

Winslow

Buckinghamshire Historic Towns Assessment Report



The Historic Town of Winslow looking north (© M Farley)



The Buckinghamshire Historic Towns Project was carried out between 2008 and 2012 by Buckinghamshire County Council with the sponsorship of English Heritage and the support of Aylesbury District Vale Council

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Report produced by Marian Miller and David Green

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Summary

This report written as part of the Buckinghamshire Historic Towns Project is intended to summarise the archaeological, topographical, historical and architectural evidence relating to the development of Winslow in order to provide an informed basis for conservation, research and the management of change within the urban environment. Emphasis is placed on identifying a research agenda for the town and formalised method for classifying local townscape character. The Historic Towns methodology complements the well-established process of conservation area appraisal by its complete coverage, greater consideration of time-depth and emphasis on research potential. Each Buckinghamshire Historic Towns Project report includes a summary of information for the town including key dates and facts (Table 1). The project forms part of an extensive historic and natural environment characterisation programme by Buckinghamshire County Council.

Winslow is a small town on the A413 eleven miles from Aylesbury and seven miles from Buckingham. Its name (meaning the mound of a man called Wine) indicates Saxon origins and there are antiquarian accounts of a palace built by Offa, King of Mercia, in the 8th century on Dene Hill, south of the A413 between Winslow and Shipton. King Offa, who had founded St. Albans Abbey, endowed his new foundation with his estate of Winslow and the Abbey still held Winslow at the time of the Domesday survey.

In 1235 the Abbot obtained a charter to hold a weekly market and annual fair. A market place was created out of part of St. Laurence's churchyard and a block of burgage plots was laid out next to the Market Square on what is now the east side of High Street. This was referred to in medieval records as the "New Town" whilst the old east-west road, Sheep Street and Horn Street, was called the Old Town. Throughout the medieval period Winslow was a small market town with an agricultural economy based on a three-field system.

St. Albans Abbey continued to hold the manor, and the rectory, until the Dissolution of the Monasteries. The manor then changed hands several times until it was acquired by the Secretary to the Treasury, William "Ways and Means" Lowndes. In 1700 he built an impressive mansion, Winslow Hall, which still dominates Sheep Street. There were more changes in the 18th century. The Lowndes family paid for alterations to the parish church and in 1766 they promoted the enclosure of the common fields and the agricultural emphasis changed to pasture, especially for fattening cattle. New farms were built away from the town and there were tanneries and several leatherworkers in Winslow. The road through the town was turnpiked and coaches for London ran from the Bell Inn.

At this time Winslow was still a town of timber-framed buildings along the east-west axis of Sheep Street and Horn Street. In Market Square and High Street the timber-framed buildings were being refaced with fashionable brick and a few all-brick houses were built to house the professional men of the town.

But the Victorian period was to see even greater changes. Winslow became the head of the new poor law union and a large workhouse was built to the designs of George Gilbert Scott in 1837. This prompted the northward extension of the town, a process which grew apace with the opening of the railway station on the Bletchley to Oxford line in 1850. Station Road was created to link the station to High Street and by 1900 housing development had extended as far as the railway line. Despite the growth in the town the

railway did not spawn any new industries but did make it easier to transport agricultural produce. A new cattle market was built in Bell Walk whilst hiring fairs were still held in the market place.

Easier access from London made Winslow a fashionable place for the hunting-set to buy houses for use as 'hunting boxes'. The largest of these was Western House in Horn Street. The house has been demolished but the extensive stables remain and have been converted.

Non-conformity had already gained a foothold in the community. A Baptist Chapel was built in a garden off Bell Walk in 1695. This tiny building, listed Grade II*, is named after the famous preacher Benjamin Keach who suffered prosecution and time in the pillory in Market Square. The Baptists built a new tabernacle in High Street in 1847 and in Horn Street the Congregationalists built a splendid chapel in a Gothic style and of a size to rival the parish church.

Meanwhile the Lowndes family (now the Selby-Lowndes) had moved to Whaddon and Winslow Hall was let to tenants. For several years it was a private school. There were other schools too which catered for the less well-to-do and a new National School was built in Sheep Street in 1901. The town also acquired other urban attributes such as a magistrates court, fire station, council office, Post Office and, later, a telephone exchange.

The dependence of Winslow's economy on farming is reflected in the decline in population during the agricultural depression of the late 19th century. It was not until the 1950s that the population began to recover with the construction of council houses to the west of Horn Street. This estate effectively joined Tinkers End, once a separate little hamlet, to the rest of Winslow. A large expansion of the town was envisaged in the Winslow Town Plan and the break-up of the Winslow Hall estate provided land for the building of the Elmfields estate in the 1960s. This was followed by more house-building in Lowndes Way and the Magpie Farm estate. Smaller developments or individual houses have been built, as infill, or on brown-field sites, such as the cattle market which was the last to close in Buckinghamshire. More development is currently underway between Verney Road and Furze Lane.

The culmination of this report is the production of thirteen historic urban zones (figure 1), that can be used to indicate areas of known archaeological potential; areas that may benefit from more detailed archaeological or documentary research and areas with limited known archaeological potential. Zones 1 and 2 centred on St Laurence church and the market are earliest focus of the town, this area is historically and archaeological significant an deposits dating from the Saxon period. Zones 3, 5 and 7 are believed to be part of the medieval expansion of Winslow the more historically significant are zones 1 to 3 which may represent the earliest area of the town.

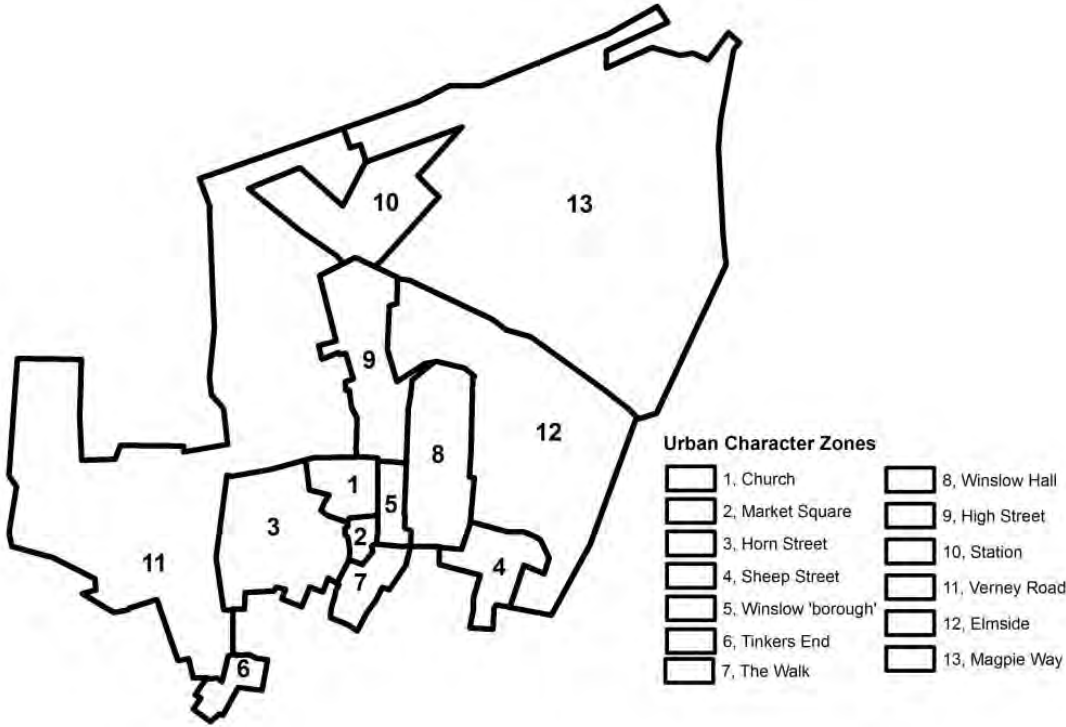


Figure 1: Urban Character Zones for Winslow

Period	Winslow	
Saxon (410-1066)	Mint	No
	Minster	Possibly
	Royal Manor	No
	Burh status	No
	Saxon Reference	792 AD <i>Cartularium Saxonicum</i>
Domesday (1086)	Domesday Reference	Yes
	Number of Manors	One
	Watermills	None
	Domesday population (recorded households)	17 villagers, 5 smallholders, 3 slaves
	Settlement type	Royal centre
Medieval (1066-1536)	Borough status	1279 (reference to ten burgesses)
	Burgage plots	Yes
	Guild house/fraternity	No
	Castle	No
	Civic structures	No
	Fair Charter	1235 (Charter) Abbott of St Albans
	Church	Earlier church mentioned 1198 St Lawrence's Church (14 th century)
	Market Charter	1235 (Charter) Abbott of St Albans
	Market House	Yes
	Monastic presence	Abbey of St Albans
	Manorial records	Good survival
	Routeway connections	Portway from Aylesbury to Buckingham
	Inns/taverns (presence of)	No record
Windmills/watermills	No	
Settlement type	Borough	
Post Medieval (1536-1800)	Industry	Tanneries
	1577 Return of Vintners	Five inn holders; one vintner; six alehouse keepers
	Market Charter	No
	Market house	Yes
	Fair Charter	No
	Inns	Yes – including Crown (16 th century) Crooked Billet; Bell Hotel (17 th century) Bull Inn; Nags Head (18 th century)
	Watermills/windmills	Windmill
	Enclosure date	1766
	Proximity to turnpike	1721 Wendover to Buckingham Trust – now A413
	Population (1801)	1101
Settlement type	Market town (no record of borough)	
Modern (Post 1800)	Railway station	1851 (Now closed)
	Modern development	Yes
	Canal Wharf	No
	Significant local industries	No
	Population (2001)	4519
	Settlement type	Small Town
	HER No.	0664400000

Table 1: Checklist for Winslow

I DESCRIPTION

1 Introduction

1.1 Project Background and Purpose

The Buckinghamshire Historic Towns Project forms part of a national programme of projects funded by English Heritage (EH) based on the archaeology, topography and historic buildings of England's historic towns and cities.

This Historic Settlement Assessment Report for Winslow has been prepared by the Buckinghamshire County Archaeological Service as part of the Buckinghamshire Historic Towns Project to inform and advise the planning process. This report has been compiled using a number of sources, including the Buckinghamshire Historic Environment Record (HER), the List of Buildings of Architectural and Historical Interest and selected historical cartographic and documentary records. Site visits were also made to classify the character of the built environment. The preparation of this report has involved the addition of information to the database and the digitising of spatial data onto a Geographic Information System (GIS). In addition, this report presents proposals for the management of the historic settlement archaeological resource.

1.2 Aims

The overall aim of the project is to inform management of the historic environment within Buckinghamshire's urban areas. Specifically, it will:

- Improve the quality and environmental sensitivity of development by enhancing the consistency, efficiency and effectiveness of the application of national planning policy covering the historic environment and archaeology respectively.
- Inform the preparation and review of conservation area appraisals.
- Where appropriate, assist with the development of Town Schemes and urban regeneration projects.
- Inform Local Development Frameworks, especially in the recognition of historic townscape character.
- Act as a vehicle for engaging local communities by promoting civic pride and participation in local research and conservation projects.
- Build upon the original Historic Landscape Characterisation (HLC) for Buckinghamshire (completed in 2005) through the addition of more detailed characterisation of the urban environment.
- Address an agenda recognised in the Solent Thames Research Frameworks for Buckinghamshire (2006) regarding a lack of knowledge of the built environment and in particular the need for research into land-use continuity and internal planning within Buckinghamshire's early towns.

2 Setting

2.1 Location, Topography & Geology

Winslow is a small market town within Aylesbury Vale District in north Buckinghamshire on the road between Buckingham and Aylesbury (A413). Buckingham is seven miles to the north, Aylesbury eleven miles to the south, with Bletchley six miles and Milton Keynes nine miles to the north-east.

Set in an undulating landscape, the town itself is fairly flat located at a height of 105m OD (Ordnance Datum) rising to approximately 115m OD at the disused Bletchley to Banbury railway line to the north. When approaching from the south or south-east Winslow is on higher ground and the church and tall trees at and around Winslow Hall are landmarks. The land slopes gently down to Tinkers End at the south end of the town located at approximately 100m OD.

The surrounding landscape is rural, mainly pastoral, and quite sparsely wooded, the largest area of woodland being the historic College Wood to the north-east beyond Little Horwood.

The A413 winds through the town, with most of the built-up area between Little Horwood Road, Winslow's eastern boundary, the A413 and the disused railway. To the west of the A413 the settlement pattern is less confined but houses are mainly south of Vicarage and Verney Roads. More building is currently underway in the area between Verney Road, Furze Lane and the disused railway.

Winslow parish is almost encircled by small streams which eventually feed into the River Ouse.

Figure 2 illustrates the location and topography of Winslow.

The principal bedrock geology comprises of Weymouth member mudstone with overlying superficial deposits of till (unsorted glacial sediments) across the central area of the modern town with glaciofluvial deposits along Horn Street in the south and around the railway to the north. The Soils Survey Layer (Cranfield, 2007), surveyed at a county level, classifies the soil around Winslow as deep loam with clay (Soil Series 5.72 Stagnogleyic argillic brown earths) with a narrow band of deep loam (Soil Series 5.41 Typical brown earths) around the former railway station and seasonally wet silty to clayey deposits over shale (Soil Series 7.11 Typical stagnogley soils) at the northern end of the town around Magpie Way (see **Figure 3**).

2.2 Wider Landscape

Transport and Communications

Around 1745 the Aylesbury to Buckingham road, the current A413, was turnpiked by the Wendover to Buckingham Trust formed in 1721. The Trust chose this route in preference to the old road which passed through Quarrendon and East Claydon. A proposal in the 1840s to realign the road, and which would have necessitated the demolition of The Bell, was dropped. The turnpike trust continued to operate until 1878.

The present cycle way which runs west from Little Horwood Road to the junction of Station Road and Buckingham Road was part of the ancient route from Swanbourne. Following the creation of the turnpike it became disused and reverted to a grass track. It is ironic that this is the route proposed as a Winslow bypass in the 1960s. The bypass was not built and traffic noise and congestion are persistent problems in Winslow.

Winslow station opened in 1850 served by the Buckinghamshire Railway, later to become the London and North Western Railway, line between Bletchley and Banbury. With the extension of the track to Oxford in 1851 this became the so-called "Varsity Line" between Oxford and Cambridge. The station closed in 1968 and the station building was demolished in 1990 and its site redeveloped for housing – Comerford Way. The track-bed and rails are still in situ but if plans to reopen the railway come to fruition, any new station will have to be built elsewhere in the town. A site near the junction of Furze Lane and Buckingham Road has been proposed.

Winslow was also served by Winslow Road station, opened in 1868, over a mile out of town on the road to East Claydon. This provided a rail link with the Aylesbury-Buckingham railway, and from 1892 there were direct trains along the Metropolitan Railway to Baker Street station in London. That line closed in 1936.

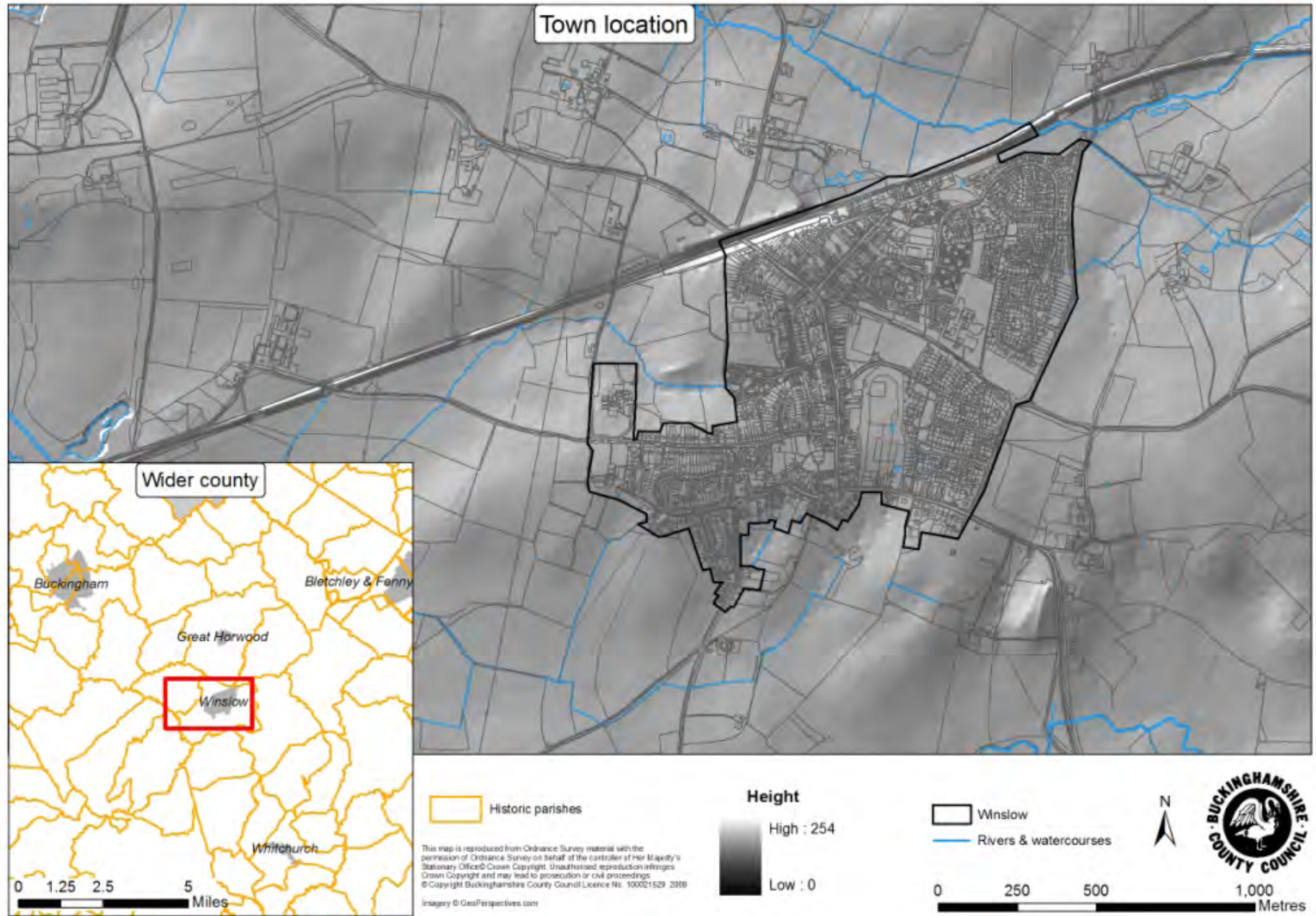


Figure 2: Winslow in location

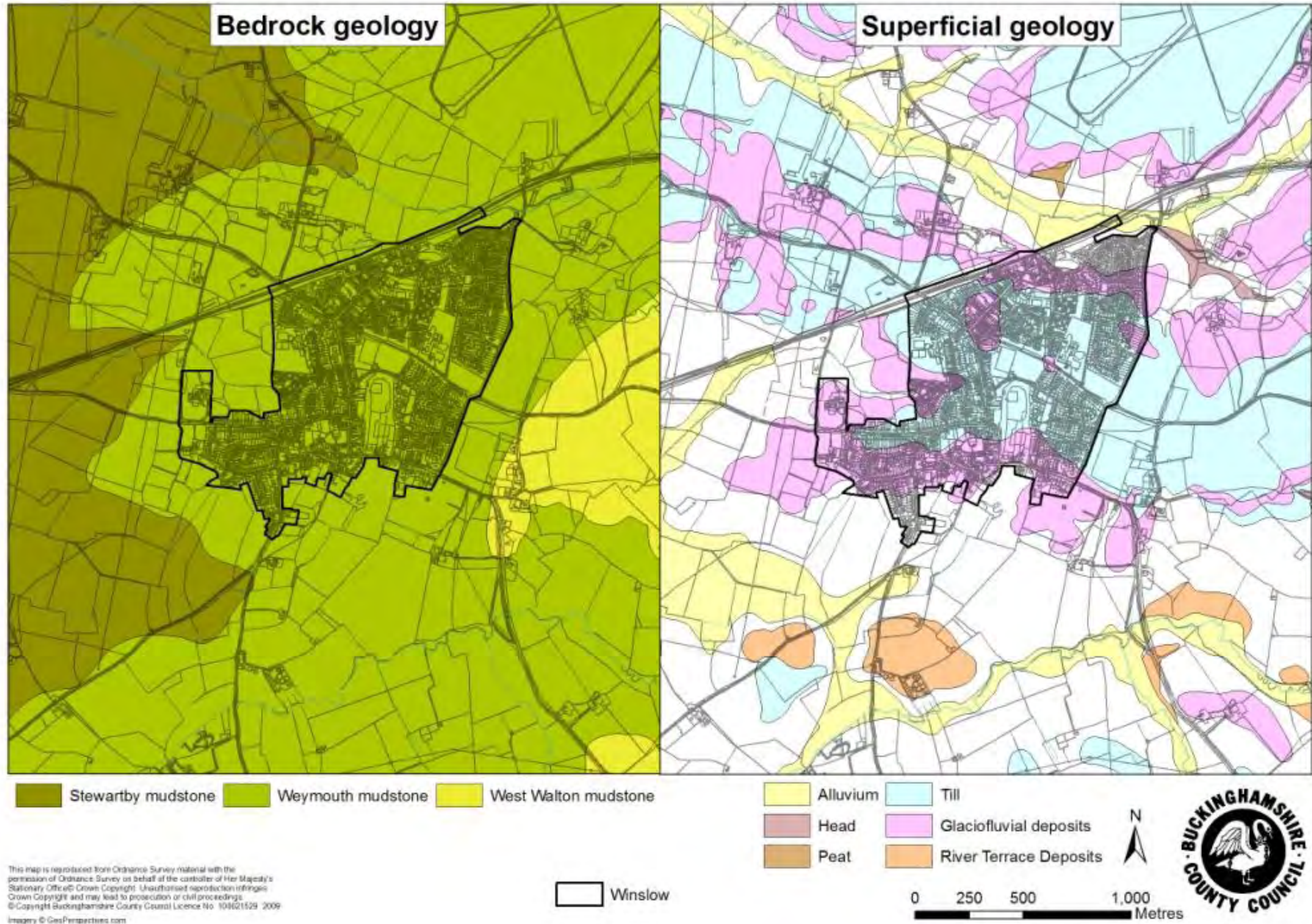
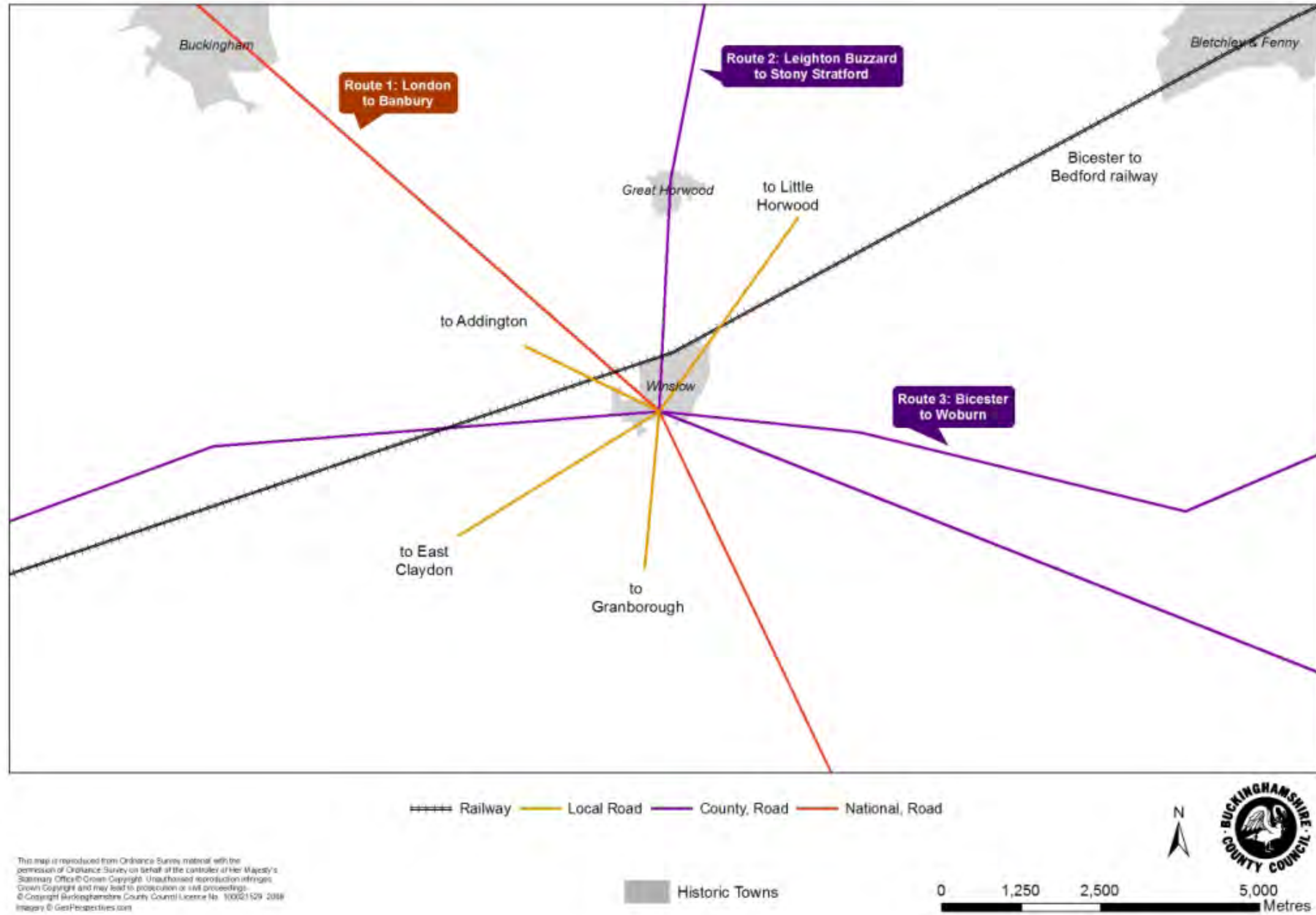


Figure 3: Geology of town (BGS)



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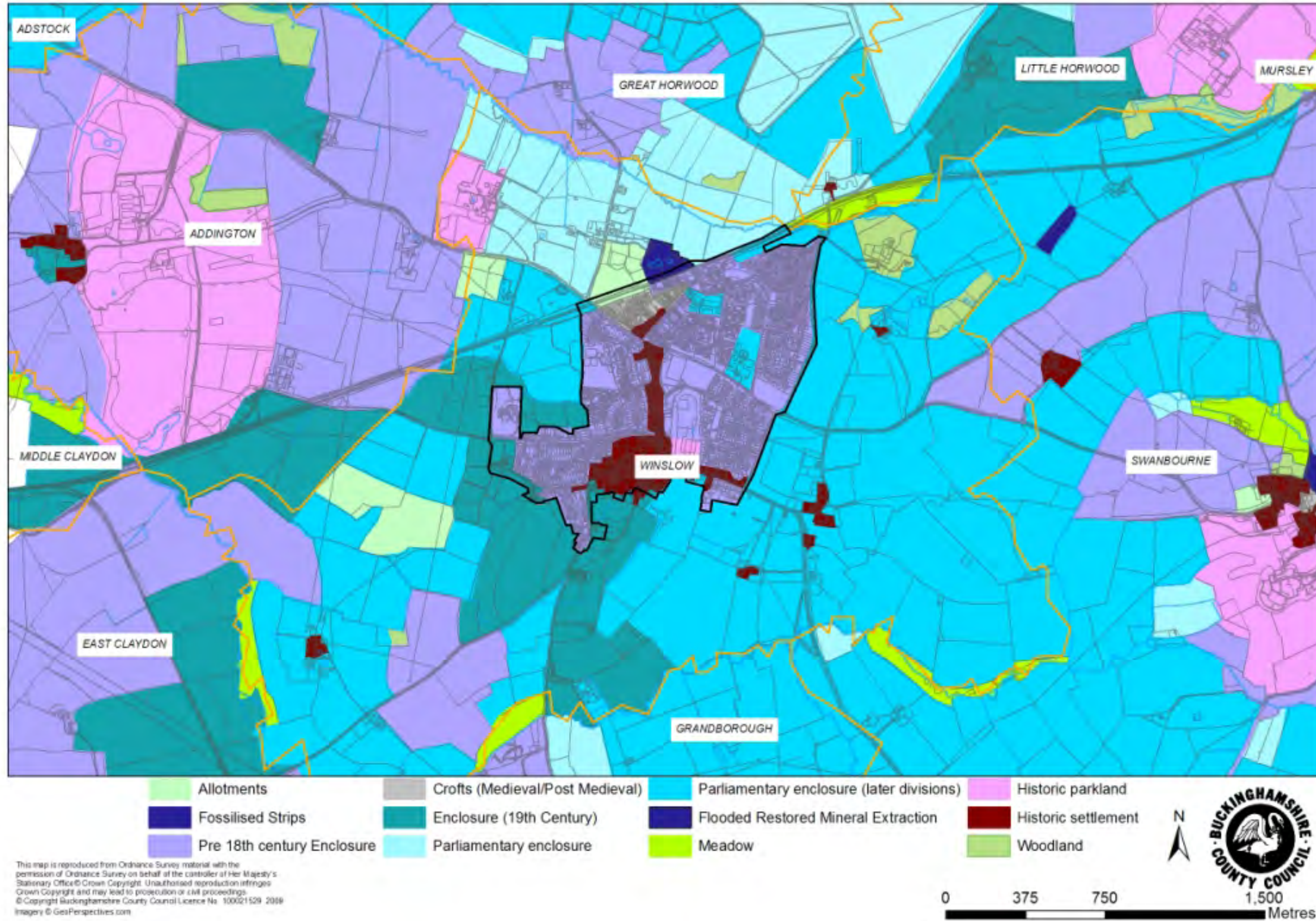
Figure 4: Diagram of Connections from Winslow (representational only)

Rural Landscape

Winslow parish was largely enclosed by Act of Parliament in 1766 with some later division of the original holdings. There is also some 19th century enclosure to the south of the town around Tinkers End. The medieval three-field system, given over mainly to arable farming, had persisted until enclosure. After enclosure much of the former arable land was changed to pasture, chiefly for cattle.

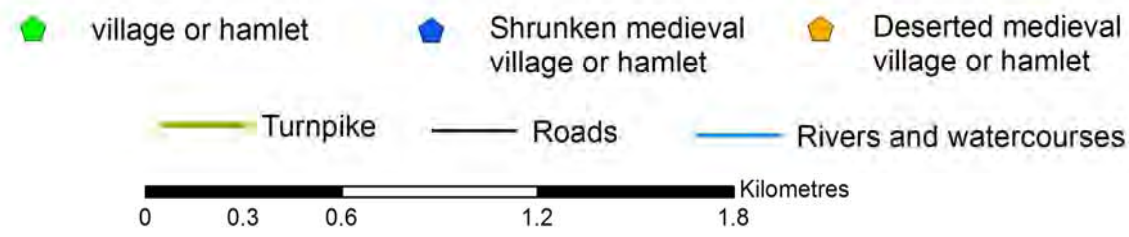
The strips from the open-fields have been preserved in the ridge and furrow which can be seen in the fields around Winslow, notably off Furze Lane and Granborough Road.

The modern landscape around Winslow has not been significantly altered with a good preservation of the parliamentary and 19th century enclosed field systems. The pre-enclosure landscape would have been more open, and many of the present day hedges will have originated as 18th century field-boundaries.



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Figure 5: Town in the wider historic landscape using Bucks HLC



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Figure 6: Historic settlement pattern around Winslow

3 Evidence

3.1 Historic Maps

Characterisation for this project was primarily undertaken using the Ordnance Survey series of maps from the OS 2" Surveyors drawing of the 1820s to the current Mastermap data. Also used were the county maps of Jefferys (surveyed 1766-68) and Bryant (surveyed 1824), and the 1910 Valuation Survey map. The only known surviving historic map showing the whole of Winslow is an estate map of 1599 prepared for Sir John Fortescue of Salden House, Mursley. He had large landholdings in the county, and elsewhere. The original of the map has been lost but a copy was reproduced for Croft & Mynards 1993 paper *The Changing Landscape of Milton Keynes*. The map is not detailed but is helpful in identifying the common fields; it also depicts the church, market place, and some buildings but it is impossible to know how accurate this may have been.

3.2 Documentary Evidence

The full historic consultancy report, produced by Matt Tompkins of the University of Leicester, is available in **Appendix 4**. It concludes with recommendations for further study.

Manorial records for Winslow survive particularly well although many are currently lodged at Hertfordshire Archive and Local Studies centre. Winslow formed part of the archdeaconry of St Albans until 1845, when it was transferred to Buckingham in the diocese of Oxford. Accessibility has been much improved by publication of David Noy's translation of the Manor Court Books for 1327-1377 and 1423-1460. No official borough records appear to survive for Winslow although there are several early references to burgesses in the town.

Apart from the usual county histories, there are several books devoted to the history of Winslow, some of which are chiefly anecdotal. Those with photographs are a useful record of changes in the town over the last century or so. They are all listed in the Bibliography. There is no up-to-date referenced volume but the website "Winslow History" (<http://www.winslow-history.org.uk/index.shtml>) is an excellent and growing resource, particularly for transcriptions of original documents such as wills. Julian Hunt has also transcribed many original documents which are available on his website. These include probate inventories and 18th century insurance records which are useful for researching the built heritage.

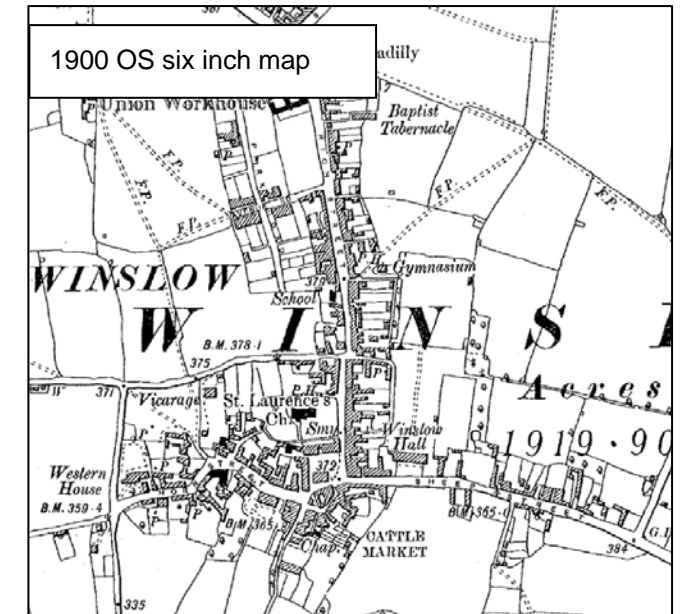
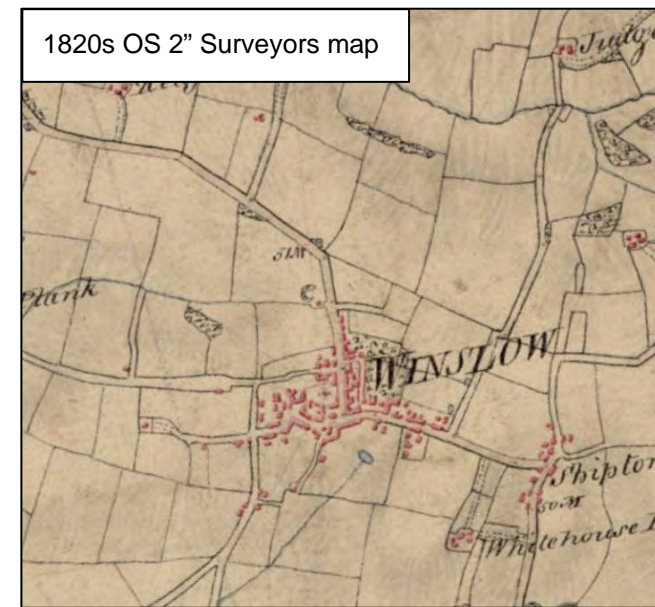
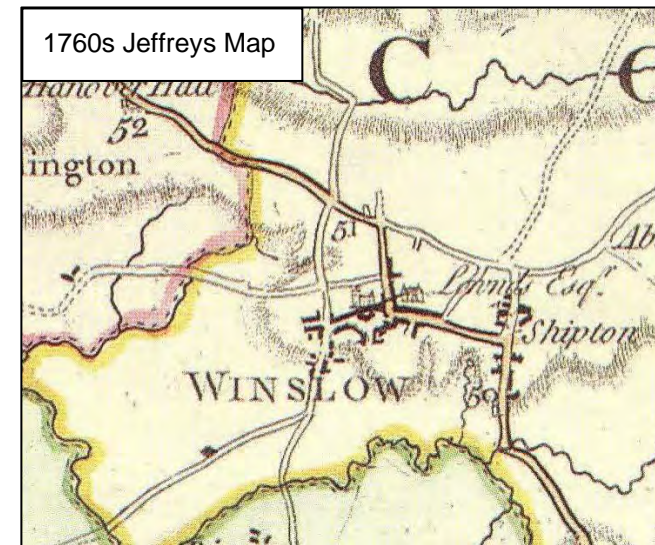
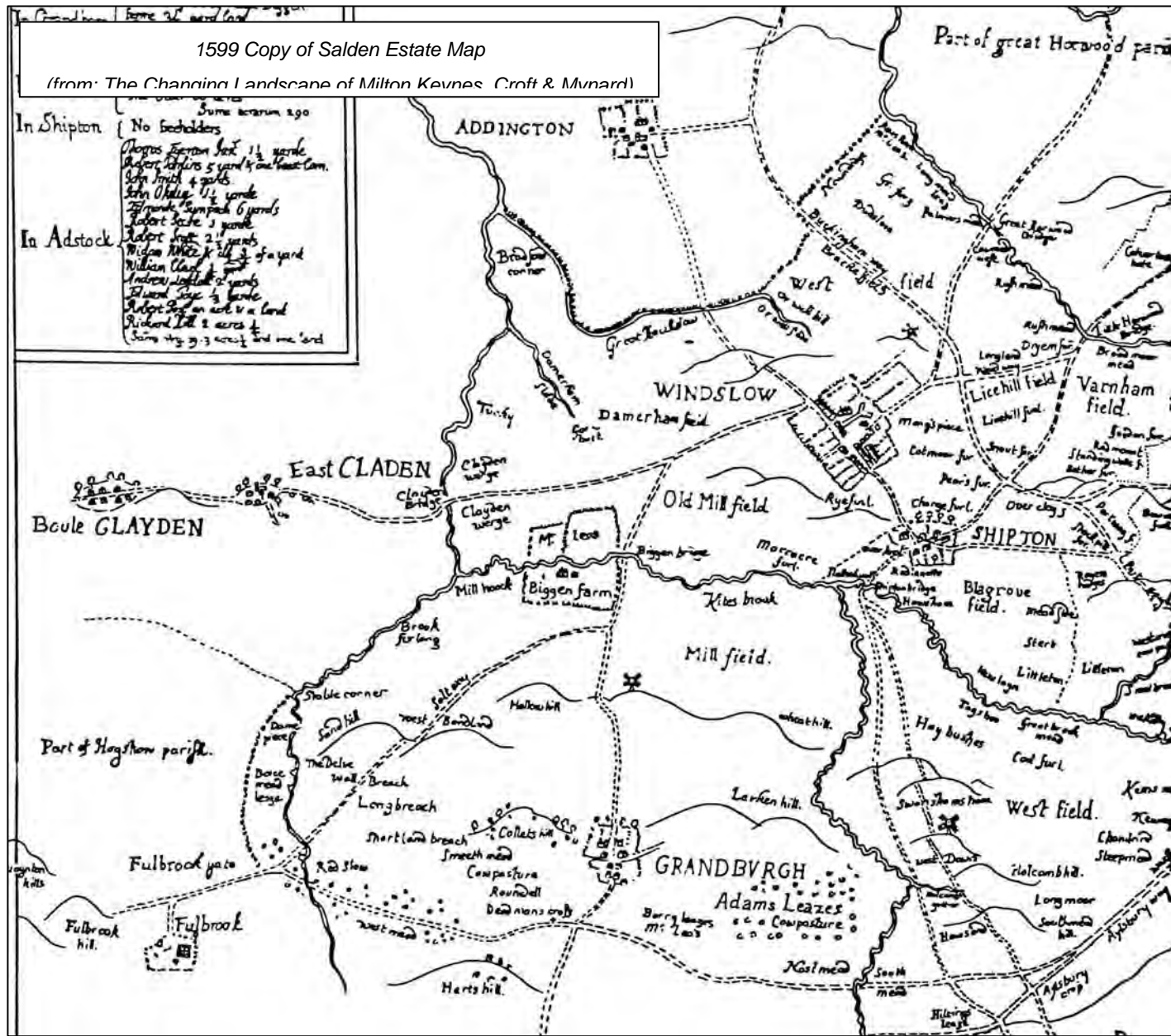


Figure 7: Historic maps

3.3 Built Heritage

There are 78 listed buildings in Winslow. All are listed Grade II except for Grade I Winslow Hall and Grade II* St Laurence's Parish Church and Keach's Meeting House.

According to the list descriptions two are medieval (15th century), one of which is a cruck-framed cottage at 29 Sheep Street (**Table 2**).

Address	Cruck type	Source
29 Sheep Street	True cruck	A G Taylor

Table 2: Cruck buildings in Winslow (Source: Vernacular Architecture Group)

Three are listed as 16th century structures with the majority of the listed buildings (62) dating to the 17th and 18th century. There are eleven 19th century listed buildings. **Figure 8** is a graph showing the ages of listed buildings taken from their list descriptions. It should be borne in mind that all but very recent listings are based on cursory inspection. Further survey and research often shows they contain older fabric.

The majority of the listed buildings in Winslow are located on the east-west route along Sheep Street to Horn Street indicating a higher-rate of survival of historic fabric. Market Square and the southern end of High Street at the centre of the town's commercial activity, were subject to more change and redevelopment. Some alterations were chiefly cosmetic and later frontages often conceal much earlier fabric.

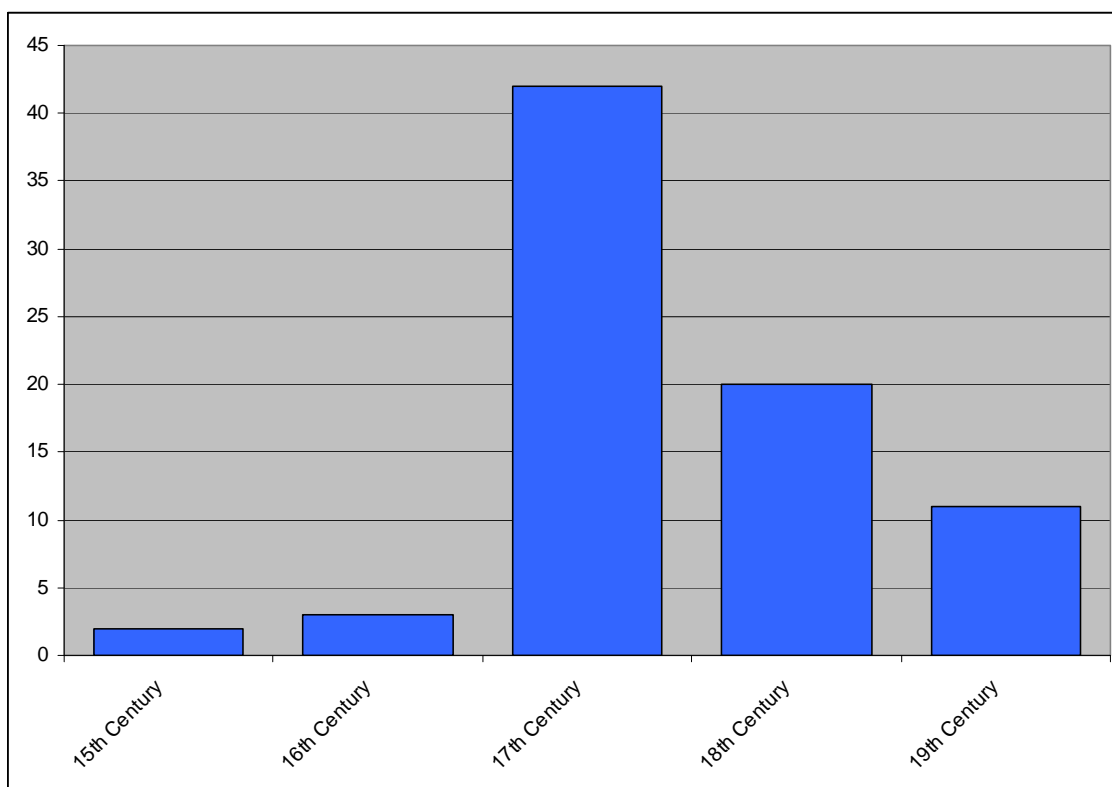
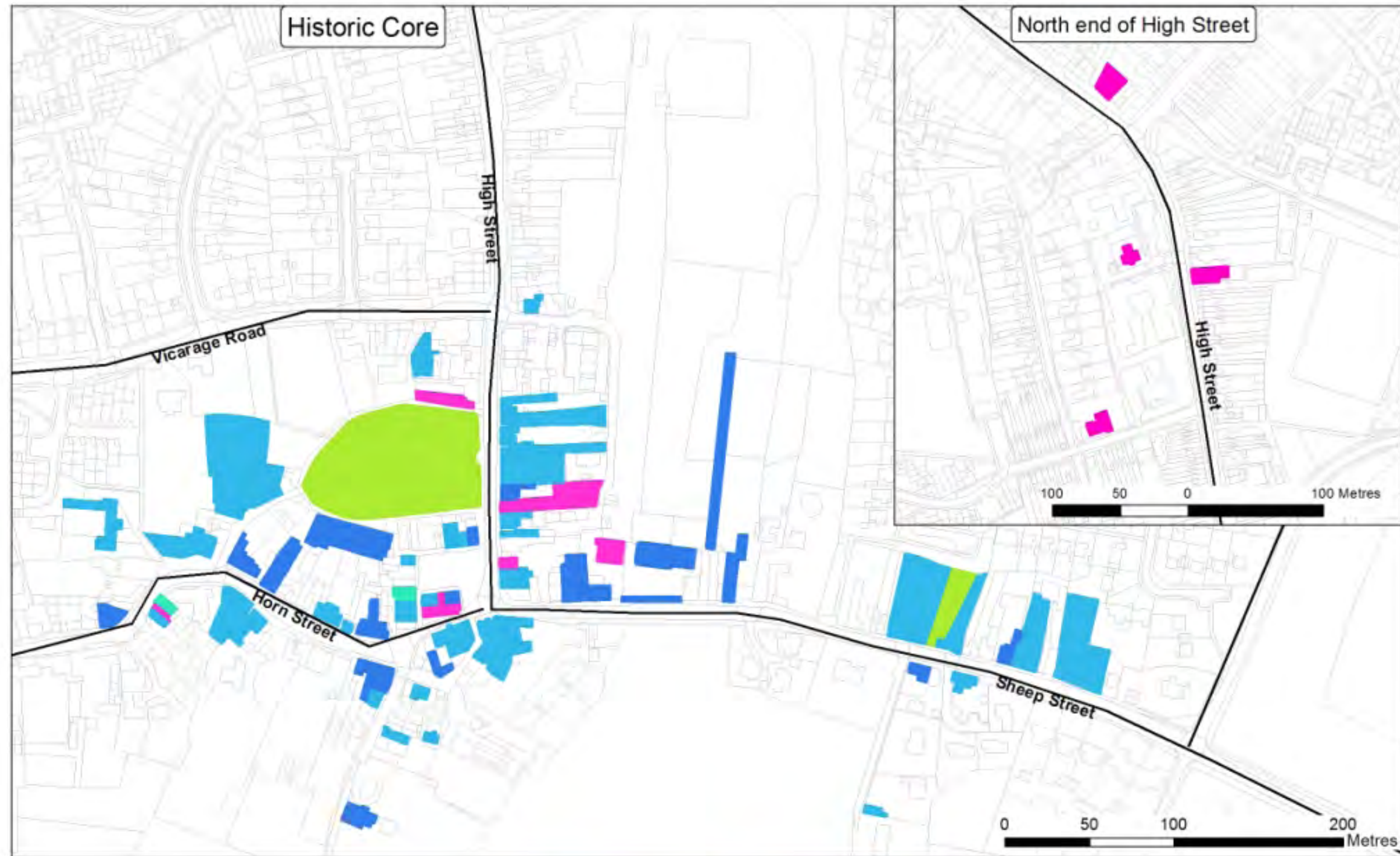


Figure 8: Listed Buildings by century

Listed buildings, together with many unlisted buildings which are also heritage assets, constitute a valuable resource for studying the development of Winslow.



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- 15th Century
- 16th Century
- 17th Century
- 18th Century
- 19th Century

Figure 9: Image of Listed Buildings by century

3.4 Archaeological Evidence

Archaeological investigation in Winslow has been limited with just seven recorded events, four of which have proved negative.

WW1: 10 High Street NGR SP 7702 2761 (Lightfoot, M & Martin F, May 2003)		
Finds	Negative features (cut only)	Environmental evidence
1 sherd pottery Newbury type ware (DATE) 1 sherd pottery (late medieval local) 27 sherds pottery (post medieval) 44 fragments ceramic building material (undated) 7 fragments clay pipe (post medieval) 12 fragments glass 3 fragments iron	9 pits (medieval to modern) boundary ditch 1 ditch (post medieval) 10 postholes (undated) Wall foundations Soakaway lining	None
		Above ground structures
		None
		Positive features (above natural)
		None
Circumstances of investigation	Conclusion	
Source: Unpublished Archaeological Document Archive:	Excavation carried out to the rear of 10 High Street revealed evidence of medieval to modern activity	
WW4: 25 Horn Street NGR SP 767 275 (Rouse C, May 2005)		
Finds	Negative features (cut only)	Environmental evidence
1 sherd pottery (Roman c.3 rd C) 1 sherd pottery (post medieval) 5 sherds pottery (undated)	1 pit (post medieval) 2 trenches (undated)	Animal bone
		Above ground structures
		None
		Positive features (above natural)
		None
Circumstances of investigation	Conclusion	
Source: Unpublished Archaeological Document Archive:	Excavation at 25 Horn Street uncovered evidence for a post medieval tannery.	
WW7: 2 High Street NGR SP 7699 2757 (Archaeological Services & Consultancy, February 2008)		
Finds	Negative features (cut only)	Environmental evidence
None	None	None
		Above ground structures
		None
		Positive features (above natural)
		Three 17 th century buildings Two 17 th /18 th century extensions 19 th century extension 20 th century alterations
Circumstances of investigation	Conclusion	
Trial Trenching Source: Records of Buckinghamshire 48: Archaeological Notes: 300 Archive:	Historic building recording carried out at No. 2 High Street in advance of redevelopment of shop to residential flats. Structure comprised of three interconnecting buildings the earliest of which is situated on the street frontage. Earliest building dates from the 17 th century.	

WW8: Winslow Cattle Market NGR SP 7698 2746 (Archaeological Services & Consultancy, June, 2009) Not added to database yet		
Finds	Negative features (cut only)	Environmental evidence
None	Undated posthole 2 undated linear features	None
		Above ground structures
		None
		Positive features (above natural) Victorian Cattle Pen
Circumstances of investigation		Conclusion
Source: Unpublished Archaeological Document Archive:		Trial trenching at Winslow cattle market recorded evidence of a Victorian cattle pen with several undated features.
WW10: St Laurence's Meeting Room, Market Square, Winslow NGR SP 76939 27610 (Archaeological Services & Consultancy, April, 2011)		
Finds	Negative features (cut only)	Environmental evidence
Medieval Copper alloy buckle Unstratified Iron nails	Ditches Gullies 2 undated linear features	Human bone: late Saxon – post medieval - 7 articulated /partially articulated - 3 incomplete skulls medieval - Animal bone (sheep cattle, chicken) - Oyster shell
		Above ground structures
		None
		Positive features (above natural) Victorian Cattle Pen
Circumstances of investigation		Conclusion
Source: Unpublished Archaeological Document Archive:		Excavation uncovered a number of archaeological features that included articulated Christian human burials dating from the late Anglo Saxon to the post medieval period

Several archaeological investigations within the historic settlement found no significant archaeological features, most likely owing either to the extent of modern redevelopment in the area or to the limited nature of the archaeological activity.

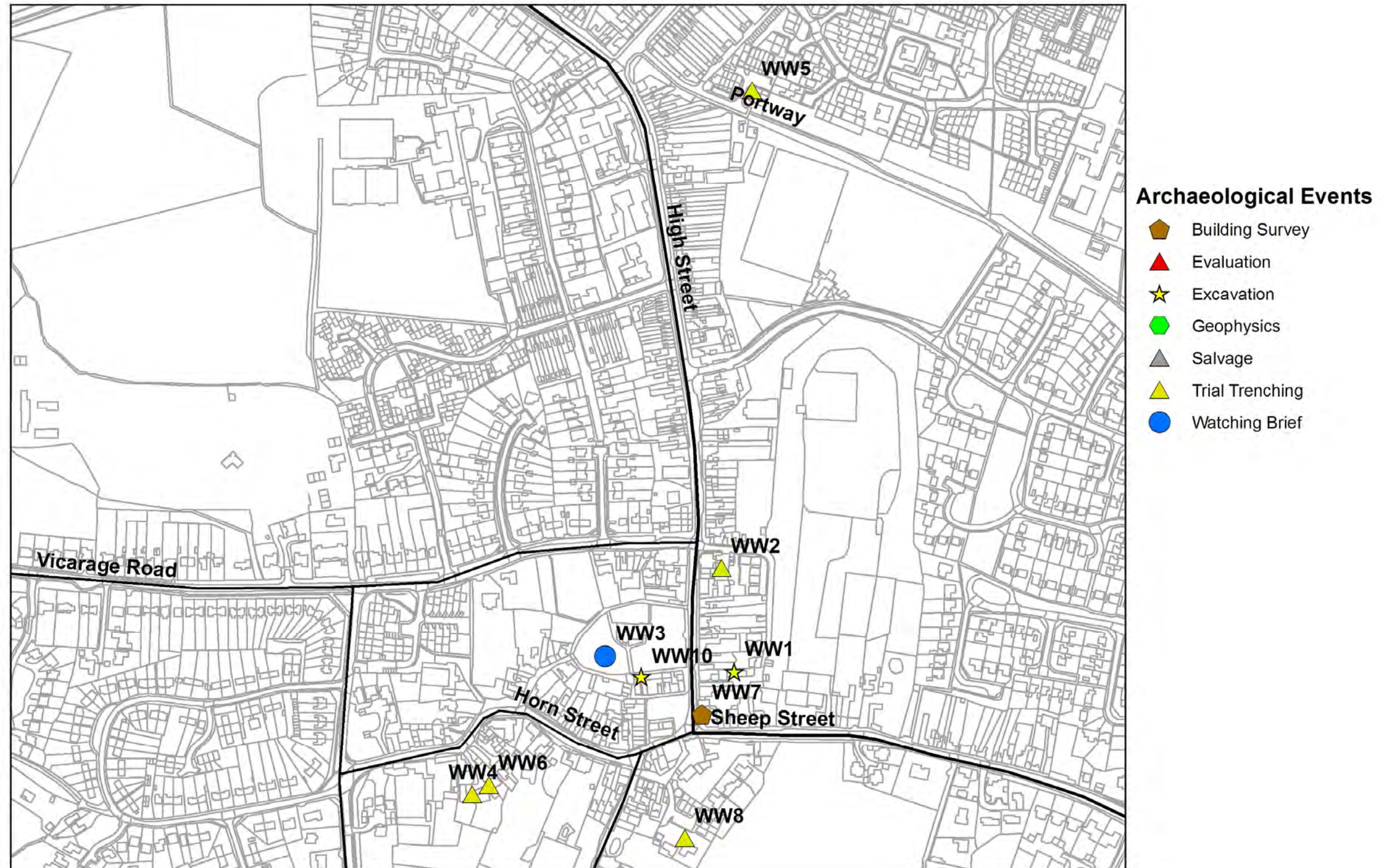
Code	Activity type	Address	NGR	Date	Summary
WW2	Trial Trenching	30 High Street	SP 770 277	June 2003	Negative – modern disturbance (Hunn, J)
WW3	Watching Brief	St Lawrence's Church	SP 7680 2760	May 2004	Negative – too small scale (Fell D)
WW5	Trial Trenching	Former Highways Depot	SP 7707	November 2006	Negative – no archaeological evidence. Evidence for post medieval agriculture (Doyle K & Williamson I)
WW6	Excavation	25 Horn Street	SP 7679 2750	January 2007	Negative – no archaeological evidence (Hunn, J)
WW9	Watching Brief	Home Close, Tennis Lane	SP 7721 2751	April 2009	Negative – no archaeological evidence (McAlley R) Not added to Database yet

3.5 Environmental Evidence

In assessing the potential for environmental remains, it should be remembered that an urban environment can provide extremes in preservation. On the one hand proximity to the

groundwater table within a historic core may lead to anoxic conditions and therefore good preservation potential for organic materials whereas on the other hand frequent below ground disturbance as a result of redevelopment and construction combined with modern industrial pollution can also lead to extremely poor preservation of organic materials (French, 2003).

Only one archaeological excavation so far has included environmental sampling. This was at the site of the former cattle market (now Limes Court) but found negative environmental evidence. The wetter areas to the south of the settlement, near the Claydon Brook, where there are alluvial and river terrace deposits, are likely to have higher potential for greater preservation, and possibly waterlogged deposits. There have been two archaeological investigations which have shown that animal and human bone survives well in the soil conditions: Trial trenching at 25 Horn Street, (WW 7) revealed the presence of animal bones thought to be associated with a post medieval tannery; while an excavation at St Laurence's Meeting Room, Market Square (WW 10) unearthed a number of articulated Christian burials dating from the late-Saxon to post medieval periods.



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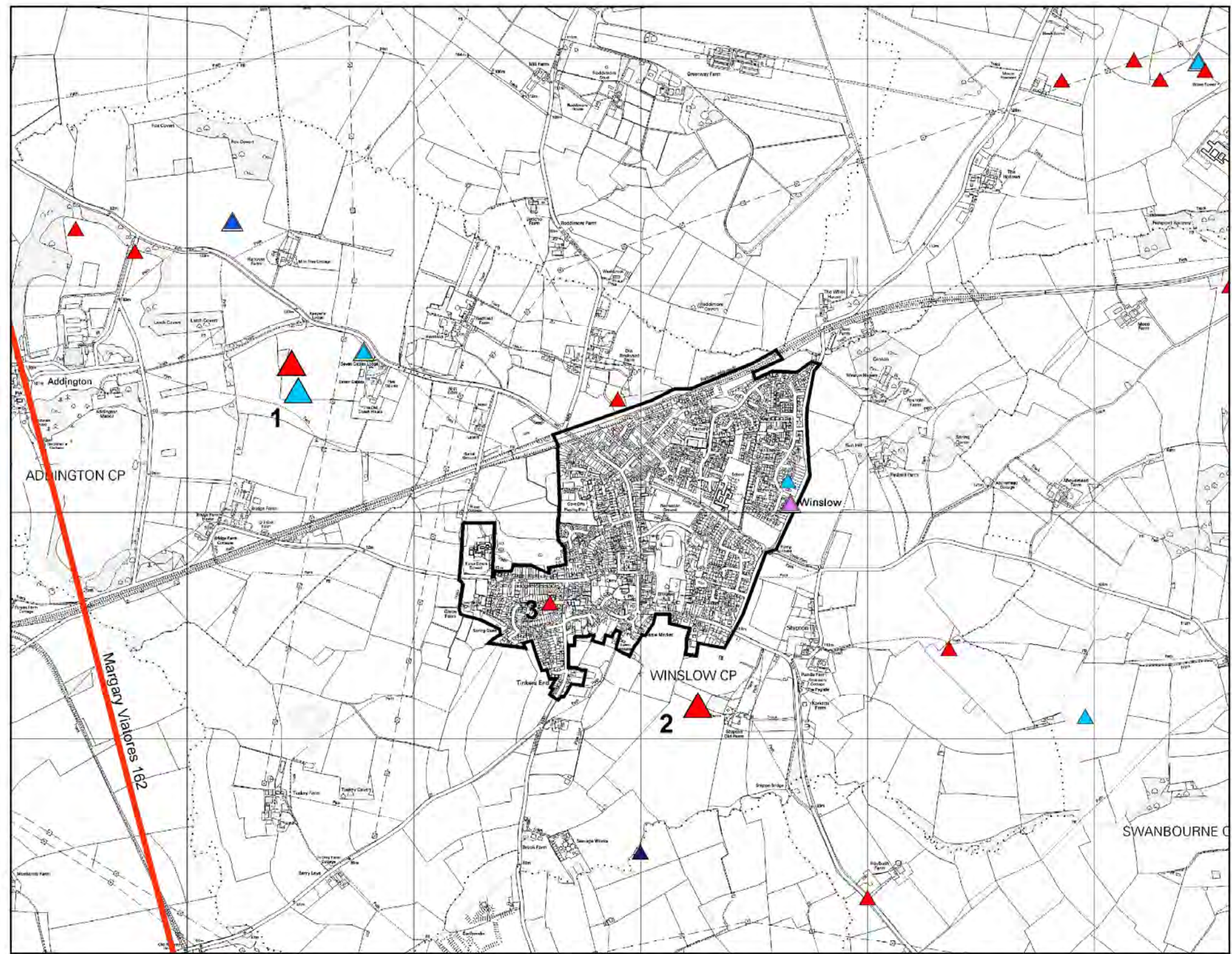
Figure 10: Location and extent of events within Winslow

4 Archaeological & Historical Development

4.1 Prehistoric and Roman period (c.10,000 BC – AD 410)

The evidence for prehistoric settlement and activity is rather scant which may, in part, reflect the unattractive heavy clay soils of the area and in part the lack of intensive archaeological field survey. What little is known is restricted mostly to chance finds and anecdotal evidence. Winslow's history and placename evidence has often attracted speculation about the presence of burial tumulae, which may relate to the Anglo Saxon period or an earlier Bronze Age or Roman funerary monument. The archaeological record shows that a number of Neolithic flints (HER0402900000) and late Iron Age pottery (HER0402901000) were found during building works at Magpie Farm. To the south of the town, a Lower to Middle Palaeolithic flint flake was found in a peat bed (HER0589100000).

Similarly to the prehistoric periods there is surprisingly little evidence for Roman presence in Winslow. There have been a number of isolated finds in the town such as a 2nd to 4th century finger ring (HER MBC28720), early Roman metalwork found in garden at 16 Missenden Road (HER 0075900000) and an annular brooch discovered in clay pits north Station Road (HER0177300000), although these finds are insufficient to infer any sort of Roman settlement. The landscape surrounding the town also shows a paucity of evidence for Roman activity. The most notable monuments are a Roman road located 2km to the west of Winslow, which runs to the temple at Thornborough and Roman pottery and lead weight found in a field near to Shipton Mead Farm (HER 0618000000) which may suggest the presence of a Roman settlement. Further Roman finds have been discovered at Shipton Farm, Winslow, Roman where a scatter of pottery was found during metal detecting (HER 0507500000) and Roman pottery discovered on land adjacent to Hanover Farm, Winslow (HER 0405700004).



- ▲ Palaeolithic findspots
- ▲ Palaeolithic multiple finds
- ▲ Mesolithic findspots
- ▲ Mesolithic multiple finds
- ▲ Neolithic findspots
- ▲ Neolithic multiple finds
- ▲ Bronze Age findspots
- ▲ Bronze Age multiple finds
- ▲ Iron Age findspots
- ▲ Iron Age multiple finds
- ▲ Roman findspots
- ▲ Roman multiple finds

Roman Roads
 — Roman primary

- Sites mentioned**
1. Hanover Farm
 2. Shipton Farm
 3. Missenden Road

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Figure 11: HER records for the Prehistoric and Roman period

4.2 Saxon period (AD 410 – 1066)

Place name evidence

Winslow is first mentioned in a charter of AD 792 whereby King Offa of Mercia gave it with other land to the newly founded Abbey of St. Albans. Its old English name was *Wuineshauue* - the elements are *wines* and *hlaw* - meaning the hill, tumulus or mound of a man called Wine. Mawer & Stenton say that the name *Wine* was rare before the 10th century and this is one of the earliest examples of its use. Research into the 10th century boundary of Winslow manor by Bull and Hunt noted another reference to a *hlaw*, with the name Dudslow which is mentioned as a furlong in an open field system. There is a query over whether it was north or south of the Buckingham Road. No obvious features are visible and the area was enclosed and suffered from mineral extraction in the 18th and 19th centuries (Bull Hunt, 1996).

The most notable *hlaw* placename is that of *Taplow* in south Buckinghamshire, where it refers to a burial mound which contained the largest collection of Saxon grave-goods ever found before the Sutton Hoo discoveries. There is no other parish in England called Winslow.

The discovery of skeletons in a sandpit at Red Field, Shipton, have led to some speculation that the burials were the aftermath of a skirmish between the Britons and West Saxons around the year AD 571 (HER0160500000 & 01605020000). This raises the question whether this mound was the Wines “hlaw” which gave Winslow its name.

The original 8th century charter has not survived but its text has, in 13th and 14th century versions created by Matthew Paris and scribes of St. Albans Abbey. Noy’s opinion is that there is no reason to doubt the charter’s authenticity (Noy 2011). Apart from Winslow, the charter included Granborough and Little Horwood and another place *Lygetune*, which was probably Shipton. This combined estate was mainly arable, some meadows, a wood (at Little Horwood), and apparently enough water for a mill (Noy 2011). An Old English text written in c. AD 948 gives the boundaries of the manor and the text survives thanks to the discovery of a 17th century transcript. Bull and Hunt’s article describes their perambulation of the boundaries; they found that the 20 mile circumference described by Matthew Paris turned out to be 20.5 miles (33 km)! The charter demonstrates how long the Anglo-Saxon landscape had survived suggesting that the framework of eighteenth-century pre-enclosure landscape was almost complete in the 10th century (Bull and Hunt, p.105).

King Offa’s palace

According to Matthew Paris King Offa had a palace at Winslow and it was here that he decided to found St. Albans Abbey. However no evidence has been found for such a palace, although local tradition places it on Dene Hill, at the eastern end of Sheep Street, behind the former school. A number of Saxon coins were said to have been found in this area (HER0511700000).

St Laurence Church

The fabric of the church of St Laurence is largely medieval, although there is a question as to whether an earlier Saxon church occupied this site. Given Winslow’s history and its association with King Offa it is plausible that an early Christian church could have existed, if King Offa did have a residence here he probably built a chapel but has also been suggested that Winslow church could have been an Anglo-Saxon minster.

Minster churches were the forerunner to the parish system and were in existence from 7th – 10th centuries AD. The word Minster corresponds to the Latin *monasterium* or monastery, by implication minsters were religious establishments containing a settlement of clergy living a communal life with the obligation of maintaining the daily office of prayer - a form of monastery. Minsters were usually royal foundations, and served as a regional focus for prayer. With the patronage of a Mercian King Winslow would have been an ideal location for a minster. Before they became separate parishes, St. Laurence’s was the mother church for Little Horwood, Granborough and Aston Abbots. However there is no historical evidence to state that the church possessed the status of a minster, as crucially there is no mention of it in the 8th century charter or any later medieval references. Further support for an early foundation lies in the dedication name of St Laurence (or Lawrence) who was a martyr in the 3rd century AD. There is anecdotal evidence which suggests that the name St Laurence is an indicator of an early church, as there was a popular trend for naming churches after the saint in Europe c. 5th to 7th

centuries. However dedication names are not a reliable pointer for the antiquity of a church, (Foot 1992), as there is variations and biases in naming, there are also some instances of churches changing their name.

However the most persuasive argument to suggest an early foundation of a church in Winslow comes from the physical and archaeological evidence. The plan form analysis of the town suggests that the church may have encompassed a larger area including the present market place; the distinctive curvilinear path of Horn Street suggests that this might have been an early boundary possibly demarcating or extended churchyard or precinct. This curvilinear pattern is characteristic of early churches and it may even early boundary

The excavation at St Laurence's meeting room south of the present churchyard (WW10) revealed the presence of Christian burials dating from the Late Saxon period. This discovery shows that the Saxon churchyard was much larger than its current extent.

Settlement extent/ plan form

Apart from the Saxon evidence from the excavations at St Laurence's meeting rooms (WW10), the lack of archaeological or historical evidence makes it hard to determine the extent of Saxon Winslow. It can only be conjectured that the focus of settlement was around the church and perhaps along Horn Street and possibly to the western end of Sheep Street. Many Saxon sites, middle to Late Saxon date in particular, underlie later medieval and post medieval earthworks and house sites (Aston & Bond 1976). Saxon Winslow was probably situated within the bounds of the present historic core. This makes any recognition of earlier phases almost impossible unless substantial redevelopment was to take place in the town centre which is unlikely and undesirable in the foreseeable future.

Apart from Winslow there is the possibility of a separate Saxon settlement focussed on the hamlet of Shipton, which is situated less than a kilometre to the east of the Winslow. Shipton is cited as the location of the 'Saxon burials' but it was also a settlement in its own right around Anglo Saxon /Domesday period. There have been no archaeological surveys or excavations in this area but this area merits further research to determine its relationship with Winslow.

Domesday

The next mention of Winslow, as *Weneslai*, is in the Domesday Book of 1086, as follows:

"The Abbot holds Winslow himself. It answers for 15 hides. Land for 19 ploughs; in lordship 5 hides; 3 ploughs there; a fourth possible. 17 villagers with 5 smallholders have 15 ploughs. 3 slaves. Meadow for 19 ploughs. From the woodland, 10s a year. The total value is and always was £11 13s 4d. This manor lay and lies in the lordship of St. Albans Church." (Morris)

Clear estimated from this that the population would have been hardly 200, but, as Noy points out, the Domesday Book manor would have included Shipton and Little Horwood as well as Winslow. By this time Granborough was a separate manor (Noy 2011).

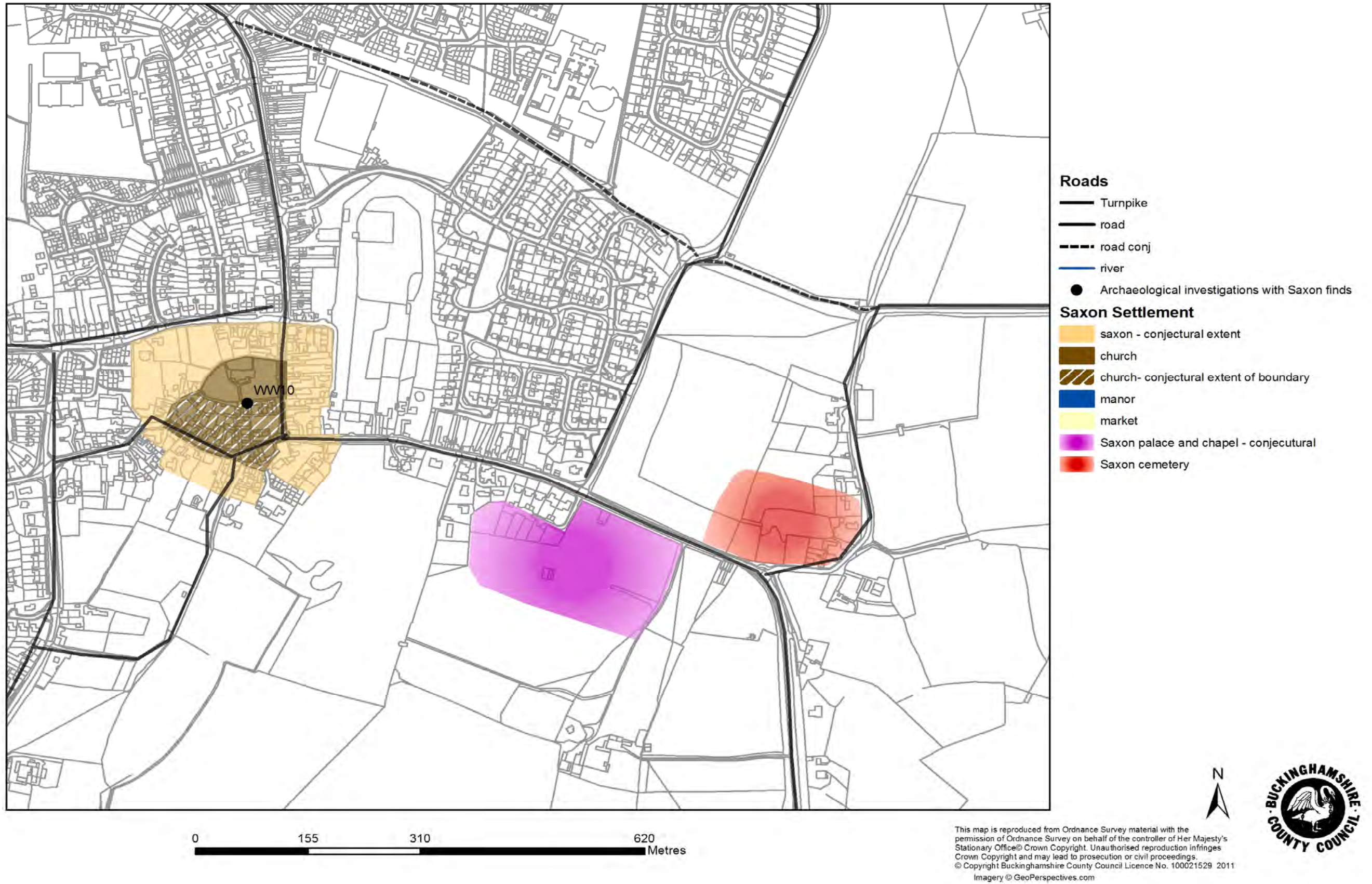


Figure 12: Possible extent of the town in the Saxon period

4.3 Medieval period (1066-1536)

Markets and Fairs

In 1235 the Abbot of St. Albans obtained a charter to hold a weekly market, on Thursdays, and a fair each year on the eve and day of St. Laurence (9th - 10th August).

It is possible that the charter merely ratified a market that was already in existence.

A market square was created at the entrance to the church, probably out of part of the large churchyard. The curve at the eastern end of Horn Street may have been the southern boundary of the original churchyard. Later buildings have encroached on the market square, which would originally have been significantly larger than the square we see today.

The Hundred Rolls of 1279 (the relevant sections are translated in Noy) refers to the Abbot's portman-moot, a court which would have governed the market.

In the 15th century there are references to separate butchers' and corn markets (Noy 2011).

The Abbots continued to hold the weekly market until the Dissolution of the monasteries in 1539 when the market, and manor, reverted to the Crown.



Figure 13: Market Square

Borough

Noy refers to the Abbot's attempt in the 13th century to create a borough, which appears to have been short-lived (Noy 2011). Ten burgesses were mentioned in the Hundred Roll of 1279, each owing three shillings per annum. Noy thinks the burgess plots were probably on the east side of High Street, but Page says "it is possible that some at least of the original burgages were situated along Sheep Street". This seems unlikely since the plots on Sheep Street are irregular when compared with the regular shape of the burgage-type plots on the east of Market Square. Measurement of the shop-fronts along High Street would help determine whether there was a standard-sized plot. Greyhound Lane formed the back-lane to the High Street plots.

The borough does not seem to have been mentioned after this date (Page 1927), but manorial rolls during the reign of Edward III (1328-1377) refer to Winslow and New Winslow – "Nova Villa de Wynselowe" (Clear). Presumably the new town means the burgage plots and market area, the current Market Square and the south end of High Street.

Town layout

There are no medieval maps of Winslow, the earliest surviving map dating from 1599. A copy of part of this map showing the estates of Sir John Fortescue of Salden is reproduced earlier.

This shows that the principal route was east-west (from Shipton to Addington - the present Sheep Street and Horn Street) with a road leading north out of the market square (the present High Street), which then branched into two roads, one to Great Horwood and the other to Little Horwood. Another east-west road cuts across the two Horwood roads. This must be the old road from Swanbourne to Buckingham. It is marked "Buckingham Way" and "portway" an ancient term indicating a route to a market, presumably Buckingham and/or Aylesbury in this case. The map is only representational but shows buildings either side of Sheep Street, on the north side of Horn Street and on the south side of the market place, indicating that the encroachment happened during the medieval period. It shows the church and one small building in the market place, presumably the market or mote hall. On the east side of the market place there is a row of squares, perhaps indicating shops rather than houses. There appear to be crofts behind the houses and on the south side of Horn Street, and a rectangular area, perhaps more crofts, north of the churchyard.

It is difficult to make out which fields shown on this map belong to which settlement, but it seems that the Winslow fields were probably West Field, Damerham field and Old Mill Field. The only road leading south is the road to East Claydon. A short track from the market place going south to Old Mill Field is shown, now called The Walk. Prior to the creation of the market place The Walk might have been the main route from the south, since it leads more directly to the church and is on the same alignment as High Street.

St Laurence's Parish Church

The 1235 grant of the fair on the feast of St. Laurence seems to indicate that a church dedicated to him already existed. But the present sandstone church is in the Decorated style of the late 13th to early 14th centuries, with alterations in the 15th century Perpendicular style. Page dates the building to about 1320 whilst the RCHME also gives a 14th century date. The church guidebook gives earlier dates and says the vestiges of a Norman church remain in the present building.

A major restoration was carried out by John Oldrid Scott in 1884, and the creation of the unusual half-timbered chancel gable was a result of the re-roofing at that time. Scott's report is a valuable record of the condition of the church before the restoration. The north chapel was added in 1889, when the refitting of the church was completed.



Figure 14: St Laurence's Church

Manors

St. Albans Abbey continued to hold the manor until the Dissolution in 1539, although it farmed out the manor and market for many years. Winslow was the abbey's most outlying estate and a monastic grange was established at Biggin, about a mile south of the town on the road between Winslow and Granborough (Noy). The abbey's officials would have stayed at Biggin and held the manorial court there once or twice a year. The Cellarer of the Abbey was in charge of the administration of the manor and presided over the court, although the manorial "farmer" may have usually run the court (Noy). It is said that there was a chapel at Biggin, and perhaps monks of St. Albans lived there too. After the Dissolution the manor reverted to the Crown. Biggin became a farm and is marked as such on the Salden map of 1599. The layout of the house at Biggin can be deduced from an inventory of 1638 (Foley & Hunt). All the buildings are now gone but earthworks are still visible.

Appendix 4 contains more information about the manorial records which survive. A complete catalogue of the available documentary evidence relating to medieval manors is now available online via the National Archives Manorial Documents Registry produced in 2008 by the Centre for Buckinghamshire Studies and the National Archives.

Trade, mills and industry

There is no mention of a mill in Domesday Book but the Hundred Rolls of 1279 refer to a windmill. Noy says that a watermill is mentioned as a landmark in 1332 and again in the 15th century. A manorial landlord's insistence on tenants grinding their corn at the lord's mill was a frequent bone of contention in the medieval period and was especially so at Winslow. Freese records that during the Peasants' Revolt of 1381 inhabitants of Winslow and Granborough broke into St. Alban's Abbey to take back hand-mills which had been confiscated. The peasants secured more rights by charter, only to find those rights taken away again shortly afterwards. Freese thought the mill might have been on the stream near Biggin. A windmill is shown on the Salden estate map north-west of the town.

Hospitals & Schools

There are no records of any medieval hospitals or schools in Winslow. Noy says that the school at St. Albans was the only one allowed within the Abbot's jurisdiction.

Inns and Taverns

No records of medieval inns or taverns have been found but the 1599 Return of Vintners lists several inns and alehouses, as would be expected in a market town. Surveys of surviving buildings may show that those which were later recorded as inns or alehouses had late-medieval origins.

Secular Buildings

The only secular building listed with a medieval date – late 15th century - is the cruck-framed cottage at 29 Sheep Street. The RCHME recorded this as one building split into three tenements – 25, 27 and 29 Sheep Street – but the cruck frame is only in the eastern gable and not visible from the outside since the cottage abuts number 31. Numbers 25 and 27 are listed as 17th century. The three are united by a thatched roof. A measured survey would shed light on the phasing of these interesting structures. A few other buildings are listed as dating from the 16th or early 17th centuries; Old Crown House in Market Square, and numbers 1 and 17 Horn Street. More are listed as 17th century but may well be found to contain earlier fabric.

The building which Lipscombe described as "an old timber and plaster Market-house" which "disgraced" the market place was probably medieval. According to Clear the market house stood on pillars and was demolished around 1840. This structure sounds like a typical market hall with an open-arcaded ground floor and a room above for meetings.



Figure 15: Thatched cottages (l to r) 25-29 Sheep Street



Early Medieval Settlement

- burgage plots?
- Listed Buildings of medieval date selection
- church
- market
- churchyard conjectural
- medieval settlement
- planned medieval
- possible medieval extension
- Shipton Lee hamlet- conjectural extent

0 145 290 580
Metres

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Figure 16: Possible extent of the town in the medieval period

4.4 Post medieval period (1536-1800)

Town layout

There are no population statistics for this period but comparison of the *Certificates of Muster* in 1522 and the *Posse Comitatus* of 1798 (both lists of men under 60 years of age) suggests a considerable rise in population during this period. The only available maps are representational but the 1760s Jefferys map shows many more buildings than appear on the 1599 Salden map. Whilst some of the increased population might have been housed in buildings sub-divided into smaller tenements, it seems reasonable to assume that the built-up area of Winslow had expanded. Using modern street names, the Jefferys map indicates buildings either side of Sheep Street, on the east side of Tennis Lane, on High Street (with buildings on the east side extending north of Vicarage Road), and either side of Horn Lane with development having extended farther west along Western Lane. This map also shows buildings on Granborough Road, with a hamlet at what is now Tinkers End.

Although Winslow remained a largely agricultural community, the *Posse Comitatus* demonstrates an urban character with a population which included gentlemen and professionals as well as shopkeepers and tradesmen. Pressure for more accommodation in the commercial centre would have led to further encroachment on the market square, a process which probably began in the medieval period. Whilst The George and adjoining buildings on the west side of the market square appear to be obvious encroachments, buildings on the north and west sides may also have been built over part of the original market place.

The rural character of the town centre is enhanced by proximity of the green fields of Home Close, where houses were demolished on the south side of Sheep Street to improve the view from Winslow Hall.

Trade, mills and industry

Ownership of the market became separated from the manor in 1586 when Elizabeth I let the market for 21 years to Sir John Fortescue. Market and manor were reunited when Sir John bought both outright in 1599 (the year he had the Salden map drawn). The market was still held on Thursdays and Page records that in 1792 there were six fair-days and a separate hiring fair. The "Motehall" comprising the "pretorium" and chamber over it, were included in the market lease of 1586 (Page).

Mills

In the 16th century a water-mill and malting-mill are mentioned (Page) and a survey of 1555 refers to a windmill (Winslow History website). The windmill, together with four other local mills, is said to have been destroyed by a storm in 1760 (Clear).

Amongst the tradesmen named in the 1798 Posse are nine shopkeepers (although there may have been more since the Posse only lists men under 60), five drapers, two clock and watchmakers, three bakers, three glovers, two collarmakers, and a hairdresser named Ferdinando Winchello. There are a relatively high number of cordwainers (shoemakers) – 16 – and 13 butchers. This reflects the importance of cattle-farming, especially after enclosure in 1766. Clear refers to tan-yards off Greyhound Lane, behind Brook Hall where a currier lived in the 1760s (Foley & Hunt). No tanner is listed in the Posse but one currier is named, a person who prepares tanned leather for making up. There was a tannery in Horn Street, now redeveloped as The Tannery and Old Tan Yard Close.

However two linear features and a pit were found during evaluation trial trenching and test pitting carried out in April 2005 by AS&C. One of the linear features contained a small amount of animal bone and pottery, including one sherd of Roman pottery (WW 4).

Subsequent excavation and watching brief from May 2006 and January 2007 revealed possible evidence for a tannery, confirmed by a sale notice of 1899 for the property which includes a reference to 'The Old Tan Yard' (Rouse 2005). A possible drainage ditch filled with black organic soil and animal bone was possibly used for dumping excess material produced by the tanning process.

Lace-making was a traditional Buckinghamshire cottage industry. The lace-dealers lived in towns and took in lace made in the surrounding villages. One lace dealer is named in the Posse for Winslow.

There is documentary evidence of brickmaking by John Stutsbery in the area between Furze Lane and High Street during the construction of Winslow Hall in 1700 (Pike). This may have marked the beginnings of the brick-making industry noted in 19th century directories.

Inns and taverns

The 1577 Return of Vintners records five inn holders, one vintner and six alehouse keepers, whilst the 1798 Posse names one brewer, one maltster, four victuallers and three coopers. The Posse figures appear conservative, probably because some alehouse keepers were women, men over 60 or farmers who used part of their houses for selling beer, perhaps only on market days.

The Buckinghamshire Archaeological Society (BAS) survey of public houses in the parish of Winslow found a total of 22 premises which appeared in the 18th century registers of alehouse keepers or licensed victuallers. The location of seven of these has not been ascertained, and some may have been outside the town.

The Bell was the town's coaching inn, strategically located on Market Square next to the main road, with coaches running to London and Banbury. It is first mentioned in a will of 1591 (Winslow history website).

Some of the inns and alehouses have 18th century insurance records which are helpful in describing their building materials and associated buildings, such as brew-houses.

Roads & Turnpikes

Ogilby's Road map of 1675 shows the earlier Aylesbury – Buckingham route going through Quarrendon and East Claydon.

Around 1745 the turnpike road was created through Whitchurch and Winslow under the auspices of the Wendover to Buckingham Turnpike Trust established by Act of Parliament in 1721. This meant that Winslow was now on the main road between Aylesbury and Buckingham and, no doubt, the turnpiking resulted in a considerable improvement of the condition of the carriageway. Coaches stopped at the Bell Inn.

The enclosure of 1767 did change some of the roads in the town. The ancient road, or portway, from Swanbourne through to Buckingham was stopped up, so that traffic had to pass through the market square. This is now a cycle path. Furze Lane was created west of the road which is shown on the Jefferys map and Verney Road was laid out along the route of the old road to Addington.

Churches & Chapels

Parish church of St. Laurence

After the Restoration of the monarchy in 1660 a programme of repairs was started at the parish church. In 1700 William Lowndes, the new lord of the manor, was responsible for the restoration of the chancel and other works, including the creation of a Lowndes family vault. The vicarage was rebuilt in the early 1600s, a four-bay house with a garden and orchard north-west of the church (church guide book). This building's 19th century replacement has only recently been demolished.

Keach's Meeting House

By 1654 there was already a General Baptist congregation in Winslow, meeting in private houses in the town, or surrounding villages. Benjamin Keach, who started preaching in the district in 1658, married a Winslow woman and became the principal Baptist preacher. Following a trial for sedition in 1664 he suffered public humiliation, including time in the pillory at Aylesbury and in the market square of Winslow, where copies of his book were burnt. Keach and his family moved to London in 1668 where he became a Calvinist and then an influential Particular Baptist. Keach is credited with introducing hymn-singing into services. Meanwhile Baptists in Winslow continued to meet and in 1695 a meeting house was built on land belonging to William Gyles, discreetly located off what is now Bell Walk.

The meeting house is a small, plain, all-brick building with a tiled roof. On its north side is a small burial ground surrounded by a brick wall. The interior has been altered several times, notably with the addition of a gallery in 1827.



Figure 17: Keach's Meeting House

Hospitals & Schools

There were no hospitals in Winslow during this period. Under the Old Poor Law the parish was responsible for relief of the poor. According to Clear the properties owned by the parish were sold to fund the building of the union workhouse in 1837. From the sale details it seems that the overseers of the poor sold some 42 tenanted cottages, most of them thatched and scattered around the town, as well as a substantial poorhouse.

In 1722 Joseph Rogers, a currier, left a bequest for the founding of a charity school. The money was invested in property and the income used to pay a schoolmaster. The classes were held above a barn in The Walk and the school master lived in a house at the end of Bell Alley. There is a 1781 insurance record for Thomas Rawbone, schoolmaster (Julian Hunt website). This area was at that time called Pillory Ditch.

Manors and the Enclosure

After the Dissolution the history of the manor becomes more complex. Winslow manor was granted to Richard Breme in 1540 and to Sir John Fortescue, who already had a lease of the manor, in 1599. A 1600 survey for Sir John showed that the Mote Hall was held by Peter Ffige, there was a fair every year on the feast of St. Laurence and a weekly market on Thursday, the tolls for which went to the lord of the manor. There was also a malt mill in the manor. An agreement between Sir Francis Fortescue and the copyholders of the manor names three gentlemen of Winslow and 75 copyhold tenants.

By 1620 the manor had passed to George, Marquis, later Duke, of Buckingham. Following the Civil War it was granted to Major-General Philip Skippon and in 1656 it was sold to Michael Norman, but after the Restoration of the monarchy in 1660 the manor was restored to the Duke of Buckingham. A survey in 1660 for the Duke again refers to the Mote Hall, malt mill and fair.

In 1679 William Lowndes (1652-1724) became the lord of the manor and the lordship remained in the Lowndes (later Selby-Lowndes) family, at least until 1925 when the Victoria County History was compiled. Lowndes was Secretary to the Treasury, and had been born in Winslow where his grandfather had kept the Angel Inn, now 2 High Street. William Lowndes and his family were to make changes which dramatically altered the townscape of Winslow. He bought and then demolished buildings in Sheep Street (three farmhouses according to Foley and Hunt) and built Winslow Hall in 1700. He also ensured a clear view from his new house over Home Close towards Granborough by demolishing houses on the south side of Sheep Street.

There is no clear evidence of the architect of Winslow Hall. Pevsner's view was "the design in all probability by Sir Christopher Wren, who certainly checked some of the workmen's accounts and occasionally pruned the bills". Some bricks were reused and others were made locally –

from a newly built kiln at Norden in the fields west of High Street (NGR SP 767 279) (Pike) – and the names of the bricklayer and mason are known. Craftsmen from the King's Office of Works were employed on the house and the garden was laid out by one of the King's Gardeners (Pevsner & Williamson 1993). New roof tiles were made in Brill.



Figure 18: Winslow Hall

Ownership of both the manor and the rectory gave effective control over the town to the Lowndes family. In 1703 the hall was made over to William's son, Robert Lowndes, and it was he who instigated the parliamentary enclosure of Shipton in 1743 and the rest of the parish of Winslow in 1766. The common fields covered about 1,400 acres, 840 acres of which belonged to Lowndes (Clear). The enclosure also extinguished the tithes formerly payable to the rector and so Lowndes received additional allotments of land in lieu of tithe. As in other places one of the results of enclosure was the building of new farms outside the town nearer the newly enclosed fields. Two such out-of-town farms were built on Lowndes land; Tuckey Farm, off the road to Claydon, and Dudslow off the Buckingham Road. More arable land was turned into pasture for cattle, and presumably increased activity in Winslow's cattle market.

The Civil War

During the Civil War troops of both sides passed through Winslow, with Royalists camped at Brill, Boarstall and Hillesden and Parliamentarians holding Aylesbury and Newport Pagnell. The most serious incident appears to have been in 1643, and is related by Clear. A party of 400 Royalists appeared in Winslow, plundering the town of provisions and taking 40 horses. In 1644 Winslow was briefly held by the King's advance guard en-route to Buckingham.

Secular Buildings

The expansion of the town in the early modern period has already been noted. The earlier graph of listed buildings by century shows that most date from the 17th century, although survey may reveal earlier fabric in some. The chance of building-survival may skew the picture but it seems reasonable to presume that there was something of a building boom in this period, by way of new development and alterations. Earlier buildings were in the local vernacular with box-framing infilled with wattle and daub and covered with render. Roofs would have been of thatch. As the use of bricks became more popular, and less expensive, brick nogging replaced wattle and daub and plain clay roof tiles replaced thatch. The risk of fire encouraged the use of brick and tile. There was a serious fire in 1775 which destroyed several buildings on the east side of High Street. The 18th century insurance records, transcribed by Julian Hunt, describe

many buildings as thatched, although some of those are outbuildings to houses which then had tiled roofs. A few buildings in Winslow still have thatched roofs today.

During the 18th century all-brick houses were built and old-fashioned timber frames were concealed with new brick fronts. Re-fronting of timber-framed buildings is particularly evident in the Market Square and High Street, the commercial centre of the town.

The plots in High Street opposite the market place – the medieval “New Town” are narrow – and thus more urban than the wide frontage properties in the “Old Town” of Sheep Street and Horn Street.

Winslow remained essentially a market town with an economy based on agriculture. There is a notable absence of town houses, apart from Lawn House and Brook Hall, but even that is a late 18th century “make-over” of a more modest earlier 18th century house, done when the former home of a currier was bought by the solicitor and clerk of the turnpike trust (Foley & Hunt).

The enclosure had the effect of shifting farming towards newly built farms in the fields away from the town. Small scale farmers who had been copyhold tenants of the manor became landless labourers, and their homes were reduced from farmsteads to labourers’ cottages. Buildings which had formerly been one farm were subdivided into several tenements and this is a process which became particularly common in the 19th century.

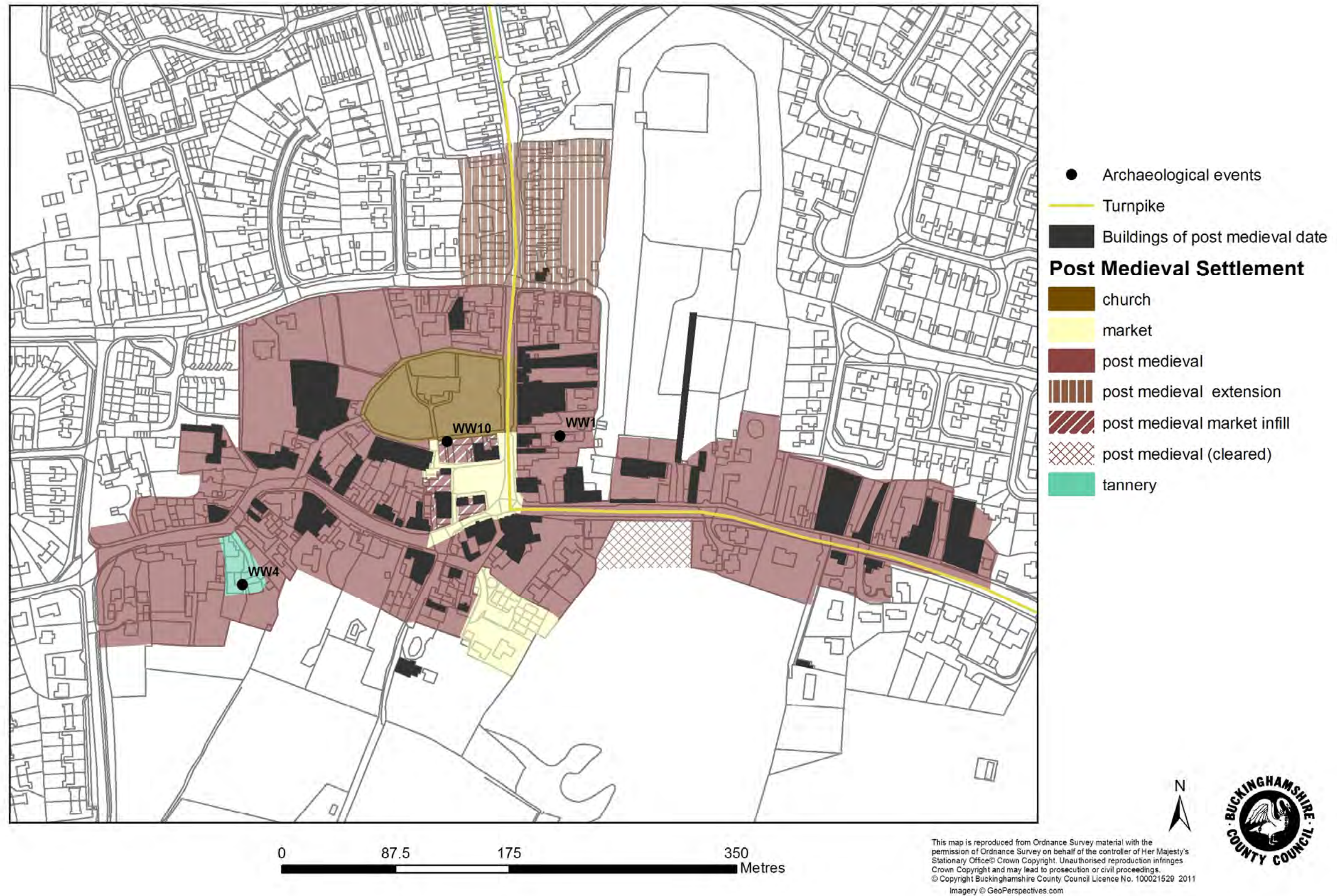


Figure 19: Probable extent of the late post medieval town

4.5 Modern period (1800-Present)

Manors & estates

The manor descended through the Lowndes family until inherited by William Lowndes, the great-grandson of the builder of Winslow Hall. This William Lowndes inherited the manor of nearby Whaddon on condition he took the name Selby, and moved to a rebuilt Whaddon Hall around 1820. The Selby-Lowndes family then held the manors of both Winslow and Whaddon whilst Winslow Hall was let out. It became a boarding school from 1841 to 1863 and between 1873 and 1886 was let as a private house to Henry Lambton. Meanwhile, around 1840, a junior member of the fox-hunting Selby-Lowndes family, built Selby Lodge on the site of Dudslow Farm, north of the town and outside the study area. In 1885 Henry Lambton remodelled Selby Lodge and named it Redfield. Redfield later became a county council old-people's home and is now home to the Redfield Community.

The Selby-Lowndes family fell on hard times and sold Winslow Hall and its farmland totalling 1,400 acres in 1897. The buyer was Norman McCorquodale, owner of a printing works in Wolverton. During World War II Winslow Hall was requisitioned by RAF Bomber Command which had a training airfield at Little Horwood. The building was almost lost after the war when it was bought by a demolition contractor. It was reprieved thanks to the making of a preservation order and bought by an antiques dealer. Another sale in 1959, to Sir Edward Tomkins, formerly British Ambassador in Paris, saw the breaking up of the estate which enabled the development of new houses on the Elmfields estate in the 1960s.

Trade & Industry (see Appendix 3 for details)

Summary	1830	1842	1850	1864	1877	1887	1891	1903	1911	1920	1935
Professional	5	5	10	9	9	9	10	9	13	12	13
Agric/General	0	0	8	8	8	12	7	8	7	8	5
Artisans/trades	20	21	25	20	16	15	11	12	9	5	5
Service/Provision	47	66	52	47	69	73	53	54	48	39	39
Merchant/dealer	13	17	18	29	27	25	33	26	31	33	26

Table 3: Summary of trade in Winslow 1830-1935 (method adapted from Broad, 1992)

It should be noted that the figures in this table and **Appendix 3** are based on entries in trade directories which were self-selecting and therefore unlikely to give the full picture. Those engaged in some activities, for example cottage industries such as lace-making, did not generally appear in directories. The 1851 census showed there were 170 lace-makers in Winslow, a significant proportion of a female population of about 900, at a time when hand lace-making was already on the decline because of competition from cheaper machine-made lace. Most north Buckinghamshire villages had a lace school where young girls were taught the craft. Winslow's lace-school was off Church Street and the home of one of the last lace-makers survives at Lace Cottage, 7 Horn Street (Foley and Hunt).

Following enclosure farming activity was concentrated on fewer, but larger, farms. A survey of 1813 by Rev. St. John Priest gives the acreage in the parish as meadow - 719, pasture - 1,459 and arable - 300 and he describes the effects of the enclosure as "cows, butter and fat hogs increased; sheep decreased; grain of all kinds decreased." There were 12 farmhouses in the parish, probably only three of which were in the town itself (Winslow history website).

Livestock sales were held in the Market Square, the last cattle sale taking place there in 1898. In 1875 the cattle market was moved to Wigley's Yard, off Bell Walk, and remained there until closed in 2007, the last surviving cattle market in the county (Winslow history website). The land has now been developed for housing as Limes Court with the covered sale ring retained as a reminder of the past.

The normal weekly market was changed to Wednesdays in 1858 but is now defunct. A farmers' market has been held once a month since 2009. The appearance of the north side of Market Square was considerably altered with the building of a large bank in the Market Square in 1891.

There were no significant industries in Winslow. Tanning seems to have died out later in the 19th century. A brick works was opened north of the railway, at Railway Wharf, around 1868 and lasted until the early 1900s. A brick kiln is also shown at Tinkers End on the first edition Ordnance Survey (1880). Brickmakers were listed in directories for 1842 and 1864 under the High Street but the location of their brickworks is not known (Pike). Perhaps the Norden brick-kiln close to the High Street and which was opened for the building of Winslow Hall was still in operation.

Windmills

The windmill which stood north-west of High Street, and gave its name to the Windmill Inn, now the Windmill Veterinary Practice, disappeared after enclosure. It was probably not rebuilt after it is said to have been destroyed in the storm of 1760. A new (engine-powered) mill, called the Town Mill, was in operation in the early 20th century near the railway line on the eastern side of Buckingham Road. The former mill house remains, 34 Buckingham Road, and the site of the mill itself has been developed for housing as Mill Close. The mill house was once a hunting box used by Sir Robert Abercromby (Winslow history website) and is now the Conservative Association headquarters.

Whilst the opening of the railway station in 1850 had a significant impact on the development of the town it did not stimulate the creation of any new industry in the town.

Industry is currently confined to a small industrial estate off Station Road but there are proposals to build a ten-acre business park north of the disused railway at the junction of Furze Lane and Buckingham Road.

Civic and modern religious structures

The Independents had started holding services in Keach's Baptist Chapel but must have outgrown this small building since in 1820 they acquired a barn in Horn Street and converted it for use as a chapel. In 1829 they erected a purpose-built chapel which was replaced by a yet larger chapel, designed by architect, Sir John Sulman (1849-1934) and built in 1884. Sulman was a London architect who had made his name designing mainly Congregational chapels. But he is best known now as an Australian architect since he emigrated to Australia the year after the new Horn Street Congregational Chapel was built. He is responsible for many civic buildings in Sydney and Melbourne as well as commercial buildings, churches and houses. After retiring from architectural practice he developed his interest in town-planning, becoming a lecturer at Sydney University and influencing the development of Canberra. The contrast between this 1884 chapel which dominates Horn Street and the tiny Keach's chapel tucked away in a back street demonstrates how popular, and respectable, non-conformity had become in Winslow life. The Horn Street chapel has now been converted into an eclectic house.

The Baptists too needed a larger chapel and the present Baptist Tabernacle was built on the eastern side of High Street in 1864.

In 1863 the vicar, Revd Preston, demolished the old vicarage and built a new one which has only recently been taken down prior to redevelopment of the site for new housing (January 2012). During this vicar's incumbency two "tin tabernacles" (since demolished) were built at either end of the town; one in Piccadilly and the other in Tinker's End, on the site of the present 24 Granborough Road.

In the 1930s the graveyard was extended in Vicarage Road on land given by Norman McCorquodale, which had formerly been used as a private bowling green. This is now full and a new cemetery has been created on the western edge of the town in Furze Lane.

St. Alban's Chapel is a small Roman Catholic chapel created in a wing of Winslow Hall in 1948 by the then owner of the hall, Sir Edward Tomkins.

Electricity and mains water arrived in the mid 1930s. The old water pumping building can still be seen in a field at the southern end of Sheep Street.

Winslow Rural District Council's offices were at The Firs, 28 High Street built in 1889 by the solicitor Thomas Price Willis, who also built The Elms next door as his residence (now demolished). The Rural District Council was absorbed into Aylesbury Vale District Council in 1974. Winslow Town Council now has its offices in this building, as does the Citizens Advice Bureau.

The former Post Office, an old timber-framed building on land owned by the church, was demolished to make way for a new church hall, the St. Laurence Room, built in 1913. For a while the Post Office occupied a shop on the east side of High Street. In 1911 a new Post Office, which also housed the telephone exchange was built on the west side of High Street, where the Winslow's first National School had stood. The 1911 Post Office is now a Royal Mail sorting office. A new telephone exchange and fire station were built next to it. The first fire station, called the Engine House, had been in Horn Street.

The Engine House was to become the town library in the early 1960s, which was then moved to the council offices in High Street, and is now in a 1980s building next to the community centre in Park Road.

The county Police Station and Magistrates Court built in Station Road around 1857 has been demolished. It had a large garden and orchard and the site has been redeveloped for housing as Court House Close. A police office has been opened in a former shop at 81 High Street.

Norden House, a listed building designed by the noted Arts and Crafts architect Ernest Newton, was built in 1891 for a doctor, as his house and surgery, and Norden House surgery remains with a modern health centre next door.



Figure 20: Norden House Surgery

The Workhouse and hospital

In 1821 the Overseers of the Poor bought the George Inn (an old inn at the rear of The Bell and not the present The George), as a workhouse for the hand-milling of corn by the poor. There was also a parish poorhouse in a thatched cottage on the eastern side of High Street.

The Winslow Poor Law Union was formed in 1835, with Winslow as head of a union of 17 parishes. George Gilbert Scott designed a new workhouse large enough for 250 paupers and this was built in 1837 at the northern end of High Street. These buildings were on a scale not seen before in Winslow. The central hub was four-storeys high with four three-storey blocks radiating from it. The workhouse dominated this end of the town and the northern part of High Street became known as Union Street. The uniformity and bulk was somewhat relieved by the Master's Lodge which Scott designed with an elegant canted full-height central bay.

After 1930 the building became the Winslow Institution and in 1948 the Winslow Hospital which closed in 1978. All the buildings have been demolished except the Master's Lodge, a listed building and now converted into a private dwelling. Swan House, a care home for older people, and Shaftesbury Court, a home for adults with learning disabilities, have been built on part of the old workhouse site.



Figure 21: The Master's Lodge at the former workhouse

Schools

Daniel Grace opened a boarding school for boys in 1812 at what is now 32 Horn Street. The school, known as the Winslow Classical and Commercial School, was moved to Brook Hall in Sheep Street in the 1820s, moving again in 1841 to Arundel House, a building which stood at the junction of Vicarage Road and High Street, since demolished for road-widening. Brook Hall was then taken over by Misses Todd's Academy for Girls which closed about 1910 (Foley & Hunt). The new single-storey schoolroom built on the western side of Brook Hall in 1901 has been replaced by 7 Sheep Street, a two-storey house built in 18th century style in old brick laid in Flemish bond.

There were three schools for poorer children.

In 1841 a National School for boys opened on the west side of High Street (Close).

In 1843 Miss Bridget Yeates gave a cottage in Church Walk, on the south side of the churchyard, for the building of a school for infants. This building was demolished in the 1980s; its site is marked by a plaque in the wall along Church Walk.

In 1865 a girl's parochial school was built next to the vicarage with access from Church Street. This is now the Brownies Headquarters.

All three were replaced by the new National School in Sheep Street, built in 1901. The High Street site was used for the building of the Post Office in 1911.

The County Council took over the running of all elementary schools in 1903.

The 1901 former National School in Sheep Street was closed in the 1980s and has been converted into houses. The current school is the Winslow C of E Combined School in Lowndes Way.

A secondary modern school was built in 1959 at the northern end of Park Road. This been closed in 1988 and the site is a civic/community centre.

In 1975 Furzedown School in Verney Road was opened for 5 to 18 year olds with special educational needs.

Secular Buildings

The population graph shows a gentle rise from 1800 to 1841, and then a jump to 1851 with a decline setting in after 1871. The population almost dropped back to the 1841 level after World War 1 and more-or-less levelled off until the 1960s when the expansion plan for Winslow kicked in and resulted in a trebling of the population by the end of the 20th century.

The 19th century saw a substantial northward expansion of the town. After the building of the 1837 workhouse there was linear development along the north end of High Street (then called Union Street) with brick houses, some detached, but mainly terraced or semi-detached. The opening of the railway in 1850 prompted the laying out of a new street, Station Road, where there was more linear development, the north side being built-on first.

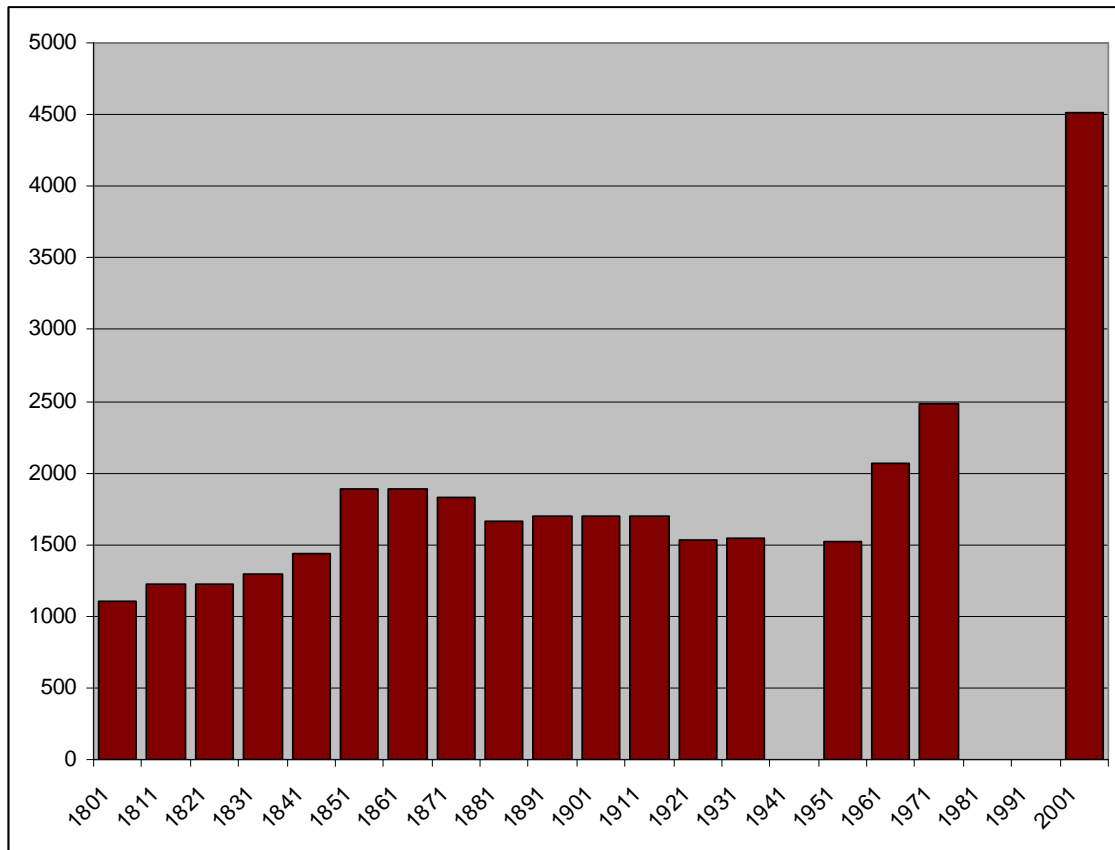


Figure 22: Graph showing population changes in Winslow (excluding 1941, 1981 & 1991)

Development was mainly residential apart from the Swan Inn, built in 1850, some other public houses and the civic buildings already mentioned.

Avenue Road and Park Road were laid out in the 1890s and development of larger houses extended along the east side of Buckingham Road, stopping at the railway line.

A new farm, Magpie Farm was built at the north-east end of the town around 1840 and with extensive allotment gardens off Station Road and Buckingham Road Winslow was still very much a country town.

The new houses were mainly for the working classes but easier access from London encouraged the hunting set to take hunting boxes in the area. These were substantial houses with stables, such as Western House at the western end of Horn Lane. The house was demolished in 1939 but the large stable range, which could accommodate 20 horses, remains (Foley & Hunt).

There was another serious fire in 1933 which destroyed three shops and houses in High Street. More buildings were lost in 1943 when a Wellington bomber returning to Little Horwood airfield crashed destroying the Chandos Arms and a house on the east side of High Street and

cottages behind. Four of the air crew and 13 civilians were killed; they are commemorated in a plaque at the parish church (Brooks).

Council house building started on the western side of the town in the 1920s with “homes for heroes” off Western Lane. More were built in the late 1940s which effectively joined Tinkers End to the rest of Winslow. With later infill Granborough Road is now almost continuously built-up on both sides.

However the greatest expansion was to come with housing estates which have now filled up the area bounded by Sheep Street to the south, Little Horwood Road to the east, the disused railway line to the north and High Street to the west. Lowndes Way and Elmfields were built in the 1960s followed by the Magpie Farm estate. The estate roads take the form of looped networks, not an historic characteristic of Winslow.

Private infill development has been concentrated in areas to the west with some small estates, such as at the end of Avenue Road, Spring Close or Highfield Road, and Langley Close. There are also areas of infill with modern individually styles houses, such as along Verney Road, Park Road and Station Road. These were green-field sites but other housing developments have been built on brownfield sites such as Comerford Way and McLernon Way, on disused railway premises.

Designed Landscapes

Winslow has no park. The garden and grounds of Winslow Hall are a designed landscape stretching north as far as Elmfields Gate. The grounds were split when land to the east was sold for development and remnants of the designed landscape survive in the Elmfields Estate where there are some magnificent mature trees. The high brick walls of Winslow Hall are a significant feature in the streetscape of Sheep Street and Greyhound Lane, as are the garden walls of the demolished Western House in Burleys Road, and the Vicarage.



Figure 23: Fair Meadow on the Elmfields Estate

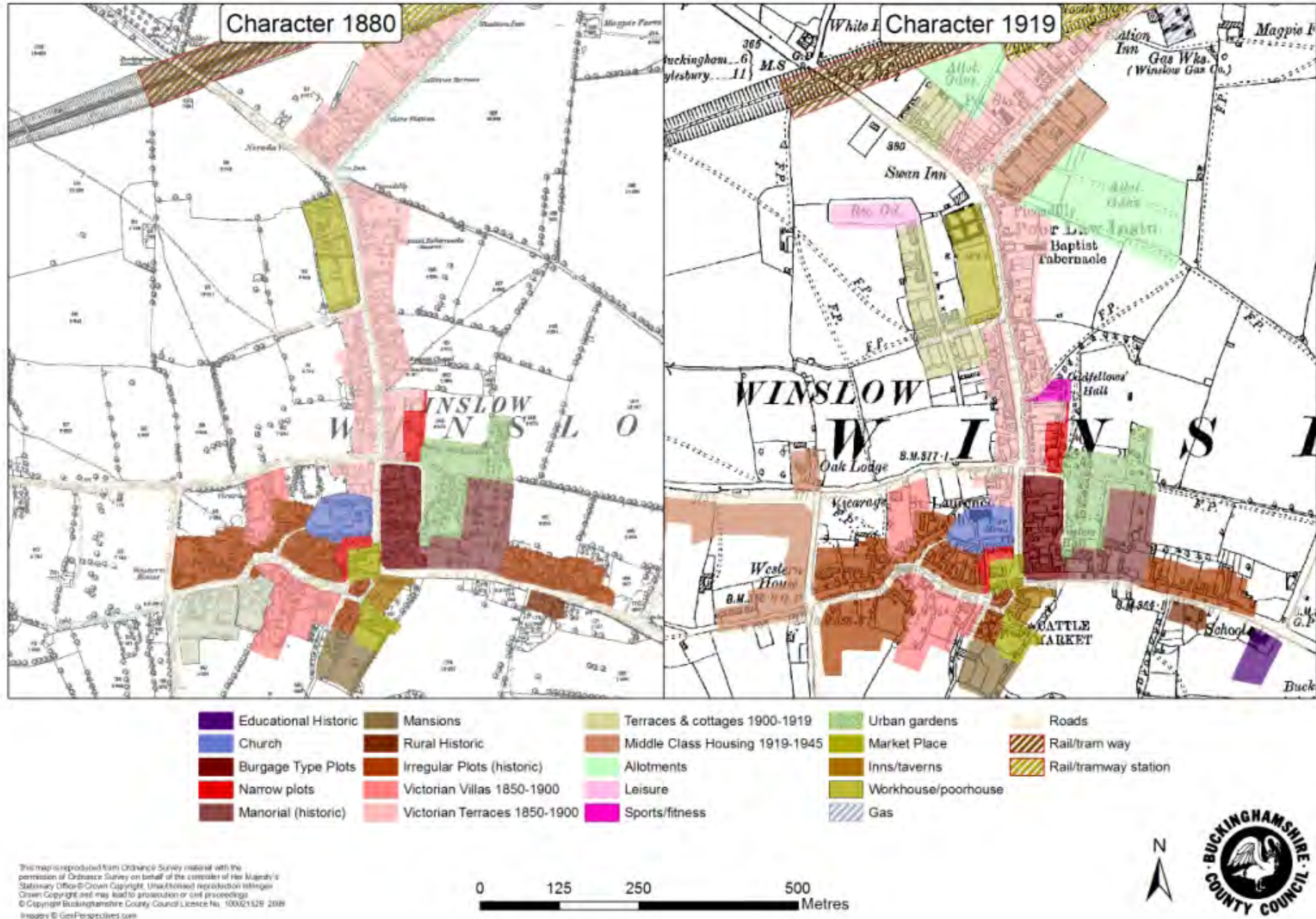
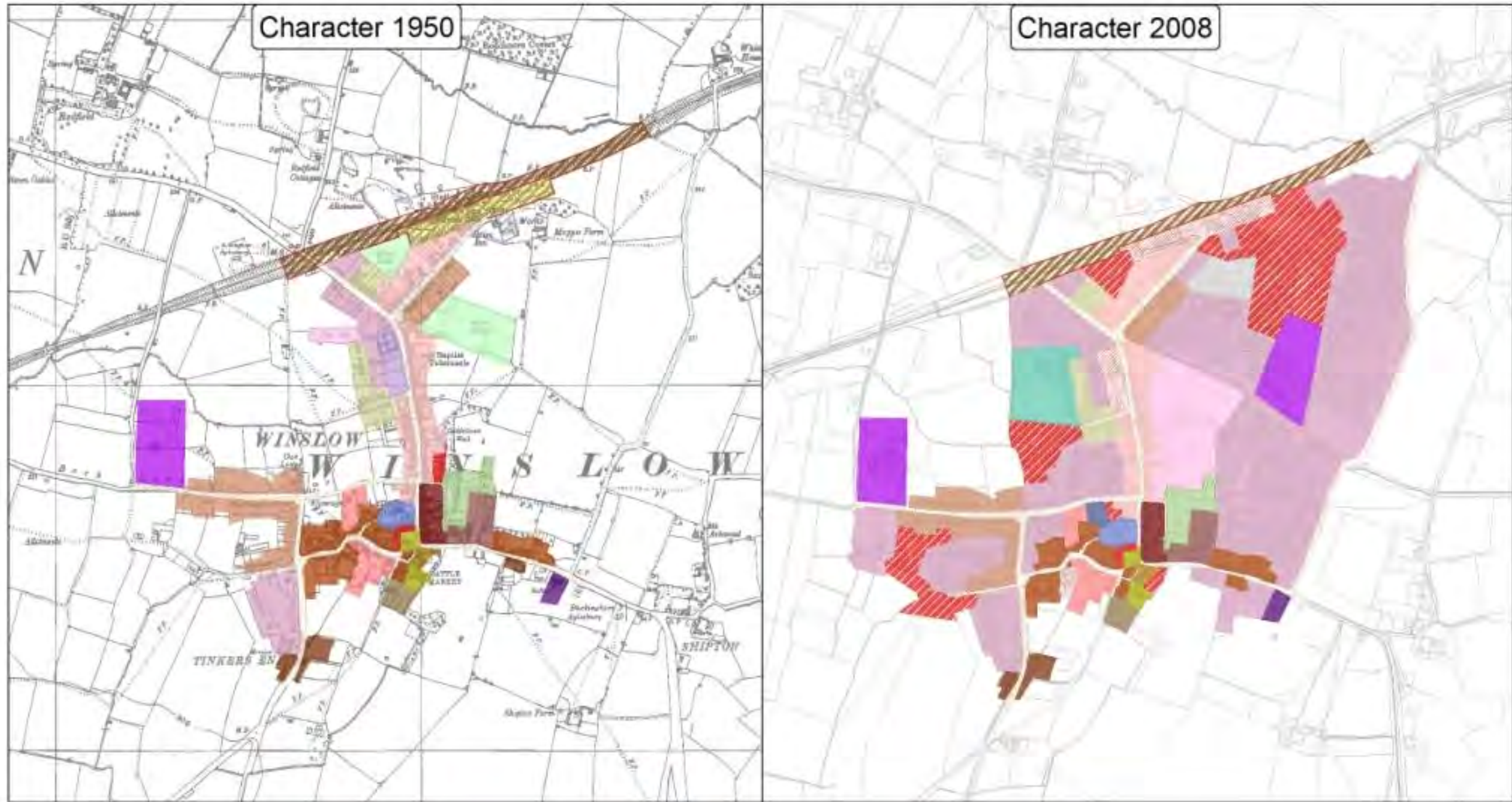


Figure 24: Town in the 1880s to 1920s



- | | | | | |
|----------------------|---------------------|--------------------------------|-----------------------------|------------------------|
| Civic | Burgage Type Plots | Irregular Plots (historic) | Private Housing (1945-1980) | Market Place |
| Educational Historic | Narrow plots | Victorian Villas 1850-1900 | Modern infill (Post 1980) | Inns/taverns |
| education (modern) | Manorial (historic) | Victorian Terraces 1850-1900 | Private Housing (Post 1980) | Industrial (Post 1945) |
| Church | Mansions | Terraces & cottages 1900-1919 | Leisure | Roads |
| Cemetery | Rural Historic | Middle Class Housing 1919-1945 | Urban gardens | Rail/tram way |

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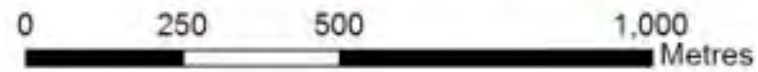


Figure 25: Town in the post war to modern period

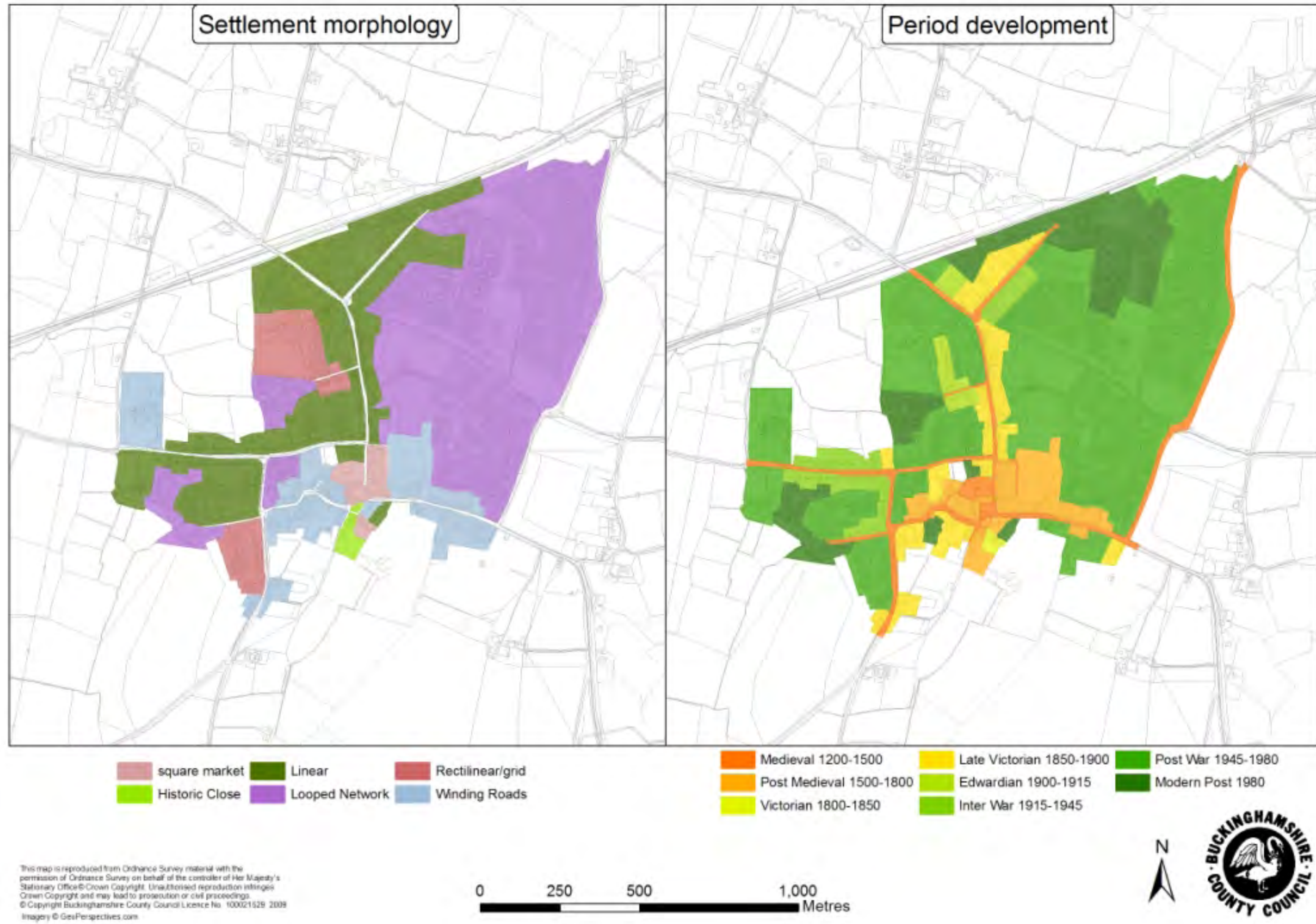
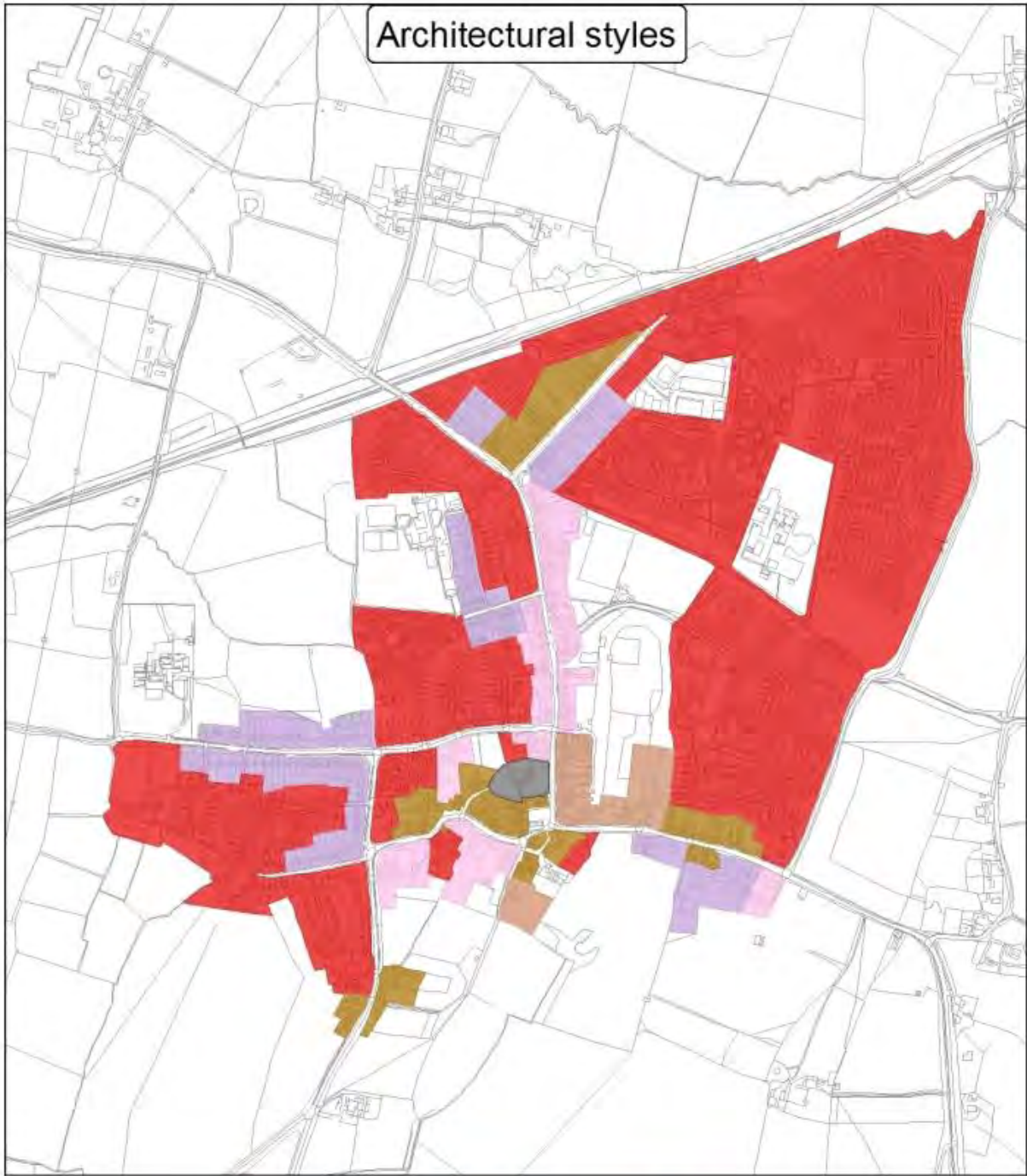


Figure 26: Morphological and period development



Gothic Style
 Georgian Style
 Edwardian Style
 Vernacular Style
 Victorian Style
 Modern (General)

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Figure 27: Architectural styles

II ASSESSMENT

5 Designations

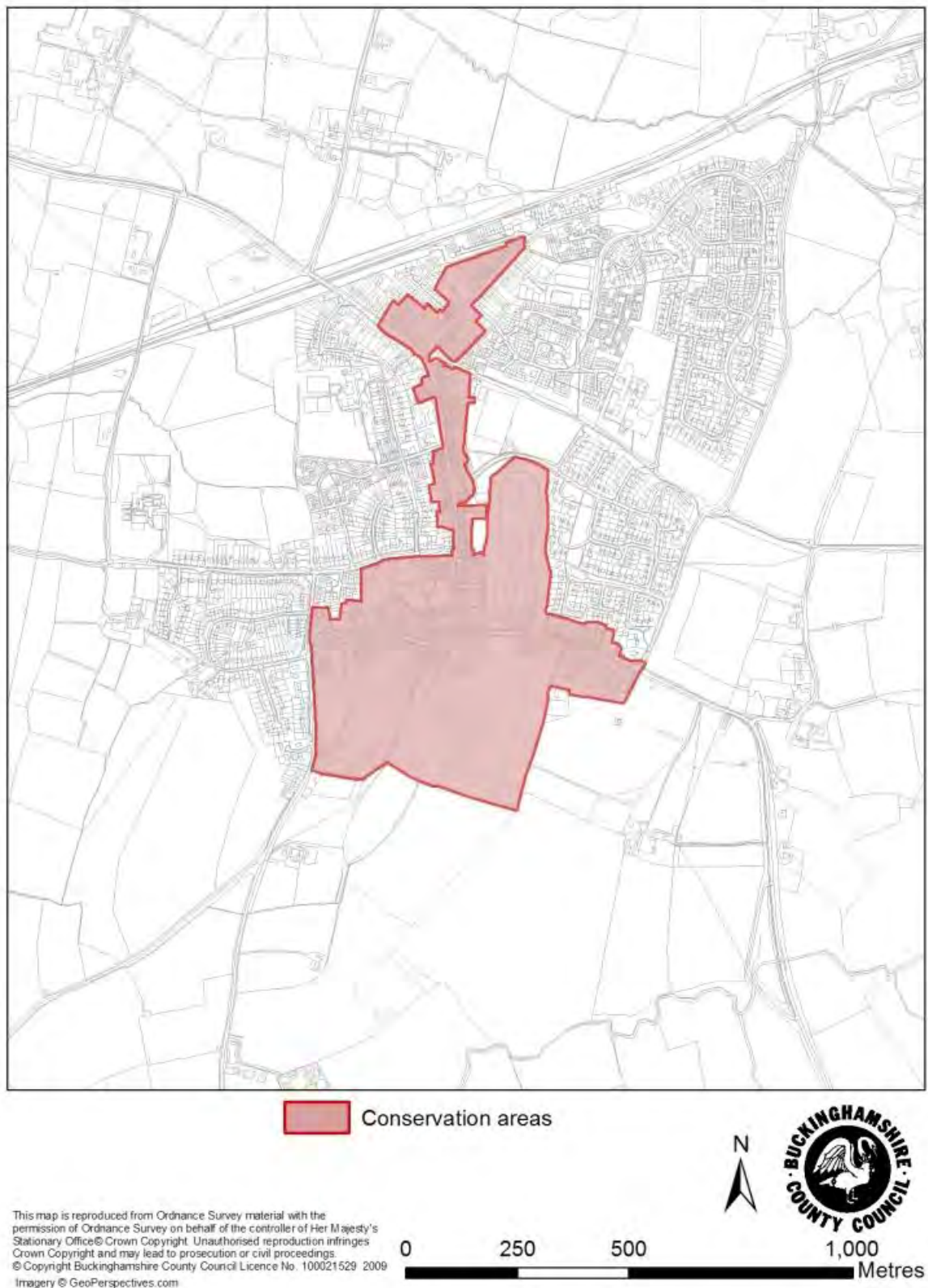


Figure 28: Extent of the conservation area

5.1 Conservation Areas (CA)

Winslow was originally designated as a conservation area in 1969. It was reviewed in 1990 and has recently been subject to another periodic review (AVDC: Winslow Conservation Area Appraisal 2008). This review added a significant area of Victorian and Edwardian development north of the High Street. No areas were removed from the conservation area as a result of modern infill.

5.2 Registered Parks and Gardens

There are no registered parks and gardens in Winslow.

5.3 Archaeological Notification Areas

Although not offering statutory protection, archaeological notification areas are a helpful tool for planning control as they highlight areas that are of known or suspected archaeological potential to planning control officers at a district and county council level.

Archaeological notification areas in Winslow cover the historic core around the church as well as a small area of earthworks near Tinkers End. A possible Saxon palace site is located south of Sheep Street just beyond the extent of the town.

5.4 Scheduled Ancient Monuments

There are no scheduled ancient monuments in Winslow.

6 Historic Urban Zones

6.1 Introduction

The process of characterising and analysing Buckinghamshire towns produces a large quantity of information at a 'fine-grained scale' e.g. the character of particular buildings, town plan forms and location of archaeological data. This multitude of information can be hard to assimilate. In order to distil this information into an understandable form, the project will define larger areas or Historic Urban Zones (HUZs) for each town; these zones provide a framework for summarising information in a spatially and written form (see diagram below). Each zone contains several sections including:

- A summary of the zone including reasons for the demarcation of the zone.
- An assessment of the known and potential archaeological interest for pre 20th century areas only.
- An assessment of existing built character.

6.2 Historic Urban Zones

The creation of these zones begins with several discrete data sets including historical cartography and documentary sources; known archaeological work; buildings evidence (whether listed or not) and the modern urban character (see diagram below Figure 29). From this, a picture can be drawn of the changes that have occurred to the built character within a given area over a given period. Discrete areas of the town that then show broad similarities can be grouped as one zone.

After the survey results have been mapped into GIS the resulting data is analysed to discern any larger, distinctive patterns; principally build periods, urban types, styles or other distinctive attributes of buildings. Zone boundaries are defined based around areas of homogenous townscape, although occasionally there may be more diversity as a result of piecemeal change. Other considerations for defining these zones can be made from the other attribute data, including time depth and degree of preservation.

Several different datasets will feed into the creation process for urban zones under two broad headings; historical and topographical modelling and built character.

Historical and topographical modelling covers a variety of sources including:

- Historical maps and documentary research – historical consultancy work, an analysis of historic routes and an analysis of manorial holdings where available.
- Archaeological and environmental evidence – data stored in the HER, geological and soils databases provided by the BGS and Cranfield University and an analysis of the distribution of pottery fabrics for the Saxon and medieval periods.

The Built Character heading incorporates the following sources:

- Built environment – English Heritage listed buildings and historic map research.
- An analysis of the modern urban form – the historic urban character database produced for this project and designations such as Conservation Areas and Registered Parks and Gardens.

6.3 Archaeological Assessment

The second part of the analysis examines the significance and potential of towns from an archaeological perspective. This assessment is undertaken by the analysis of archaeological and historical sources. Unlike the built environment, the focus of investigation is limited to the historic cores of settlements, where most archaeological evidence exists and the likelihood of archaeological discovery is at its greatest. The assessment includes consideration of the archaeological interest of above-ground buildings and structures, which may contain hidden elements, which are earlier than their nominal date based on visible architectural details.

The method for evaluating archaeological significance is an adaptation of English Heritage’s Monuments Protection Plan for urban areas (English Heritage 1992). For the character zones within the historic core an evaluation is made of particular attributes, these are: Period; Survival; Potential; Group Value and Diversity.

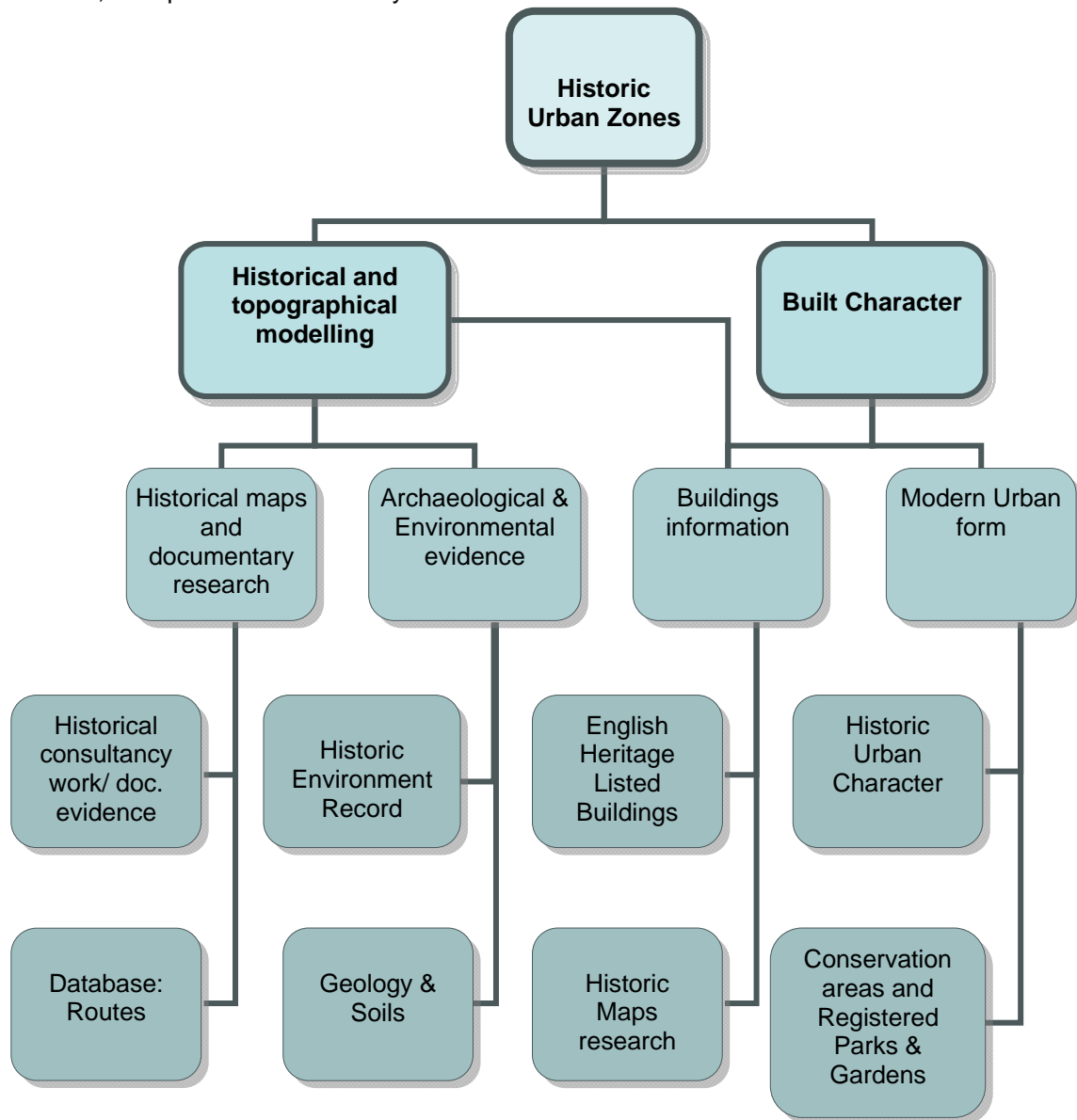


Figure 29: Diagram showing the processes involved in the creation of the urban character zones

Period

Assessment of the time-depth of archaeological remains likely to be present. As a general rule urban deposits with greater time-depth will tend to be of more archaeological interest.

- Early Medieval foundations 1000 -1100 and/or with possible proto or pre urban antecedents. Potential for remains with a very wide date range of a thousand years or more.
- Medieval Foundations of 1100 -1536 with remains relating to Medieval and Post Medieval establishment and change
- Post 1536 - establishment and change occurring after 1536. Post-medieval remains only

- Post 1800 – modern development

Survival

This section focuses on the visible or documented survival of historical elements. For example buildings will have a bias towards post medieval although some medieval forms (churches) will exist. In terms of deposits assessment will often be based upon documented investigations and it should be recognised that some parts of towns cannot be assessed until further data becomes available.

- High = Documented survival of extensive significant remains
- Medium = Documented survival of significant remains
- Low = Documented extensive destruction/loss/absence of remains
- Uncertain = Insufficient information for reliable judgment

Potential

This section relates to the likelihood of preservation of structural, artefactual and ecofactual evidence and will be a summary based in part on known archaeological and environmental evidence and in part on predictive preservation and therefore should be treated with caution. Potential preservation is based upon ground conditions whether wet or dry, the topography and the quality of archaeological evidence. The relationship between subsurface deposits and standing buildings is also of relevance. Evidence for buildings potential lies in determining the preservation of older building structures or fabrics hidden behind later builds and facades. The principal nature of remains predicted will be indicated. This will also refer to the potential for environmental finds, although this can only be a general statement.

- High - Areas predicted to contain stratified or waterlogged buried deposits or early structural elements within standing buildings. High potential for environmental finds such as anoxic environments with pH of over 7. (peats, waterlogged deposits)
- Medium - Areas predicted to contain significant buried deposits and/or potential for hidden structural elements. Potential for environmental finds can be varied, covers a wide range of soil types.
- Low Areas predicted to have limited survival of archaeological deposits e.g. due to destruction of subsurface deposits by modern development. Low potential for environmental finds such as oxic environments with a neutral pH (brown earths).
- Uncertain - Areas with insufficient data to make any meaningful prediction.

Group Value

The identification of adjacent buildings where concentrations of types occur forming a distinct character. For the majority the group value will be not applicable but can include Commercial clusters, Ecclesiastical clusters or Industrial clusters.

Diversity

This criterion seeks to measure the phases of change to a given area through time. The diversity reflects the range of features, components and monuments that can be recorded within the zone or across a wider range of zones. Equally this could also apply to the diversity of the built environment. This will also examine the survival of buildings within the historic core using English Heritage listed buildings data to assess the range and diversity of dates and architectural style within the zone.

- High – 3 or more phases
- Medium – 2 major phases
- Low – Single phase
- Unknown

6.4 Heritage Values

The assessment has also adopted the methodology outlined in the English Heritage document *Conservation Principles, Policies and Guidance (2007)*. This is intended to help ensure consistency when carrying out assessments on the historic environment by proposing an integrated approach to making decisions, based on a common process.

Although acknowledging the importance of existing heritage designations, the Conservation Principles promote an holistic approach to the various inter-related heritage values that might be attached to a place. The high level values range from evidential, which is dependent on the inherited fabric of the place, through historical and aesthetic, to communal values, which derive from people's identification with the place.

- *Evidential*: The potential of a place to yield evidence about past human activity e.g. through study of buried archaeological remains or historic buildings.
- *Historical*: Derives from the ways in which past people and events and aspects of life can be connected through a place to the present. It tends to be either illustrative of particular activities or process or associative with famous people or events.
- *Aesthetic*: Derives the ways in which people draw sensory and intellectual stimulation from a place. It can reflect deliberate design (e.g. architecture) or the fortuitous coming together of features to create a 'patina' of age.
- *Communal Value*: Derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values can be closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects manifesting as symbolic, commemorative, social or spiritual values.

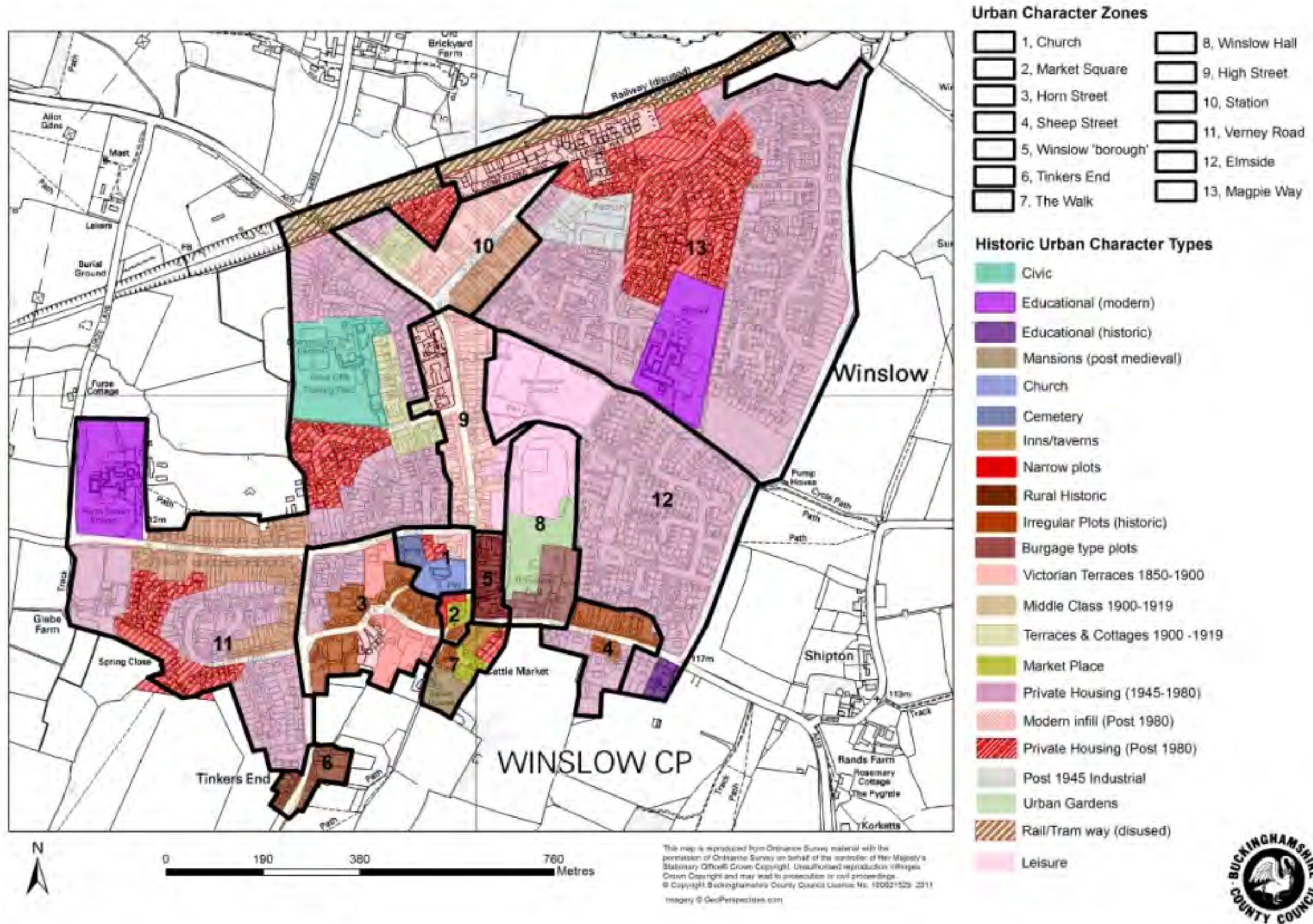


Figure 30: Historic Character Zones for Winslow

6.5 Historic Settlement

Zone 1: Church				
<p>Summary: This small zone is the historic core of Winslow centred on the parish church. It comprises the parish church of St. Laurence, the churchyard (including the 1930s extension) and buildings north of the church as far as Vicarage Road, built on the former church precinct. It contains three listed buildings and is wholly within the Winslow Conservation Area. The secular buildings have a variety of residential and commercial uses. The plots facing High Street are wide-fronted and 19th century terraces front Vicarage Road. All are set close to the road, with a small jumble of buildings behind, a mix of historic and modern. Church Walk, a tar macadam footpath now runs around the churchyard separating it from the neighbouring secular buildings. This zone displays all the conservation values to a significant extent.</p>				
<p>Historical: The parish church is the oldest building in Winslow, with a wealth of historical associations. The church itself may have Saxon origins, although no Saxon fabric survives. It is said to contain remnants of a Norman stone church, but the present building dates mainly from the 14th century, with later additions and alterations. The secular buildings appear to be mainly 19th century but appearances may be deceptive. This zone was on the northern edge of the town before the 19th century. There are documentary references to the Windmill Inn (now the Windmill Veterinary Practice on the corner of High Street and Vicarage Road) in the mid-18th century. Old photographs show that part of the Windmill Inn was a timber-framed thatched building and a 17th century date has been ascribed to the listed building at 5 Vicarage Road, now much altered. The origins of secular development on the church precinct are not known, but appear to go back at least to the 17th century and possibly earlier. In the past there were at least two public houses, The Windmill Inn and the King's Head.</p>				
<p>Evidential: To date there has been one watching brief in the churchyard (WW3) which did not yield anything of archaeological significance.) has shown the potential. Generally opportunities for excavation will inevitably be limited; however, the excavation at the St Laurence church rooms (WW 10) in zone 2 has shown that this part of Winslow is archaeological sensitive and has the potential to yield deposits dating to the Saxon, medieval and post medieval periods. The zone contains a number of significant historic buildings including the medieval church of St Laurence, although a more detailed survey of the fabric and form of these structures has the potential to yield information, about date and the development of this part of the town.</p>				
<p>Aesthetic: The church has obvious aesthetic appeal and is set in a churchyard which is well-tended and visually attractive. It forms a tranquil green space next to the busy main road. The other historic buildings are well-kept and attractive and make a considerable contribution to the historic character of the town.</p>				
<p>Communal: The presence of the church, churchyard and cemetery ensure that this zone is the spiritual and communal focus for the town. The war memorial is also in the churchyard.</p>				
Archaeological Assessment		Built Character (general characteristics)		
<p>Period: Early Medieval foundations Survival: Medium Group Value: N/A Diversity: Medium Potential: High</p>	Morphology:	Linear		Density: Medium/High
	Character Types:	Church (parish) Post medieval (wide frontage)		Terraces 19th century Private housing 1980 to current
	Architecture	Gothic	Vernacular	Georgian Victorian
Heritage Values	Plan Form	1600-1900 wide frontage		Modern bungalow 1600-1900 urban terraces
<p>Evidential Value: High Historical Value: High Aesthetic Value: High Communal Value: High</p>	Build Materials:	Stone Brick handmade red Brick painted		Brick handmade colour Render over box frame
	Roof Materials:	Slate Tile: clay machined		Tile: clay handmade Tile: Pan tile machined

Zone 2: Market Square				
<p>Summary: This is the smallest character zone in Winslow and comprises the market square, and the buildings that border it. The historical and architectural significance of this zone is reflected in the proportionately high number of listed buildings – 13 – almost every building is listed, and the zone lies wholly within the Winslow Conservation Area. The main road – A413 – still comes right past the market place.</p>				
<p>Historical: The essential historic plan-form has survived well since the market place was carved out of the church precinct and part of Horn Street following the grant of the market charter to St. Albans Abbey in 1235. The market square has decreased in size with the encroachment of buildings, a process which began in the medieval period as Winslow developed as a commercial centre with permanent shops and inns replacing the early temporary market stalls. The market served the surrounding agricultural area and hiring fairs were also held here throughout the 19th century.</p>				
<p>Evidential: To date there has been one archaeological intervention in the zone; an excavation at St. Laurence's Rooms uncovered a number of Christian burials, some radiocarbon dated to AD 900-1160. The excavation is significant as it shows that the extent of the late Saxon/medieval churchyard probably extended beyond the present church boundary and encompasses part or all of the market square. The excavation also uncovered evidence of medieval plot boundaries possibly medieval burgage divisions. As a consequence this part of the town has the potential to yield significant archaeological deposits dating to the Saxon, medieval and post medieval periods. The later plan form of the market area is also of archaeological and architectural interest as there has been piecemeal encroachment of buildings on the market square particularly from the buildings on the north side of Bell Walk. There is considerable scope to find out more about the development of this zone through surveys of the historic building stock.</p>				
<p>Aesthetic: The aesthetic appeal of this zone is in the historic buildings, which display a variety of styles, sizes, and building materials. The winding lanes that surround the market and the setting of the church make this an historically attractive part of the town. The only detraction to the aesthetics of the zone is the use of the market square as a car park for six days of the week.</p>				
<p>Communal: Unlike other towns of its size, the market square still holds a popular weekly market and a monthly farmers' market. This zone remains a busy, commercial centre served by a variety of businesses with shops, eating places and pubs around it. A social and spiritual centre, the church hall, St. Laurence's Rooms, is also in this zone. The Market Square has been the focal point for communal celebrations in particular as a venue for celebrating the coronation and jubilees of successive monarchs. The square is traditionally the meeting place for the Whaddon Chase hunt, and the Boxing Day hunt gathering is still a big social event in the Winslow calendar. There is an important and growing Winslow history archive kept here as part of the Winslow History Project, an active group which is researching the history of the town and transcribing original documents. The results are made publicly available on the Winslow History Website http://www.winslow-history.org.uk/index.shtm</p>				
Archaeological Assessment	Built Character (general characteristics)			
<p>Period: Anglo Saxon, Medieval Post Medieval Survival: Medium/High (buildings) Group Value: Commercial cluster Diversity: Medium Potential: Medium/High (buildings)</p>	Morphology:	Market Square	Density:	High/medium
	Character Types:	Market area	Inns/taverns	Narrow plots
	Architecture	Vernacular	Georgian	Edwardian
Heritage Values	Plan Form	Narrow frontage – medieval & post-medieval	Post medieval wide frontage 1600-1900 Urban wide frontage	
<p>Evidential Value: High Historical Value: High Aesthetic Value: High (Buildings) Communal Value: High</p>	Build Materials:	Brick: Handmade red Brick: Coloured	Brick: Painted Brick: Rendered Box frame: Rendered	
	Roof Materials:	Slate Tile: clay machined	Tile: clay handmade	

Zone 3: Horn Street				
<p>Summary: This zone comprises Horn Street (west of The Walk), Church Street, the southern side of Church Walk, The Tannery, Old Tan Yard Close, Bevan Court, Tinkers Drive, the eastern side of Burleys Road, Parsons Close, and the south side of Vicarage Road between the Cemetery and the junction with Burleys Road. This zone is now a quiet residential area but Horn Street was formerly part of the east-west main route through to Whitchurch. This zone has 21 listed buildings and is wholly within the Winslow Conservation Area.</p>				
<p>Historical: The 1599 Salden map indicates closes along the south side of Horn Street and buildings on the north side. This is only representational but it seems likely that there was early settlement along this road, certainly on the north side in the medieval period. The medieval tithe barn stood in Horn Street, and was rebuilt after the Parliamentary enclosure. Cattle markets were held here (the probable origin of the street-name) and Horn Street also had several public houses, the town's main bakery, a school, and the Congregational Chapel. Vicarage Road originated as a back lane to Horn Street closes, and on enclosure replaced Western Lane as the main road to Addington. There were farmhouses, the tithe barn and a tannery in this zone as well as 19th century hunting boxes. The tithe barn was converted to residential use many years ago and the hunting stables have been converted more recently. The church connection has persisted with a succession of vicarage buildings. The current incumbent has a modern house in Vicarage Road. Its 19th century predecessor has recently been demolished for redevelopment of the site. There are reminders of the large 19th century houses in the form of garden walls which are significant features in the townscape. The houses in Parsons Close and Burleys Road were built in the 1970s.</p>				
<p>Evidential: To date there have been a two archaeological investigations in this zone one at 25 Horn Street (WW 4) revealed a pit and two linear features and some sherds of pottery, including a Roman sherd dated c.3rd century. This residential development is on the site of the former tannery. Redevelopment here makes it unlikely that any evidence of past industrial activity will be found.</p> <p>The plan form of Horn Street is intriguing with a bend in the street in front of the former Congregational Chapel. The curved road between this bend and the Market Place echoes the curve of the churchyard suggesting that the northern side of that stretch of Horn Street was, together with Market Square, part of the ancient church precinct. Building density is far higher in that northern area compared with the southern side of Horn Street where the plots are far deeper and wider.</p> <p>The buildings have strong evidential value. Dating evidence would inform the history of the development of this zone. From listed building descriptions and visual survey it is evident that there has been considerable rebuilding and alteration in this zone, and therefore beneath ground archaeological potential may be reduced.</p>				
<p>Aesthetic: The variety of picturesque historic buildings, vernacular and more polite, gives Horn Street and the roads directly off it strong aesthetic value. The bend in the road, and narrow side-roads and alleys contribute to its visual appeal and historic sense of place.</p>				
<p>Communal: The Brownie & Guide Hall now occupies the former school in Church Street. This zone now lacks the commercial bustle it once had but there will still be Winslow residents who remember going to the chapel, pubs and bakery.</p>				
Archaeological Assessment	Built Character (general characteristics)			
<p>Period: Medieval foundations Survival: Medium/High (Buildings) Group Value: N/A Diversity: Medium Potential: Medium/High (Buildings)</p>	Morphology:	Winding roads		Density: Medium
	Character Types:	Narrow plots Irregular plots Chapel (converted)		Merchant housing Private housing 1980 to current Private housing 1945-1980
	Architecture	Vernacular	Gothic Revival	Georgian Modern General
Heritage Values	Plan Form	Post medieval: wide frontage Rural cottages		1600-1900 wide frontage Modern conversions Modern detached
<p>Evidential Value: High (Buildings) Historical Value: High Aesthetic Value: High Communal Value: Low/Medium</p>	Build Materials:	Brick: Handmade red Brick: Handmade Coloured Box frame & brick		Brick: Machined Red Brick: Painted Brick: Rendered Box frame& render
	Roof Materials:	Thatch Slate		Tile: clay handmade Tile: clay machined

Zone 4: Sheep Street:					
<p>Summary: This zone comprises numbers 17-49 on the north side of Sheep Street and Dene Close, Tennis Lane, Home Close and Haycutters on the south side. This zone has 11 listed buildings and, apart from Dene Rise at the end of Tennis Lane, lies within the Winslow Conservation Area. This road, with Horn Street, was the main east-west route through the town and thus part of the “old” town, compared with the “new” town on the creation of the borough in the 13th century. The derivation of the name Sheep Street is not clear. It may be because of the sheep markets held here, or because this road leads to the hamlet of Shipton. Old maps show a group of buildings along Tennis Lane, a route which would have led out to the town’s fields and on to Shipton Farm, but only one timber-framed building remains here. The tennis club, after which the lane is named, has been relocated to the Winslow Centre in Park Road. With its picturesque old houses Sheep Street plays an important role in setting the historic character on entering Winslow on the main road from Aylesbury. But there have been considerable changes, particularly on the south side, which began when buildings were demolished by the Lowndes family to open out the view from Winslow Hall. Plots on the north side of Sheep Street are far more regular with a rear boundary which has persisted despite the modern development to the north. The layout on the south side is irregular with far less dense development. This may have always been the case. Once a zone of small farms and agricultural workers’ cottages, apart from the Nags Head pub this zone is now wholly residential.</p>					
<p>Historical: Sheep Street’s origins are at least medieval, and most probably Saxon; King Offa’s residence is said to have been on Dene Hill to the south-east. This is the highest ground in Winslow - Sheep Street slopes down towards Market Square – and commands panoramic views so seems a natural defensive site. So this zone may be the oldest settled part of Winslow. Historic plot boundaries and buildings have been preserved well on the north side.</p>					
<p>Evidential: The only archaeological investigation in this zone to date, a watching brief at Home Close, Tennis Lane in 2007 revealed no archaeological evidence. Archaeological investigations are required to test the theory about the location of King Offa’s residence but ploughing and nearby building work may have disturbed evidence. Buildings in this zone have high potential.</p>					
<p>Aesthetic: The row of cottages on the north side and remaining historic buildings on the south side are particularly picturesque when entering Winslow from the Aylesbury direction. The road slopes down with views beyond the cottages to the dramatic roofline of Winslow Hall with its enormous chimney stacks. The character remains semi-rural.</p>					
<p>Communal: The Nags Head is the only remaining communal facility in this zone. This zone is highly visible with a busy main road passing through it.</p>					
Archaeological Assessment		Built Character (general characteristics)			
<p>Period: Medieval foundations (possibly Early medieval) Survival: High (Buildings) Group Value: N/A Diversity: Medium Potential: High (Buildings)</p>	Morphology:	Winding roads	Historic lane	Density:	Medium
	Character Types:	Narrow plots (historic)		Rural historic Private housing (modern)	
	Architecture	Vernacular		Modern general	
Heritage Values	Plan Form	Rural cottages Urban cottages Wide frontage (rural)		Modern bungalow Modern detached	
<p>Evidential Value: High (Buildings) Historical Value: High Aesthetic Value: High Communal Value: Low/Medium</p>	Build Materials:	Brick: Handmade red Brick: Handmade Coloured Box frame & brick		Brick: Machined Red Brick: Painted Brick: Rendered Box frame& render	
	Roof Materials:	Thatch Slate		Tile: clay handmade Tile: clay machined	

Zone 5: Winslow “borough”				
<p>Summary: This zone comprises properties on the east side of High Street (numbers 2 to 30A), in Greyhound Lane and number 1-11A Sheep Street. It is a mixed used area of shops, offices, flats and some houses. Buildings in Sheep Street and High Street front the busy A413 and have an urban character, whereas those in Greyhound Lane are in a quiet lane where the character is influenced by the presence of the high boundary wall and trees in the garden of Winslow Hall. This zone has 15 listed buildings and lies wholly within the Winslow Conservation Area.</p>				
<p>Historical: With its narrow, regularly shaped plots facing the market place this must be the block of land set out as burgage type plots in the 13th century and referred to as the “New Town” in medieval records. Greyhound Lane was the back lane and there has been later development of buildings facing that lane. The plot-layout has broken down at the Sheep Street end with later infill. Modern flats have been built at the north end where there was once a tannery.</p>				
<p>Evidential: As is usual in any commercial centre there have been considerable changes over the years, particularly of shops, with some demolition and rebuild. However the plot morphology has persisted reasonably well in the centre of this block and much of the change has been affected by building “makeovers” with timber-frames being covered over with brick and/or render. So evidential value in the buildings of this zone is high. A building survey at 2 High Street in 2008 prior to proposed redevelopment, revealed three interconnecting buildings, with the earliest dating from the 17th century. This building fronted the street. There have been two archaeological investigations in this zone. Trial trenching at 30 High Street produced no evidence owing to modern disturbance. Excavations at 10 High Street revealed several features and finds indicating late-medieval to modern activity. These results confirm that archaeological potential will be higher in the central area of this block where there has been less disturbance caused by building development.</p>				
<p>Aesthetic: The buildings display a high degree of variety in age, style, size and building materials and with a mix of uses. Several of the historic buildings are picturesque and generally shop fronts are in sympathy with the overall historic character of the town.</p>				
<p>Communal: This zone is a busy part of the commercial centre of Winslow. Unlike many places it has retained independent shops and businesses. The town council's offices are in this zone.</p>				
Archaeological Assessment	Built Character (general characteristics)			
<p>Period: Medieval foundations Survival: Medium/High (buildings) Group Value: Commercial Cluster Diversity: High Potential: Medium/High Buildings</p>	Morphology:	Linear		Density: High
	Character Types:	Burgage type plots Merchant housing (post-med)		Victorian Villa Blocks of flats (modern) Private housing (modern)
	Architecture	Vernacular	Georgian Neo-Georgian	Edwardian Modern General
Heritage Values	Plan Form	Post-medieval: Narrow Frontage 1600-1900: Wide frontage		Modern: Flats Modern: Detached Modern Conversions
<p>Evidential Value: Medium/High (Buildings) Historical Value: High Aesthetic Value: High Communal Value: High</p>	Build Materials:	Brick: Handmade red Brick: Handmade Coloured Pebbledash Tile-hanging		Brick: Machined Red Brick: Painted Brick: Rendered
	Roof Materials:	Tile: clay handmade Tile: clay machined		Slate

Zone 6: Tinkers End			
Summary: This is a small zone either side of Granborough Road at the south-western extremity of the settlement. It is a mixture of historic and modern houses with a semi-rural character. There are no listed buildings in this zone. Part of it, on the east side of Granborough Road, lies within the Winslow Conservation Area.			
Historical: This zone has the air of an historic squatter settlement. It does not feature on the Salden map but buildings are shown in this area on the Jefferys map of 1760. It probably originated as a farmstead and a few cottages built near the open fields, perhaps on parts of the manorial waste by the roadside. With a pub (the Boot or Devil in the Boot) and a tin tabernacle it was a small hamlet with picturesque thatched cottages, as shown on old photographs. During the 20 th century development on Granborough Road joined Tinkers End to the rest of Winslow. The tin tabernacle and thatched cottages have been replaced by modern houses but a Victorian terrace, timber framed Tinkers End Cottages (perhaps 17 th century) and the former pub, first mentioned in the mid-18 th century, remain. There was a clay pit and brick field on the east side of Granborough Road marked on the 1 st edition and 1900 OS maps. The Clarke family of Tinkers End appeared as brickmakers in late 19 th century directories. Ridge and furrow is evident in the fields behind houses on the west side of Granborough Road.			
Evidential: Although not listed the historic buildings in this zone merit investigation. Survey and documentary research in the manorial records could shed light on the origins and development of Tinkers End. There have been no archaeological investigations in this zone but potential is likely to be low bearing in mind the extent of new development. However the earthworks associated with the brick works and ridge and furrow.			
Aesthetic: Tinkers End is at the southern entrance to Winslow at the foot of a hill which slopes gradually northwards up to the town and there are glimpses of the church tower. Although quite altered the cottages on the western side of the road have attractive chequered brick. The former Boot pub (nos. 1 and 1A) and neighbouring timber-framed house are landmark buildings on a bend in the road.			
Communal: With the closure of the pub and demolition of the tin tabernacle this zone is now completely residential and therefore of low communal value.			
Archaeological Assessment	Built Character (general characteristics)		
Period: Post-Medieval foundations Survival: Low/medium Group Value: N/A Diversity: Medium Potential: Low/Medium (Buildings)	Morphology:	Linear	Density: Medium
	Character Types:	Rural historic (post-medieval)	Victorian terraces Private housing 1945-1980
Heritage Values	Architecture	Vernacular Victorian	Modern General
	Plan Form	Rural cottages 1600-1900 Rural terraces	1600-1900 Wide frontage Modern detached Modern bungalow
Evidential Value: Medium (Buildings) Historical Value: Medium Aesthetic Value: Medium Communal Value: Low	Build Materials:	Brick handmade colour Brick rendered	Brick machined red Box frame & render
	Roof Materials:	Slate	Tile: clay machined

Zone 7: The Walk				
Summary: This zone comprises properties on the east side of The Walk, the south side of Bell Walk, Limes Court, Keach's Chapel, The Bell Hotel and Ivy Cottages. Modern redevelopment has made this zone primarily residential although it retains non-residential use at The Bell Inn and Keach's Baptist Chapel. There are five listed buildings in this zone which lies wholly within the Winslow Conservation Area.				
Historical: The Walk, which now peters out into a public footpath, was probably the original route from Granborough in the south to the church and market place, later superseded by Granborough Road as Horn Street developed towards the west. This ancient north-south route crossed the east-west road where the Bell Hotel now stands. The Bell, which faces Market Square, is first referred to in 1591 but it seems likely that the current building replaces a medieval inn in this prominent position. The Bell became a coaching inn catering for travellers on the road to London as well as visitors to the market. In the past this was a varied and busy zone. The Bell had its own malthouse and another inn, the George, which stood behind the Bell became the town's workhouse for a while in the 19 th century. Winslow's first school stood in The Walk and the 19 th century cattle market has only recently been closed and re-developed for housing. Next to the old cattle market is the historically important Keach's Baptist chapel built in 1695. There are 17 th century – possibly earlier – timber framed buildings in Bell Walk and The Walk and a genteel 18 th century villa at Lawn House. In the 20 th century stables at the Bell were turned into the Bell Garage.				
Evidential: The only archaeological investigation to date was trial trenching at the cattle market in 2009 prior to redevelopment as Limes Court. There were no finds but evidence of a Victorian cattle pen with several undated features was recorded. Modern disturbance will have reduced archaeological potential. There is more potential for environmental evidence of earlier farming practices in the south closer to the historic common fields.				
Aesthetic: The Bell Hotel is a landmark building on the sharp bend in the A413 at the entrance to the market place. Its ornate front with neo-Classical details increases its visual impact (although the current black and white treatment appears rather more subdued than the one shown in old photographs). Historic buildings including Keach's Chapel and those in Bell Walk and The Walk are picturesque and the character is more rural towards the southern end of this zone where The Walk becomes a green lane with fields either side.				
Communal: Communal value remains strong in this zone because of the presence of The Bell which has been a place for communal celebrations and functions for centuries. Keach's Chapel has spiritual value, and played an important role in the history of the Baptist movement. The Baptist community outgrew this tiny building and built a new Tabernacle in High Street but Keach's Chapel is still occasionally used for services. The sale-ring of the cattle market has been retained as a reminder of the historic importance of farming, and especially cattle-rearing, to the economy of Winslow.				
Archaeological Assessment		Built Character (general characteristics)		
Period: Medieval foundations Survival: Medium/High (Buildings) Group Value: N/A Diversity: Medium Potential: Medium/High (Buildings)	Morphology:	Historic Lane Market Square Winding Road	Density:	Medium
	Character Types:	Rural Historic (post – medieval) Irregular plots	Inns/Taverns (historic) Victorian Villa Private housing (modern)	
	Architecture	Vernacular Georgian	Victorian	
Heritage Values		Plan Form	Post medieval: wide frontage Rural cottages	Mansions (1600-1900) Modern detached Modern bungalow
Evidential Value: Medium/High (Buildings) Historical Value: High Aesthetic Value: High Communal Value: Medium	Build Materials:	Brick: Handmade red Brick: Handmade Coloured Box frame & brick Tile-hanging	Brick: Machined Red Brick: Painted Brick: Rendered Box frame& render	
	Roof Materials:	Tile: clay handmade Tile: clay machined	Slate	

Zone 8: Winslow Hall			
Summary: This zone occupies a large area in the historic part of Winslow and comprises the mansion itself and the associated buildings and gardens of Winslow Hall, although some of the historic service buildings are now in separate occupation. The grounds of Winslow Hall formerly covered a much larger area prior to the development of the Elmfields estate. There are five listed buildings in this zone, the hall itself, its garden walls and associated buildings. It lies wholly within the Winslow Conservation Area.			
Historical: This zone's historical value is illustrative and associative. It is linked with the history of Winslow Manor and the Lowndes/Selby-Lowndes family and other people associated with the house since it was built in 1700. The house has had several uses including a school and a home for RAF officers during World War II. Later owners include the diplomat Sir Edward Tomkins who let the house to Princess Margaretha of Sweden. The building of the hall was only achieved by the demolition of existing buildings so the site has early origins as part of the medieval "old town" of Winslow.			
Evidential: As a grade I listed building the Hall is recognised as of exceptional interest. Whether or not it was actually designed by Sir Christopher Wren has not been resolved but nonetheless the building, its associated structures and grounds are of considerable interest to architectural historians. The stables and coach house, Westside (formerly servants' accommodation) and boundary walls, gate-piers and gates are listed in their own right at Grade II. Materials from the earlier demolished house on the site were re-used in the erection of Winslow Hall. There have been no archaeological investigations. The potential for finding evidence of medieval or earlier activity may be low thanks to disturbance caused by building activity and the creation of the gardens, which were restored in the later 20 th century. Investigations would be welcome to see how much of the 18 th century gardens designed by the King's gardeners, London & Wise, survive.			
Aesthetic: Winslow Hall is the largest building in Winslow and a dramatic landmark in Sheep Street where it towers over vernacular buildings with its massive chimneys visible on the skyline. Modern buildings nearby have been kept low and so do not detract from the visual impact. The Lowndes family deliberately demolished buildings opposite to improve their view over Home Close to the south. This break in the buildings brings the countryside into the townscape and contributes to Winslow's character as a historic market town.			
Communal: There is spiritual value associated with St. Alban's Roman Catholic chapel, created in 1948 within a wing of Winslow Hall. This is the only communal facility in this zone but the presence of such an important building as Winslow Hall in the midst of the town is a constant reminder to residents and visitors alike of the town's history.			
Archaeological Assessment	Built Character (general characteristics)		
Period: Post Medieval 1536	Morphology:	Linear	Density: Low
Survival: High	Character Types:	Mansion (post-medieval)	
Group Value: Mansion cluster	Architecture	Georgian	
Diversity: Low			
Potential: High (Buildings)			
Heritage Values	Plan Form	Mansion (1700)	
Evidential Value: High (Buildings)	Build Materials:	Brick: handmade red	
Historical Value: High	Roof Materials:	Tile: clay handmade	Slate
Aesthetic Value: High			
Communal Value: Medium			

Zone 9: High Street				
Summary: This zone comprises the whole of High Street between the junctions with Vicarage Lane and Station Road. It also includes Norden House Surgery in Avenue Road. This is the part of Winslow with the greatest variety of uses - retail, commercial, civic, medical, religious and residential. Buildings are set close to the road and this zone has retained a predominantly Victorian character. There are four listed buildings in this zone, most of which lies within the Winslow Conservation Area.				
Historical: This northern end of High Street is primarily a 19 th century expansion of the town, replacing a few post-medieval buildings, including the town's poorhouse. The Victorian Poor Law prompted the creation of the Winslow Union and the building of the union workhouse in 1837 when the street became known as Union Street. The opening of the railway station in 1850 prompted further development to the north of the historic town centre, mainly of terraced houses but also with shops and pubs. Buildings in this zone were destroyed when a Wellington bomber crashed whilst returning to Little Horwood airfield in World War II.				
Evidential: There have been no archaeological investigations. The lack of recorded finds in this zone and the amount of building disturbance mean potential will be low. The earliest building is Staniford House, which appears to be a 17 th century lobby-entry house.				
Aesthetic: Apart from Staniford House this zone lacks the picturesque vernacular buildings found closer to the historic core. However it has kept its Victorian character well and the variety of buildings has resulted in an interesting townscape.				
Communal: This zone has considerable communal value thanks to its shops, businesses, British Legion Hall, Winslow Public Hall, and civic functions such as the medical centre, Swan House and Shaftesbury Court, fire station, telephone exchange and Greyhound Lane car park (with WCs). The Baptist Tabernacle also has spiritual value.				
Archaeological Assessment		Built Character (general characteristics)		
Period: Post 1800 Survival: High Group Value: N/A Diversity: Medium Potential: Low	Morphology:	Linear		Density: High
	Character Types:	Victorian terraces Narrow plots Non-conformist chapel		Medical Historic Medical: (Post 1948 NHS Era) Civic
Architecture	Victorian	Commercial	1970s Modern General Vernacular	
Heritage Values		Plan Form	Terraces Post-medieval: narrow frontage Shop	
Evidential Value: Medium (Buildings) Historical Value: Medium Aesthetic Value: Medium Communal Value: High	Build Materials:	Brick: Handmade red Brick: Handmade colour Brick painted Render		Brick: machined red Brick: machined colour Brick rendered Concrete
	Roof Materials:	Slate		Tile: Clay handmade Tile: Clay machined

Zone 10: Station			
<p>Summary: This zone comprises most of Station Road and the eastern side of Buckingham Road. This is a residential area with one pub, The Swan. The predominant character of the area is Victorian; most of the houses are terraces or Victorian villas, with a few modern additions and infill. There is one listed building (Alwyn House) and most of this zone lies within the Winslow Conservation Area.</p>			
<p>Historical: The coming of the railway in 1850 necessitated the laying out of Station Road to access the station from Buckingham Road. The Swan Inn was built on the corner of the new road in 1850 and housing development began on the northern side of Station Road in the 1850s. The development of the southern side started around the end of the century and the houses on that side tend to be smaller. Houses in Buckingham Road were generally larger and there was a hunting box which is now the Conservative Party office. The police station and magistrates court was built in Station Road in 1857. This has now been demolished and redeveloped, as has the station itself. The site of the steam-powered mill in Buckingham Road has recently been redeveloped as Mill Close.</p>			
<p>Evidential: Some of the terraces, particularly those on the north side of Station Road, are unusual in having shared carriage entrances leading into the back yards. These are a distinctive feature. Decorative and coloured brickwork and terracotta ornament is also seen. There have been no archaeological investigations and no recorded finds. Potential is low and there are no archaeological notification areas in this zone.</p>			
<p>Aesthetic: This zone has retained its Victorian character well. The building features mentioned above are visually interesting.</p>			
<p>Communal: The pub is the only remaining communal facility in this zone.</p>			
Archaeological Assessment	Built Character (general characteristics)		
<p>Period: Post 1800 Survival: High Group Value: N/A Diversity: Medium Potential: Low</p>	Morphology:	Linear	Density: Medium/High
	Character Types:	Victorian Villas	Victorian Terraces Private housing (modern)
	Architecture	Victorian	Anglo-Scandinavian Modern General
Heritage Values	Plan Form	Terraces (Victorian) Post-medieval wide-frontage	Modern detached Modern semi-detached
<p>Evidential Value: Low/Medium Historical Value: Medium Aesthetic Value: Medium Communal Value: High</p>	Build Materials:	Brick: machined red Brick: machined colour	Brick rendered Brick painted
	Roof Materials:	Slate	Tile: Clay handmade Tile: Clay machined

6.6 Modern Settlement

Zone 11: Verney Road							
<p>Summary: This zone is the western part of Winslow but includes part of the disused railway line and Court House Close, off Station Road. Developments range in age from the 1890s to the present. The zone is mainly residential, although it contains the Furze Down School, the Winslow Centre and Glebe Farm. There are no listed buildings in this zone and no part of it comes within the Winslow Conservation Area.</p>							
<p>Historical: Verney Road was laid out after the 18th century enclosure, replacing Western Lane as the main road to Addington. Apart from an historic cottage at the western end of Verney Road, which looks as though it was built on the manorial waste next to the road, the earliest developments in this zone were houses in Avenue Road and Park Road, roads which were laid out in the 1890s. Winslow's first council houses, "homes for heroes" were built after World War I in Western Lane but the bulk of social housing dates from the 1940s and 1950s and is along Vicarage Road and between Verney Road and Tinkers End. There are also smaller estates of private modern houses, and individual modern detached houses on the north side of Verney Road, the west side of Buckingham Road and east side of Park Road. Glebe Farm was built in 1930 by Buckinghamshire County Council, but is now privately owned.</p>							
<p>Evidential: There have been no archaeological investigations or recorded finds and there is no archaeological notification area in this zone. This suggests low potential. There is well-preserved ridge and furrow in fields next to this zone.</p>							
<p>Aesthetic: The late Victorian houses in Avenue Road and Park Road are the buildings with most aesthetic appeal, although the avenue of trees in Avenue Road shown in old photographs has now gone. There are views over nearby countryside from parts of this zone.</p>							
<p>Communal: Communal value is derived from the presence in this zone of Furze Down School in Verney Road, and the Winslow Centre, playing fields and library off Park Road.</p>							
Heritage Values	Built Character (general characteristics)						
<p>Evidential Value: Low Historical Value: Low/Medium Aesthetic Value: Low Communal Value: Medium/High</p>	Morphology:	Looped network	Linear	Rectilinear grid	Density:	Medium/High	
	Character Types:	Victorian Terraces Private housing 1980-current Private housing 1945-1980		Social housing (Inter war) Social housing 1945-1980 School post 1944 Civic (modern) Leisure (sports and fitness)			
	Architecture	Victorian	Anglo-Scandinavian		Modern Municipal (Inter war & post-war) Modern General		
	Plan Form styles:	Terraces Modern flats	Modern bungalow		Modern detached Modern semi-detached		
	Build Materials:	Brick machined red Brick rendered		Brick machined coloured Brick painted Glass & concrete			
	Roof Materials:	Slate Tile: clay machined			Tile: Concrete		

Zone 12: Elmside				
<p>Summary: This zone occupies the south-eastern corner of Winslow and comprises the Elmfields Estate and the eastern end of Sheep Street. It is wholly residential apart from the recreation ground in Elmfields Gate. There are no listed buildings in this zone. A small part of this zone on the south side of Sheep Street is within the Winslow Conservation Area.</p>				
<p>Historical: The oldest building in this zone is the former National School in Sheep Street, built in 1901, and now converted into houses. This lies within the Winslow Conservation Area. Otherwise this zone was undeveloped until the sale of Winslow Hall in the 1960s; Elmfields was built on part of the landscaped grounds of Winslow Hall. Buildings were demolished in the High Street to make an entrance to the estate via a new road, Elmfields Gate. Development went up to the line of the ancient “portway”, a road stopped-up on enclosure in the 18th century but which had been earmarked as a Winslow bypass in the 1930s. The bypass plan was finally dropped in the 1990s and the portway is now a cycle path.</p>				
<p>Evidential: There have been no recorded finds or archaeological investigations in this zone and the amount of building disturbance suggest low potential. Following conversion of the former National School there is no potential in studying the buildings. However parts of the former gardens of Winslow Hall survive in the Elmfields Estate and investigations would be welcome to ascertain how much of the 1700 designed landscape has survived. Investigation of the cycle path might help to ascertain its age and significance as an ancient Routeway.</p>				
<p>Aesthetic: The appearance of the National School has survived well despite conversion and the modern houses to the west of the school have been built to look like the school. The school is in a prominent position at the entrance to the town at the junction of the A413 with Little Horwood Road so highly visible. The 1960s Elmfields Estate is a relatively spacious development of detached dwellings with gardens, areas of green space and mature trees, which must have been planted as part of the landscaping of Winslow Hall. Little Horwood Road, although quite busy, retains the character of a country lane.</p>				
<p>Communal: Communal value resides in the collective memory associated with the former National School which only closed in the 1980s, and in the recreation ground and sports clubs in Elmfields Gate.</p>				
Heritage Values	Built Character (general characteristics)			
<p>Evidential Value: Low Historical Value: :Low Aesthetic Value: Low Communal Value: Medium</p>	Morphology:	Looped network	Winding through road	Density: Medium
	Character Types:	Residential 1945-1980: Private housing (modern)	Sports & fitness	
	Architecture	Anglo-Scandinavian	Victorian	Mock-historic
	Plan Form styles:	Modern detached	Modern bungalow	Modern conversions
	Build Materials:	Brick: machined red	Tile hanging	Timber cladding
	Roof Materials:	Tile: concrete	Slate	

Zone 13: Magpie Way					
<p>Summary: Most of this zone was formerly farmland developed principally for housing as part of the 1960s Winslow Town Plan. From the 1970s onwards this resulted in an expansion northwards to fill the space between the Elmfields Estate and the railway line, now disused. Other uses include an industrial estate accessed from Station Road, Winslow CE Combined School and a few shops in Lowndes Way. There are no listed buildings in this zone and none of it is within the Winslow Conservation Area.</p>					
<p>Historical: The 1850 railway station has been demolished, although the track bed and rails remain. A new gas works was built south of the railway station in the 1870s. The gasworks has been demolished but Gas House and Gas Cottages survive and are the oldest buildings in this zone. Magpie Way takes its name from Magpie Farm which was built around 1840, near the present Rudds Close, and demolished in the 1970s. The school in Lowndes Way replaced the old National School in the 1980s.</p>					
<p>Evidential: There have been no archaeological investigations in this zone and the amount of development suggests that potential would be low. However finds were recorded during building works in 1977 near Meeting Oak Lane. These were Neolithic flints, a rim and sherds of Late Iron Age pottery, a post-medieval clay pipe and two weights of unknown date. Evidence for possible pits or ditched enclosures was found in 2008 during geophysical survey in fields to the east of Little Horwood Road.</p>					
<p>Aesthetic: Housing development in this zone is denser with less room for gardens. Some roads are cluttered with parked cars. There is a more rural character on the eastern edge next to Little Horwood Road, and next to the disused railway. A splendid tree stands at the entrance to Comerford Way but otherwise aesthetic value is low.</p>					
<p>Communal: Winslow CE Combined School gives this zone some communal value.</p>					
Heritage Values	Built Character (general characteristics)				
<p>Evidential Value: Low Historical Value: Low Aesthetic Value: Low Communal Value: Medium</p>	Morphology:	Looped network		Density:	Medium/High
	Character Types:	Private housing 1945-1980 Private housing 1980 to current School post 1944	Blocks of flats (modern) Industrial units Shopping parade Victorian villas		
	Architecture	Anglo-Scandinavian	Modern general	Victorian	
	Plan Form styles:	Modern terraces Modern semi-detached	Modern detached Modern house & shop	Modern bungalow Urban cottages 19th century	
	Build Materials:	Brick: machined red Brick: machined coloured Timber cladding		Tile hanging Metal cladding Concrete	
	Roof Materials:	Tile: concrete		Slate	

III RECOMMENDATIONS

7 Management Recommendations

7.1 Conservation Area Appraisals

The conservation area has only recently been reviewed and there is an up to date character appraisal which complies with EH guidance.

7.2 Registered Parks and Gardens

There are no recommendations for additions to the register.

7.3 Archaeological Notification Areas

There are no recommendations to extend the existing archaeological notification areas.

7.4 Scheduled Ancient Monuments

There are no recommendations for scheduling.

7.5 Listed Buildings

There are no recommendations for additions to the list of protected buildings.

8 Research Agenda

8.1 Prehistoric and Roman Winslow

- Is there any evidence for Roman settlement in Winslow.

8.2 Saxon Winslow

- Further research is needed to investigate the “hlaw” which gave Winslow its name. Tradition states that this may relate to burials discovered in the hamlet of Shipton and whether there is evidence of the former has been suggested
- Further historical and archaeological research is needed to determine whether King Offa ever had a palace at Winslow. If there was a palace where was it located? One of the sites suggested is to the east at Dene Hill.
- What are the origins of the parish church? Was it a Saxon minster? Opportunity for excavation in the churchyard will obviously be limited but survey of the church building should at least indicate the date of the earliest surviving fabric. Archaeological investigations at properties next to the churchyard, or in Church Walk, might go some way to resolving the question as to how far the churchyard extended.
- What was the extent of the Saxon settlement of Winslow? Was it confined to the area around the church?
- What was Winslow’s relationship with the hamlet of Shipton? Was the Saxon settlement of Winslow a bifocal settlement that incorporated the hamlet?

8.3 Medieval Winslow

- Archaeological investigation of the course of the “portway” which is now a cycle path, and its continuation either side of Winslow would be helpful in determining the significance of this route. It is shown on the Salden map and there may be other documentary evidence, possibly in documents relating to other places on this route.
- Is there historical or archaeological evidence to determine the size of the original market? When were encroachments on the market made? What was their function? Is it possible to identify the separate market places for different types of produce?
- Burgage plots and the “new town” (zone 5). So far archaeological investigation has not yielded any Survey and documentary research is required to establish whether the “new town” was in fact the block of burgage type plots evident in High Street.

8.4 Post Medieval Winslow

- Winslow’s historic buildings (mainly zones 1,2,3,4,5 and 7). Much documentary research is being done as part of the Winslow History Project and Julian Hunt. It is recommended that this be supplemented by measured surveys, and, where possible, by dendrochronological dating.

8.5 Modern Winslow

- The significance of the Victorian buildings of Winslow has been recognised by the inclusion of many of them in the conservation area. Who were the developers and builders responsible for the building boom and, if there were no new Victorian industries, what did the residents of the houses do for a living?

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Abbreviations

BAS	Buckinghamshire Archaeological Society
BGS	British Geological Survey
CBS	Centre for Buckinghamshire Studies
GIS	Geographic Information Systems
HLC	Historic Landscape Characterisation
OD	Ordnance Datum
OS	Ordnance Survey
RCHME	Royal Commission on the Historical Monuments of England

10 Addresses

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1 Appendix: Chronology & Glossary of Terms

1.1 Chronology (taken from Unlocking Buckinghamshire's Past Website)

For the purposes of this study the period divisions correspond to those used by the Buckinghamshire and Milton Keynes Historic Environment Records.

Broad Period	Chronology	Specific periods	
Prehistoric	10,000 BC – AD 43	Palaeolithic Mesolithic Neolithic Bronze Age Iron Age	Pre 10,000 BC 10,000 – 4000 BC 4000 – 2350 BC 2350 – 700 BC 700 BC – AD 43
Roman	AD 43 – AD 410	Roman Expedition by Julius Caesar	55 BC
Saxon	AD 410 – 1066	First recorded Viking raids	AD 789
Medieval	1066 – 1536	Battle of Hastings – Norman Conquest	1066
		Wars of the Roses – Start of Tudor period	1485
		Built Environment: Medieval	Pre 1536
Post Medieval	1536 – 1800	Dissolution of the Monasteries	1536 and 1539
		Civil War	1642-1651
		Built Environment: Post Medieval	1536-1850
		Built Environment: Later Post Medieval	1700-1850
		Victorian Period	1837-1901
Modern	1800 - Present	World War I	1914-1918
		World War II	1939-1945
		Cold War	1946-1989
		Built Environment: Early Modern	1850-1945
		Built Environment: Post War period	1945-1980
		Built Environment: Late modern-21 st Century	Post 1980

1.2 Glossary of Terms

Terms	Definition
Borough	Medieval. Town that was granted some level of self government during the medieval period.
Charter (market)	Official charter granted by the sovereign to legitimise a corporate body such as a borough or to grant rights to a percentage of the revenue from a market or fair to a private individual
Conservation Area	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance (Planning Act 1990)
Evaluation	Archaeological evaluation is made up of a number of different techniques that are tailored to assess the archaeological potential of a site, often before planning permission is given. Evaluation usually involves one or more processes from the following: desk based assessment, test-pitting, fieldwalking, geophysical survey, topographical survey or trial trenching,
Excavation	Archaeological investigation whereby below ground deposits are uncovered, recorded and either removed or preserved in situ. Ultimately destructive.
Field Survey	Non-intrusive survey of the landscape through topographical analysis including methodical field walking surveys & metal detecting, geophysical or magnetometry (assessing the likely presence of below ground features) and building recordings.
Find spot	Location where a specific artefact was found
Hyde/caracute	Measurement of land. Exact modern equivalent varies between counties, but is considered to be approximately 120 acres.
Manor	An official manor is based around a unit of jurisdiction rather than a geographical area and can include small sections of land spread across a parish, or several parishes. Typically a manor requires a lordship in possession of a coat of arms and who must

	<p>hold a court for the manor.</p> <p>Can date from Saxon to modern period.</p>
Manor [Reputed]	<p>Unofficial manor held as freehold by someone not in possession of a coat of arms (i.e. does not have a title) and who does not have the authority to hold a manorial court. Usually date to medieval period or later.</p>
Minster	<p>Saxon period church. Minsters were large churches with daughter chapelries in outlying subordinate settlements.</p>
Slave (DB)	<p>person who owed service to another, usually the lord of the manor. Slaves were unfree meaning they were tied to their master, unable to move home or to buy and sell without permission</p>
Trial Trenching	<p>Trial-trenching refers to the archaeological sampling of a site before planning permission is given to determine the presence, date, geographical spread and condition of any buried archaeological remains in order to decide whether further archaeological investigation needs to happen after planning permission is given and what form this will take</p>
Turnpike Trust	<p>Essentially the privatisation of stretches of roads by Act of Parliament whereby the Trust was charged with the proper maintenance and repair of their allotted road and in return they constructed toll gates and houses along the route to charge travellers.</p>
Watching Brief	<p>A watching brief is the term applied to the task of monitoring non-archaeological work (construction/demolition/quarrying) in order to record and/or preserve any archaeological remains that may be disturbed</p>

2 Appendix: HER Records

2.1 Monuments HER Report

HER No.	NGR	Name	Period	Summary
0002600000	SP 7779 2731	Shipton	Medieval	village shrinkage recorded in field survey and in historical documents
0002600100	SP 77800 27350	Shipton	1200-1299	Historical records of thirteenth century village of Shipton
0002601000	SP 77800 27350	Shipton	Medieval	Five medieval to post-medieval house platforms recorded in field survey
0002602000	SP 77800 27350	Shipton	Medieval	Site of medieval to post-medieval houses, now gone as village shrunk
0069140000	SP 76111 26579	E of Brook Farm	Medieval	place-name evidence suggests that this may be the location of a windmill
0075501000	SP 76953 27489	Keach's Meeting House	1600-1899	Seventeenth century cemetery of Baptist chapel.
0075705000	SP 75879 26002	Mr Lea's Biggin Estate	1500-1599	The 1599 Salden map shows a possible house and barn within enclosed fields to the west of Biggin Bridge
0075706000	SP 76074 26116	Biggin Bridge	1500-1599	16 th century record of "Biggin Bridge" on the Winslow to Granborough road
0160500000	SP 77680 27410	Red Field, Shipton	Saxon	Possible site of early Saxon battle of late 6 th century.
0160501000	SP 77680 27410	Hayman's pit, Shipton	Saxon	Possible burials found in groundworks in 19 th -20 th centuries
0160502000	SP 77680 27410	Hayman's pit, Shipton	Saxon	Possible Saxon mound suggested by antiquarian finds of Saxon burials
0235501000	SP 76930 27650	St Lawrence's Church: cross	1400-1499	Fifteenth century churchyard cross.
0235502000	SP 76926 27612	churchyard: pauper's grave	Undated	Human remains found during repairs to water pipes, probably from former paupers' graveyard
0423600000	SP 77000 26500	Winslow	Medieval	Possible medieval quarry known from historical records
0429800000	SP 76396 28487	Mill Ground Field	1500-1599	Circular earthwork and documentary references suggest that this is the location of one of the 5 post-medieval windmills of Winslow Manor
0497600000	SP 77140 28500	Railway Station	1800-1899	Nineteenth century railway station
0506900000	SP 7672 2722	Tinkers End: brickworks	1800-1899	noted on 19 th century maps and local directories from 1877
0506901000	SP 76700 27230	Tinkers End: brick kiln	1800-1999	Map of 1878 notes a brickworks and kiln, demolished in the 1970s.
0508700000	SP 7766 2677	Shipton Bridge	1800-1899	Historical records of nineteenth century bridge, rebuilt in 1836.
0509100000	SP 76730 27900	Norden', Winslow	Post Medieval	Post-medieval brickworks recorded in field survey and in historical records
0510800000	SP 76820 27280	Tinkers End	Undated	Earthwork of unknown date or function
0510900000	SP 76960 27580	Market Square	Medieval	Historical records of medieval market-place
0510901000	SP 76960 27580	Market Square	1500-1599	Historical records of sixteenth century market hall
0511100000	SP 76973 27842	Winslow Gas Works	1842-1860	Site of nineteenth century gasworks at Winslow, demolished 1881.
0511200000	SP 75648 25934	Meeting point of 3 parishes	1500-1599	Historical record and local knowledge of watermill and ford in the 16 th century and later

HER No.	NGR	Name	Period	Summary
0511300000	SP 77200 26600	SW of Shipton Farm	1500-1599	Sixteenth century records of watermill
0511301000	SP 77200 26600	SW of Shipton Farm	Medieval	Possible medieval ford recorded in field visit
0511400000	SP 77810 28700	Little Horwood Bridge	1500-1599	bridge noted on sixteenth century map on site of modern bridge
0511500000	SP 76810 28990	Great Horwood Bridge	1500-1599	Sixteenth century record of bridge, current bridge is modern
0511600000	SP 7689 2857	Railway Wharf	1800-1999	In 1877, William Buckingham is noted as a Brickmaker at Railway Wharf
0511601000	SP 76906 28663	Railway Wharf	1800-1999	Nineteenth century map shows a long building likely to be a brick drying shed
0511602000	SP 77015 28593	Railway Wharf	1800-1999	19th century map shows a rail link into the works passing through the disused extraction pits and to the south of the works buildings
0511700000	SP 77400 27400	Winslow	Saxon	Historical records of possible Saxon palace
0511700001	SP 77400 27400	Dene's Hill	Saxon	metalwork possibly discovered in the nineteenth century but now dispersed
0511701000	SP 77400 27400	Winslow	Saxon	Historical records of eighth century manor
0511800000	SP 76950 27530	Bell Hotel	1800-1899	Nineteenth century workhouse later a malthouse
0664400000	SP 7694 2782	Winslow	1000-1099	Medieval to modern town of Winslow.
0664401000	SP 77026 27608	Rear of 10 High Street	Medieval	occupation activity found during evaluation and subsequent excavation
0690200000	SP 76967 27583	Winslow: market	1200-1299	A charter granted by King Henry III in 1235 made provision for a Thursday market and a fair to celebrate St Lawrence
0690601000	SP 766 284	Little Horwood Airfield	1939-1945	World War II approach guides for Little Horwood airfield
0690700000	SP 78644 27217	Winslow Manor	Saxon	Late Saxon boundary bank recorded in field survey and historical records
0690701000	SP 78916 26658	Winslow Manor	900-999	Historical records of Late Saxon ford over Claydon Brook
0690702000	SP 76657 24205	Winslow Manor	900-1799	Historical records of a long winding feature marking the southern boundary of Granborough in medieval and post-medieval times
0691000000	SP 7543 2695	Deneburgham	Saxon	Possible site of Saxon hamlet suggested by place-name evidence.
0691001000	SP 75277 26957	N of Tuckey Farm	Saxon	Possible water supply for early medieval settlement of 'Deneburgham'.
0691100000	SP 76213 28587	Dudslow	Bronze Age	10 th century place-name evidence for a possible Bronze Age tumulus, but area enclosed and mineral deposits extracted in the 18 th /19 th century
0691100000	SP 75991 28976	Mown Ditch (or New Ditch)	Saxon	A wide ditch and partially surviving bank are defined in 10th century as boundary of the Manor of Winslow
0696200000	SP 777 273	SW of Rands Farm: Sand Pit	1540-1899	Nineteenth century map notes a 'sand pit' at this location
0696300000	SP 761 283	WSW of Lakers: Gravel Pit	1540-1899	19th century map notes a small gravel pit against the fence line
0696500000	SP 76706 28770	NW of Brickfield Farm: pit	1900-1999	A hollow is noted on early twentieth century map
0696800000	SP 78284 27407	E of Shipton: field barn	1540-1899	Field barn, within small rectangular enclosure, is shown on 19 th century map
0944700000	SP 77204 28435	Winslow Gas Works	1800-1999	Site of 20th century gasworks at Winslow, demolished before 1985.
0945000000	SP 76996 27878	High Street, Winslow	1943	Site of World War II aircraft crash, known as the Winslow Air Disaster.

HER No.	NGR	Name	Period	Summary
0951300000	SP 77042 28159	Land off Station Road	1540-1798	Two post-medieval field boundary or drainage ditches found in evaluation.
0957600000	SP 76799 27514	25 Horn Street, Winslow	1540-1798	Excavation uncovered evidence for a post-medieval tannery.
1019201000	SP 7771 2724	Rosemary Cottage, Shipton	1800-1899	Nineteenth century well found in watching brief

2.2 Landscapes HER Reports

HER No.	NGR	Name	Period	Summary
0202001000	SP 7709 2764	Winslow Hall	1700-1970	Eighteenth century formal gardens, extensively remodelled in 1970s
0640900000	SP 7615 2878	Winslow House	1800-1899	Nineteenth century formal garden

2.3 Find Spots

HER	Grid Ref	Period	Details
0002600001	SP 77720 27170	13th-14th Century	Thirteenth to fourteenth century pot found in building works at Shipton
0075800000	SP 76718 28166	12th-13th Century	Twelfth to thirteenth century pottery found in garden, 35 Highfield Road
0075900000	SP 76600 27600	Roman	Early Roman metalwork found in garden, 16 Missenden Road
0177300000	SP 76900 28500	Roman	Roman metalwork found in eighteenth century, Station Road
0402900000	SP 7764 2813	Neolithic	Neolithic flints found in building works, Magpie Farm
0402901000	SP 7764 2813	Iron Age	Late Iron Age pottery found in building works, Magpie Farm
0402902000	SP 7764 2813	Post Medieval	Post-medieval clay pipe stem found in building works, Magpie Farm
0402903000	SP 7764 2813	Undated	Two weights of unknown date found in building works, Magpie Farm
0423601000	SP 77000 26500	Medieval	Medieval quern fragment found near Winslow
0507400000	SP 7812 2791	Roman	Roman pottery found on ground surface at Shipton
0507500000	SP 7724 2713	Roman	Roman pottery found in metal-detecting survey, Shipton Farm
0507501000	SP 77250 27150	Roman	Late Roman metalwork found in metal-detecting, Shipton Farm
0589100000	SP 77000 26500	Palaeolithic	Lower to Middle Palaeolithic flint flake found in peat-bed
0589101000	SP 77000 26500	18th-19th Century	pottery found in digging for house extension, Winslow Church
0618000000	SP 78360 27400	Roman	Roman pottery and a lead weight found in fieldwalking survey, E of Shipton Mead Farm
0800900000	SP 780 263	Roman	Fragment of Roman metalwork found during metal detecting, Hollybush Farm

2.4 Listed Buildings

EH	Grade	Grid Ref	Address	Period	Description
252, 3, 146	II	SP 76897 28213	8 Buckingham Road	1800-1832	Brick House
252, 3, 155	II	SP 76913 28089	Master's Lodge, High Street	1835	Brick workhouse & hospital

EH	Grade	Grid Ref	Address	Period	Description
252, 3, 170	II	SP 76966 28075	Chesham House, 160 High Street	1800-1832	Brick House
252, 6, 145	II*	SP 76952 27483	Keach's Meeting House	1600-1699	Baptist Chapel
252, 6, 169	II	SP 77012 27739	Staniford House, 32 High Street	1600-1799	Timber Framed House
252, 6, 201	II	SP 77033 27570	Brook Hall, 9 Sheep Street	1700-1732	Brick House
252, 6, 202	II	SP 77042 27570	11, 11a Sheep Street	1700-1799?	Timber Framed Building re-fronted in C19
252, 6, 203	II	SP 77057 27592	Westside, Sheep Street	c.1700	House formerly service accommodation for Winslow Hall
252, 6, 204	I	SP 77083 27591	Winslow Hall, Sheep Street	1700	Country House
252, 6, 205	II	SP 77075 27564	Wall of Winslow Hall, Sheep Street	1700-1732	Garden Wall
252, 6, 206	II	SP 77121 27637	Wall of Winslow Hall, Sheep Street	1700-1732	Brick wall & gate – west side of walled garden
252, 6, 207	II	SP 77102 27589	The Close & Coach House, Sheep Street	1700-1799	Brick Coach house & stables
252, 6, 208	II	SP 77226 27544	25 Sheep Street	1600-1699	Timber Framed House
252, 6, 209	II	SP 77241 27542	27 Sheep Street	1600-1699	Timber Framed House
252, 6, 210	II	SP 77247 27540	29 Sheep Street	1467-1499	Cruck framed house
252, 6, 211	II	SP 77254 27538	31 Sheep Street	1570-1650	Timber Framed House
252, 6, 212	II	SP 77293 27532	Nags Head, Sheep Street	1700-1799	Brick public house
252, 6, 213	II	SP 77299 27528	41 Sheep Street	1600-1699	Timber Framed House re-fronted C19
252, 6, 214	II	SP 77307 27526	Acorn Cottage, 43 Sheep Street	1600-1699	Timber Framed House
252, 6, 215	II	SP 77323 27521	47 Sheep Street	1600-1699	Timber Framed House
252, 6, 216	II	SP 76207 28786	Yew Tree Cottage, Sheep Street	1733-1799	Brick House
252, 6, 217	II	SP 77265 27518	32-34 Sheep Street	1600-1699	Timber Framed House
252, 6, 222	II	SP 77213 27440	The Thatched Cottage, Tennis Lane	1600-1699	Timber Framed House
252, 6, 224	II	SP 76926 27488	9-11 The Walk	1600-1699	Timber Framed House
252, 6, 225	II	SP 76914 27436	Lawn House, The Walk	1767-1799	House with garden wall and gate
252, 7, 142	II	SP 76892 27969	Norden House, Avenue Road	1891	Brick House, surgery and service wing
252, 7, 143	II	SP 76944 27507	2 Bell Walk	1700-1799	Timber Framed House
252, 7, 144	II	SP 76948 27507	3-5 Bell Walk	1600-1732	Timber Framed House
252, 7, 147	II	SP 76860 27630	Farthings, 4 Church Street	1600-1699	Timber Framed House
252, 7, 148	II	SP 76855 27628	The Ruin, 6 Church Street	1600-1699	Timber Framed House
252, 7, 149	II	SP 76851 27625	Ashling, 8 Church Street	1600-1699	Timber Framed House

EH	Grade	Grid Ref	Address	Period	Description
252, 7, 150	II	SP 76826 27620	Old Homestead, 10-12 Church Street	1600-1699	Timber Framed House
252, 7, 151	II*	SP 76929 27651	St Laurence's Parish Church	1300-1399	Parish Church altered & restored up to 1900
252, 7, 152	II	SP 76890 27602	Churchwalk House, 3 Church Walk	1700-1799	Timber Framed House
252, 7, 154	II	SP 76971 27680	Lime Cottage, 25 High Street	1800-1832	Brick House
252, 7, 156	II	SP 77001 27574	2 High Street (formerly Bel Air Laundrette)	1600-1699	Timber Framed shop (re-fronted late C18)
252, 7, 157	II	SP 76998 27580	2A High Street (formerly Goblin Market)	1600-1699	Timber Framed shop (re-fronted early C19)
252, 7, 158	II	SP 76998 27587	4a High Street	1833-1866	Brick shop with house above.
252, 7, 159	II	SP 76998 27604	8 High Street	1600-1699	Timber shop with house above (re-fronted late C18)
252, 7, 160	II	SP 76998 27612	10 High Street	1600-1699	Timber Framed offices (re-fronted early-mid C19)
252, 7, 161	II	SP 76998 27619	12 High Street (former NatWest Bank)	1800-1832	Brick shop with concrete ground floor arcade
252, 7, 162	II	SP 76998 27628	14 High Street	1730-1799	Brick – now restaurant
252, 7, 163	II	SP 76998 27640	16 High Street	1600-1699	Timber Framed House (re-fronted c.1830)
252, 7, 164	II	SP 76998 27648	18 High Street	1600-1699	Timber Framed shop (18 & 20 were one house)
252, 7, 165	II	SP 76998 27652	20 High Street	1600-1699	Timber Framed shop (18 & 20 were one house)
252, 7, 166	II	SP 76998 27665	22 High Street	1600-1699	Timber Framed shop (re-fronted and with C19 bay)
252, 7, 167	II	SP 76997 27672	24 High Street	1600-1699	Timber Framed shop (re-fronted mid-;ate C18)
252, 7, 168	II	SP 76997 27679	26 High Street	1600-1699	Timber Framed House (re-fronted)
252, 7, 171	II	SP 76917 27547	4, Horn Street (formerly The Bull)	1700-1799	Brick former public house
252, 7, 172	II	SP 76901 27550	6 Horn Street	1600-1699	Timber Framed House
252, 7, 173	II	SP 76888 27559	8-10 Horn Street	1600-1650	Timber Framed House(former bakery at no.8)
252, 7, 174	II	SP 76858 27577	20 Horn Street	1700-1750	Brick House
252, 7, 175	II	SP 76845 27585	22-24 Horn Street	1733-1766	Brick Houses (extended 1829)
252, 7, 176	II	SP 76812 27602	Plough Cottage, 26 Horn Street	1600-1699	Timber Framed House (former public house)
252, 7, 177	II	SP 76763 27607	The Barn Studio, Horn Street	1600-1699	Timber Framed House & studio (part formerly barn)
252, 7, 178	II	SP 76758 27553	30 Horn Street	1733-1766	Brick House
252, 7, 179	II	SP 76921 27521	1 Horn Street	1567-1599	Timber Framed House
252, 7, 180	II	SP 76919 27516	Paprika, Horn Street (formerly Scrummies)	1700-1732	Rendered House, now restaurant, timber frame inside

EH	Grade	Grid Ref	Address	Period	Description
252, 7, 181	II	SP 76909 27523	1A & 3 Horn Street	1767-1832	Pair of Brick Houses
252, 7, 182	II	SP 76846 27552	7 Horn Street (formerly Crooked Billet)	1600-1699	Timber Framed House
252, 7, 183	II	SP 76840 27557	9 Horn Street	1600-1699	Timber Framed House
252, 7, 184	II	SP 76793 27560	17 Horn Street	1500-1699	Timber Framed House
252, 7, 185	II	SP 76793 27556	19 Horn Street	1833-1866	Brick House
252, 7, 186	II	SP 76791 27553	21 Horn Street	1600-1699	Timber Framed House
252, 7, 187	II	SP 76987 27538	Bell Hotel, Market Square	1600-1699	Timber Framed Inn (re-fronted early C19)
252, 7, 190	II	SP 76969 27541	3 Market Square (formerly D F Midgley Ironmonger	1600-1900	Timber Framed & brick house and shop
252, 7, 191	II	SP 76957 27539	5 Market Square	1600-1732	Timber Framed House
252, 7, 192	II	SP 76934 27553	7-9 Market Square	1600-1699	Timber Framed shops (re-fronted late C18)
252, 7, 193	II	SP 76932 27568	Old Crown House 11 Market Square	1550-1599	Timber Framed House,(former public house - refronted)
252, 7, 194	II	SP 76936 27588	17 Market Square	1600-1699	Timber Framed shop (re-fronted C18)
252, 7, 195	II	SP 76963 27603	21-23 Market Square	1600-1799	Timber Framed House & café (re-fronted C18)
252, 7, 196	II	SP 76975 27605	25 Market Square	1733-1766	Brick restaurant
252, 7, 197	II	SP 76948 27563	12 Market Square	1667-1699	Timber Framed building - now estate agency
252, 7, 198	II	SP 76958 27565	The Bakery, Market Square	1800-1832	Shop (former Bakery)
252, 7, 199	II	SP 76961 27564	14 Market Square	1700-1740	Timber Framed shop and offices
252, 7, 200	II	SP 76948 27559	The George, Market Sq	1800-1832	Timber Framed Inn – rebuilding of earlier structure
252, 7, 223	II	SP 76919 27508	4 The Walk	1600-1699	Timber Framed House (re-fronted C18)
252, 7, 226	II	SP 76949 27707	5 Vicarage Road	1600-1699	Timber Framed House - altered

3 Appendix: Trade Listings and Population Data

Trade Directories

Artisan/trades	1830	1844	1853	1864	1877	1883	1895	1903	1911	1920	1935
Basket maker			1								
Currier	2			1	1						
Furniture maker									1		
Lacemaker								2			
Milliner/peroke	6	4	6	4	1			1			
Paper maker				1							
Photographer				1				1	1	1	1
Rope/sack maker						1					
Shoe/boot maker	5	7	6	5	5	5	4	4	4	2	3
Straw hat maker	2	3	2	2	1						
Tailor	5	6	6	4	8	9	7	4	2	1	1
Tanner		1	1	1							
Umbrella maker				1							
Whitesmith			3						1	1	
TOTAL	20	21	25	20	16	15	11	12	9	5	5
Merchant/Dealer	1830	1844	1853	1864	1877	1883	1895	1903	1911	1920	1935
Bookseller			1	1				1			
Brewery	3	5	1	1					1	1	
Chemist	1	3		1		1		1	1	1	1
Confectioner					1	2		1	3	5	3
Dealer		1	1	7	2	1	9	4	4	1	3
Dealer (animals)				2	2			2		2	
Dealer (china)	1	1	1	1				2			
Dealer (Corn/coal)			6	9	6	7	4	3	4	4	2
Dealer (cycle/car)									1	1	2
Draper	2	2	4	2	4	3	5	5	7	7	5
Fellmonger						1					
Fishmonger							1		1	1	
Florist							1				1
Fruitier					1	2	2	2	2	3	3
Furniture dealer					1	1	1				
Grocer	4	5	3	5	7	5	6	4	5	5	4
Ironmonger	2		1	1	1	1	2	1	1	1	1
Printers			1		2			1	1	1	1
Wine Merchant						1	2				
TOTAL	13	17	18	29	27	25	33	26	31	33	26
Agric/General	1830	1844	1853	1864	1877	1883	1895	1903	1911	1920	1935
Farmer			8	8	7	11	6	7	6	7	5
Vet					1	1	1	1	1	1	
TOTAL	0	0	8	8	8	12	7	8	7	8	5
Professional	1830	1844	1853	1864	1877	1883	1895	1903	1911	1920	1935
Accountant				1			1				
Architect								1	1	1	
Auctioneer	1	1	2	1	2	1	1	1	1	1	1

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Banker			2	1		1					2
Dentist							1	1			3
Solicitor	2	2	3	3	4	4	3	3	8	7	4
Surgeon/physician	2	2	3	3	3	3	4	3	3	3	3
TOTAL	5	5	10	9	9	9	10	9	13	12	13
Service/Provisions	1830	1844	1853	1864	1877	1883	1895	1903	1911	1920	1935
Baker	4	4	3	4	2	2	2	5	3	2	3
Beer Retailer		11	3	4	4	3	2	3	3	3	1
Blacksmith	3	3	2	3	3	3	1	2	2	1	2
Brazier				1							
Bricklayer/builder	3	4	2	2	6	3	6	5	4	3	4
Brick/tile maker	1	2	3	1	1	3	1	1			
Butcher	4	5	5	2	3	5	3	3	4	4	4
Café											1
Carpenter	3	3	2	1	3	3		1	1	1	
Carrier	4	5	3	2		4	1	1	3	1	2
Chimney sweep					4	1	1	1	1	2	3
Coach Builder			1	1	1	1		1	1	1	
Cooper	1	2	2	1	1	1		1			
Engineer			1			1	1			1	
Gardener					4	4	2		1	1	
Hairdresser	1	2	2	2	2	1	2	2	2	1	1
Hotel/Inn					3	2	3	2	3	4	3
Ind-generic						2		3			
Ins Agent	3	3		12	6	6		3	2	1	
Laundry					3	3	3	1	2	2	
Mason					1	2		1	1	1	1
Plumber/electrician			2		2	2	2	2	1	1	2
Pub	11	13	14		12	10	15	11	8	6	9
Roofer					1						
Saddler	3	3	3	3	3	3	3	1	2	2	2
School	4	4	3	6	3	6	4	4	2		
Watchmaker	1	1	1	2	1	1	1		2	1	1
Wheelwright	1	1				1					
TOTAL	47	66	52	47	69	73	53	54	48	39	39

Population Figures

Date	P.C. [†]	1801	1811	1821	1831	1841	1851	1861
Population		1101	1222	1222	1290	1434	1889	1890
Date	1871	1881	1891	1901	1911	1921	1931	1941
Population	1826	1663	1704	1703	1698	1532	1539	
Date	1951	1961	1971	1981	1991	2001		
Population	1520	2072	2482			4519		

** No Data recorded

Population Figures taken from the following sources:

<http://www.genuki.org.uk/> for 1801-1901

<http://www.visionofbritain.org.uk> for 1911; 1931; 1961; 1971

buckscc.gov.uk/bcc/ for 2001

4 Appendix: Historical Consultancy Report

Background

The manor of Winslow comprised the whole of the parishes of Winslow (with its hamlet of Shipton), Little Horwood and Granborough. The manor belonged to the abbey of St Albans from about 792 until Dissolution. Thereafter it was held by the Fortescues of Salden (1540-1620), the Villiers dukes of Buckingham (1620-1679), Nicholas Goodwin (1679-97) and the Lowndes, later Selby-Lowndes family (1697- the present). A small sub-manor of Biggin, located on the Winslow-Granborough boundary, is sometimes mentioned, but was always in the same ownership as the main manor and usually treated jointly with it.

An impressive number of manorial records have survived, though they do not always distinguish information relating to Winslow from that of the other two parishes in the manor. The fourteenth- and fifteenth-century court books are only compendiums of entries extracted from the original court rolls, but nevertheless appear to be very full extracts and provide a great deal of useful information.

Ecclesiastically Winslow was an anomaly. Due to the manorial connection, it, Little Horwood, Granborough and Aston Abbots were part of the archdeaconry of St Albans, not that of Buckingham, and consequently many of its records must be sought in Hertfordshire Archives and Local Studies ('HALS'). This has advantages, however – the St Albans probate records begin much earlier than those of Buckingham, and numerous Winslow wills survive from the fifteenth century, the earliest from 1420. The medieval archdeaconry of St Albans lay in the diocese of Lincoln until 1550 but was then transferred to the diocese of London. In 1845 Winslow and the other Buckinghamshire parishes in the archdeaconry transferred to the archdeaconry of Buckingham, in the diocese of Oxford.

Domesday Book gives no hint of urban characteristics at Winslow, but the abbot of St Albans obtained a market charter in 1234 and the 1279-80 Hundred Rolls recorded ten burgesses by name. Unlike other medieval boroughs nearby Winslow retained an undoubted urban status right up to the present day, but it was never a large place. Although its late eighteenth-century court rolls record shopkeepers, glaziers, lace-buyers, a draper, surgeon, watchmaker and grocer, in 1798 just under half its adult males were farmers or their servants and labourers. In the nineteenth century straw-plaiting, lace-making and silk-weaving industries appeared, but remained largely cottage-based and soon faded.

No borough charter is recorded, nor any urban institutions other than those of the manor and parish. St Albans abbey probably retained tight control over the medieval town, but after the dissolution the manor's grip faded and during the modern period the town seems to have governed itself through its parochial institutions, the vestry, overseers, churchwardens etc. In 1872 its Poor Law Guardians established a Sanitary Authority, and in 1894 Winslow became the centre of Winslow *Rural* District Council.

Extracts from many of the documents listed in this report have been printed in A. Clear, *The King's Village in Demesne* (Winslow, 1894).

Medieval Records (to 1500)

Manorial records

Court book (full extracts from court rolls of land transfers and litigation), ca.1327-1377:

Cambridge UL, Dd.VII.22 *

Court roll, 1348: HALS, 10549

Court book (full extracts from court rolls of land transfers and litigation), ca.1422-1461:

Cambridge UL, Dd.VII.22 *

Admissions (2x) to a messuage and cottage, 1449, 1481: CBS, D19/115

Court roll, 1485: HALS, 40709

Court roll, with other manors, 1487-1532: CBS, D/BASM 84/1

* Translations of the 1327-77 and 1422-61 court books by Dr. David Noy appear on the Buckinghamshire Record Society website.

Hundred Rolls

1279-80 rolls, *Rotuli Hundredorum*, Record Commission (London, 1812), ii, p. 338 (the original is TNA: PRO SC5 /BUCKS /TOWER /1) – a seemingly incomplete entry, unfortunately.

Reference to Winslow in the 1274-6 rolls can be found at i, p. 27.

Some discussion of the Winslow entries may be found in K. Bailey, *Economy and Society in Medieval Buckinghamshire: The Hundred Rolls 1254-1280*, Buckinghamshire Papers 7 (2006), p. 17.

Tax Records

Containing assessments on named individuals

1332, Fifteenth and Tenth, TNA: PRO, E179/362/5 Part 3, m. 1 (Winslow, Shipton, Little Horwood)

c. 1340, two Ninths and Fifteenths and tax on wool, TNA: PRO, E179/77/9, rot. 5 (W. with members)

?1380, clerical Tenth and poll tax, TNA: PRO, E179/35/201B, m. 1 (W)

?1420, Subsidy from unbeneficed clergy, TNA: PRO, E179/36/273B, rot. 2 (W)

?1420, Subsidy from unbeneficed clergy, TNA: PRO, E179/36/273C, m. 1 (W)

Containing communal assessments only

1220, Carucage of 2s., TNA: PRO, E179/239/241, m. 3 (W)

c. 1334, Fifteenth and Tenth, TNA: PRO, E179/77/23, m. 1 (W, S, LH).

The total assessed is in Chibnall, *Early Taxation Returns*, p. 103.

1334, Fifteenth and Tenth, TNA: PRO, E179/378/24, m. 1 (W, S, LH).

1336, Fifteenth and Tenth, TNA: PRO, E179/378/27, m. 1 (W, S, LH)

1337, Fifteenth and Tenth, TNA: PRO, E179/77/4, m.1 (W, S, LH)

The total assessed is in R. Glasscock (ed.), *The Lay Subsidy of 1334* (London, 1975), pp.18, also Chibnall, *Early Taxation Returns*, BRS 14 (1966), p. 103.

1338, three Fifteenths and Tenths, TNA: PRO, E179/77/6, rot. 2 (W, S, LH)

1339, three Fifteenths and Tenths, TNA: PRO, E179/77/7, m. 1 (W, S, LH)

c. 1340, two Ninths and Fifteenths and tax on wool, TNA: PRO, E179/77/8, m.1 (W. with members). Printed in *Nonarum Inquisitiones in Curia Scaccarii temp: regis Edwardi III*, Record Commission (London, 1807).

1340, two Ninths and Fifteenths and tax on wool, TNA: PRO, E179/120/20, m. 3 (W, LH, Granborough)

c. 1342, two Ninths and Fifteenths and tax on wool, TNA: PRO, E179/77/11, m. 2 (W, S)

- 1346, two Fifteenths and Tenths, TNA: PRO, E179/77/13, m. 2 (W, S, LH)
1347, two Fifteenths and Tenths, TNA: PRO, E179/77/14, m. 2 (W, S, LH)
1348, two Fifteenths and Tenths, TNA: PRO, E179/77/15, m. 1 (W, S, LH)
1349, three Fifteenths and Tenths, TNA: PRO, E179/77/16, m. 2 (W, S, LH)
1351, three Fifteenths and Tenths, TNA: PRO, E179/77/17, m. 2 (W, S, LH)
1352, three Fifteenths and Tenths, TNA: PRO, E179/77/18, m. 2 (W, S, LH)
1352, three Fifteenths and Tenths, TNA: PRO, E179/77/21, m. 1 (W, S, LH)
1353, three Fifteenths and Tenths, TNA: PRO, E179/77/19, m. 2 (W, S, LH)
1354, three Fifteenths and Tenths, TNA: PRO, E179/77/20, m. 2 (W, S, LH)
1380, one and a half Fifteenths and Tenths, TNA: PRO, E179/77/25, m. 2 (W, S, LH)
1388, half a Fifteenth and Tenth, TNA: PRO, E179/77/27, m. 1 (W, S, LH)
1393, Fifteenth and Tenth, TNA: PRO, E179/77/28, m. 2 (W, S, LH)
1393, Fifteenth and Tenth, TNA: PRO, E179/77/29, m. 2 (W, S, LH)
1395, Fifteenth and Tenth, TNA: PRO, E179/77/30, m. 2 (W, S, LH)
1398, one and a half Fifteenths and Tenths, TNA: PRO, E179/77/31, m. 2 (W, S, LH)
c. 1431, Subsidy on parishes and knights' fees, TNA: PRO, E179/120/71, m. 2 (W)
1432, one and one third Fifteenths and Tenths, TNA: PRO, E179/77/52, m. 2 (W, S, LH)
1446, one and a half Fifteenths and Tenths, TNA: PRO, E179/77/65, m. 2 (W, S, LH).
The total assessed is in Chibnall, *Early Taxation Returns*, p. 103.
1449, half a Fifteenth and Tenth, TNA: PRO, E179/77/66 (W, S, LH)

(The total assessments for 1334, 1336 and 1446 are printed in: A.C. Chibnall, *Early Taxation Returns. Taxation of Personal Property in 1332 and later*, BRS, 14 (1966), pp. 103)

Parish records

None.

Other Ecclesiastical records

Probate

Apart from wills proved in the PCC, which are not considered here, Winslow wills were proved in the court of the archdeaconry of St Albans or, very occasionally, in the Consistory Courts of Lincoln (to 1550) or London (1550-1845) (and some early fourteenth-century wills were proved in the manor court and may be found in court rolls - see above, Dd.VII.22). The St Albans probate registers begin in 1420, and inventories, which are numerous, in the 1540s. They are kept at Hertfordshire Archives and Local Studies (HALS), but all pre-1660 wills are indexed in:

J. Hunt, R. Bettridge & A. Toplis, *Index to Probate Records of the Archdeaconry Court of Buckingham 1483-1660 and of the Buckinghamshire Peculiars 1420-1660*, BRS 32 (2001).

Some of the early fourteenth-century wills have been printed in A.E. Levett, *Studies in Manorial History* (Oxford, 1938).

Other records of the archdeaconry of St Albans

Winslow Historic Town Report

None known (note: records of the archdeaconry of *Buckingham* do not cover Winslow, which lay in the archdeaconry of *St Albans* until 1845).

Other Winslow records (not an exhaustive list)

H.T. Riley (ed.), *Gesta Abbatum Monasterii Sancti Albani*,. Rolls ser., 3 vols. (1867-9).

Thomas' Walsingham's chronicle of St Albans Abbey, written c.1422, contains a number of references to Winslow, c.1340-c.1422.

Early Modern Records (1500-1800)

Manorial records

- Court roll, with other manors, 1487-1532: CBS, D/BASM 84/1
- Court rolls (draft) (2), 1509-1532: CBS, D/BASM 84/4-5
- Survey of manor of Winslow, including Shipton, Little Horwood, Granborough, 1555: CBS, BAS 60/51 W 7
- Surveys of Winslow and Shipton, with other manors, 1555-1556: TNA: PRO, LR2/188 (ff 168-193)
- Survey of lands late of St Albans Abbey, 1556: CBS, D/BASM 84/9
- Presentments by tenants about customs and liberties, 1600: CBS, D/BASM 84/11
- Settlement, Letters Patent and Letters of Attorney in a dispute about fines (5 items), 1603-1613: CBS, D/BASM 84/12-15
- Court roll, 1619: CBS, D 175/1
- Court rolls (14) 1636-1672 (non-consec.) : CBS, D 175/2-15
- Surrenders and admissions (133), 1637-1820: CBS, BAS 376/22
- Articles of enquiry and responding presentments (2 mm), 1660: CBS, D/BASM 84/16
- Court roll, 1671: CBS, D/BASM 84/2
- Court rolls (23), 1681-1701: CBS, D 175/16-38
- Manorial papers (10), including list of owners and occupiers of open field strips, 1686-1823: CBS, BAS Coll 375/22, no. 43/1-10
- Court rolls, 1694-1766: British Library, Add Ch 53985-54001
- Court roll, 1699: Bodleian, MS Top Bucks b.8
- Charges to court of survey, 1699: Claydon House, 3/5
- Court rolls (38), 1700-1719: CBS, D 211/1-38
- Court roll, 1718: CBS, D/BASM 84/3
- List of articles produced from Winslow chest for case in Chancery, 1718: CBS, D/BASM 84/17
- Court rolls (draft), 1722-1734: HALS, DE/B664/M1
- Court rolls (draft) with court papers (2), 1726-1729 (non-consec.) : CBS, D/BASM 84/6-7
- Court books (some drafts), and associated papers, 1722-1762 (non-consec.) : HALS, DE/B664/29,099-117, 177-9, /M1, M2
- Court roll (draft) with court papers, 1740-1741: CBS, D/BASM 84/8
- Surrenders and admissions (paper roll), 1749-1766 (non-consec.) : CBS, D/BASM 84/10
- Court books (9) with index vol 1766-1813, 1767-1923: CBS, D 82/1-10
- Court papers comprising surrenders and report of jury (13 items), 1802: CBS, BAS 375/22/28-40

Tax records

Containing assessments on named individuals

1524, Subsidy, TNA: PRO, E179/78/104, rot. 3 (Winslow, Shipton)

Printed in A.C. Chibnall and A. Vere Woodman. (eds.), Subsidy Roll for the County of Buckingham Anno 1524, Bucks. Rec. Soc. 8 (1950), pp. 59, 60.

1525, Subsidy, TNA: PRO, E179/78/105, rot. 1d (W, S)

1541, Subsidy, TNA: PRO, E179/78/122 (W, S)

1543, Subsidy, TNA: PRO, E179/78/127, rot. 4 (W)

c. 1545, Subsidy, TNA: PRO, E179/78/134, m. 1d (W, S)

1545, Benevolence from the laity and clergy, TNA: PRO, E179/78/140, rot. 3 (W, S)

1547, Subsidy, TNA: PRO, E179/78/149, m.1 (W, S)

1549, Subsidy ('relief'), TNA: PRO, E179/79/163, rot. 11 (W, S)

1550, Subsidy ('relief'), TNA: PRO, E179/79/164, rot. 4 (W, S)

1551, Subsidy ('relief'), TNA: PRO, E179/79/165, rot. 5 (W, S)

1559, Subsidy, TNA: PRO, E179/79/186, m. 1 (W, S)

1572, Subsidy, CBS, D/DV/6/8 (W, S)

1594, three Subsidies, TNA: PRO, E179/79/217, rot. 3d (W, S)

1599, six Fifteenths and Tenths, TNA: PRO, E179/79/224, rot. 3 (W)

1599, three Subsidies, TNA: PRO, E179/79/242 (W)

1600, three Subsidies, TNA: PRO, E179/79/240, m. 3 (W, S)

1622, Gift for the defence of the Palatinate, TNA: PRO, E179/79/270A, rot. 2d (W, S)

1625, three Subsidies, TNA: PRO, E179/79/278, rot. 2d (W, S)

1628, five Subsidies, TNA: PRO, E179/80/295, rot. 1d 9W, S)

c. 1628, five Subsidies, TNA: PRO, E179/80/286, rot. 3 (W, S)

1641, four Subsidies, TNA: PRO, E179/80/296, rot. 5, W)

1641, four Subsidies, TNA: PRO, E179/80/299, rot. 2d (W, S)

1641, four Subsidies, TNA: PRO, E179/80/300, rot. 4 (W)

1641, two Subsidies, TNA: PRO, E179/80/303, rot. 5d (W)

1662, Hearth tax, TNA: PRO, E179/80/351, rot. 12 (W)

1662, Hearth tax, TNA: PRO, E179/80/352 (W)

1663, four Subsidies, TNA: PRO, E179/79/285 Part 3, rot. 3 (W with members)

1664, four Subsidies, TNA: PRO, E179/80/337, rot. 4 (W with members)

1678, Poll tax, TNA: PRO, E179/244/3, f. 7 (W, S)

c1780-1832, Land Tax Assessments: CBS, Q/RPL

Containing communal assessments only

1525, Subsidy, TNA: PRO, E179/78/102 (W)

1543, four Fifteenths and Tenths, TNA: PRO, E179/78/111 (W, S, LH)

1544, four Fifteenths and Tenths, TNA: PRO, E179/78/116, rot. 1 (W, S, LH)
1547, two Fifteenths and Tenths, TNA: PRO, E179/78/143, rot. 5 (W, S, LH)
1553, two Fifteenths and Tenths, TNA: PRO, E179/79/172, m. 1 (W, S, LH)
1555, two Fifteenths and Tenths, TNA: PRO, E179/79/176, m. 1d (W, S, LH)
1558, Fifteenth and Tenth, TNA: PRO, E179/79/180 (W, S, LH)
1587, two Fifteenths and Tenths, TNA: PRO, E179/79/204, rot. 2d (W, S, LH)
1588, two Fifteenths and Tenths, TNA: PRO, E179/79/203, rot. 1d (W, S, LH)
1591, four Fifteenths and Tenths, TNA: PRO, E179/79/208 Part 1, rot. 2d (W, S, LH)
1593, six Fifteenths and Tenths, TNA: PRO, E179/79/211, rot. 2d (W, S, LH)
1596, six Fifteenths and Tenths, TNA: PRO, E179/79/215, rot. 3 (W, S, LH)
1598, six Fifteenths and Tenths, TNA: PRO, E179/79/222, rot. 2d (W, S, LH)
1598, three Subsidies, TNA: PRO, E179/79/229, rot. 2d (W, S, LH)
16C, Fifteenth and Tenth, TNA: PRO, E179/80/361, rot. 4 (W, S, LH)
1604, eight Fifteenths and Tenths, TNA: PRO, E179/79/242A, rot. 2d (W, S, LH)
1605, eight Fifteenths and Tenths, TNA: PRO, E179/79/243, rot. 2d (W, S, LH)
Eliz I, Fifteenth and Tenth, TNA: PRO, E179/79/250, rot. 3d (W, S, LH)
1606, six Fifteenths and Tenths, TNA: PRO, E179/79/261, rot. 2d (W, S, LH)
1610, six Fifteenths and Tenths, TNA: PRO, E179/79/255, rot. 2 (W, S, LH)
1624, three Subsidies, TNA: PRO, E179/388/12 Part 4 (W)
1624, three Fifteenths and Tenths, TNA: PRO, E179/79/271, rot. 2 (W, S, LH)
1625, three Fifteenths and Tenths, TNA: PRO, E179/79/273, rot. 2 (W, S, LH)
1637, Ship money, TNA: PRO, E179/244/2, m. 6 (W)
1637, Ship money, TNA: PRO, E179/273/5, m. 6 (W)
1637, Ship money, TNA: PRO, E179/275/2, m. 10 (W)
1639, Ship money, TNA: PRO, E179/244/1A, m. 4 (W)
1657, Assessment for the armies and navies, TNA: PRO, E179/80/322, m. 2 (W)
1658, Assessment for the armies and navies, TNA: PRO, E179/80/321 (W)
c. 1658, Assessment for the armies and navies, TNA: PRO, E179/80/325 (W)
1658, Assessment for the armies and navies, TNA: PRO, E179/80/326 (W, S)
1659, Assessment for the armies and navies, TNA: PRO, E179/80/328 (W)
1660, Assessment for the armies and navies, TNA: PRO, E179/80/329 (W)
1660-67, Assessment for the supply of the king, TNA: PRO, E179/299/7, m. 10 (W w membs)
1667, Poll tax, TNA: PRO, E179/80/343, m. 2 (W)
1671, Subsidy for the king's extraordinary occasions, TNA: PRO, E179/299/8 Part 1, m. 5 (W)

Parish records

Registers

Baptisms, marriages and burials, 1560-20C: CBS, PR 237/1/1-28

Bishops Transcripts 1571-1838: CBS, D-A/T229

Bishops Transcripts 1610-11: HALS, ASA9/15 (formerly ASA1394)

Register of burials in woollens (in overseers' accounts), 1679-1734: CBS, PR 237/12/1

Other

Glebe Terriers – none known (Clear, *The King's Village in Demesne*, p. 53, mentions a 1631 terrier, but gives no reference).

Mandates for induction of rector, 1559, 1556, 1590, 1663, 1765, 1793; HALS, ASA1/13-14

Inventory of church goods, 1757; HALS, ASA19/3. Printed in Clear, *King's Village in Demesne*, p. 55.

Preachers books (x2), 1772-1807: CBS, PR 237/2/1,2

Overseers accounts, 1679-1715: CBS, PR 237/12/1

Ecclesiastical records and returns of religion

Probate

Apart from wills proved in the PCC, which are not considered here, Winslow wills were proved in the court of the archdeaconry of St Albans or, very occasionally, in the Consistory Courts of Lincoln (to 1550) or London (1550-1845). The St Albans probate registers begin in 1420, and inventories in the 1540s. They are kept in Hertfordshire Archives and Local Studies (HALS), but all pre-1660 wills are indexed in:

J. Hunt, R. Bettridge & A. Toplis, *Index to Probate Records of the Archdeaconry Court of Buckingham 1483-1660 and of the Buckinghamshire Peculiars 1420-1660*, BRS 32 (2001).

For later periods indexes to St Albans probate records are available at HALS.

Winslow filed wills and inventories, 1748-67; HALS, ASA191 AW/1-13

Other records of the archdeaconry of St Albans

None known, except as listed under other headings (note: records of the archdeaconry of *Buckingham* do not cover Winslow, which lay in the archdeaconry of *St Albans* until 1845).

Other records

Winslow is not covered by the 1563, 1605 diocesan returns (A. Dyer and D.M. Palliser (eds.), *The Diocesan Population Returns for 1563 and 1603*, Records of Social and Economic History, N.S. 31 (2005), p. 41).

Anne Whiteman (ed.), *The Compton Census of 1676 : a Critical Edition*, Records of Social and Economic History, NS 10 (1986), p. 18 (W, S, LH).

Military surveys and musters

1522 Military Survey: A.C. Chibnall (ed.), *The Certificate of Musters for Buckinghamshire in 1522*, Buckinghamshire Record Society 17 (1973), pp. 181-3 (W, S).

1535 muster roll: TNA:PRO E 101/58/16 (transcribed in R.T. Baldwin, *The Certificate of Musters for Buckinghamshire, 1535* (unpub. transcript, PRO Library, 1989), pp. 27-8).

Winslow Historic Town Report

Buckinghamshire Posse Comitatus 1798: I.F.W. Beckett, *The Buckinghamshire Posse Comitatus 1798*, Buckinghamshire Record Society 22 (1985), pp. 210-3, 221.

Title deeds (not an exhaustive list)

- The BAS Collection at CBS contains many title deeds to properties in Winslow, 16-19C: CBS, BAS Coll.
- 4 deeds, 1600-92: CBS, D/LE 1/64,149, 66,395
- bailiff's accounts, Villiers estate, 1677-80: CBS, D135/A.2/1
- 65 deeds, 17C, 18C: CBS, D97/104/1,2
- papers, Lowndes estate in Winslow, 1700-18C: CBS, D/LO/4/1-3, LO/6/3/10, LO/6/10/1-3
- deeds, Lowndes estate properties in Winslow and elsewhere, 1776-19C: CBS, D182/1-35, 69-74
- schedule and valuation, Lowndes estate, 1722, 1733: CBS, ST 94/1,2, /95.
- deeds, Swanbourne estate, 1730-1878: HALS, DE/B664/xx.

Other Winslow records

Lists of residents

Protestation Return (transcript), 1641: CBS, M14

John Wilson (ed.), *Buckinghamshire Contributions for Ireland 1642 ...*, Buckinghamshire Record Society 21 (1983), pp. 62-3.

Chancery, Star Chamber, Exchequer records (not an exhaustive list)

- Chancery records: Brothurs v. Brothurs and two others in plaint re detention of deeds to (inter alia) a wine-mill (sic) in Winslow, 1515-18: TNA:PRO, C 1/748/3.
- Chancery records: Henry Wattes. v. Richard Snowe, pleadings in plaint re detention of deeds to messuage and land in Winslow, addressed to Cardinal Wolsey, 1515-18: TNA:PRO, C 1/453/43.
- Chancery records: Hen. Wattes. v. Palmer, pleadings in plaint re messuage and land in Winslow, held of manor of Byggyng in Winslow, addressed to Cardinal Wolsey, 1515-18: TNA:PRO, C 1/453/48.
- Chancery records: Palmer v. Palmer, plaint re detention of deeds to messuages and land in Winslow, held of manor of Byggyng in Winslow, 1515-18: TNA:PRO, C 1/437/26.
- Chancery records: Cooper v Jackson, bill to support title by purchase of a messuage and lands in Winslow and Shipton, 1558-1603: TNA:PRO, C 2/Eliz/C5/55.
- Exchequer: King's Remembrancer: Special Commissions of Enquiry: Inquisition as to the state of Winslow rectory, 23 Eliz [1580/81] : TNA:PRO, E 178/443.
- Exchequer: King's Remembrancer: Special Commissions of Enquiry: Inquisition as to the copyhold lands of various manors in Bucks, incl. Winslow, 42 Eliz [1599/1600] : TNA:PRO, E 178/460.
- Exchequer: King's Remembrancer: Depositions: Commission v. Giles, concerning tolls of fairs and markets in manor of Winslow, 1679 : TNA:PRO, E 134/29Chas2/Mich22.
- Chancery records: Commission for Charitable Uses, inquiry into Winslow charities, 1679: TNA:PRO, C 93/36/20.

Miscellaneous

- Anon., *The insolency and cruelty of the cavaliers, being a true and exact relation of the plundering and pillaging of Winslow, and Swanborne ...* Thomason Tract, printed London 1643. Original in the British Library, can be seen on the Early English Books Online website at <http://eebo.chadwyck.com>.

- Detailed accounts for the building of Winslow Hall in 1704, on which Eland's *Recs of Bucks* article 'Building of Winslow Hall' was based, were until recently held at Winslow Hall by its former owner, Sir Edward Tomkins, but their present whereabouts are uncertain.

County records with Winslow entries

- Return of vintners, innholders and alehousekeepers in Bucks (transcript), 1577: CBS,

D-X423/1. The full list of names can be found on-line, in the A2A catalogue.

- Registers of licensed victuallers, 1753-1828: CBS, Q/RLV

- Land Tax Assessments, c1780-1832: CBS, Q/RPL

Quarter Sessions - for Winslow references in these, see: W. le Hardy and G.L. Reckitt (eds),

County of Buckingham Calendar to the Sessions Records, 1678-1733, 8 vols (Aylesbury, 1933-87).

Indexes for later periods are available at CBS. See also:

- enrollment of enclosure award (no map), Winslow, 1767: CBS, Q/50/18, fo. 282

- enrollment of enclosure award (no map), Shipton, 1745: CBS, Q/50/14, fo. 560.

Maps

Salden Estate Map (of Sir John Fortescue of Salden's lands) covers Winslow in some detail (photograph only), 1599: CBS, MaR/35

No enclosure award maps appear to exist.

Trade Directories

No pre-nineteenth-century Directory has an entry for Winslow.

Local Newspapers

No newspapers were printed in Buckinghamshire until the nineteenth century.

Modern Records (Post 1800)

Due to the volume of records existing from this period only those likely to cast a light housing by-laws and the installation of services are recorded in accordance with the 'Brief for Historical Documentary Research'. A list of useful secondary sources covering the period is also included.

Housing by-laws and Installation of services

Winslow RDC did not leave a large archive of records – very nearly all which have been lodged at the Centre for Buckinghamshire Studies are listed below. Useful information may be found in the Wigley collection, a huge collection of estate agents' material from the early nineteenth to the late twentieth century, containing numerous maps of individual properties and the Winslow Hall Estate.

Records of Winslow RDC and its predecessor bodies

Winslow parish

Rate assessment book and churchwardens' accounts, 1838-64: CBS, PR 237/5

Vestry and Annual Parish Meeting minute book, 1838-76: CBS, PR 237/5

Winslow Rural Sanitary Authority

Signed minute books, 1872-93: CBS, DC4/1/1

Signed minute book, 1893-94: CBS, DC4/1/2

Winslow Rural District Council

Signed minute books, 1894-1941: CBS, DC4/1/2-12

Signed minute books of Council and committees, 1941-74: CBS, DC4/1/12-44

Signed minute books of Rural Rating, Market Square and Finance committees, 1927-41: CBS, DC4/1/45-7

Treasurer's ledgers, 1874-1970: CBS, DC4/11/1-33

Treasurer's valuation lists, 1929-62: CBS, DC4/15/1-11

The Wigley collection

Papers of George Wigley & Sons, chartered surveyors, auctioneers and estate agents, 19C-20C: CBS D-WIG.

Installation of services

Water

No records have been found relating to the introduction of a water supply in the town. Kelly's Directory of 1939 states that 'The town is supplied with water from wells', so the provision of mains water may date from the period of the Buckinghamshire Water Board (which became part of Anglian Water in 1973). The only records of the Board which have been found are:

Seal book, 1942-5: CBS, AR 89/2006

Map of Bucks Water Board area; Scale: 1 inch to 1 mile, 1960: CBS, DC13/38/12

Misc. records rel. to engineering projects, incl. contracts, bills of quantities and specifications, 1961-73: CBS, D/X 1370.

Electricity

Winslow was first supplied with electricity in 1930, by the Northampton Electric Light and Power Company (Kelly's, 1938; Wigley, *Window on Winslow*, p. 78). That company was nationalised in 1948 (becoming part of the East Midlands Electricity Board, later Powergen). The whereabouts of its archives is not known, but the following has been found:

Signed minute book of general and board meetings, 1936-48: Univ of Nottingham Dept of MSS, BEN 1-3.

Companies Registration Office file: TNA:PRO, BT 31/31154/28640

Gas

The Winslow Gas Company was established in 1842, with its gas works at 61-63 High St. It was replaced by the Winslow Gas and Coke Company in 1860, which built a new works near the railway station, and then in 1881 by the Winslow New Gas Company (Kelly's, 1938; Wigley, *Window on Winslow*, p. 78; Saving, *Glimpses*, p. 67; *VCH Bucks iii*, p. 466). The only archives which have been located are:

Minute book, 1923-45: CBS, U/16

Minutes, 1945-9: Beds and Luton Archives, X301

Winslow Gas and Coke Co's file at Companies Registry: TNA:PRO, BT 31/1045/1802C

Telephone

The telephone exchange opened in 1903, in the Post Office in the Square, and was relocated to the new Post Office in the High St (opposite the present building) in 1907 (Cook, *Book of Winslow*, p. 99; BT Archives Post Office Circulars 1907, p. 104).

Railway

Winslow was served by two railway lines, the Oxford to Bletchley line, with its station on Station Road, from 1851 until 1967 (built by the Buckinghamshire Railway Co), and the Aylesbury Buckingham line, with its station outside the parish at Verney Junction, from 1868 until 1936 (built by the Aylesbury-Buckingham Company and taken over by the Metropolitan Railway in 1891) (Cook, *Book of Winslow*, pp. 51, 54; Wigley, *Window on Winslow*, pp. 96-7; Saving, *Glimpses*, pp. 38-9).

Useful secondary sources

- F. Seebohm, *The English Village Community* (London, 1883), pp. 20-32. 14C Winslow
- A. Clear, *The King's Village in Demesne: or a Thousand Years of Winslow Life, being an Account of the Town and Manor of Winslow* (Winslow, 1894). A useful little book which quotes extensively from a wide range of original medieval and early modern sources.
- A.E. Levett, *Studies in Manorial History* (Oxford, 1938). Principally a study of the estates of the medieval abbey of St Albans, but includes many references to the abbey's manor of Winslow.
- N.A. Saving, *Glimpses of past days: being a historical survey of the town and parish of Winslow cum Shipton* (Buckingham, 1973). Anecdotal.
- A. Wigley, *A Window on Winslow* (Aylesbury, 1981). Anecdotal, covers 19C, 20C only.
- M. Reed, 'Decline and recovery in a provincial urban network: Buckinghamshire towns, 1350-1800', in M. Reed (ed.), *English Towns in Decline 1350 to 1800* (1986), pp. 11, 19, 27, 35-8.
- R. Cook, *The Book of Winslow* (Buckingham, 1989). Anecdotal, covers 19C, 20C only.
- G. Eland, 'The building of Winslow Hall', *Records of Buckinghamshire*, 11 (1919-26) pp. 406-429.
- A. H. J. Baines, 'The Winslow Charter of 792 and the Boundaries of Granborough', *Records of Buckinghamshire*, 22 (1980), pp. 1-18.
- E.J. Bull and J. Hunt, 'Rewalking the tenth-century perambulation of Winslow manor', *Records of Buckinghamshire*, 38 (1996), pp. 90-108.
- K. Bailey, 'The boundaries of Winslow – some comments', *Records of Buckinghamshire*, 39 (1997), pp. 63-66.
- D. Noy, "Leyrwite, marriage and illegitimacy: Winslow before the Black Death", *Records of Buckinghamshire* 47, part 1 (2007), pp. 133-152.

Key issues and recommendations for further study

Winslow is a good example of those small market towns, founded in the twelfth or thirteenth centuries, which managed to survive into the modern period but never grew beyond modest size and purely local importance. Winslow has more surviving medieval and early modern records than many other comparable places, but no social and economic history of the town has yet been written. Much could no doubt be discovered from its records about its social and occupational structure, commerce, hinterland and trading links, government and institutions, which might explain how it retained its precarious urban status for so long.