

Report and Documentary History for

**LON-H: The Old Bakehouse, 61 Bicester Road,
Long Crendon, Buckinghamshire**

Site Code: LON-H

from

The Medieval Peasant House in Midland England

by

Nat Alcock and Dan Miles



Fig. 1. The Old Bakehouse from the street.

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Oxbow Books

LON-H: THE OLD BAKEHOUSE, 61 BICESTER ROAD, LONG CRENDON,
BUCKINGHAMSHIRE

Grid reference: SP 6919 0884 Survey Date: 1989

By: D. Miles

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Since only one truss remains from the original phase, a plan has not been prepared.

Documentary history by Nat Alcock and Eric Sewell, building on the work of John Chenevix Trench†.

For court roll and documentary source references, see the primary bibliography of primary sources:

Abbreviations:

CBS	Centre for Buckinghamshire Studies
Rousham	Rousham (Cottrell-Dormer) archive; T-numbers refer to Long Crendon deeds.
TNA	The National Archives
WCRO	Warwickshire County Record Office

ARCHITECTURAL DESCRIPTION

SUMMARY AND HISTORICAL DEVELOPMENT

PHASE 1: The Old Bakehouse contains the remains of the cruck truss forming the gable end of one bay of a cruck-framed building. The crucks were previously reported to have a saddle apex (type 'C'), but

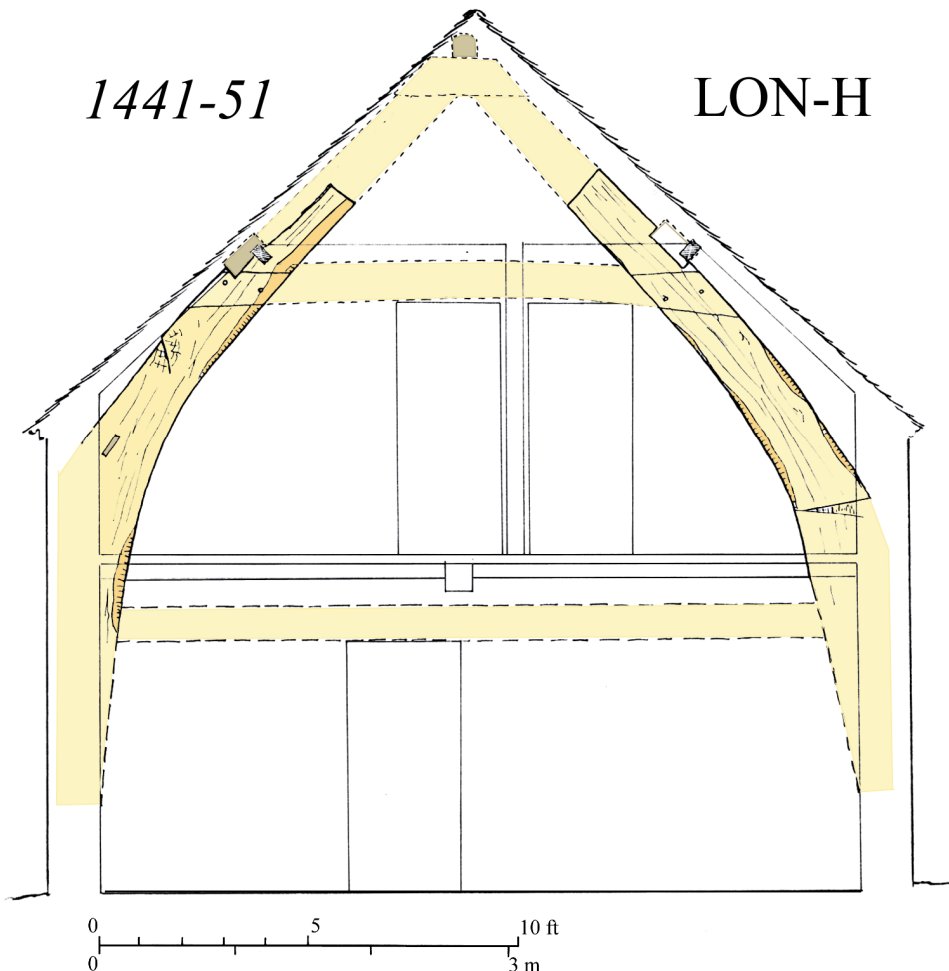


Fig. 2. Section of Truss T1.

the upper parts were removed before this record was made. It is not certain whether this was originally a domestic or agricultural building. A felling date range of 1436-1468 has been obtained for the truss.

PHASE 2: Probably during the late eighteenth or early nineteenth century, the south eastern bay was extended and the walls replaced in stone (probably timber framed originally). The other part of the house to the north west was heightened and re-fronted in brick.

LATER PHASES: Fairly soon before it was recorded, the building was been re-roofed, unfortunately resulting in the removal of the purlins, wind braces and rafters, as well as the upper parts of the crucks.

STRUCTURAL FEATURES

PHASE 1: Only one truss remains of the first phase. This consists of two massive cruck blades measuring 7 x 18in and boxed heart. They are slightly curving and are well matched, the blades being both sawn and adzed. It had been reported [by Roger Evans] that they were joined by a saddle which would have supported a ridge piece. The blades are now truncated above the position of the purlins and collar, which have also been removed. The collar had been jointed to the cruck blades by lap half-dovetails, double pegged. The blades are obscured below the first floor by facing pieces, as is the tiebeam which may still be in situ. The cruck blades are only visible on the north west side, except in the roof space where the south east face shows signs of heavy weathering indicating that it was the original end of the house. The purlins were trenched into the back of the cruck blades and were of massive section. There is no evidence for arch braces.

PHASE 2: Little is visible of this phase except for some good fittings in the ground floor front room, and the partition between the front and rear rooms, which was exposed and recorded briefly during renovations by the present owners. This partition comprises a long slender diagonal brace intersecting five or six studs, all of rough wood possibly beech or oak. The frame carries long coppiced withes on both sides, spaced about 6in apart. The inside is infilled with a combination of clunch and daub. This was flushed up with laths and then plastered over.

DENDROCHRONOLOGY

For dendrochronology abbreviations see page facing Introduction.

Sampling Comments: Two samples were obtained through coring by Robert Howard on 13 February 1989. Despite the shortness of rings, the two samples matched together and dated.

TREE-RING SAMPLE RECORD AND SUMMARY OF DATING

Sample Code	Sample Location	Total Rings	Sapwood Rings	FMR Date	LHR Date	LMR Date	Date Cat
LON-H01	Front cruck blade	38	11	1400	1426	1437	1
LON-H02	Rear cruck blade	57	13	1384	1427	1440	1
					Average date of last heartwood ring		1427

Site sequences: (composed of samples 1, 2), 57 rings long dated 1384–1440 with *t*-values of 6.1(E.MID), 5.9(MC10).

95% felling date range: **1436-1468** (revised from 1442–1477, VA21.90, because of revised sapwood estimates).

DOCUMENTARY HISTORY

Summary

In the mid-17th century, the Old Bakehouse was a subsidiary dwelling on a freeholding known as Claydons. In 1669, it was sold off and can be traced as a pair of cottages (sometimes three) until 1827. Claydons was probably associated with a freehold yardland in 1618, but it seems likely that the Old Bakehouse was never its main dwelling.

Topography

This house (hereditament 491, 1910 map, Fig. 3) is part of a semi-detached pair, standing to the north-east of a range of cottages (Angel Terrace) extending to the Angel Inn. In 1827 (Fig. 4), only the pair was in existence, identified as ‘Mrs Williams’, the site of the remainder being the Angel’s outbuildings (Messers Hayward). Through deed evidence, the whole block can be identified in the 17th century as a freeholding, known as Claydons.¹

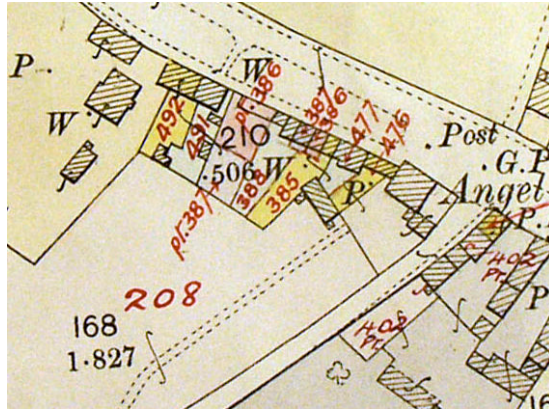


Fig. 3. The Angel (208) and the Old Bakehouse (491) in 1910 (from TNA, IR 126/1/345).

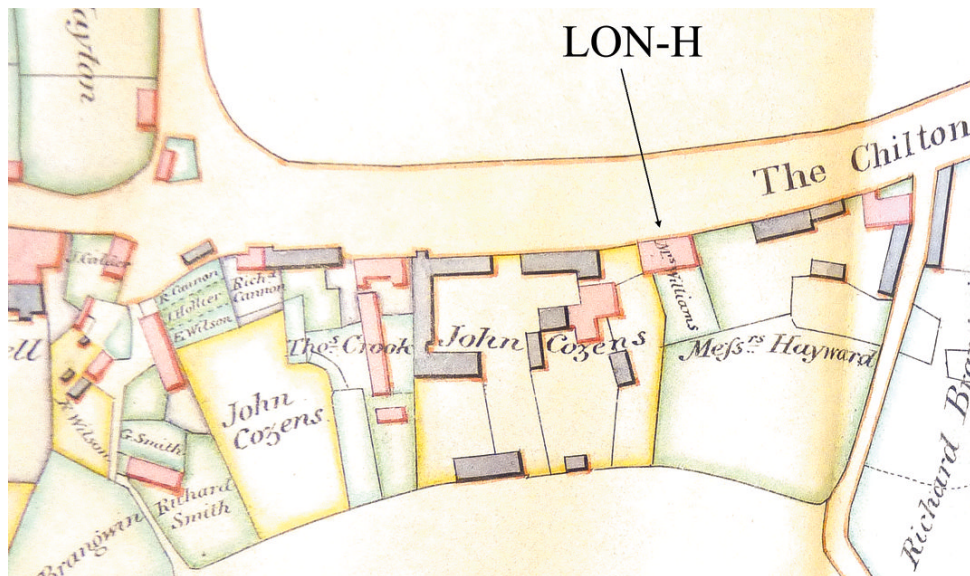


Fig. 4. Part of the 1827 map of Long Crendon (CBS IR/95/Q).

The Land Tax assessments only include Mrs Williams’s property from 1826 onwards.

1826	Mrs William, occ. self, house, 3s-0d
	Mrs Williams, occ Jn Seldon, house, 2s-0d [Seldon, probably for Sulston, her son-in-law]
1827	Mrs William, occ. self, house. 3s-0d
	Mrs Williams, occ. Mr Spiers, house, 2s-0d.
1829	Mrs Williams, 3s & Mrs Williams occ William Spiers ,2s
1830	Mrs Williams, occ. self, 3s-0d [other component unidentified]
1831-2	Mrs Williams, occ. self, 2s-6d

¹ For the Angel, the identification comes from a sale from Joseph Parrott of Aylesbury to Richard Smith of Dorton in 1858 of cottages built on part of the ground adjoining a messuage formerly called Claydons, bounded on the south and west by the Angel Public House, and on the north by cottages occupied by messers Johnson (notes by Joyce Donald, source unstated but probably from a deed for one of the cottages [hereditaments 486-7 in 1910]). These cottages were probably erected soon after 1827, certainly by 1841.

For the Angel:

- 1811-21 Benham Crook, occ. self, 12s 7d. Not identified earlier.
- 1825 John Hayward, occ. John Crook, 12s 7d
- 1826 John Hayward, occ. John Crook, 16s;
- 1827 John Hayward, occ. John Duffell, 16s
- 1825 same, 12s 7d

The Hayward/Crook property is not included in the pre-enclosure Abstract of Claims, probably because it included no open-field land. However, at enclosure, W & J Hayward received allotment 32 (2 ac), adjoining the rear of their old enclosure, presumably replacing the Grass Close and Hill Close that formed part of Claydons in 1781.²

Deed References

Mrs Williams's property can be traced from 1669 to 1840 through a series of deeds.³ In 1669, William Cannon the younger of Long Crendon ((2) in the family tree, LON-O, Fig. 9) assigned a 650-year lease of 'the house where Thomas Heath dwelt' and the adjoining land to Eleanor Saw, widow. In 1681, she divided the property, assigning to her younger son John, two bays of the dwelling house, next to John Cozen's stable (i.e. the north-west part of the property), with a slip of ground planted with fruit trees.⁴ This section passed through various hands until it was assigned in 1727 to Robert Cozens, labourer; it later seems to have been reunited with the other part, though this process is not clearly documented. The main part passed to John Crooke in 1718 and was bought by John West in 1725, being inherited by Mary West and her husband James Buckle in 1776. By 1779, it (probably both parts) was divided into three cottages, and one of these (new-built) was bought by its tenant, John Williams; he acquired the remainder of the property in 1782, and it passed from him to his widow, Elizabeth.

In her 1830 will, Elizabeth Williams left to Richard Brangwin and William Crook of Shabbington, in trust, all her freehold messuages at LC in her occupation.⁵ They were to be offered for sale to William Syms, her eldest son, with the proceeds to be divided between William Syms, her other son, Thomas, and her three daughters; the latter were Mary Shrimpton of Redditch wife of William Shrimpton, needlemaker; Elizabeth wife of Henry Shrimpton of Long Crendon, shoemaker and Sara wife of John Sulston of Chinnor, shoemaker, her three children by her former husband John Syms.

The main property is identified in the 1645 will of Thomas Cannon,⁶ in which he bequeathed to his grandson Henry Canon 'my house called Cleydons in Crendon, the backside and the orchard adjoining, together with the Hill Close & a plott of ground thereunto adjoining called Grasse Close, also my house wherein Thomas Heath now dwelleth'; this was to take effect after the expiry of a lease to William Howlett his son-in-law for 700 years. In 1665, the property was leased for 650 years by Henry to William Cannon, younger, who immediately assigned it to Thomas Hearne.⁷ As has been seen, the secondary house was disposed of in 1669, and in the same year the main property was assigned by William Cannon and Thomas Hearne to John and Richard Benham. It then passed through various hands before coming into the ownership of Benham Crooke by 1781. The Land Tax assessments show that he was succeeded by John Hayward (tenant John Crook) between 1821 and 1825.

² WCRO, CR1596/box98, draft mortgage by Benham Crook to Thomas Howlett.

³ CBS, D-HO/336, 337, 342 & 342A, 343, 355, 356, 359, 364, 365, 382, 397, 398, 399, 400, 401, 413, 462, 462A-D.

⁴ John Cozens owned the adjoining property in 1827 (Fig. 3). This can be identified from deeds as having been in his ownership/tenancy since the 17th century.

⁵ CBS, DAWe: 141/108, dated 28 Dec 1830; proved 23 Oct 1839. In fact, William died before her.

⁶ TNA, PROB 11/283, f. 346v, proved 19 Nov 1658.

⁷ The sequence is recited in CBS, D-HO/336 and WCRO, CR1596/box98 (1781 draft deeds). The use of a 650 year lease suggests that it was not clear if the 700 year lease had been extinguished, so the later transactions were in effect sub-lettings.

It had already become the Angel inn by 1753, when it is first identified in the victuallers recognisances, the licensee being Thomas Fryer; Joseph Gibson was licensee in 1774, John Fryer in 1776-80, and Benham Crook in 1782-1818.

The holding can probably also be associated with the close called Grass Close with one yardland, held in socage (i.e. freely) from the Windsor manor by William Cannon at his death in 1617.⁸ This would have been inherited by his son Thomas, who could well be the same Thomas making his will in 1645. If this linkage is correct, then the associated yardland must have been subsumed within the other Cannon freeholdings.

Building References

1910 Valuation: [No 61] Hereditament 491

Owned & occupied by Fred Pearce, baker. House of stone & thatch, 3 bed, 2 down, scullery, range of stables of brick & corrugated iron, 2 wagon sheds, brougham shed, woodshed, old roof.

[No 63] Hereditament 492 (adjoining house). 12 perches

Owned and occupied by Richard Puddwell – freehold, of brick, stone & tile, attic, 2 bed, 2 down. Shed of corrugated iron, well water. 14 perches.

⁸ Recorded in the court roll for 1618. The inheritance by his son Thomas Cannon of his All Souls copyhold messuage and yardland is recorded in the previous year.