

# Archaeological Services & Consultancy Ltd

## **HERITAGE IMPACT ASSESSMENT: WENDOVER HOUSE SCHOOL WENDOVER BUCKINGHAMSHIRE**

NGR: SP 8720 0725

*on behalf of PDD Architects*



Karin Semmelmann MA MifA

October 2011

ASC: 1423/WHS/1r



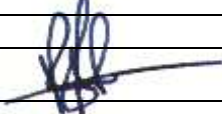
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## Site Data

<i>ASC site code:</i>	1423	<i>Project no:</i>	WHS
<i>OASIS ref:</i>	Archaeol2-104342	<i>Event/Accession no:</i>	N/A
<i>County:</i>	Buckinghamshire		
<i>Village/Town:</i>	Wendover		
<i>Civil Parish:</i>	Wendover		
<i>NGR (to 8 figs):</i>	SP 8720 0725		
<i>Extent of site:</i>	26 acres		
<i>Present use:</i>	School		
<i>Planning proposal:</i>	Construction of a new teaching block and sports hall to replace existing, which are to be demolished. Construction of a new vocational block and associated car parking.		
<i>Planning application ref/date:</i>	Pre-planning		
<i>Local Planning Authority:</i>	Aylesbury Vale District Council		
<i>Date of assessment:</i>	14 <sup>th</sup> June 2011		
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## Internal Quality Check

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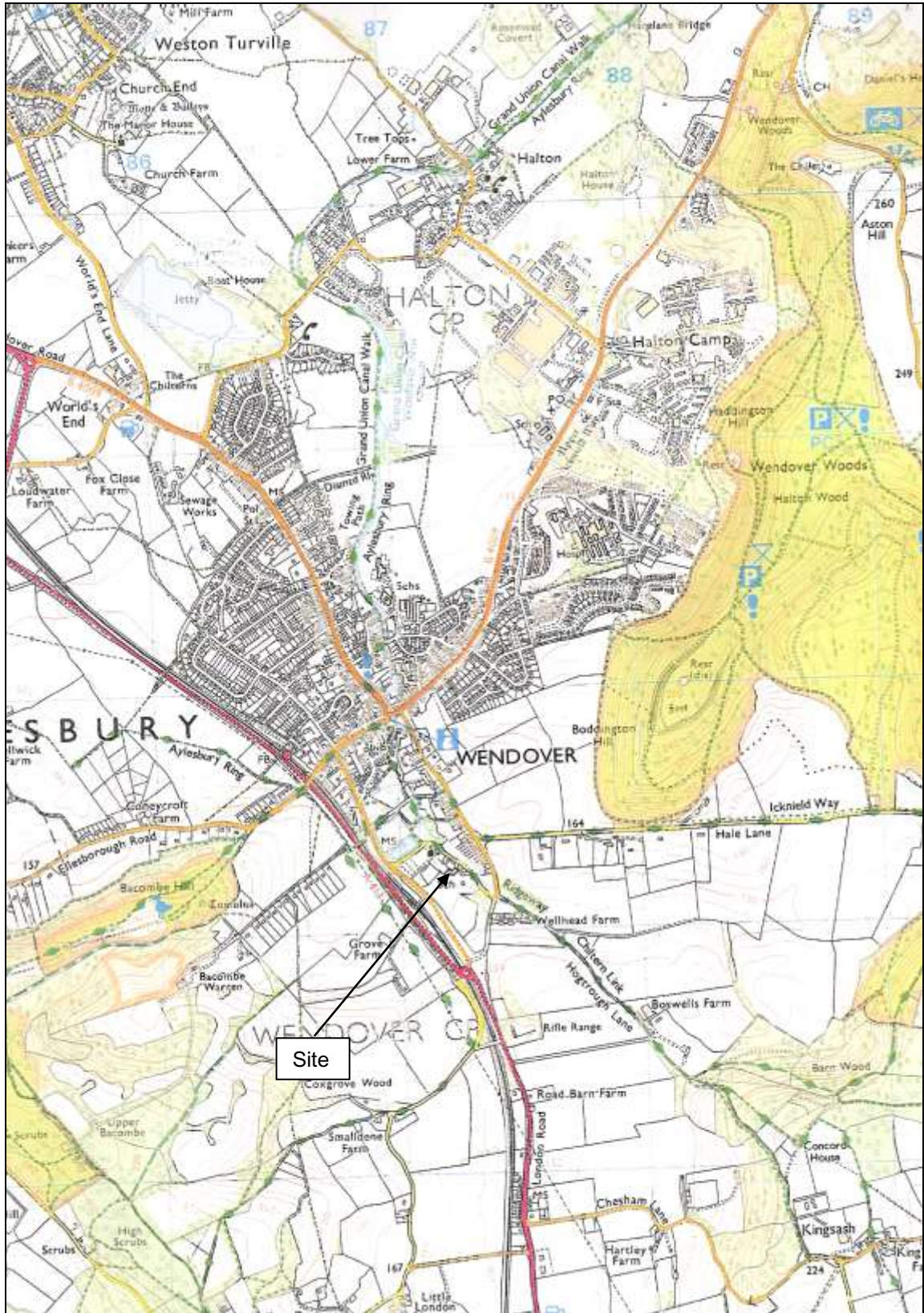
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**Figure 1:** General location (scale 1:25,000)

## Summary

*In June 2011 a heritage impact assessment was undertaken of Wendover House School, to inform development proposals for the site. The school is on the site of Wendover manor house and is located immediately south of the 14<sup>th</sup> century church.*

*Wendover is located on the crossroads of two ancient route ways and between two significant prehistoric landscapes; a Neolithic/early Bronze Age ritual landscape to the west and a late Bronze Age/early Iron Age hill fort to the east. Roman and early Saxon remains have been found in and close to the site, which became part of a multiple estate in the middle Saxon period only to fragment in the 12<sup>th</sup> century when the manor was given to Hugh de Gurnay.*

*The development of the manorial site and indeed the church is unclear as there is little archaeological or historical evidence for pre-medieval origins at the present location. Local lore tells of the church being moved by the devil during construction and archaeological evidence suggests the area to the north of the site could be the focus for the Anglo-Saxon and early medieval settlement. The establishment of the borough in the early 13<sup>th</sup> century led to a new street plan, which not only isolated the church and manor from the commercial centre but also emphasised the socio-political divide between Wendover Borough and Wendover Forrens.*

*Wendover House School was established within the grounds of the Grade II listed manor house that had been rebuilt by Devey in the late 19<sup>th</sup> century. The oldest parts of the building are the Grade II listed stable block, which bears the date 1735, and part of the main building, which could be 17<sup>th</sup> century. A number of purpose built school buildings were added from the 1960s in a variety of architectural styles. Archaeological remains uncovered during construction works include a female skeleton to the east of the site and medieval and post-medieval features in the Grade II listed walled garden to the northwest. Roman coins and medieval pottery have also been found in the grounds. The earliest occupation evidence recovered from the school grounds and the churchyard so far is 12<sup>th</sup> century.*

## 1. Introduction

1.1 In June 2011 *Archaeological Services and Consultancy Ltd* (ASC) carried out a heritage impact assessment of Wendover House School, to inform development proposals for the site. The project was commissioned by PDD Architects, and was carried out according to a brief (BCC 2011) prepared on behalf of the local planning authority (LPA), *Aylesbury Vale District Council*, by their archaeological advisor (AA), *Buckinghamshire County Archaeology Service*.

### 1.2 *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.

### 1.3 **Management**

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

### 1.4 **The Site**

#### 1.4.1 *Location & Description*

Wendover lies within the administrative district of Aylesbury Vale and the civil parish of Wendover. Wendover House School, which is a Grade II listed building and the former manor house, is located to the south of the town at National Grid Reference SP 8720 0725 (Fig. 1).

The school buildings are located at the northern end of roughly rectangular grounds that are bounded by the church to the north, London Road to the west, church Lane to the east and Hale Road to the south. It is accessed by a drive between the church and the northern end of the grounds and directly from Chapel Lane to the east (Fig. 2).

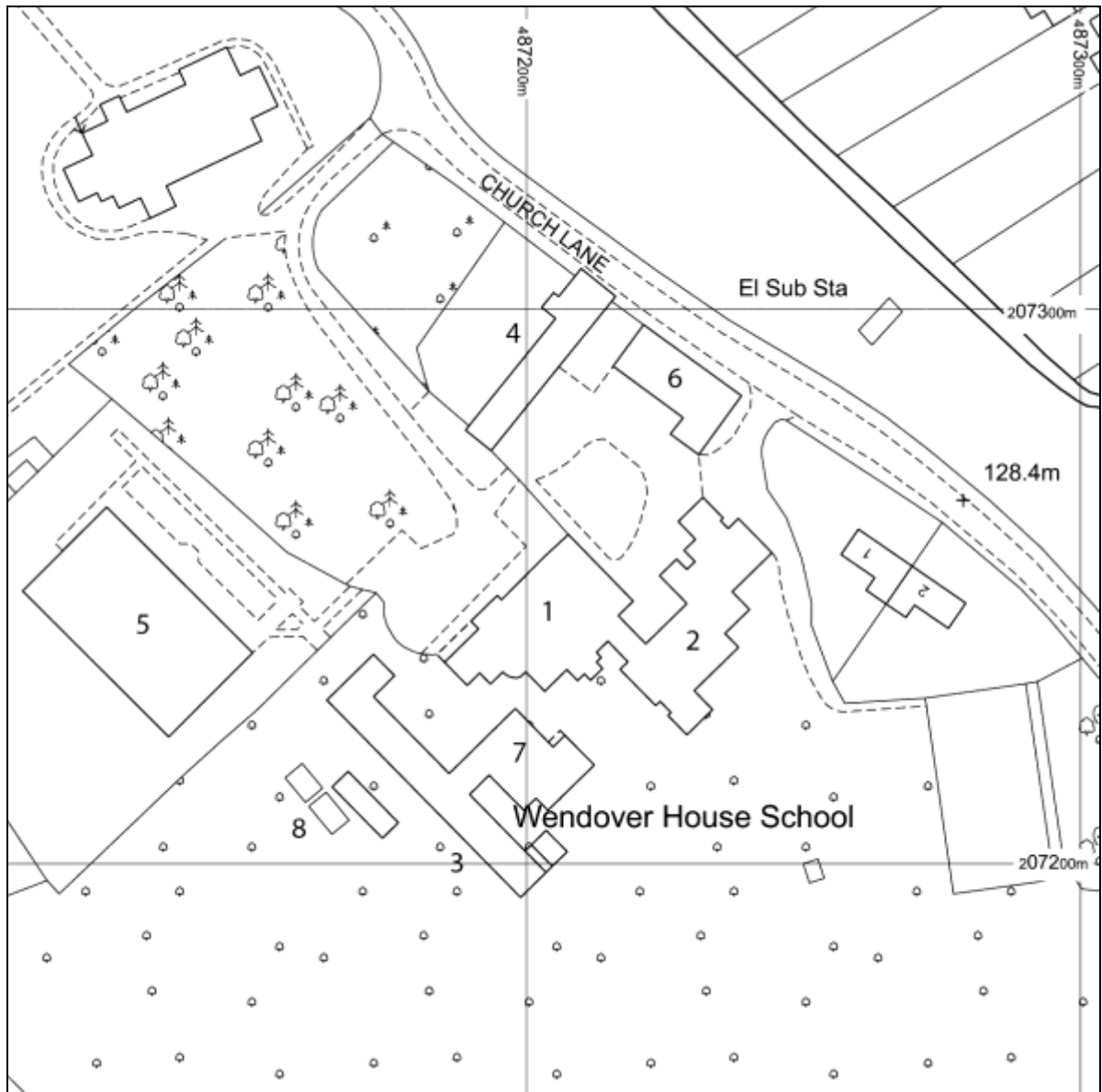
A detailed description of the site appears in Section 4 of this report.

#### 1.4.2 *Geology*

The school is on the boundary of two soil types; those belonging to the Charity 2 Soil Association and the Andover 1 Soil Association. The former is described as '*well drained flinty fine silty soils in valley bottom. Calcareous fine silty soils over chalk or chalk rubble on valley sides, sometimes shallow*' (Soil Survey 1983, 571m). The Andover 1 soils are described as '*shallow well drained calcareous silty soils over chalk on slopes and crests. Deep calcareous and non-calcareous fine silty soils in valley bottoms. Striped soil patterns locally*' (Soil Survey 1983, 343h). The underlying geology is lower chalk (BGS, Sheet 238).

#### 1.4.3 *Proposed Development*

The proposed development includes the construction of a new building and associated car parking adjacent to Building 5 and the replacement of Buildings 6 and 7, which are to be demolished (Fig. 3).



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



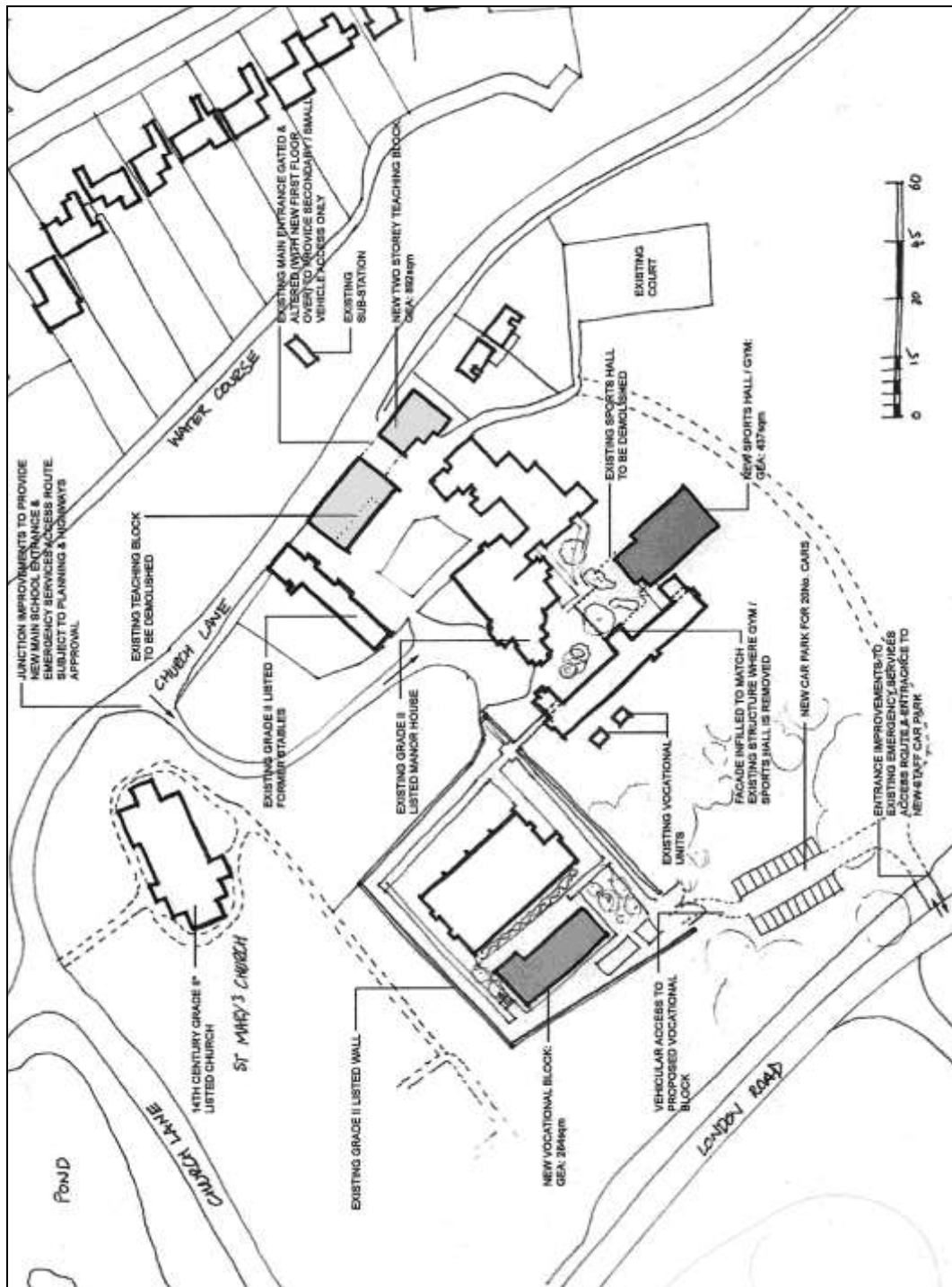


Figure 3: Proposed development (scale as shown)

## 2. Aims & Methods

2.1 ‘Archaeological desk-based assessment is an assessment of the known or potential archaeological resource within a given area, consisting of a collation of existing information in order to identify the likely extent, character and quality of the known or potential archaeological resource, in order that appropriate measures might be considered’ (IFA 2000).

2.2 The assessment was carried out according to the brief, and the Institute for Archaeologists’ *Standard and Guidance for Archaeological Desk-Based Assessments* (IFA 2001).

2.3 The following readily available sources of information were consulted for the assessment:

### 2.3.1 *Archaeological Databases*

Archaeological databases represent the standard references to the known archaeology of an area. The principal source consulted was the Buckinghamshire Historic Environment Record (HER), Aylesbury. The study area employed in the HER search includes the site itself, and a surrounding area of approximately 300m radius.

### 2.3.2 *Historic Documents*

Documentary research provides an overview of the history of a site and its environs, suggesting the effects of settlement and land-use patterns. The principal source consulted was the Centre for Buckinghamshire Studies, Aylesbury.

### 2.3.3 *Cartographic & Pictorial Documents*

Old maps and illustrations are normally a very productive area of research. The principal source consulted was the Centre for Buckinghamshire Studies, Aylesbury.

### 2.3.4 *Air Photographs*

Given favourable light and crop conditions, air photographs can reveal buried features in the form of crop and soil marks. They can also provide an overview of and more specific information about land use at a given time. The principal source consulted was the Centre for Buckinghamshire Studies, Aylesbury.

### 2.3.5 *Geotechnical Information*

A description of the topography and solid and surface geology of the site and its environs was compiled, so as to appreciate the potential condition of any archaeological remains, to assess the hydrological conditions, and to appraise the potential for the survival of buried waterlogged archaeological and palaeoenvironmental deposits.

### 2.3.6 *Secondary & Statutory Sources*

The principal sources consulted were the Centre for Buckinghamshire Studies, Aylesbury and the Internet.

#### 2.4 ***Walkover Survey***

As part of the assessment a walkover survey of the site was undertaken on 14<sup>th</sup> June 2011, with the following aims:

- To examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any heritage assets present.
- To consider the significance of any above-ground structures, historic buildings or historic landscape features present.
- To assess the present site use and ground conditions, with a view to the appropriate deployment of fieldwork techniques, if required by the LPA.

### 3. Archaeological & Historical Evidence

3.1 The local and regional settings of heritage assets are factors that are taken into consideration when assessing the planning implications of development proposals. The following sections provide a summary of the readily available archaeological and historical background to the development site and its environs.

The study area lies within an area of archaeological and historical interest, and the site has the potential to reveal evidence of a range of periods. The location of known heritage assets recorded in the HER are shown in Figs 4 & 5, and details appear in Section 9.

#### 3.2 *Archaeological & Historical Background to the Study Area*

##### 3.2.1 *Prehistoric (to 100BC)*

Although a Neolithic flint scraper is the only evidence for prehistoric activity in the town (HER 096700000), Wendover lies within a landscape that is rich in prehistoric remains. If the traditional view of the Icknield Way is maintained, Wendover lies on the line of a major prehistoric trackway linking East Anglia with the southwest. Both clusters and isolated Neolithic and Bronze Age burial mounds (HER 0001100000) line the route and two such mounds as well as possible prehistoric quarries are located on Baccombe Hill to the west of the town (Unlocking Bucks Past). A second ancient trackway, also of possible prehistoric origin, is the river valley that runs north-south through Wendover carrying the former (BCC 2009: 22).

To the east of Wendover is Boddington Hill, the site of a late Bronze Age/early Iron Age hillfort (HER 0415000000) that is thought to have been replaced by that at Aylesbury (Bucks CC 2009: 22; Kidd 2010: 540). Grim's Ditch, a linear monument of uncertain function, although possibly a territorial boundary, is located to the south of the town (HER 0014000001). Artefacts dating from the Mesolithic period onwards have been discovered throughout the parish during various activities from construction work to metal detecting (Unlocking Bucks Past; BCC 2009: 22).

##### 3.2.2 *Late pre- Roman Iron Age and Roman (100BC3-c.450)*

There is little evidence for this period in Wendover and the surrounding area. Two possible occupation sites are known; one was found during the construction of the Wendover bypass in 1997 and the other was at Wellwick Farm. The evidence at Wellwick Farm, which includes Roman pottery and metalwork found as surface finds and a cremation burial interred in a flagon along with grave goods in a wooden box, suggest the presence of a nearby villa or farmstead possibly with an associated cemetery (Zeepvat 2003: 57). Pottery evidence suggests a date of the second half of the second century AD (Bucks CC 2009: 25). Late pre-Roman Iron Age and Roman coins and brooches have been found in Wendover, as have Roman pottery fragments, tesserae and shells (*ibid*).

### 3.2.4 *Saxon* (c.450-1066)

Wendover lay within the area of the Chilternsæte in the early Saxon period. Although the genetic and cultural affiliations of the 5<sup>th</sup> and 6<sup>th</sup> century Chiltern inhabitants is energetically debated, it is traditionally considered that the area was largely under Romano-British control until Cuthwulf took during his campaign of AD 571 (Bailey 1994: 132; Rutherford-Davies 1982). Place name and archaeological evidence could be seen to support this as early Saxon period activity has been discovered south of Aylesbury town centre in Walton, which is Old English for village or farmstead of the Britons (Mills 1991: 344). Wendover (*OE* Wændofron) apparently takes its name from the Celtic *Gwyn-dwfr* meaning clear water (*ibid*: 351; Bailey 1979: 129). Under royal control, the Iron Age hill fort in Aylesbury (*OE* Ægel's burh) was subsequently re-used to enclose a minster church, which was probably established in the 670s by Wulfhere. The royal palace appears to have been in Quarrendon at the time of the minster foundation, but Kingsbury is a likely contender for the original location (Bailey 2003: 64; Blair 1994: 61).

The development of multi-vill estates in the mid-Saxon period, often reusing Roman and late pre-Roman Iron-Age boundaries, is well attested, and long strip territories incorporating diverse ecologies have been identified elsewhere along the Icknield Way (Blair 1998: 133; Hinton 1990: 34; Oosthuizen 1998). That Wendover was part of the royal estate centred at Aylesbury is clear from documentary sources as they were both held by Ælfheah, ældorman of Hampshire and seneschal to and kinsman of King Eadwig who bequeathed both estates to King Edgar in a charter c.970AD (Sawyer; Williams, Smyth & Kirby 1991:8). The mid Saxon estate would undoubtedly have benefitted from the fact that it encompassed the claylands of the Aylesbury Vale and the chalk woodlands to which Wendover provided access. The successful exploitation of these two ecozones may well be reflected in the values recorded in the Domesday Survey in 1086 (see Section 3.2.5).

Although a great deal of further research is required in order to better understand the early development of the estate, Wendover was clearly no backwater and has yielded archaeological evidence for Saxon activity from the early-mid Saxon period onwards.

The earliest datable evidence is a possible 5/6<sup>th</sup> century disc brooch (HER 0585200000), which was found off Hale Street to the east of the school.

The analysis of human remains found in a rectangular grave in a garden on Hampden Road indicated that these were from two females possibly of early Saxon or Romano-British date (HER 0615400000). The location of the grave, on a marked change in slope against the Chiltern scarp, possibly a false crest, has led to the hypothesis that this could have been part of a Saxon cemetery. Another Saxon burial is said to have been unearthed at the manor house (BCC 2009: 25).

A most interesting site is that of Heron Cottage and its garden where a number of Saxon and medieval finds have been discovered. The cottage is located close

to the site of two documented mills, which may date from the Saxon period. The finds include early Saxon grass tempered pottery (HER 0441400003 & 0453800001), St Neots ware, which was commonly used from the 10<sup>th</sup> to the 12<sup>th</sup> century (HER 044140001) and Brill type ware (HER 044140002). A Saxon or medieval house platform (HER 0453800000) was also found on the opposite side of the stream. It would appear that Heron Cottage was built on an important and early part of Wendover, just 0.1m to the northeast of Wendover House School.

The continuity at Heron Cottage is of interest for a number of reasons, not least of which is that there was a clear and definite settlement shift in the medieval period (see Section 3.2.5).

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

The Domesday entry for Wendover describes a large estate, held by the King, of 24 hides with woodland for 2,000 swine, ploughland for 26 ploughs, meadow for 3 ploughs and 2 mills. It was worth £38 (Williams & Martin 2002: 395). Whereas Aylesbury, which had a mint, a market and presumably urban pretensions in 1066 (cf Bucks CCii 2009: 6), the Domesday entry suggests that Wendover may have been a more farming based estate comprising a nucleated village with an open field system and extensive woodland (Campbell 1962: 183). The use of the term assayed and weighed suggests that it also had a market which added to the income as did the two watermills (Bucks CC 2009: 25). At what stage the minster church in Aylesbury ceased to provide pastoral care for Wendover is unclear, but a characteristic feature of the late Saxon/early Norman period was the construction of *Eigenkirchen* or manorial churches by the lord of the manor (see for example Blair 1988 & 1992; Morriss 1989; Bailey 2003: 70). The church would usually be constructed on land close to the manor house and at this stage be built of timber.

The site of the present manor and church is generally held to be that of the original Saxon/medieval settlement (cf Bucks CC 2009: 30; VCH), but archaeological evidence and local tradition could suggest otherwise. To the north of the church is a mound that has been variously considered to be a 12th century motte, a house platform and upcast from excavations to the pond (HER 0220500000). It is located close to Heron Cottage where there is evidence for Saxon and medieval settlement, and the site of the water mills. The meadow on which it stands was known as Court Garden in 1620 (Fig. 6), which could suggest that this may have been the location of an earlier manor (Bucks CC 2009: 31). In addition, local legend has it that the church was moved to its present site from Witches Meadow, a contender for which must be Wichwelle to the north of Court Garden (Bailey 1998: 129; VCH). The replacement of Saxon buildings by the newly installed Norman Lord of the Manor was a common occurrence and is witnessed in the rebuilding of manorial sites such as Goltho, Lincs, townscapes such as Castle Hill, Cambridge, and cathedrals such as Ely. It would not be unusual to find a similar process taking place at Wendover.

That the present church is not the original is clear from the historic fabric; the earliest part of the present church is early 14<sup>th</sup> century (Images of England 42793; Pevsner 1000: 716). An estate with the connections and wealth that this one undoubtedly had would have had its own church considerably sooner than that. Precisely which of the manorial lords could have been responsible for the present church is uncertain as the manor flitted vigorously between the Crown and various nobles, predominantly from the de Gurnay and Fiennes but also the Molyn families, who subsequently disgraced themselves sufficiently to have their lands forfeited (VCH). Of particular interest is that the archaeological and architectural evidence for the church and its immediate environs does not predate the 12<sup>th</sup> century (HER 0537900000, 0537900001 & 0537901000).

The history of the manorial holding is convoluted and beyond the scope of this report to unravel. In summary the manor was added to by the time the Domesday Survey was produced in that 1½ hides that had previously not belonged to the estate were held by Leofwin of the King (BCC 2009: 25; Williams & Martin 2002: 396). Another half hide, which was held by three men who could sell their land had been added to the farm of Wendover by 1086 (VCH).

In 1151 King Stephen divided the estate by giving the largest portion to Faramus of Boulogne and the rest to Hugh de Gurnay. The two parts of the estate appear to have descended as one, and the de Gurnays were often in dispute with the Fiennes, the descendants of Faramus, over the lordship (VCH). The conflict was resolved in 1223 when William de Fiennes granted Hugh de Gurnay certain lands, rents and services in the manor, to hold of the lords of the manor, for the service due from one knight's fee. The manor however failed to be retained for any length of time by either a single family or the Crown. It was returned to the Crown in 1329, then between 1339 and 1364 the manor was held by Sir John de Moleyns before reverting to the Crown again. The manor was subject to a number of short term grants until Elizabeth granted the Manors of Wendover Borough and Wendover Forrens to Sir Francis Knollys in 1564.

Other manors are known from the later medieval period. Bradshaw Manor, which was bought from Henry VIII by Henry Bradshaw, was probably the land belonging to the Priory of St Mary Overie, Southwark. It later passed with Halton Manor (VCH online). Wyvelsgate Manor appeared in documents as early as 1223. It was held by Roger Cheyne in 1414 who also had a fulling mill in Wendover at the time. Martins or Mayertone Manor first appeared in the 12<sup>th</sup> and 13<sup>th</sup> century. It was granted to Missenden Abbey by Faramus of Boulogne and at the Dissolution was acquired by Sir Michael Dormer (BCC 2009: 29).

What remains unclear is the relationship between the fee won by Hugh de Gurnay in 1223 and manorial development. As far as is understood by this writer the development of the borough was closely associated with Hugh de Gurnay, who was granted the right to hold a weekly market and an annual 3 day fair around the feast of St John the Baptist on 24 June (BCC 2009: 29;

VCH). Amongst de Gurnays land holdings was a half hide held by Edmund of the Hill which later became Hales Manor. It would appear that de Gurnays interest in Wendover did not extend to living here once he had lost Wendover Manor.

The first mention of Wendover as a borough occurs in 1227 when there were 121 burgages, although it may have achieved the status somewhat earlier. Despite the title, the borough was still answerable to the lord of the manor. There was no mayor and corporation, instead a bailiff, two constables, the churchwardens and dozers who collected the rent were appointed by the borough. The borough not only benefitted from the market and midsummer fair established by Hugh de Gurnay but also from three other fairs. The second fair was granted by charter to John de Moleyns in 1347 and was held on the three days around the feast of St Barnabas on 11<sup>th</sup> of June. The third and four fairs were granted in 1465 to the tenants' and residents' in the borough of Wendover; one was to be held on the feast of Saint Matthew Apostle on 21<sup>st</sup> of September and the other on the feast of Saint Philip and Saint James, 1<sup>st</sup> of May (BCC 2009: 29). Early summer markets were often linked to the cloth and wool trade, which undoubtedly was of considerable importance to Wendover as it had a least one fulling mill from as early as 1223 (BCC 2009:29).

The development of the borough with its market and fair led to a new town plan. The north to south route was diverted eastwards at the south of Dobbins Lane into the new town resuming the route north along the new Aylesbury Road (BCC 2009: 31). This new focal centre is often thought to have left the church, the vicarage and Wendover Manor marginalised. What is largely overlooked is the significance of the church as a local pilgrimage centre. The Rood Cross, venerated for reasons now no longer recorded, was even able to withstand destruction until 1842 (VCH).

The vicarage was ordained in the 13<sup>th</sup> century after the advowson of the church was granted to St Mary Overie by Faramus de Boulogne. Despite a dispute with Richard II in the 14<sup>th</sup> century, the priory retained the advowson until the dissolution of the monastery in 1543 and as then acquired by Henry Bradshaw (VCH).

St Mary's church was not the only religious building in medieval Wendover. A chantry chapel dedicated to St John the Baptist was administered by the burgesses until it was dissolved in 1547. It stood on Tring Road and is thought to have been associated with and was possibly even the same as the hospital of St John. The hospital was already established by the end of the 13<sup>th</sup> century and housed a warden and several brethren. Little else is known about the hospital other than it held some land in the borough and Forrens of Wendover (BCC 2009: 28).

A characteristic feature of medieval Wendover must also have been the mill pond, which is shown on the 1620 plan as being a long waterway linking upper and nether mills. The mills are probably on the site of the mills recorded in the Domesday Survey (BCC 2009: 33).



A number of medieval finds have been recovered in Wendover at Heron Cottage, Heron Path, Hales Lane and along the Misbourne (Section 9, Fig. 5).

### 3.2.6 *Post-Medieval (1500-1900)*

The manors of Wendover and Forrens reverted to the Crown when Catherine Howard was executed and sold to Sir Francis Knollys and his wife Katherine by Elizabeth I in 1564 (VCH). By 1575 they belonged to William Hawtrey of Chequers. In 1660 they were acquired by Richard Hampden of Great Hampden whose family held the manors until the middle of the 18th century, when the borough was acquired by Earl Verney (VCH). In 1800 the manor of Wendover was bought by Robert Smith, later Lord Carrington. Albert Smith later became not only Lord of the Manor but was also the vicar for some 47 years (Holland 1944: 8).

Bradshaw's Manor passed with Halton Manor in 1553 to Thomas Fermor and then disappeared from the record. Martin's Manor was also briefly linked with Halton's Manor in the 18<sup>th</sup> century, but Wyvelsgate Manor retained its independence and was held by Henry Bradshaw and later by John Colet and William Hill. In 1737 it was owned by the Holloway family who subsequently sold it to the Colet family (BCC 2009: 40).

Holding property in Wendover became particularly important between 1623 and 1832 as the town had been able to revive the right allowed them in 1300-09 to return two members of parliament. The right to vote was restricted to householders who lived within the boundary of the borough and who did not receive alms, which resulted in considerable malpractice (BCC 2009: 40: VCH). The corruption and bribery that was rife around election time was eradicated as the Reform Act of 1832 successfully addressed the problem of the Rotten Boroughs.

The post-medieval development of Wendover appears to have been rather less dynamic than previously. The market appears to have failed by the early 17<sup>th</sup> century, by which time some infilling had also occurred, as can be seen on the 1620 map of the town (Fig. 6). The market was revived in 1613 when the ground floor of the old timber framed market house was used for trade and the upper floor was converted to a school. The market and fairs continued to be held, but fell into considerable decline. In 1864 the market was held on a Tuesday and the fairs had dwindled to just two; one held in May and the other in October (PO Directory 1864). The market disappeared before 1888, but has since been revived to be held on the traditional Thursday (BCC 2009: 37, 44).

The history of nonconformism in Wendover appears a little muddled. Some sources indicate the arrival of the Baptists in the 1640s, but that the first chapel was not built until the 18<sup>th</sup> century (BCC 2009: 39). Elsewhere a chapel is noted as having been built in 1649 on land granted by John Baldwin, the Lord of the Manor (Holland 1944: 10). The chapel in South Street, thought to originate in the 1770 rebuild of the original church, has 19<sup>th</sup> and early 20<sup>th</sup> century reworking and was converted into flats in recent years (BCC 2009: 39-).

40). A Congregational Chapel was built c.1811 and rebuilt in 1903 before closing in 1985. Evangelism was briefly represented in Wendover with the Evangelistic Chapel in 1880, the Buckinghamshire Evangelistic Mission in 1919 and St Agnes Mission Hall.

One of the main sources of income was the hospitality trade. Wendover lay on the main Buckingham, Aylesbury, London Road and had not only a number of inns and taverns, but also maltings, breweries and coopers (BCC 2009:38). The road was turnpiked in 1721 and widened following the Enclosure Act of 1794 (*ibid*).

A branch of the Grand Junction Canal was constructed in 1793. As it suffered from water shortages a feeder canal was built some three years later to provide additional water from the springs located at the foot of the Chiltern escarpment and artesian wells were dug east of St Mary's church and at the Wellhead. A wharf was constructed in the 19<sup>th</sup> century to facilitate the trade in coal, timber and occasionally cattle. However, continued water shortages and leaks led to the branch becoming redundant in 1901 (BCC 2009: 39).

In 1892 the Metropolitan Railway opened a line between Baker Street and Aylesbury with a station at Wendover. Since 1961, this has been served by mainline services (Zeepvat pers.comm.)

A windmill built by John Phillips in 1804 was converted to steam power in 1843. It functioned until 1926 when it was converted to residential use in 1931, the same year as Paradise (formerly Nether) Mill (BCC 2004: 44). A shift mill is shown on late 18<sup>th</sup> and early 19<sup>th</sup> century maps but no documentary or archaeological evidence is known for it (BCC 2009: 44).

Industry in Wendover was largely restricted to boot and shoe manufacture, iron working and cottage industries, particularly lace making (BCC 2009: 45). A tannery stood between Holly House and the stream and there was a workhouse on the west side of London Road (Holland 1944: 14-15). The old stocks and lock up were in the open market house but were moved when the new market house was built in 1842 by Abel Smith, Lord of the Manor. This later housed the fire engine. The animal pound was moved to Pound Street from its location opposite the King and Queen Inn (*ibid*).

An infants school (Holly House) was built on the site of the old chapel on Tring Road by Abel Smith and his wife in 1828. This was superseded some sixty years later by a National School, which was built on the High Street. Two boarding schools are known in Wendover from trade directories; the Chiltern House Academy and the Paradise House Ladies Boarding School (BCC 2009: 47).

Adult education was promoted with the establishment of the Wendover Literary Institution, which was founded by Colonel Philip Smith. It comprised a library and reading room (PO Directory 1864).

### 3.2.7 *Modern (1900-present)*

The development of Halton Manor, whose history followed a completely different trajectory to that of Wendover, proved to be a catalyst for the rise of modern Wendover. The estate was acquired by Lionel de Rothschild in 1853 and Halton House built by his son Alfred. After his death in 1918 it was sold to the RAF who had had a temporary air base on the site in 1917. The growth of Wendover can be seen to be linked that of RAF Halton and the attempt to escape the increasing pressure of living and working in London.

The demands of an increasing population resulted in the construction of the John Colet Secondary School in 1956, the John Hampden First School in 1968 and the Wendover Middle School in 1973 (BCC 2009: 48). Wendover House Special School was established by 1961.

### 3.3 *The Known Archaeology & History of the Site*

Much of the general history and archaeology of the site has been discussed above. The house, a Grade II listed building (HER 0152801000) was largely rebuilt in an Elizabethan style by Devey in 1871-3 for Lt-General Philip Smith. The associated gardens, pond and parkland are recorded in the HER (0152804000). The range attached to the eastern side of the house was built in 1948 and echoes the architectural details of the stable block (HER 0152801001).

A school was established on the site by 1961 and the buildings to the rear of the house were constructed in 1967. They were clearly influenced by the architecture of the day rather than the context in which they were built. This was not the case with the red brick building erected to the southwest of the complex c.1988 (Pevsner 2000:718). The buildings are further described in Section 4.

A complete female skeleton was recovered during building works within the school grounds in 1960 (HER 0152802000). The woman was 30-35 years of age and had probably been interred up to 500 years ago. The location of the burial could suggest that the churchyard originally extended considerably further southwards, but no further inhumations have since been encountered on the site.

An archaeological watching brief undertaken in the school in 1999 revealed six undated features and one medieval pit. The pottery assemblage included material from the 12-18th centuries (HER 0152800001). Pottery dating from the 14<sup>th</sup> century has also been found in the grounds to the southeast of the school buildings (HER 0441500000).

Two Roman coins were found during metal detecting in the vicinity of Building 2 (HER 015280300).

#### 3.3.1 *Cartographic*

The earliest relatively clear depiction of the site is on the plan drawn up for Mary Woolley in 1620 (Fig. 6). This shows the manor to the south of the church and east of the parsonage. The present school grounds appear to have been closes belonging to the Parsonage to the west and others to the southeast.

On the Inclosure map of 1795 Rev Richard Wells is associated with the school site and the buildings to the north are recorded as being the Vicars Homestead (Fig. 7).

The Tithe map and award drawn up in 1841 shows the present stable block belonging to the Rev Thornton Spence as part of a package including the churchyard, part of the church close, a house and garden (Fig. 8). The building to the south, on the site of the house forming the core of the school complex, appears to have been unassigned.

The 1<sup>st</sup> edition Ordnance Survey Map shows the house itself in much its present format, but the buildings to the south and the east have since been demolished and new school buildings erected on the site (Fig. 9). The 2<sup>nd</sup> edition OS map of 1899 shows no change (Fig. 10).

There were no maps available for inspection between the years 1899 and 1961 at the Centre for Buckinghamshire Studies and Old Maps ([www.old-maps.co.uk](http://www.old-maps.co.uk)) only had one additional map, that of 1900.

Hale Road was still undeveloped in 1961 (Fig. 11), but Building 6 had been erected on the site of some earlier manor house building adjacent to School Lane. By 1971 Building 2 had replaced the range to the south of the manor house and Hale Road had been developed (Fig. 12).

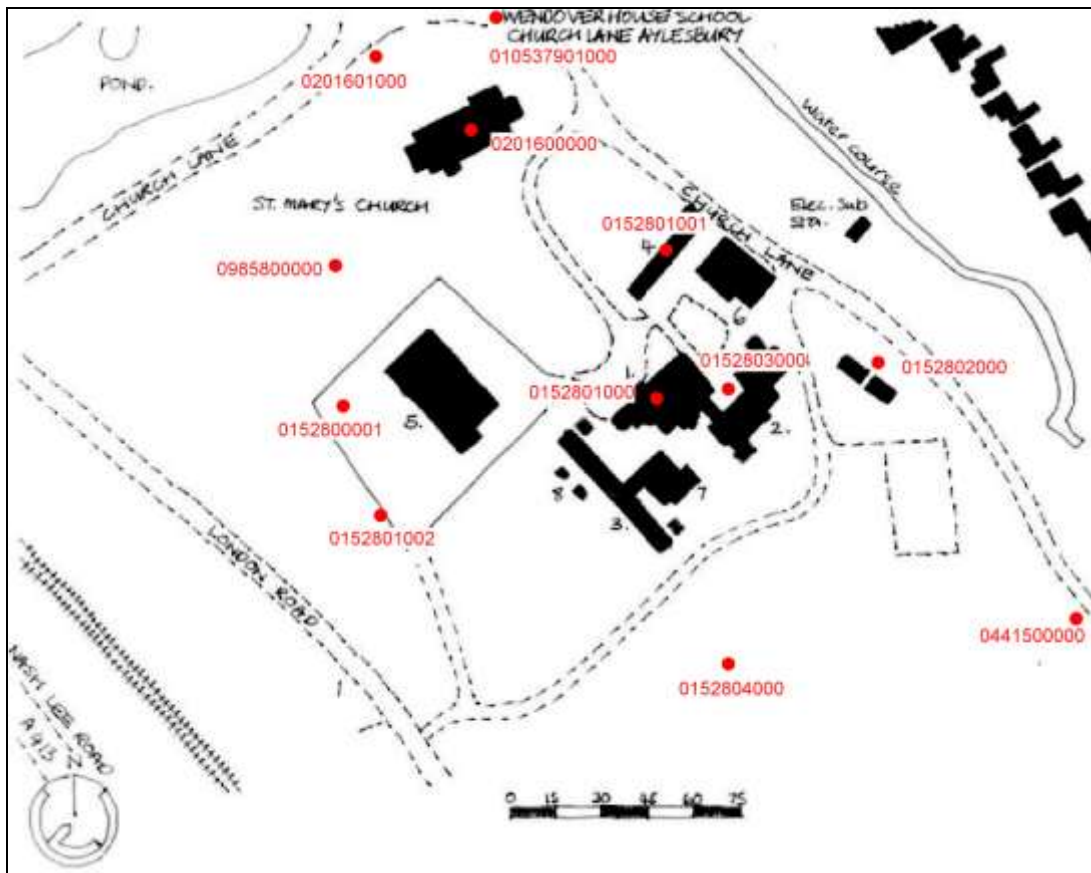
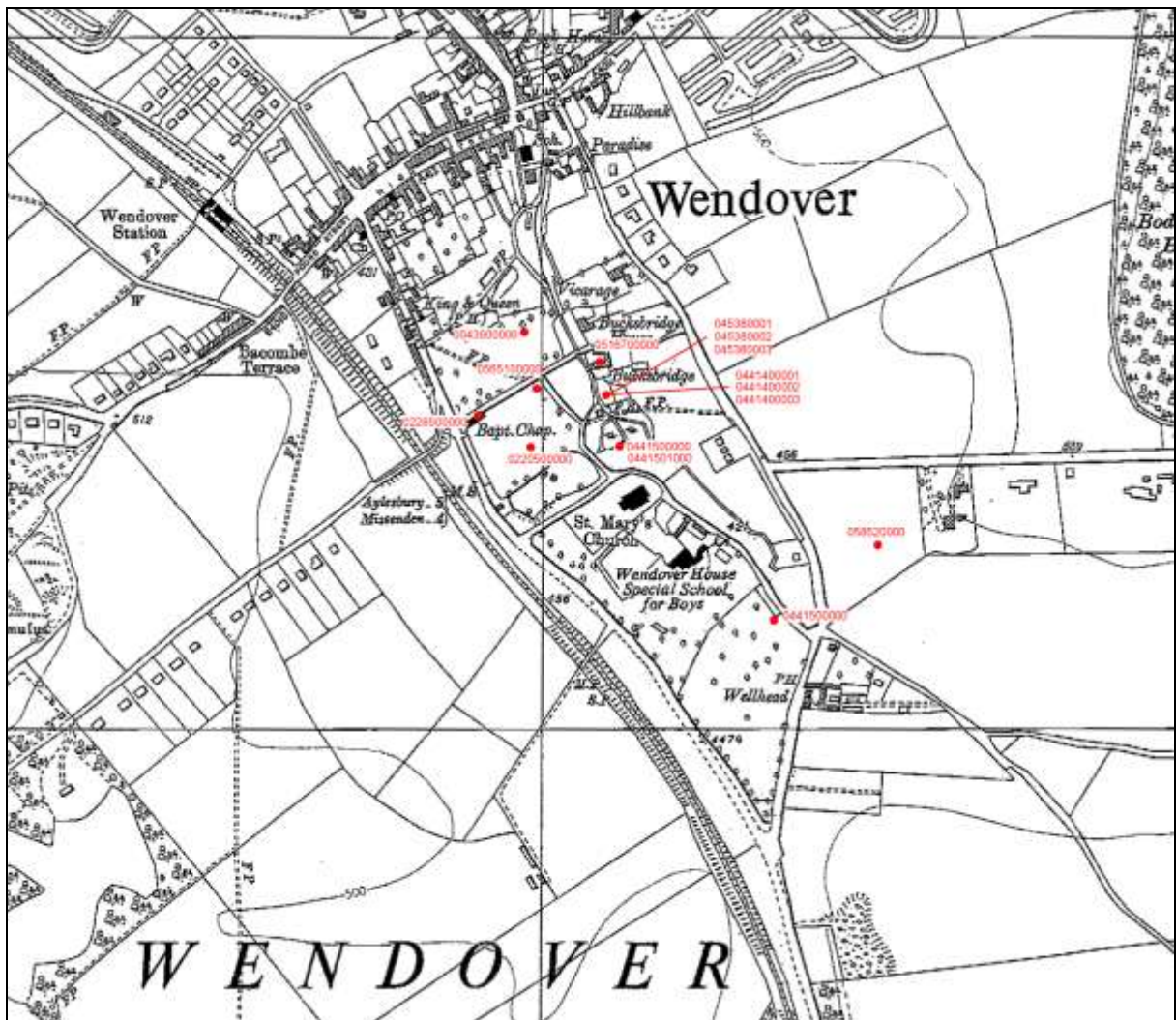


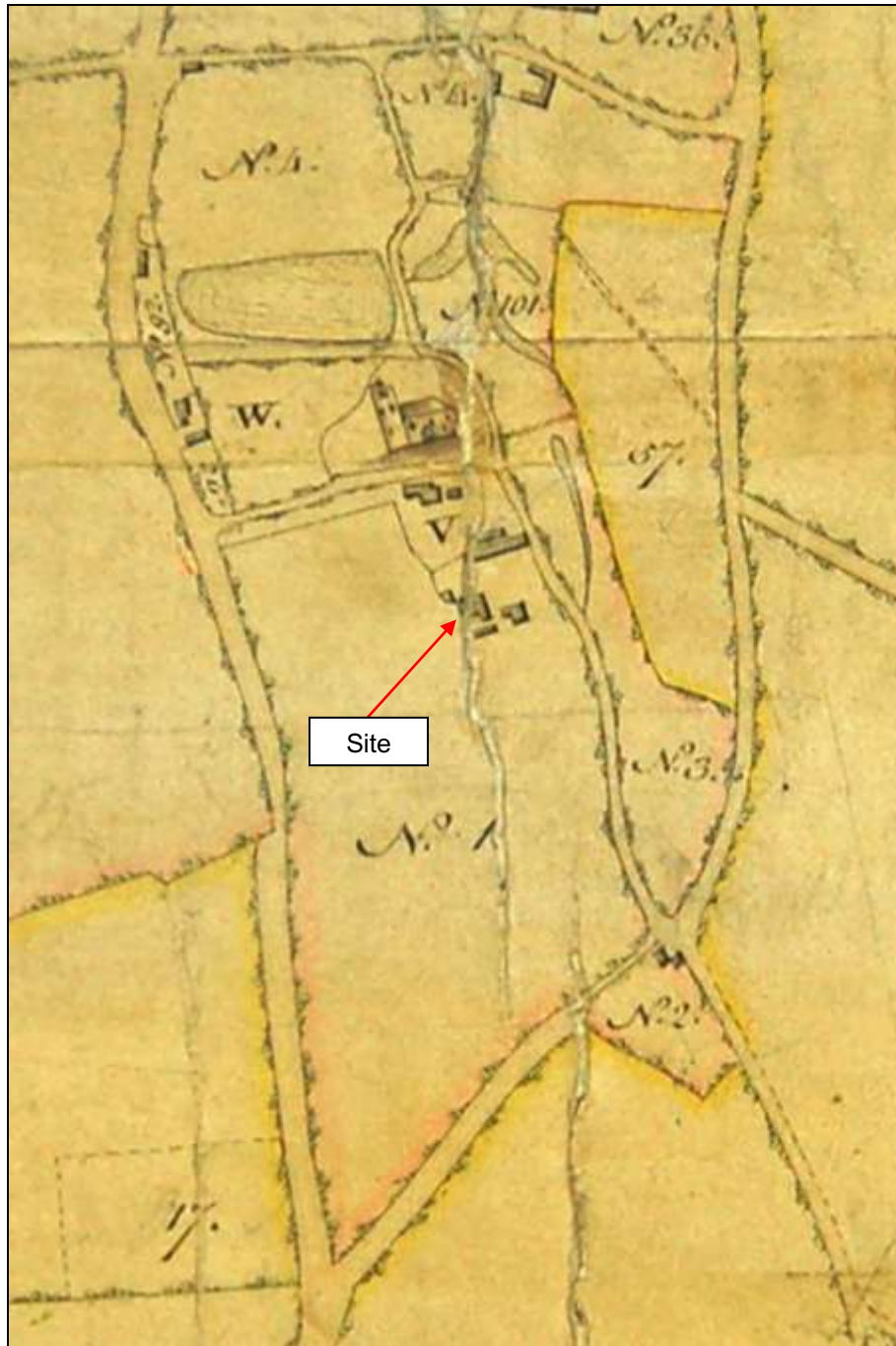
Figure 4: Heritage assets on the site recorded in the Buckinghamshire HER. (scale as shown)



**Figure 5:** Heritage assets recorded in the Buckinghamshire HER with Boddington Hill to the east and Baccombe Hill to the west (*not to scale*)

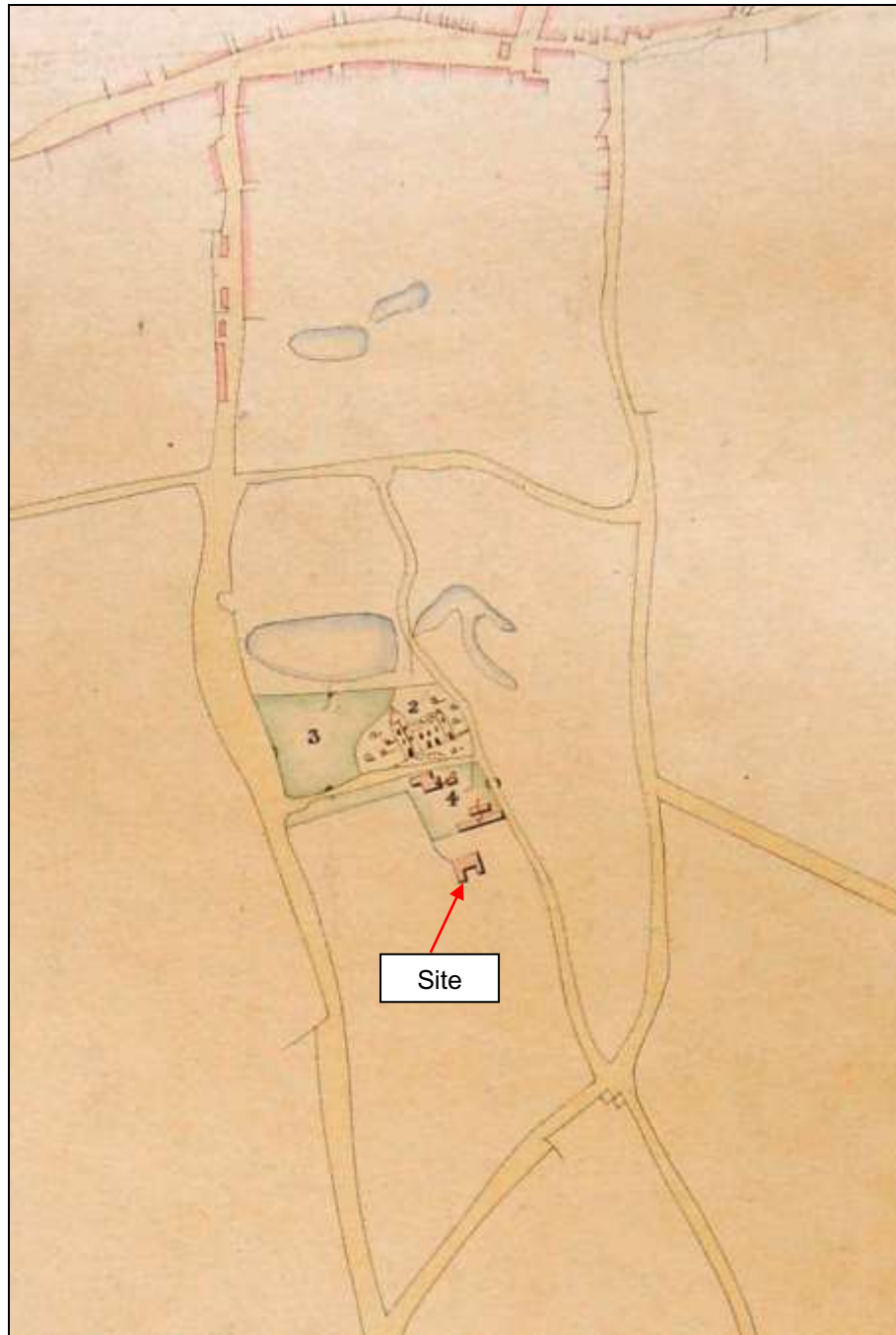


**Figure 6:** Extract of an estate map of 1620 (*not to scale*)

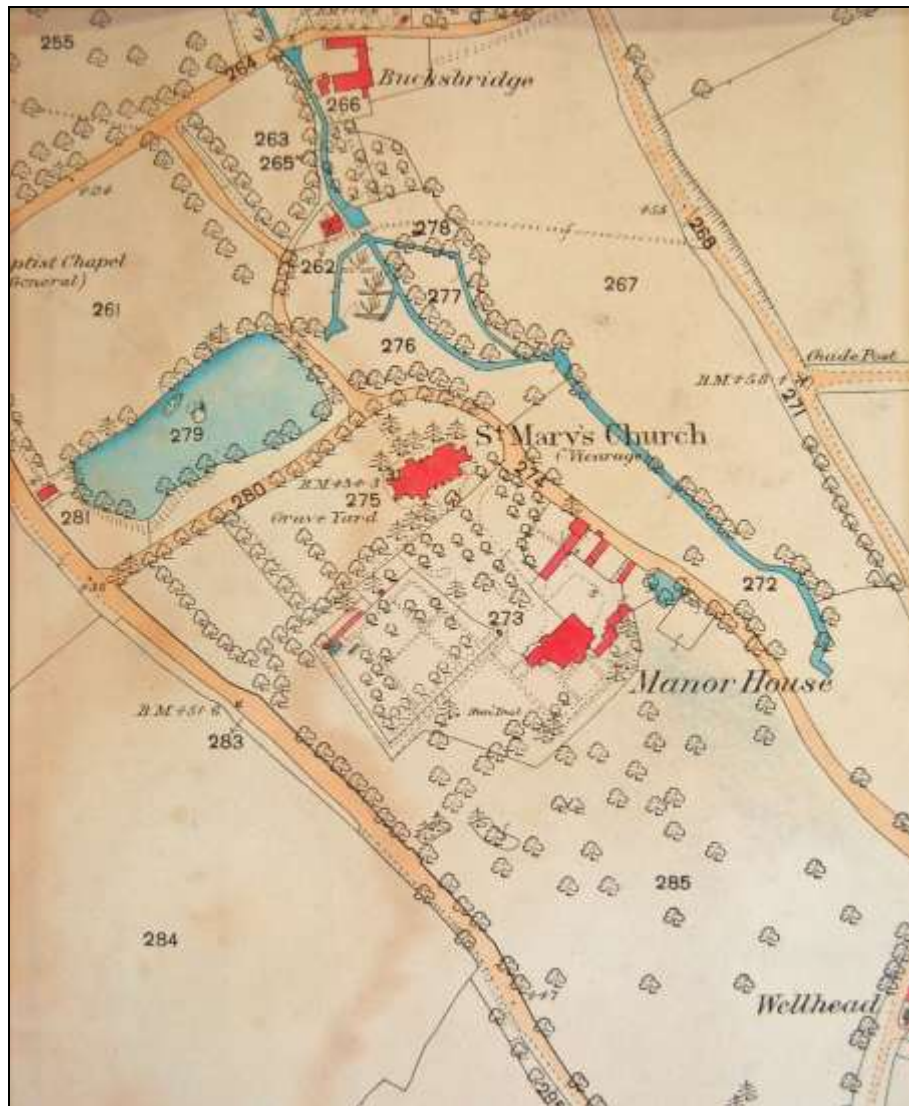


**Figure 7:** Extract of the 1795 Enclosure map (*not to scale*)

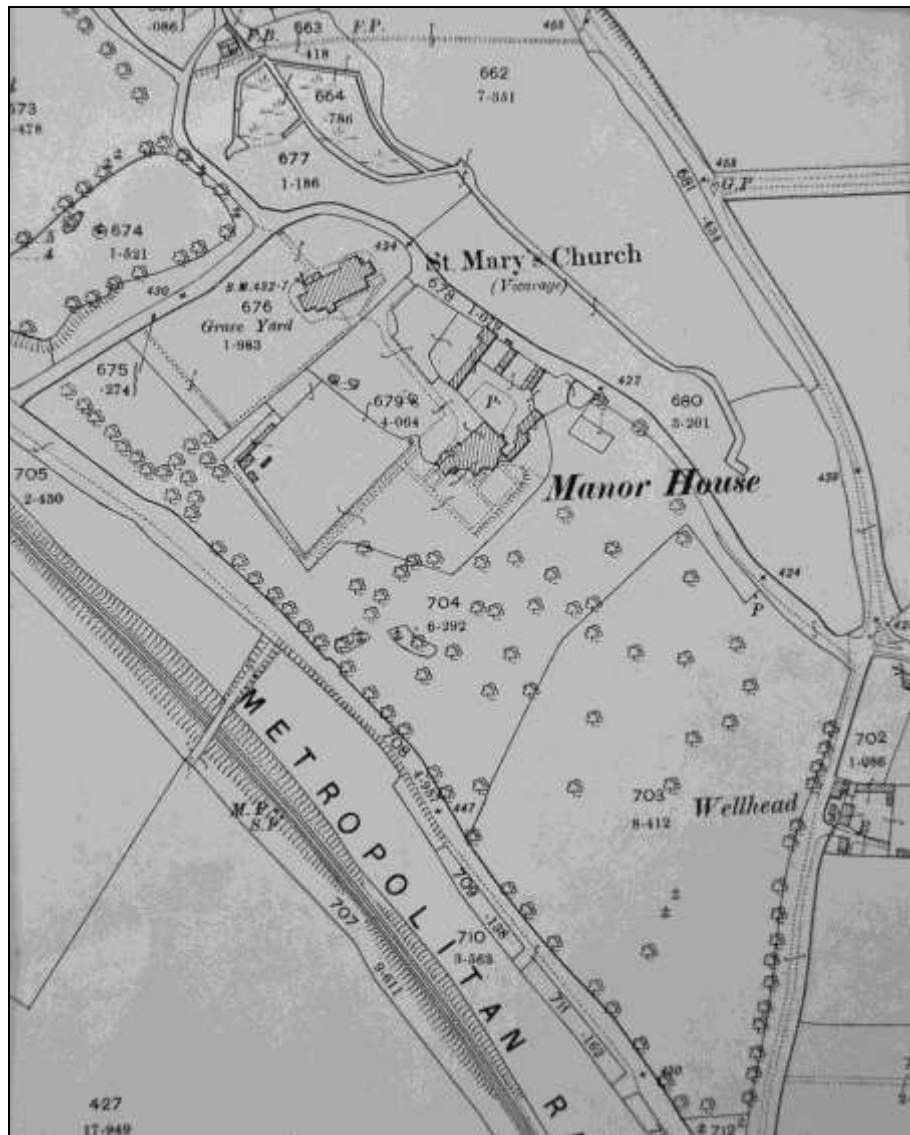




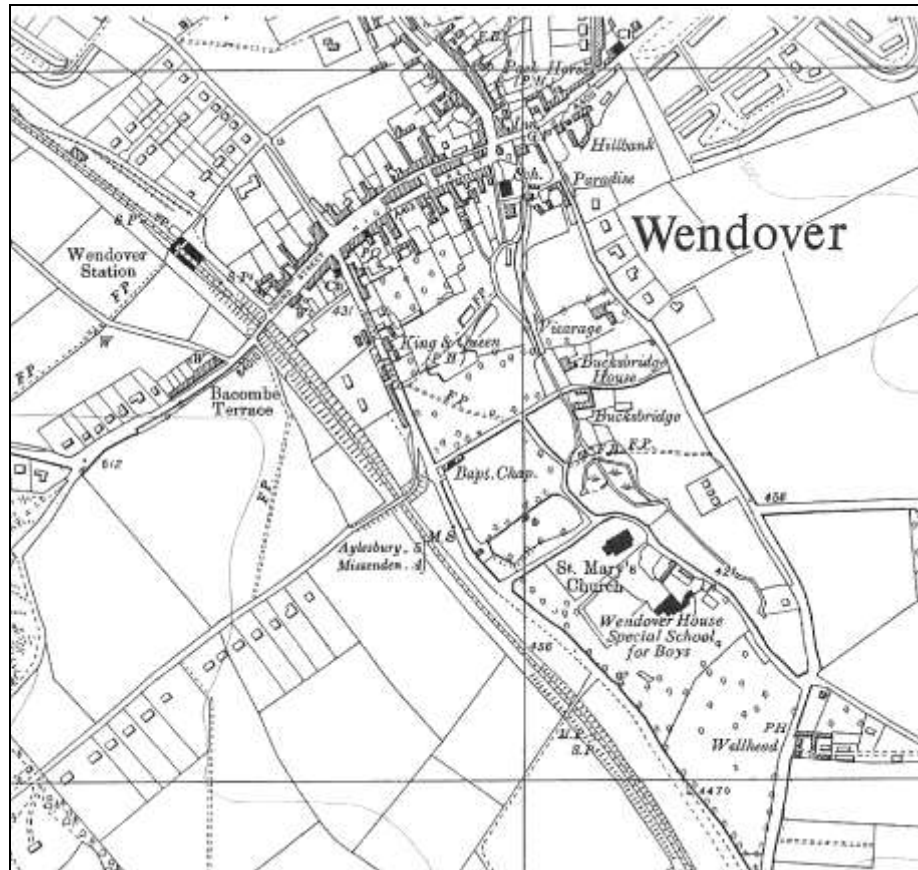
**Figure 8:** Extract of the 1841 tithe map (*not to scale*)



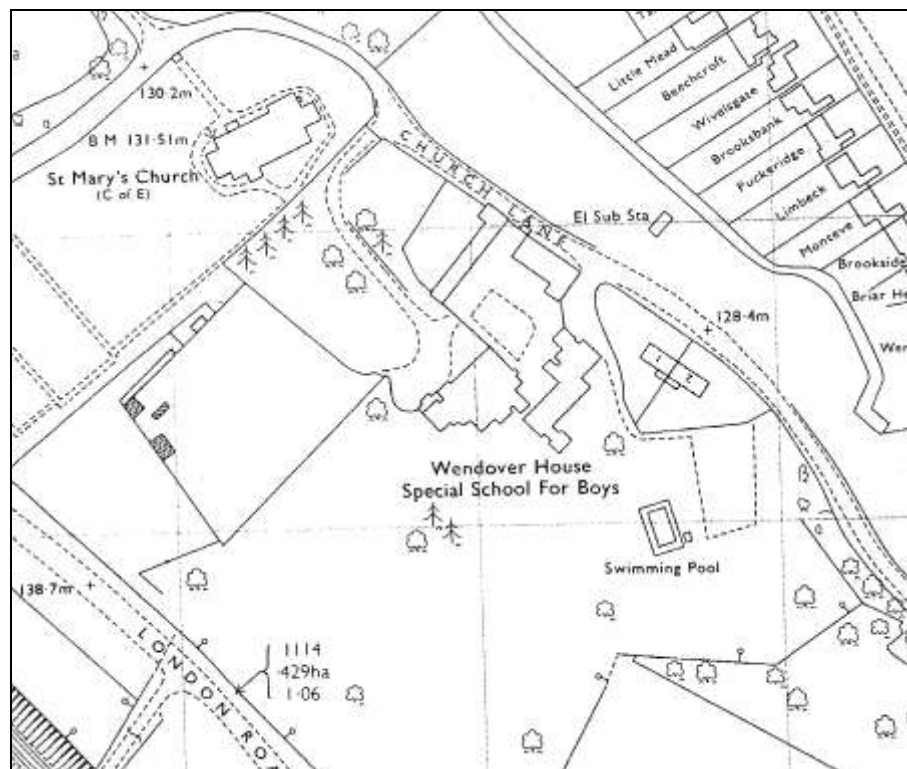
**Figure 9:** 1<sup>st</sup> edition Ordnance Survey Map (*not to scale*)



**Figure 10:** 2nd edition Ordnance Survey Map (*not to scale*)



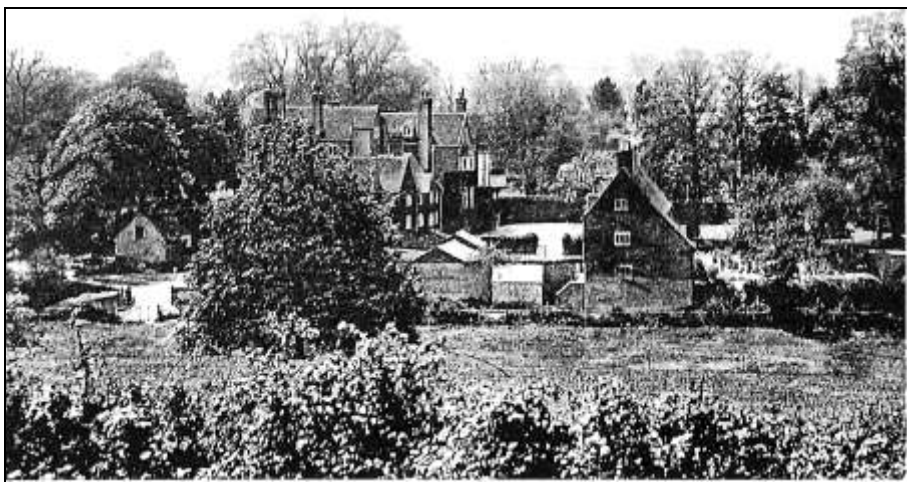
**Figure 11:** 1961 Ordnance Survey map (scale: 6 inches to 1 mile)



**Figure 12:** 1971 Ordnance Survey map (scale: 1 to 2500)



**Figure 13:** The manor house in 1878  
(from *Summerell et al The Book of Wendover*)



**Figure 14:** The manor house and outbuildings c.1910 from the northeast  
(from *Seabright, Wendover in Old Postcards*)

## 4. Walkover Survey

### 4.1 *Extent, Access & Present Use*

The buildings are concentrated on the northern end of the grounds and are accessible by Church Lane to the east or by a narrow track between the church and the school grounds to the north.

### 4.2 *Buildings*

#### *Building 1: Former Manor House*

The house is brick built mainly using red bricks set in Flemish bond. Vitreous bricks are frequently used either randomly within the brickwork or to form diaperwork. The roofs are clay tiled and punctuated with dormer windows. A porch with veranda defines the main entrance on the north front of the house, which is set to the right of a cross wing with oriel windows at ground and first floor level (Plate 1).

A single storey to the east of the main block (Plate 2) provides a link with the 2-storey east range that echoes the style of the 18<sup>th</sup> century stable, such as the segmental relieving arches above the 2-light casement windows in the ground floor. The chimney above the east range is in the Elizabethan style

The Elizabethan theme is repeated in the south elevation where the windows have stone mullions (Plate 3). The brickwork in the eastern and central sections of the rear elevation is in a similar bond but otherwise appears to be of different dates. The central section is clearly older, partly as the bricks show greater signs of deterioration, and certainly give the impression that they could be 17<sup>th</sup> century or even earlier. The west wall was rebuilt using Flemish bond some time before the transformation of the property in the late 19<sup>th</sup> century. The stone windows are 19<sup>th</sup> century installations. Modern windows under segmental arches are set into the south elevation of the build that unites the house with the east range.

A 19<sup>th</sup> century curved window is the characteristic feature of the western end of the rear elevation, which links the earlier range with another 19<sup>th</sup> century extension decorated with diaperwork (Fig. 13). Another veranda/conservatory sits within the angle of the two builds. A 2-storey oriel window, which is set into the west elevation of the house repeats the motif seen on the cross wing to the front (Plate 4).

#### *Building 2*

The characteristic feature of this modern brown brick is the monopitched roof in the centre of the range (Plates 5-7). Dormer windows to the west of this provide additional visual interest. In all other respects the building's design was entirely driven by function and contemporary style and does not respect the context in which it was built. This is not to imply that the building is of little value architecturally or aesthetically – it is a good example of later 20<sup>th</sup> century school architecture using different roof levels and window shapes with some variation in building materials to deflect any monotonous tendencies.

### *Building 3*

This residential block, which was built c.1990, repeats some of the architectural motifs Devey used on his late 19<sup>th</sup> century work on the manor house. The oriel windows and gables are present and the stone mullions are here replaced by stone lintels and sills. The bricks are modern reds set in a stretcher bond, but the use of vitreous bricks and a clay tiled roof refers back to the manor house. The uniformity of the gables on the western side of the building and the covered entrance in the south takes their cue from traditional collegiate architecture (Plates 8-9).

### *Building 4*

This is the Grade II listed stable block built 1735 using mainly red bricks in Flemish bond. The initials DIF are picked out in vitreous brick on the gables. All the ground floor windows are under segmental arches, but the windows themselves vary across the building. Those to the east are 6 over 6 sash windows whereas at the western end are modern 2 and 3-light windows. The central gable has a large multi-pane window at ground floor level and a small window in the apex (Plate 10). An external covered stair has been added to the western gable end, possibly in the early 19<sup>th</sup> century. Above its clay tiled roof, the stable wall is tile hung (Plate 11). There is a single chimney in the centre of the block and a cluster towards the eastern end of the roof, which is clay tiled.

### *Building 5*

Set to the northwest of the main complex within a walled garden is this modern single storey teaching block. It is of brick, steel and glass under a flat roof (Plate 12). To the east of the building is an avenue of trees and to the west and north is a vegetable garden (Plates 13-15). It is proposed to erect a new building to the west of Building 5 (Plates 14 & 16).

### *Building 6*

This lies adjacent to Church Lane and to the south of the stable block (Plate 17). It is a 2-storey red brick building with a single storey section to the west next to the main entrance, which is defined by stonework. The walls are pierced by large utilitarian windows with no relieving arches or sills. The roof is tiled (Plate 18). This building is to be replaced.

### *Building 7*

This is a late 20<sup>th</sup> century brick building, the key feature of which is steep pitched roof to the south. The tall window recesses in the south elevation are only glazed at the top (Plates 19-20). The building sits rather uncomfortably next to the collegiate style of Building 3, the post-war school architecture of Building 2 and the pseudo-Elizabethan manor house (Plate 21). This too is to be replaced.

## 4.3 **Services**

There is a full suite of services crossing the complex.

## 4.4 **Grounds**

The extensive grounds to the south of the complex are largely grass with mature trees (Plates 22-23).



**Plate 1:** Building 1: north elevation



**Plate 2:** Building 1: east range



**Plate 3:** Building 1: south elevation



**Plate 4:** Building 1: west elevation



**Plate 5:** Building 2: south elevation



**Plate 6:** Building 2: north elevation





**Plate 7:** Building 2: west elevation



**Plate 8:** Building 3: view from the southwest



**Plate 9:** Building 3: south elevation



**Plate 10:** Building 4: south elevation



**Plate 11:** Building 4: west elevation



**Plate 12:** Building 5: view from the southeast



**Plate 13:** Avenue to the east of Building 5



**Plate 14:** Vegetable garden to the west of Building 5: looking south



**Plate 15:** Garden to the north of Building 5: looking east



**Plate 16:** Northwest corner of kitchen garden



**Plate 17:** Buildings 4 & 6 from the south



**Plate 18:** Building 6: west elevation



**Plate 19:** Building 7: south elevation



**Plate 20:** Building 7: west elevation



**Plate 21:** Buildings 1, 2 & 7 from the south



**Plate 22:** View to the south from Building 7



**Plate 23:** View to the south from Building 3

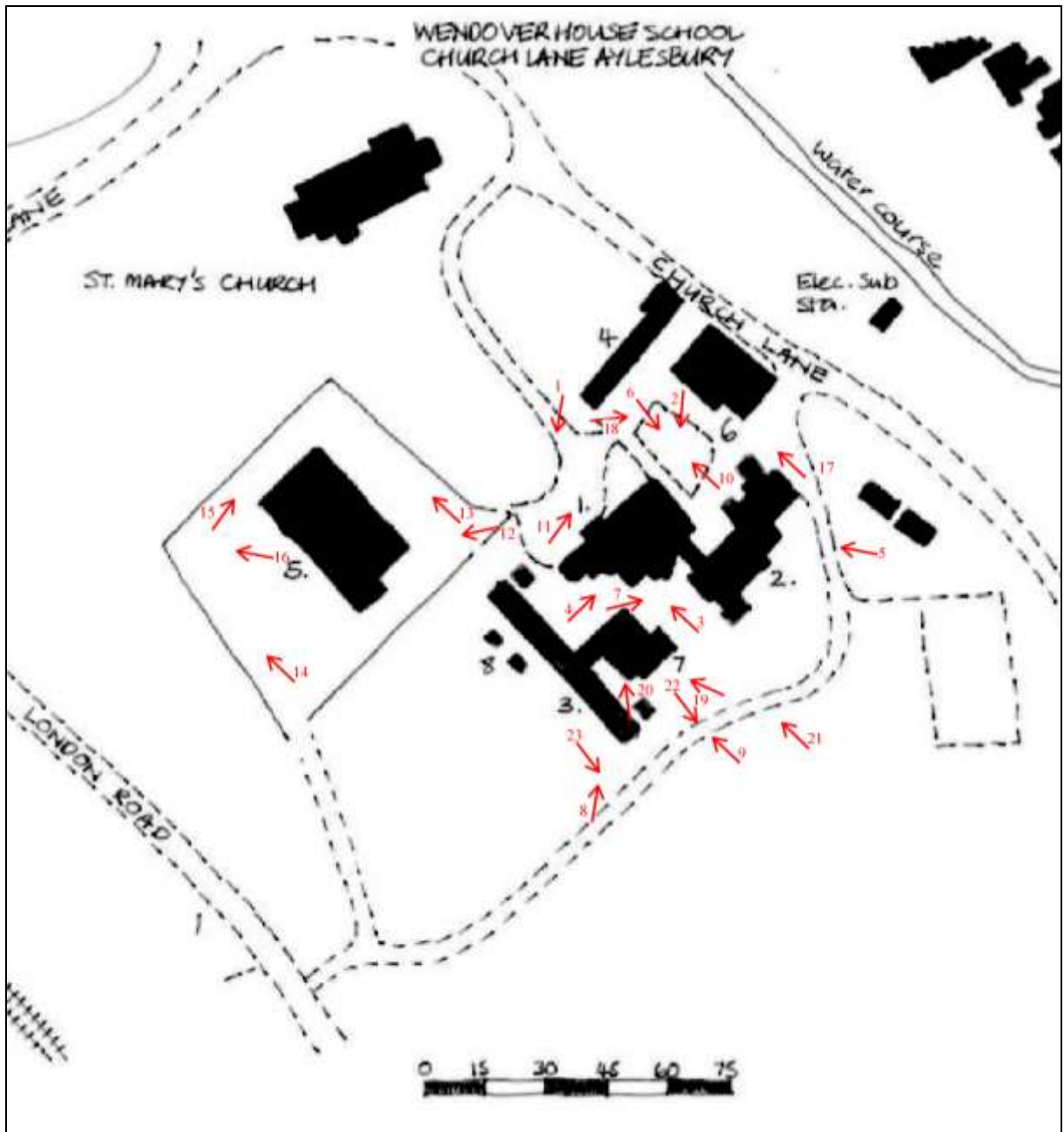


Figure 15: Photo plan (scale as shown)

## 5. Statutory Constraints on Development

5.1 A range of planning constraints are in place in the area of the site. These constraints relate both to the area as a whole, and to individual buildings and sites. These constraints are taken into consideration when assessing the implications of planning and other proposals made to the local authority and to other local and national bodies.

### 5.2 *Conservation Areas*

Although within the historic core, Wendover House School lies outside the Wendover Conservation Area.

### 5.3 *Archaeological Notification Areas*

The school lies within the archaeological notification area for Wendover.

### 5.4 *Scheduled Ancient Monuments*

There are no scheduled ancient monuments on the site.

### 5.5 *Listed Buildings*

*Wendover House School, English Heritage Building ID: 42795*

Grade II. Special school, formerly the Manor House. N.W. part early C18, altered and greatly extended c.1870 by George Devey. Red brick, diaper patterns in blue headers to C19 parts. Stone dressings to C19 bay windows. Tiled roof, large central chimney to C18 wing, moulded brick eaves and gable verges. 2 storeys, C19 part with attic and raised above basement. N. front has C18 wing to LH, gable on left with 3-light segmental arched casement to each floor, smaller gable in centre with 3-light upper window, 4-lights below, 3-light window to ground floor each side, all segmental arched. Modern 1st floor windows. C19 part to RH with high gable containing 2-storey canted bay window with moulded parapet, 2-light attic window above, 2-light gabled dormer to centre. Large projecting brick chimney to RH, now taken down to eaves level with tiled capping. 3-arched wood verandah to main entrances with tiled lean-to roof, 4 stone steps, door to LH, oval window in stone architrave to RH, second circular window in brick surround to 1st floor RH. Garden elevation has curved wall to entrance verandah and semicircular arched doorway on left, tall gable with 2-storey square bay window having hipped tile roof, 3-light attic window over, 5-light 1st and ground floor windows. Recessed part to RH with stone bow window of 6-lights in angle, C18 brickwork to RH. Interior. Principal rooms of c.1870 in C18 style including 4 fine late C18 carved wood chimneypieces (ground floor former Dining Room and Dining Room; 1st floor landing and N.E. bedroom.) Ground floor room to S. of entrance hall has c.1870 wood chimneypiece with overmantel on corinthian columns, framing oval window, and mirror glass reveals also with oval frames.

*Stable Block, English Heritage Building ID: 42796*

Grade II. Part of special school, formerly stables to Manor House. 1735. Brick, with initials and date in blue headers. Old tiled roof with large stack to RH of centre, smaller stack to LH. 2-storeys, front of 9 bays with slightly projecting gabled centre and narrow gabled projections in bays 2 and 8. Central carriage way with segmental brick arch now filled with modern windows. Date 1735 in blue bricks above, with 3-light attic casement with segmental arched heads. Flanking gables each have initials DIF in blue headers. Irregular casements to LH part, 2 bays of sash windows to RH. Small modern addition with hipped roof at RH end.

*Kitchen garden wall, English Heritage Building ID: 42797*

Grade II. Wall surrounding former kitchen garden.C18. Red brick with blue vitreous headers, 1.5m high approx., some parts with rounded coping bricks. Gabled arch to entrance forecourt with semi-circular headed opening. Larger gabled triple archway to garden concealed by ivy. Included for group value.

## 5.6 ***Heritage & Planning***

The framework for the management of heritage issues in the planning system is currently set out in the document PPS5 *Planning for the Historic Environment*. Decisions relating to archaeological matters within the area of the site are taken by the local planning authority, acting on the advice of Buckinghamshire County Archaeological Service.

## 6. Assessment of Archaeological Potential

### 6.1 *Heritage Assets, their Significance and Setting*

By dint of being the former manor house Wendover House School is, along with the neighbouring church, one of the most important heritage assets in Wendover. It is considered by some to be on the site of the earliest part of the Saxon settlement and consequently could be of considerable significance archaeologically and historically, not least for the possibility that it could provide archaeological data to help clarify the origin of the settlement. Even if this is not the case, and indeed there is no archaeological, historical or architectural evidence for Saxon activity on the site or in the church, the relationship between manor and church is of prime significance in understanding the development of medieval society at local and national level. In the case of Wendover in particular, the development of the Borough in the early 13<sup>th</sup> century clearly provided a new focus for the town, isolating the manor and the church from the newly laid out commercial centre some way to the north. The extent to which the church was isolated is of interest; as a local pilgrimage centre it would have attracted a relatively high of visitors, particularly when the fairs were taking place, which according to the HER was actually in the churchyard itself. The archaeological impact of this is likely also to be felt within the school grounds, even if only in chance finds rather than features. The impact of the pilgrimage industry on the manorial site has so far been overlooked.

These considerations are indicative of the significance of the site in relation to its geographical setting as well as its socio-economic context. The development of the manorial site divorced from its macro concerns is also of considerable significance, particularly as the earliest parts of the buildings appear to be early 17<sup>th</sup> century.

As individual entities the listed buildings within the school grounds, the stable block, kitchen wall and the house itself, are heritage assets of some worth, and as a cohesive part of a complex of buildings their significance takes on a greater value. Whether the more recent buildings adopt a hue of significance because of their location or because they represent a specific style of educational building could be debated at length. Similarly debatable is the impact these buildings have on their setting. It could be argued that it would be a challenge to class the modern school buildings, particularly those intended to be replaced, as heritage assets and a more sympathetic architectural form that answers the needs of the school as well as enhancing the setting the listed buildings and gardens provide would undoubtedly be of benefit.

With the exception of the Roman coins found by metal detecting in the school grounds, the archaeological record is predominantly medieval and located within the walled garden. The medieval and post medieval features and pottery fragments could be indicative of settlement or fairground activity, or could even be associated with pilgrimage. There is currently insufficient archaeological evidence to create a sufficiently cohesive narrative for the site. To add to the confusion is the female skeleton, which could also be of medieval date. As it is the only known burial to have been discovered in the school grounds, it seems unlikely that this was originally part of the churchyard. However, the church boundary is unusually truncated and its historical form difficult to recreate on maps. As a heritage asset therefore, the burial has some

significance in relation to the church/manor development as well as the disposal of the dead.

The Roman coins, which constitute the only pre medieval heritage asset on the site, are of lesser historical significance as they are chance finds outside an immediate Roman context. This would change should other Roman material be revealed on the site.

A number of archaeological research aims have been proposed for this and other areas around the country, many of which posit the transitional periods (Romano-British to Saxon and Saxon to Norman) as being in need of further work (Crawford 2010: 2). The origins of Chiltern towns are also poorly understood (ibid: 5) and a number of thematic enquiries into manorial and ecclesiastical development have been proposed (Ayers 2000: 27-32; Munby 2010: 7-8). In Wendover the origin of the manorial centre and the development of the later town layout present themselves a prime research aims. Many of these could be considered if not further clarified by the discovery of surviving archaeological material during the proposed development.

## 6.2 *Potential Impact of the Proposed Developments*

The potential impact of the proposed developments on the gardens and the listed buildings is not entirely quantifiable as this is at a very early design stage. The final design of the buildings intended to be constructed on the site will undoubtedly influence the impact level on the archaeological record and the architectural and historical setting.

### 6.2.1 *Building 5*

A new building is proposed adjacent to Building 5, which appears to have partly been within the parsonage grounds on the early 17<sup>th</sup> century estate map. The later maps depict this as the kitchen garden, the wall of which is Grade II listed. The part of the garden to be developed is currently being used for vegetable growing, although it was clear during the walkover that this is not being used intensively and with little historical or aesthetic consideration. The value of the horticultural operation is clearly in the undertaking and initial work appears to have been done to create a new growing area beyond the kitchen garden.

The discovery of medieval and post-medieval archaeological remains within the kitchen garden suggests that the impact on archaeological remains may be greater here than in other areas affected by the proposed development. This area is on the edge of the medieval manor/church lands and may well have played a significant role for ecclesiastical purposes, including housing the vicar; it could also have seen active service during the fairs and pilgrimages. However, until more archaeological and/or historical evidence is forthcoming the interpretation of the features discovered during the erection of Building 5 remains tentative.

Although the construction of a new building on this site is likely to produce some design challenges as the site is relatively constricted and bounded by a historic wall, the drawings showing the footprint of the proposed building and



its immediate environment demonstrate that the significance and character of the area has been understood and considered. The garden will still retain an element of the character of a kitchen garden despite the new build. Building 5 demonstrates that although it has redefined the main use of the former kitchen garden, it does not detract unduly from it thanks to its design and relationship with the garden wall, the vegetable beds and the avenue to the east. A sympathetic new build to west of it could actually do much to enhance the visual relationship of this side of the garden and bring cohesiveness to entire area.

The car parking area to the southwest of the kitchen garden is currently under grass in an area that has yet to produce any archaeological material but may have been in use in the medieval period.

#### 6.2.2 *Building 6*

The replacement of Building 6, adjacent to Church Lane will affect both the courtyard area formed by the Buildings 1, 2, 4 and 6 and Church Lane. The current building is neither historically nor architecturally significant and lacks visual appeal. Archaeologically the location of the building could be of interest as it is directly on Church Lane and central to the Roman coins, female burial and 18<sup>th</sup> century stable block.

It is proposed to replace the present building with two 2-storey teaching blocks on either side of a gated access with an oversailing floor above. It is intended for this to provide secondary access to the school with the larger vehicles using the improved access further north between the church and the school. As details regarding the style and building materials are not available to the writer at present, the following discussion is perforce limited. The concept appears to provide the school with a type of gatehouse entrance commonly associated with Cambridge and Oxford colleges. The character of such an entrance would be in keeping with the historical setting of Church Lane, and provide the school with a suitable frontage. The impact within the school grounds can only be of benefit in terms of working space and visual appearance. The style of the building will no doubt be guided by various factors sympathetic to the site and will provide greater visual empathy with the immediate built environment. The construction of a new car park to the southwest of the complex will also help the visual appearance of the courtyard as well as providing a safer less car bound space at the hub of the school.

#### 6.2.3 *Building 7*

Building 7 to the rear of the manor house is also to be replaced, but the new building will be constructed to the southeast of the present one. Although it is also likely that this is on the site of previous activity, the HER suggests that it is in a less archaeologically sensitive location than the areas around Buildings 5 and 6.

The demolition of the present building will open up the space between Wendover House and Building 3, allowing better access to the rear of Buildings 1-3 for motorised and pedestrian traffic. The partially obscured view

of the rear of Wendover House will become more visible as well as accessible, and as such will be more in keeping with the landscape intended for a house of this sort. The gardens to the south of Building 7 are sufficiently large and informal to accommodate the proposed building and although one view will be compromised by the new building (cf Plate 23), this will be offset by the improved views to the north of the building.

In summary, the visual impact of the proposed buildings intended to replace Buildings 6 and 7, is likely to be more advantageous to the school complex and Church Lane. Both of the existing buildings are clumsily located and of inelegant design and the new design will not only provide the school with the facilities it needs, but will also enhance the character of the area. The design and choice of building materials will undoubtedly be informed by modern concerns regarding the historic and built environment and green issues. The visual impact of the new building next to Building 5 will undoubtedly alter the character of this part of the former kitchen garden but could well prove beneficial in providing a visual cohesiveness to the whole garden area whilst retaining the overall flavour of the earlier function of the space.

### 6.3 *Minimising Possible Negative Impacts*

The site as a whole is clearly of considerable significance and construction techniques will undoubtedly be carefully considered to minimise the impact on any surviving archaeological remains. The trial trenching proposed by Buckinghamshire County Archaeological Service will enable the survival and significance of archaeological material to be assessed and inform whether archaeological excavation need take place in targeted areas where the construction work would otherwise truncate or destroy archaeological remains or indeed, whether the remains should be preserved *in situ*. As the rerouting of services to the new buildings may also have a negative impact, a watching brief may also be required to record any archaeological features or finds revealed during construction work.

## **7. Conclusions**

The archaeological and historical record indicates that the area around Wendover and Wendover itself has been the focus of human activity since the Neolithic period. Initially the hills to east and west played a more significant role in settlement and ritual activity, providing a Neolithic/Bronze Age ritual landscape for the burial of the dead in Baccombe Hill to the west and a socio-political centre in the form of a late Bronze Age/ early Iron Age hillfort on Boddington Hill to the east. The Icknield Way was long held as an important prehistoric route and this along with the ancient road running north –south would have facilitated communication and trade routes between settlements.

Although evidence for the Roman period is largely confined to one possible site to the north of the town and isolated finds from various locations including Wendover House School, it is clear that there was settlement activity on the lower ground closer to the present town. The transition from Roman to Saxon settlement remains to be more clearly defined, but continuity and change are indicated in the archaeological and historical record of Aylesbury, which was clearly the dominant settlement from the mid/late Saxon period until Wendover Manor was alienated in the 12<sup>th</sup> century. It is these two periods of major change that are the most interesting; that from a Romano-British culture to a Saxon dominated one and the development of medieval Wendover resulting in its present layout. The duality of the heritage asset/significant setting role that Wendover House played in the medieval period is clear but both this and the historical narrative up to this point remain to be further elucidated by archaeological and historical investigation.

Despite the development of the new commercial centre in the 13<sup>th</sup> century and the subsequent physical isolation of the church and manor house, both continued to play a significant social, political and religious role in the town. This is particularly exemplified in Arthur Smith who was both rector and Lord of the Manor in the 19<sup>th</sup> century. The establishment of a school and the construction of a series of new school buildings on the site in the second half of the 20<sup>th</sup> century redefined the site as a focal centre. During this time the archaeological record was expanded as coins, pottery, human remains and settlement evidence were uncovered, mostly in the areas close to the lane or the church. This would suggest that despite the 19<sup>th</sup> century redevelopment of the manor house and its gardens, there is still a good possibility of archaeological survival in at least parts of the grounds although it seems less likely that footprint of the 20<sup>th</sup> century buildings would yield archaeological features. Certainly, any archaeological material recovered from the site would be of significance as it would have the potential of helping address a number of research queries.

A final but not inconsiderate issue is whether the proposed development would have a positive or negative impact on the historical setting. This must clearly also be asked of the present 20<sup>th</sup> century buildings and put into the context of the concerns and needs of the school that is currently using and indeed curating the site with considerable success. Although the present buildings are historical representations of their day, their contribution to the overall historical setting of the school is minimal. Their loss is unlikely to be detrimental to the school, the local setting or our national heritage. In contrast, the proposed development may not only help redefine the historical setting

but also our understanding of the history of the site and village as its archaeological potential is revealed during the building programme.

## **8. Acknowledgements**

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The project was managed for ASC by Karin Semmelmann MA MifA. The research for the assessment, and the walkover survey, were undertaken for ASC by Karin Semmelmann. The report was prepared by Karin Semmelmann and edited by Bob Zeepvat, BA MifA.

## 9. Historic Environment Record Data

Heritage assets listed below are those within the study area, *i.e.* 300m radius

HER No.	NGR (SP)	Period	Type	Description
096700000	87000 07000	Undated	Neolithic	Flint flake, possibly scraper
0152800000	8720 0725	Medieval to post-medieval	Monument	Historical records relating to Wendover Manor
0152800001	87101 07244	Medieval	Monument	Medieval pit and 12-14th century pottery found during watching brief
0152801000	8720 0725	Post-medieval	Building	Grade II listed 18th/19th century manor house now used as a school
0152801001	87203 07290	Post-medieval	Building	Grade II listed 18th century stables formerly of the manor house
0152801002	87125 07240	Post-medieval	Building	Grade II listed 18th century wall surrounding former kitchen garden of the manor house
0152802000	87268 07251	Post-medieval	Findspot	Complete female skeleton found during excavation for foundation trenches at Wendover House School in 1960
0152803000	8720 0725	Roman	Findspot	Two Roman coins found whilst metal detecting
0152804000	87168 07188	Post-medieval	Landscape	Site of 19th century formal gardens, pond and parkland at Wendover House
0201600000	87139 07334	Medieval	Building	St Mary's Church. Grade II* listed 14th century parish church restored 1839 and 1860 by Street
0201601000	87107 07355	Post-medieval	Building	Grade II listed 19th century lych gate and churchyard wall
0220500000	8697 0742	Medieval	Monument	Possible medieval house platform recorded in field survey close to the old Baptist Chapel. Formerly thought to be a motte.
0279100000	8790 0645	N/A	Place	General background information about Wendover parish
0441400000	87070 07450	Saxon & medieval	Findspot	Saxon and medieval pottery found in Heron Cottage garden
0441400001	87070 07450	Medieval	Findspot	Medieval pottery (St Neots ware) found in Heron Cottage garden
0441400002	87070 07450	Medieval	Findspot	Medieval pottery (Brill type) found in Heron Cottage garden
0441400003	87070 07450	Saxon	Findspot	Grass tempered pottery found in Heron Cottage garden
0441500000	8716 0742	Medieval	Findspot	12-16th century pottery found along R. Misbourne
0441501000	87110 07420	Medieval	Findspot	Jetton of Edward III-Richard II fund near Heron Path
0453800000	8709 0749	Saxon/medieval	Monument	Saxon or medieval cobbled floor on opposite side of the stream to Herons Cottage
0453800001	8709 0749	Saxon	Findspot	Early - mid Saxon pottery found at Heron Cottage
0453800002	8709 0749	Medieval	Findspot	Medieval pottery found at Heron

HER No.	NGR (SP)	Period	Type	Description
				Cottage
0453800003	8709 0749	Medieval	Findspot	Medieval spindle whorl found at Heron Cottage
0516700000	87090 07530	Medieval to post-medieval	Monument	Medieval to 17th century watermill known as Upper Mill
0530000000	87000 07000	Post-medieval	Monument	17th century brickworks on Birche's Peece
0537900000	87150 07370	Medieval	Monument	Archaeological evidence for medieval village at eastern margin of the churchyard
0537900001	87150 07370	Medieval	Findspot	12-14th century pottery found in pit at the eastern margin of the churchyard
0537901000	87150 07370	Medieval	Monument	Medieval pit or possible occupation horizon at the eastern margin of the churchyard
0565100000	87000 07500	Roman	Findspot	4th century Roman coin of Constantine found in the parish
0585200000	87460 07280	Saxon	Findspot	Saxon metalwork, possibly a disc brooch found on Hale Road
0706700000	86807 07805	Medieval to modern	Monument	Wendover town
0985800000	87100 07300	Medieval	Monument	site of medieval market and 4 fairs
01351400000	86902 07352	Post-medieval	Building	18/18th century milestone on South Street, replaced in the 20th century
MBC26913	87 07	Roman	Findspot	Roman key found whilst metal detecting
MBC28680	87 07	Post-medieval	Findspot	17th century coin found at Boddington Hill whilst metal detecting
MBC28691	87 07	Post-medieval	Findspot	Post-medieval musketball found at Boddington Hill whilst metal detecting
MBC28785	87 07	Post-medieval	Findspot	Post-medieval metalwork (?harness mount) found at Halton Woods whilst metal detecting
MBC29203	87 07	Medieval	Findspot	Medieval seal found at Hale Lane whilst metal detecting
MBC30294	87 07	Medieval	Findspot	Medieval pottery found whilst metal detecting
MBC30459	87 07	Roman	Findspot	Roman coin found in Hale Lane whilst metal detecting
MCB30927	87 07	Post-medieval	Findspot	16-17th century coin found whilst metal detecting
MCB31810	87 07	Roman	Findspot	T-shaped 1st-2nd century brooch found whilst metal detecting
CB31910	87 07	Post-medieval	Findspot	17th century trade token found whilst metal detecting

## 10. References

### *Standards & Specifications*

- 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*.
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### **Online Resources**

- Historical directories: [www.historicaldirectories.org/hd/](http://www.historicaldirectories.org/hd/)
- Old Maps: [www.old-maps.co.uk](http://www.old-maps.co.uk)
- Sawyer Online: <http://www.esawyer.org.uk/charter/1485.html>
- Solent Thames Research agendas  
[http://thehumanjourney.net/index.php?option=com\\_content&task=view&id=564](http://thehumanjourney.net/index.php?option=com_content&task=view&id=564)
- Unlocking Bucks Past: <https://ubp.buckscc.gov.uk/SingleResult.aspx?uid=TBC358>
- Victoria County History 'The borough of Wendover', *A History of the County of Buckingham: Volume 3* (1925), pp. 20-31.  
[www.british-history.ac.uk/report.aspx?compid=42522&strquery=wendover](http://www.british-history.ac.uk/report.aspx?compid=42522&strquery=wendover)

## 11. Cartographic Sources

*The following maps and plans were consulted in the course of this assessment:*

<b>Date</b>	<b>Reference</b>	<b>Description</b>
1620	MAR 48	Dame Mary Wolley's Estate Map
1795	IR/26	Enclosure Map
1841	CBS 414	Tithe
1870s/80s	XXXIV.14 & 15 D/BMT/122.R	1 <sup>st</sup> edition Ordnance Survey
1899	LS/LSO	2 <sup>nd</sup> edition Ordnance Survey
1961	SP 80 NE	Ordnance Survey 6" to 1 mile
1971	SP8607 8707	Ordnance Survey Map 1:2500