



KDK ARCHAEOLOGY LTD

Archaeological Observation and Recording Report

1 High Street
Wendover
Buckinghamshire



Quality Check

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Summary

In July 2018 KDK Archaeology Ltd undertook a programme of Observation and Recording at 1 High Street, Wendover, Buckinghamshire as a condition of planning permission for the construction of a new dwelling. Ordnance Survey maps dating to the late 19th century show a north-south orientated range to the rear of 1 High Street. The excavation was undertaken within the footprint of this now demolished range exposing a thick chalk layer which appears to be the compacted base of the internal floor for this building. No further archaeological finds, features or deposits were encountered.

1 Introduction

1.1 In July 2018 KDK Archaeology Ltd undertook a programme of Observation and Recording of 1 High Street, Wendover, Buckinghamshire. The project was commissioned by Bourbon House Properties, and was carried out according to a Written Scheme of Investigation prepared by KDK (Watson 2017), and approved by Philip Markham, Archaeological Advisor (AA) to the Local Planning Authority (LPA), Aylesbury Vale District Council. The relevant planning application reference is 16/02498/APP.

1.2 *Planning Background*

This project has been required under the terms of National Planning Policy Framework (NPPF) as a condition of planning permission for the development of the site.

1.3 *The Site*

Location

The site is situated in the town and parish of Wendover and in the administrative district of Aylesbury Vale District Council. It is centred at National Grid Reference SP 86965 07858 (Fig. 1).

Description

The proposed development area is a rectilinear site situated on the south side of the High Street. The site is bounded to the west and south by residential and commercial buildings, and to the east by Heron Path and further residential properties (Fig. 2). Access to the site is via the High Street.

Geology & Topography

The solid bedrock geology of the site derives from the *West Melbury Marly Chalk Formation* and *Zig Zag Chalk formation*, with no recorded superficial deposits (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>). The site is at an elevation of c. 124m AOD.

Development

The development entails the demolition of an outbuilding and the construction of a new dwelling (Fig. 3).



Figure 1: General location (scale 1:25,000)



Figure 2: Site location (scale 1:1250)

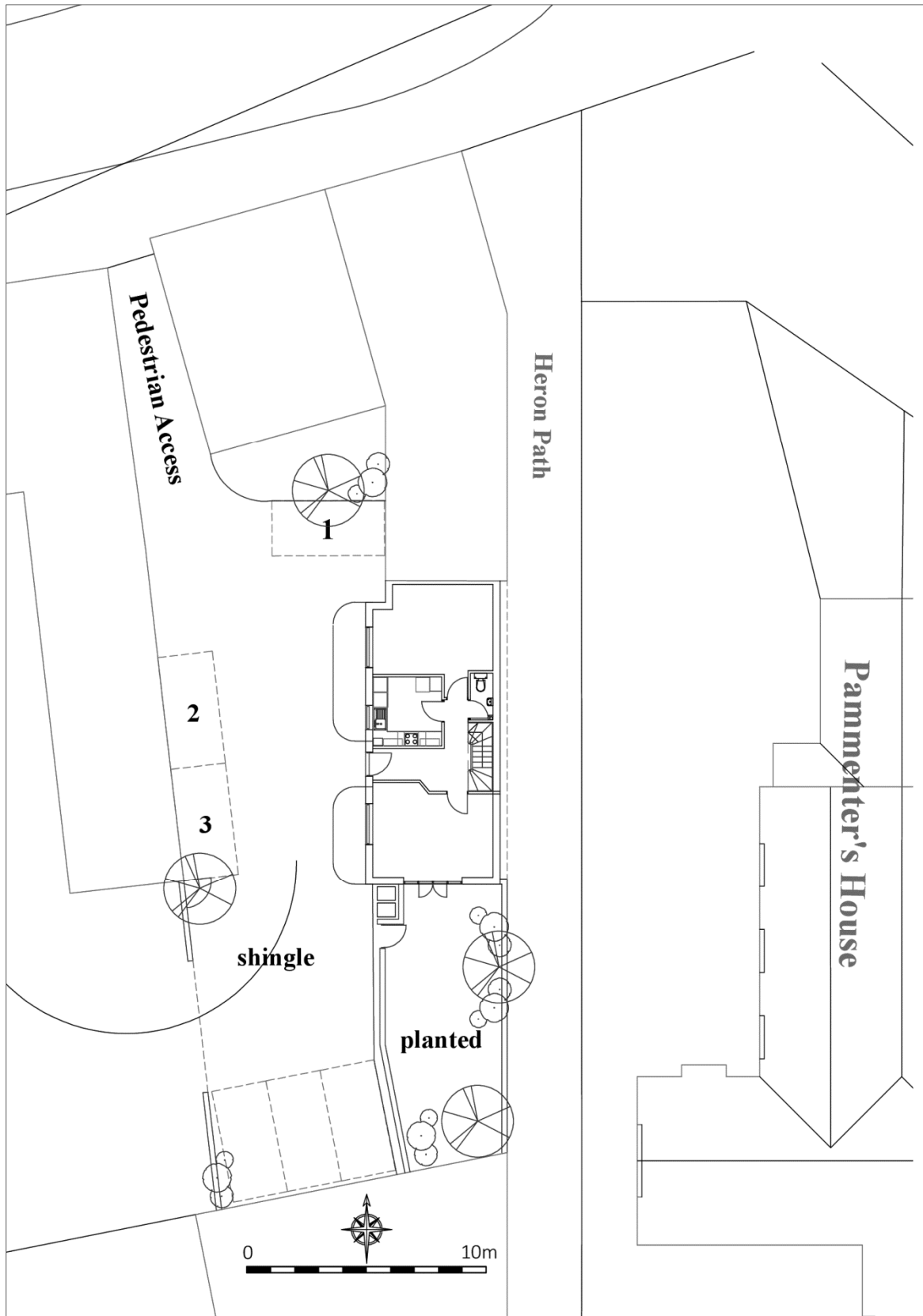


Figure 3: Development plan (scale 1:250)



2 Aims & Methods

2.1 The aims of this project as defined in the approved WSI (Watson 2017) were:

- To establish the date, nature and extent of activity or occupation within the development area
- To establish the relationship of any remains found to the surrounding contemporary landscape
- To recover palaeo-environmental remains to determine local environmental conditions.

2.2 *Methods*

The methods used were as follows:

- Any groundworks or other works likely to have an impact on archaeological deposits or remains was done under archaeological supervision using a toothless bucket.

2.3 *Standards*

The work conformed to the following requirements:

- The relevant sections of the Chartered Institute for Archaeologists' *Standard & Guidance Notes* (CIfA 2014)
- The Chartered Institute for Archaeologists' *Code of Conduct* (CIfA 2014)
- Current Historic England guidelines (HE 2015, EH 2008)
- The Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003)



3 Archaeological & Historical Background

- 3.1 The site is situated in the market town of Wendover (HER 0279100000, HER 0706700000), Buckinghamshire. The town's origins date from at least the 10th century AD, with the earliest settlement situated near St Mary's Church (HER 0201600000) and Wendover Manor (HER 0152800000), at the southern edge of the modern town. The modern High Street area became the focus of settlement from the 13th century when it was established as a borough. The contemporary townscape has partly been shaped by the construction of a railway line in 1892, connecting Wendover to Baker Street (London) and the development of a Royal Air Force (RAF) base at Halton (HER 0951000000) in the early 20th century. The entire modern settlement falls within the Wendover Conservation Area (DBC8078).

This section has been compiled with information from Buckinghamshire HER (Historic Environment Record Office), Wendover Historic Towns Assessment Report (Buckinghamshire County Council 2009), reliable internet sources and KDK's personal library.

3.2 *Prehistoric (before 600BC) to Iron Age (600BC - AD43)*

Evidence for the prehistoric period in Wendover is limited to chance finds, although evidence is more abundant in the surrounding area (BCC 2009). Wendover is situated on the northern edge of the Chiltern Hills and the ancient long-distance trackway, the Icknield Way (HER 0994900000) runs east to west through the town where it forms Pound St, High St and Tring Road. Neolithic flint flakes have been found at Elthorne and at Cobblershill Farm Cottages (HER 0222900000) and in the garden of 13 Pound Street (HER 0096000000) to the west of the High Street. On Bacombe Hill, to the west of the town, two Neolithic/Bronze Age barrows (HER 0001100000) have been identified. The earliest chance finds were Mesolithic stone tools (HER 0571902000) recovered north-east of the town. To the south of the town, within Wendover parish, is the prehistoric earthwork of Grim's Ditch (HER 0014000001), one of a series of ditches and banks thought to have functioned as a territorial boundary, and dating to the late Bronze Age or Iron Age (BCC 2009). On Boddington Hill to the east of Wendover, lies more substantial evidence for later late Bronze Age or early Iron Age activity in the form of a hillfort (HER 0415000000): now a scheduled national monument.

3.3 *Roman (AD43 - c.450)*

Archaeological evidence suggests the presence of a Roman villa or a substantial farmstead around Wellwick, approximately 2km to the west of the proposed development site (BCC 2009). A Roman cremation within a two-handled flagon and a wooden box was found at Wellwick Farm; finds included an iron adze hammer, a lead lamp, an iron strip, 96 glass fragments, 3 Samian pottery dishes, a triangular rim platter and chicken bones (HER 0637400000). The pottery evidence dated the assemblage to the late 2nd century.

Roman pottery and metalwork have also been discovered in Wendover, mainly during metal detecting and fieldwalking exercises (HER 02304000001, HER 0592400000, HER 0592400002, HER 0613900000, HER 0686200000 & HER 0686300000). Roman tesserae and shells were found in the garden of 11 Back Street (HER 0686600000), and two Roman coins were also uncovered in the garden of 5 Aylesbury Road (HER 0248700000); the latter is approximately 60m north of the development site.

3.4 *Saxon (c.450 - 1066)*

Wendover is first mentioned in AD970 in the *Cartularium Saxonicum* as 'Wændofron' meaning "wending over the stream' or 'white waters', a reference to the Celtic name of a nearby stream (Mills 1991; BCC 2009; AVDC 2011). The AD970 passage refers to Aylesbury and



Wendover manors as land belonging to Aelfheah, alderman of Hampshire, and later it was held by Edward the Confessor (BCC 2009; AVDC 2011).

Wendover Manor is recorded in the Domesday Survey as land of the king, passing directly from Edward the Confessor to William the Conqueror in 1066 (Williams & Martin 2002: 395). The manor was assessed at 24 hides, with enough woodland for 2000 pigs and land for 256 ploughs (*ibid.*). The annual value of the manor increased after the Conquest, a consequence of the general policy of increasing the tax burden on royal manors (BCC 2009). The Domesday Survey also mentions two mills in Wendover parish in 1086, both valued at 10s, and indicates that it was a market town (*ibid.*).

There is little evidence for Saxon activity within the Wendover town centre, however Saxon grass-tempered pottery, a spindle-whorl, and a cobbled surface were found at Heron Cottage (HER 0453800001). Two possible Saxon burials were found in the garden of 19 Hampden Road (HER 0615400000); approximately 300m northeast of the development site,

3.5 **Medieval** (1066 - 1500)

The earliest medieval settlement of Wendover is obscure. Archaeological investigations near the Grade II listed medieval Church of St Mary's (e.g., medieval pit; HER 0537901000) revealed a possible occupation layer (HER 0537900000), suggesting that the settlement was situated in the southern part of the modern town (BCC 2009). In the early 13th century, Wendover was granted borough status by the crown and during this period the focus of settlement moved north to the High St area (AVDC 2011). The growth of Wendover during the medieval period saw a diversion of the original road, extending from modern-day South Street to Dobbins Lane, to the east and a new road built to the north (now known as Aylesbury Road), thereby directing travellers through the town (*ibid.*). The new town to the north was aligned along Icknield Way, suggesting that the trackway was still an important thoroughfare in the early 14th century (*ibid.*). A market was established by Hugh de Gurnay, who received a market charter in 1214 with mention made that it was held by prescriptive right on a Thursday (AVDC 2011). In the late 15th century, King Edward IV confirmed the market charter (BCC 2009).

There is speculation that there may have been a castle in Wendover (BCC 2009). Aerial photography revealed a possible mound with associated curvilinear earthworks in the Hampden recreation ground, the remains, perhaps, of a motte and bailey castle (*ibid.*). However, the county archaeologist surmised that it was more likely the result of dumping from post-medieval modifications into Hampden Pond (*ibid.*). Alternatively, an estate map, dated 1620, references 'Castle ditches' at the end of Dobbins Lane, and this same feature appears on a 1794 enclosure map (*ibid.*). Medieval and Roman pottery have been found in this area, although not enough to confirm a site. This may be because the castle was only a short-lived settlement, though the presence of a castle in this area would reinforce the theory that Dobbins Lane was the original route through the town (BCC 2009).

Wendover's medieval planned town had burgage plots (land or property in a town held in return for service or rent) north and south of the High Street, including possible plots on either side of Aylesbury road's southern end (BCC 2009). The layout of the burgage plots on Wendover High Street are unusual for planned medieval towns in Buckinghamshire, though their irregularity may be attributed to incremental changes in tenure and use of space within the settlement (*ibid.*). A 2007 archaeological evaluation at the Red Lion Inn (42822) on the High Street failed to find any archaeological evidence from the medieval period (EBC 16902; Taylor 2007), and activities on the High Street during this time remain a mystery (BCC 2009). The shape of the burgage plots to the east and west of the High Street imply that these were a later extension of Wendover town (*ibid.*). Trial trenching in Pound Street uncovered north-



south medieval boundary plots, and an excavation on South Street revealed further boundary ditches, and rubbish and cesspits containing 15th century pottery (HER 0689900000).

Ownership of Wendover Manor (HER 0152800000), thought to have once stood on the site now occupied by Wendover School (HER 1139700000), was split in 1151 between Hugh de Gurnay and Faramus of Boulogne. Consequently, the manor was divided and became Wendover Borough and Wendover Forrens; both of which appear to have suffered the same fate. In 1323, the manors were returned to the Crown, and in 1339 they passed to Sir John de Molyns until they were again returned to the Crown in 1364. The reputed Wyvelsgate Manor was held of Wendover Forrens in the 15th century, and it is thought to have belonged to Robert Bulstrode in 1493, thereafter descending with his estate (BCC 2009).

By 1295 the only two extant mills, known as the Upper and Nether mills (HER 0402000000), may have been the same as those mentioned in the Domesday Survey (BCC 2009). Both mills were highly valued at the time at £10, as they were fulling mills. Further references to fulling were made in 1223, 1291 and 1414 (BCC 2009). The Upper mill was demolished in the mid-16th century, and its remains were rediscovered in the 1970s (*ibid.*). The Grade II Nether mill is believed to be what is now called Paradise mill (HER 42805/1138700000; BCC 2009) which is situated c. 100m south of the development site (Fig. 4).

There are many remaining buildings with medieval origins in Wendover. The Church of St Mary's is believed to date from the 13th century, and was extended in both the 14th and 15th centuries. The church appears to have been attached to Wendover Manor until rectory rights were granted to the Priory of St Mary Overy in Southwark in the late 12th century, and the Priory retained the church until its dissolution (BCC 2009). The 13th century hospital of St John the Baptist (HER 0246101000) may have become the chapel of St John the Baptist (HER 0246100000), also dissolved in 1547 (BCC 2009). In the High Street the Old Post Office and Bosworth House (Nos 25-27), are thought to date from the early 16th century (BCC 2009). The Grade II listed Bank Farm house (HER 0097100000) is believed to have 15th century origins, with the remains of the original 15th century timber roof (HER 0097100001) still extant within the farmhouse.

3.6 *Post-medieval* (1500 - 1900)

Industry, trade and hospitality became important in Wendover during the post-medieval period, with the town becoming associated with lace-making, straw-plaiting and boot and shoemaking. Chiltern Iron Works (on Aylesbury Road) and the Wendover Gas Company (adjacent to Wharf Road) were both established at the end of the 19th century, and to complement the number of taverns and inns Wendover possessed a large number of maltings and breweries from the 17th to the 19th centuries (BCC 2009). There are indications that the town market failed sometime prior the 17th century, and it was infilled along the eastern end of the High Street during this period. However, it was revived and in 1792 a Royal Commission on Market Rights and Tolls recorded that Wendover's market was still held on a Thursday (BCC 2009). An old market house was depicted on the 1620 estate map near the junction of High Street and Aylesbury Street, although this building was demolished and rebuilt in 1842.

Between 1793 and 1797 a navigable canal was planned and constructed from Wendover to the Tring summit of the Grand Junction Canal, and a wharf was added in the 19th century (BCC 2009; AVDC 2011). Shift Mill, located beside the canal, is mentioned on maps drawn in 1760, 1820 and surveys in the 1930s. It is thought that the canal reduced the supply of water to the mill, bringing about its ultimate decline and disappearance c.1796 (BCC 2009). In 1794 a private act of Parliament was passed, enclosing the open fields of Wendover and a third of the parish was divided and allotted (*ibid.*).



The vast majority of buildings in Wendover are post-medieval, although the town did not expand significantly during this period, with growth confined to the area around the Aylesbury and Tring Roads (BCC 2009). During the English Civil War (1642 – 1651), Oliver Cromwell set up a garrison in the church, as the town was a centre of Royalist support, and it is well known that the town was looted and many buildings were destroyed by Parliamentarians during this period. A significant number of post-medieval Grade II listed buildings have survived in the town centre, with many surrounding the development site (AVDC 2011; Fig. 4).

Along the High Street, there are a variety of Grade II listed buildings: No. 1 (HER 42818/1139800000), No.3 (HER 42820) and No.11 (HER 42824/140400000) date from the 16th century; No.5 (HER 42819) is 17th century in origin; and No.14 (HER 1139000000), Nos 11A-11B (HER 42823/1403000000), and Woollerton House (HER 2821/1140100000) date to the 18th century. The Grade II Red Lion Inn and Hotel (HER 42822/140200000; Taylor 2007) is dated 1669, though it may be earlier in origin.

On Back Street, Grade II listed buildings include the 16th century Vine Tree Hotel (HER 42788/1138300000), and the 18th century Old Corner House and Old Coach House (HER 42787/11382000000) at Nos 1-2. Along the Tring Road, the Grade II listed Leonard Pulham House/Brook House (HER 42862/1143500000) dates from the 17th century. Archaeological investigations in the rear garden of the house revealed a medieval boundary ditch and post-medieval pits and a ditch (EBC17958, Pozorski & Mustchin 2012); a later project in a contiguous area revealed no archaeological features during the excavation of foundation trenches for building construction (Newton 2015). Grade II listed buildings along Aylesbury Road comprise No. 2/No. 1 Tring Road (HER 42761/1135900000), No. 7 (HER 42778/1137400000), Nos 11 & 13 (HER 1137600000), and No. 9 (HER 42779/1137500000), which date from the 17th century though the latter may date to the 16th century; and Nos 10-14, 16 & 18 (HER 42763, 42764 and 42765) and the George Public House (HER 42762/1136000000), all date from the 18th century. The Grade II Paradise House (HER 42805/1138700000), on Hale Road, also dates from the 18th century.

3.7 *Modern* (1900 - present)

Industry, hospitality and trade continued to form the economic basis of the town during this period. However, the market disappeared prior to 1888 (BCC 2009) only to be revived in the 20th century as a Thursday market which can still be found on the Manor Waste today. The local economy was bolstered in 1892 when Wendover was connected to the Metropolitan Railway line, with trains running twice hourly, terminating at Baker Street, London (BCC 2009; HER 0978600000). The Chiltern Iron Works closed down in the 1950s but was redeveloped later to become the health centre. Wendover Gas Company closed down in the 1960s and was redeveloped for housing; becoming part of the Paddocks and Swann Mews.

One of the most influential changes in the Wendover landscape during the modern era was due World War I. A temporary RAF base was developed in 1917 in Halton to the north-east of Wendover (AVDC 2011). This became permanent after 1919. An army training camp was established on the grounds of Halton House to the east of Wendover, and aided by the rail system, human traffic through the town doubled between 1913 and 1918 (ibid.). A narrow-gauge branch line (HER 0951006000) was opened from Wendover to Halton Camp (HER 0951000000) to the north east of the town which transported materials to and from the camp; a further siding was constructed to connect with a timber supply depot. The railway line closed in 1963, and was redeveloped as a footpath, whilst the branch lines and sidings became part of the Wendover station car park (BCC 2009). Due to ongoing issues with the canal, and its inability to compete with the newly formed railway system, the canal closed in 1901.



On the High St (Fig. 4), Grade II monuments dating to this period include the 19th century clock-tower, wall and drinking fountain (HER 42816/1139500000) and the 1935 Type K6 telephone kiosk (HER 42927/1139600000). The town hall, referred to as Church House, was demolished in 1847, and the Literary Institute Building (HER 0096300000 & HER 1341800000) was constructed on the site in 1863. The nearby Grade II Old Town House (HER 42810), 2 & 2A High Street, was also built in 1863. The Old Wendover School (HER 42817/1139700000) dates from the late 19th century. On the Aylesbury Road, the Grade II building at No. 5 (HER 42777/1137300000) dates from the early 19th century (Fig. 4).

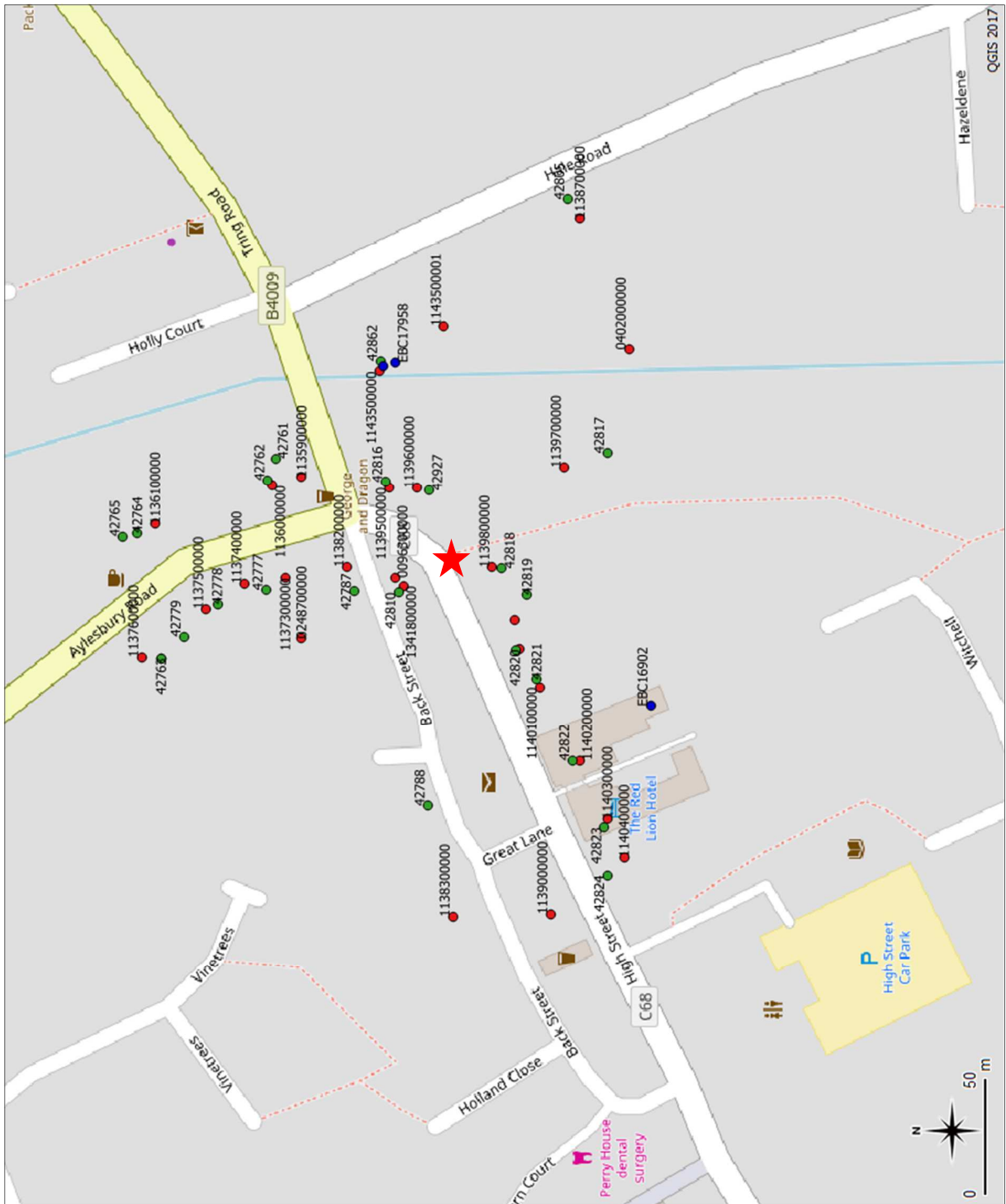


Figure 4: HER Plan. Site marked by a star (scale as shown)



4 Results

The foundation trenches for the new building were excavated immediately south of the existing dwelling and consisted of four adjoining trenches (Fig. 7; Plates 1-7). The footing trenches were excavated to the required depth of 1.20m using a 2.8 tonne machine fitted with a 0.60m toothless ditching bucket. Close to the existing building a 0.45m toothless ditching bucket was used.

In addition to the footing trenches, the internal ground level was reduced by 0.45m. After discussions with the AA it was decided that monitoring of this ground reduction was not necessary.

The stratigraphy comprised:

- Made ground (01). Light brownish grey loose silt which contained large flint nodules, occasional cement pieces, tile (including peg tiles), brick, broken service pipes, aluminium cans, plastic, animal bone and metal. Rooting was present to the east in Footing 1, near to the public foot path where shrubs had been removed. This layer reached a depth of 0.72m.
- Natural (03). Light whitish yellow friable chalky clay

A chalk layer (02), which was 5.36m long and 0.56m deep, was exposed in the western footing trench (Trench 3). It appeared to be the remains of an internal floor of a previously demolished building on the site.

No further archaeological finds, features or deposits were encountered during this exercise.



Plate 1: Completed footings, looking NNE



Plate 2: Footing 1, looking NNW



Plate 3: Footing 2, looking ENE



Plate 4: Footing 3, looking NNW



Plate 5: Footing 4, looking ENE



Plate 6: General site stratigraphy, looking ENE

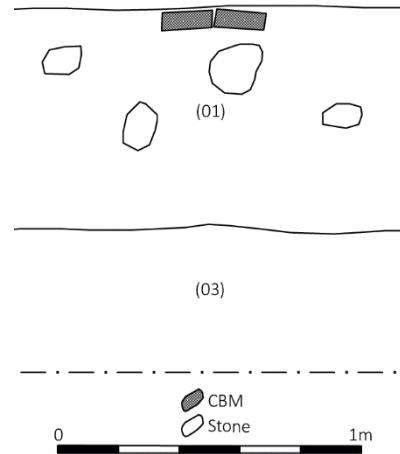


Figure 5: Representative stratigraphy of site



Plate 7: Stratigraphy within Footing 3 showing chalk layer (02), looking WSW

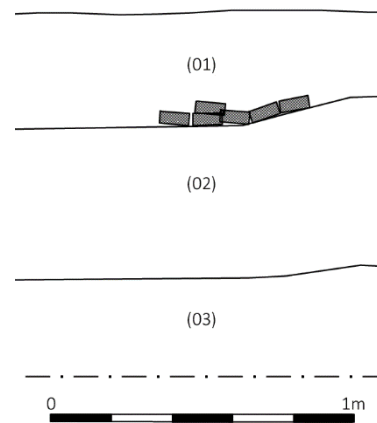


Figure 6: Representative stratigraphy within Footing 3 showing chalk layer (02)(scale 1:25)



Figure 7: Plan of footing trenches (scale 1:75)



5 Conclusions

This Observation and Recording exercise was undertaken as part of the construction of a new dwelling to the rear of 1 High Street, Wendover. It was evident from this investigation that a considerable amount of ground disturbance had occurred within the site as the stratigraphy comprised made ground directly over the natural geology.

A chalk layer was observed to in the western trench, which may well be the base for an internal floor of a building first shown on late 19th century Ordnance Survey maps (Fig. 8). No further finds, features or deposits of archaeological interest were exposed during this excavation.

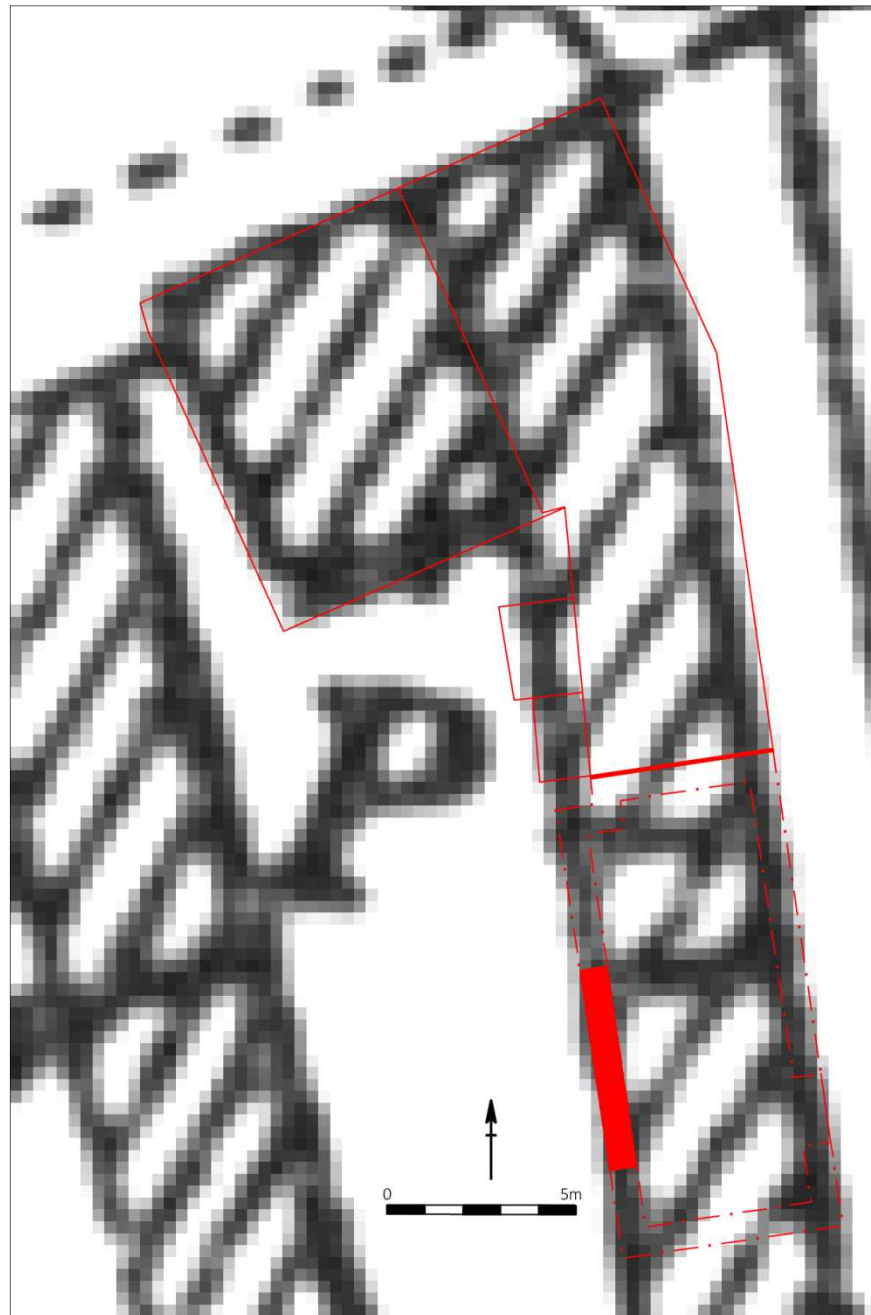


Figure 8: The chalk floor in relation to the 19th century range of buildings (scale 1:200)



It is possible that the construction of the 19th century range may have impacted on earlier archaeological material, but as only a small area was investigated during this programme of works, the possibility of archaeological remains surviving undisturbed elsewhere on the site must not be discounted.



6 Acknowledgements

KDK Archaeology is grateful to P Architects for commissioning this report on behalf of Bourbon House Properties. Thanks are also due to Julia Wise of Buckinghamshire County Council for providing historic environment records and other relevant documents and to Phil Markham of Aylesbury Vale District Council for monitoring the project. We would also like to thank Mr Christopher Pallett, the staff of T. Clubb & Sons Ltd and NK Building & Renovations for their assistance on site.

The fieldwork was carried out by Laura Dodd MSc ACIfA. The report was written by Laura Dodd MSc ACIfA, and edited by Karin Kaye MA MCIfA.



7 Archive

7.1 The project archive will comprise:

1. Written Scheme of Investigation
2. Initial report
3. Monitoring sheets
4. Site drawings
5. Client's site plans
6. List of photographs
7. B/W prints & negatives
8. CDROM with copies of all digital files.

7.2 The archive will be deposited with Buckinghamshire County Museum (Accession Number AYBCM:2017.229).



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Appendix 1: Photograph List

Shot	B&W	Digital	Subject
1		X	Stratigraphy with chalk (03) looking WSW
2		X	Stratigraphy looking ENE
3	X	X	Footing 1 looking NNW
4	X	X	Footing 2 looking ENE
5	X	X	Footing 3 looking NNW
6	X	X	Footing 4 looking ENE
7	X	X	General shot of footing trenches



Appendix 2: OASIS and Site Data

PROJECT DETAILS			
Project Name & Address	1 High Street, Wendover, Buckinghamshire	Project Site Code	339/WHS
OASIS reference	kdkarcha1-302046	Event/Accession no	ATBCM:2017.229
OS reference	SP 86965 07858	Study area size	24.77 sq m
Project Type	Watching Brief	Height (mAOD)	c.124
Short Description	In July 2018 KDK Archaeology Ltd undertook a programme of Observation and Recording at 1 High Street, Wendover, Buckinghamshire as a condition of planning permission for the construction of a new dwelling. Ordnance Survey maps dating to the late 19 th century show a north-south orientated range to the rear of 1 High Street. The excavation was undertaken within the footprint of this now demolished range exposing a thick chalk layer which appears to be the compacted base of the internal floor for this building. No further archaeological finds, features or deposits were encountered.		
Previous work	None	Site status	Within Wendover Conservation Area
Planning proposal	Demolition of outbuilding and construction of a new dwelling	Current land use	Outbuilding
Local Planning Authority	Aylesbury Vale District Council	Planning application ref.	16/02498/APP
Monument type	None	Monument period	-
Significant finds	None	Future work	No
PROJECT CREATORS			
Organisation	KDK Archaeology Ltd		
Project Brief originator	Buckinghamshire County Council	Project Design originator	KDK Archaeology Ltd
Project Manager	David Kaye BA ACIFA	Director/Supervisor	Laura Dodd MSc ACIFA
Sponsor/funding body	Bourbon House Properties		
PROJECT DATE			
Start date	09.07.2018	End date	10.07.2018
PROJECT ARCHIVES			
	Location	Content (e.g. pottery, animal bone, files/sheets)	
Physical	Buckinghamshire County Museum AYBCM:2017.229	None	
Paper		WSI, report, B&W Photographs	
Digital		CD –Rom containing all digital data	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title	Archaeological Observation and Recording Report: 1 High Street, Wendover, Buckinghamshire		
Serial title & volume	339/WHS/2.0		
Author(s)	Laura Dodd MSc ACIFA		
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