church Lane to the east leading off from Church Street. St Mary's Church was built in the 13<sup>th</sup> century by the Giffard family and subsequently donated to Notley Abbey. <i>Amy Johnson</i>, the aviator, lived at Monks Staithe in 1937. The historic plot for the Manor House encompassed a significant proportion of this zone including several farm buildings that have since been converted into private residences. The plots lining Church Street and Market Square certainly predate the 19<sup>th</sup> century and probably originate in the medieval period although the buildings themselves vary quite significantly in date. Duke Street is probably an 18<sup>th</sup> or 19<sup>th</sup> century extension of the town.</p>				
<p><b>Evidential:</b> This area probably formed part of the earliest settlement in the town and has produced significant evidence of Iron Age and medieval date. The old vicarage site at Monks Staithe is one of the oldest vernacular buildings in the town dating to the 15<sup>th</sup> century. Two small-scale archaeological investigations within this zone revealed little archaeological evidence. The potential for archaeological evidence, however, must remain high particularly for more substantial ground disturbance or works to historic buildings. The principal interests in this area would be for the date of expansion of settlement into this area and the origin of commercial activity. Other areas of interest would be the church and burials within the churchyard, the origins of 'Monks Staithe' and the possibility of further prehistoric finds.</p>				
<p><b>Aesthetic:</b> The church surrounded by a flint wall and set within a densely wooded plot suggests an air of peace and quiet Princes Risborough has an historic market town feel, which this zone typifies the town quite nicely. The narrow winding streets and the dominantly vernacular style of architecture are suggestive of a quiet rural settlement. There is the odd insertion of modern commercial buildings and the busy market place lend a more urbanised air, the overall impression being of a small urban settlement that retains its ties to the rural landscape.</p>				
<p><b>Communal:</b> The area provides a spiritual focus for the town as well as providing a venue for social clubs. A weekly market continues to be held along the High Street under the original charter in 1523 with the 19<sup>th</sup> century market hall still in use. The market hall remains a focus of the modern town.</p>				
Archaeological Assessment	Built Character (general characteristics)			
<p><b>Period:</b> Medieval 1100-1536</p> <p><b>Survival:</b> Medium</p> <p><b>Group Value:</b> Manorial/ ecclesiastical /commercial</p> <p><b>Diversity:</b> Low</p> <p><b>Potential:</b> Medium/High</p>	<p><b>Morphology:</b></p>	Crossroads market linear	<b>Density:</b>	high
	<p><b>Character Types:</b></p>	market place retail modern offices	manorial historic irregular plots narrow plots	
Heritage Values	<p><b>Architectural styles:</b></p>	Vernacular	Gothic	Victorian
<p><b>Evidential:</b> High</p> <p><b>Historical:</b> High</p> <p><b>Aesthetic:</b> Medium</p> <p><b>Communal:</b> High</p>	<p><b>Plan Form styles:</b></p>	Post medieval wide frontage Post medieval narrow frontage		
	<p><b>Build Materials:</b></p>	Brick: Handmade Brick: Machine Box Frame: Render infill	Brick: Painted Brick: Render	
	<p><b>Roof Materials:</b></p>	Tile: Clay handmade Tile: Clay machine	Slate: Natural	

Zone 3: High Street				
<p><b>Summary:</b> This zone is defined by the extent of historic planned settlement along the High Street. The built character of the High Street zone represents a cross section of types from 15<sup>th</sup> century timber framed buildings to modern brick offices with each street showing different dominant characteristics. The buildings lining the High Street vary in date from the 15<sup>th</sup> to the 19<sup>th</sup> century, although the prevailing period of development appears to be the 17<sup>th</sup> century.</p>				
<p><b>Historical:</b> The plots to the east take the form of burgage type plots, truncated to the east by the late medieval or post medieval New Road, the plots on the western side appear to be governed by the extent of the fields to the rear, indicative of lower levels of organisation on this side. The dominant architectural style on both sides of the High Street is vernacular although Victorian styles are more common on the west. Duke Street consists of Victorian terraces built with shopping spaces on the ground floor. Church Street consists of large historic irregular plots that have been partitioned in the modern period. The extent of modern development to the rear of the High Street has been included as it comprises the extent of the 19<sup>th</sup> century plots. Post medieval expansion along Bell Street has also been included. Modern redevelopment has occurred at the southern end of the High Street with the resulting of several buildings.</p>				
<p><b>Evidential:</b> The only archaeological excavation, at Town Farm Barns (PR7), produced evidence of medieval activity. The principal interests in this area would be to clarify the date of expansion of settlement into this area, including the laying out of burgage plots and development of commercial activity. It seems likely that archaeological analysis of historic buildings along the High Street would add considerably to our understanding of the town's development.</p>				
<p><b>Aesthetic:</b> There is a significant historic status division between the east and west sides of the High Street; the east side is characterised by well-maintained wide frontage properties faced with flint and handmade brick. In contrast the properties on the west side are smaller narrow frontage or terraced buildings with a significant proportion of 19<sup>th</sup> century rebuilding. The buildings on this side are not as well maintained and could benefit from some enhancement. Bell Street and Duke Street are similar in characteristics to the western side of the High Street. The zone also includes the northern side of Church Street, this area shares more characteristics with the eastern side of the High Street although there is a dominance of vernacular rather than Georgian style on Church Street.</p>				
<p><b>Communal Value:</b> This zone is the commercial heart of the town being the principal location of the market as well as the main area of commercial retail and office space.</p>				
Archaeological Assessment		Built Character (general characteristics)		
<p><b>Period:</b> Medieval 1100-1536</p> <p><b>Survival:</b> medium</p> <p><b>Group Value:</b> n/a</p> <p><b>Diversity:</b> Low</p> <p><b>Potential:</b> Medium/High</p>	<p><b>Morphology:</b></p>	<p>Linear</p>		<p><b>Density:</b> High</p>
	<p><b>Character Types:</b></p>	<p>Irregular plots</p> <p>burgage type plots</p>	<p>narrow plots</p> <p>private housing</p>	<p>modern infill</p> <p>offices &amp; civic</p>
	<p><b>Plan Form</b></p>	<p>Post medieval wide frontage</p> <p>Post medieval narrow frontage</p> <p>Conversions</p>		<p>Terraces</p> <p>Semi detached</p>
Heritage Values		<p><b>Architecture</b></p>	<p>Vernacular</p> <p>Victorian</p>	<p>Modern general</p>
<p><b>Evidential:</b> High</p> <p><b>Historical:</b> High</p> <p><b>Aesthetic:</b> High</p> <p><b>Communal:</b> High</p>	<p><b>Build Materials:</b></p>	<p>Brick: Handmade</p> <p>Brick: Render</p> <p>Box Frame: Brick</p>		<p>Brick: Machine</p> <p>Brick: Painted</p>
	<p><b>Roof Materials:</b></p>	<p>Tile: Clay machine</p> <p>Tile: Clay machine</p>		<p>Slate: Natural</p>

6.11 Modern Settlement

Zone 4: Station Road				
<b>Summary:</b> This zone, located near to Princes Risborough train station, is defined by late 19 <sup>th</sup> to early 20 <sup>th</sup> century settlement between Station Road and Wycombe Road. This area is primarily made up of sections of Victorian or Edwardian terraces with some inter War semi-detached houses along Station Road and Picts Lane. There are two 19 <sup>th</sup> century listed buildings on the Wycombe Road.				
<b>Historical:</b> The original road system would have consisted of the main road to Wycombe but following enclosure in 1823 an additional road was added to create the Parkfields estate. Settlement was initially concentrated in the triangle of land created by the three roads in the 19 <sup>th</sup> century but soon expanded along Picts Lane in the inter war period probably as a result of the large factory site north of Picts Lane. Parkfields is fairly typical of small-scale late 19 <sup>th</sup> /early 20 <sup>th</sup> century estates in Buckinghamshire and illustrative of this phase of expansion out from the medieval urban core.				
<b>Evidential:</b> There have been no previous archaeological investigations in this zone, making assessing the potential for archaeological remains difficult but extensive disturbance is likely from the modern development. Parkfields includes Culverton Mill on Picts Lane, while the original mill buildings have been demolished, the site is known to have been in use as a mill since the 14 <sup>th</sup> century.				
<b>Aesthetic:</b> The built character comprises Victorian and Edwardian style terraces and inter-war semi-detached properties.				
<b>Communal:</b> The area is primarily residential.				
Heritage Values	Built Character (general characteristics)			
<b>Evidential:</b> Low <b>Historical:</b> Medium <b>Aesthetic:</b> Medium <b>Communal:</b> Medium	<b>Morphology:</b>	linear	<b>Density:</b>	High
	<b>Character Types:</b>	Victorian terraces Terraces 1900-1919		Middle class 1919-45 Private housing
	<b>Architectural styles:</b>	Victorian	Modern generic	Mock historic
	<b>Plan Form styles:</b>	Terraces		Semi detached
	<b>Build Materials:</b>	Brick: Render	Brick: Machine	Brick: Painted
	<b>Roof Materials:</b>	Tile: Clay machine		

Zone 5: Back Lane					
<b>Summary:</b> This zone is located directly to the north of the historic town and is defined by late 19 <sup>th</sup> to early 20 <sup>th</sup> century settlement growth near to the town and is within the town's conservation area. The area includes several distinctive buildings including the Byzantine style Catholic church although none are as yet protected by designation.					
<b>Historical:</b> Early settlement along Back Lane originally comprised of a farmhouse type settlement with large regular plots, probably used as orchards. A Baptist chapel was also built in the late 19 <sup>th</sup> century in this area. The plot boundaries were preserved until the 1970s when Back Lane was widened and modern development occurred.					
<b>Evidential:</b> There have been no previous archaeological investigations, although it is located in close proximity to the archaeological notification area for the historic town. A single watching brief just beyond the historic extent of the town at the former Buckingham Arms site (now Tesco supermarket) proved negative and may indicate that medieval activity did not extent significantly beyond the known boundaries.					
<b>Aesthetic:</b> St Teresa's Church is a unique building in a prominent position, it is clearly visible whether entering the historic town or passing through it. The buildings also the Aylesbury Road are also distinctive in their style, differing from the modern generic style of architecture. These buildings are large detached properties with a mock historic architecture.					
<b>Communal Value:</b> This zone includes St Teresa's Church and School as well as a nursing home and recreation area, it fulfils a variety of needs for the modern town.					
Heritage Values	Built Character (general characteristics)				
<b>Evidential:</b> Low <b>Historical:</b> Low <b>Aesthetic:</b> Medium <b>Communal:</b> Medium	<b>Morphology:</b>	Looped network		Linear roads	
	<b>Density:</b>	Medium			
	<b>Character Types:</b>	churches education	medical Victorian villas	private housing modern infill	
	<b>Architectural styles:</b>	Victorian	International	Modern generic	
	<b>Plan Form styles:</b>	Detached		Semi detached	
	<b>Build Materials:</b>	Brick: Machine			
<b>Roof Materials:</b>	Tile: Clay machine				

Zone 6: Parkfields					
<b>Summary:</b> This zone is defined by the extent of modern settlement to the south of the historic town of Princes Risborough extending as far as the Upper Icknield Way. Only a small area to the west of the zone is within the Princes Risborough Conservation Area.					
<b>Historical:</b> In the 19 <sup>th</sup> century this zone was primarily agricultural with the exception of some settlement along the Wycombe Road that included a Baptist Chapel, a nursery and a rectory. A second area of late 19 <sup>th</sup> to early 20 <sup>th</sup> century settlement occurred along the Aylesbury Road midway between Princes Risborough and Monks Risborough. This area of settlement included the Chiltern College and St Agatha's Home. A school was added by the 1920s but it was in the post war period that settlement expanded significantly with large areas of social housing along New Road (formerly Back Lane) and Wycombe Road. Small areas of housing have been added in the 1970s and 1980s.					
<b>Evidential:</b> Human remains, possibly prehistoric, have been discovered in two areas of this zone, at the School on Wycombe Road and on Crossfield Road off the Aylesbury Road. While three infant burials, thought to be Roman, have been recorded on the edge of the zone on New Road. The proximity of this zone to the important multi-period ritual complex at Whiteleaf Hill coupled with the recorded discoveries of human remains across this area may indicate peripheral cemetery sites in or near the town. There are several archaeological notification areas within this zone including a small area of the historic settlement along Bell Street where Saxon and medieval activity might be found, a large area around the School which may indicate a prehistoric burial zone and a smaller area near the infant burials with the potential for Roman activity.					
<b>Aesthetic:</b> This zone is largely built at the base of the Chiltern Hills and residents are afforded some spectacular views with the Chiltern Hills rising above them to the south east and the historic town settled below them to the north west. The views of this area made famous by the artist Paul Nash. While there are a high number of houses, the design of the estates is spacious with large open spaces and few boundaries.					
<b>Communal Value:</b> This zone is primarily residential, however there are several schools and recreation areas as well as a small area of modern commercial retail. There is a significant amount of green space centred around the 1950s social housing development.					
Heritage Values		Built Character (general characteristics)			
<b>Evidential:</b> Medium/High <b>Historical:</b> Medium <b>Aesthetic:</b> Low <b>Communal:</b> Medium	<b>Morphology:</b>	Looped network	rectilinear	<b>Density:</b>	High
	<b>Character Types:</b>	narrow plots irregular plots Victorian terraces	education sports/fitness private housing	social housing modern infill retail & medical	
	<b>Architecture</b>	Vernacular	Modern generic		Municipal
	<b>Plan Form styles:</b>	Detached	terraces	flats	Semi detached
	<b>Build Materials:</b>	Brick: Machine	Brick: Painted		Pebbled/Shingled
	<b>Roof Materials:</b>	Tile: Clay machine			Tile: Cement

Zone 7a: Park Road						
<b>Summary:</b> This zone is defined by an area of residential housing to the west of the historic town. It also comprises and a row of interwar housing along Bell Street. This zone is outside the town's conservation area.						
<b>Historical:</b> The large proportion of this area was built in the 1970s and 1980s. The oldest part of the zone is centred upon Bell Street where Victorian and Edwardian buildings are located.						
<b>Evidential:</b> No excavations have been carried out in this zone. However given the zones close proximity to the historic core of the town, there is the potential for some archaeology to be discovered. There are no listed buildings in this zone although the Methodist Chapel on Bell Street is of some architectural interest.						
<b>Aesthetic:</b> The built character of this zone is of unremarkable suburban housing. However there are some are large, attractive Edwardian buildings abutting Bell Street.						
<b>Communal:</b> The zone contains a mixture of uses with the communications network, areas of industrial development and utilities dominating in the northern half of the zone while the southern half is primarily focussed on residential and leisure pursuits.						
Heritage Values		Built Character (general characteristics)				
<b>Evidential:</b> Medium <b>Historical:</b> Low <b>Aesthetic:</b> Low <b>Communal:</b> Low	<b>Morphology:</b>	Winding roads	Looped network	<b>Density:</b>	Medium	
	<b>Character Types:</b>	historic mansion middle class 1900-19 middle class 1919-45 private housing	modern infill blocks of flats leisure railways	factory site watermill site industrial sewage works		
	<b>Plan Form</b>	Detached	terraces	flats	Semi detached	
	<b>Architecture</b>	mock historic		Modern generic		
	<b>Build Materials:</b>	Brick: Machine Brick: Render		Brick: Painted Pebbled/Shingled		
	<b>Roof Materials:</b>	Tile: Clay machine		Tile: Slate (Artificial)		



Zone 7b: Stratton Road & Recreation Areas					
<b>Summary:</b> This zone is defined by the extent of settlement to the north of the historic town, and is delineated by the railway line to the north and the manor park settlement to the south. The area is largely residential housing but also includes the community, leisure and health centres. The area is outside the town's conservation area.					
<b>Historical:</b> This residential area was built largely in the 1950s and 1960s, with some later infilling of housing in the 1980s and 1990s on what is now Willow Way and Angwood Close.					
<b>Evidential:</b> One excavation have been carried out in this zone,(PR4) at the leisure centre produced mixed results and little in the way of datable evidence. However, the eastern end of the zone is in close proximity to the historic town, which has greater potential for archaeological discovery.					
<b>Aesthetic:</b> The built character of this zone is a quiet suburban area. There is provision for green spaces in the form of the leisure centre spaces than in Zone Six and the overall impression of settlement here is more insular, focussing on the streetscape of quiet tree-lined roads, wide verges and large regular plots rather than on the views afforded to the residents of Zone Six.					
<b>Communal:</b> Although largely residential this area is the heart of community events in Princes Risborough containing the health, leisure and community centres.					
Heritage Values		Built Character (general characteristics)			
<b>Evidential:</b> Medium <b>Historical:</b> Medium <b>Aesthetic:</b> Low <b>Communal:</b> High	<b>Morphology:</b>	Looped network	Linear roads	<b>Density:</b>	Medium
	<b>Character Types:</b>	Private housing 1945-1980 Middle Class Housing (1900 -1919)	Detached Villas (1900 -1919) Chapel (Non-conformist)		
	<b>Plan Form</b>	Semi detached	Bungalows	Detached	
	<b>Architecture</b>	Modern (General)	Edwardian	Victorian	
	<b>Build Materials:</b>	Brick: Machine Red	Brick: Machine Coloured		
	<b>Roof Materials:</b>	Tile: Machine Clay			

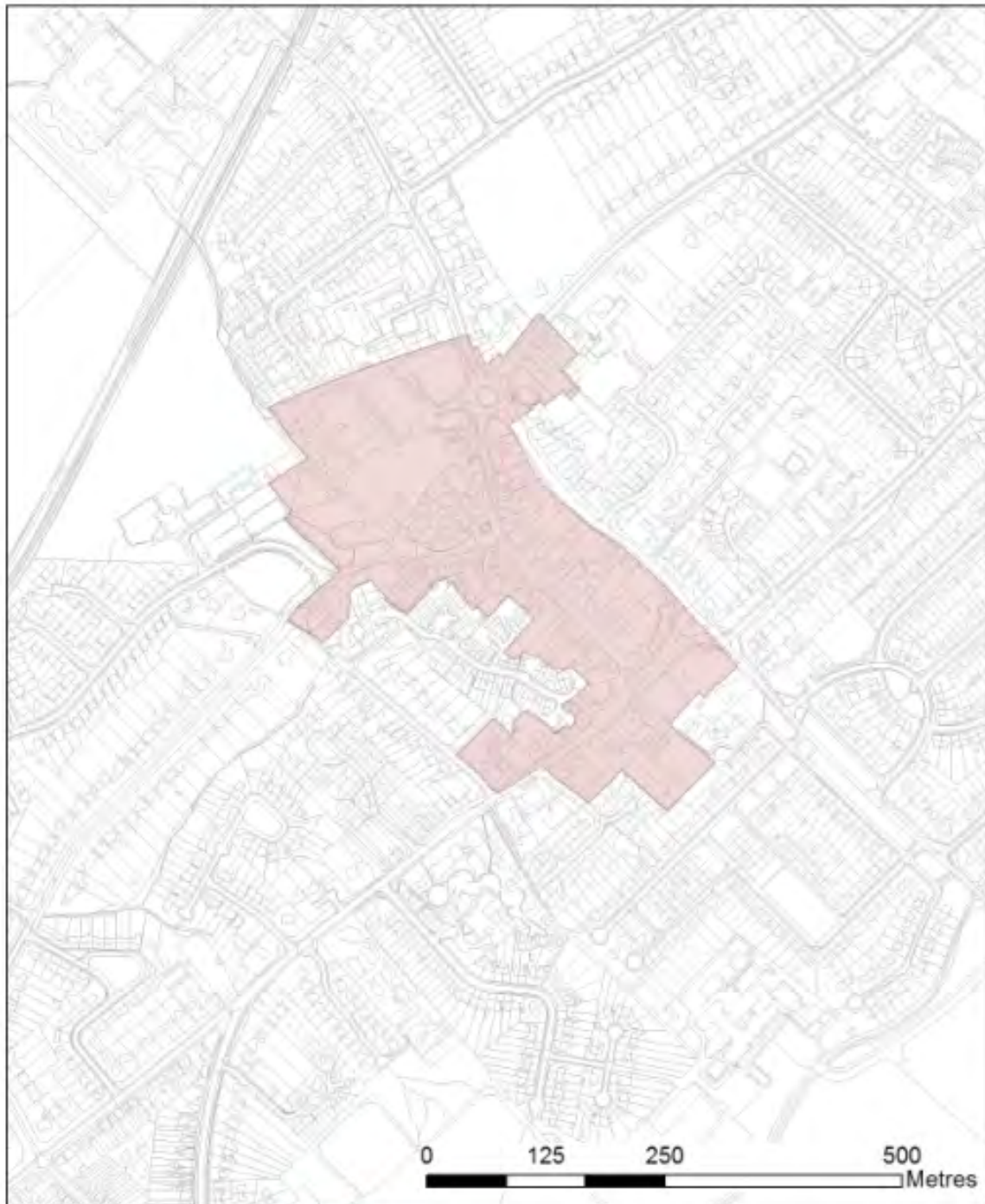
Zone 8: Manor Park Avenue					
<b>Summary:</b> The Manor Park Avenue zone is located to the west of the Princes Risborough's town centre and is outside the town's conservation area.					
<b>Historical:</b> Manor Park Avenue was constructed in the inter war period and was the first purpose built suburban area outside the historic core of the town.					
<b>Evidential:</b> To date there have been no archaeological interventions in this area. Although there is the potential for archaeology to be found in this area is especially in the eastern area of the zone which abuts the area of 'the mount'. Although there are no listed the buildings in this area, the housing along Manor Park Avenue is a good example of interwar suburbia.					
<b>Aesthetic:</b> The built character of this zone is of leafy suburbs with detached houses lining quiet streets. There are fewer open spaces than in Zone Six and the overall impression of settlement here is more insular, focussing on the streetscape of quiet tree-lined roads, wide verges and large regular plots rather than on the views afforded to the residents of Berryfields and Parkfields zones. This area is a good example of interwar housing and may merit inclusion in a future conservation area review.					
<b>Communal:</b> Access to the Mark Park Avenue zone is restricted by private roads, which restrict access to non-residents. Consequently this area has a low community value.					
Heritage Values		Built Character (general characteristics)			
<b>Evidential:</b> Medium <b>Historical:</b> Low <b>Aesthetic:</b> Medium/High <b>Communal:</b> Low	<b>Morphology:</b>	Greens Linear roads	Looped network controlled access	<b>Density:</b>	Low
	<b>Character Types:</b>	middle class housing 1919-45			
	<b>Plan Form</b>	Detached			
	<b>Architecture</b>	Mock historic			
	<b>Build Materials:</b>	Brick: Machine (Red)			
	<b>Roof Materials:</b>	Tile: Clay machine			


Zone 9: Berryfields Estate					
<b>Summary:</b> Berryfields Estate is an area to the north east of the town. It is characterised by residential housing from the post war period.					
<b>Historical:</b> This area is dominated by large are of social housing built after the 1950s and 60s which transformed the size and population of Princes Risborough. The area is also made up of piecemeal residential housing also built in the 1960 and 1970s.					
<b>Evidential:</b> To date there have been no archaeological investigations in this zone, however the majority of the zone is now developed as residential housing, presenting limited opportunities for archaeological enquiry.					
<b>Aesthetic:</b> This zone is largely built at the base of the Chiltern Hills and residents are afforded some spectacular views with the Chiltern Hills rising above them to the south east and the historic town settled below them to the north west. While there are a high number of houses, the design of the estates is spacious with large open spaces and few boundaries.					
<b>Communal Value:</b> This zone is primarily residential, however there are schools and recreation grounds. There is a significant amount of green space centred around the 1950s social housing development.					
Heritage Values		Built Character (general characteristics)			
<b>Evidential:</b> Low <b>Historical:</b> Low <b>Aesthetic:</b> Low <b>Communal:</b> Low	<b>Morphology:</b>	Rectilinear Grid	Looped Network	<b>Density:</b>	Medium
	<b>Character Types:</b>	Social Housing 1945-1980	Private Housing 1945-1980	Sports/Fitness Education Modern	
	<b>Plan Form</b>	Semi Detached Modern Terrace	Modern: Bungalows		
	<b>Architecture</b>	Municipal Modern		Modern General	
	<b>Build Materials:</b>	Pebbled/Shingled Brick: Machine		Brick: Painted Brick: Render	
	<b>Roof Materials:</b>	Tile: Pantile (machine)		Tile: Cement	

Zone 10: Risborough Industries						
<b>Summary:</b> This area to the north of the railway line is dominated by modern industry, factories, saw mills, watermills, utilities and railway infrastructure. However the area is also characterised by modern 20 <sup>th</sup> century housing, some areas of enclosure and the historic rural settlement of Summerleys.						
<b>Historical:</b> Historic settlement in this zone included Summerleys Farm in the extreme north of the zone and Park Mill on Summerleys Road. The key area of development in this zone in the late 19 <sup>th</sup> century was the construction of the railway lines connecting the town to first Wycombe then Aylesbury and Birmingham. The gas works on Longwick Road was built in the 1910s with small areas of 1930s and 1940s residential settlement added on Summerleys Road and Wycombe Road.						
<b>Evidential:</b> PR9 at Park Mill Farm uncovered evidence indicating a probable Iron Age occupation site. While limited evaluation of the site at Picts Lane, PR11, revealed some evidence for prehistoric and medieval activity The 20 <sup>th</sup> century railway station is the only listed building in this zone.						
<b>Aesthetic:</b> The aesthetic value of this area is somewhat mixed, the more attractive areas are to be found at Summerleys Road and Summerleys farm which has a more rural feel. However, the industrial area, comprising the sewage works, the factories on Picts Lane and industrial estate on Longwick Road, gives the zone a low aesthetic value. Surprisingly the railway lines, despite their prominence in the development of the modern town, are rarely seen or heard.						
<b>Communal Value:</b> With the exception of Risborough's railway station, which is used daily by commuters to London, the zone has a low communal value.						
Heritage Values		Built Character (general characteristics)				
<b>Evidential:</b> Medium <b>Historical:</b> Low <b>Aesthetic:</b> Low <b>Communal:</b> Low	<b>Morphology:</b>	Winding	Looped network	<b>Density:</b>	Medium	
	<b>Character Types:</b>	Industrial Sewage works Factory Private housing 1945-80	Railways & railway station Offices Rural historic	Watermill site		
	<b>Plan Form</b>	Semi detached		Detached		
	<b>Architecture</b>	Modern (General)	Victorian	1970s commercial	Georgian	
	<b>Build Materials:</b>	Brick: Machine Brick: Render		Brick: Painted Pebbled/Shingled		
	<b>Roof Materials:</b>	Tile: Clay machine		Tile: Cement		

## II ASSESSMENT

### 7 Designations



 Conservation Areas

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.  
© Copyright Buckinghamshire County Council Licence No. 100621529 2008

Imagery © GeoPerspectives.com



Figure 41: Extent of the conservation area, 2005

### 7.1 Conservation Areas (CA)

The conservation area in Princes Risborough covers the historic settlement but does not include The Mount. It was first designated in 1969 and has since been revised in 1998. The conservation area is divided into two areas; the first is composed of the church and surrounding large houses while the second area is composed of the planned medieval settlement that extends down the High Street (WDC, 1998). The conservation area is discussed in greater detail in the Conservation Area Character Appraisal document available from Wycombe District Council.

Listed Buildings – just very brief summary referring elsewhere for detail

### 7.2 Scheduled Monuments

There is one Scheduled Monument (SM BU4) in Princes Risborough at the site of The Mount, the site was scheduled in 1924. This is thought to be the location of Edward the Black Prince's manor house in the 14<sup>th</sup> century. The site was subject to some archaeological excavation in the 1950s, which uncovered part of the manor. A substantial part of the site has since been in use as a public car park.

Registered Parks and Gardens -

### 7.3 Archaeological Notification Areas

*There are three advisory archaeological notification areas in Princes Risborough which highlight areas of known or potential interest to local planning authorities (*

*Figure 11). The main area correlates to the historic core of the town. A small area south east of the town along New Road is highlighted as an area of archaeological potential as a Roman cemetery. A second, larger, area at Princes Place near the Upper School is identified as having potential for prehistoric human remains.*

## **8 Summary and Potential**

### 8.1 Character

Despite the usual growth of modern development around the town's periphery Princes Risborough has retained its image as a historic market town. The historic core remained small from its earliest origins until the 20<sup>th</sup> century. Buildings within the old town area are predominately vernacular in style border the narrow winding lanes around the Church and Duke Street. The style of architecture is also mainly vernacular along the High Street but also composed of some Victorian examples. The historic core of the town has remained relatively intact with little infill of modern development. The development on the outskirts of the town has occurred mainly in the post war period, the character of the modern buildings is fairly homogeneous with modern semi-detached red brick buildings being the dominant structure. A large proportion of the residential area is former social housing (a quarter of housing) while housing estates in the modern general style were constructed 1950s to 1980s. The railway is an important factor in this growth. The morphology of the historic core of Princes Risborough was largely set by the post medieval period and has remained unchanged from then on.

### 8.2 Archaeological Potential

The only visible archaeological monuments above ground are the rectangular earthworks of the royal manor. Princes Risborough contains a wealth of historic buildings including a number of medieval buildings but also many more dated to the 17<sup>th</sup> and 18<sup>th</sup> centuries. However, it is likely that some of these buildings could date to an earlier period but notable that no analytical historic building recording has yet taken place in the town. Detailed analytical surveys could identify construction techniques, building form and function whilst dendrochronological analysis of timber beams may provide precise dates for construction phases.

There have been a number of mostly small-scale archaeological interventions in Princes Risborough, the results of excavations and watching-briefs undertaken in the town have demonstrated that both shallow stratified deposits and cut features survive. The clay soils covering the west Melbury Chalk makes the ground conditions conducive for the preservation of ceramics, metal and bone. So far no waterlogged deposits have been found. Overall, Princes Risborough has a good potential for the discovery of archaeological features within the curtilage or tofts of the High Street and manorial centre.

## **9 Management Recommendations**

### **9.1 Conservation Area Appraisals**

At present there are no areas outside the current conservation area that merit inclusion in any subsequent review, although there is a decision about the Mount (see below).

### **9.2 Registered Parks and Gardens**

There are no designed landscapes within the area or gardens of historical significance that merit registering.

### **9.3 Archaeological Notification Areas**

An area that could potentially be added to the archaeological notification sites are the factory sites at Picts Lane (Zone 7: Page Hill) This area was once a part of the burgeoning furniture trade around the Chilterns. However, many of the factories have been demolished or converted to other uses. [Need to check and review Historic core definition]

### **9.4 Scheduled Monuments**

The creation of a car park and a road at the site of the medieval manor site has significantly impacted on this site. There would appear to be three options:

1. Replace the car park with a public open space of facility featuring the site's heritage interest, incorporate into the conservation area.
2. Consider de-scheduling with future management of any surviving below-ground deposits through the planning process.
3. Do-nothing: the current status-quo is stable in management terms but leaves a disjunction between the site's designated heritage interest and the reality of its current use.

### **III RESEARCH AGENDA**

#### **10 Research Agenda**

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

##### **Prehistoric**

- Further investigation into the prehistoric settlement pattern and land use in the focal point of the Saunderton Gap, which appears to be one of the earliest such foci in Buckinghamshire.

##### **Roman**

- The landscape surrounding Risborough has yielded a rich archaeological record with a number of Roman villas, and a possible shrine at Whiteleaf Hill. Is there evidence for nucleation or other proto-urban functions in this area. If not, why given its earlier prehistoric importance did it fail to develop?

##### **Saxon**

- The presence of pagan Saxon cemeteries around Risborough suggests this remained a focal point into the Saxon period but at present there is little evidence to clarify the nature of this activity.
- Domesday Book links to Droitwich and Oxford are unusual – can we identify archaeological correlates to these brief statements (e.g. in the artefactual record)?
- Priority should be placed on future archaeological work in and around the Mount and the church site in order to assess the origin and extent of Saxon settlement.
- An estate equating to later 'strip parishes' is documented at Monks Risborough in the 10th century. Further research on the origins of these parishes would be of interest.

##### **Medieval**

- Study of the documentary sources in order to identify whether a market existed in Risborough prior to the charter of 1523
- The analysis of the spatial distribution of occupation around the medieval town.
- Evidence for commerce and industry.
- Further research into the possibility of an east west road connecting Risborough to neighbouring settlements.
- Clarify the extent and nature of the medieval park and stud farm
- Clarify the survival of buried archaeological deposits at the Mount, and their significance to research into medieval royalty.
- A review of the archaeological archive from the 1957 Pavry excavations of the Mount. A re-examination of the pottery and animal bone assemblages can provide valuable information about trade, diet of medieval royal palace and its relationship with the wider landscape.
- Manor House: Further research and survey of the bank in the Orchard to determine its relationship with the 14<sup>th</sup> century moat.

##### **Post Medieval**

- Building recording should particularly target frontage sites and examination of the fabric and footprint of existing buildings. Some of Risborough's buildings appear to be Victorian but have earlier fabrics behind them.
- Assessment of the extent of industrial connections within Risborough examining the furniture industry.

##### **Multi-period**

## Princes Risborough Historic Town Assessment

- Cohesive study of the archaeology along the Icknield Way as it passes through the Chilterns and the possibility of a relationship between monuments in the landscape and a regional route in order to better understand its place in the landscape and its origins.
- A better understanding of the road network could help understand the origins of Risborough.

## 11 Bibliography

### 11.1 Map Sources

Princes Risborough parish map pre-enclosure. 1820s. CBS:

Princes Risborough Enclosure Award. 1830s. CBS:

### 11.2 Trade Directories

Universal British Directory 1790-98. London.

Kelly's Directory of Buckinghamshire: 1903; 1920; 1935. London.

Pigots Directory of Buckinghamshire. 1823-24; 1831; 1842; 1850; 1864; 1877; 1887; 1895

### 11.3 Books

Appleton C & Chelu R. 2004 A Romano British burial at Princes Risborough. In *Records of Buckinghamshire*: 44: 111-115

Bailey, K. 2006 *Economy & Society in Medieval Buckinghamshire: The Hundred Rolls 1254-1280*. Buckinghamshire Papers No. 7. (Buckinghamshire Archaeological Society)

Baines, A. 1981 The Boundaries of Monks Risborough. In *Records of Buckinghamshire*: 23: 76-102.

Beckett, I. 1985 *The Buckinghamshire Posse Comitatus*. Buckinghamshire Records Society Volume 22. Cippenham: Antony Rowe Ltd

Biddulph, K. Neolithic to Bronze Age Buckinghamshire: a resource assessment. In Bucks CC. Solent Thames Research Framework: Buckinghamshire. Unpubl.

Branigan, K. 1994 *The Archaeology of the Chilterns*. Sheffield: Chess Valley Archaeological & Historical Society.

Broad, J & Hoyle, R. 1997 *Bernwood: The life and afterlife of a forest*. University of Central Lancashire: Harris Paper Two. Preston: Carnegie.

Bull, E. 1993. The Bi-axial landscape of Prehistoric Buckinghamshire. In *Records of Buckinghamshire*: 35: 11-19

Bull, L. 1975 'The Ancient Saltway from Droitwich to Princes Risborough' *Records of Buckinghamshire* Vol: 20 Part1 pps. 87-92

Dyer, C. & Hales, A. 1961 Pitstone Hill – A study in field archaeology. In *Records of Buckinghamshire*: 17: 1: 49-57

Edmonds, K et al. 1993 Turnpike Roads of Buckinghamshire. In *Records of Buckinghamshire*: 35: 31-49.

English Heritage 1992 Monuments Protection Programme: Monument Evaluation Manual Part IV- Urban Areas Volume 2: Urban Area Form Descriptions (English Heritage)

English Heritage 2002 *Environmental Archaeology: a guide to the theory and practice of methods from sampling and recovery to post-excavation*. Centre for Archaeology Guidelines. (London: English Heritage)

Farley, M. 1972 'A bronzed spearhead from Princes Risborough' In *Records of Buckinghamshire*. 19: 2: 215-217

Farley, M. 1985 'A prehistoric crouched burial at Princes Risborough' In *Records of Buckinghamshire*. 25: 142-148.

Farley, M. 1990 'A 15<sup>th</sup> century pottery and tile kiln at Leyhill, Latimer' In *Records of Buckinghamshire*. 35-63.

Farley, M & Browne, S. 1995. The Buckinghamshire Chilterns in later Prehistory. 28-31. In Holgate, R. (eds). *Chiltern Archaeology: Recent Work*. Dunstable: The Book Castle.

Farley, M. 2007a. Saxon Buckinghamshire. In Bucks CC. *Solent Thames Research Framework: Buckinghamshire*. Unpubl.

Farley, M. 2007b Upper Palaeolithic and Mesolithic Buckinghamshire 38,000-4000 BC. In Bucks CC. *Solent Thames Research Framework: Buckinghamshire*. Unpubl.

Farley M, Legg E & Venn J (eds). 2007c *The Watermills of Buckinghamshire: A 1930s account by Stanley Freese*. Buckinghamshire Papers No.12 Aylesbury: Buckinghamshire Archaeology Society.

Ford, S. 1998 A prehistoric ditch and other features at Princes Risborough. In *Records of Buckinghamshire*. 40: pps. 15-23



- Foundations Archaeology. 2004. Princes Risborough Upper School. Archaeological evaluation. Unpublished report.
- Green D, Giggins B & Welch C. 2007. Buckinghamshire: Post medieval. In Bucks CC. Solent Thames Research Framework: Buckinghamshire. Unpubl.
- Gulland, P. 2006. *Making the road from Princes Risborough to Thame*. British Archaeological Society. Buckinghamshire Papers no. 5.
- Harrison, S. 2003. The Icknield Way: Some queries. *The Archaeological Journal*: 160: 1-22
- Hepple, L, W. & Doggett, A, M. 1992. *The Chilterns*. Chichester: Phillimore.
- Hey G, Dennins C & Mayes A. 2007. Archaeological investigations on Whiteleaf Hill, Princes Risborough, Buckinghamshire 2002-2006. In *Records of Buckinghamshire* 47: 2: 1-81
- Kidd, S. Buckinghamshire: Later Bronze Age and Iron Age. In Bucks CC. Solent Thames Research Framework: Buckinghamshire. Unpubl.
- Lewis, C, Mitchell-Fox, P & Dyer, C. 2001. *Village, hamlet and field: changing medieval settlements in Central England*. Macclesfield: Windgather.
- Macfarlane, S & Kingham C. 1997. *Princes Risborough Past*. Chichester: Phillimore
- Matthews, W.L. 1988 *The National Trust Archaeological Survey: Pulpit Wood, Thames and Chilterns Region* (Unpublished Report)
- Mawer, A & Stenton, F. 1925. *The Place names of Buckinghamshire*. Cambridge: Cambridge University Press.
- Moore, J. 2002. Archaeological investigation at Town Farm Barns, Market Square, Princes Risborough. John Moore Heritage Services. Unpublished report.
- Moore, J. 2005. Archaeological field evaluation in the nave of St Mary's Church, Princes Risborough. John Moore Heritage Services. Unpublished report.
- Morris, J (eds). 1978. *Domesday Book* (1066). Chichester: Phillimore.
- Morris, C. 1970. A Roman road through south Bucks. In *Records of Buckinghamshire*. 18: 5: 367-386.
- National Trust. 1998. Watching brief at the Manor House. In *Records of Buckinghamshire*. Archaeological Notes. 40: 111.
- National Trust 1989 Archaeological Survey Report on the King's Head, Aylesbury; Chantry Chapel, Buckingham; Courthouse, Long Crendon and Manor house, Princes Risborough.
- Page, W. 1925. *Victoria County History: Buckinghamshire*. Volume 3. London: Victoria County History
- Pavry F & Knocker G. 1957. The Mount, Princes Risborough, Buckinghamshire. In *Records of Buckinghamshire*. 16: 3: 131-179.
- Pevsner, N & Williamson, E. 1994. *The Buildings of England – Buckinghamshire*. London: Penguin.
- Rackham, O. 1986 *A History of the Countryside* (Phoenix)
- Reed, M. *Gazetteer of Markets & Fairs in England and Wales to 1516: Buckinghamshire*.
- Reed, M. 1979. *The Buckinghamshire Landscape*. London: Hodder & Stroughton.
- Roberts, C. 2008. St Mary's Church, Princes Risborough. Archaeological Investigation Report. John Moore Heritage Services. Unpublished report.
- RPS Consultants. 2001. Land at Manor Park Avenue. Princes Risborough. Archaeological Evaluation. Unpublished report.
- Sheahan, J. 1861. *The History and Topography of Buckinghamshire*. London: Longman, Green, Longman & Roberts.
- Silva, B. 2007. An archaeological resource assessment of the lower and middle Palaeolithic in Buckinghamshire. In Bucks CC. Solent Thames Research Framework: Buckinghamshire. Unpubl.
- Smith, N. 1998. Historic Parks and Gardens Register Review. Buckinghamshire County Museum Archaeology Service.
- Taylor, C. 1979. *Roads and tracks of Britain*. London: Orion Books
- Taylor-Moore, K. 2007. Medieval Buckinghamshire. In Bucks CC. Solent Thames Research Framework: Buckinghamshire. Unpubl.
- Trott, B. 2006. 46-52 Picts Lane, Princes Risborough. Archaeological Solutions and Consultancy. Unpublished report.

## Princes Risborough Historic Town Assessment

Wessex. 2002. Princes Risborough Upper School. Archaeological evaluation. Unpublished report.

Williams B. 1994. Princes Risborough Tesco shopping development, Longwick Road. Oxford Archaeological Unit Unpublished report. CAS 6247

Wright, J. 2004. Park Mill Farm, Princes Risborough. Archaeological evaluation report. Wessex Archaeology. Unpublished report.

Wycombe District Council. 1998. Conservation Area Character Survey: Princes Risborough. Unpubl.

The Viatores. 1964. *Roman Roads in the South-East Midlands*. London: Victor Gollancz

Zeevat, R & Radford, D. 2007. Roman Buckinghamshire. In Bucks CC. Solent Thames Research Framework: Buckinghamshire. Unpubl.

### 11.4 Websites

Centre for Metropolitan History. 2007. Letters, S. Gazetteer of Markets and Fairs in England and Wales to 1516. 19/05/08. <http://www.history.ac.uk/cmh/gaz/gazweb2.html>

University of London and History of Parliament Trust. 2007. British History Online. 10/12/07. <http://www.british-history.ac.uk/>

University of Portsmouth. 2003. A Vision of Britain through Time. 10/12/07. <http://www.visionofbritain.org.uk/index.jsp>

## **12 Addresses**

Name	Address	Contact Details
Buckinghamshire County Archaeological Service.	Buckinghamshire County Council, County Hall, Walton Street, Aylesbury, Bucks, HP22 1UY	Tel. 01296-382072
English Heritage South East Region	English Heritage, Eastgate Court, 195-205 High Street, GUILDFORD, Surrey GU1 3EH	Tel. 01483 252000
Wycombe District Council	Wycombe District Council Queen Victoria Road, High Wycombe Buckinghamshire, HP11 1BB	Tel. 01494 461 000
Buckinghamshire Archaeological Society	Buckinghamshire Archaeological Society County Museum, Church Street Aylesbury, HP20 2QP	Website: <a href="http://www.bucksas.org.uk">www.bucksas.org.uk</a>

## 1 Appendix: Chronology & Glossary of Terms

### 1.1 Chronology

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
Bivallate	
Borough	Medieval. Town that was granted some level of self-government during the medieval period.
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)
Deer Park	A deer park was an area of land approximately 120 acres or larger in size that was enclosed either by a wall or more often by an embankment or park pale and were exclusively used for hunting deer (Cantor & Hatherley, 1979). Deer parks were commonly owned by, or were originally owned by, the Crown although increasingly during the medieval period licences allowing the creation of deer parks were granted to nobles by the Crown ( <i>ibid</i> ).
Domesday	Rapid survey of the agricultural estates and manorial holdings for England. Produced in 1086 for William the Conqueror following the Norman Conquest.
Enclosure Award	Acts of Parliament were introduced to enclose (erect fencing) open fields and commons. Main period of enclosure by Act was 1750-1860, carried out on a parish basis.
Evaluation	Archaeological evaluation is made up of a number of different techniques that are tailored to assess the archaeological potential of a site, often before planning permission is given. Evaluation usually involves one or more processes from the following: desk based assessment, test-pitting, field walking, geophysical survey, topographical survey or trial trenching,
Excavation	Archaeological investigation whereby below ground deposits are uncovered, recorded and either removed or preserved in situ. Ultimately destructive.
Find spot	Location where a specific artefact was found
Minster	Saxon period church. Minsters were large churches with daughter chapelries in outlying subordinate settlements.
Mint	Mints were places for the production of coinage and were only granted by the monarchy. Mints were used from Roman times onwards but most common in the Saxon and medieval periods.
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

## Princes Risborough Historic Town Assessment

	then mark the date of the charter rather than the date of the inception of the market.
Ridge-and-furrow	Ridge and furrow is the term used to describe the earthen banks and troughs that are created through the action of prolonged ploughing. The action of the plough caused earth to build up in regularly spaced banks along the length of the field
St Neots Pottery	Fabric or type of pottery dating to early medieval period, named after St Neots, Cambs. where it originates from (11 <sup>th</sup> -13 <sup>th</sup> centuries)
Trial Trenching	Trial-trenching refers to the archaeological sampling of a site before planning permission is given to determine the presence, date, geographical spread and condition of any buried archaeological remains in order to decide whether further archaeological investigation needs to happen after planning permission is given and what form this will take
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.
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.	Name	Period	Summary	NGR
0586100000	Risborough to Thame rail	1800 AD to 1999 AD	Historical records of nineteenth to twentieth century railway	SP 7847 0357
0414602000	Lower Icknield Way	4000 BC to 42 AD	Possible late prehistoric trackway later re-used as a Roman road	SP 7882 0390
0038900000	The Mount	1066 AD to 1539 AD	Medieval enclosure recorded in excavation	SP 8051 0348
0099001000	St Mary's Churchyard	1066 AD to 1798 AD	Medieval to post-medieval churchyard	SP 8059 0350
0039000000	North of Church	1066 AD to 1539 AD	Medieval moat recorded in field survey	SP 8060 0362
0664700000	Princes Risborough	1066 AD? to 2099 AD	Medieval to modern town of Princes Risborough	SP 8070 0356
0098400000	Market Square	1500 AD to 1899 AD	Historical records of the use of a 16th-19th century market place	SP 8074 0349
0460201000	St Dunstan's churchyard	1066 AD to 1798 AD	Medieval to post-medieval churchyard	SP 8115 0418
0668500000	E of Princes Risborough School	200 AD? to 399 AD?	Three Roman infant burials, and ditches and pits	SP 81308 03062
0045401000	Old Manor, Asketts	1066 AD to 1539 AD?	Possible medieval moat recorded on nineteenth century map	SP 8144 0524
0045400000	Old Manor, Asketts	1300 AD to 1499 AD	14th-15th century manor house recorded in excavation,	SP 8144 0524
0214200000	Aylesbury Road	43 AD? to 409 AD?	Possible Roman enclosure seen on aerial photographs	SP 8146 0412
0577201000	Whiteleaf Hill	4000 BC? to 42 AD?	Secondary late prehistoric cross-dyke recorded	SP 8222 0392
0560500000	Whiteleaf Woods	1914 AD to 1918 AD	World War I practice trenches recorded in topographic and geophysical surveys.	SP 8225 0374
0560500001	Whiteleaf Woods	1914 AD to 1918 AD	World War I practice trenches recorded in topographic surveys.	SP 8225 0374
0577200000	Whiteleaf Hill	4000 BC? to 42 AD?	Late prehistoric cross-dyke recorded in earthwork survey.	SP 8226 0386
0099200000	The Black Hedge	900 AD to 999 AD	Hedgerow dated to the tenth century by hedgerow dating and in documentary sources	SP 8252 0265
0861200000	E of Summers Lodge	1800 AD to 1999 AD	site of former sand pit shown on 19th century maps only	SP 79319 03832
0285800000	Park Mill	1066 AD to 1939 AD?	Remains of post-medieval watermill, probably on site of mill recorded in Domesday book.	SP 7988 0339
0958000000	Prehistoric ditches on Picts Lane	2350 BC? to 701 BC?	Two prehistoric ditches were excavated in gardens on Picts Lane	SP 79974 02412
0958100000	Medieval features on Picts Lane	1066 AD to 1539 AD	Two medieval pits and a post-hole and post-medieval ditches were found in evaluation on Picts Lane	SP 79975 02421
0942500000	Park Mill Farm, Princes Risborough	800 BC to 101 BC	Iron Age settlement remains found by geophysical survey and subsequent trial trenching.	SP 80050 03526
0285600000	Culverton Mill	1300 AD to 1899 AD	Fourteenth to nineteenth century records of watermill	SP 80180 02590
0098200000	Near Manor	1272 to 17th Century	Medieval deer park attached to manor, mentioned in 13th-17th century historic documents.	SP 802 036

## Princes Risborough Historic Town Assessment

0861700000	Shootacre Lane	1800 AD to 1899 AD	site of former chalk pit shown on 19th century maps	SP 80264 01899
0617900000	Swimming pool	800 BC? to 42 AD?	Iron Age ditch recorded in excavation	SP 80400 03500
0166600000	200M ENE of Alscot Lodge	1800 AD to 1899 AD	Nineteenth century records of watermill	SP 80400 04500
0230200000	900m south of Meadle	1800 AD to 1899 AD	Windmill mound located in field survey	SP 80490 05040
0038901000	The Mount	1066 AD to 1539 AD	Medieval palace referred to in 14 <sup>th</sup> century records	SP 80530 03450
0038902000	The Mount	1066 AD to 1539 AD	Historical records of medieval manor	SP 80530 03450
0097600000	Abbot's Manor	1066 AD to 1798 AD	Historical records of medieval to post-medieval Abbot's manor	SP 80650 03520
0624700000	Buckingham Arms	1066 AD to 1539 AD	Two medieval pottery sherds found in test-pit	SP 80660 03655
0664701000	Town Farm Barns, Market Square	1600 AD to 1699 AD	Features and finds from the late fifteenth to the twentieth century	SP 80724 03443
0564600000	Lion Brewery	1800 AD to 1999 AD	Historical records of nineteenth to twentieth century brewery	SP 80790 03530
0564601000	Lion Brewery	1800 AD to 1999 AD	Historical records of nineteenth to twentieth century malthouse	SP 80790 03530
0523600000	35 Clifford Road	1000 BC to 401 BC	inhumation recovered in excavation	SP 80820 02876
0558300000	Bell Street	1700 AD to 1899 AD	18 <sup>th</sup> century Particular Baptist Chapel replaced in the 19 <sup>th</sup> century	SP 80940 03220
0558301000	Bell Street	1700 AD to 1899 AD	18th-19th century cemetery attached to Particular Baptist Chapel	SP 80940 03220
0274902000	Princes Risborough	1500 AD to 1899 AD	Historical records of post-medieval pottery kiln	SP 81000 04000
0039700000	Pyrtle Spring	43 AD to 409 AD	Possible Roman occupation suggested by finds of pottery, tile and metalwork after pottery found eroding out of stream bank	SP 81100 02450
0432400000	Windmill Hill	1600 AD to 1799 AD	Seventeenth to eighteenth century records of windmill	SP 81100 03100
0839900000	Land S of St Dunstan's Church		Possible site of a Roman building indicated by finds of building materials, pottery, roof, floor and flue tile during evaluation	SP 81187 04329
0839800000	Land S of St Dunstan's Church	900 AD to 999 AD	Late Saxon boundary ditches, animal remains and pottery found	SP 81196 04327
0029500000	near Dove House	900 AD? to 1539 AD?	Local tradition of Late Saxon and medieval Benedictine cell	SP 81200 04500
0029501000	near Dove House	410 AD? to 1539 AD?	moat noted in the nineteenth century, though no trace now	SP 81200 04500
0029502000	near Dove House	410 AD? to 1539 AD?	fishpond recorded in the nineteenth century, though no trace now	SP 81200 04500
0583400000	28 Crossfield Road	4000 BC? to 42 AD?	Possible prehistoric human remains found digging in garden	SP 81385 03757
0045400001	Old Manor, Asketts	1300 AD to 1499 AD	14th-15th century hall house known from excavation	SP 81430 05240
0045400002	Old Manor, Asketts	1300 AD to 1499 AD	14th-15th century solar roof was recorded in 1969	SP 81430 05240
0861300000	Base of Risborough Cop	1800 AD to 1899 AD	Chalk pit shown on 19th century and modern maps.	SP 81955 03305
0237300000	Icknield Way	410 AD to 1065 AD	Historical records of Saxon boundary marker along Icknield Way	SP 82100 05000
0237301000	Gallows Cross	410 AD? to 699 AD?	Historical record of early Saxon cemetery.	SP 82100 05000
0861500000	N of Whiteleaf cricket ground	1800 AD to 1999 AD	Site of former chalk pit shown	SP 82113 04691
0861400000	Kop Hill Road	1800 AD to 1899 AD	Site of former chalk pit shown on 19th century maps.	SP 82118 03411
0214100000	Whiteleaf Ridge	4000 BC? to 701 BC?	barrow recorded in earthwork and geophysical surveys.	SP 82120 04198

## Princes Risborough Historic Town Assessment

0099100000	White cliff Hill	900 AD? to 1539 AD?	cemetery found in chalk pit in the nineteenth century	SP 82120 04690
0099101000	White cliff Hill	900 AD? to 999 AD?	Boundary marker mentioned in tenth century charter	SP 82120 04690
0164900000	Whiteleaf Cross	1540 AD? to 1798 AD?	Chalk-cut cross and mound may be post-medieval, first records of it start in the 18 <sup>th</sup> century	SP 82170 03990
0861600000	SW of Brush hill Plantation	1800 AD to 1899 AD	Site of former chalk pit shown on 19th century maps.	SP 82178 03429
0029400000	above Whiteleaf Cross	4000 BC to 701 BC	bowl barrow recorded in earthwork and geophysical surveys.	SP 82183 04093
0029601000	above Whiteleaf Cross	4000 BC to 2351 BC	Neolithic mortuary house under barrow recorded in excavation	SP 82210 03980
0029601001	above Whiteleaf Cross	4000 BC to 2351 BC	Disarticulated human bone of one individual dating to the Neolithic period found in excavation at Whiteleaf barrow	SP 82210 03980
0029602000	above Whiteleaf Cross	1000 BC? to 42 AD?	child cremation found dug into Whiteleaf barrow in excavation	SP 82210 03980
0029604000	above Whiteleaf Cross	200 AD to 399 AD	Roman pit dug into Whiteleaf barrow found in excavation	SP 82210 03980
0029600000	above Whiteleaf Cross	4000 BC to 2351 BC	Neolithic kidney-shaped barrow recorded	SP 82220 03985
0929200000	Giles' Wood	1800 AD to 1999 AD	Site of former chalk pit shown on 19th and 20th century maps.	SP 82619 04391
0861800000	N of Woodlands farm	1800 AD to 1899 AD	site of former chalk pit shown in 19th century maps	SP 82746 02192

### 2.2 Landscapes HER Reports

HER No.	Name	Period	Summary	NGR
649100000	Askett Gardens	19th Century	Gardens on the first edition 6" OS map have been modified in the 20th century, now contains lawns and trees.	SP 8155 0540
649000000	Icknield Court, Wycombe Rd	19th Century	On the first edition 6" OS map it shows a rectory here. On the 1988 AP's the site seems to have been rebuilt with a different layout.	SP 8060 0305
648900000	Cadsden Cottage	19th Century	Sheahan noted lawns and pleasure gardens shaded by a fine beech plantation.	SP 8256 0460
648800000	The Place Farm	Undated	Sheahan notes moat and fish pond. Moat appears on first edition 6" OS map. Site is now completely destroyed	SP 8101 0458
97602000	Manor House	19th Century	Small front walled garden first shown on the first edition 6" OS map and later mentioned by Pevsner.	SP 8065 0352

### 2.3 Find Spots

HER	Period	Details	Grid Ref
0007700000	Bronze Age	Middle Bronze Age metalwork found in metal-detecting survey	SP 82210 03820
0007701000	Roman	Roman metalwork found in metal-detecting survey	SP 82210 03820
0007702000	Roman	Roman metalwork found in metal-detecting survey	SP 82210 03820
0029400001	Neolithic-Bronze Age	Ten Neolithic to Bronze Age flint flakes found on ground surface	SP 82200 04100
0029601002	Neolithic	Neolithic pottery sherds found in excavation	SP 82210 03980
0029601003	Neolithic	Neolithic pottery sherds found in excavation	SP 82210 03980

Princes Risborough Historic Town Assessment

0029601004	Neolithic	Neolithic pottery found in excavation	SP 82210 03980
0029601005	Neolithic	Large quantity of Neolithic flint artefacts found in excavation	SP 82210 03980
0029601006	Neolithic	Neolithic flint microlith found on ground surface	SP 82210 03980
0029601007	Neolithic	Animal remains dating to the Neolithic period found in excavation	SP 82210 03980
0029601008	Neolithic	Three fragments of worked bone dating to the Neolithic period found in excavation.	SP 82210 03980
0029602001	Bronze Age	Late Bronze Age or Roman urn found dug into Whiteleaf barrow in excavation	SP 82210 03980
0029603000	Iron Age	Two sherds of Iron Age pottery found in Whiteleaf barrow ditch in excavation	SP 82210 03980
0029605000	Roman	Roman metalwork found in excavation	SP 82210 03980
0029605001	Roman	Roman metalwork found in excavation	SP 82210 03980
0029605002	Roman	Roman metalwork found in excavation	SP 82210 03980
0029605003	Roman	Roman metalwork found in excavation	SP 82210 03980
0029606000	Roman	Roman pottery found in Whiteleaf barrow ditch in excavation	SP 82210 03980
0034700000	Medieval	Medieval arrowhead found on ground surface	SP 82400 04100
0038900001	Medieval	Thirteenth to eighteenth century pottery found in excavation	SP 80530 03450
0038900002	Medieval	Medieval floor tiles found in excavation	SP 80530 03450
0038900003	Medieval	Medieval pottery, tile and metalwork found in allotments	SP 80530 03450
0039500000	Bronze Age	Bronze Age metalwork found digging foundations for British Legion Hall	SP 80660 03260
0039501000	Bronze Age	Bronze Age metalwork found digging foundations for British Legion Hall	SP 80660 03260
0039600000	Roman	Roman metalwork found in garden	SP 80750 03750
0039700001	Roman	Roman pottery sherds found in early excavation	SP 81100 02450
0039700002	Roman	Roman and post-medieval pottery found on ground surface	SP 81100 02450
0039700003	Roman	Roman animal remains, tiles and metalwork found in early excavation	SP 81100 02450
0042200000	Prehistoric	Scatter of prehistoric to post-medieval artefacts found digging foundations for British Legion Hall	SP 80710 03230
0042200001	Roman	Roman and medieval pottery found digging foundations for British Legion Hall	SP 80710 03230
0042200002	Medieval	Medieval spindle-whorl found digging foundations for British Legion Hall	SP 80710 03230
0042200003	Medieval	Medieval tile found digging foundations for British Legion Hall	SP 80710 03230
0042200004	Neolithic-Bronze Age	Neolithic to Bronze Age flint flake found digging foundations for British Legion Hall	SP 80710 03230
0045400003	Medieval	Fifteenth to sixteenth century altar vessels found in excavation.	SP 81430 05240
0045400004	Medieval	Fifteenth to sixteenth century pottery cup found in excavation	SP 81430 05240
0045400005	Medieval	Two fourteenth to fifteenth century floor tiles found in excavation	SP 81430 05240
0045400006	Medieval	Fourteenth to fifteenth century metalwork found in excavation	SP 81430 05240
0045402000	Medieval	Medieval pottery found on ground surface	SP 81430 05240
0049300000	Medieval	Medieval pottery sherds found in garden	SP 80830 03280



Princes Risborough Historic Town Assessment

0049400000	Neolithic-Bronze Age	Four Neolithic to Bronze Age hammerstones and one core found on ground surface	SP 801 035
0049401000	Neolithic-Bronze Age	Neolithic to Bronze Age flint artefacts found on ground surface	SP 801 035
0049500000	Neolithic	Four Neolithic flint flakes found in wood	SP 81000 03100
0064600000	Medieval	Thirteenth century jug handle found on ground surface	SP 79400 02900
0097400000	Roman	Roman pottery sherds found in garden	SP 80460 03140
0097500000	Bronze Age	Middle Bronze Age metalwork found in garden	SP 80300 03400
0097500001	Medieval	Three fragments of fourteenth century tile found in garden	SP 80300 03400
0097700000	Medieval	Thirteenth century metalwork found digging in garden	SP 80800 03900
0097900000	Roman	Roman pottery found digging rain-water tank	SP 81820 04460
0097900001	Roman	Re-examination of pottery found digging rain-water tank	SP 81820 04460
0098000000	Neolithic	Neolithic flint axe found digging foundations for garage	SP 81540 04940
0098100000	Neolithic	Neolithic stone axehead found in garden	SP 81820 04460
0098300000	Roman	Roman metalwork found on ground surface	SP 81100 02450
0098500000	Bronze Age	Bronze Age metalwork found on the ground surface in the 1930s and reappraised in the 1980s	SP 81300 04100
0098800000	Neolithic	Unallocated findspot of Neolithic polished flint axe.	SP 81000 03500
0098800001	Iron Age	Iron Age metalwork found in the early twentieth century	SP 81000 03500
0098800002	Bronze Age	Bronze Age metalwork found somewhere near Princes Risborough	SP 81000 03500
0098800003	Iron Age	Late Iron Age metalwork found somewhere near Princes Risborough	SP 81000 03500
0098800004	Medieval	Medieval metalwork found on ground surface	SP 81000 03500
0098900000	Medieval	Fourteenth to fifteenth century floor tile found in garden	SP 80480 02840
0208000000	Modern	Hoard of nineteenth century coins found scattered on the ground surface	SP 82730 04330
0208000001	Modern	Nineteenth century coins found on ground surface	SP 82730 04330
0208000002	Medieval	Medieval metalwork found on ground surface	SP 82730 04330
0208100000	Medieval	Medieval metalwork found in metal-detecting survey	SP 82400 04100
0209100000	Roman	Roman metalwork found in metal-detecting survey	SP 82720 04230
0209100001	Medieval	Possibly medieval flesh-hook found in metal-detecting survey	SP 82720 04230
0214200001	Roman	Roman brick and pottery found on ground surface	SP 81400 03800
0297700000	Roman	Roman metalwork found in garden	SP 80400 02750
0428600000	Roman	Roman metalwork found in metal-detecting survey	SP 82700 04500
0428600001	Roman	Roman metalwork found in metal-detecting survey	SP 82700 04500
0489800000	Medieval	Two fragments of fourteenth century floor tile dug up in garden	SP 81200 05000
0497500000	Roman	Roman metalwork found in rabbit burrow	SP 82140 04180
0528700000	Neolithic-Bronze Age	Late Neolithic to Early Bronze Age flint artefacts found near stream	SP 79410 03950

## Princes Risborough Historic Town Assessment

0528700001	Roman	Roman pottery found near stream	SP 79410 03950
0530100000	Saxon	Early Saxon metalwork found in metal-detecting survey	SP 80700 04600
0560501000	Mesolithic	Mesolithic blade found in tree root plate	SP 82250 03800
0577210000	Neolithic	Neolithic flint scraper found in tree root plate	SP 82230 03900
0593600000	Neolithic	Two Neolithic axes found in garden	SP 82010 04740
0593700000	Medieval	Medieval metalwork found whilst metal-detecting	SP 80780 02780
0599300000	Medieval	Four sherds of twelfth to fourteenth century pottery found digging garden	SP 81430 04360
0599300001	Medieval	Medieval pottery found on ground surface	SP 81430 04360
0613600000	Bronze Age	Bronze Age barbed-and-tanged arrowhead said to come from Monks Risborough	SP 81000 04000
0617600000	Neolithic	Neolithic flint axe found whilst gardening.	SP 80320 04440
0617900001	Iron Age	Iron Age human skull fragments found in ditch in excavation	SP 80400 03500
0617900002	Iron Age	Animal bone found in excavation of Iron Age and post-medieval ditches.	SP 80400 03500
0617900003	Iron Age	Iron Age pottery sherds found in excavation	SP 80400 03500
0617900004	Post Medieval	Post-medieval roof tile and pottery sherds found in excavation	SP 80400 03500
0617900005	Iron Age	Two possibly Iron Age flint flakes found in excavation	SP 80400 03500
0629100000	Post Medieval	Post-medieval tombstone found in imported building rubble.	SP 81810 04405
0629200000	Roman	Roman tile seen during building works	SP 81140 04310

### 2.4 Listed Buildings

EH	Grade	Address	Description	Period	Grid Ref
425, 4, 186	II	Gate Cottage Horsendon	C17 Timber framed House	1600 to 1732	SP 79473 02941
425, 4, 188	II	Gate Cottage, Barn Horsendon	late C18-early C19 Timber framed barn	1766 to 1832	SP 79474 02972
425, 4, 189	II	Signal Box	1908 Signal box & Timber framed building.	1908	SP 79932 02966
425, 5, 207	II	Flint Cottage, 82 Wycombe Road	early C19 House.	1800 to 1832	SP 80434 02770
425, 5, 208	II	Kenanda, 84 Wycombe Road	early-mid C19 House.	1800 to 1866	SP 80424 02757
425, 9, 146	II	Gaisford Cottage Bell St	mid C18 House.	1733 to 1766	SP 80824 03252
425, 9, 147	II	20-22 Bell Street	C17 Timber framed House	1600 to 1699	SP 80831 03259
425, 9, 148	II	28 Bell Street	C17 Timber framed House	1600 to 1699	SP 80850 03273
425, 9, 149	II	Old White Lion Bell St	early-mid C19 Public House.	1800 to 1866	SP 80908 03332
425, 9, 157	II*	Manor House Church lane	mid-late C17 House. C17-early C18 garden wall	1633 to 1699	SP 80616 03536
425, 9, 158	II*	St Marys Church	C13 Parish Church	1200 to 1299	SP 80597 03492
425, 9, 159	II	Tomb, Churchyard	c1830 Chest tomb.	1810 to 1850	SP 80588 03483
425, 9, 160	II	Tomb, Churchyard	1824-5 Chest tomb.	1824 to 1825	SP 80598 03484

Princes Risborough Historic Town Assessment

425, 9, 161	II	Tomb, Churchyard	1761 Chest tomb.	1761	SP 80601 03478
425, 9, 162	II	Library Church St	C16 Timber framed House	1400 to 1532	SP 80707 03482
425, 9, 163	II	Corner Cottage Church St	C17 Timber framed House	1667 to 1732	SP 80653 03466
425, 9, 165	II	Vine House Church St	C16-early C17 Timber framed House.	1500 to 1632	SP 80681 03464
425, 9, 166	II	Close & The Star Church St	early C19 House	1800 to 1832	SP 80696 03464
425, 9, 167	II	Cromwell House Church St	C17 Office.	1900 to 1999	SP 80666 03446
425, 9, 168	II	Town Farm Church St	early C18 House.	1700 to 1732	SP 80725 03468
425, 9, 170	II	2 Duke Street	C17 Timber framed building.	1600 to 1699	SP 80763 03525
425, 9, 171	II	1 High Street	late C18-early C19 Office	1767 to 1832	SP 80876 03358
425, 9, 172	II	3 High Street	C17 Timber framed building	1600 to 1699	SP 80868 03362
425, 9, 173	II	25-27 High Street	C17-early C18 Shop.	1600 to 1732	SP 80828 03405
425, 9, 174	II	29 High Street	early-mid C19 Shop.	1800 to 1866	SP 80823 03407
425, 9, 175	II	White House High Street	1820-30 Stable, wall & courtyard	1820 to 1830	SP 80811 03416
425, 9, 176	II	28 High Street	early-mid C19 Office.	1800 to 1866	SP 80875 03394
425, 9, 177	II	30 High Street	late C18-early C19 Shop.	1767 to 1832	SP 80872 03397
425, 9, 178	II	32-34 High Street	early-mid C19 Shop.	1800 to 1866	SP 80869 03403
425, 9, 179	II	38-42 High Street	mid-late C18 House.	1733 to 1799	SP 80856 03422
425, 9, 180	II	46-48 High Street	C17-early C18 House	1600 to 1732	SP 80848 03427
425, 9, 181	II	54 High Street	C17-early C18 Timber framed building.	1600 to 1732	SP 80824 03441
425, 9, 182	II	Old Cross Keys High St	late C18 INN. C17 Structure	1767 to 1799	SP 80815 03450
425, 9, 183	II	George & Dragon High St	early C19 hotel	800 to 1832	SP 80786 03472
425, 9, 184	II	80-82 High Street	Mid-late C18 Surgery	1733 to 1799	SP 80784 03480
425, 9, 185	II	Barclays Bank 84 High Street	late C18 Bank (Financial)	1766 to 1799	SP 80777 03496
425, 9, 189	II*	Market House Market Sq	1824 Market House.	1824	SP 80742 03502
425, 9, 190	II	2 Market Square	c1840 Restaurant.	1820 to 1860	SP 80744 03473
425, 9, 191	II	Whiteleaf Cross Market Sq	c1760-1770 Public House.	1760 to 1770	SP 80734 03474
425, 9, 192	II	Trev Children's Market Square	C17-early C18 Shop.	1600 to 1732	SP 80713 03489
425, 9, 193	II	JB Heath Market Sq	c1830 Vicarage	1810 to 1850	SP 80720 03494
425, 9, 195	II	Lloyds Bank Market Sq	late C18-early C19 Bank (Financial)	1767 to 1832	SP 80744 03533
425, 9, 196	II	BB Hair Market Sq	C17 Timber framed building.	1600 to 1699	SP 80768 03502
425, 9, 199	II	1-3 Queens Square	C17 Timber framed House	1600 to 1699	SP 80846 03380

Princes Risborough Historic Town Assessment

**3 Appendix: Trade Listings and Population Data**

*Trade Directories*

Artisans/Trade	1830	1844	1853	1864	1876	1883	1895	1903	1911	1920	1935
Jeweller								1			1
Lacemaker	4	5	1						1	1	
Paper maker	3	2	1				1				
Photographer											
Shoe/boot maker	6	7	3		5	7	4	5	3	2	2
Tallow Chandler			3								
straw goods	3	3	1								
clothing process	1	1									
metalworking					1						
wood working	1	3	2		2				1	1	2
garment making	8	3	2		5	7	7	5	3	3	1
<b>TOTAL</b>	<b>26</b>	<b>24</b>	<b>13</b>	<b>0</b>	<b>13</b>	<b>14</b>	<b>12</b>	<b>11</b>	<b>8</b>	<b>7</b>	<b>6</b>
Merchant/Dealer	1830	1844	1853	1864	1877	1883	1895	1903	1911	1920	1935
Brewery	2	3	2	2	1	1			2	1	1
Chemist		1		2	1	1	2	1	1	1	2
Confectioner									2	1	2
Dealer	11	2	6	10	5	6	7	9	5	8	8
Draper	3	2	3	4	2	2	3	5	2	5	7
Fellmonger		1	1								
Florist									1	1	
Furniture dealer							1	5	1		1
Grocer			3	4	5	5	3		7	7	9
Ironmonger		1									
Marine Store					1						
Nurserymen							2	2	2	2	
<b>TOTAL</b>	<b>16</b>	<b>10</b>	<b>15</b>	<b>22</b>	<b>15</b>	<b>15</b>	<b>18</b>	<b>22</b>	<b>23</b>	<b>26</b>	<b>30</b>
Agric/General	1830	1844	1853	1864	1877	1883	1895	1903	1911	1920	1935
Farmer			4	31	9	7	11	9	6		6
Vet				1	1	1	1	1			
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>32</b>	<b>10</b>	<b>8</b>	<b>12</b>	<b>10</b>	<b>6</b>	<b>0</b>	<b>6</b>
Professional	1830	1844	1853	1864	1877	1883	1895	1903	1911	1920	1935
Accountant											1
Auctioneer							1				
Banker											2
Dentist									1		4
Solicitor									1	1	4
Surgeon/physician		1	1	1	2	2	2	2	3	1	5
Teacher											1
<b>TOTAL</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>5</b>	<b>2</b>	<b>17</b>
Service/Provisions	1830	1844	1853	1864	1877	1883	1895	1903	1911	1920	1935
Baker	4	5	3	3	2	3	4	3	4	4	3
Beer Retailer			2	8	3	2	2	3	3	2	2
Blacksmith	3	3	3	7	2	2	2	2	2	2	1
Bricklayer/builder		3	1	2	3	1	4	3	3	4	6
Brick/tile maker	2	2	1	1	2	2					
Butcher	3	4	3	3	2	1	1	2	3	2	3
Café											2
Carpenter	3	3	1	2		1	1	1	1	1	
Carrier	5		4	3	2	5	1	1	1	2	1
Chimney sweep										1	
Engineer				1		1				2	2

## Princes Risborough Historic Town Assessment

Gardener		1		2			1	1	1		3
Glazier											
Hairdresser						1	1	1	1	2	6
Hotel/Inn					2	1	1	4	4	3	3
Ind-generic						1	1	1	1	2	3
Ins Agent				9		5		1	3	1	4
Mason										1	
Miller	1	2	3	1	1		1	2	1	1	1
Plumber/electrician			1	3	1		2	2	1		1
Pub	6	8	9	19	9	11	10	8	7	6	5
Saddler	1	1	1	2	1	1	1	2	2	2	1
School	4	3	4	8	2	4	4	3	3	2	1
Watchmaker					1	1	1	1	1		
Wheelwright	1	1	2	4	1	1	1	1	1	1	
<b>TOTAL</b>	<b>33</b>	<b>36</b>	<b>38</b>	<b>78</b>	<b>34</b>	<b>44</b>	<b>39</b>	<b>42</b>	<b>43</b>	<b>41</b>	<b>48</b>

† Posse Comitatus, 1798.

### Population Figures

Date	1801	1811	1821	1831	1841	1851	1861	1871	1881	1891
Population	1554	1644	1958	2122	2206	2317	2392	2549	2418	2318
Date	1901	1911	1921	1931	1951	1961	1971	1981	1991	2001
Population	2189	2322	2438	2827	3829	6484	7970	7920	8019	7978

Population Figures taken from the following sources:

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

Pevsner for 1921; 1951

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

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

#### **4 Appendix: Historical Consultancy Report**

Report produced by Peter Diplock of the University of Leicester.

#### **BUCKINGHAMSHIRE HISTORIC TOWNS PROJECT**

#### **HISTORICAL DOCUMENTARY RESEARCH**

#### **PRINCES RISBOROUGH**

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

Princes Risborough was mentioned in Domesday Book (1086) This evidence has been used to argue that Risborough was already a trading centre in the 11th century, although it can hardly be considered conclusive.<sup>1</sup> There were 46 tenant households in 1086, headed by 30 *villani*, 12 lower-status bordars, 3 slaves, and a free peasant (or sokeman). Throughout the Middle Ages the manor belonged to the Crown or members of the royal family, including the earls and dukes of Cornwall.<sup>2</sup> An account of the manor in 1296-7 mentions a rent due from William the merchant (*mercatore*) and some occupational surnames, including chapman and tailor. However, compared to the account for nearby Berkhamsted (Herts.), Risborough appears almost wholly rural.<sup>3</sup> Other land in the parish belonged to Notley Abbey,<sup>4</sup> some of whose records are interspersed with those of the Crown in the National Archives, including

##### Account rolls

TNA: PRO, SC 6/863/2 (1269-70), SC 6/863/3 (1272-3), SC 6/1090/11 (1313-14), SC 6/762/22 (1321-3), SC 6/762/23 (1323-4), SC 6/1094/13 (1336), SC 6/1095/1-2 (1336-7), SC 6/813/24 (1406-7), SC 6/814/3 (1418-19), SC 6/814/4 (1419-20), SC 6/814/8 (1423-4), SC 6/814/12 (1426-7), SC 6/814/20 (1430-1), SC 6/814/23 (1431-2), SC 6/815/5 (1432-3), SC 6/762/24 (1440-1), SC 6/815/15 (1448-9), SC 6/1096/20 (1449-50), SC 6/816/1 (1450-1), SC 6/1097/3 (1455-6), SC 6/1097/4 (1456-7), SC 6/816/8 (1466-7), SC 6/1097/5 (1470-1), SC 6/1097/6 (1479-80), SC 6/1097/7 (1480-1), SC 6/1097/8 (1483-4), SC 6/1097/9 (1484-5), SC 6/Hen VII/1845 (1485-6), SC 6/Hen VII/1062 (1494-9).

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

Other medieval documents include 14th-century deeds in CBS, D 42/13. Risborough was among the towns listed by Michael Reed in 1500 when (in terms of

number of taxpayers in 1524) it ranked 12th out of 19 with an estimated population of 396.<sup>5</sup>

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

In 1523 Princes Risborough was granted a royal charter to hold a weekly market and two annual fairs, although this probably only confirmed an already existing right.<sup>6</sup> The manor belonged to the Crown throughout the 16th century, but was sold in 1628 by Charles I, after which the manor (and other estates in the parish) were held by a succession of lay lords.<sup>7</sup>

A number of manorial account rolls, court rolls and surveys survive from this period, including

#### Account rolls

TNA: PRO, SC 6/Hen VIII/6218 (1539-40).

#### Court rolls

TNA: PRO, SC 2/212/15 (1525-6), SC 2/212/16 (1533-4), SC 2/212/17 (1535-6), SC 2/212/19 (1537-9), SC 2/212/20 (1541-2), SC 2/212/21 (1542-3), SC 2/212/22 (1543-4), SC 2/212/23 (1544-5), SC 2/212/24 (1546-7).

British Library, Add. Ch. 47375 (1697).

#### Rentals and surveys

TNA: PRO, E 178/460 (1600), E 178/6760 (1692).

A group of deeds and charters dating from the late 16th century onwards was collected by J.E. Tarrant of Risborough (CBS, D 3); the collection also includes extracts from 18th-century court rolls (D 3/107-22). Other deeds from this period are in the Bodleian Library, including MS Gough Berks. 25 (1597), MS Top. Oxon. d 385, p. 87 (nd), MSS Ch. Bucks. 106 (1634), 108 (1634), 110 (1638), 111 (1663), 112 (1666), 772-4 (1668), 113 (1684), 114 (1688), 115 (1695-7), 117 (1698), 118 (1705), 119 (1705), 120 (1709), 121 (1723). Of these, 118 mentions a tailor and silkweaver, and 120 a maltster and tailor. Many other collections in CBS include material relating to Risborough, although none are particularly full (e.g. D-HO, D-PC, and D-MH).

## Princes Risborough Historic Town Assessment

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

- E 179/78/161 (1523)
- E 179/78/129 (1543)
- E 179/78/160, pt 1 (1545)
- E 179/78/152 (1547)
- E 179/79/163-5 (1549-51)
- E 179/79/219 (1594)
- E 179/79/228, 231 (1598-9)
- E 179/79/256 (1609)
- E 179/79/276 (1625)
- E 179/80/287, 291 (1628)
- E 179/80/302 (1641)
- E 179/244/15 (1662)

Risborough possessed a modest urban character in 1798 when its inhabitants included lace merchants, surgeons, shopkeepers, papermakers, glaziers, a barber, glover, and attorney.<sup>8</sup> However, Reed's analysis revealed a higher proportion of farmers, servants and labourers, most of whom probably worked in agriculture, than most other towns in the county.<sup>9</sup>

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

According to the census of 1811, 200 (60 per cent) of Princes Risborough's 329 resident families were employed in agriculture and 127 (39 per cent) in trade, manufactures or handicraft. The occupational structure of the parish in the 19th century can most fully be analysed using the census enumerators' books held at the National Archives. Those for Risborough are

- HO 107/42 (1841)
- HO 107/1720 (1851)
- RG 9/863 (1861)
- RG 10/1409 (1871)



## Princes Risborough Historic Town Assessment

RG 11/1470 (1881)

RG 12/1143 (1891)

RG 13/1352 (1901)

The population of Risborough increased from 1,554 in 1801 to 2,549 in 1871 before falling slightly to 2,189 in 1901, presumably as a result of agricultural depression. From the 1860s Risborough was an important railway junction, where branch lines from Aylesbury, Oxford and Watlington met the main line from London to the Midlands. The line was improved in the early 20th century and Risborough's station rebuilt.<sup>10</sup>

In the early 20th century Risborough lay within Wycombe Rural District Council whose records (CBS, DC B/Wyc) include council minutes, housing committee records (1924-32), and sanitary rate books. In 1915 about 80 shops, public houses, and other businesses (including a bank, several grocers, schools, surgeons, and builders) were based in Risborough. A police station, fire brigade, customs and excise office, literary institute, and agricultural association were also located in the town.<sup>11</sup>

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

Princes Risborough was a small town by the 16th century and possibly earlier. Although agriculture remained a dominant element in its economy, Risborough retained its urban status thereafter and expanded in the 19th and 20th centuries with the coming of the railway. Risborough offers the potentially interesting opportunity to explore whether the grant of a formal market charter in 1523 made a difference to its role as a market centre. Comparison of the large number of medieval account rolls with the more diverse range of early modern records might reveal whether there were any notable developments in the town's economic and social history during the 16th century.

### **Notes**

*VCH Bucks.* I, 232; L. Bull, 'The Ancient Saltway from Droitwich to Princes Risborough', *Recs. Bucks.* 20 (1975), 87-92.

<sup>2</sup> *VCH Bucks.* I, 232; II, 261-2.

<sup>3</sup> *Ministers' Accounts of the Earldom of Cornwall 1296-7*, ed. L.M. Midgley (Camden Soc., 3rd ser., 66), 1-6, 12-27.

<sup>4</sup> *VCH Bucks.* II, 263-4.

<sup>5</sup> 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), 15, 37.

<sup>6</sup> *VCH Bucks.* II, 260.

<sup>7</sup> *VCH Bucks.* II, 262-4.

Princes Risborough Historic Town Assessment

8 *Posse Comitatus 1798* (BRS 22), 41-3.

<sup>9</sup> Reed, 'Decline and recovery', 38.

<sup>10</sup> L.W. Hepple and A.M. Doggett, *The Chilterns* (1992), 170-2; *VCH Bucks.* II, 260.

11 *Kelly's Dir. Bucks.* (1915 edn).