

# Archaeological Services & Consultancy Ltd

**HISTORIC BUILDING RECORDING:  
1 HIGH STREET  
PRINCES RISBOROUGH  
BUCKINGHAMSHIRE**

NGR: SP 80878 03352

*on behalf of Mrs Raffety*



Karin Semmelmann MA MifA

June 2011

ASC: 1401/PRH/2



Letchworth House  
Chesney Wold, Bleak Hall  
Milton Keynes MK6 1NE  
Tel: 01908 608989 Fax: 01908 605700  
Email: [office@archaeological-services.co.uk](mailto:office@archaeological-services.co.uk)  
Website: [www.archaeological-services.co.uk](http://www.archaeological-services.co.uk)



## Site Data

<i>ASC project code:</i>	PRH	<i>ASC Project No:</i>	1401
<i>OASIS ref:</i>	Archaeol2-102674	<i>Event/Accession no:</i>	
<i>County:</i>	Buckinghamshire		
<i>Village/Town:</i>	Princes Risborough		
<i>Civil Parish:</i>	Princes Risborough		
<i>NGR (to 8 figs):</i>	SP 8087 0335		
<i>Present use:</i>	Office building and car park		
<i>Planning proposal:</i>	Construction of a new building to the rear of 1 High Street, as well as internal alterations and a rear extension to the existing building		
<i>Planning application ref/date:</i>	10/06841/FUL & 10/06842/LBC		
<i>Local Planning Authority:</i>	Wycombe District Council		
<i>Date of fieldwork:</i>	12 <sup>th</sup> May 2011		
<i>Commissioned by:</i>	HAP Chartered Architects The Orangery 22 Amersham Hill High Wycombe Bucks HP13 6NZ		
<i>Client:</i>	Mrs Raffety		
<i>Contact name:</i>	Alexandra Rudloff (HAP Chartered Architects)		

## Internal Quality Check

<i>Primary Author:</i>	Karin Semmelmann	<i>Date:</i>	8 <sup>th</sup> June 2011
<i>Revisions:</i>		<i>Date:</i>	
<i>Edited/Checked By:</i>	Bob Zeepvat	<i>Date:</i>	8 <sup>th</sup> June 2011

© Archaeological Services & Consultancy Ltd

No part of this document is to be copied in any way without prior written consent.

Every effort is made to provide detailed and accurate information. However, Archaeological Services & Consultancy Ltd cannot be held responsible for errors or inaccuracies within this report.

© Ordnance Survey maps reproduced with the sanction of the Controller of Her Majesty's Stationery Office.  
ASC Licence No. AL 100015154

## CONTENTS

Summary.....	5
1. Introduction .....	5
2. Aims & Methods .....	9
3. Historical Background .....	10
4. Description .....	18
5. Conclusions .....	35
6. Acknowledgements .....	37
7. Archive .....	37
8. References .....	38

### Appendices:

1. List of Photographs.....	41
2. ASC OASIS Sheet.....	42

### Figures:

1. General location .....	4
2. Site location .....	7
3. Proposed development.....	8
4. Enclosure map 1823 .....	14
5. 1921 Ordnance Survey Map .....	14
6. 1972 Ordnance Survey Map .....	15
7. Photograph of the High Street in 1899 .....	15
8. 1926 Aerial photograph .....	16
9. 1931 Aerial photograph .....	16
10. 1980 Aerial photograph .....	17
11. North and east elevations.....	31
12. South elevation .....	32
13. Ground floor plan .....	33
14. First floor plan .....	34
15. Second floor plan.....	34
16. Phase Plan.....	36
17. Ground floor photo plan .....	39
18. First floor photo plan .....	40
19. Second floor photo plan.....	40

### Plates:

*Cover: Front elevation*

1. North elevation .....	25
2. West wing: front elevation .....	25
3. West elevation of rear extension .....	25
4. East elevation of main building .....	25
5. East elevation of rear extension .....	25
6. East elevation of west wing .....	25
7. South elevation .....	26
8. South elevation of west wing.....	26
9. Pump to the rear of the west wing .....	26
10. Room G1: northwest corner .....	26

11. Room G2: southwest corner .....	26
12. Room G2: southeast corner .....	26
13. Room G3: north wall .....	27
14. Room G3: south wall .....	27
15. Room G3: west end .....	27
16. Room G3: east end .....	27
17. Room G4: southeast corner .....	27
18. Room G5: staircase to first floor .....	27
19. Room F1: staircase to second floor .....	28
20. Room F2: southeast corner .....	28
21. Room F3: northeast corner .....	28
22. Room F3: looking southwest .....	28
23. Room F4: looking north .....	28
24. Room F5: northwest corner .....	28
25. Room F5: northeast corner .....	29
26. Room F5: south wall .....	29
27. Room F6: north wall and fireplace .....	29
28. Room F6: northeast corner .....	29
29. Room F6: southwest corner .....	29
30. Room S1: north wall .....	29
31. Room S1: south wall .....	30
32. Room S1: stair detail .....	30
33. Room S2: south wall .....	30
34. Room S2: north wall .....	30
35. Room S3: southwest corner .....	30
36. Room S4: rear window .....	30

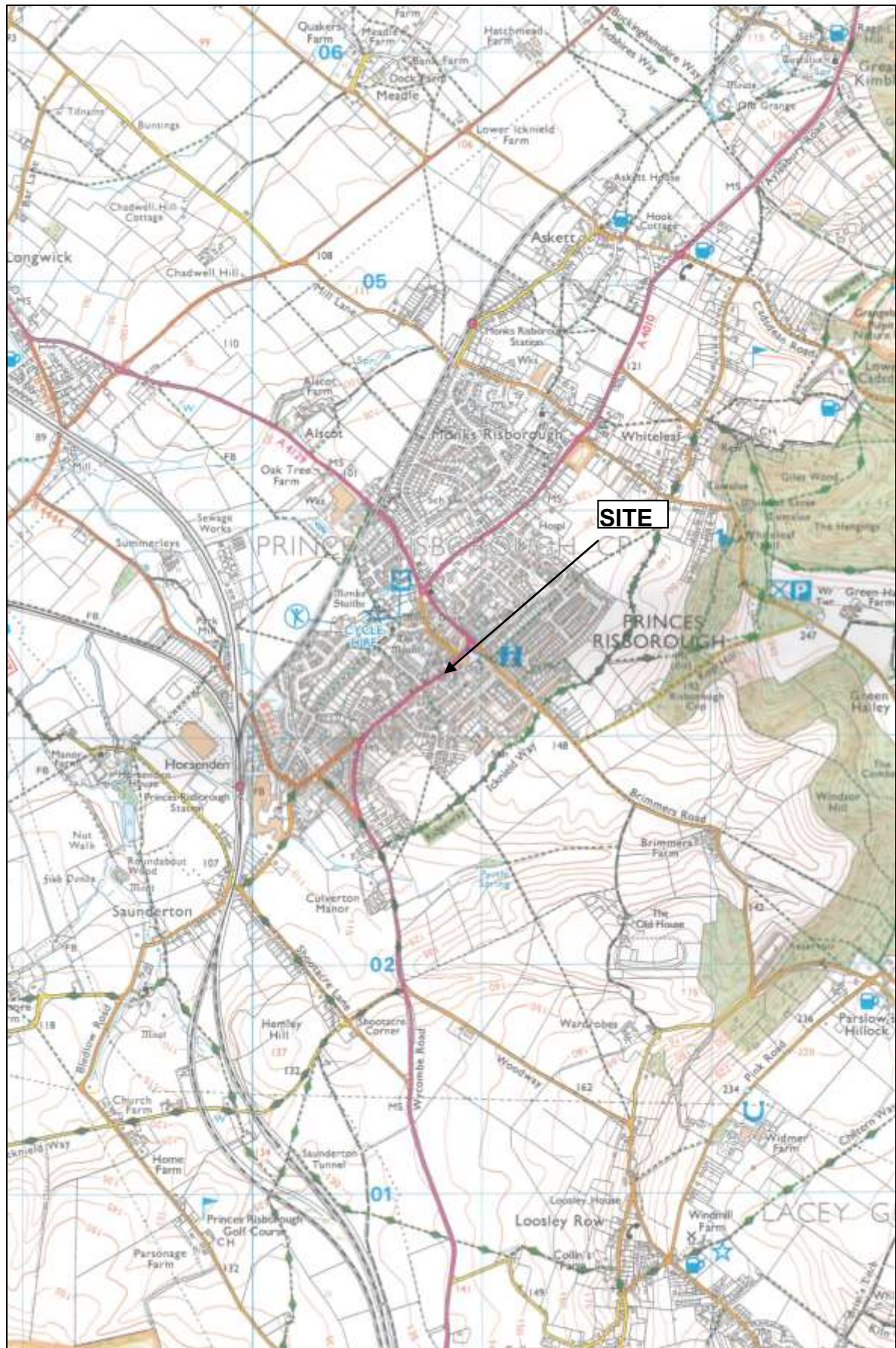


Figure 1: General location (scale 1:25,000)

## Summary

*Historic building recording of 1 High Street, Princes Risborough, Buckinghamshire was undertaken in May 2011 as a condition of planning permission for the conversion of the building to offices and residential units.*

*The property, which consists of a 3-storey double fronted house and a 2-storey wing with a curved front elevation, is a Grade II listed building. They were erected in the later 18<sup>th</sup> or early 19<sup>th</sup> century, the latter possibly as an infill. In the early 19<sup>th</sup> century the building was owned by Thomas Winslow and it consisted of the rooms on the street frontage. By the later 19<sup>th</sup> century both parts of the building had been extended southwards; the eastern extension comprising a 2-storey section with a single storey addition to the rear. The eastern extension was extensively remodelled in the 20<sup>th</sup> century when the single storey section was demolished, the pitched roof replaced by a flat roof and the single storey addition built on the eastern side to allow access to the internal staircase.*

*The building, which was most recently used by Raffety Buckland Estate Agents, was formerly a chemist shop. However, for much of the 19<sup>th</sup> and into the early 20<sup>th</sup> century it belonged to the Benning family. Henry Benning was poulterer, butter merchant and corn and hay dealer between 1853 and 1883 and his widow lived in the house until the early 1920s.*

## 1 Introduction

1.1 In May 2011 *Archaeological Services and Consultancy Ltd* (ASC) carried out historic building recording of 1 High Street, Princes Risborough, Buckinghamshire. The project was commissioned by HAP Chartered Architects on behalf of Mrs Raffety, and was carried out according to a project design prepared by ASC (Rouse 2011), and a brief (Alqassar 2011) prepared on behalf of the local planning authority (LPA), *Wycombe District Council*, by their archaeological advisor (AA), *Buckinghamshire County Council Archaeology Service*. The relevant planning application references are 10/06841/FUL and 10/068421LBC.

### 1.2 *Planning Background*

This building recording project has been required under the terms of *Planning Policy Statement 5* (PPS5), as a condition of planning permission for development involving buildings on the site. A second planning condition requires an evaluation and watching brief to be undertaken (10/06195 FUL).

### 1.3 *Archaeological Services & Consultancy Ltd*

ASC is an independent archaeological practice providing a full range of archaeological services including consultancy, field evaluation, mitigation and post-excavation studies, historic building recording and analysis. ASC is recognised as a *Registered Organisation* by the Institute for Archaeologists and is also accredited ISO 9001, in recognition of its high standards and working practices.

#### 1.4 ***Management***

The project was managed by Karin Semmelmann BA MA MIFA, and was carried out under the overall direction of Bob Zeepvat BA MIFA.

#### 1.5 ***The Site***

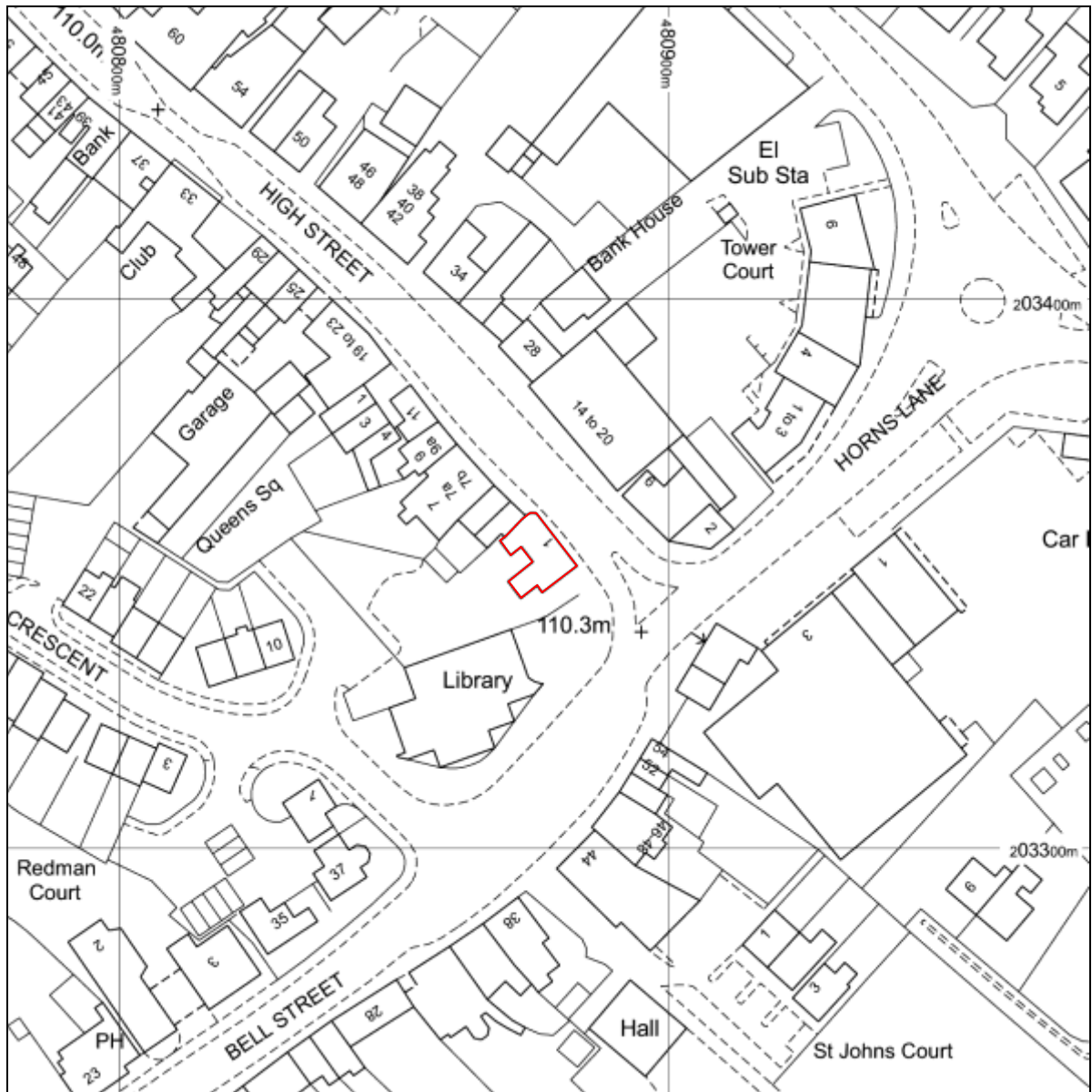
##### 1.5.1 *Location & Description*

The site lies within the district of Wycombe, in the parish and town of Princes Risborough, at NGR SP 8087 0335 (Fig. 1).

The site comprises an irregular piece of land on the western side of Princes Risborough High Street. The front of the site is dominated by 1 High Street and access to the site is immediately to the southeast of the building. It is surrounded by houses and gardens (Fig. 2).

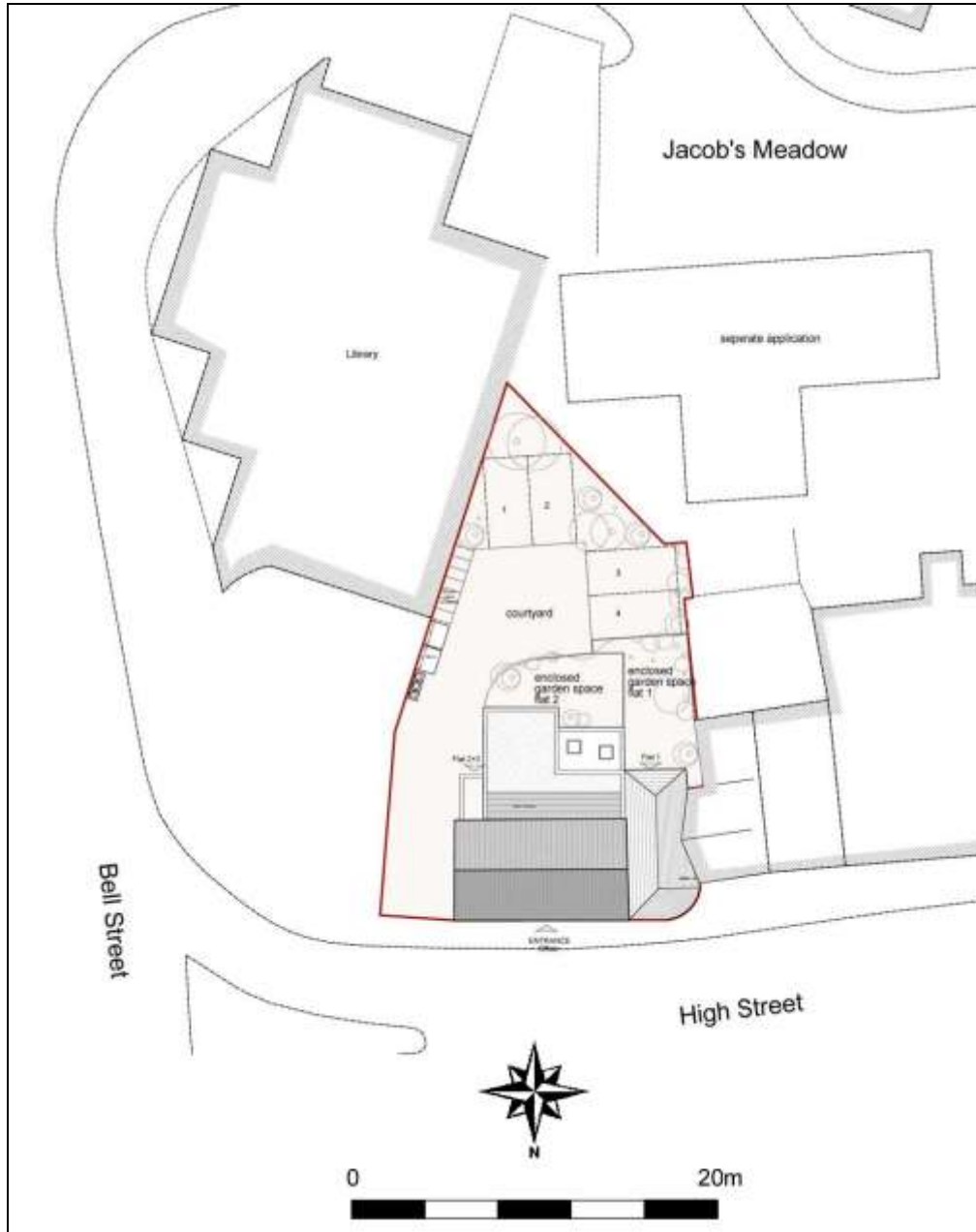
##### 1.5.2 *Proposed Development*

The proposed development comprises the conversion of the building to an office and three flats as well as the construction of a rear extension to the existing building and a new building in the grounds.



**Figure 2:** Site plan (scale 1:1250)





**Figure 3:** Proposed development (scale 1:400)

## **2 Aims & Methods**

### **2.1 Aims**

As described in the project design (Section 2), the aims of the building recording were:

- To archaeologically record the buildings subject to the proposal in their present form prior to alteration

### **2.2 Standards**

The work conforms to the project design, to the relevant sections of the Institute for Archaeologists' *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), to current English Heritage guidelines (EH 2006), and to the relevant sections of ASC's own *Operations Manual*.

### **2.3 Methods**

The work was carried out according to the project design (Section 2.4), which required:

- A programme of historic building recording to English Heritage Level 2 (EH 2006).

### **2.4 Constraints**

No constraints were encountered.

### 3 Historical Background

3.1 The following section provides a summary of the readily available historical background to the site and its environs. This section has been compiled with information from the Centre for Buckinghamshire Studies, the internet and ASC's library.

#### 3.2 *Medieval* (1066-1500)

The Domesday Survey of 1086 records Princes Risborough as being a 30 Hide Royal Vill with 2 mills that was valued at £47 (Williams & Martin 2002: 395). Known as *Riseberge* at the time, the name is thought to mean 'hill or hills where brushwood grows' (Mills 1991: 273). An unusual entry in the Domesday survey notes that a salt worker of Droitwich provided the lord of the manor with an unspecified amount of salt per year. Giving rise to the hypothesis that the settlement could have been on a salt route (Williams & Martin 2002: 395; BCC 2009: 32).

The ownership of Princes Risborough after the Norman Conquest is complex. It would appear that half of Risborough Manor, which at the time included Monks Risborough, was initially granted to Ansculf de Pinchengi after the Conquest. This part of the manor was later owned by Walter de Giffard in the 12<sup>th</sup> century who gave the church advowson and tithes as well as some woodland to Notley Abbey c.1162 (BCC 2009: 34). Although the manor later reverted to the Crown, Notley Abbey retained the rights granted them by de Giffard giving rise to Monks Risborough, which referred to the land holdings of the abbey as opposed to the Crown. Abbots Manor was retained by the abbey until the Dissolution when it was awarded to the Dean and Chapter of Oxford who forfeited it shortly afterwards (VCH online)

The secular land holdings were largely maintained by the Crown throughout the medieval period, with custodianship being granted to such individuals as the Earls of Cornwall between 1243 and 1300. Documentary evidence indicates that a stud farm and deer park had been established on the King's Manor by 1305 and a deer park may already have been in existence in the 11<sup>th</sup> century (BCC 2009: 38). The location of the park is not certain, but is recorded as being close to the Mount, which was located to the west of the church. The park was held as part of the manor until Henry VIII granted the park keeper, Sir Edward Don, the right to enclose it as Risborough Park (VCH online).

The Mount is thought to have been the site of Edward, the Black Prince's palace. The Black Prince held the manor from 1344 until his death in 1376. It is recorded that a house was built on the site in 1325, but archaeological excavations in the 1950s revealed that the Mount was first settled in the 13<sup>th</sup> century before being intensively occupied in the 14<sup>th</sup> century. Although there was some evidence for demolition in the 14<sup>th</sup> or 15<sup>th</sup> century, some buildings remained on the site until the 17<sup>th</sup> century when the manor house was demolished by George Hampden, Earl of Buckinghamshire (BCC 2009: 37).

An earlier church consisting simply of a chancel and a nave was superseded by the present church of St Mary, which dates from the 13<sup>th</sup> century (*ibid*: 36). This consists of a chancel, nave, north and south aisles, a south porch and a tower. The north and south aisled were added *c.* 1220 and about 1300 the nave and aisles were lengthened by one bay. A tower is thought to have been begun at the same time. The chancel was rebuilt in the 14<sup>th</sup> century and the clerestory was added in the 15<sup>th</sup> century (VCH online). Much of the church was rebuilt in the 19<sup>th</sup> and 20<sup>th</sup> centuries (see Section 3.3).

The location of the church and the layout of the core of the present town suggest that the settlement focus has changed over time. The late Saxon core is likely to have been around the church and the manor, which was either located at the Mount or on the site of the present manor. There is some evidence for a bank and ditch defending the Saxon settlement (BCC 2009: 34), which could also accord with the borough (burh or defended settlement) ending of the name. Later development is seen in the laying out of the High Street with what appears to be a back lane, now the bypass, and burgage plots in between. The western side of the High Street shows less regularity in its plot boundaries, which is not uncommon in medieval town planning. Whether the focal shift was a result of the development of the deer park and stud remains to be ascertained.

The market square, which is on the corner of the High Street and Church End, may also have moved from a location closer to the church itself. The market was not formally granted to the town until 1532, but it is inconceivable that the town functioned successfully without one until this time. Two fairs per year were granted at the same time, to be held for three days at the Feast of the Nativity of the Blessed Virgin, and on St. George's Day (VCH online).

### 3.3 *Post-Medieval- Modern* (1500-present)

The town did not receive borough status until 1598, when Queen Elizabeth granted the inhabitants immunity from serving on juries and paying tolls (VCH online). A few years earlier, in 1589 Elizabeth had sold Abbots Manor to Thomas Crompton. King's Manor was still held by the Crown at this point, but was sold to the City of London by Charles I in 1628. The two manors were united by Ralph Adeane during the Civil War (*ibid*). It would appear that some of the medieval park had not been incorporated into the enclosed Risborough Park in the late 16<sup>th</sup> century, as Adeane's landholdings included 800 acres of wood, and 60 acres of furze and heath (BCC 2009:41). The remainder of Princes Risborough was enclosed in 1823 (*ibid*: 45).

The Market House was rebuilt by John Grubb, former Lord of the Manor in 1824 (Kelly's Directory 1899: 145). The market, which specialised in corn and cattle, continued in the 19<sup>th</sup> century but changed from being held on Saturday to Thursday in 1888 (VCH online). A small number of industries, such as brewing, malting, watercress production also continued, and in the late 19<sup>th</sup> and early 20<sup>th</sup> century furniture making became an important feature. In 2001 the Risborough factory moved to Thame but the Ercol factory still survives (BCC 2009: 45-6).

In 1707 William and Jane Cock donated land for a Baptist Chapel, which was rebuilt in 1804 and enlarged in 1817. A Wesleyan Chapel was built in 1870 (Taunt n.d. 10).

The church spire fell in 1803 causing severe damage (Kelly's Directory 1899: 145). The church was heavily rebuilt by Arthur Blomfield in 1867-8, and the tower completely rebuilt by J. Oldrid Scott 1907-8 (Images of England.org.uk).

Two schools were established in the 19<sup>th</sup> century; the British School, which opened 1836, and the National mixed school in 1841. Lord Rothschild, a major landholder in Princes Risborough in the late 19<sup>th</sup> century, established a Literary Institute and Reading Room in 1891 (Kelly's Directory 1899: 146).

Gas arrived in the town in 1865 at which time but in 1899 water was still supplied by natural springs (*ibid*:145).

A train line to London was established in Princes Risborough by the Wycombe Railway in 1862. Other lines were constructed in the late 19<sup>th</sup> century, all of which were taken over by the Great Western Railway ([wikipedia.org/wiki/Princes\\_Risborough](http://wikipedia.org/wiki/Princes_Risborough)). The railway did nothing to promote population growth of the town, which only saw a marked increase when social housing was constructed in the 1950s and 60s (BCC 2009: 14).

### 3.4 *Site Specific*

There is little documentary evidence for the history of the building, but the Enclosure Award of 1823 records that the entire property belonged to Thomas Winslow. The building did not remain under single ownership as the Domesday Valuation of 1910 records that the property, which consisted of a house and stables valued at £23, was then owned and occupied by Elizabeth Benning (CRO DVD/1/135). The west wing was then owned by George Hillsden and rented to a Mrs (?) Yovil. This was described as a house and premises and was valued at £6.

Entries in Kelly's Directory record that Elizabeth Benning lived in the High Street until at least 1920. The Benning family is first recorded in the trade directories in 1853 when Henry Benning, from the High Street, was dealing as a poulterer and butter merchant (Musson & Craven's Commercial Directory 1853: 32). Between 1876 and 1883 either he becomes a corn and hay dealer instead, or another family of the same name takes over the property (Harrod & Co's Directory 1876: 270; Kelly's Directory 1883: 377). No entries were found under the name of Yovil or Tovil.

### 3.5 *Cartographic Evidence*

The earliest detailed plan showing the building is the Enclosure Map of 1823, where the main core of both buildings is clearly depicted as well as an annexe to the rear where the eastern staircase is now located (Fig. 4).

As the earliest clear Ordnance Survey map of Princes Risborough held at the Centre for Buckinghamshire Studies is that of 1921, the first and second edition maps were inspected on Oldmaps ([www.old-maps.co.uk/maps.html](http://www.old-maps.co.uk/maps.html)). The first edition map of 1887 does not provide sufficient detail to comment, but the second edition of 1898 shows the building to have the same footprint as shown on the 1921 OS map (Fig. 5).

At this time there were two additional parts to the building; another section to the rear of the east range and in the area between the two rear projections. Room G5, which provides access to the staircase in the southeast corner of the building is also depicted as being wider than its present counterpart. This, however, appears to be belied by the available photographs.

By 1972 these two additional parts of the building had been demolished (Fig. 6).

### 3.6 *Photographic Evidence*

A photograph of 1889 shows the door that has now been replaced by a window in the west wing (Fig. 7). An aerial photograph taken in 1926 shows the open nature of the land to the rear of the buildings, but also that the eastern extension to the building still had a pitched roof at this time (Fig. 8).

A photograph taken in 1931 (Fig. 9) shows the single storey rear addition to the east range which was demolished by 1972. Close scrutiny of the photograph also shows that there was an external door in the east wall at this time but the structure housing Room G5 was not there.

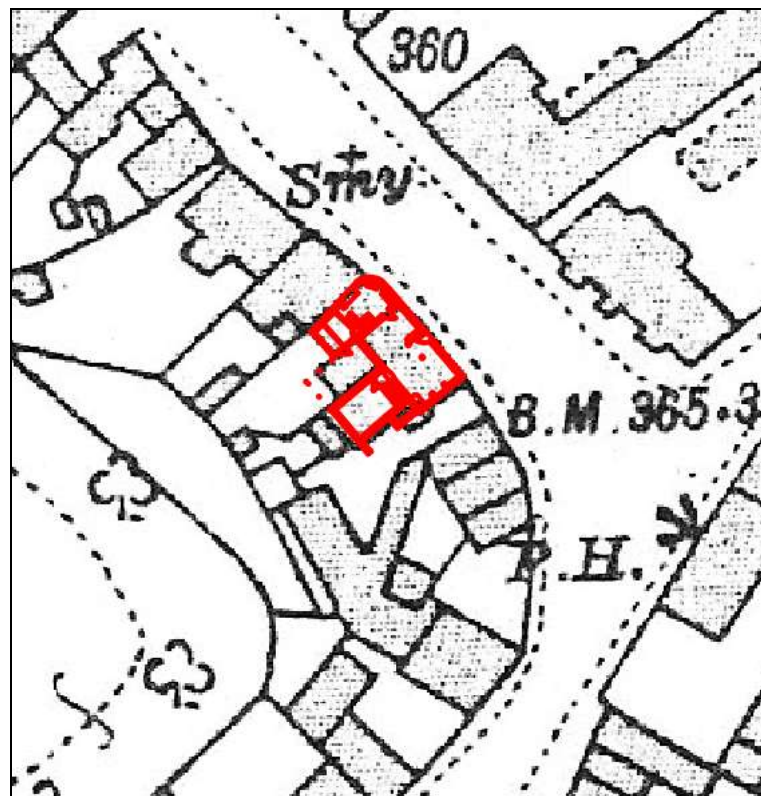
Inspection of aerial photographs in the Centre for Buckinghamshire Studies that are under copyright indicate a rebuilding of this extension between 1967 and 1976 (AP refs A 177592 & AC 326817 respectively). The pitched roof was replaced by the present flat roof at this time and the chimneys on the main roof were also removed around this time. An aerial photograph taken in 1980 depicts the building in its present form, but without the library subsequently built next to it (Fig. 10).

### 3.7 *Listed Building Description*

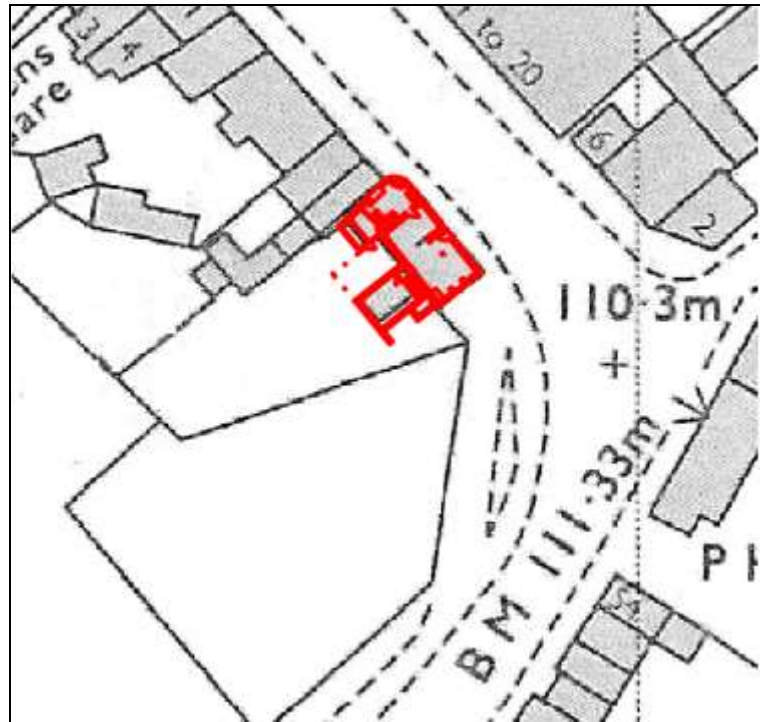
SP 8003 PRINCES RISBOROUGH HIGH STREET (south-west side) 9/171 No.1. - GV II Offices and estate agency. Late C18-early C19 and circa 1830-40. Main block is of colourwashed render with flat eaves and slate roof. Left gable hung with C20 colourwashed asbestos slates. 3 storeys, 3 bays. Barred sash windows, 4-pane flanking 3-pane, the ground floor with C20 barred shop windows. Central door with rectangular fanlight, flanking pilasters, and flat wooden hood on scroll brackets. Earlier @ to right is of red and vitreous brick with red brick dressings, dentil eaves and slate roof, semi-conical to front. 2 storeys, one curved bay. Curved 4-pane sashes with gauged brick heads. Altered doorway, now with C20 3-pane sash to left. Included for group value.



**Figure 4:** Enclosure map 1823 (*not to scale*)



**Figure 5:** 1921 Ordnance Survey Map (*not to scale*)

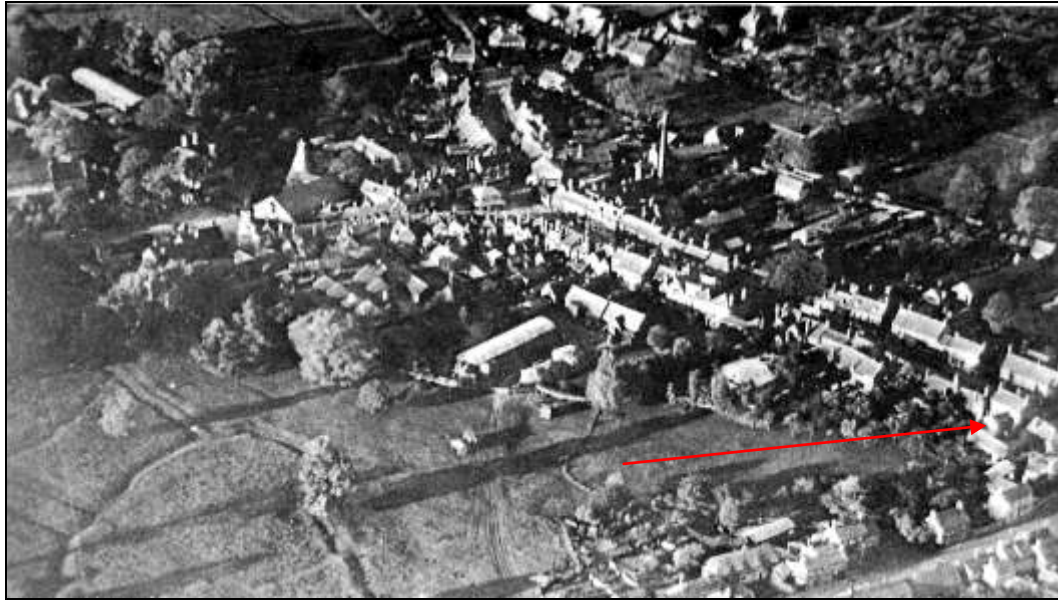


**Figure 6:** 1972 Ordnance Survey Map (*not to scale*)

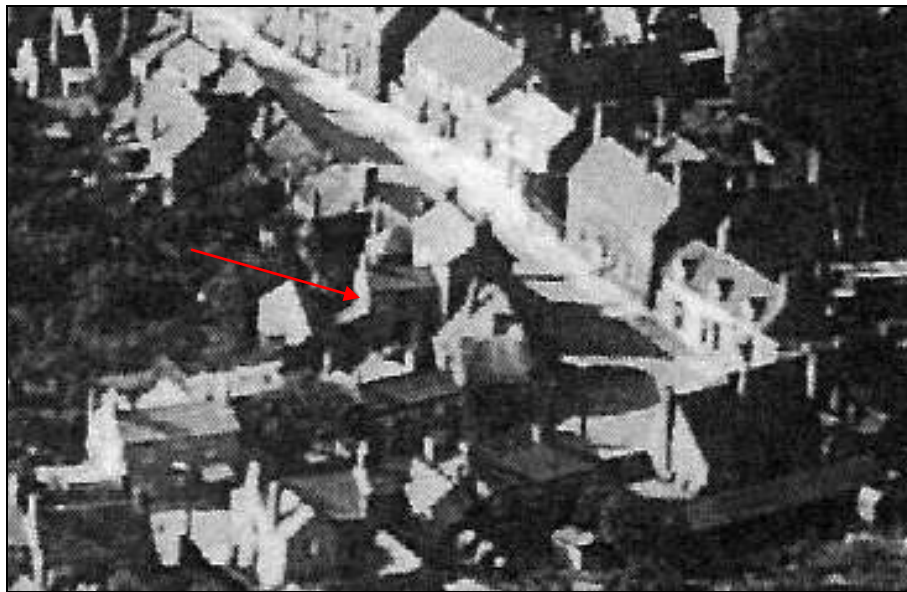


**Figure 7:** Photograph of the High Street in 1899  
(from McFarlane 1984)

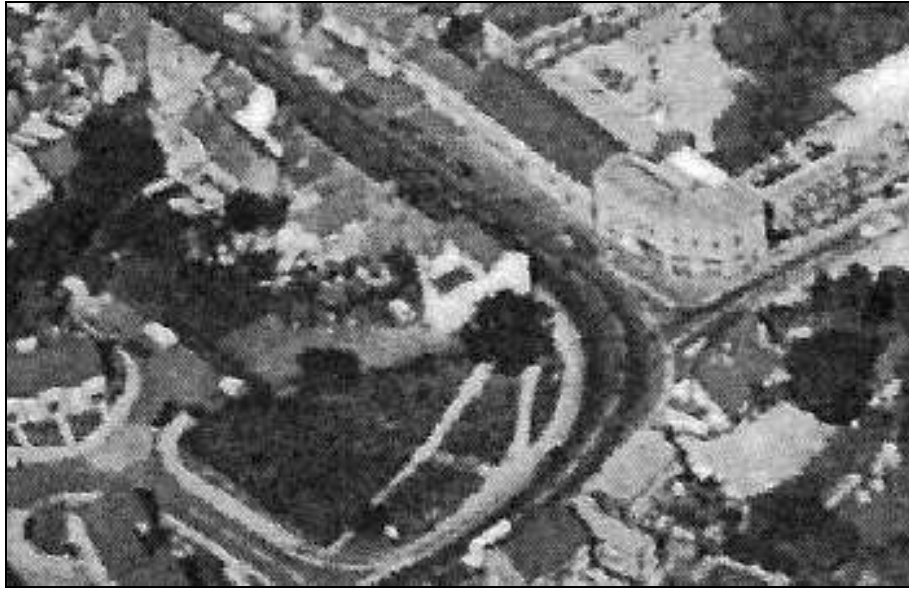




**Figure 8:** 1926 Aerial photograph  
(from McFarlane 1984)



**Figure 9:** 1931 Aerial photograph  
(from McFarlane & Kingham 1997)



**Figure 10:** 1980 Aerial photograph  
(from McFarlane & Kingham 1997)

## 4 Description

### 4.1 *General*

For the purposes of this report the front elevation is considered to face north.

The property is an amalgam of four component parts; the original core, a bow-fronted wing to the west and an extension to the rear against which is a small single storey annexe housing a staircase. The original double fronted core is rendered and painted. It has three floors and a pitched, slate tiled roof. The west wing is a brick structure that extends beyond the rear wall of the main building. It has two floors, a pitched roof and a chimney at the western end. The rear extension, which is also rendered and painted, has two floors and a flat roof. To the east of this is the small single storey annexe, which is rendered and painted and has a flat roof.

### 4.2 *North Elevation* (Fig. 11, Plates 1-2)

This fronts directly onto the High Street and consists of two parts; the symmetrical rendered building to the west of the brick curved wing. The main building has a centrally located half glazed modern door under a plain hood supported by scroll brackets. The door is flanked by modern fixed-light windows with 21 panes. The first floor windows are 8 over 8 timber sash windows on either side of a 6 over 6 sash window. On the second floor are two 4 over 8 timber sash windows flanking a 3 over 6 light sash. The main building has a pitched slate roof and no chimneys.

The west wing is built of red bricks measuring 13 x 10 x 5 cm ( $5\frac{1}{8}$  x  $3\frac{7}{8}$  x 2 inches) set in Flemish Bond using cement mortar. It has dentilated eaves and a slate roof with a chimney at the western end. The wall is offset 30cm above the ground. The wing has an 8 over 8 timber sash window under a rubbed brick relieving arch and a lead cover over the timber sill. To the east of this a 6 over 6 timber sash under a plain brick arch has replaced a door. The window has a concrete sill and a metal bar has been installed below this and the adjacent window. On the first floor is an 8 over 8 timber sash window similar to that on the ground floor. The lack of queen closers around the western windows suggest that they were a later installation.

### 4.3 *West Elevation* (Plate3)

This largely abuts the neighbouring property. The west elevation of the main building can be seen from the street and is rendered and painted in the same way as the front elevation.

The west elevation of the rear extension has a second skin of modern brickwork at ground floor level. This is in Stretcher Bond set in cement mortar. There is a 2-light modern window at the southern end of the elevation in what may have been a former door opening. A 4 over 4 light timber sash window with a concrete lintel and sill lights the first floor.

#### 4.4 **East Elevation** (Fig. 11, Plates 4-6)

The east elevation of the main building is rendered and painted at ground floor level, above which it is tile hung. There are two 2 over 6 metal windows in this part of the elevation, the upper lights of which open. The window sills have been painted the same blue as the window sills on the front elevation.

To the south of the main building is a small single storey annexe housing one of the staircases in the building. This has a flat roof behind the somewhat higher east wall. The only window in this elevation is a single light metal window with a painted sill. This elevation is also rendered and painted.

To the rear of the property the 2-storey rear extension has an 8 over 8 timber sash window in the ground floor and a similar one at first floor level with bulls eye lights in the lower sash. This elevation is also rendered and painted. There is a buttress at the southern end of the elevation.

The east elevation of the west wing is also rendered and painted and has a single light metal window with frosted glass at first floor level and a modern door at ground floor level.

#### 4.5 **South Elevation** (Fig. 12, Plates 7-9)

The main building is rendered and has a modern 3-light window at ground floor level. The first floor has three 6 over 6 timber sash windows to the west of the rear extension and one 4 over 4 light timber sash with horns to the east of it. A single 3 over 6 light timber sash lights the second floor.

The brickwork in the south elevation of the west wing is set in a variation of Flemish Bond set in cement mortar, The bricks, which measure 20 x 10 x 6cm ( $7\frac{7}{8}$  x  $3\frac{7}{8}$  x  $2\frac{3}{8}$  inches), have horizontal skintlings, which suggests that they are no earlier than the late 18<sup>th</sup> century. The queen closers on the eastern side of the elevation have been lost on the ground floor where later repairs have occurred. The windows are both modern insertions; that on the ground floor has a tiled sill and concrete lintel which shows that this was once a wider opening. The first floor window is larger than that below but otherwise is of similar style and inserted using similar construction methods. At the base of the wall is a hand pump and a brick built water trough.

The south elevation of the rear wing is rendered and painted. There is a small buttress at the western end of the wall. The ground floor window is a 2-light timber casement slightly offset to the east. On the first floor are two 4 over 4 light sash windows with horns similar to that in the first floor window to the east of the rear extension.

#### 4.6 **Common Internal Features**

All the ceilings appear to have been lath and plaster, but many have since been given a plasterboard skin. Practically all the doors are modern, flush fire doors; exceptions have been noted in the room descriptions below.

#### 4.7 **Ground Floor** (Fig. 13)

##### **Room G1** (Plate 10)

*Size:* 3.630 × 2.89m, height 2.32m

*Location:* Rear of western wing

*Description:* The walls are all plastered brick with plain skirting boards, most of which have been removed. The ceiling was formerly of lath and plaster but is now plaster boarded. There is a single east-west aligned chamfered beam with no chamfer stops and a concrete floor.

A door in the east wall provides access to the rear yard and another in the north wall opens into Room G2. The room is lit by a 3-light metal framed casement window in the south wall. This has a tiled sill and frosted safety glass.

There is a modern fireplace with a tile hearth against the west wall, which has been bricked up. A modern air vent has been installed in the brickwork. An under stairs cupboard is located in the northeast corner of the room.

##### **Room G2** (Plates 11-12)

*Size:* 3.93 × 3.66m, height 2.30m

*Location:* North of Room G1

*Description:* The walls are all plastered and painted brick with plain skirting boards, mostly removed. The north wall is curved and a curved 8 over 8 and a flat 6 over 6 timber sash window are hidden in cupboards. There is a door in the south wall to Room G1 and another in the west wall to Room G3. The ceiling is lath and plaster and has two east-west aligned beams; the southern one is boxed in and the northern one is an inserted, boxed RSJ. The remains of parquet flooring survive in the underlying concrete.

There is a modern fireplace similar to that in G1 in the west wall. This one, however, contains a gas fire. To the south of the fireplace is a narrow cupboard with what appear to be original doors.

A dogleg staircase consisting of 6 risers/landing/6 risers is located in the southwest corner. It has a square newel post and solid side to the east.

##### **Room G3** (Plates 13-16)

*Size:* 8.71 × 4.81m, height 2.55m

*Location:* Front of the main building

*Description:* This room is the amalgamation of the ground floor rooms of the main building and opens directly onto the High Street to the north. The front door is a modern half glazed timber door with a rectangular fan light above. There are two large modern timber windows with 21 fixed panes in the north wall, a blocked window in the south wall and two blocked windows in the east wall on either side of a chimney breast. There is access to G2 by a modern 6-panel fire door in the west wall, and two archways in the south wall led to a small lobby with a staircase (G5) and a space under a staircase beyond which lies Room G4.

The walls are brick and plaster with some plain skirting surviving. A small section of a partition wall has been retained to the west of the front door. The ceiling is lath and plaster with two RSJs orientated north-south where the former partition walls would have stood and another running east-west in the western part of the room. There is a curved step up to the archway opening to G5 in the southeast corner and a single step down to G2 to the west.

The chimney breast on the east wall has a large arched open fireplace but no hearth or other furniture. In the bay to the south is a small section of exposed timber that may be part of a binding beam.

**Room G4** (Plate 14)

*Size:* 4.60 × 3.48m, height 2.61m

*Location:* Extension to the rear of the building

*Description:* All the walls are brick and painted plaster with plain skirting and coving. The ceiling is obscured by polystyrene tiles and the floor is parquet. The windows in the south east and west walls are all boarded up and described in Sections 4.3-4.5 above. The western window is inset and appears to have been installed in a former doorway.

**Room G5** (Plate 18)

*Size:* 2.47 × 0.94m, height 2.24m

*Location:* Southeast corner of the building

*Description:* This is a small lobby leading to a straight staircase at its northern end. The staircase is 1.04m wide, has 13 risers and a plain modern handrail on the south wall. The lobby windows in the south and east walls are both boarded and described in Sections 4.3-4.5 above. The walls are all brick and plaster with plain skirting. The ceiling is lath and plaster and the floor is boarded. The floorboards are orientated east-west. The marks of a fitted cupboard were observed at the southern end of the lobby.

4.9 **First Floor** (Fig. 14)

**Room F1**

*Size:* 0.99m, height 2.42m

*Location:* Northern end of the rear extension

*Description:* The stairs are described above (Room G5). The walls are plastered and painted with plain skirting and the ceiling is plasterboard. The timber floorboards are 11.5cm (4½ inches) wide and orientated north-south. There is a door in the south wall to Room F2 and an opening in the north wall giving access to doors to Rooms F3 – F5. The timber window in the west wall is a 4 over 4 sash.

**Room F2** (Plate 19)

*Size:* 4.54 × 3.50m, height 2.42m

*Location:* South of F1

*Description:* The walls are plastered and painted brickwork with some wallpaper remaining. An area of brickwork has been exposed in the west wall, revealing old bricks poorly set in cement mortar. There is plain skirting, a plasterboard ceiling and modern timber floorboards as in F1. There is a modern door in the north wall, an 8

over 8 timber sash window in the east wall and two 4 over 4 timber sash windows in the south wall. The window in the east wall has bulls' eye glass in the lower panes.

**Room F3** (Plates 20-21)

*Size:* 4.78 × 3.54m, height 2.35m

*Location:* East end of the main building

*Description:* All the walls are brick and papered to the picture rail, which is now removed, and painted above. There is an 88cm wide insert in the south wall, approximately 83cm from the west wall. The insert is full height and comprises walling and skirting board. The skirting boards are moulded. A blocked doorway at the northern end of the west wall is evident from the neighbouring landing (F4).

The ceiling is plastered and the floor has 22cm (8<sup>5</sup>/<sub>8</sub> inches) wide (?elm) timber boards orientated east-west. There is an 8 over 8 timber sash window in the north wall, a modern door in the west wall and a 20<sup>th</sup> century brick fireplace with a timber mantel in the east wall.

**Room F4** (Plate 22)

*Size:* 3.85 × 1.70m, height 2.35m

*Location:* Centre of the main building

*Description:* This landing has a straight staircase along the west wall, a 6 over 6 timber sash window in the north wall and a fire door with a single light door in the south wall. There are blocked doorways at the northern end of the east and west walls. The walls are painted over wall paper and have moulded skirting boards. The ceiling is painted lath and plaster and the floorboards are the same as in Room F3. The closed string staircase has 13 risers, square balusters and a simple handrail. The newel post has a simple turned baluster form.

**Room F5** (Plates 23-25)

*Size:* 4.78 × 3.60m, height 2.38m

*Location:* Western end of the main building

*Description:* The walls are painted with moulded skirting boards and similar flooring to Rooms F3 and F4. The lath and plaster ceiling has now been removed. There is a blocked door at the north end of the east wall and a fire door with a light above at its southern end. A similar door in the west wall opens into Room F6.

There is an 8 over 8 timber sash window with a pelmet over in the north wall and three 6 over 6 timber sash windows in the south wall; the western window frame has been truncated by the west wall.

The remains of a timber frame survive along the west wall.

**Room F6** (Plates 26-29)

*Size:* 3.85 × 3.65m, height 2.87m

*Location:* Western wing

*Description:* The brick walls are plastered and painted with moulded skirting boards. The lath and plaster ceiling is also painted. The east-west aligned floorboards are 22cm (8<sup>5</sup>/<sub>8</sub> inches) wide and have 1cm wide spacers in between.

There is a flush door in the south wall to Room F7, steps up to the door in the east wall opening to F5 and an 8 over 8 timber sash window in the curved north wall. A box in the southeast corner of the room allows head room for the dogleg staircase below.

The fireplace in the west wall is offset to the right of the chimney breast. It has a timber surround, tile hearth and brick infill. There is an additional 1.44m high bit of wall at the north end of the chimney breast to accommodate the fireplace.

### **Room F7**

*Size:* 3.31 × 0.77m, height 2.88m

*Location:* South of F6

*Description:* This is the landing for the enclosed dogleg staircase leading up from Room G2 described above). The walls are painted with plain skirting. The floorboards are modern softwood, 15cm (5<sup>7</sup>/<sub>8</sub> inches) wide and aligned east-west. There is a flush door in the north wall to F6 and an opening in the south wall to F8. A single 4-light window in the south wall has the bottom panes painted. There is a hatch to the roof space.

### **Room F8**

*Size:* 1.57 × 1.50m, height 2.85m

*Location:* South of F7

*Description:* The southern end of the west wing has been partitioned off to create a small lobby, a gents and a ladies WC. F8 is the lobby and has a door in the east wall to the Gents (F9) and another in the south wall to the Ladies (F10). The walls are painted with plain skirting. The ceiling is painted lath and plaster and the floorboards are the same as in F6, 22cm wide boards with 1cm spacers in between.

### **Room F9**

*Size:* 1.64 × 1.38m, height 2.85m

*Location:* East of F8

*Description:* Gents WC. The walls are painted with plain skirting. The ceiling is painted lath and plaster and the floorboards are the same as in F6 and F8 with some repairs around the toilet. The door is in the west wall and a 4-light timber window has been inserted in the north wall. A modern single light metal casement window is located in the east wall.

### **Room F10**

*Size:* 2.81 × 1.06m, height 2.87m

*Location:* Southern end of the west wing

*Description:* Ladies WC. The north wall is a stud partition but the others are all brick walls. The ceiling is painted lath and plaster and the floor has 22cm (8<sup>5</sup>/<sub>8</sub> inches) wide boards but no spacers. The window in the south wall is a modern metal one with 5 lights of which three are fixed. The door in the north wall is modern with a window above.

## 4.10 **Second Floor** (Fig. 15)

### **Room S1** (Plates 30-32)

*Size:* 4.98 × 1.70m, height 2.41m



*Location:* Centre of the main building

*Description:* Landing. The walls are brick and painted plaster with torus moulded skirting boards. The hipped ceiling is painted lath and plaster and slopes to north and south. The floor boards, which are similar to those in Rooms F3- F5, are aligned east-west. The original 4-panel doors, of which there are 2 in the west wall and one in the east, have been fireproofed on the room side. There is a 3 over 6 timber sash window in the north wall. The staircase has been described in Section 4.9 above.

**Room S2** (Plates 33-34)

*Size:* 4.99 × 3.52m, height 2.41m

*Location:* East side of the main building

*Description:* The walls, ceiling and floor are the same as in the landing (S1). There is a 4 over 8 timber sash window with a narrow sill supported on timber brackets in the north and the south walls. The chimney breast against the east wall has a quarry tiled hearth, which is flush in the floor, and a vent in the skirting.

**Room S3** (Plate 35)

*Size:* 3.46 × 2.42m, height 2.41m

*Location:* Northwest corner of the main building

*Description:* This and the neighbouring room to the south have been created by the installation of a partition wall to the south of the chimney breast. The other walls are plastered and painted brick and the torus moulding, timber sash window and floorboards are the same as Room S2. The chimney breast is in the southwest corner of the room but there is no trace of a hearth or fireplace.

**Room S4** (Plate 36)

*Size:* 3.46 × 2.42m, height 2.41m

*Location:* Southwest corner of the main building

*Description:* The walls, ceiling, floorboards and door are the same as in Rooms S2 and S3. The sash window in the south wall has 3 over 6 lights and rising horns on the lower sash. There is a soil pipe in the skirting board.

#### 4.11 **Roof**

This was not accessible on the day of the survey.



**Plate 1:** North elevation



**Plate 2:** West wing: front elevation



**Plate 3:** West elevation of rear extension



**Plate 4:** East elevation of main building



**Plate 5:** East elevation of rear extension



**Plate 6:** East elevation of west wing



**Plate 7:** South elevation



**Plate 8:** South elevation of west wing



**Plate 9:** Pump to the rear of the west wing



**Plate 10:** Room G1: northwest corner



**Plate 11:** Room G2: southwest corner



**Plate 12:** Room G2: southeast corner



**Plate 13:** Room G3: north wall



**Plate 14:** Room G3: south wall



**Plate 15:** Room G3: west end



**Plate 16:** Room G3: east end



**Plate 17:** Room G4: southeast corner



**Plate 18:** Room G5: staircase to first floor



**Plate 19:** Room F1: staircase to second floor



**Plate 20:** Room F2: southeast corner



**Plate 21:** Room F3: northeast corner



**Plate 22:** Room F3: looking southwest



**Plate 23:** Room F4: looking north



**Plate 24:** Room F5: northwest corner



**Plate 25:** Room F5: northeast corner



**Plate 26:** Room F5: south wall



**Plate 27:** Room F6: north wall and fireplace



**Plate 28:** Room F6: northeast corner



**Plate 29:** Room F6: southwest corner



**Plate 30:** Room S1: north wall



**Plate 31:** Room S1: south wall



**Plate 32:** Room S1: stair detail



**Plate 33:** Room S2: south wall



**Plate 34:** Room S2: north wall



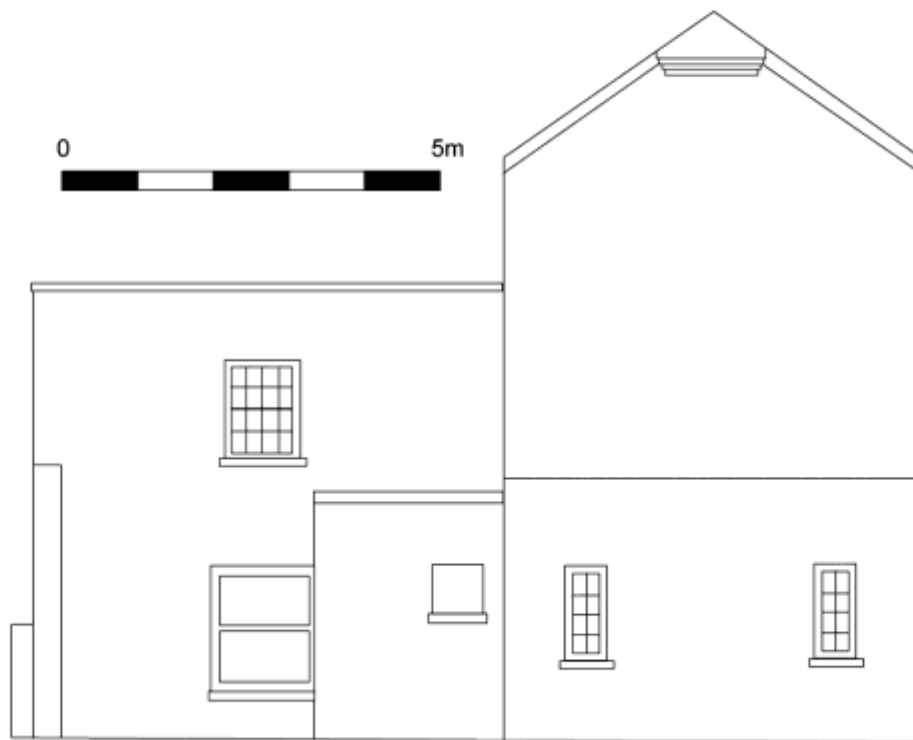
**Plate 35:** Room S3: southwest corner



**Plate 36:** Room S4: Rear window



*North elevation*



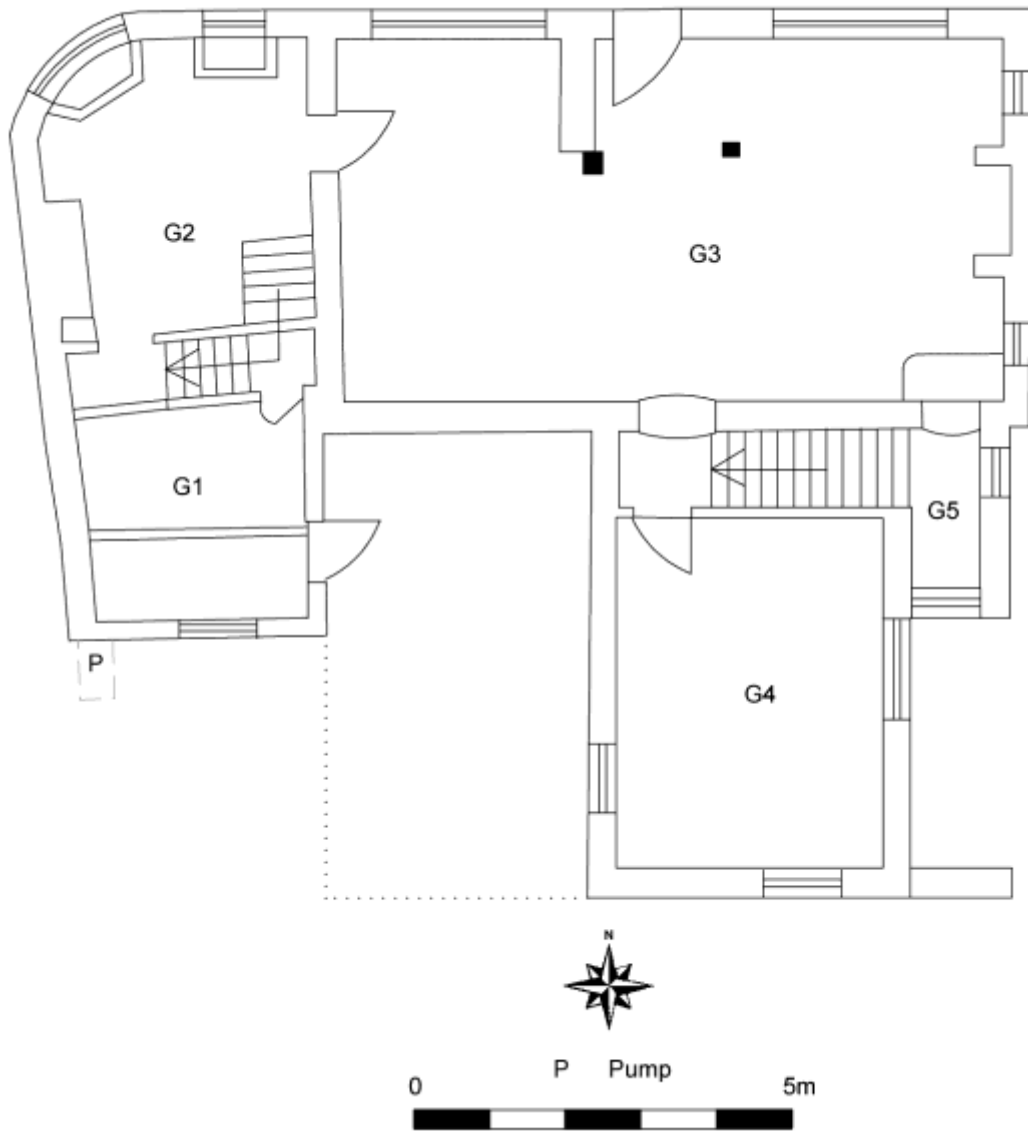
*East elevation*

**Figure 11:** North and east elevations (*scale 1:100*)

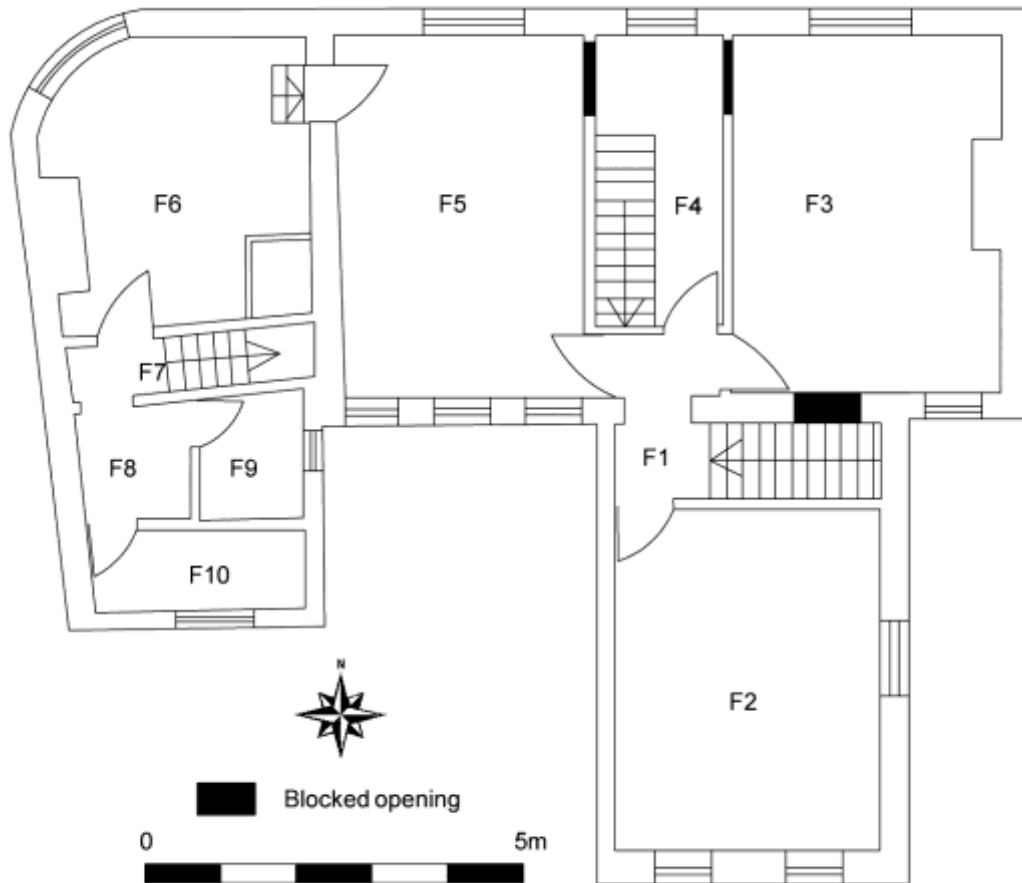




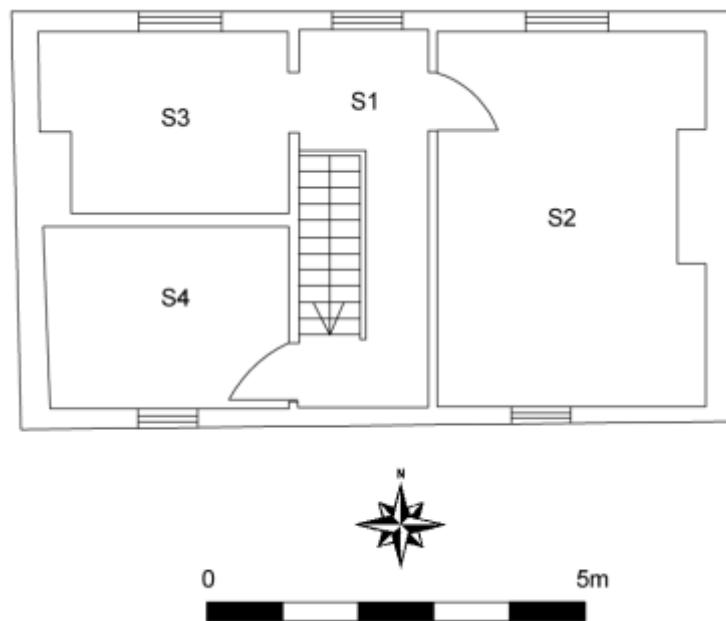
South elevation  
0 5m  
**Figure 12:** South elevation (*scale 1:100*)



**Figure 13:** Ground floor plan (*scale 1:100*)



**Figure 14:** First floor plan (*scale 1:100*)



**Figure 15:** Second floor plan (*scale 1:100*)

## 5 Conclusions

The style and floor plan of the main core of the building suggest that it was begun in the late 18<sup>th</sup> or early 19<sup>th</sup> century. Although described in the listed building description as being somewhat earlier, the brick wing to the west provides little structural evidence to support this; its characteristic features being the curved frontage and the gauged relieving arches over the front windows. Indeed, its size and layout suggests that it was an infill between the two present buildings on either side.

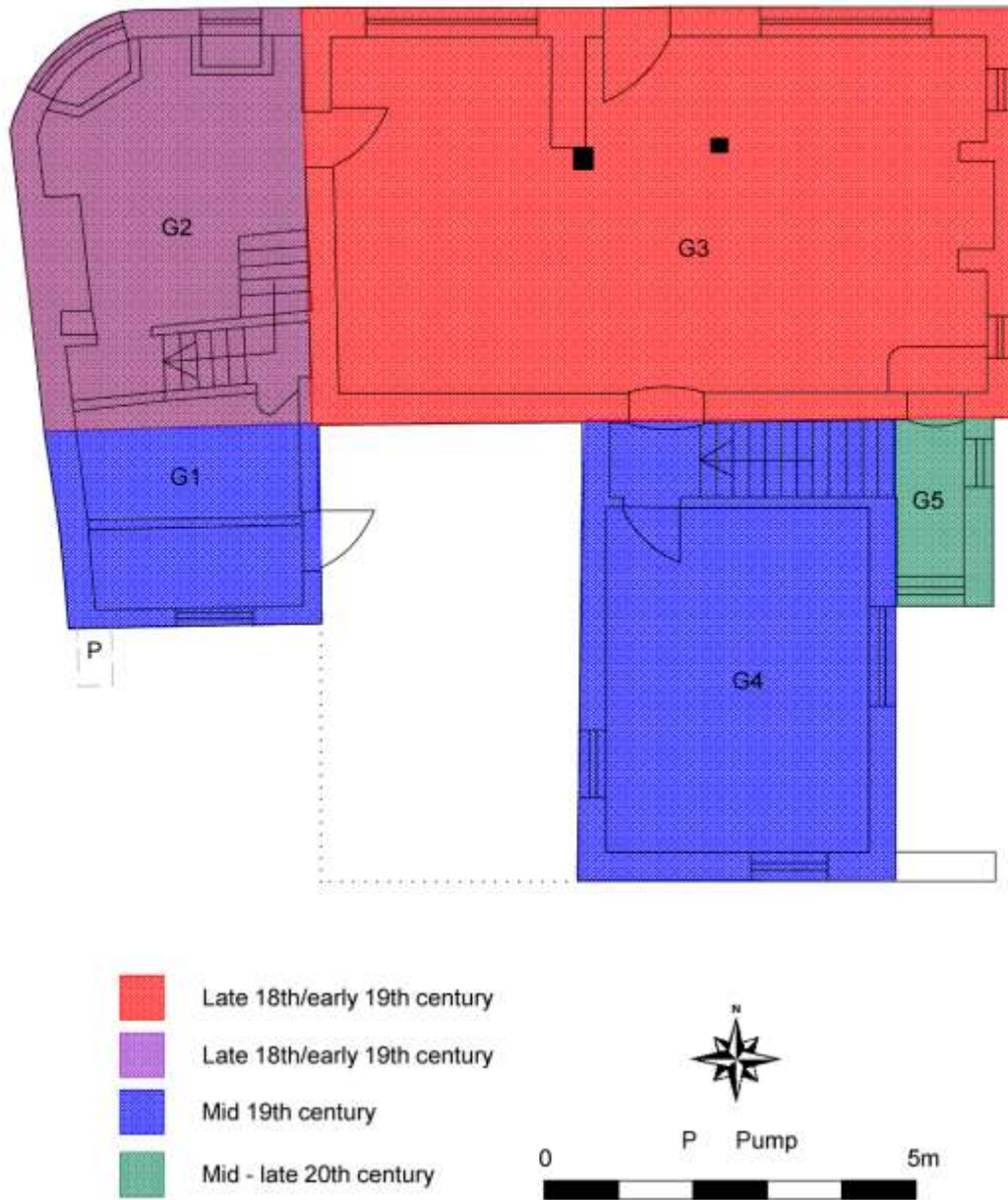
Although very different in appearance and clearly constructed as separate entities, the two buildings were recorded as a single house with garden in 1823 when the freehold was owned by Thomas Winslow, one of several millers in the town.

The 1823 Enclosure map shows the building at the time to consist of the rooms fronting the street with a small structure on the site of the present staircase in Room G5. It seems unlikely that this was originally a stair tower as the typical plan would have made provision for a staircase at the back of the entrance hall, cramped as it may have been here. Unfortunately the conversion of the building to offices has obscured or destroyed many original architectural features, but the change in floorboards beneath the first floor staircase seems a reasonable indication of a blocked stairwell.

The south elevation of the west wing has been extensively rebuilt; the concrete lintels over the window openings are modern, and the lower window clearly replaces a former door. The different bond used for the brickwork and the lack of gauged brick arches suggest that this could be a later addition to the wing.

The eastern extension, which was built by 1887, originally had a chimney stack at the southern end and a single storey addition beyond. The two-storey extension appears to have been accessible by a door in the east wall, which no longer exists and also by a door in the west wall, which has since been replaced by a window. The staircase at the northern end of the extension is clumsily located and accessible only by the single storey addition to the extension, which photographic evidence indicates was added some time after 1931. Extensive building works took place on the east range in the late 1960s or early 1970s, resulting in a flat roof, an additional brick skin to the west elevation at ground floor level. It is quite possible that the single storey extension to the rear was demolished and Room G5 added at this time.

The three windows in the south wall of Room F5 remain somewhat enigmatic as the westernmost appears truncated by the adjoining wall. The original fenestration would almost certainly have mirrored that in the front elevation and the later installation of three windows could be explained by the need to increase the lighting in the room for office purposes or similar or the wish to define the importance of the room within a social context. However, why they are so offset remains unclear.



**Figure 16:** Phase plan (scale 1:125)

## 6 Acknowledgements

ASC is grateful to HAP Architects for commissioning the survey on behalf of Mrs Rafferty. The project was monitored by Eliza Alqassar, Buckinghamshire County Archaeology Service on behalf of the local planning authority. Thanks are also due to the staff of Buckinghamshire Centre for Local Studies for their assistance in the background research.

The project was managed for ASC by Karin Semmelmann MA MifA. Fieldwork was carried out by Bob Zeepvat BA MifA and Karin Semmelmann. The report was prepared by Karin Semmelmann and edited by Bob Zeepvat.

## 7 Archive

7.1 The project archive will comprise:

1. Brief
2. Project Design
3. Report
4. Historical & Survey notes
5. Architect's survey drawings
6. List of photographs
7. B/W prints
8. B/W negatives
9. CDROM with copies of all digital files.

7.2 The archive will be deposited with Buckinghamshire County Museum.

## 8 References

### ***Standards & Specifications***

- EH 2006 *Understanding Historic Buildings: a guide to good recording practice*. English Heritage (London).
- IFA 2000a Institute for Archaeologists' *Code of Conduct*.
- IFA 2000b Institute for Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.
- IFA 2001 Institute for Archaeologists' *Standards & Guidance documents (Desk-Based Assessments, Investigation and Recording of Standing Buildings)*.
- Rouse, C. 2011 *1High Street, Princes Risborough: Project Design for Evaluation, Historic Building Recording & Watching Brief* ASC 1401/PRH/1

### ***Books and Historical Sources:***

- Bucks. County Council 2009 *Princes Risborough Historic Town Assessment: Consultation Draft*
- Domesday Valuation 1910 & Award (CBS Ref DVD/2, DVD/1/135)
- Harrod & Company's Directory 1876
- Kelly's Directory 1864
- McFarlane, A.J. 1984 *Princes Risborough in Old Pictures* Zaltbommel:European Library
- McFarlane, S & Kingham, C. 1997 *Princes Risborough Past* Chichester:Phillimore
- Musson & Craven's Commercial Directory of Buckinghamshire and Windsor 1853
- Pigot & Company's Directory 1844
- Post Office Directory 1864
- Robinson's Directory 1839
- Taunt, Henry W. c.1910 *Princes Risborough and Round it* Oxford: Taunt & Co
- Pevsner, N. & Williamson, E. 2000 *Buildings of England: Buckinghamshire* London: Penguin
- Victoria County History 1908 *A History of the County of Buckingham: Volume 2 (1908)*, pp. 260-267.
- Williams, A & Martin, G.H, 2002 *Domesday Book: a complete translation* London: Penguin

### ***Maps***

- |  |              |
|--|--------------|
| Enclosure Map and Award 1823           | IR/87        |
| Ordnance Survey 25 inch to 1 mile 1921 | XXXVII.7     |
| Ordnance Survey 1:2500 1972            | SP 8002-8102 |

### ***Internet sources***

- [www.british-history.ac.uk](http://www.british-history.ac.uk)  
[www.oldmaps.co.uk](http://www.oldmaps.co.uk)  
[www.wikipedia.org/wiki/Princes\\_Risborough](http://www.wikipedia.org/wiki/Princes_Risborough)

### ***Pictorial Sources***

- Aerial Photographs in Centre for Buckinghamshire Studies Collection L433

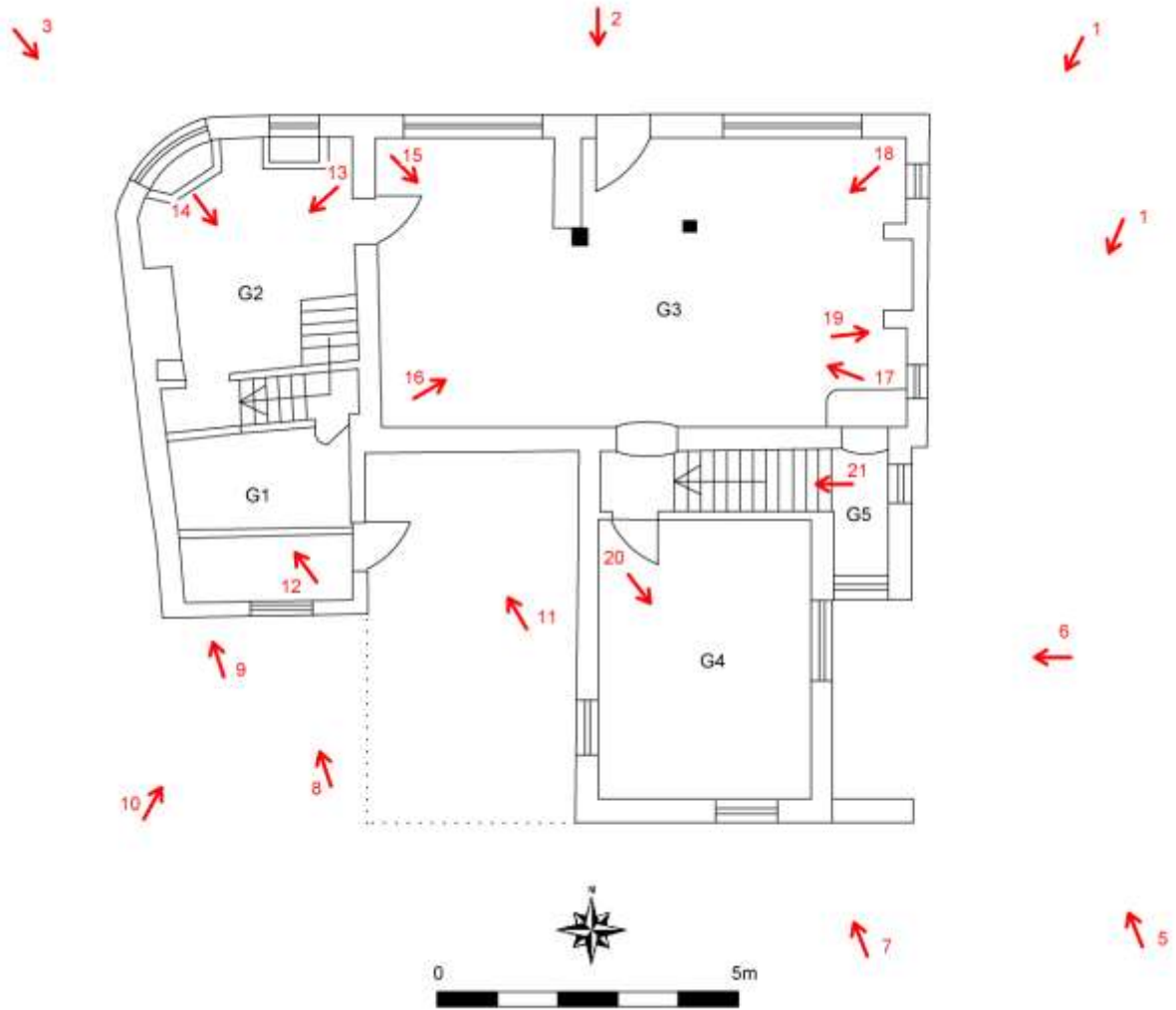
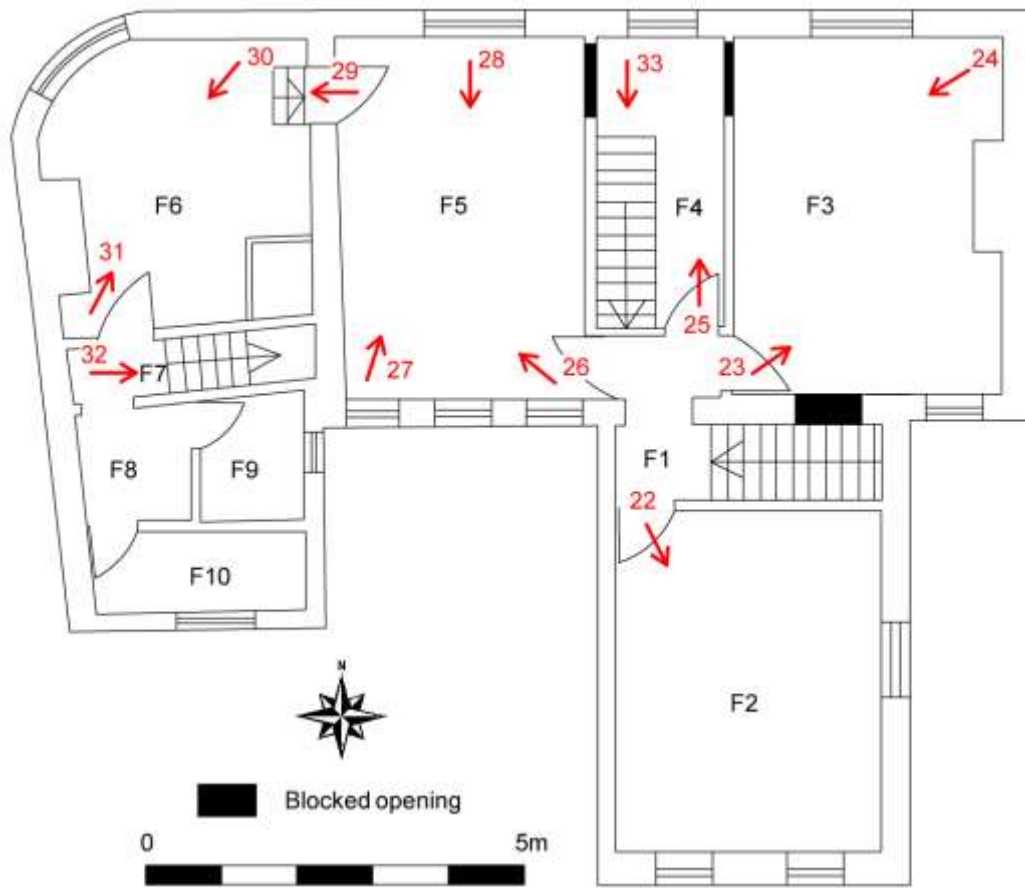
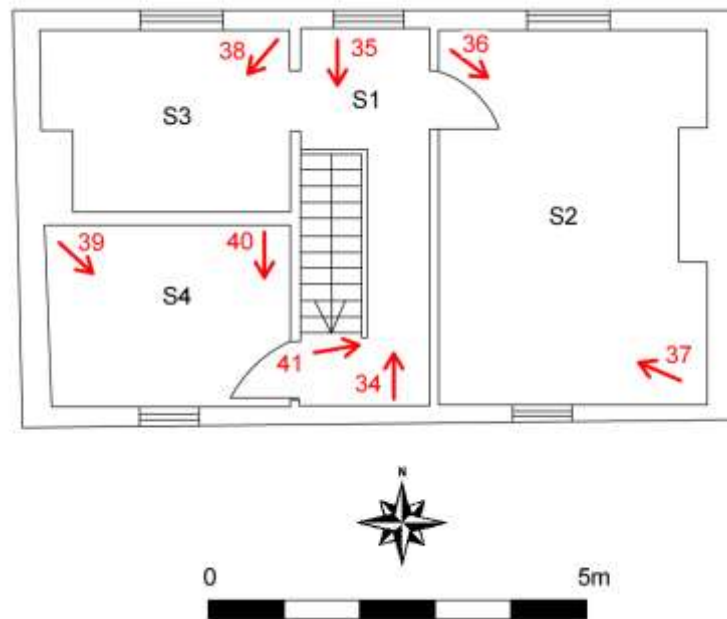


Figure 17: Ground floor photo plan (scale 1:125)





**Figure 18:** First floor photo plan (scale 1:100)



**Figure 19:** Second floor photo plan (scale 1:100)

## Appendix 1: List of Photographs

SITE NO/CODE: 1401/PRH			Site Name: 1 High Street, Princes Risborough
Shot	B&W	Digital	Subject
1	1/35	1	General shot from the northeast
2	1/34	2	North elevation
3	1/33	3	View from the northwest
4	1/32	4	East elevation from the northeast
5	1/31	5	East elevation from the south
6	1/30	6	East elevation window detail
7	1/29	7	South elevation
8	1/28	8	South elevation of the west wing
9	1/27	9	Pump
10	1/26	10	West elevation of the east range
11	1/25	11	East elevation of the west wing
12	1/24	12	Room G1: northwest corner
13	1/23	13	Room G2: southwest corner
14	1/22	14	Room G2: southeast corner
15	1/21	15	Room G3: southeast corner
16	1/20	16	Room G3: northeast corner
17	1/19	17	Room G3: northwest corner
18	1/18	18	Room G3: southwest corner
19	1/17	19	Room G3: east elevation detail
20	1/16	20	Room G4: southeast corner
21	1/15	21	Room G5: staircase
22	1/14	22	Room F2: southeast corner
23	1/13	23	Room F3: northeast corner
24	1/12	24	Room F3: southwest corner
25	1/11	25	Room F4: looking north
26	1/10	26	Room F5: northwest corner
27	1/9	27	Room F5: northeast corner
28	1/8	28	Room F5: south wall
29	1/7	29	Room F6: northwest corner
30	1/6	30	Room F6: southwest corner
31	1/5	31	Room F6: southeast corner
32	1/4	32	Room F7: looking east
33	1/3	33	Room F4: staircase
34	1/2	34	Room S1: looking south
35	1/1	35	Room S1: looking north
36	2/36	36	Room S2: southeast corner
37	2/35	37	Room S2: northwest corner
38	2/34	38	Room S3: looking west
39	2/33	39	Room S4: southwest corner
40	2/32	40	Room S4: door detail
41	2/31	41	Room S1: newel post

A CDROM containing copies of all the digital photos listed above is included in the back cover of this report

## Appendix 2: ASC OASIS Form

PROJECT DETAILS			
Project Name:	1 High Street, Princes Risborough	OASIS reference:	Archaeol2-102674
Short Description:	<p><i>Historic building recording of 1 High Street, Princes Risborough, Buckinghamshire was undertaken in May 2011 as a condition of planning permission for the conversion of the building to offices and residential units.</i></p> <p><i>The property, which consists of a 3-storey double fronted house with a 2-storey wing with a curved front elevation, is a Grade II listed building. They were erected in the later 18<sup>th</sup> or early 19<sup>th</sup> century, the latter possibly as an infill. In the early 19<sup>th</sup> century the building was owned by Thomas Winslow and it consisted of the rooms on the street frontage. By the later 19<sup>th</sup> century both parts of the building had been extended southwards; the eastern extension comprising a 2-storey section with a single storey addition to the rear. The eastern extension was extensively remodelled in the 20<sup>th</sup> century when the single storey section was demolished, the pitched roof replaced by a flat roof and the single storey addition built on the eastern side to allow access to the internal staircase.</i></p> <p><i>The building, which was most recently used by Rafferty Buckland Estate Agents, was formerly a chemist shop. However, for much of the 19<sup>th</sup> and into the early 20<sup>th</sup> century it belonged to the Benning family. Henry Benning was poulterer, butter merchant and corn and hay dealer between 1853 and 1883 and his widow lived in the house until the early 1920s.</i></p>		
Project Type:	Historic Building Assessment		
Previous work: (eg. SMR refs)	N/A	Site status: (eg. none, SAM, listed)	IoE Ref 46442
Current land use:	Offices	Future work: (yes/no/unknown)	Yes
Monument type:	Listed Building	Monument period:	Post-medieval
Significant finds: (artefact type & period)	N/A		
PROJECT LOCATION			
County:	Buckinghamshire	OS reference: (8 figs min)	SP 8087 0335
Site address: (+ postcode if known)	1 High Street, Princes Risborough, HP27 0AG		
Study area: (sq. m. / ha)	N/A	Height OD: (metres)	N/A
PROJECT CREATORS			
Organisation:	Archaeological Services & Consultancy Ltd		
Project brief originator:	E. Alqassar (BCAS)	Project design originator:	C. Rouse (ASC)
Project Manager:	K. Semmelmann	Director/Supervisor:	K. Semmelmann
Sponsor / funding body:	Mr & Mrs Rafferty		
PROJECT DATE			
Start date:	12 <sup>th</sup> May 2011	End date:	12 <sup>th</sup> May 2011
PROJECT ARCHIVES			
	Location (Accession no.)	Content (eg. pottery, animal bone, files/sheets)	
Physical:	Bucks County Museum	N/A	
Paper:		Photos, site notes, architect's drawings etc	

Digital:		1 CD	
<b>BIBLIOGRAPHY</b> (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	Historic Building Assessment: 1 High Street, Princes Risborough, Buckinghamshire		
Serial title & volume:	ASC Ltd Report ref. 1401/PRH/2		
Author(s):	Karin Semmelmann MA MifA		
Page nos	43	Date:	8 <sup>th</sup> June 2011