

Archaeological Services & Consultancy Ltd

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT:  
THE CATTLE MARKET  
WINSLOW  
BUCKINGHAMSHIRE**

*on behalf of Knight Architecture and Design*



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**and**

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**May 2007**

**ASC: 914/WCM/1**

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## Site Data

<i>ASC project code:</i>	WCM	<i>ASC Project No:</i>	914
<i>County:</i>	Buckinghamshire		
<i>Village/Town:</i>	Winslow		
<i>Civil Parish:</i>	Winslow		
<i>NGR (to 8 figs):</i>	SP 7690 2749		
<i>Present use:</i>	Cattle Market		
<i>Planning proposal:</i>	Re-development of Cattle Market		
<i>Planning application ref/date:</i>	Pre-application		
<i>Local Planning Authority:</i>	Aylesbury Vale District Council		
<i>Date of assessment:</i>	25 <sup>th</sup> April 2007		
<i>Client:</i>	Knight Architecture & Design (on behalf of their client) 9 High Street Olney Bucks MK46 4EB		
<i>Contact name:</i>	Tony Knight		

## Internal Quality Check

<i>Primary Author:</i>	Calli Rouse	<i>Date:</i>	15 <sup>th</sup> May 2007
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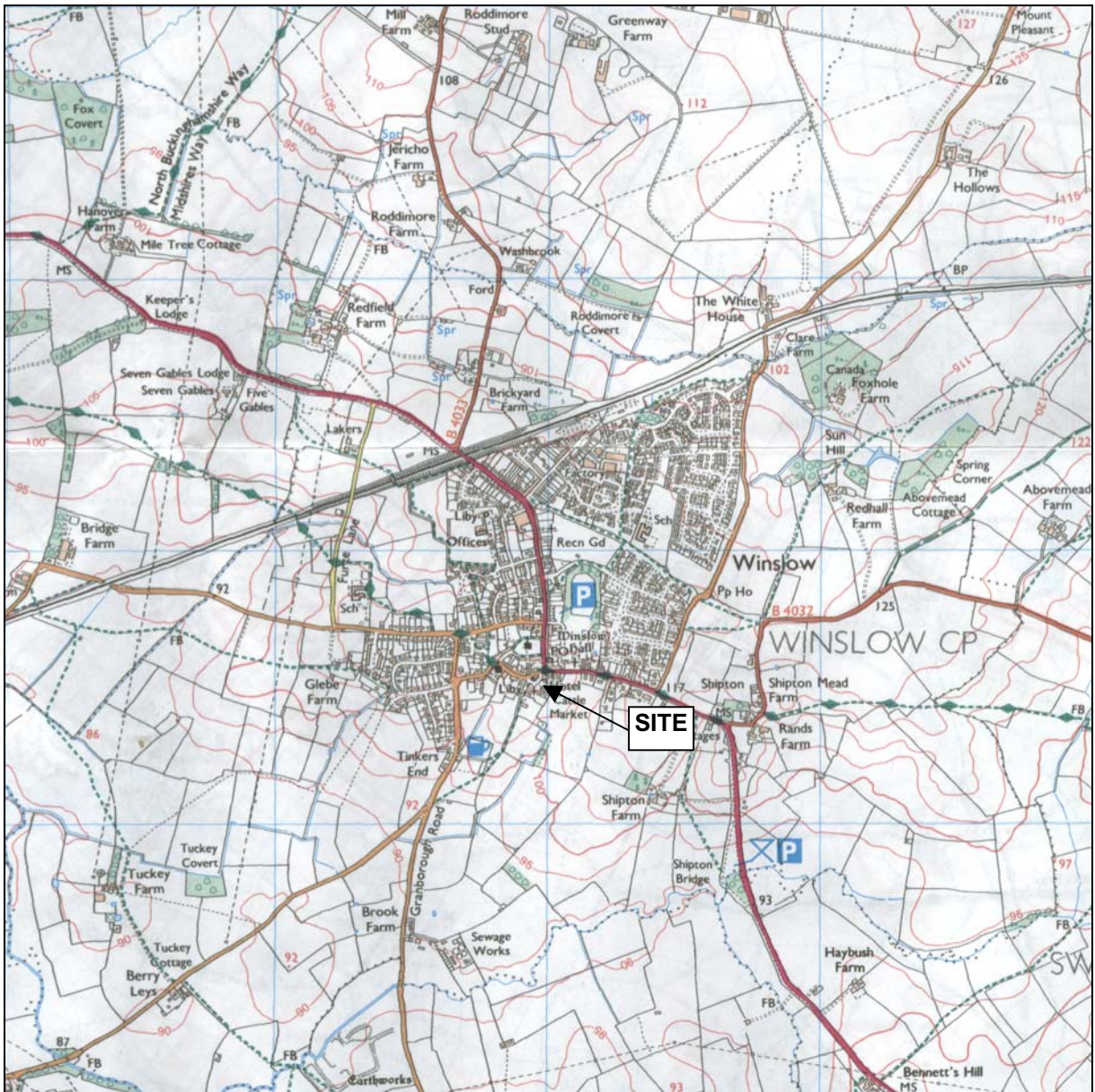
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**Figure 1:** General location (scale 1:25,000)

## Summary

*In April and May 2007, an archaeological desk-based assessment was carried out on the Cattle Market site in Winslow, Buckinghamshire, in order to inform proposals for redevelopment. The desk-based assessment revealed that archaeological remains have not been recovered from the site. It lies in the historic core of Winslow and may yield evidence relating to the early development of the town.*

## 1 Introduction

1.1 In April and May 2007 *Archaeological Services and Consultancy Ltd (ASC)* carried out an archaeological desk-based assessment of a site at the Cattle Market, Winslow (Fig. 1). The project was commissioned by *Knight Architecture and Design* on behalf of their client, and was carried out according to ASC's standard method statement for desk-based assessments (Section 12), and a brief (Radford 2007) prepared on behalf of the local planning authority (LPA), *Aylesbury Vale District Council*, by their archaeological advisor (AA), *Buckinghamshire County Archaeological Service*. The desk-based assessment is being undertaken to inform the application process.

### 1.2 *Planning Background*

This desk-based assessment has been required under the terms of *Planning Policy Guidance Note 16 (PPG16)*, to inform redevelopment proposals for the site.

### 1.3 *Location*

The site is located in the Aylesbury Vale district of Buckinghamshire, in the civil parish and market town of Winslow, on the southern side of the town, at National Grid Reference (NGR) SP 7690 2749 (Fig. 1). The Cattle Market is located off Bell Walk, to the south of the Bell Hotel (Fig. 2).

### 1.4 *Geology & Topography*

The natural soils of the area overlie chalky till and belong to the *Ashley Association*, which is characterised "as fine loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging associated with similar but wetter soils, some calcareous and non-calcareous slowly permeable clayey soils" (Soil Survey, 1983 572q). However, the site is essentially urban in character and it is probable that the natural soils have been extensively modified if not truncated altogether.

### 1.5 *Proposed Development*

The proposed development of the site comprises the demolition of the current buildings and the construction of five housing units of differing size and associated access (Fig. 3).



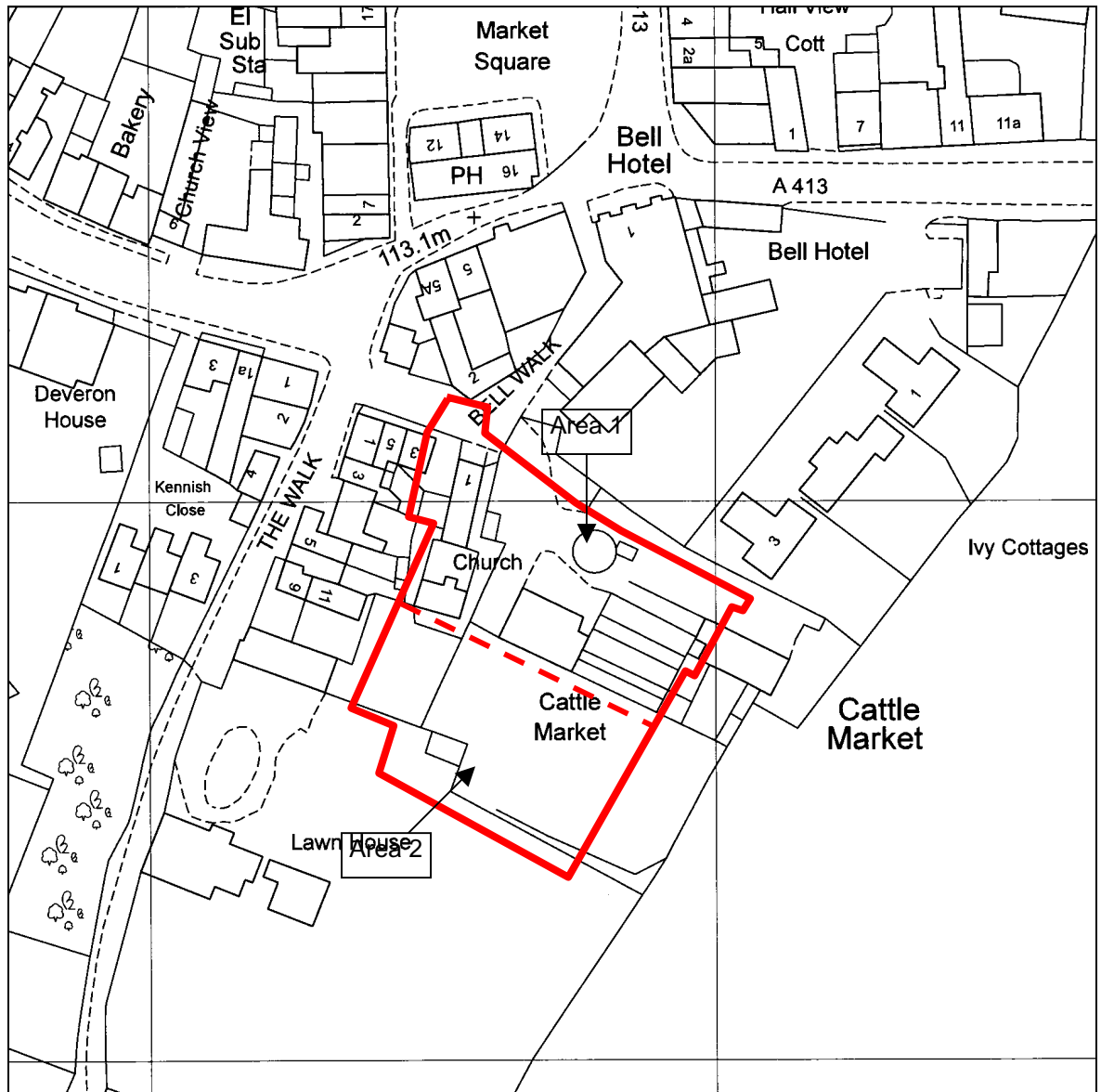
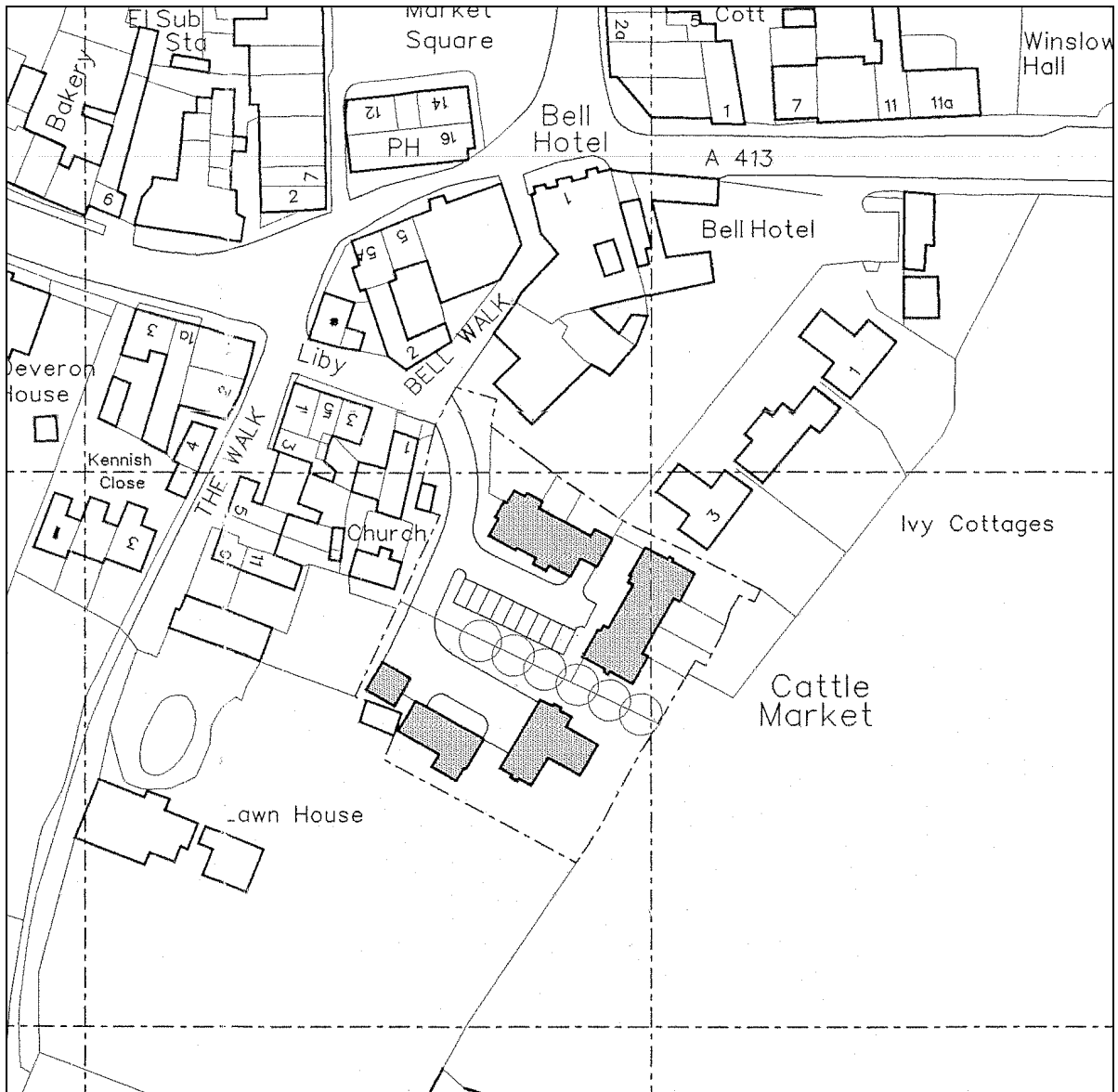


Figure 2: Site location & plan (scale 1:1250)



**Figure 3:** Proposed Development plan (scale 1:1250)

## **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 of Field Archaeologists’ *Standard and Guidance for Archaeological Desk-Based Assessments* (IFA 2001).

2.3 The following readily available sources of information were consulted for the desk-based 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 Sites & Monuments Record (SMR), Aylesbury. The study area employed in the SMR search includes the site itself, and a surrounding study area of approximately 0.5km 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 Buckinghamshire County Records Office (CRO), 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 CRO.

### *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 Buckinghamshire SMR.

### *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.



## 2.4 **Walk-Over Survey**

As part of the assessment a walk-over survey of the site was undertaken on 4<sup>th</sup> May 2007, 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 remains 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 AA.
- In line with the requirements of the brief, to carry out a Level 2 assessment of the standing structures in the market (EH 2006)

### 3 Archaeological & Historical Evidence

- 3.1 The local and regional settings of archaeological sites 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 archaeological and historical sites recorded in the SMR is shown in Fig. 4, and details appear in Section 9.

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

##### 3.2.1 *Prehistoric (before 600BC)*

Evidence for prehistoric activity is comparatively sparse in this part of Aylesbury Vale. Palaeolithic activity is suggested by the reputed recovery of an Acheulian flint flake of uncertain provenance (CASS 0589100000) from a peat bed in Winslow. The SMR holds no records indicating Mesolithic, Neolithic or Bronze Age activity within the vicinity of the site.

##### 3.2.2 *Iron Age (600BC-AD43)*

The SMR holds no records of Iron Age activity within a 500m radius of the site.

##### 3.2.3 *Roman (AD43-c.450)*

Romano-British (RB) activity is evident and is characterised as rural or dispersed in character. A coin of Vespasian (SMR 0759000000) was discovered in the 1980's in residential gardens at Missenden Road, c.200m northwest of the site, and RB finds, including 1<sup>st</sup> to 2<sup>nd</sup>-century pottery and 4<sup>th</sup>-century coins of Constantine, have been recovered close to Shipton Farm, c.800m southeast of the site (SMR 0507500000)

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

Continuity from the Roman-British period is uncertain, although suggested by inhumation burials dating to the 5<sup>th</sup> and 6<sup>th</sup> centuries discovered at Haynes Pit, Shipton (SMR 0160501000).

The name Winslow is derived from *Wines-hlaw*, which has been interpreted as meaning 'Wines hill' (Mawer & Stenton 1925, 75). However, Reed (1979, 56) includes it within those names that have been derived from *hlaw*, meaning 'burial mound'. There is no extant physical evidence of a burial mound in the surrounding area, although an entry in the 1509 court roll implies that the *lowe* (*hlaw?*) was located to the east of Winslow in Shipton Field.

The earliest documentary reference to Winslow is found in a grant of land at Winslow, Salden, *Scuccan hlaw* or *Fenntun* with Horwood and *Lygetune* (Luton?) to the monastery of St Albans by Offa king of Mercia in AD792

(Sawyer 1968, no. 138). To what extent this grant comprised the entire area of the vill or township is uncertain.

Winslow has been suggested as a Royal Residence of Mercian kings (Lipscomb 3, 543) although this is probably a romantic construct of Victorian antiquaries. John Cowley Esq, surgeon of Winslow, possessed a Saxon coin hoard (SMR 0511700001, Clear 1894), reputedly found *c.*700m to the east of the site at Dene Hill, which is the suggested site of an 8<sup>th</sup>-century Royal Palace or Manor (SMR 0511700000, 0511701000). Unfortunately the coins are no longer available for examination as the collection was dispersed following Cowley's death in 1856.

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

In the Domesday Survey of 1086 Winslow is entered under the possessions of St Albans Abbey (Morris 1978, section 8.3). At that date, the settlement had a taxable population of 25 (17 villagers, 5 smallholders and 3 serfs) and its value had remained unchanged at £11 13s 4d with a tax assessment of 15 hides (*ibid.*). There is no mention of a mill or church, though the latter would only be listed if the crown derived a tax from it or its priest.

Neither Offa's grant nor the Domesday Survey entry provides any sort of definitive evidence that Winslow was a nucleated settlement. Pot sherds of 11<sup>th</sup> to 12<sup>th</sup>-century date have been recovered on the northwestern outskirts of the town (SMR 0758000000), and it is assumed that there was settlement in existence by the 11<sup>th</sup> century, although this has never been conclusively demonstrated.

The Church of St Laurence is the earliest ecclesiastical building in the town and although much altered in the 15<sup>th</sup> and 19<sup>th</sup> centuries retains elements dating from the 14<sup>th</sup> century (SMR 0235500000).

Conclusive evidence that Winslow was a nucleated settlement dates from the first half of the 13<sup>th</sup> century. In 1235 a market was granted by Henry III and laid out to the south of the church (Reed 1979, 112). In the Hundred Rolls of 1279 Winslow is described as a 'borough' with ten burgesses (Levett 1938, 182). The burgesses would have held rectangular plots of land fronting the main street, a form of plot evident to the east of the church on the High Street. This area is referred to as *New Town* in early court rolls, and the thin rectangular plots stand in marked contrast to the more irregular pattern that lies to the south and southwest of the church, in the vicinity of the site.

It has been suggested that the original main thoroughfare may have been aligned east-west following the approximate line of Horn Street and Sheep Street, and that the High Street may have become the principal street after reorganisation of the town to accommodate the market (Reed, 1979,112). Archaeological evaluations at 10 High Street (Network Archaeology 2001, 2003), and 30 High Street (ASC 2003), have not revealed any evidence confirming the presence of burgage plots, and conclude that post medieval landscaping and construction may have severely truncated or removed medieval features.

Horn Street may be so called as a consequence of its use as a holding or processing area for cattle brought for trade at the market. Supporting evidence includes the 18<sup>th</sup>-century *Bull Inn* (SMR 1015000000), and the road names *Horn Street* and *Sheep Street*.

An aerial photograph dated 1963 (Section 11), shows extensive survival of ridge and furrow cultivation strips in the fields surrounding Winslow. Another dated 1985 shows that much of this medieval strip field system was denuded by agricultural intensification during the late 20<sup>th</sup> century. The ridge and furrow has been plotted in recent years and Buckinghamshire SMR holds a copy of the annotated map.

Over the ensuing centuries Winslow never fulfilled the promise of its 13<sup>th</sup>-century borough foundation. The town expanded slowly and the burgesses appear to have held land on the same terms as the rest of the inhabitants (Seebohm 1913, 22-32).

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

By the late 16<sup>th</sup> century much of the area was held by Sir John Fortescue, Chancellor of the Duchy of Lancaster, for whom the *Salden Estate Map* was prepared in 1599 (Fig. 4). The map shows the extent of the town, but the cartography is stylised and the exact relationship between the historic and modern layouts is unclear. The SMR lists five buildings on the south side of Horn Street with components that date between the 16<sup>th</sup> and 18<sup>th</sup> centuries (SMR 1015800000, 1016000000, 1016200000, 1016500000, 1016300000).

William Lowdnes, Secretary to the Treasury, held Winslow and much of the surrounding area from 1697, and built Winslow Hall in 1700 (SMR 0202000000). The SMR holds a review of historic parks and gardens in Buckinghamshire which lists a formal garden, laid out c.1700 north of the Hall. Extensive remodelling of this area during the 1970's destroyed this garden and nothing now survives.

Enclosure and Tithe maps are not available for Winslow, but the area is shown on Jeffrey's map of Buckinghamshire, compiled 1766-1768. The map (Fig. 6) was drawn to a small scale, but shows that buildings were present along both sides of Horn Street and Sheep Street. Conversely Bryant's map of 1824 (Fig. 7) shows markedly fewer buildings and a garden area probably located slightly to the east of the site. Detail from the 1<sup>st</sup> edition Ordnance Survey map (Fig. 8) shows that buildings had definitely been constructed in this area by 1885.

Keach's Meeting House, c.1695 (SMR 0755000000), illustrates the long-standing nonconformist tradition of the Winslow area, and a former Congregational Church (1884) is located on Horn Street. Historically significant vernacular buildings in Winslow date from the 16<sup>th</sup> to 19<sup>th</sup> centuries. Those of note include the large early 19<sup>th</sup>-century workhouse (SMR 0189800000), which probably replaced the earlier workhouse (SMR 0511800000) marked on a turnpike map of 1835 (Section 10).

The London and North Western Railway's Oxford and Bletchley branch line opened in 1850 and ran just north of Winslow. Winslow expanded northwards towards the station on the branch, although in comparison to many other towns the presence of the railway appears to have had relatively little impact on its size (Leleux, 1984, 39).

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

OS mapping illustrates that the early decades of the 20<sup>th</sup> century saw little if any expansion in the size of the town (Figs 11 & 13). The town did expand in the mid 20<sup>th</sup> century, notably when a number of houses were built around Back Lane at its western margin. The 1960's saw little expansion and alteration in the layout of Winslow, although this decade saw major reforms in England's railway infrastructure and the local railway lines were axed during the Beeching reforms of the late 1960's.

The contemporary layout of Winslow is shown on Fig. 1. The town remains relatively small although considerable development occurred during the late 20<sup>th</sup> century, particularly on the eastern side of the town. In 1991 the population was only 4005 (Pevsner *et al*, 2004, 754).

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

#### 3.3.1 *Prehistoric (before 600BC)*

There is no record of human activity on the site during the prehistoric period.

#### 3.3.2 *Iron Age (600BC-AD43)*

No archaeological finds or features dated to the Iron Age have been identified within the site boundaries.

#### 3.3.3 *Roman (AD43-c.450)*

There is no evidence of activity on the site during the Roman period.

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

There is no evidence for Saxon activity in the site. However, as discussed above, Winslow almost certainly has its origins in this period, and the site is located only c.500m to the north east of the 5<sup>th</sup> and 6<sup>th</sup>-century inhumations discovered at Haynes Pit (SMR 0160501000).

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

There is currently no evidence for medieval activity specifically within the boundaries of the site.

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

The earliest pictorial depiction of the site is the Salden Estate Map (Fig. 5). The map is too stylised and small-scale to make specific statements regarding site conditions, but appears to show that the site was part of an area of large closes that were for the most part devoid of buildings.

Late 18<sup>th</sup> and 19<sup>th</sup>-century mapping (Figs 6 and 7) shows structures in the vicinity of the site, but the small scale and/or stylised nature of the cartography

provides insufficient evidence to determine the exact position of these buildings and their relationship to the site.

The cattle market on the site was opened in 1875 (Radford 2007, Foley and Hunt 1997) by George Wigley. Mr Wigley was part of a prominent family within Winslow whose descendants still own large amounts of land in the area today.

The first map to show the site in detail is the 1885 Ordnance Survey map (Fig 8). This map shows that the row of lime trees in the centre of the site was extant by this time, and that the northern, eastern and western boundaries of the site were already in place. There do not appear to be any buildings within the bounds of the site at this period, implying that although the cattle market was taking place on a regular basis, any permanent structure was yet to be built.

Permanent structures were first recorded on the site on the 1899 OS map (Fig. 9). In Figure 10, the red overlay shows the current site layout, and demonstrates that the boundaries of the site have been expanded along its northernmost boundary since the end of the nineteenth century. In 1899 there were two rectangular buildings located in the north eastern corner of the site. West of these buildings is a row of rectangular structures which are likely to have been the cattle pens of the time. South and southwest of these is another group of likely pens. These are long, thin and rectangular in shape and appear to have been in five separate sections. The entrance to the site still appears to have been in the north western corner, but unlike the present period, it was dominated by buildings, with the trapezoidal building to the north west possibly being the Market Office of the time. It has since been demolished. The two buildings in the extreme north western corner of the modern site boundaries have also since been demolished, as has the large building immediately to the north west of the site, which was partially within the modern boundaries of the site. This building is still evident in the 1950 OS map (Fig. 13), and is therefore likely to have been taken down within the last fifty years. The auction ring was not extant at this point in time, although in its approximate location there was a curved boundary, which may indicate the presence of an uncovered auction area. The open area to the south of the site was part of the cattle market at this time, and the shed in the south eastern corner of the site had yet to be built. What is present is a small sub-rectangular building on the eastern side of the site, close to the border between Area 1 and Area 2.

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

Figure 12 shows the 1925 layout of the cattle market site in detail. Two major changes had occurred since 1899. The covered auction ring was now present, along with three more small buildings in the north eastern corner of the site. In addition to this, Area 2 was now part of the cattle market site, and the shed in the south western corner had been constructed. The building on the eastern boundary has been demolished, although a possible small square structure is still extant in its approximate location.



There appear to have been very few changes to the site by 1950 (Fig. 13). The auction ring does not appear to be shown on the 1950 map, which indicates that it was replaced at some point within the last seventy years. However, map regression evidence shows that the auction ring has always been in the same approximate location, so it is possible that it is missing from the map purely due to a lack of detail.

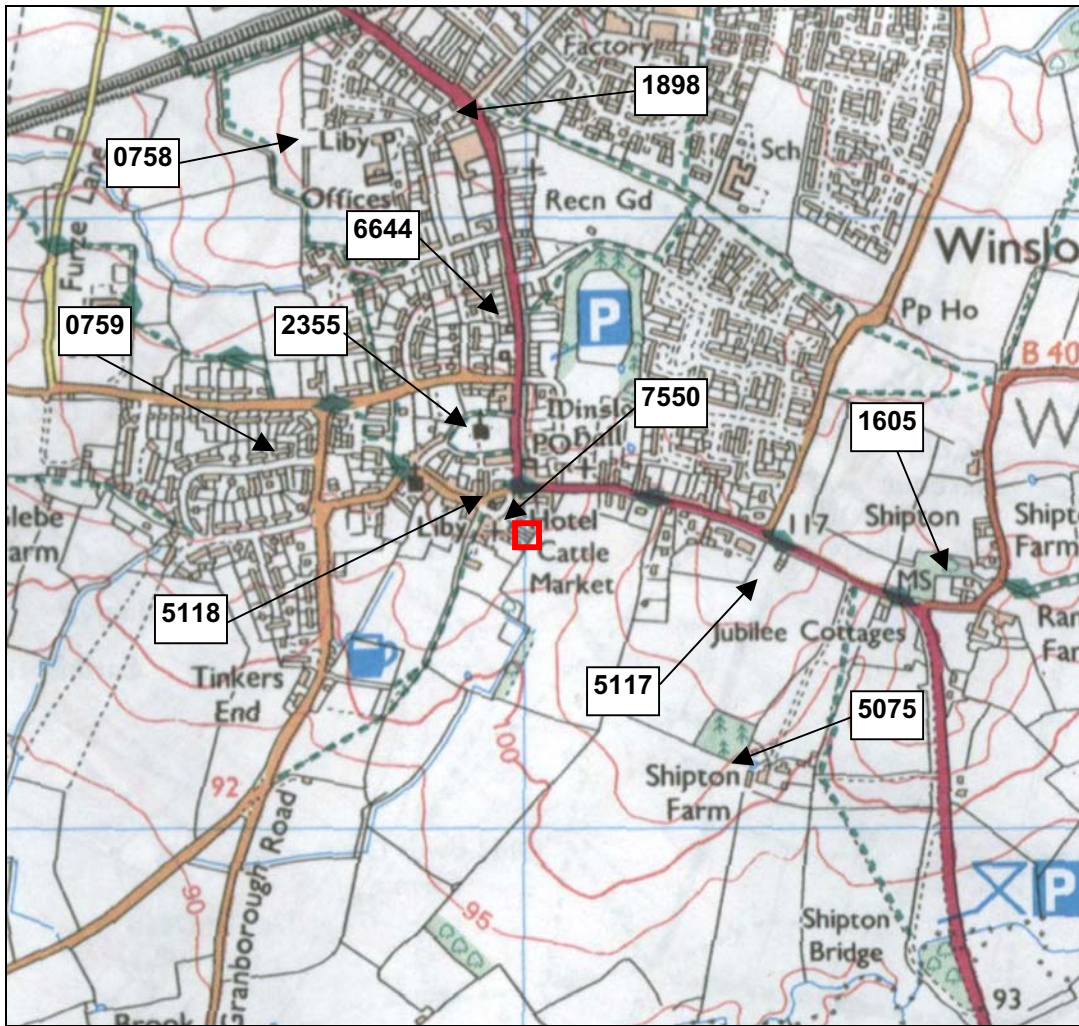


Figure 4: Archaeological sites in the Buckinghamshire SMR (not to scale).



Figure 5: Extract from the Salden Estate Map 1599 showing approximate location of site (not to scale).





Figure 6: Jeffreys Map of Buckinghamshire, 1766–1768 (not to scale).



Figure 7: Bryant's Map of Buckinghamshire, 1824 (not to scale).



Figure 8: Extract from the 1885 Ordnance Survey map, (not to scale).

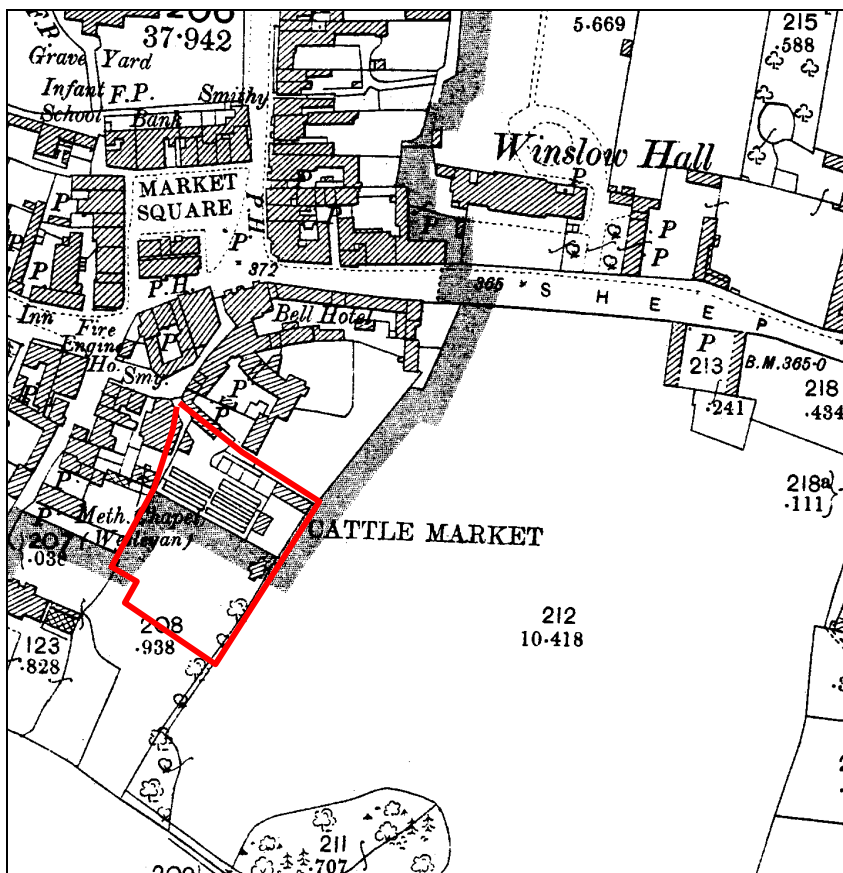


Figure 9: Extract from the 1899 25" Ordnance Survey sheet.



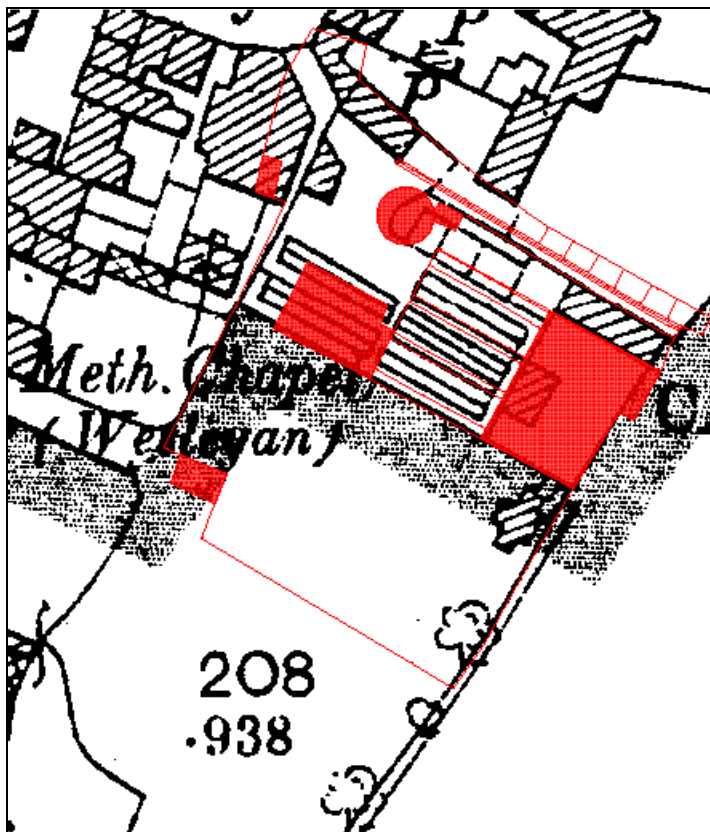


Figure 10: Extract from the 1899 Ordnance Survey sheet with overlay of current site boundaries in red (not to scale)

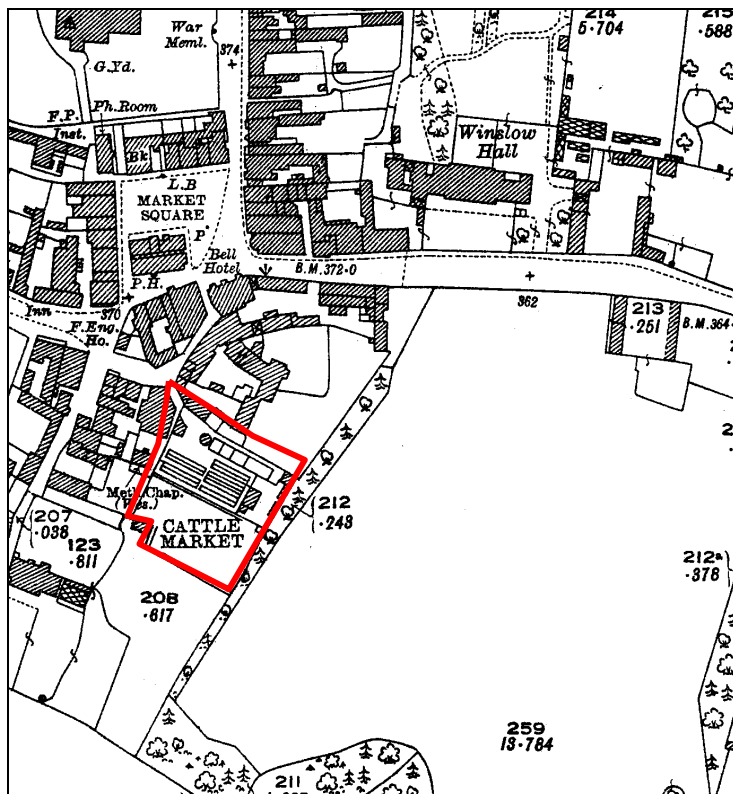


Figure 11: Extract from the 1925 25'' Ordnance Survey map.

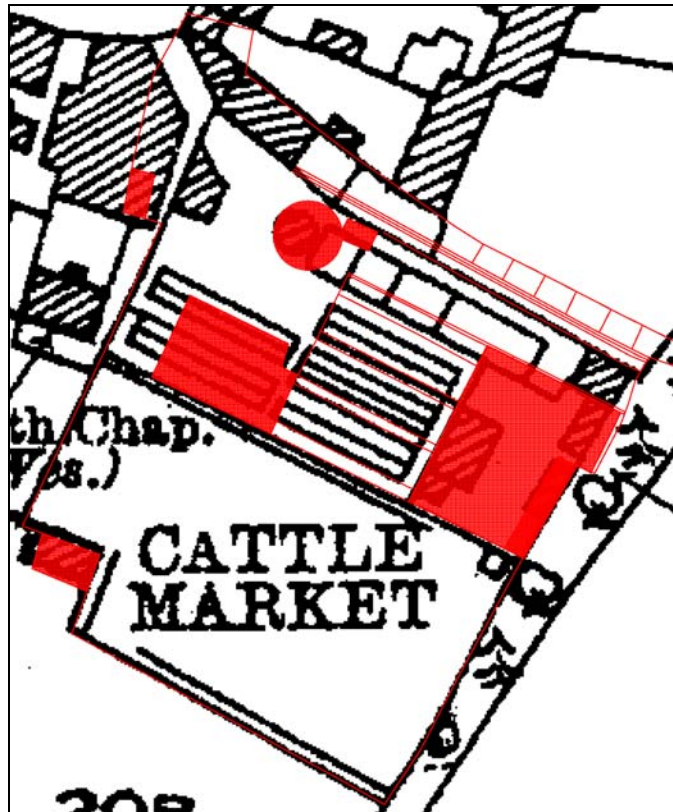


Figure 12: Extract from the 1925 Ordnance Survey sheet with overlay of current site boundaries in red (not to scale)

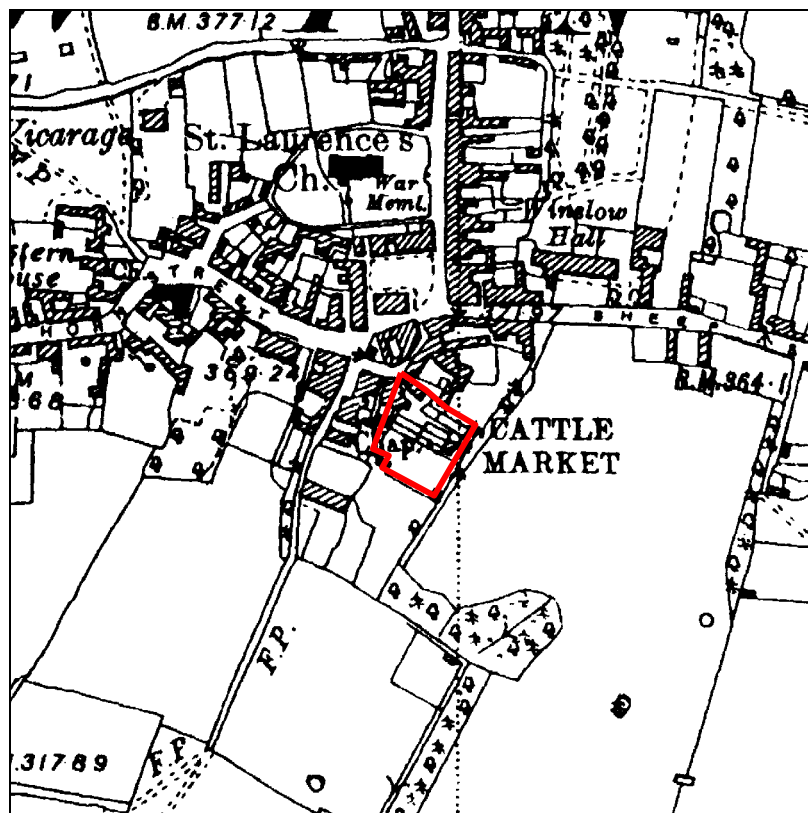


Figure 13: Extract from the 1950 Ordnance Survey map (not to scale).



## 4 Walk-Over Survey

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

#### *Area 1*

Access to the site is from the north western corner. Area 1 is largely covered by concrete, and is dominated by metal animal pens (Plate 2). The majority of these are modern additions, and consist of mobile cattle enclosures. However, there are some older pens still in place along the northern wall of the site (Plate 3). These pens each measure *c.*3.65m by *c.*3.5m, and each has a threshold and runnel along its southern edge, measuring 0.3m. A gate is located at the western end of the front fence of each pen, and measures 1.15m in width.

#### *Area 2*

Area 2 is directly behind Area 1, and comprises a large open area that is currently used for parking (Plate 4).

### 4.2 *Buildings*

#### ***Auction Ring*** (Fig. 14, Plates 5-7, 11)

*Dimensions:* 5.40m wide x 5.85m high

*Location:* Northwest quadrant of Area 1

*Related Structures:* Auction master's box, weighbridge and cattle crush

*Description:* Nine sided polygonal metal framed structure under a timber roof with nine windows made of transparent roof tiles and a cupola. The auctioneer's box, which measures 1.03 x 1.15m, is attached to the northwestern end of the ring. This is a timber structure with its own roof and a door to the rear. The weighbridge lies to the east of the auction ring and measures 1.10 x 2.50m. To the north of this is a fairly new cattle crush under a corrugated metal roof.

#### ***Sheds*** (Plates 8-10, 12)

*Dimensions:* 10.55 × 15m

*Location:* South of the auction ring

*Related Structures:* None

*Description:* The sheds are both fairly recent additions to the cattle market and are a hybrid of steel, timber, Ketton brick and breeze block under corrugated metal roofs. Both are open to the southeast, and the sheep weighbridge is located at this end of the northern shed. The interior of the sheds appear to be subdivided in a rudimentary fashion, apart from the garden shop, which lies in the centre of the northern shed. This has a door in the north wall and a window overlooking the sheep weighbridge.

#### ***Brick Structure*** (Plate 2)

*Dimensions:* 19 x 16m

*Location:* Southeast quadrant of Area 1

*Related Structures:* None

*Description:* This is a 20<sup>th</sup> century brick-built structure, built in two phases. The southern part, which has a window at the southern end and a small centrally located chimney, is in a Flemish Bond with the headers in a contrasting colour. A small

extension was added in the later 20<sup>th</sup> century and, where visible, the brickwork is in a Stretcher Bond. The north elevation is plastered and painted with three single light windows, and the northern part of the west elevation is of timber, with a shop door and a window to the south of it. Another window is located in the brick walling to the south of the timberwork. The roof covering is of corrugated metal.

**Office** (Plate 1)

*Dimensions:* 3 x 5m

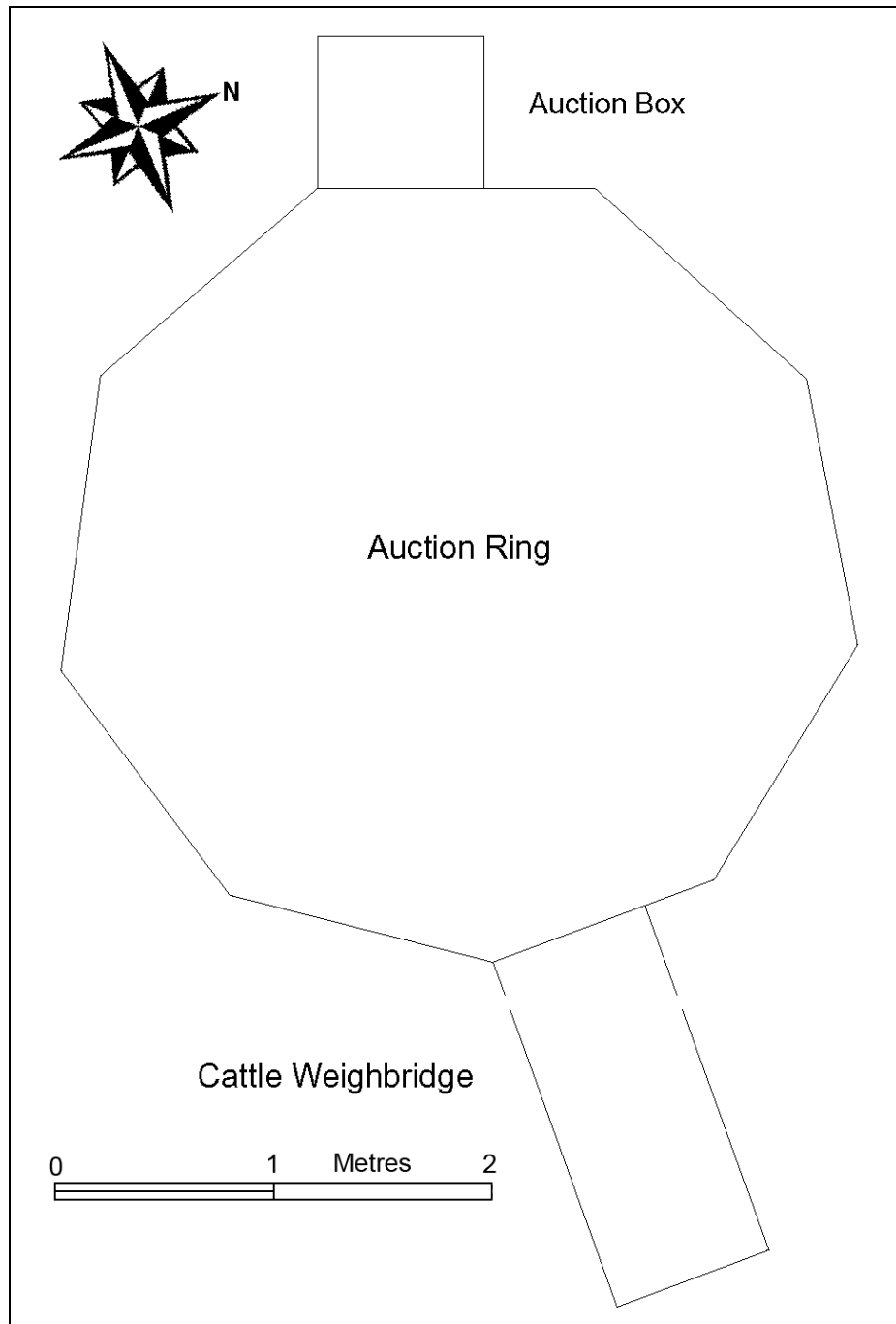
*Location:* West of the auction ring

*Related Structures:* None

*Description:* This small brick built structure is also a 20<sup>th</sup> century addition to the site. It is built in a Flemish Bond with two doors and a window under soldier arches in the north elevation and another window in the east elevation. An external chimney is located to the north of the latter.

### 4.3 **Services**

There are several overhead cables in Area 1 (Plate 10). There are likely to be underground services in both areas.



**Figure 14:** Plan of the auction ring (scale 1:50) .



**Plate 1:** Area 1: The Market Office, looking southwest



**Plate 2:** Area 1: Animal pens and flat roofed building, looking southeast



**Plate 3:** Area 1: Older pen along northern wall, looking north



**Plate 4:** Area 2 showing small shed, looking northwest



**Plate 5:** Area 1: Former auction ring, looking southeast



**Plate 6:** Area 1: Interior of former auction ring, showing auction box, looking northwest





**Plate 7:** Area 1: Interior of former auction ring, showing cattle weighbridge, looking east



**Plate 8:** Area 1: Two sheds, looking south



**Plate 9:** Area 1: Side of two sheds, looking east





**Plate 10:** Area 1: View of sheds and power cable, looking northwest



**Plate 11:** Area 1: Timber roof and cupola of auction ring



**Plate 12:** Area 1: Sheep weighbridge, looking south

## 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*

The site lies within the Winslow Conservation Area.

### 5.3 *Areas of Archaeological Significance*

The site does not lie within an Area of Archaeological Significance.

### 5.4 *Scheduled Ancient Monuments*

There are no Scheduled Ancient Monuments within the boundaries of the site.

### 5.5 *Listed Buildings*

There are no Listed Buildings within the boundaries of the site.

### 5.6 *Other Constraints*

The row of lime trees across the middle of the site is subject to a Tree Preservation Order.

## 6 Conclusions

- 6.1 Figure 4 shows the distribution of archaeological sites within the Buckinghamshire SMR. It demonstrates that there is no known record of pre-modern archaeological activity within the site boundaries.

The line of Horn Street and Sheep Street is believed to have formed part of the main thoroughfare prior to the reorganisation of the town layout in 1235. The *Salden Estate Map* (Fig. 5) indicates that the site was part of an area divided into closes within the historic core of the village in the late 16<sup>th</sup> century. No buildings are shown in the approximate area of the site, but the map is too stylised to make any accurate assumptions.

The cattle market appears to be a thriving part of the community as it is still in use as a livestock market at least once a week and for a garden nursery for much of the rest. The buildings are in fairly good condition and range from a pair of large sheds to solid brick built structures.

However, with the exception of the auction ring, the buildings display little architectural or historical merit. They are largely the product of the later 20<sup>th</sup> century when the market was restructured. In contrast, the shape and the roof of the auction ring as well as its additional structures are of interest from both an architectural and social point of view in that the whole is visually pleasing and continues to demonstrate the manner in which it functioned. It is clearly not of national significance, but there is an additional value to it as this is the last cattle market in Buckinghamshire.

Few cattle markets appear to have survived the latter part of the 20<sup>th</sup> century in either large or small towns. In addition they have had little archaeological or historical attention and have been generally left unrecorded. The auction ring at St Ives, Cambridgeshire has survived later development and stands in isolation in a new car park. In contrast to the example at Winslow, this is a rectangular, wooden structure with an extension to one side ([www.stives-town.info/album/market\\_hill.htm](http://www.stives-town.info/album/market_hill.htm)). A photograph of the auction ring at the Old Livestock Market in Market Harborough appears to show a circular feature within a rectangular structure under a corrugated metal roof ([www.bigfern.btinternet.co.uk/bygone/livestockmarket.htm](http://www.bigfern.btinternet.co.uk/bygone/livestockmarket.htm)). In contrast, the Matford market in Exeter demonstrates the vitality of markets within western economic systems. It was founded in 1991 and has large rectangular sheds, external pens and a market every day of the week ([www.exetermemories.co.uk/EM/cattlemarket.html](http://www.exetermemories.co.uk/EM/cattlemarket.html)).

### 6.2 *Archaeological Potential of the Site*

The extent of truncation of any archaeological features on the site is currently unknown. It is probable that archaeological features will have suffered greater truncation in the area of the extant buildings. It is believed that the focus of interest will lie in the medieval and later periods.

The site is judged to have medium archaeological potential. It lies within the historic core of the town and although the earliest mapping does not suggest the presence of

structures it may provide evidence that contributes to knowledge of the early development of Winslow.

- 6.3** The framework for the management of archaeological issues in the planning system is currently set out in the document PPG16 *Archaeology and Planning*. Decisions relating to archaeological matters within the area of the site are taken by the local planning authority, acting on the advice of David Radford.

## **7 Acknowledgements**

The writer is grateful to *Knight Architecture and Design* for commissioning this assessment on behalf of their client. Thanks are also due to Julia Wise of the Buckinghamshire Sites & Monuments Record for providing access to the SMR data. The assistance of the staff of the CRO is also gratefully acknowledged.

The research for the assessment, and the walk-over survey, were undertaken for *ASC Ltd* by Karin Semmelmann BA MA AIFA and Calli Rouse BA PIFA. The report was prepared by Calli Rouse and Karin Semmelmann and edited by Bob Zeepvat BA MIFA.

## 8 Sites & Monuments Data

Sites listed below are those within the study area, *i.e.* 0.5km radius

CAS No	NGR	Period	Type	Description
0755	SP 7699 2748	Post Med	Chapel	Extant building
0758	SP 766 282	Med	Artefacts	Potsherds
0759	SP 766 276	Roman	Artefact	Coin of Vespasian
1898	SP 7690 2812	Post Med	Building	Workhouse
2020	SP 7709 2760	Post Med	Building	Winslow Hall
2355	SP 7693 2765	Med	Church	Church of St Laurence
4455	SP 7095 2790	Post Med	Artefact	Bellamine bottles
5091	SP 7673 2790	Post Med	Building	Tile / Brickworks,
5108	SP 7682 2728	Unknown	Earthwork	Small (5m diameter) circular
5111	SP 7695 2786	Post Med	Building	Gasworks, demolished
5117	SP 7740 2740	Saxon ?	Artefact	Coin Hoard ?
511701	SP 7740 2740	Saxon ?	Building	Palace / Manor ?
5118	SP 7695 2753	Post Med	Building	Workhouse
5109	SP 7696 2758	Post Med	Building	Market House, demolished
6644	SP 7694 2782	Post Med	Monument	Post Med features from evaluation
7550	SP 7695 2748	Post Med	Building	Meeting House
7580	SP 7671 2816	Med	Findspot	C11 <sup>th</sup> -12 <sup>th</sup> pot sherds
10145	SP 7699 2766	Post Med	Building	Shop
10150	SP 7691 2754	Post Med	Building	Inn
10151	SP 7690 2754	Post Med	Building	House
10152	SP 7689 2755	Post Med	Building	Bakehouse
10153	SP 7685 2757	Post Med	Building	House
10154	SP 7679 2755	Post Med	Building	House
10155	SP 7681 2759	Post Med	Building	House
10156	SP 7675 2761	Post Med	Building	Barn
10157	SP 7676 2755	Post Med	Building	House
10158	SP 7695 2754	Post Med	Building	House
10159	SP 7692 2752	Post Med	Building	House
10161	SP 7685 2755	Post Med	Building	Inn
10162	SP 7683 2756	Post Med	Building	House
10163	SP 7679 2756	Post Med	Building	House
10164	SP 7679 2755	Post Med	Building	House
10165	SP 7679 2755	Post Med	Building	House

## 9 References

### *Standards & Specifications*

- EH 2006 *Understanding Historic Buildings: a guide to good recording practice*. English Heritage (London).
- IFA 2000a Institute of Field Archaeologists' *Code of Conduct*.
- IFA 2000b Institute of Field Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.
- IFA 2001 Institute of Field Archaeologists' *Standards & Guidance documents (Desk-Based Assessments, Investigation and Recording of Standing Buildings)*.
- Radford, D. 2007 *Brief for an Archaeological Desk Based Assessment and Historic Building Assessment, Winslow Cattle Market, Winslow*. Buckinghamshire County Archaeological Service.

### *Secondary Sources*

- ASC Ltd. 2003 *An Archaeological Evaluation: 30 High Street, Winslow, Buckinghamshire* (unpublished report).
- Leleux, R. 1984: *A Regional History of the Railways of Great Britain: Vol. 9. The East Midlands*. David St John Thomas, David & Charles .
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- Morris J, 1978: *The Domesday Book*. Buckinghamshire section. Phillimore (Chichester).
- Network Archaeology 2001: *Land to the rear of 10 High St, Winslow. Archaeological desk-based assessment and evaluation*. (unpublished report).
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- Pevsner, N. & Williamson, E. 1994: *The Buildings of England: Buckinghamshire*. Penguin Books (London).
- Reed M. 1979: *The Making of the English Landscape. The Buckinghamshire Landscape*. Hodder & Stoughton (London).
- Sawyer, P. H 1968: *Anglo-Saxon Charters: An annotated list and bibliography*. Royal Historical Society (London).
- Seebohm, F. 1913: *The English Village Community*. Longmans, Green and Co. London
- Soil Survey 1983 *1:250,000 Soil Map of England and Wales, and accompanying legend* (Harpندن).

[www.stives-town.info/album/market\\_hill.htm](http://www.stives-town.info/album/market_hill.htm)

[www.bigfern.btinternet.co.uk/bygone/livestockmarket.htm](http://www.bigfern.btinternet.co.uk/bygone/livestockmarket.htm)

[www.exetermemories.co.uk/EM/cattlemarket.html](http://www.exetermemories.co.uk/EM/cattlemarket.html)



## 10 Cartographic Sources

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

Date	Reference	Description
1599	ASC Library Copy	The Salden Estate Map, Survey of the Estates Of John Fortescue
1766-1768	ASC Library Copy	Thomas Jeffreys Map of the County of Buckinghamshire 1766-1768
1824	ASC Library Copy	A. Bryants Map of the County of Buckinghamshire 1824
1835	Centre for Buck's Studies: Acc No: T3 76 / 2	Wendover and Buckingham Turnpike Road. Proposed Alterations in the Parishes of Winslow and Swanbourn
1885	OS 25" 1 <sup>st</sup> ed. sh XIX.	Eastern half of Winslow
1899	OS 25" sh XIX.	Detail of Winslow
1925	OS 25" sh XIX.	Detail of Winslow
1950	OS 6" sh XIX.	Detail of Winslow

## 11 Aerial Photographs

*The following photographs were examined in the course of this assessment:*

Identification	Date	Type (O/V)	Description/comments
RAF	1947	V	RAF Vertical 3176 CPE\UK 1897
RAF	1947	V	RAF Vertical 4304 CPE\UK 1897
RAF	1947	V	RAF Vertical 3093 CPE\UK 1897
	1963	V	Fairey Air Surveys Ltd. Record No 6313; Buck's SMR
Run No: 505	Mar 1985	V	RC8 – HI 225; Buck's SMR

## 12 Method Statement for Archaeological Desk-Based Assessment

*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).*

### 1 Standards

The desk-based assessment will be carried out in accordance with Institute of Field Archaeologists' *Code of Conduct* (IFA 2000). This specification has been prepared with reference to the IFA's *Standard and Guidance for Archaeological Desk-Based Assessments* (IFA 2001).

### 2 Aims

In general terms, the aims of the desk-based study shall be:

- To determine the location, extent, date, character, condition, significance and quality of the historic environment of the site, from documentary sources;
- To provide a comprehensive assessment of the regional context within which the archaeological evidence rests, and to highlight any research priorities relevant to any further investigation of the site;
- To provide a predictive model of the archaeological remains likely to be present on site, and to assess their significance;
- To provide sufficient information to enable the formulation of an appropriate strategy for the management and/or investigation of the historic environment of the site.

### 3 Methods

Any of the following sources of information may be consulted for the desk-based assessment, providing that they are readily available:

#### 3.1 *Archaeological Databases*

Archaeological databases represent the standard references to the known archaeology of an area.

**SOURCE TYPE:** Archaeological Excavation & Survey Records, National Monuments Records, National Buildings Records, County Sites & Monuments Records, Listed Buildings Lists, Scheduled Ancient Monuments Lists, Regional Inventories, Public & Private Collections of Artefacts and Ecofacts.

**SOURCE LOCATION:** National Heritage Bodies, Royal Commissions, Local Authorities, Museums, Archaeological Trusts & Units, Universities, Ordnance Survey, Local Archaeological & Historical Societies.

### 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 potential for further detailed documentary research will also be considered in the assessment.

**SOURCE TYPE:** Charters, Registers, Manuscript Collections (secular and ecclesiastical), Deeds, Wills, Estate Papers, Electoral Rolls, Contemporary Published Accounts (e.g. County & Agricultural Surveys), Industrial Investigations, Trade Directories.

**SOURCE LOCATION:** Public Record Office, Parish Records, Estate Collections, Museums, National & Local Libraries, County & District Archives, Study Centres, Press Libraries, Ordnance Survey, British Library.

### 3.3 *Cartographic & Pictorial Documents*

This is normally a very productive area of research.

**SOURCE TYPE:** Early Maps, Prints and Paintings, Inclosure & Tithe Maps, Ordnance Survey maps, Estate Plans, Goad Maps.

**SOURCE LOCATION:** Public Record Office, Parish Records, Estate Collections, Museums, National & Local Libraries, County & District Archives, Press Libraries, Ordnance Survey, Private Collections, Local Archaeological & Historical Societies.

### 3.4 *Aerial Photographs*

Given favourable light and crop conditions, aerial 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.

**SOURCE TYPE:** Air Photographs.

**SOURCE LOCATION:** National Registers of Air Photographs (inc. RAF & OS flights), Museum Collections, National Heritage Bodies, Sites & Monuments Records, University Collections, Private Collections.

### 3.5 *Geotechnical Information*

A description of the topography and solid and surface geology of the site and its environs will be 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 / palaeoenvironmental deposits.

**SOURCE TYPE:** Borehole & Test-Pit Logs, Site Surveys, Geological Maps.

**SOURCE LOCATION:** Client's Engineers Records, Ordnance Survey, British Standards Institute, British Geological Publications.

3.6 *Secondary & Statutory Sources*

**SOURCE TYPE:**

Regional & Period Archaeological Studies, Landscape Studies, Local Knowledge, Dissertations, Policy Statements and Research Frameworks, Legislative documents, European Directives, Local Government Plans, Constraints Maps.

**SOURCE LOCATION:**

Libraries, Local Landowners, Local & National Museums, Universities, Academic Journals, Monographs & Other Publications, Local Archaeological & Historical Societies.

3.7 *Preliminary Walk-Over Survey*

As part of the assessment a preliminary walk-over survey of the site will be undertaken with the following aims:

1. 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 remains present.
2. To consider the significance of any above-ground structures, historic buildings or historic landscape features present.
3. To assess the present site use and ground conditions, with a view to the appropriate deployment of fieldwork techniques, if required.
4. With regard to (3), to carry out a Health & Safety Risk Assessment of the site.

4 *Staffing*

The assessment will be managed by ASC's Manager, **Bob Zeepvat BA MIFA**, an established archaeologist with extensive experience in managing archaeological projects, of a wide range of fieldwork, post-excavation and publication work in both rural and urban environments. Research and reporting for the assessment will be carried out by one of ASC's Project Officers, all of whom are members of the Institute of Field Archaeologists (MIFA or AIFA), with demonstrable track records in a wide range of fieldwork and assessment projects. Further details are available on ASC's website ([www.archaeological-services.co.uk](http://www.archaeological-services.co.uk)).

5 *Reporting*

The assessment report will normally be prepared within four weeks, and will typically include:

- a concise non-technical summary of the results
- information relating to the circumstances of the project
- background information about the site
- a summary of the aims of the project and the methods used
- the results of the research detailed above, supported by appropriate illustrative material
- a predictive model of the nature, location, extent, date, significance and quality of any archaeological material on the site revealed by the assessment
- the contents and location of the archive
- a database of information and a full bibliography

Copies of the report will be provided as required

## 13 Method Statement for Historic Building Assessment

### *Aims*

- To compile a basic record of the structure(s) concerned, prior to refurbishment, conversion or demolition
- To ascertain the structural history and development of the building, within its local context
- To provide sufficient information on the historic and architectural significance of the building to inform proposals relating to its refurbishment / conversion / development.

### *Standards*

The work will conform to the relevant sections of the Institute of Archaeologists' *Standard & Guidance Notes* (2001) and *Code of Conduct* (2000), to current English Heritage guidelines (EH 1991), and to the relevant sections of ASC's own *Operations Manual*.

### *Methods*

- A programme of historical research, using all readily available sources (eg. Sites & Monuments Record, County Record Office, local libraries, planning records)
- A survey of the building, normally to EH Level 1 or 2 (details attached).
- Preparation of an assessment report, based on the results of the above.

Historic building assessment involves a combination of historical research, written description, measured survey and photography. It may lead to a requirement for more detailed survey and analysis prior to refurbishment, conversion or demolition. As such, it is essential that unrestricted access to the structure being recorded is given to the surveyors, subject to current health and safety requirements and site security.

### *Historical Research*

Background historical research will follow current IFA standards and guidelines for desk-based assessment (IFA 2001). All sources consulted will be listed in the final report.

### *Written Description*

The written description will be prepared from detailed notes and sketches taken on site, augmented by a study of the drawings and photographs, where appropriate. Depending on the nature of the building, the written description will be presented in a logical and consistent format (e.g. overall structure: external details, roof and walls: internal layout: internal description by room), supported by relevant drawings and photographs.

### *Measured Survey*

Measured surveys will normally be carried out using tapes or LDM (laser distance measurement) for vertical and horizontal measurement throughout. A surveyor's level or Total Station EDM may be used to establish floor levels. Where appropriate, reference may be made to available architects' or engineers' drawings, either on paper or in an appropriate CAD format. Plastic film will be used for all field drawings. Scales used will be appropriate to the

size and complexity of the structures or features being recorded: generally 1:50 or 1:100 for floor plans, 1:20 or 1:50 for elevations and sections, and 1:20 or 1:10 for architectural details, plant and machinery, etc.

### *Photographic Survey*

The primary photographic record will normally be compiled in 35mm black & white print format, supplemented by digital photography. A photographic register will be maintained on ASC's *Photographic Record Sheet*, fully cross-referenced. Digital photographs may be used to illustrate the report. Metric scales will be used in photographs where appropriate. Photography will employ natural light wherever possible, but artificial light, flash or floodlighting will be used where necessary.

## **Reporting**

Upon completion of the survey and research stages the assessment report will be prepared, based on the results obtained by the work described above. This will typically include:

- a concise non-technical summary of the results
- information relating to the circumstances of the project
- a summary of the aims of the project and the methods used
- background information about the site, including any desk-based studies
- a description of the results, supported by appropriate illustrative material
- a conclusion, summarising the results and examining their significance
- appendices (copies of record sheets, reference works etc.)
- an SMR summary sheet, if required

Copies of the report will be provided as required to the Client, the Planning Archaeologist, the National Monuments Record, the Local Planning Authority, and any other bodies designated by the Planning Archaeologist or client. Eight copies are normally produced: a charge is indicated for providing additional copies.

In accordance with ASC's normal reporting procedures, interim reports on any significant discoveries made during the project will be submitted to the relevant period journals (e.g. *Britannia*, *Medieval Archaeology*) and to any relevant regional journals (e.g. *CBA Mid-Anglia Bulletin*, *South Midlands Archaeology*) within one year of the project's completion.

Once the final report has been accepted by the Planning Archaeologist, an OASIS fieldwork summary form will be completed and submitted to the Archaeology Data Service.

## **Archiving**

All archaeological projects generate a quantity of records and related material (paper, photographic and electronic records, etc). Together, these constitute the *project archive*. While the report may describe the project's findings in some detail, the archive contains the evidence on which the report is based, and its importance cannot be too highly stressed. By their nature, building surveys cannot always be repeated, so the archive

often constitutes the only surviving evidence of the building prior to conversion, etc, and arrangements must therefore be made for its deposition and long-term storage.

On completion of the reporting stages of the project, the archive will be prepared for long-term storage, to an appropriate standard and in a format agreed in advance with the relevant local depository. This will be in accordance with guidelines prepared by the UK Institute of Conservation (Walker 1990) and the Museums & Galleries Commission (MGC 1992).

Unless otherwise instructed, ASC will make arrangements to deposit the archive with the relevant local museum, Record Office or library. Provision has been indicated in the project estimates for the likely costs of deposition.

## Staffing

The project will be managed by **Bob Zeepvat** BA MIFA, an established archaeologist with extensive experience in managing archaeological projects, and of work on a wide range of historic buildings and structures. He holds a first degree from the University of Leicester, and has been a validated Member of the Institute of Field Archaeologists since 1986. He has been involved in the management of archaeological projects since the late 1970s, formerly as Senior Field Archaeologist for the *Milton Keynes Archaeology Unit*, and as Project Manager for the *Hertfordshire Archaeological Trust*.

Other staff assigned to the project will normally have appropriate experience of historic building recording and research. Any staff undergoing training on the project will be fully supervised by experienced staff.

## References

- EH 1991 *Management of Archaeological Projects* (2<sup>nd</sup> edition). English Heritage (London).
- EH 2006 *Understanding Historic Buildings: a guide to good recording practice*. English Heritage (London).
- IFA 2000 Institute of Field Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.
- IFA 2001a Institute of Field Archaeologists' *Standard & Guidance for the Investigation and Recording of Standing Buildings*.
- IFA 2001b Institute of Field Archaeologists' *Standard & Guidance for Desk-Based Assessments*.