

The Origins and History of Church Lane Lacey Green



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Preface

Whilst working on my “History of Grace Cottage” I became intrigued by the origins and history of Church Lane. As I researched the ownership and occupation of Grace Cottage and its garden it started to become clear to me that before the Princes Risborough Enclosures Act in 1823, part of Church Lane at least could have been part of one of the original routes/tracks through the village.

I decided that it would be interesting to research the history of Church Lane from its creation right through to the present day, listing the cottages, houses and farms that have been built in the Lane, together with, where possible, the names of the owners and/or occupants.

In practice, most of the research has been based on a wide variety of maps of the area, both Ordnance Survey Maps and pre- Ordnance Survey Maps which has enabled me to identify the houses/cottages in Church Lane at specific times and identify the new additions and demolitions as and when they occurred.

It quickly became obvious that it would be an impossible task to write a detailed history of every house or cottage in Church Lane over such a long period so what I have attempted to do is to identify the properties in the Lane at the time that maps of the village were printed. Then with the help of the owners of the older properties in the Lane, who have very generously loaned me old deeds and old legal documents, I have written “mini histories” of these properties and this has enabled me to identify the possible origins and history of each property.

Identifying the occupants of each house/cottage has been more difficult and in the period before the Censuses, virtually impossible. The Censuses have been helpful, but until the later years they did not identify the names of properties thus linking occupants with properties has involved considerable guesswork. Whilst the Electoral Registers have been extremely helpful with regard to the 20th century they have proved to be neither precise or complete.

During this research process I have been surprised to find that a number of relatively famous people have lived in Church Lane and whilst I am not suggesting that they were born and bred in the village, I think that it is interesting that these people came to live in Church Lane either during the war or in their retirement.

As always in local history research of this nature, it is never finished. The document is reasonably detailed but it has many gaps and many remaining unknowns. The hard facts are in short supply but the circumstantial evidence is plentiful and, from this, many important and reasonable speculations can be made.

1. The Background

Church Lane is a classic English country village lane. Its shape and varying widths are illogical and clearly not of recent or relatively modern design



This raises two intriguing questions:

1. What are the origins of Church Lane?
2. What has been the history of Church Lane?

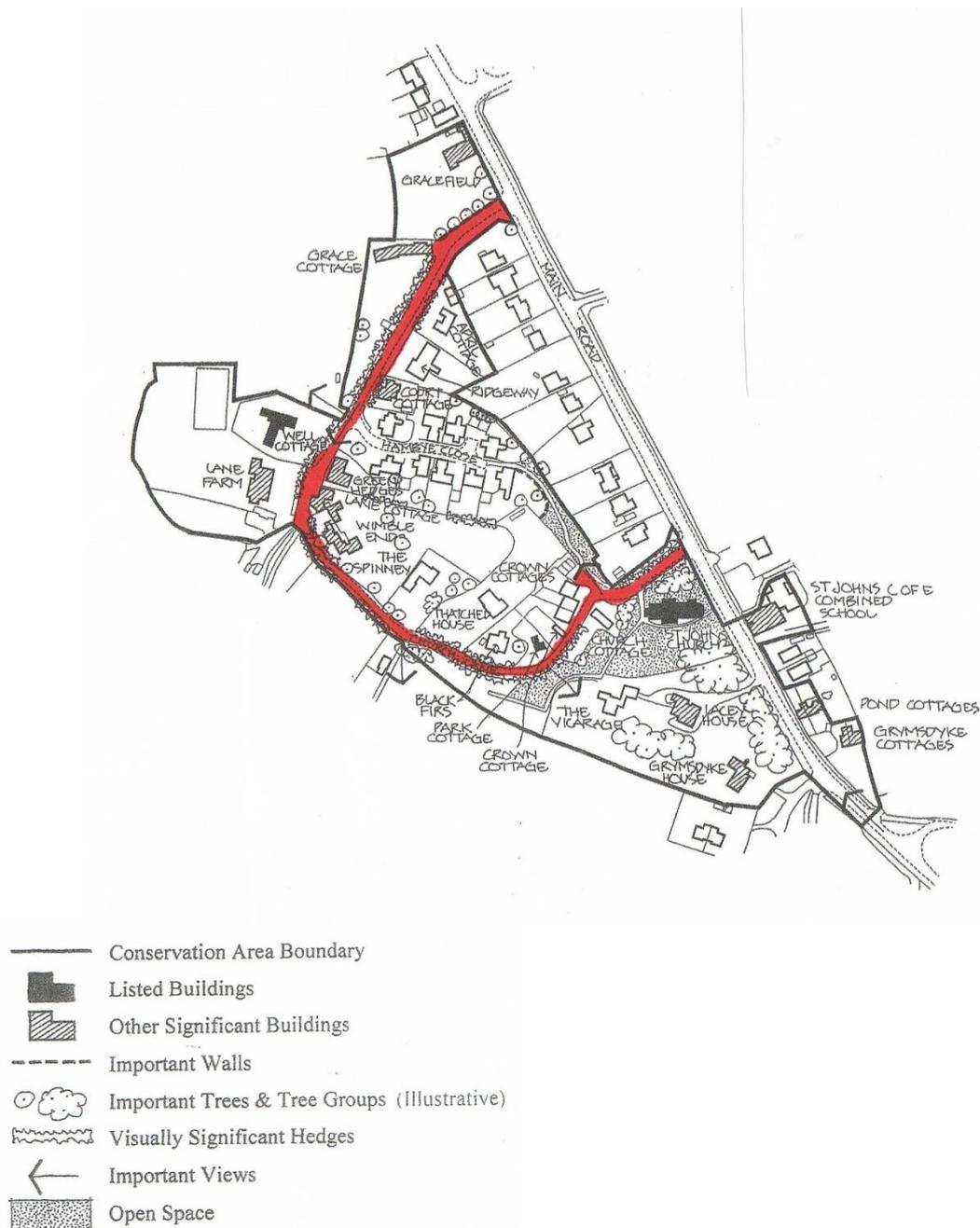
I decided that the only way to answer these questions was to search for old maps of the village which would show or at least give some indication of the origins of Church Lane. This could be followed by reviewing later maps e.g. Ordnance Survey Maps, and any related documents about possible residents, which would show how the Lane has developed in modern times. I planned to finish with a plan of the Lane as it was in 2016.

To get a better idea of the shape and age of the Lane I started with the basic information in the Lacey Green Conservation Area report which was completed in 1989.

Lacey Green Conservation Area

In addition to being classified as being in an Area of Outstanding Natural Beauty, the Church Lane area was designated as a Conservation Area in 1989 and was deemed to be a medieval to modern settlement. The Character Survey Map shows the Lane (coloured red) and the houses in something close to its current format. Whilst Hambye Close is a new development most of the other houses are either old or built after the 2nd World War.

Character Survey Map



Listed Buildings in Church Lane

The following information was obtained from the Historic Environment Records of the Buckinghamshire County Council and is included in their County Monument Report

1. *Church of St John the Evangelist*

Grade II. Parish church, formerly chapel of ease. Nave of 1822-25 by J. Chadley; chancel added 1871 by J. P. Seddon. Flint, Denner Hill stone quoins and chamfered plinth, chamfered brick window surrounds, cogged brick eaves. Roof re-tiled 1980. Cruciform nave; chancel with canted E. end and small organ chamber to north. W. end of nave has gabled porch with rendered 4-centred arch, and later brick chimney to -right. 3 bays of rectangular 3-light transomed windows to N. and S., the centre bays projecting with rendered Tudor hood-moulds over windows and rendered crosses in gables. Blind panels with 4-centred arches to W. sides of projections, N. projection with blocked 4-centred doorway to E. Later C19 bell-cote between nave and chancel, also a buttress to S. Chancel has flush brick band course, 2-light traceried stone windows, and arched door to S. Interior: nave plastered and colour washed with wide 4-centred arches to central projections. Roof has slender hammer beam trusses with central 4-centred arches and turned pendants. W. gallery with panelled front on cast iron quatrefoil shafts. Armorial glass in central N. window commemorating original donors. Chancel is lined with yellow brick and patterned with red brick dressings and diapers. Steeply pointed chancel arch, another arch to organ chamber. Painted wooden vault. Stained glass of 1905.

2. *Crown Cottage*

Grade II. Small cottage. Early C19. Flint with brick dressings, the right gable roughcast and whitewashed. Slate roof, roughcast chimney to right. 2 storeys, one bay. Paired barred wooden casements, board door to left, both ground floor openings with segmental heads. Flanking weatherboard lean-to sheds with board doors, the left lean-to with a single barred wooden casement.

3. *Park Cottage*

Grade II. Small cottage. Circa 1800. Flint with brick dressings, tiled roof and brick chimney to right. One storey and attic, 2 small bays. Single wooden casement to left, paired barred wooden casement to right, central board door in gabled trellis porch. All front openings have segmental heads. Paired wooden attic casements in gables. Weatherboard lean-to to rear of left bay.

4. *Well Cottage*

Grade II. House. C16 bay to front right, with C18-C19 and C20 extensions to rear. Mid-late C18 bay to left side forming T plan, extended further to left C20. C16 bay is cased in C19 flint and brick, gable and right side roughcast and whitewashed. C18 bay to left is of dark header brick with red dressings and first floor band course. C20 bay to far left also

brick with band course. Old tile roofs, brick chimney to left of C18 bay. 2 bays to left are of one storey and an attic with 3-light barred wooden casements, those to attic in gabled eaves-line dormers. Similar 2-light dormer over lean-to porch in angle with right bay. Blocked doorway in line with chimney. 2-storey gabled projection to right with altered chimney, and slated garage.

Interior of C16 bay shows heavy timber framing with braces, and moulded spine beam with barred stops.

5. The Parsonage Garden

Nineteenth century garden and pleasure grounds recorded on historic maps (first mentioned in 1862). Described by Sheahan as having 2 acres of gardens and pleasure grounds. Recent APs show grounds to be intact including lawns and trees.

6. Lacey Green Church War Memorial

Brass plaque in St John the Evangelist's Church commemorating those killed in WW1. The plaque was made in the Army & Navy Auxiliary Cooperative Society Ltd foundry in 1921. The church also contains a framed 'certificate' recording the use of the church by troops stationed at Lacey Green in the winter of 1914-15.

This analysis suggests that part of Well Cottage existed in the 16th Century when Church Lane was probably little more than a cart track or footpath. It is difficult to be certain that this information is accurate but if it is, or even if this part of the cottage is early 17th Century then it is reasonable to assume that this cottage was one of the earliest properties in Church Lane. However, although possible, it is also unlikely that a small cottage such as this would have been built in the area in isolation. It is possible to speculate that it was built to house agricultural workers for an earlier version of Lane Farm which is listed in some early documents as a "homestead" which may suggest a very early settlement. However, there is no hard evidence to support this theory.

Research has shown that neither Lacey Green nor Loosley Row is particularly old as a settlement. In the Domesday Book dated 1086 neither is mentioned although several of the surrounding villages are listed including Risborough, Saunderton, Hughendon, Bledow, Kimble, Horsenden, Bradenham and Hampden.

The entry for Hampden, which is the nearest to Lacey Green, reads as follows:

"Odbert also holds Hampden from William.

It answers for 3 hides.

Land for 5 ploughs; in Lordship 2.

4 villagers have 3 ploughs.

2 slaves; woodland, 500 pigs and from the returns of woodland, shares for 2 ploughs.

The value is and was £4; before 1066 100s

Baldwin, Archbishop Stigand's man, held this manor; he could sell."

Note:

1. Hide – originally the amount of land which could be ploughed in a year using one plough with an eight-ox team. The measurement therefore varied with the soil quality and could be between 60 and 180 acres. In the Domesday Survey it was used as a basis for tax assessment – things have not changed!
2. Plough - a form of payment for pasturing pigs or the feed given to pigs in autumn, Plough(land). When the Domesday Survey refers to the number of ploughs it is referring to the taxable amount of land that can be ploughed by a team of eight oxen – i.e. a Hide
3. Slaves – a person who was the legal property of another and bound to absolute obedience – not abolished until 1772.

From this entry it can be seen that in Hampden the prime activity was the breeding and fattening of 500 pigs. This was one of the largest number of pigs recorded in the Buckinghamshire section of the Domesday Book and suggests that the area was heavily wooded which enabled the pigs to feed on the beech nuts (mast) acorns and other nuts.

This is particularly interesting as it relates to the origins of the name of Loosley Row.

In the Mills Dictionary of English Place Names, Loosley Row has the following entry:

“Loosley Row, Bucks. From Losle 1241 which meant a woodland clearing with a pig sty. It is thought to come from the Old English language “hlose + leah” - (c450 – c1100).”

Nevertheless, it is clear that even if there were people living in the woods in what is now Lacey Green or Loosley Row, then any settlement was not sufficiently large to warrant a mention in the Domesday Survey.

Conclusions

The Origins

1. Clearly Church Lane is not old when compared to some other parts of Buckinghamshire.
2. It is possible that it was in existence in the 16th Century.
3. It was probably a farm track serving what is now Lane Farm.
4. The area around Church Lane was almost certainly either heavily wooded or rough/waste land.

2. The 16th Century

The first phase in my research was to try to find a map of the area in the 16th Century which showed Church Lane or to find documents which identified owners or occupants of properties in Church Lane during this century. Not surprisingly this has proved very difficult and so far, I have not been successful.

As has been described earlier, it is possible that part of Well Cottage was built in the 16th Century although I have been unable to find any original documents to support this and it must therefore be treated with some caution.

However, certain areas within what is now Lacey Green may have been mentioned in early documents. The following are just a few examples:

1. In 1558 Queen Elizabeth granted to Francis Pigot, her faithful servant, a significant quantity of land including “a close of wood and pasture called Stocking”.
2. In 1567 Queen Elizabeth ordered certain woods to be preserved including “Stockynges in the Manor of Princes Risborough”.
3. In 1594 Queen Elizabeth compensated Capt. David Powell for his services in the wars underwoods and woodland called Stockings containing sixty acres within the Manor of Prince’s Risborough.

However, again this has to be treated with some caution. The word Stocking was used to describe a clearing or land from which tree stumps had or had not been removed and there were several of these in the area including Princes Risborough and Speen. Nevertheless, it is possible to speculate that this was the land that is now Stocken Farm.

At this stage there is no hard evidence of properties in Church Lane.

3. The 17th Century

Finding 17th Century maps continued to be very difficult. The only success I have had is a map that I found in the Hampshire Records Office which is dated 1625 and shows part of Speen and part of Lacey Green. Unfortunately, it only comes down as far as Kiln Farm in Kiln Lane and does not show the Church Lane area. Whilst there are clear signs of some early tracks and footpaths a formal road system is not apparent. However, it does show that there were a number of farms in the area so it appears that at this time the land was being cleared and developed for farming.

In the absence of a 17th Century map I turned my attention to trying to identify an occupier of a house or cottage in Church Lane during this period.

The earliest Will that I have been able to find for anyone living in Lacey Green is for a Gyles Floyd, Labourer, dated 26th April 1640. He left his cottage with adjoining close of four acres, together with most of his goods, cattle and chattels to his wife Ann. This suggests that he was more than a labourer and was probably a copy holder and small farmer. It is likely that he was baptised at St Mary's Church in Princes Risborough on the 7th October 1576 almost certainly the son of John.

The records do not show if he was born in Lacey Green or where his cottage was located. However, the cottage with four acres may indicate an early version of Kiln Farm and this is supported by the fact that in later years members of the Floyd family became brick makers living in the same locality.

Gyles Floyd's death is recorded in the Court Rolls of the Manor of Princes Risborough dated 15th October 1640. It is intriguing that Lacey Green is not mentioned as his place of death and, in fact, Lacey Green does not appear to be mentioned in any of these early Court Rolls. Loosley Row, Culverdon, Ellesborough, Speen, Risborough etc are listed but not Lacey Green. Does this mean that Lacey Green was too small or not sufficiently important to get a mention?

I have also transcribed an Indenture between Thomas Adeane and William Lacey, dated 1683, regarding two properties and land in Lacey Green. There is sufficient circumstantial evidence, including land of 60 acres, to suggest that this referred to what is now Stocken Farm. Whilst very interesting and showing that Lacey Green was developing, it does not describe a property in Church Lane.

Research at the Hampshire Records Office revealed the following:

Two sheets of paper and a parchment membrane – c1685 - c1700.

Details:

- “a) List of names of copyholders of the town and parish of Princes Risborough, Bucks and the yearly value of their copyhold estates, with brief note of the customs of the manors (places include: Alscot, Longwick, Speene and Lacey's Green, Loosley Row and Culverton), c 1700*
- b) A particular of the 'Ancient Copyhold Tenements' within the Town and parish of Princes Risborough, c1700*

I have not attempted to transcribe all villages only Lacey Green, Loosley Row and Speen.

“The names of the Copyholders of the Towne and Parish of Princes Risborough in the County of Bucks and the yearly value of their Copyhold Estates.

Speen and Laceys Green

	<i>Per Ann</i>	<i>4 years Purchase</i>
	<i>£. s. d.</i>	<i>£. s. d.</i>
<i>Edward Hastindge</i>	<i>10.0.0.</i>	<i>040.0.0.</i>
<i>Robert Temple</i>	<i>04.0.0.</i>	<i>016.0.0.</i>
<i>William Temple</i>	<i>03.0.0.</i>	<i>012.0.0.</i>
<i>Ernst (?)Raymond land</i>	<i>04.0.0.</i>	<i>016.0.0.</i>
<i>Joseph Hardy (?)</i>	<i>04.0.0.</i>	<i>016.0.0.</i>
<i>Thomas Hollow (?)</i>	<i>01.0.0.</i>	<i>004.0.0.</i>
<i>Edward Prestons land</i>	<i>14.0.0.</i>	<i>056.0.0.</i>
<i>Richard Meade and his son</i>	<i>03.0.0.</i>	<i>012.0.0.</i>
<i>Edward Stone</i>	<i>05.0.0.</i>	<i>020.0.0.</i>
<i>Mr Hawes</i>	<i>15.0.0.</i>	<i>060.0.0.</i>
<i>Ralph Stone</i>	<i>05.0.0.</i>	<i>020.0.0.</i>
<i>William Stone</i>	<i>06.0.0.</i>	<i>024.0.0.</i>
<i>Nickalas Hatchman</i>	<i>04.0.0.</i>	<i>016.0.0.</i>
<i>Thomas Atwater</i>	<i>04.0.0.</i>	<i>016.0.0.</i>
<i>Total</i>	<i>82.0.0.</i>	<i>328.0.0.</i>

Loosley Row

	<i>Per Ann</i>	<i>4 Years Purchase</i>
	<i>£. S. d.</i>	<i>£. S. d.</i>
<i>John Ives</i>	<i>03.0.0.</i>	<i>012.0.0.</i>
<i>William Lee</i>	<i>02.0.0.</i>	<i>008.0.0.</i>
<i>Edward Lee his land</i>	<i>01.0.0.</i>	<i>004.0.0.</i>
<i>John Hill</i>	<i>20.0.0.</i>	<i>080.0.0.</i>
<i>Edward Darvall</i>	<i>190.0.0.</i>	<i>040.0.0.</i>
<i>John Meade</i>	<i>04.0.0.</i>	<i>016.0.0.</i>
<i>Edward Hawes</i>	<i>04.0.0.</i>	<i>016.0.0.</i>
<i>John Dorsett</i>	<i>04.0.0.</i>	<i>016.0.0.</i>
<i>John Darvall and Anthony his brother</i>	<i>25.0.0.</i>	<i>100.0.0.</i>
<i>Thomas Head</i>	<i>06.0.0.</i>	<i>024.0.0.</i>
<i>Mr Gould about 88</i>	<i>25.0.0.</i>	<i>100.0.0.</i>
<i>Nickolas Parrish</i>	<i>10.0.0.</i>	<i>040.0.0.</i>
<i>John Bowler of Brimmers</i>	<i>04.0.0.</i>	<i>016.0.0.</i>
<i>John Wade son of (Nettlebed?) his land</i>	<i>06.0.0.</i>	<i>024.0.0.</i>
<i>Total</i>	<i>124.0.0.</i>	<i>490.0.0.</i>

Particulars of all of the Ancient Copyholds and Tenements within the Towne and Parish of Princes Risborough in the County of Bucks.

Loosley Row and Laceys Green

<i>Mr Gould</i>	2
<i>John Darvall</i>	2
<i>Thomas Hinge</i>	2
<i>John Dorsett</i>	1
<i>Edward Hawes</i>	1
<i>John Meade</i>	1
<i>Edward Darvall</i>	1
<i>John Hill</i>	2
<i>Wm Lee</i>	1
<i>Tenement of late Edward Lee</i>	1
<i>Tenement of late William Goss</i>	1
<i>John Ives</i>	1
<i>John Randall</i>	1
<i>Mr Hawes</i>	2
<i>Thomas Atwater</i>	1
<i>Nickalas Hatchman</i>	1
<i>William Stone</i>	1
<i>Ralph Stone</i>	1
<i>The Tenement of late Edward Preston</i>	1

From these lists it is possible to speculate, by deduction, that in or around 1700, the Copyholders in Lacey Green could have been as follows:

1. John Randall
2. Thomas Hinge
3. Mr Hawes
4. Thomas Atwater
5. Nickolas H?
6. William Stone
7. Ralph Stone
8. The Tenement of the late Edward Preston
9. The Tenement of William Goss

This is highly speculative but it may indicate that with added farm cottages the population of Lacey Green in about 1700 could have been in the range of 50 to 100 people. If correct then most of the population would have been farmers and farm workers and their families and cart tracks and footpaths would have been inevitable. As it has been suggested that part of Well Cottage was built in the 16th century this supports the theory that some form of track probably went past Well Cottage to the original Lane Farm at this time. It is highly likely that the occupier of an earlier version of Lane Farm was one of the above. The issue is which one?

Note: “Copyhold tenure was a form of feudal tenure of land common in England from the Middle Ages until the 19th century, and surviving in residual form until 1922. The land was held according to the custom of the manor, and the mode of landholding took its name from the fact that the "title deed" received by the tenant was a copy of the relevant entry in the manorial court roll. A tenant who held land in this way was known as a copyholder”.

4. The 18th Century

As will be described later in this section, maps started to become available in the latter part of this century but my search for maps produced in the early part of the century continued to prove difficult and unsuccessful.

I transcribed a number of Wills of residents of Lacey Green to see if any of them lived in Church Lane.

Robert Loosley a wheelwright of Lacey Green died 1703. He appears to have lived in a four-bedroom house, with a kitchen and two reception rooms with a drinking room called the Old House and it is possible to speculate that this was an early pub. In the inventory, mention is made of items “in the Stocking” but it is unclear if this is the “Stocking” of Stocken Farm. The land area is not mentioned but he left to his sister “all my house and land, outhouses, orchards, gardens and backsides (backyards) in Princes Risborough parish and likewise all my wood ground and arable land at Hitchenden” (Hughenden) together with a stock of cattle and “ye cropp of corne in ye barne and corne in ye granary and ladders and other matteriales for husbandry “and this tends to suggest that he was farmer as well as a wheelwright.

He was buried at St Mary’s Church in Princes Risborough on the 24th August 1703 and was buried in linen. Again, this suggests that he was not poor as by this date the poor were being buried in cheaper wooden coffins.

To date there is no evidence of a wheelwright living in Church Lane in the 18th Century although Smiths Shop, now the site of Green Hedges, was originally a blacksmiths premises. The presence of a drinking room or pub in many houses was quite common in those utopian days!

Dorcas Knapp was a spinster of Lacey Green and her will was dated 6th April 1704. She was the niece of Robert Loosley and was left his property and land etc when his sister died. Again, the area of land is not mentioned but it is situated in Lacey Green and “Hitchenden”. She appears to have left almost everything to various members of the Chilton family which, interestingly, remains a well-known village name.

Again, there is no evidence that this was in Church Lane.

The 1770 Thomas Jefferys' Map

At long last the first map which shows Church Lane.

Thomas Jefferys (c. 1719 – 1771), "Geographer to King George III"



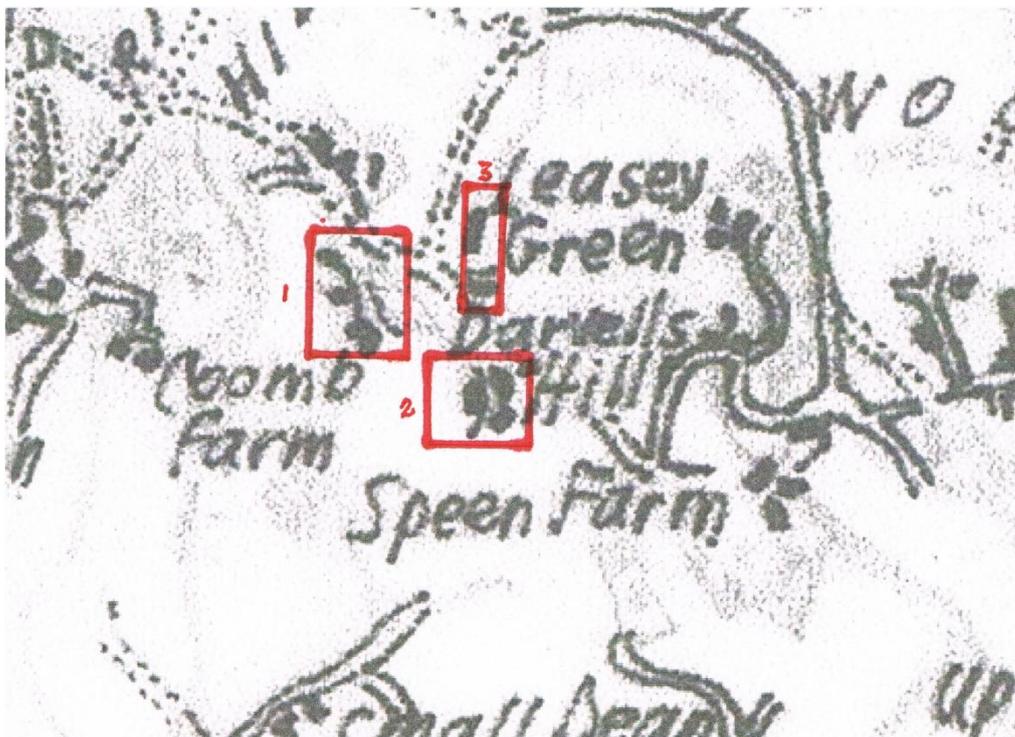
Born in Birmingham in 1719, he was apprenticed to Emanuel Bowen the well-known London map maker in 1735. After completing his 7-year apprenticeship he started his own business based in Red Lion Street in Clerkenwell where he received his first royal appointment (as Geographer to Frederick, Prince of Wales) and in 1744 became a Freeman of the Merchant Taylors Company. In 1750 he moved into new premises in Charing Cross, an area that was to become the leading London map retailing district. In 1751 he married Elizabeth Raikes, the daughter of the printer Robert Raikes, and they had seven children, all baptised at the nearby St. Martin in the Fields. A successful career followed producing and retailing maps, atlases, geographical texts and prints in Britain and commercial maps and atlases of America. In 1760 he was appointed "Geographer in Ordinary" to His Majesty King George III and in 1761 he became a liveryman of the Merchant Taylors. With America in temporary peace he turned his attention to fresh mapping from original surveys of large portions of England. Unfortunately, and unexpectedly, he went bankrupt in 1766 mainly due to the high costs of the surveys. His shop stock was sold and with the financial help of friends he was soon back in business. With the help of a talented group of staff he surveyed, engraved and published at least eight multi-sheet county maps including a four-sheet map of Buckinghamshire (surveyed 1766 – 1768 by John Ainslie and published in 1770) before he died in 1771

John Ainslie (1745 – 1828)

He was a Scottish surveyor and cartographer. He was born in Jedburgh, the youngest son of John Ainslie, a druggist and he was educated at Jedburgh Grammar School. He began his career as an apprentice to the "Geographer to King George III", engraver and publisher Thomas Jefferys and worked as a surveyor and engraver for the English County series of maps. After Jefferys' death he returned to Scotland where in 1776 he married Christian, the daughter and heiress of Jedburgh merchant Thomas Caverhill. He spent the remaining years of his life surveying, engraving and publishing maps of Scottish counties until he died in 1828 and was buried in Jedburgh Abbey. The quality of his maps challenged others to improve their mapping style to make maps clearer and easier to read.

Map of Buckinghamshire by Thomas Jefferys – with further enlargement.

A greater enlargement starts to show some possible clues



As surveying was still a developing science it is not surprising that the Thomas Jefferys Maps were not as accurate as the later Ordnance Survey Maps and the information in them has to be treated with some caution. A number of buildings with a small lane appear to be shown in the Square 1 but this maybe a little to the west of the current location of Church Lane. Square 2 shows additional buildings with a possible lane bisecting them but they are well to the east of the current location of Church Lane. Square 3 appears to show Stocking Farm and Kiln Farm.

The conclusion from this is that Square 1 may show an early version of Church Lane but this is highly speculative. Square 2 may show Grimsdyke Farm.

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1766/68 - Properties in Church Lane

Square 1 appears to show a number of buildings, maybe three or four, but it cannot be assumed that they are all cottages or houses as opposed to farm buildings

5. The 19th Century

The maps of the area started to become more readily available in this century.

1812 Boyce's Map



This map is in the British Library and is seldom mentioned by historians unlike the Jefferys' and Bryant's maps. The British Library appears to have very little background information on the map and its cartographer and they specifically ask for information on the map on their web page.

The British Library has the following description:

"The county boundaries of Buckinghamshire, Hertfordshire and Oxfordshire are indicated by red pecked lines. The draughtsman has drawn individual trees in avenues at Hampden, and noted the location of the Old London Road at Fawley, to the extreme left. On the reverse of the drawing is written: "Mr Boyces High Wycombe No 154" and "Reduced [10 Aug] ..."

Contributor Boyce"

There appears to be a range of maps of various parts of Buckinghamshire produced at around this date by a Mr Boyce of High Wycombe. However, Mr Boyce's background remains a mystery.

1812 Boyce's Map - enlarged

The original map is impossible to read at this size but this enlarged version of the Lacey Green area shows the following:



This version is still not easy to read but the roads/tracks through the village are reasonably clear and the Church Lane area appears to show a track leading to a number of houses/cottages. As with the Jefferys' Map the main route through the village is shown with dotted lines which indicates that it was an open road passing over common land.

1812 Boyce's Map – with further enlargement

This even greater enlargement shows the track through the village more clearly on its way down to what is now Slad Lane. The Church Lane route is clear but not defined.



1812 - Properties in Church Lane

There would appear to be 9 buildings in Church Lane although some of these may have been farm outbuildings. Wimble End would have been three cottages and Well Cottage was almost certainly two cottages at this stage which would increase the total number of properties to 12.

Common Land

As it would appear that most of the roads in Lacey Green were open roads it is probably safe to assume that the land surrounding these roads or tracks was common land and it becomes important therefore to understand the definition of Common Land:

Common land (a common) was land owned collectively by a number of persons, or by one person, but over which other people had certain traditional rights, such as to allow their livestock to graze upon it, to collect firewood, or to cut turf for fuel.

A person who had a right in, or over, common land jointly with another or others was called a commoner.

Originally in medieval England the common was an integral part of the manor, and was thus part of the estate held by the lord of the manor under a feudal grant from the Crown or a superior peer, who in turn held his land from the Crown which owned all land. This manorial system, founded on feudalism, granted rights of land use to different classes. These would be appurtenant rights, that is the ownership of rights belonged to tenancies of particular plots of land held within a manor. A commoner would be the person who, for the time being, was the occupier of a particular plot of land. Some rights of common were said to be in gross, that is, they were unconnected with tenure of land. This was more usual in regions where commons were more extensive, such as in the high ground of Northern England or on the Fens, but also included many village greens across England and Wales. Most land with appurtenant commons rights was adjacent to the common or even surrounded by it, but in a few cases it may be some considerable distance away.

Types of Common Land

Common Pasture – this was either fallow fields in arable areas or land that was not deemed suitable or not wanted for arable farming. The common rights for this land is a very complicated subject but it was linked to land ownership, cottage ownership, cottage occupation, historical rights, etc. and varied enormously over the country.

Common Woodland – this was obviously organised in a similar way to the Common Pasture and was ideal for Pannage and Estovers.

Common Waste – usually consisting of heaths, fens, moors, scarps, etc. and gave villagers, who did not have common rights elsewhere, access to turf, furze (gorse), bracken (fern) and peat, brushwood, etc. for heating.

Common Lammas – land on which manorial tenants were permitted to pasture their beasts from Lammas Day, i.e. 13th August, until sowing time.

Common Lease – common land on which manorial tenants could pasture their beasts.

Rights of Common

Manorial courts defined the details of many of the rights of common allowed to manorial tenants, and such rights formed part of the copyhold tenancy whose terms were defined in the manorial court roll.

Examples of rights of common are:

- *Common of Pasture – The right to pasture (graze) cattle, horses, sheep or other animals on the common land. The most widespread right.*
- *Common of Piscary - The right to fish in manorial waters.*
- *Common of Shack – The right of tenants responsible for the yearly crop to turn their beasts on to the fields after the crop had been harvested.*
- *Common of Turbary – the right to dig on common land for peat or turf for fuel.*
- *Common of Marl – the right to take sand and gravel.*
- *Common of Mast or Pannage – The right to turn out pigs for a period in the autumn to eat mast (beech mast, acorns and other nuts).*
- *Common of Estovers – The right to take sufficient wood for the commoner's house or holding; usually limited to smaller trees, bushes (such as gorse) and fallen branches.*

On most commons, rights of pasture and pannage for each commoner were tightly defined by number and type of animal, and by the time of year when certain rights could be exercised.

1818 Lord Cavendish Plans

In 1813 the Rt. Hon. Lord George Augustus Henry Cavendish (afterwards the Earl of Burlington, of Burlington Arcade and Burlington House fame)), purchased the estate of Thomas Grace, Banker of Aylesbury, together with a portion of the tithes of the middle hamlet of Lacey Green situated between the tracks called Upper and Lower Icknield-way, including the Manor of Wardrobes, Stocken Farm, Lacey Green, Loosley Row, and Culverton, consisting of about 1560 acres.

Lord George Augustus Henry Cavendish

Lord George Augustus Henry Cavendish was born in 1754 the third son of William Cavendish, 4th Duke of Devonshire and the former Lady Charlotte Boyle, daughter of Richard Boyle, 3rd Earl of Burlington of the first creation, whose title had become extinct on his death in 1753.



Lord Cavendish sat as Member of Parliament for Knaresborough from 1775 to 1780, for Derby from 1780 to 1797 and for Derbyshire from 1797 to 1831. On 10 September 1831 he was raised to the peerage as Baron Cavendish of Keighley, in the County of York, and Earl of Burlington, a revival of the title held by his maternal grandfather.

Lord Cavendish married Lady Elizabeth Compton, only child of Charles Compton, 7th Earl of Northampton, on 27 February 1782 in London. They had at least eleven children of whom six children survived to adulthood. He died in 1834.

Obviously, as part of his purchase, it has to be assumed that Lord Cavendish had the estate surveyed in readiness for the forthcoming 1823 Princes Risborough Enclosure Act. I have found three plans prepared a Robert Huddle – Surveyor – all dated June 1818.

Robert Hoddle – Surveyor



Robert Hoddle (1794-1881), surveyor, was born in 1794 in Westminster, London, a son of a clerk of the Bank of England. In 1809 to 1812 he was a cadet Royal Military Surveyor and Draftsman in the Corps of the Royal Engineers whose headquarters were the Drawing Room of the Tower of London. In 1812 he was posted to Plymouth where he was largely engaged in copying maps of fortifications critical for the country's defence.

With the end of the Napoleonic Wars in 1817, England, deep in economic depression reduced its armed forces to peace time levels and Robert Hoddle was only one of many placed on half pay.

In spite of this, in November 1818 Hoddle married Mary Staton from Surrey, by whom he had one daughter.

Unable to find adequate civilian employment he decided to emigrate to the colonies leaving his wife and child in England for 7 years before they able to join him. In 1822 he left for Cape Colony (now South Africa), where he worked as assistant engineer on military surveys. He did not stay long because he did not enjoy the harsh life and the inhuman traffic in slaves and in 1823 he sailed in the *William Penn* to New South Wales. It was here that he started a long career as a Government Surveyor and where, in 1851, he was appointed Victoria's first Surveyor General. Amongst many projects he is reputed to have been responsible for the outstanding design and layout of Melbourne.

In addition to his work as a surveyor he also appears to have been an avid artist and many of his paintings are now held by the State Library of Victoria in Australia.



Interestingly, the subject of one of his many paintings is Princes Risborough and is dated 1818.

It is reasonable to assume that this was painted whilst he was surveying Lacey Green and Loosley Row for Lord Cavendish and it clearly shows St Mary's Church, the Manor House and the Whiteleaf Cross carved out of the escarpment.

After Mary's death in 1862, he married again in 1863, at the age of 69, to Fanny Agnes the 18-year-old daughter of Captain Benjamin Baxter; they had three daughters and one son.

There is little doubt that the man who spent time surveying Lacey Green and Loosley Row in 1818 went on to become one of the most famous surveyors in Australia, a prolific painter and an even more prolific father!

Cavendish Estate Survey Plans

The three plans are as follows:

1. Extract from Plan

Plan of the Estate at Princes Risborough in the County of Buckinghamshire containing the Tithes from Bottom Field etc. to Lacey Green and Small Dean belonging to the Rt. Hon. Lord George Henry Cavendish.

Surveyed by Rbt. Hoddle June 1818

The Tithes contain	96. 02.33
Woods	55. 01. 16
Right of Common	651. 00. 00
Right of Common Wood	409. 00. 00

Note: All numbers = Acres, Roods and Poles

2. Extract from Plan

Plan of an Estate at Princes Risborough in the County of Buckinghamshire containing Stocking Farm likewise the Tithes of Property from the same to Darvals Hill, Walton Ash and Speen belonging to the Rt. Hon. George Henry Cavendish.

Surveyed by Rt. Hoddle June 1818

The parts coloured yellow distinguishes Stocking Farm

Mrs Ann Dell Stocking Farm	175. 03. 09
Woods	70. 02. 20
Right of Common	651.00.00.
Right of Common Woods	409. 00. 00

Note: All numbers = Acres, Roods and Poles

3. Extract from Plan

Plan of the Estate at Princes Risborough in the County of Buckinghamshire containing Culverton and Loosley Row Farms, likewise the tithes of certain lands in Bottom, Middle, Breach and Pirtwell Fields etc. belonging to the Rt. Hon. Lord George Henry Cavendish.

Surveyed by Rbt. Hoddle June 1818

The parts coloured Red distinguish Culverton Farm (*now appears to be pink*)

The parts coloured Blue distinguish Loosley Row Farm

The parts in Indian Ink lately purchased from Hannam

The parts coloured Brown distinguish the Tithes (*now appears to be orange*)

The parts left White distinguish Mr Kingham's Land

Mr Thomas Grace Culverton Farm Freehold Property	98.03. 08
Mr James Grace Loosley Row Farm (88 acres Copyhold)	188. 02. 39
Land lately purchased of Hammam	54. 01. 19
Mr Kingham's Land in (?) Field proposed to be purchased	17. 02. 16
Tithes	100.02.02
Mr Kingham's Wood	10. 03. 13
Right of Common	651. 00. 00
Common Wood	409. 00. 00

Note:

1. (?) = *Unable to read*
2. *All numbers = Acres, Roods and Poles.*

It is interesting that these three plans show of the total acreage of 1560, 651 acres had right of common and 409 acres had right of common woods. On face value this shows that common land could have accounted for over 2/3^{rds} of the area.

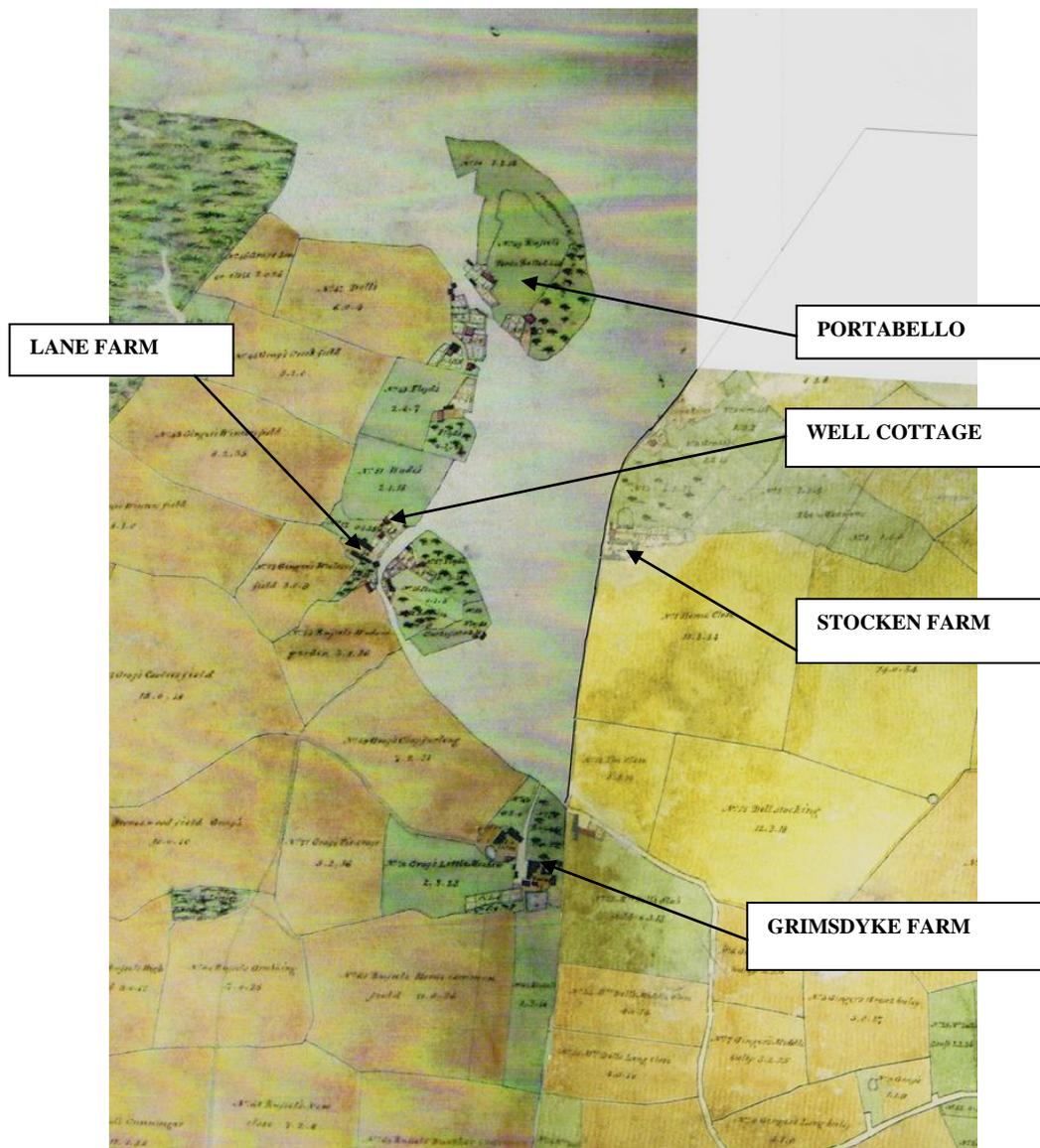
Plan 3 shows that the land that is now surrounds Wardrobes and Culverton was an open field farming system with cultivated strips and with uncultivated tracks providing a variety of routes through the area. Whilst this is interesting it is not relevant to the origins and history of Church Lane.

Plans 1 and 2 are relevant but they were drawn separately and it has not been easy to identify the relationship between the two plans. I have attempted to do this in the area including Stocking Farm and what is now Church Lane. This is a little amateurish but it is the best that I can do with the plans which have been cleverly conserved because they were in such a poor condition.

Extract from Lord Cavendish's Plans

This clearly shows Stocking (Stocken) Farm, Lane Farm and Grimsdyke Farm. Opposite Grimsdyke is an enclosed lane which is now Slad Lane.

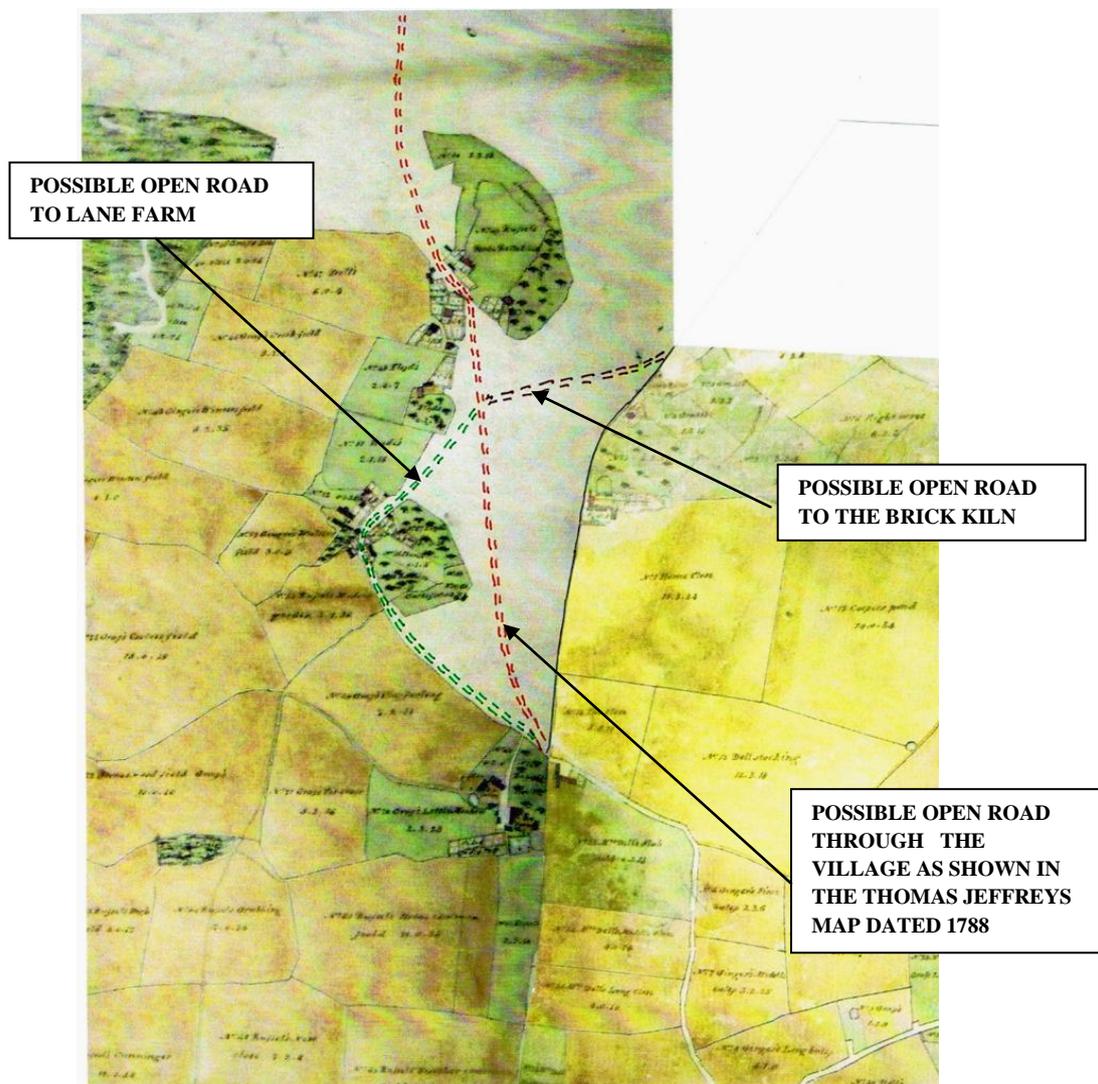
As these plans were prepared before the 1823 Princes Risborough Enclosure Act it has to be assumed that the coloured fields were occupied and farmed by different people whereas the uncoloured area was common land. As there is no evidence to suggest that this common land was open field farmed or that it was common woodland, then it had to be either common pasture or common waste or a combination of both.



Extract from Lord Cavendish's Plans showing possible roads/tracks

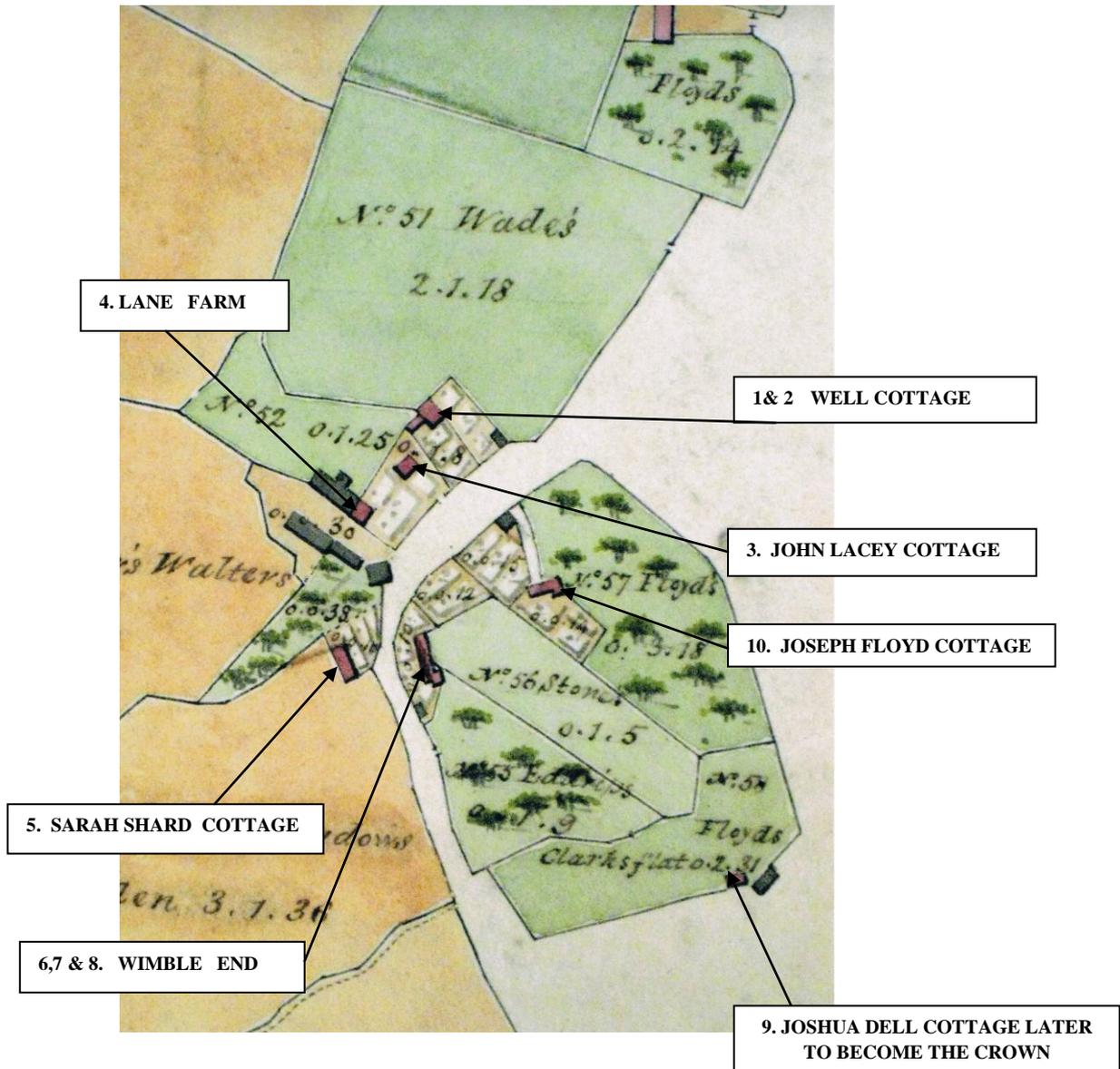
It is known from the Jefferys and the Boyce maps that there was an open road through this part of the village. There is no certainty but it is possible to speculate that its position may have been as shown on the plan in red. It is also possible to speculate that the road in green may have been an alternative route through this part of the village giving access to Lane Farm in particular. It is important to remember that at this stage the roads were probably little more than either cart tracks or footpaths.

What is clear is that there appears to have been a track over common land and over what is now part of Church Lane. This was almost certainly the access to Lane Farm and the cottages in the vicinity of the farm.



Extract from Lord Cavendish's Plans – enlarged.

This then raises the question of who, in 1818, lived in the area that is now Church Lane. This expanded version of the plan prepared for Lord Cavendish gives some indication of the farm houses and cottages in the vicinity.



1818 Maps Prepared for Lord George Cavendish				
Properties in Church Lane				
No.	Name	Owner	Occupier	Remarks
1.	Well Cottage	Unknown	Unknown	
2.	Well Cottage	Unknown	Unknown	
3.	Unknown Cottage	Unknown	Unknown	
4.	Lane Farm	Unknown	Unknown	
5.	Unknown Cottage	Sarah Shard	Unknown	
6.	Wimble End	Unknown	Unknown	
7.	Wimble End	Unknown	Unknown	
8.	Wimble End	Unknown	Unknown	
9.	Unknown Cottage	Unknown	Unknown	
10.	Unknown Cottage	Joseph Floyd	Joseph Floyd	

Notes:

1. Modern house names have been used to aid identification.
2. The buildings coloured red are the houses/cottages and those coloured black are the farm buildings.

1818 Properties in Church Lane

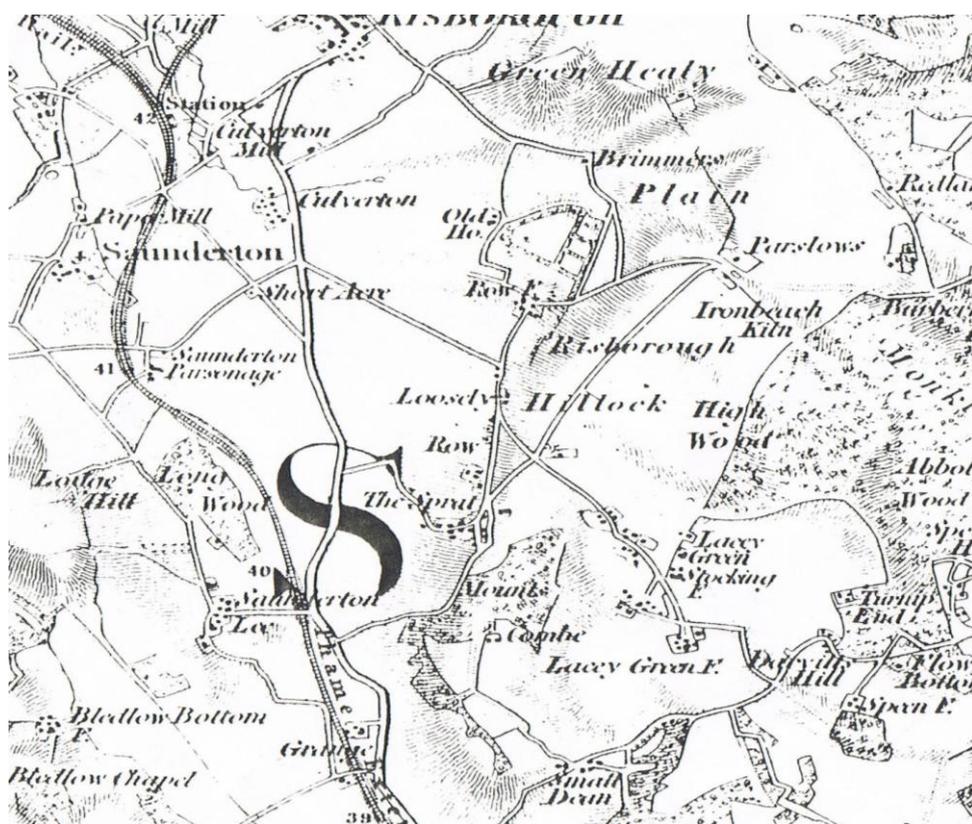
For the first time a reasonably accurate count of 10 can be made of the properties in Church Lane. Well Cottage appears to have consisted of two cottages at this stage, one with land attached and one that was very small. Wimble End certainly consisted of 3 cottages all with land attached of various sizes.

Ordnance Survey Map – First Published in 1822 by Major Colby – Tower.

Sheet 71 of London Sheet 7 – 1in to 1 mile – Railways inserted 1891

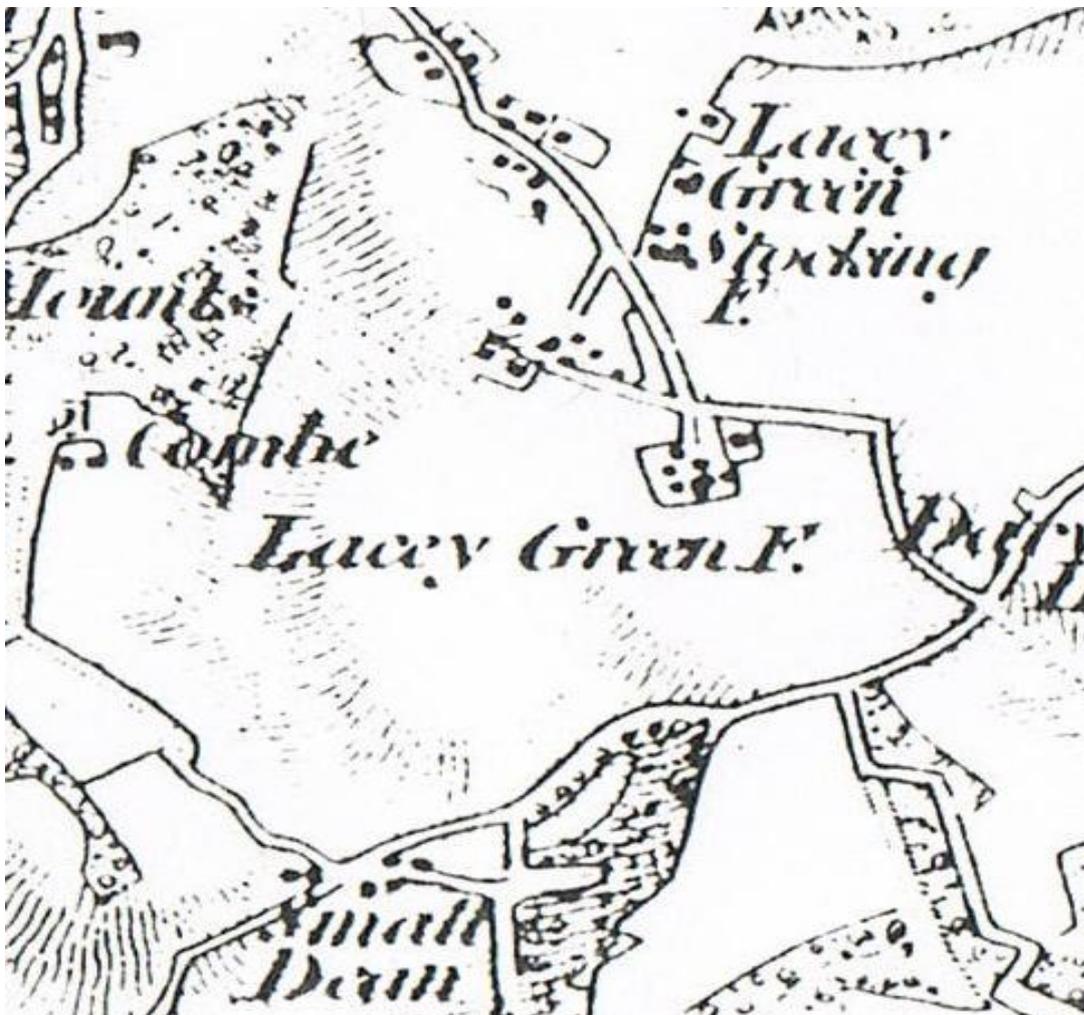
It appears that the Buckinghamshire area was surveyed in the period 1804 to 1813 with many subsequent visits to correct minor errors identified by local residents. The maps then had to be hand engraved before they were finally printed in 1822.

However, an enlarged section showing Lacey Green and Loosley Row is confusing because it shows the new formal road system that was introduced as part of the 1823 Enclosure Act but the Church Lane area appears to have not changed. The back road/track that was discontinued when the new formal system was introduced appears to be still in place and it can only be assumed that road changes were being made faster than the surveyors and the engravers could revise their plans.



1822 Ordnance Survey Map - enlarged

This enlargement shows the Church Lane area more clearly.



1822 Properties in Church Lane

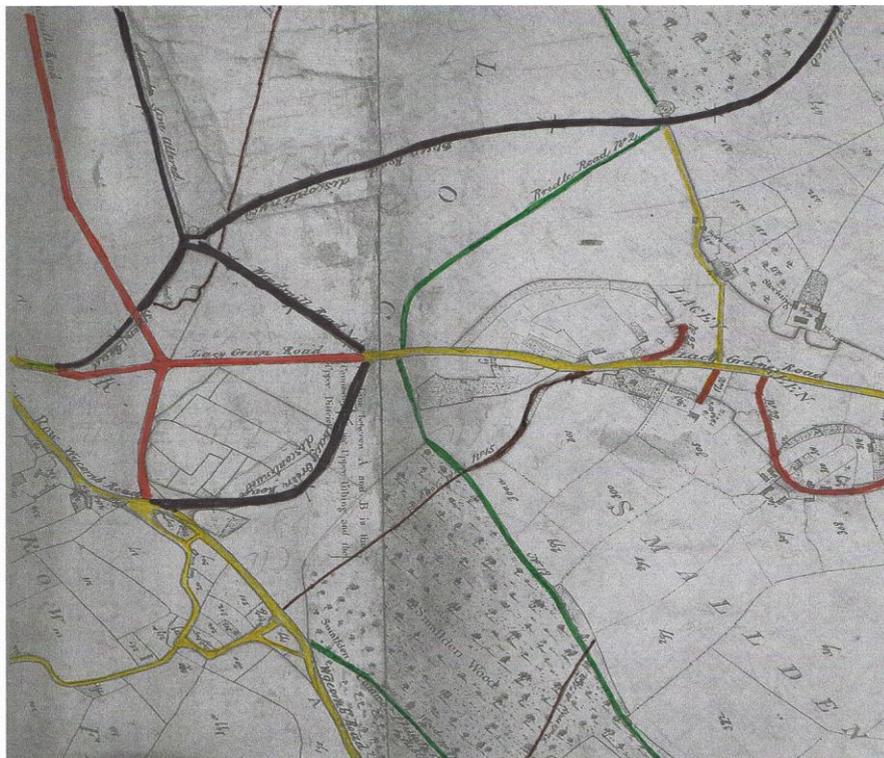
There would appear to be 10 buildings in Church Lane at this time but it is unclear how many of them were farm buildings. It is possible to identify Lane Farm although the locations of some of the other buildings is slightly confusing.

Formal Road System

As part of the 1823 Princes Risborough Enclosure Act it was agreed that the road system through Lacey Green should be revised and formalised. A plan for this new road system was prepared and published in 1821. In the map I have coloured the roads/paths as follows:

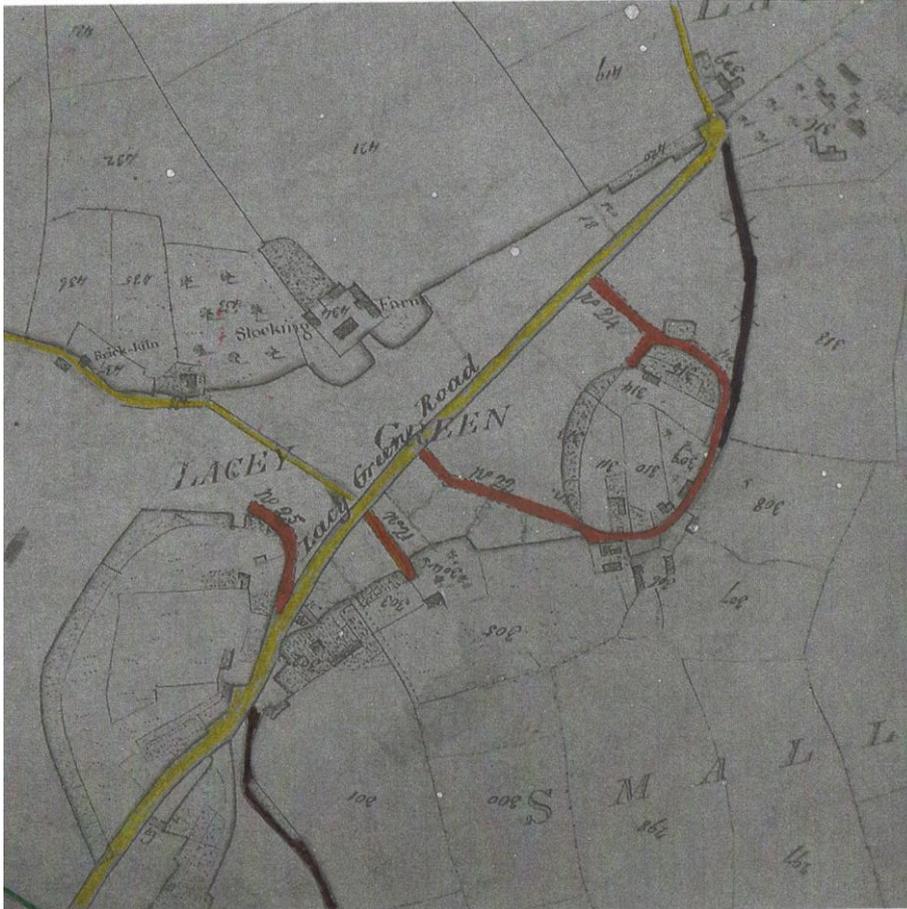
1. New Roads – Red
2. Discontinued Roads – Black
3. Retained Roads – Yellow
4. Bridle Paths – Green
5. Footpaths - Brown

This clearly shows the road and pathway format that we would recognise today and for the first time Church Lane is identified.



Formal Road System - enlargement

This more detailed plan of the Church Lane area shows the following:



This plan clearly shows that the intention is establish Church Lane as a loop lane with one end numbered No 22, a middle section No23 and the other end as No 24. It also clearly shows that the back route to what is now Slad Lane was planned to be discontinued.

It appears reasonably clear that in the period leading up to the 1823 Princes Risborough Enclosure Act, Church Lane, as we know it today, was conceived.

The Princes Risborough Enclosure Act dated 13th March 1823

This Act had a dramatic impact on the village and Church Lane, with the removal of Common Rights and land allotted to villagers in lieu of lost Common Rights.

An extract from the Act reads as follows:

(In the document Enclosures is spelt with an I but I have used the modern spelling)

“Parties giving up Old Enclosures to be allotted and in exchange.

1. *John Grubb*
2. *Lord George Henry Cavendish*
3. *Thomas Greenwood – Wallingford*
4. *Matthew Roper – Wendover Dean*
5. *John Holloway – Wycombe*
6. *Benjamin Aplin – Bodicot, Oxford*
7. *Richard Heydon – Banbury*
8. *Robert Brayne*
9. *Reverend Thomas Wyatt – Wroxton, Oxford*
10. *Edward Smith – New Windsor*
11. *Joseph Tompkins – Broughton, Hants*
12. *Edward Anderson – Parish of Princes Risborough – Labourer*
13. *John Bowler – ditto*
14. *James Cook – ditto*
15. *William Dorsett – ditto – Farmer*
16. *Joshua Dell – ditto – Yeoman*
17. *Elizabeth Dell – ditto – His wife late Elizabeth Stone – widow*
18. *John Edmonds – ditto – Farmer*
19. *James Grace – ditto – Farmer*
20. *Jesse Goodchild – ditto Yeoman*
21. *John Goodchild – ditto – Yeoman*
22. *Daniel Ginger – ditto – Labourer*
23. *Peter Goodchild – ditto – Labourer*
24. *William Harding – ditto – Labourer*
25. *William Jacob – ditto – Blacksmith*
26. *Joshua Janes – ditto Labourer*
27. *Eliza Janes – ditto – Widow*
28. *Richard Kingham – ditto – Farmer*
29. *William Loosley – ditto – Farmer*
30. *Thomas Lacey – ditto – Labourer*
31. *Joseph Lacey - ditto – Labourer*
32. *Henry Lacey – ditto – Yeoman*
33. *Christopher Bedford – ditto – Pattern Maker*
34. *John Eggleton – Monks Risborough – Baker*
35. *(Which said Christopher Bedford and John Eggleton Trustees for Deborah Lacey of Princes Risborough aforesaid Spinster)*
36. *William Parslow – Parish of Princes Risborough – Timber Dealer*
37. *Jonathan Parslow – ditto – Yeoman*
38. *Sarah Shard – ditto – Widow*

39. *James Swaines – ditto – Labourer*
40. *William Stevens – ditto – Victualler*
41. *Thomas Stone – ditto – Labourer*
42. *Sarah Tyler – ditto – Widow*
43. *Joseph Tyler – ditto – Farmer*
44. *Peter Tyler – ditto – Farmer*
45. *George West – ditto – Labourer*
46. *Thomas Dell – ditto – Yeoman*
47. *John Dutton – Reading – Gentleman*
48. *Reverend James Price – Great Munden, Herts – Clerk*
49. *Reverend Richard Meade – Parish of Princes Risborough – Clerk*
50. *John Smith – ditto – Esquire*
51. *Jonathan Clark – ditto – Maltster*
52. *The said William Dorsett, Richard Kingham, William Loosley the younger, Thomas Dell and James Grace (which said named persons are Trustees of the Meades Apprenticing Charity)*
53. *Jacob Passesell*
54. *Major General Thomas Birch Reynoldson*
55. *Thomas Winston – Brixton, Middlesex*
56. *Sir William Lawrence Young – Bradenham - Baronet*

Whereas it is in and on the said Act of Parliament recited that these were in the Parish of Princes Risborough in the County of Buckinghamshire divers open and common fields, Meadows, Pastures, Commonable Lands and Waste Grounds containing together by estimation two thousand and nine hundred acres and also enclosed lands and homesteads containing by estimation one thousand and five hundred acres or thereabouts.

And we the said Commissioners have in pursuance of the said General Enclosure Act set out and appointed and do hereby award and confirm the following Public Carriage Road and Highways through and over the Lands and Grounds by the said Local Act directed to be divided and enclosed and by and with the consent in writing of the Owners thereof through and over certain Old Enclosures within the said Parish which we have adjudged necessary.

Public Roads

Woodway Road

One other Public Carriage Road called Woodway Road leading South Eastward from Turnpike Road at Dipton Bottom to Loosley Row.

Wycombe Road

One other Public Carriage Road called Wycombe Road leading in a Southward direction from Loosley Row along the West side of the Hillock and Smallridge Wood to the said Parish of Horsenden.

Lacey Green Road

One other Public Carriage Road called Lacey Green Road leading in a Southward direction from the last described Road at Loosley Row over the said Hillock and Lacey Green to Dawes Lane.

Windmill Road

One other Public Carriage Road called Windmill Road leading in a Eastward and North East direction from a Lane at Loosley Row near the Sprat public house crossing the Wxcombe Road and Lacey Green Road and thence continuing over the Hillock to the Parish of Monks Risborough at Parsloes.

Private Roads and Bridleways

No 22

One other Private Carriage Road of the breadth of twenty feet leading from the Old Road at the West corner of an Orchard belonging to Sarah Floyd by the Westward side of an Allotment to Lord George Henry Cavendish to the Lacey Green Road for the use of the Owners and Occupiers of the Allotments and Enclosures near or adjoining the said Road for the time being for ever.

No 23

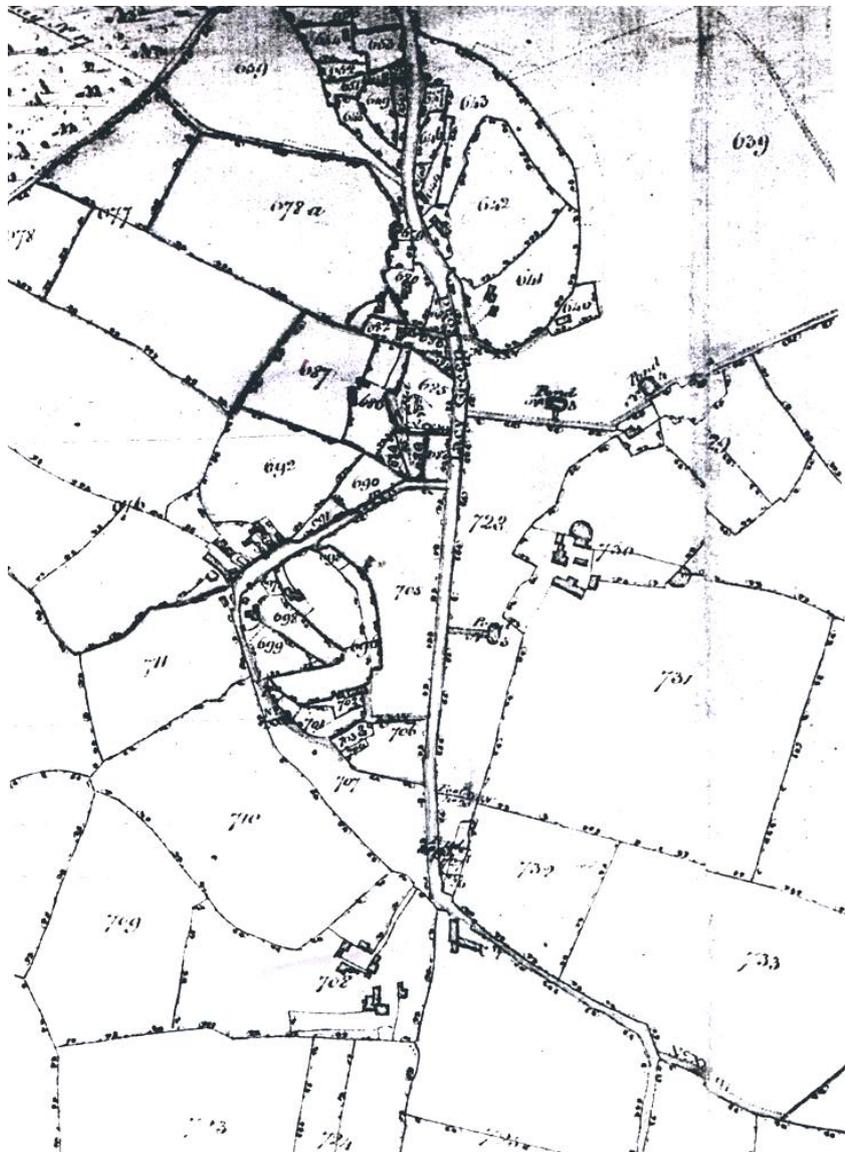
One other Private Carriage Road of the breadth of twelve feet leading from the Old Road at the Southward corner of an Orchard belonging to John Dell in an Eastward direction over the North side of an Allotment to Sarah Shard to the Westward corner of a Garden belonging to John Hawes for the use of the Owners and Occupiers of the Allotments and Enclosures near or adjoining the said Road for the time being for ever.

No 24

One other Private Carriage Road of the breadth of twelve feet leading from a Cottage and Garden belonging to Joshua Dell in the South and East directions by part of the West and south sides of an Allotment to Lord George Henry Cavendish to Lacey Green Road for use of the Owners and Occupiers of the Allotments and Enclosures near or adjoining the said Road for the time being for ever.

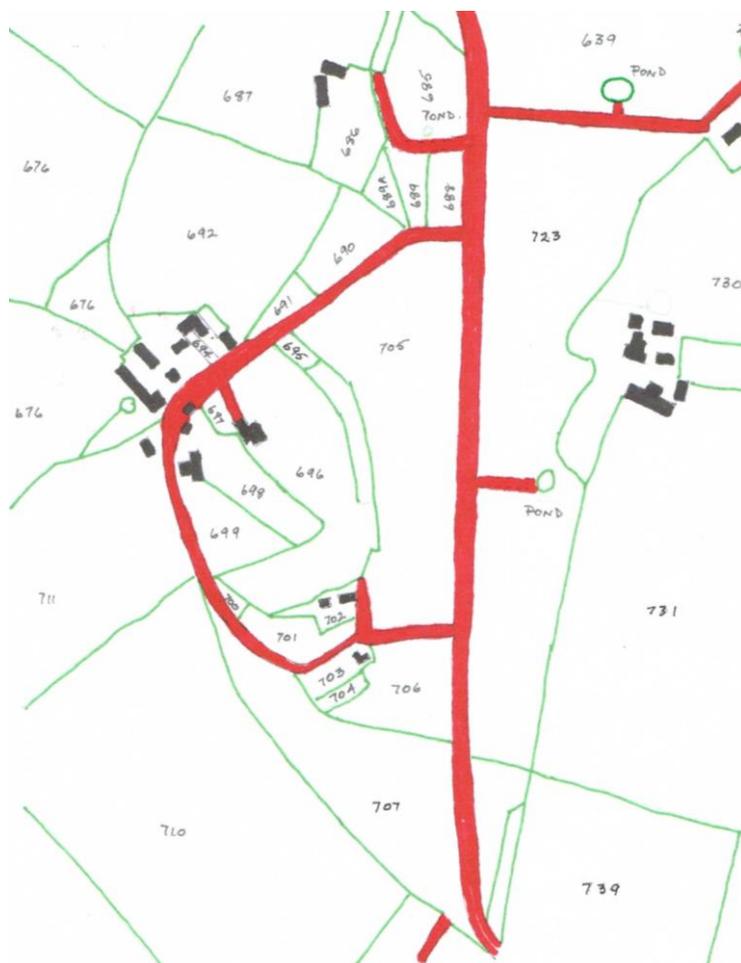
The extract on the Private Roads and Bridleways describe Church Lane as we know it today. However, to understand each section of the Lane described it is necessary to look at the Enclosure Map in detail identify each Allotment adjacent to the Lane.

The 1823 Princes Risborough Enclosure Map – original



The 1823 Princes Risborough Enclosure Map – copy.

It is extremely difficult to read the original map so I have attempted to copy it and make it easier to identify the Allotments surrounding the Lane. Unfortunately, the houses, cottages, barns and other outbuildings are all coloured black in the Enclosure Map so it is difficult to separate inhabited buildings from outbuildings.



Properties in Church Lane				
Allotment	Current Name	Owner	Occupier	Remarks
676	Lane Farm	Sir William Lawrence Young	Unknown	Freehold
692	Well Cottage	Edward Anderson	Unknown	Copyhold
693	Well Cottage	Sir William Lawrence Young	Unknown	Copyhold
694	Unknown	John Lacey	John Lacey	Copyhold
696	Unknown	Joseph Floyd	Joseph Floyd	Freehold
697	Green Hedges	John Carter Dell	Unknown	Then known as Smiths Shop Freehold
698	Lane Cottage	William Stone	Unknown	Freehold
699	Wimble End 3 Cottages	John Carter Dell	Unknown	Freehold.
702	Crown Cottage	Joshua Dell	Joshua Dell	Freehold
703	Church Cottage	John Hawes	John Hawes	Freehold
711	Unknown	Sarah Shard	Unknown	Freehold

1823 Princes Risborough Enclosure Act

Selected List of Allotments in the 1823 Princes Risborough Enclosure Act

I have listed these in numerical order and those marked with a * are adjoining the Lane.

Allotment Number	Owner/Occupier	Description	New Allotment a.r.p	Old Allotment a.r.p.	Remarks
639	John Grubb Esq.	8 th Allotment	36.3.20		Freehold
676*	Sir William Lawrence Young	Homestead and Enclosures		21.2.27	Freehold
685	Joseph Lacey	Allotment for 2 Gardens given up	0.2.20		Freehold
686	Francis Stone	House, Garden & Orchard		1.0.18	Copyhold Abbots
687	Francis Stone	Close		1.3.23	Copyhold
688*	John Carter Dell	Allotment purchased of William Stone	0.0.28		Freehold
689*	William Floyd	Allotment	0.1.0		Copyhold
689a*	Sarah Floyd	Allotment	0.0.13		Copyhold
690*	John Lacey of Lacey Green	Allotment purchased of John Dell	0.1.10		Freehold
691*	John Lacey of Lacey Green	Allotment	0.0.18		Copyhold
692*	Edward Anderson	Cottage, Garden and Close		2.2.0	Copyhold
693*	Sir William Lawrence Young	Cottage & Garden purchased of Joshua Dell		0.0.5	Copyhold
694*	John Lacey	Cottage & Garden		0.0.5	Copyhold
695*	Joseph Floyd	Allotment Garden of Joshua Dell	0.0.18		Freehold
696*	Joseph Floyd	Cottage, Garden & Paddock		1.3.39	Freehold
697*	John Carter Dell	Smiths Shop & Garden		0.0.12	Freehold
698*	William Stone	Cottage, Garden & Orchard		0.2.30	Freehold
699*	John Carter Dell	House, Garden & Orchard		0.2.17	Freehold
700*	William Floyd	Garden		0.0.6	Freehold
701*	Joseph Parslow	Four Gardens at Lacey Green		0.1.13	Freehold
702*	Joshua Dell	House & Garden		0.0.23	Freehold
703*	John Hawes	Cottage & Garden		0.0.18	Freehold
704*	Joseph Claydon	Garden		0.0.7	Freehold
705*	Lord George Henry Cavendish	Allotment	3.0.26		Freehold
706*	Reverend Richard Meade	Allotment	0.3.4		Glebe
707 *	Sarah Shard	Allotment	2.1.12		Freehold
710*	Sarah Shard	Clay Furlong	7.3.18		Freehold
711*	Sarah Shard	Cottage, Garden & Close		3.1.23	Freehold
723	Sarah Shard	Cobbins		9.1.8	Freehold
730	Lord George Henry Cavendish	Stockings Homestead, Yard & Orchard		4.1.34	Freehold

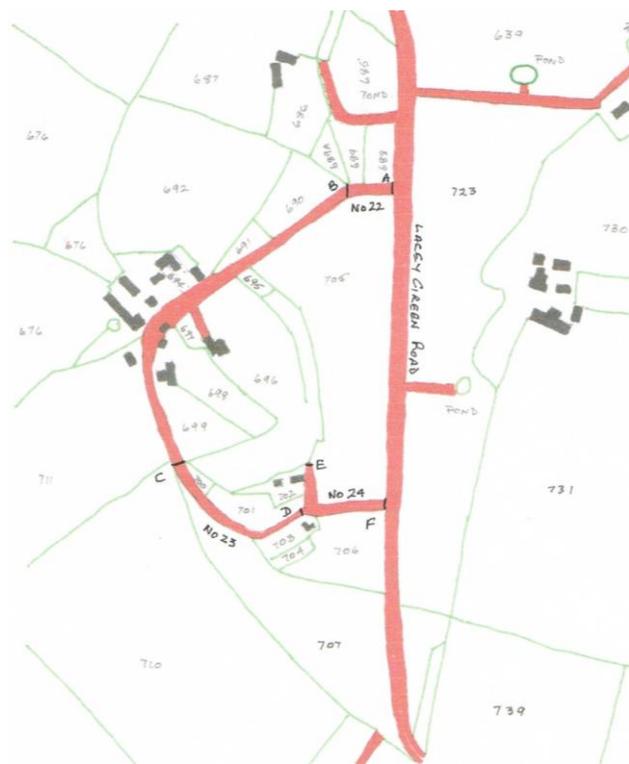
Notes:

Modern house names have been used to aid identification.

If it continues to be assumed that Wimble End consisted of 3 cottages and Well Cottage consisted of 2 then the number of properties in Church Lane totalled 13. This is an increase of 3 over the number of properties that appeared to exist at the time of the Lord Cavendish Plans. However, the property on allotment 697 was a blacksmiths shop and not a residential property and later this was demolished and replaced by Green Hedges. Therefore, there were 2 additional residential properties:

- i) Allotment 703 – Church Cottage – House and garden owned/occupied by John Hawes.
- ii) Allotment 698 – Lane Cottage – Cottage, Garden and Orchard owned/occupied by William Stone.

The new Private Carriage Roads



The map of Church Lane shows the new Private Road No 22 starting at the Lacey Green Road at “A” and finishing at what is now the corner of the Grace Cottage property at “B” which is where Sarah Floyd’s allotment 689a is shown. The new Private Road No 23 is shown as starting at what is now the Thatched House at “C” which is where the allotment 699 the Southward corner of an Orchard belonging to John Dell is shown and finishing at what is now Church Cottage at “D” which is where allotment 703 the Cottage and Garden of John Hawes is shown. The new Private Road No 24 is shown as starting at what is now Crown Cottages at “E” which is where allotment 702 the Cottage and Garden of Joshua Dell is shown and finishing at the Lacey Green Road at “F”.

This is intriguing because the road between “B” and “C” is described as the Old Road and clearly indicates that there was an old track that went past Well Cottage and Lane Farm. It would appear that this track went across what is now the Gracefield garden at the start and then continued round past Lane Farm to about where the Thatched House is now. It continued along the boundary between allotments 707 and 710, past Grimsdyke onto the Lacey Green Road opposite what is now Slad Lane. This section is shown as “to be discontinued” in the Formal Road Plans prepared before the 1823 Princes Risborough Enclosure Act.

If the original part of Well Cottage is 16th Century then this is further evidence that the Lane, then probably no more than a track or a footpath, is from that era and has a long history within the village

However, it now becomes clear that in the 1823 Enclosure Act, Church Lane as we know it today was formally created by introducing a new road over both common and private land and by utilising a significant part of an old existing track.

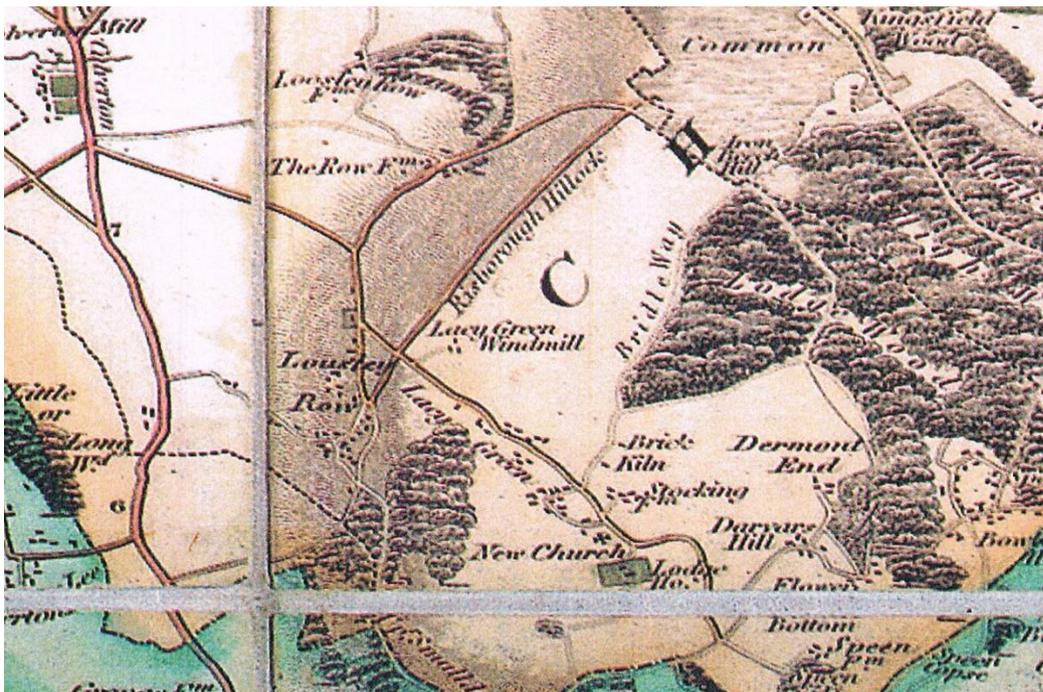
Andrew Bryant Map – 1825 – 1 ½ ins to 1 mile.

Andrew Bryant – the cartographical enigma.

Often described as the unknown Andrew Bryant, details on his life are limited. It is known that he was born in Reigate in 1799, the son of William Bryant a solicitor who appears to have led what can only be described as a colourful life. He spent much of his life as an insolvent debtor and bankrupt and whilst technically he was in prison, he was free to live with his family “within the rules”, although in the end he actually died in a debtors’ prison.

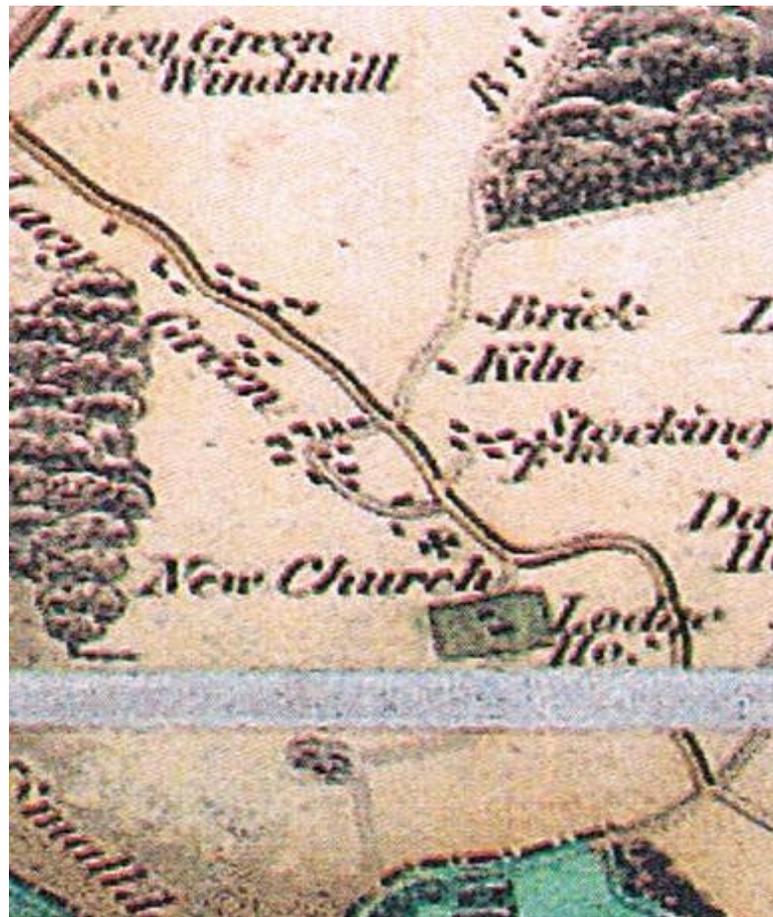
It is known that Andrew Bryant was a boarder at Mr William Mosley Watts School in Putney in 1815 – 16 and it has to be assumed that he started an apprenticeship soon after this because it is known that he began his survey of Hertfordshire in 1820. He produced the about a dozen county maps, including the Buckinghamshire map in 1825, in the period until 1835 when he finally closed the business due to the increasing difficulty in competing with the Government supported Ordnance Survey. For the remainder of his life he appears to have made a living dealing in pictures, documents, antiques and curiosities

In 1853 he married Agnes Jane Sealy and they constantly moved around London and the suburbs and did not have children. Andrew Bryant died in Old Charlton, in South East London, in 1878. There appears to be little doubt that, like his father, he led a colourful life.



Unfortunately, the joins in the map are near Church Lane but, nevertheless, it is possible to see that the shape of the Lane is similar to its current shape i.e. post Enclosures. Apparently, the Bryant maps were not particularly accurate as far as the location and number of houses were concerned but more a general indication.

Again, a further enlargement shows the area around Church Lane more clearly



1825 Properties in Church Lane

If the map is to be believed then there would appear to be 13 buildings in Church Lane. However, once again a little caution as some of these buildings would have been farm buildings. However, if it continues to be assumed that Wimble End consisted of three cottages and Well Cottage 2 then there is an increase of 3 to 16 properties. However, a more realistic forecast is probably 12 and similar to the 1823 count.

However, in spite of this it would appear logical to assume that the number of properties in Church Lane will have increased post Enclosures as common land suddenly became private land that could be bought and sold and built on at will. It is interesting to note that in the 10-year period 1821 to 1831 the population of Lacey Green in total increased by 36% (196 to 267) whereas the number of houses increased by 45% (33 to 48) during the same period. This suggests more houses/cottages but lower occupancy. Obviously, these figures are for Lacey Green in total but it is reasonable to assume that Church Lane may have taken its share.

Church of St. John the Evangelist

For the first time the Church is shown on the Andrew Bryant map and is named as a “New Church.”



By kind permission of the LG & LR History Group

It was originally built as a Chapel of Ease to save the residents of Lacey Green and Loosley Row the long walk into Princes Risborough for Sunday services. An extract from the Lipscomb Directory reads as follows:

“A plan having been arranged by the Reverend Richard Meade, Incumbent of the Parish, the erection of a Chapel of Ease here, for the use of persons precluded by the distance from attending Divine Service in the Church of Risborough; by his zealous exertions, a sufficient sum was raised by subscription for that purpose, and the building consecrated on Sunday 3rd July 1825, by the Honourable and Right Reverend George (Pelham) Lord Bishop of Lincoln, an eloquent Sermon being preached on the occasion by Henry Kay Bonney, D.D. Archdeacon of Bedford, and Chaplin to the Bishop. The endowment consists of eighteen acres and a half of freehold land, given by John Grubb, Esq. of Horsenden, Lord of the Manor; eight acres and a half given by the Right Hon. Lord George Augustus Henry Cavendish (afterwards Earl of Burlington) of Latimers; and the site of the Chapel and Burying – Ground, within which it stands, by the Reverend Richard Meade, A.B. Rector of Horsenden, and Perpetual Curate of Princes Risborough; other contributions being also made, to an amount of more than £2000.

Charles William Hughes, A.B. of C .C. Coll. Cambridge licensed September 1826, to the Perpetual Curacy of St. John the Evangelist at Lacey Green, on the nomination of the Reverend Richard Meade, A.B. Perpetual Curate of Prince’s Risborough, and Rector of Horsenden.

The expenses of the Chapel were thus provided for, chiefly through the zealous exertions of the worthy Minister of Prince’s Risborough, in whom, and his successors, the right of nomination to it, as a Perpetual Curacy, is vested.

The building is of flint, with squared stones at angles, 60 feet long and 30 feet wide, cruciform, with a slated roof; and a very small turret on the western point, containing a little bell; the gables, on the north and south ends, having a small sculptured cross.

The windows are of ground glass, in small panes, excepting one at the east end, executed by Tomas Hills, Esq. at the expense of £153.9s decorated with the arms of the see of Lincoln, and of a list of Benefactors.

In 1832, £88 having been subscribed towards a permanent fund for future repairs of the building, a purchase was made by the Governors of Queen Anne’s Bounty, of 35 acres 3 roods 9

perches of arable land, near Haddenham, at the junction of the Dinton and Stonebridge roads, for the augmentation of the Perpetual Curacy, to meet £200 contributed by five additional Benefactors.”

Whilst there is no evidence that Church Lane was ever called Chapel Lane, it is known that Lacey Green was formed as an ecclesiastical Parish of Princes Risborough in 1851 and in 1871 a chancel was added to the Chapel and it formally became the Church of St John the Evangelist.



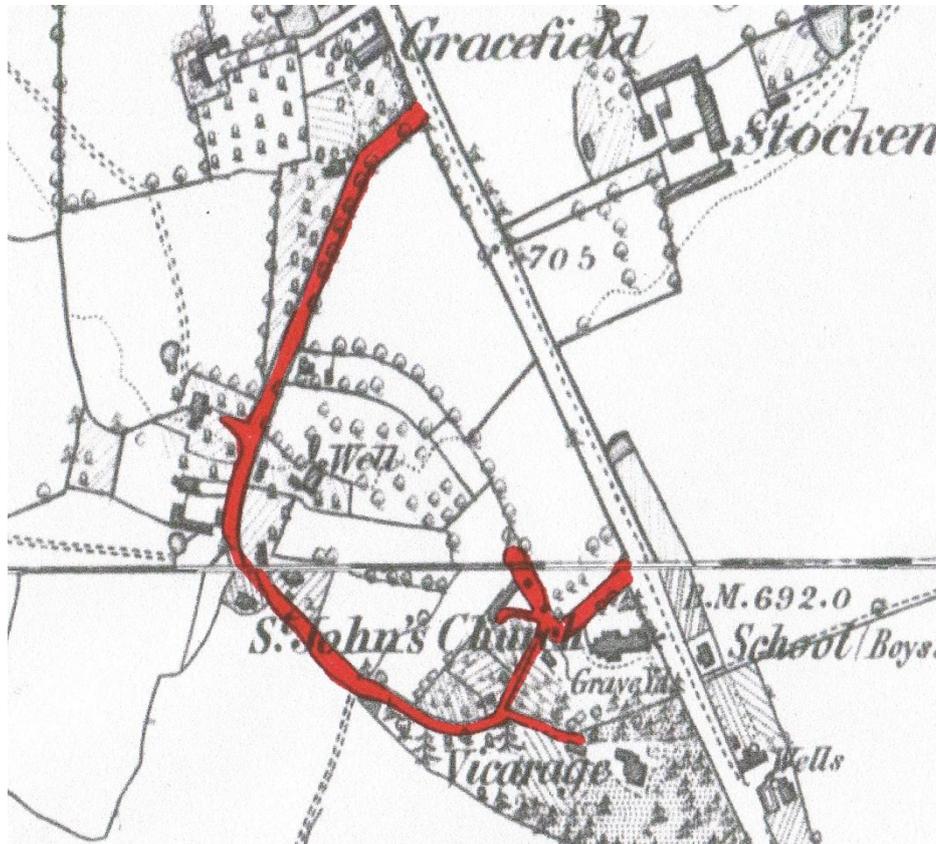
By kind permission of the LG & LR History Group

It is not known when local residents started to use the name Church Lane informally but the formal use of the name is not apparent until the 1930s.

1885 Ordnance Survey Map

Surveyed in 1874 – 1880 and published in 1885

The first Ordnance Survey Map of Buckinghamshire was published in 1822 but it was not until 1885 that the next Map was published.



This map of Buckinghamshire was published in a number of sheets and unfortunately the division between the two relevant sheets runs right through Church Lane. The top half was surveyed in 1877 - 1880 and the bottom half was surveyed in 1874 – 1880, with both being published in 1885. The two sections do not match exactly but it is still possible to identify the properties in Church Lane.

1885 Ordnance Survey Map				
Properties in Church Lane				
	Current Name	Name in 1885	Details of Property	Size
				a.r.p
1	Grace Cottage	Gracefield Cottage	Cottage & Garden	0.1.28
2	Court Cottage	Unknown	Cottage & Garden	0.0.16
3.	Well Cottage	Unknown	Cottage & Garden	Unknown
4.	Well Cottage	Unknown	Cottage & Garden	Unknown
5.	Well Cottage	Unknown	Cottage & Garden	Unknown
6.	Unknown	Unknown	Cottage, Garden & Paddock	1.3.39
7.	Green Hedges	Smiths Shop	Cottage, Shop & Garden	0.0.12
8	Lane Farm	Lane Farm	Farm House, Buildings & Land	21.2.27
9	Lane Cottage	Unknown	Cottage & Garden	Unknown
10	Wimble End	Wimblehurst	Cottage & Garden	Unknown
11.	Wimble End	Wimblehurst	Cottage & Garden	Unknown
12.	Wimble End	Wimblehurst	Cottage & Garden	Unknown
13	Trillium	Unknown	Cottage, Garden & Close	3.1.23
14	Park Cottage	Park Cottage	Cottage & Garden	Unknown
15	Crown Cottage	Crown Cottage	Cottage & Garden	Unknown
16	Crown Cottages	Crown Inn	Public House	0.0.23
17	Church Cottage	Church Cottage	Cottage & Garden	0.0.18

1855 - Properties in Church Lane

Notes:

1. All buildings are coloured black – both inhabited and outbuildings which makes it difficult to identify occupied properties.
2. Modern names have been used to help identification.

There appears to have been 17 properties in Church Lane in 1885 which is an increase of 5 when compared to 1823. Whilst this is an increase overall there were additions and subtractions:

a) Additions - 6

- i) Well Cottage – it is now assumed that this was three cottages as the plan appears to show a much larger property.
- ii) Grace Cottage
- iii) Court Cottage
- iv) Green Hedges
- v) Park Cottage
- vi) Crown Cottage

b) Subtraction – 1

- i) The John Lacey owned/occupied a Cottage next to Well Cottage – however this Cottage may have been joined to Well Cottage to form a row of 3 Cottages or added to Lane Farm or, alternatively, it may have been demolished.

The unknown Cottage was on the Enclosure Allotment 696 (the Hambye Close site) owned by Joseph Floyd and listed as a Cottage, Garden and Paddock measuring 1a 3r 39p.

Photographs/paintings of properties in Church Lane in 1885 – 1900



1. **Grace Cottage** - (then Gracefield Cottage) an artist's impression of how it may have looked. Built between 1877 and 1880 it was the gardeners cottage for the Gracefield estate and initially is thought to have been occupied by James Horwood and family.



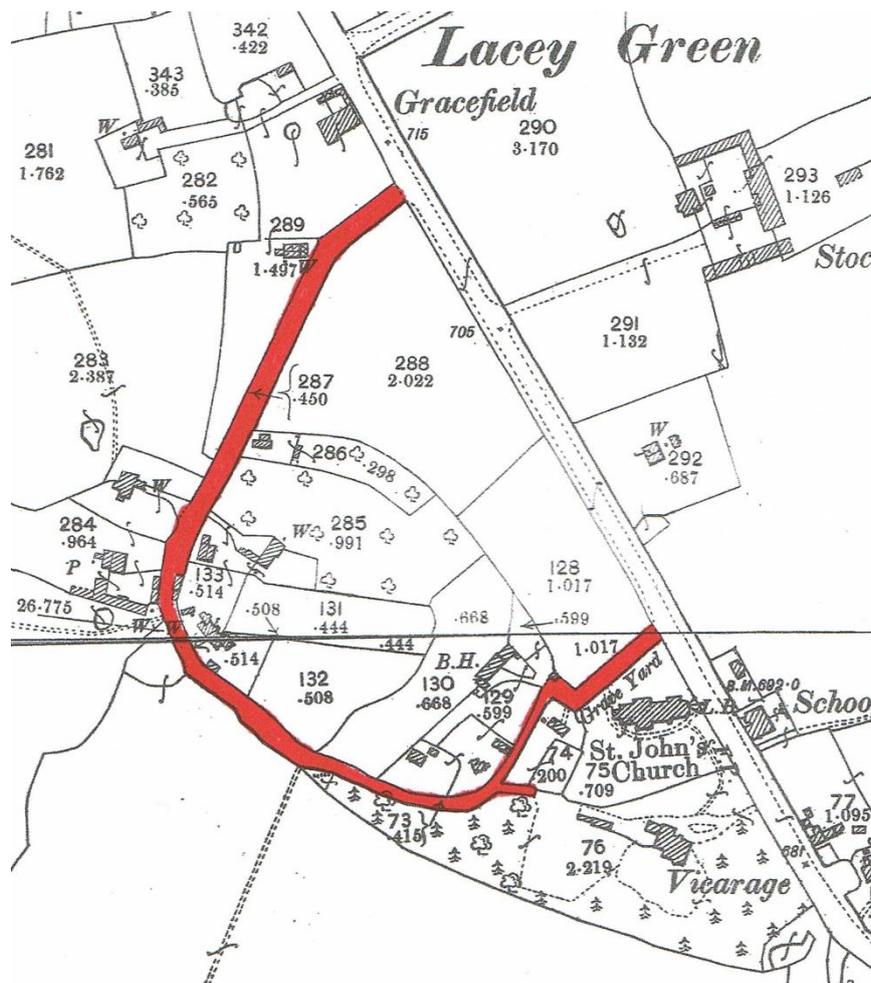
By kind permission of the LG & LR History Group

2. **Lane Farm** - this photograph is thought to be dated around 1900 when Lane Farm was occupied by George Floyd and family. George Floyd was Head Gardener to John Forrest of the Grimsdyke Estate who owned Lane Farm.

6. The 20th Century

1900 Ordnance Survey Map

Revised in 1897 and Published in 1900



Once again, the dividing line between the sheets runs right through the Church Lane area. However, this time there is much better fit between the two sheets and the properties in the Lane can be clearly identified.

1900 Ordnance Survey Map				
Properties in Church Lane				
	Current Name	Name in 1900	Details of Property	Size
				a.r.p.
1	Grace Cottage	Gracefield Cottage	Cottage & Garden	0.1.28
2	Court Cottage	Unknown	Cottage & Garden	0.0.18
3	Well Cottage	Unknown	Cottage & Garden	Unknown
4	Well Cottage	Unknown	Cottage & Garden	Unknown
5	Well Cottage	Unknown	Cottage & Garden	Unknown
6	Hanbye Close	Unknown	Cottage, Garden & Paddock	1.3.39
7	Green Hedges	Smiths Shop	Shop & Garden	0.0.12
8	Lane Farm	Lane Farm	Farm House, Buildings & Land	21.2.27
9	Lane Cottage	Unknown	Cottage & Garden	Unknown
10	Wimble End	Wimblehurst	Cottage & Garden	Unknown
11	Wimble End	Wimblehurst	Cottage & Garden	Unknown
12	Wimble End	Wimblehurst	Cottage & Garden	Unknown
13	Black Firs	Home Sweet Home	Cottage & Garden	Unknown
14	Park Cottage	Park Cottage	Cottage & Garden	Unknown
15	Crown Cottage	Crown Cottage	Cottage & Garden	Unknown
16	Crown Cottages	Crown Inn	Public House	0.0.23
17	Church Cottage	Church Cottage	Cottage & Garden	0.0.18

1900 - Properties in Church Lane

Notes:

1. All buildings are coloured black – both occupied and out buildings which makes it difficult to identify occupied properties

There appears to have been 17 properties in Church Lane in 1900 and, therefore, no change from 1885.

However, there was 1 addition and 1 subtraction.

- a) Addition
 - i) Black Firs – original name Home Sweet Home

- b) Subtraction

In the 1923 Enclosure Act there was a Cottage on Allotment 711 owned by Sarah Shard and listed as a Cottage, Garden and Close measuring 3a 1r 23p. It has to be assumed that this was demolished after the 1885 Ordnance Survey Map was published but before the 1900 Ordnance Survey publication.

The unknown Cottage (No 6.) was on the Enclosure Allotment 696 owned by Joseph Floyd and listed as a Cottage, Garden and Paddock measuring 1a 3r 39p.

LACEY GREEN.

SAD DEATH OF A CHILD BY DROWNING—On Friday, 25th ult., Mr. E. Wilkins, coroner, held an inquest at the Crown Inn, touching the death of John Parslow, aged 17 months, son of Peter Parslow, labourer, who was drowned in a pond.—Martha Parslow, mother of the deceased, said that she last saw her child alive on the previous day, about ten o'clock, when he was playing outside the door. About six or seven minutes later, witness missed the child. She told her husband, and he searched for the deceased. A few minutes later witness heard her husband call and she saw him in a meadow adjoining the house with the baby in his arms. He gave him to her, over some barbed wire which was round the pond, and she took him into the house. He was then dead. Witness called to some neighbours, and Mr. Rankin came. There were two rows of barbed wire except at one place, which was where she saw her husband with the child. There was a footpath through the meadow, and the gate was sometimes open.—Peter Parslow, father of the deceased, said that on the previous morning, soon after ten o'clock, in consequence of a communication he had received from his wife, he searched for the deceased and found him in a pond in the meadow close to the house. He was lying in the water face downwards, about a yard from the bank. Witness took the child from the water and handed him to his wife. There was only one wire where he found the child, and the bank was steep at that spot. He believed the child was dead when he picked him up. Mr. Rankin came about five minutes after he took the child out of the pond, and the body was placed in a hot blanket. They undressed him and tried to bring him round. The water in the pond was up to his knee at this place.—Henry Rankin said he resided at Lacey Green, and was of no occupation. About a quarter past ten on the previous morning he was sent for by the last witness. He went and saw the deceased, who was undressed and lying in his mother's lap. He was quite dead. Witness tried to restore respiration, but failed. The body was not cold, but was not at a natural heat. The parents were greatly distressed.—Dr. J. B. McKay, of Princes Risborough, said that on the previous day he was sent for to Lacey Green, and arrived there about 12 o'clock. He examined the body, but found no marks of violence. Death was due to suffocation as the result of drowning.—The jury returned a verdict of "Accidental death," and directed the Coroner to communicate with the tenant of the field, calling his attention to the defective state of the fence.

This article appeared in the Bucks Herald on the 2nd June 1900.

The evidence that this occurred in Church Lane is reasonably strong:

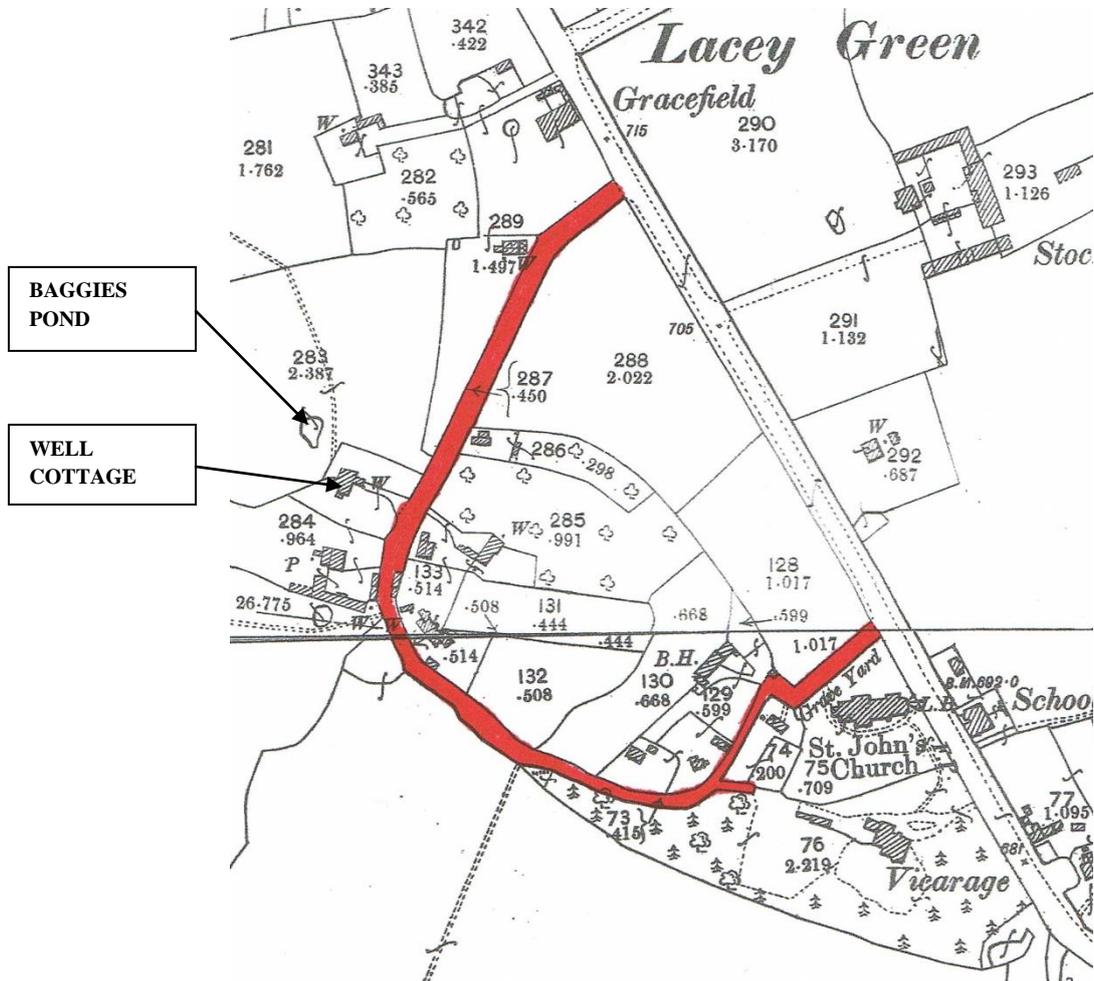
1. The 1901 Census shows Cottage No 133 occupied by Peter Parslow aged 32 years, a General Labourer, Martha Parslow aged 27 years, his wife and a Beader and their son George aged 7 years.
2. The name of Cottage is not identified but it is shown as having 2 rooms.
3. Cottage 130 is listed as Gracefield Cottage, (now Grace Cottage) so as Well Cottage consisted of 3 Cottages at the time it is reasonable to speculate that Cottage 133 was either next door to or very near to Gracefield Cottage.
4. The Inland Revenue Valuations carried out in 1910 show a Mrs Parslow living in one of the Well Cottages. (there were three at the time)
5. The 1911 Census shows that Peter Parslow and his family had moved to a new cottage next to the Primitive Methodist Chapel in Lacey Green. His wife Martha is now shown as 27 years, his son George 17 years and three other children have been added to the family.
6. John Parslow was buried at St John's Church on the 28th May 1900 at the age of 17 months.
7. The location of the pond is more problematic although the most likely candidate is the pond next to Well Cottage in the field that is now called Anderson's Field. The pond no longer exists but village "word of mouth" history tells us that it was called Baggies Pond and was quite deep in places, i.e. above knee deep. It is also reputed to have been surrounded by barbed wire. All highly speculative but on the surface, at least, it appears logical.

Footnote:

A sad footnote to this tragedy is that George Parslow, brother of John Parslow, who was probably born in what is now Well Cottage in 1894, joined the Buckinghamshire Battalion of the Oxfordshire and Buckinghamshire Light Infantry in 1914, was badly injured in France in July 1916 and was repatriated to a hospital in Tunbridge Wells. However, he recovered and returned to France in April 1917 but was taken prisoner by the Germans in March 1918 and did not return to England until late November 1918. However, he died at the Royal Bucks Hospital in Aylesbury in January 1919 and was buried at St John's Church in Lacey Green at the age of 25 years. On his return he was diagnosed as suffering from starvation and mal-treatment as a prisoner of war in German hands and it is reasonable to assume that he died as a result of this.

1900 Ordnance Survey Map

This shows the possible location of Baggies Pond



Census - Occupants of Properties in Church Lane.

1. Grace Cottage – 4 Rooms

- i) William Kilby – 33 – Head – Gardener (Domestic)
- ii) Linda Kilby – 26 – Wife
- iii) Edith Kilby – 3 – Daughter
- iv) Winifred Kilby – 8 months – Daughter

2 Court Cottage – 4 rooms

- i) Thomas Hickman – 54 – Head – Wood Sawyer
- ii) Eileen Hickman – 53 – Wife
- iii) Daisy Hickman – 18 – Daughter - Bead Worker

3 Well Cottage – 3 cottages

Cottage 1 – in excess of 4 rooms

- i) John Eagleton – 51 – Head – General Labourer
- ii) Ruth Eagleton – 56 – Wife
- iii) John Eagleton – 19 – Son – General Labourer
- iv) Ellen Eagleton – 12 – Daughter

Cottage 2 – 2 rooms

- i) Peter Parslow – 30 – Head – General Labourer
- ii) Martha Parslow – 27 – Wife – Beader
- iii) George Parslow – 7 – Son

Cottage 3 – 4 rooms

- i) Levi Parslow – 80 – Head
- ii) Sarah Parslow – 68 – Wife
- iii) Thomas Parslow – 42 – Son – General Labourer
- iv) William Parslow – 30 – Son – General Labourer
- v) Kate Bond – 20 – Boarder – General Servant (Domestic)
- vi) William Bond – 3 months

4 Unknown Cottage - in excess of 4 rooms

This is the cottage that occupied the site that is now Hambye Close. In the 1823 Allotments it was listed as being owned/occupied by Joseph Floyd and was described as a Cottage, Garden and Paddock and measured 1 acre 3 rod and 39 poles – freehold. There is no evidence that Joseph Floyd lived in this cottage, but he remained the owner, and it is known that around the time of this Census he sold the property to the Reverend William Robson who was planning to demolish the cottage and build his new indoor tennis court on the site.

However, the occupants in 1901 could have been as follows:

- i) Peter Hickman – 46 – Head – Wood Sawyer
- ii) Lucy Hickman – 50 – Wife
- iii) Lillian J Hickman – 21 – Daughter – General Servant (Domestic)
- iv) Alfred J Hickman – 17 – Son – Carter on Farm
- v) William A Hickman – 15 – Son – Carman at Saw Mills
- vi) Cecil P Hickman – 10 – Son
- vii) Dorothy R Hickman – 1 month - Granddaughter

5 Green Hedges - in excess of 4 Rooms

- i) Jabez Dell – Head – 70 – Living on own means
- ii) Sarah Dell – Wife – 62 – Grocer and Tea Dealer
- iii) Cecil J Dell – Son – 29 – Bricklayer's Labourer
- iv) Lilly J Dell – Daughter – 27 – Dress Maker
- v) Ralph Dell – Son – 19 – Benchman (Woodwork)
- vi) Ethel A Dell – Daughter - 17

6 Lane Farm – in excess of 4 Rooms

- i) Casper Degens – Head – 34 – Poultry Farmer
- ii) Walter Flindell – Relative – 19
- iii) Annie Gibbons – Widow – 40 – Housekeeper

7 Lane Cottage – 4 rooms

Difficult to identify the occupants as, like most other entries, the property is not named in the Census. However, by a series of deductions the most likely occupants have been identified as follows:

- i) George Stevens – 35 – Head – Tailor
- ii) Emma Stevens – 34 – Wife
- iii) Emily Stevens – 12 – daughter

8 Wimble End – 3 Cottages

Cottage 1 – in excess of 4 rooms

- i) Dan Floyd – 65 - Head – Shoe Maker
- ii) Rose Hannah Floyd – 69 – Wife - Lace Maker and Bearer

Cottage 2 – 4 Rooms

- i) Albert Baker – 28 - Head – Labourer on Road
- ii) Hannah Baker – 27 - Wife
- iii) Albert Baker – 6 - Son
- iv) Sarah Baker – 5 - Daughter
- v) Elizabeth Baker – 3 - Daughter
- vi) Louisa Baker – 2 - Daughter
- vii) Bessie – 4/12 - Daughter

Cottage 3 - 4 Rooms

- i) Sarah West – Head – Widow – 76 – Living on own means

9 Black Firs - 3 Rooms – name in 1901 Home Sweet Home

- i) Eliza Hawes- Head – 56 - Widow – Lace maker
- ii) Annie Hawes – 23 - Daughter – Bead Worker

10 Park Cottage – 4 Rooms

- i) John Baker – 22 - Head – Carter on Farm
- ii) Margaret Baker – 19 - Wife– Bearer

11 Crown Cottage – 2 Rooms

- i) Mary Saunders – 69 - Head – Widow– Lace Maker
- ii) Caroline Lacey – 70 - Boarder – Widow– Lace Maker

12 The Crown

- i) Sarah Parslow – 65 - Head – Widow– Publican & Laundress
- ii) Alice Parslow – 29 - Daughter– Assistant Publican & Laundress

13 Church Cottage – 4 Rooms

- i) Jesse Hawes – 55 - Head– Sexton and Bootmaker.

Indoor Tennis Court

By kind permission of the LG & LR History Group

Extract from the Lacey Green and Loosley Row History Group website:

“In 1897, a new Vicar arrived to serve the parish of Lacey Green. The Reverend William Robson was from Bishop Auckland in Durham and his wife was from Ashford in Derbyshire. They were both keen tennis players, so in the early 1900s, the Vicar ordered the erection of an indoor tennis court, measuring 118 feet by 20 feet., on the site in Church Lane which is now Hambye Close.”



“The building, of brick construction, with skylights in the roof, was probably unique in its day. The "sprung" wooden floor was made to a very high standard by a local builder. It was constructed of narrow boards "secret nailed", and painted green with a special non-slip surface.

The Vicar's story, however, is a very sad one. Due to an accident of some kind he lost his health. His wife then left to live in Cheltenham, and he was left alone in the rambling vicarage. The tennis court fell into disrepair, and apart for a brief use by the army in the First World War, was to remain silent until the Vicar's retirement in 1922.

Mr Harold Carter, head of Carter's of Broad Street, Merchant Shippers in the City of London, who lived at Grimsdyke, purchased the Tennis Court, following the retirement of Reverend Robson. The derelict tennis court was lavishly restored, to include ladies and gentlemen's washing and changing facilities. The Carters often held tennis parties, entertaining the current Wimbledon stars of the day, many of whom played on the court.

However, with the outbreak of the Second World War, Mr. Carter transferred his business from London to Lacey Green, using the Tennis Court as offices and accommodation for his staff. The building was divided into three sections with ladies living accommodation at one end, gents at the other, and offices in the middle. Married couples were found accommodation within the village. It is understood from people who lived and worked there at the time, that it was an extremely cold building, due to the height of the roof. Small freestanding oil stoves supplied the only heating. Eventually, a suspended ceiling was installed to make the building warmer.

Immediately after the War, Carter's vacated the premises, and the firm of Austin Hoy, manufacturers of coal mining equipment moved in. Coal chains, used for cutting coal, were produced here, and despatched to mines throughout Great Britain. There was also a good export trade to Canada, Ireland, France, India and Australia. The company employed a large number of local people. A photograph bearing the names of all the employees at this time still survives.

After Austin Hoy moved to Saunderton, the building was used as a warehouse, initially for a builder's merchant, and latterly by Palmer and Harvey, a sweet manufacturer and wholesaler. For some years the building again fell into disrepair, until after almost a century of service, in 1991, it was demolished to make way for Hambye Close.”

The Reverend William Robson Vicar of the Church of St John the Evangelist in Lacey Green, Bucks. 1897 – 1922.

The history of Church Lane would not be complete without a brief description of the Reverend William Robson. Whilst the original Vicarage was not actually in Church Lane, the Reverend Robson played a significant role in the activities of Church Lane by, in the first instance, building the Indoor Tennis Court and then by investing significantly in property in the Lane.

He was the son of James and Margaret Robson of Binchester Hall Farm in Byers Green near Bishop Auckland, Durham. They had three children - the other two being:

1. Elizabeth Jane Robson – born in 1861 and who remained a spinster until she died in 1938.
2. James Robson – born in 1862, educated at Durham University, married with 2 children and became the Vicar of All Saints Church in South Shields. He died in 1938.

William Robson was born in 1866 and the records show that his father died one year later in 1867. After this traumatic start to his life the census records show that by 1881 the remaining family had moved from the farm to Bishop Auckland and William Robson is listed as a scholar aged 15.

Although details of his early education are not known, Crockford's Clerical Directory shows that he subsequently went to Durham University where he gained a Bachelor of Arts degree in 1886, a Licentiate of Theology in 1888 and a Master of Arts degree in 1890. He appears to have been Curate in Harton in 1888 - 90, in Brighouse in 1890 – 92 and High Wycombe in 1893 – 1896 before becoming the Vicar of St John's in Lacey Green in 1897.

The 1891 census shows him, aged 25, working as a Curate in Brighouse and living as a lodger in the town with a family of 4 where the father was an architect and surveyor.

However, things were about to change because in 1893 he married Frances Anne Beatrice Craven born near Manchester but then living in Ashford, Derbyshire. She was the daughter of Frederick Craven who was a wealthy owner of a calico printing business and who lived in Thornbridge House near Ashford.

By the time of the 1901 census William Robson and his new wife had settled into the Vicarage at Lacey Green and it is thought that it was at about this time that they started to plan and subsequently build the indoor tennis court in Church Lane.

Whilst it is clear that the Robson family were not poor, it is also clear that they were not wealthy. At this time Margaret Robson, William's mother was living with her daughter at Malton Colliery in Durham. Whilst his mother was living on her "private means" his sister was working as a housekeeper for the colliery owner.

It is possible to speculate that the finance for the new indoor tennis court was probably provided by his wife's family. Her father had died in 1894, a year after she married William Robson and it appears that he left over £60,000 which today would probably be worth over £3million and whilst it is unknown how this was shared out amongst the family it is possible that part of it was spent on the tennis court.

Additionally, apart from purchasing the site for the Indoor Tennis Court, he made significant investments in property in Lacey Green including, amongst others, Lane Farm and Wimble End in Church Lane.

The 1911 census shows them still living at the Vicarage in Lacey Green with 2 servants but no children. He continued to live there until he retired in 1922 although it is rumoured that his wife moved to Cheltenham some years before he retired but there is no hard evidence to support this.

William Robson appears to have retired and joined his wife at 6 Imperial Square, Cheltenham in 1922 and stayed there until he died in 1931. His wife died there in 1935.

Finance Act 1910

“The Finance (1909–10) Act 1910 resulted in a significant net increase in taxation, and it also requisitioned a survey dubbed by right-wing journalists the "Lloyd George's Domesday land-survey in particular entailing the 1910-1915 valuation maps.

Each property and related right under and over land (hereditament) in England and Wales was surveyed and valued, so a capital gains tax based on land value could be levied when any property was sold. The initial rate was 20% of the increase in land-value between the date of the survey and the date of sale (capital gain). Exemptions included farmland and plots smaller than 50 acres (20 ha) (200,000 m2). This tax was substantively altered by the repeal of this Act by the Finance Act 1920 which superseded it.

As part of the survey, landowners had to fill in a form, and the resulting records are extremely useful for local history.

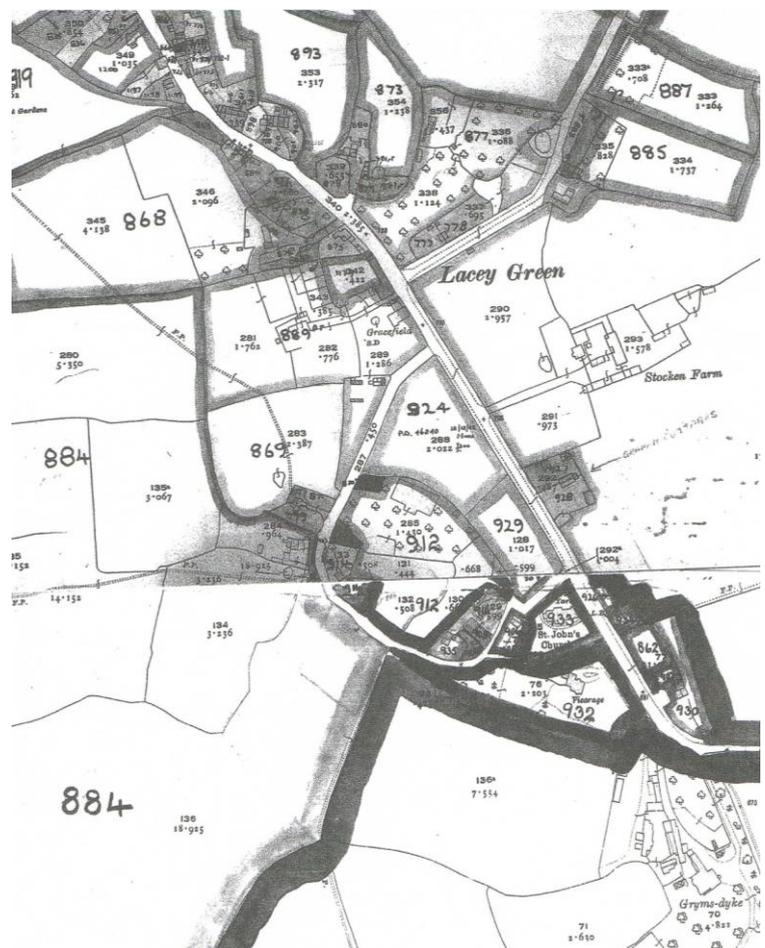
The records today consist of

- *working maps*
- *valuation maps*
- *valuation books*
- *field books.”*

An Extract from Wikipedia

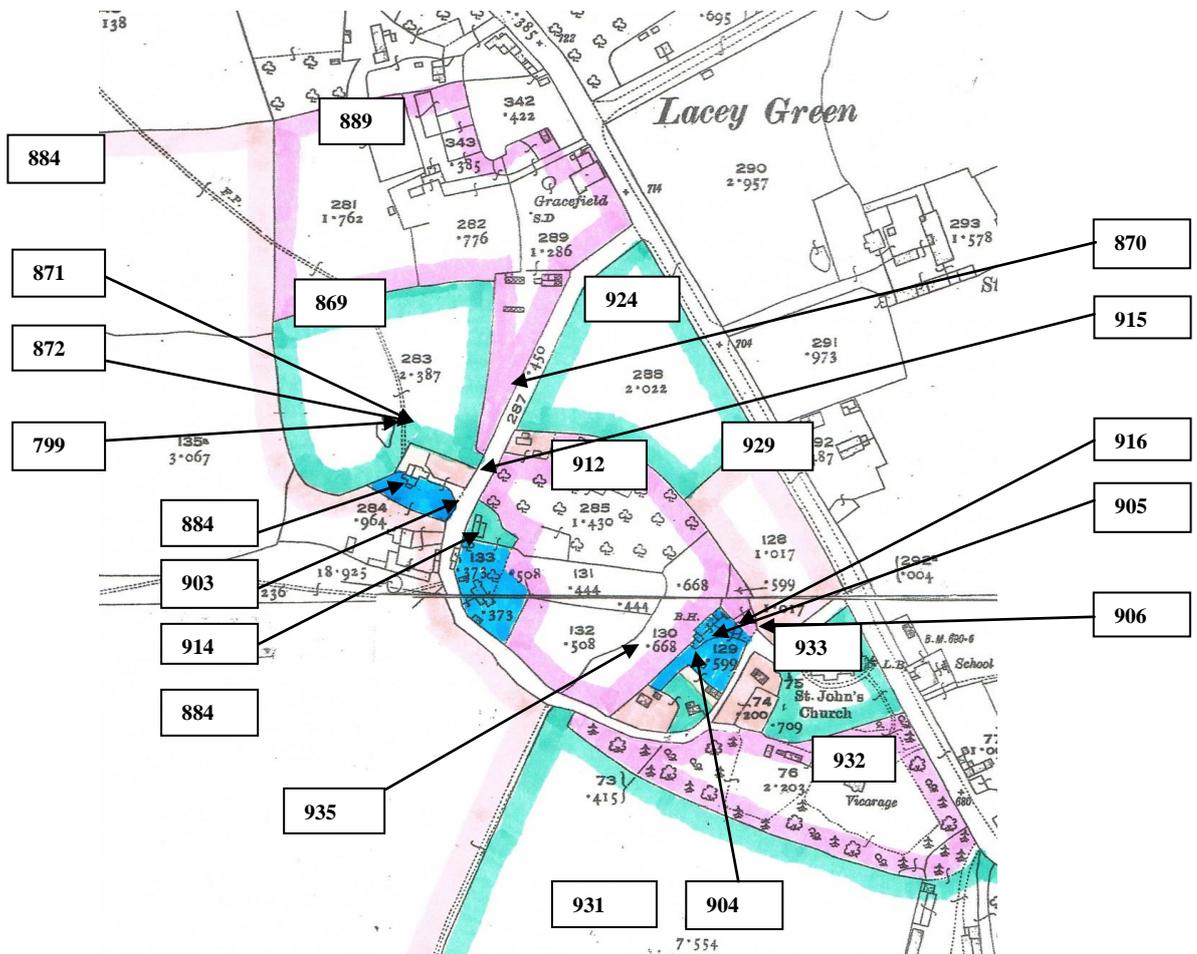
Finance Act 1910 Map - original

Church Lane was not exempt, of course, from this process and the map produced at the time, using a revised version of the Ordnance Survey Map published in 1900, shows the properties in Church Lane and a separate list identifies the properties, the owners, the occupants, a description of the property together with the size of the plot/land.



Finance Act 1910 Map – copy with properties identified

Apart from the fact that the dividing line between the Ordnance Survey Maps runs through the centre of Church Lane, the monochrome version of this old map is difficult to read. I have therefore copied the Maps and reproduced them in a more readable form.



**A Record of Valuations made by the Commissioners of the Inland Revenue in accordance with
the provisions of Part 1 of the Finance (1909/10) Act 1910**

Division of Aylesbury

No.	Name	Owner	Occupier	Description	Size A.R.P.
889	Gracefield	Lady Ely	Lady Ely	House, Garden, Buildings and Premises	4.0.33
889	Gracefield Cottage	Lady Ely	E R Stevens	Gardeners Cottage – part of Gracefield estate	0.2.28
870	Court Cottage	Peter Floyd	Thomas Hickman	Cottage & Premises	0.0.10
871	Well Cottage	Peter Floyd	Mrs Parslow	Cottage & Premises	0.0.12
872	Well Cottage	Peter Floyd	Maria Janes	Cottage & Premises	0.0.6
799	Well Cottage	Peter Floyd	George Brooks	Cottage & Premises	0.0.25
884	Lane Farm	John Forrest	Harold Hickman	House, Buildings, Premises & Land	48.1.20
915	Green Hedges	Sarah Dell	Sarah Dell	House, Gardens & Premises	0.0.12
903	Lane Cottage	Lady Ely	George Hickman	Cottage & Premises	0.0.2
912	Indoor Tennis Court	Reverend W Robson	Reverend W Robson	Covered Tennis Court and Premises	2.3.25
914	Wimble End	Reverend W Robson	Dr Fagge	House, Gardens & Premises	0.1.9
935	Black Firs	Eliza Hawes	Eliza Hawes	Cottage & Premises	0.0.20
904	Park Cottage	Lady Ely	John Baker	Cottage & Premises	0.0.12
905	Crown Cottage	Lady Ely	Thomas Weller	Cottage & Premises	0.0.12
906	Church Cottage	Lady Ely	Jesse Hawes	Cottage & Premises	0.0.22
916	The Crown	Messrs Weller & Co. Amersham	Sarah Parslow	Beer House and Premises	0.1.3
933	Church & Graveyard	Vicar and Churchwardens	Reverend W Robson	Church & Graveyard	2.3.4.

Note:

Modern house names have been used to help identification.

1910 - Properties in Church Lane

There appears to have been 14 properties in the lane, a reduction of 2, if the Indoor Tennis Court, which was built on land previously owned by Joseph Floyd, is discounted as a property. This Finance Act document appears to confirm that Wimble End was now 1 property and occupied by a Dr Fagge so this accounts for the reduction.

Photographs/Paintings of properties in Church Lane 1900 – 1925



1. Lane Farm - this is a photograph of Lane Farm taken in 1911 for the sales brochure when the Grimsdyke Estate (including Lane Farm) was put up for sale after the death of John Forrest. The brochure described the Farm as follows:

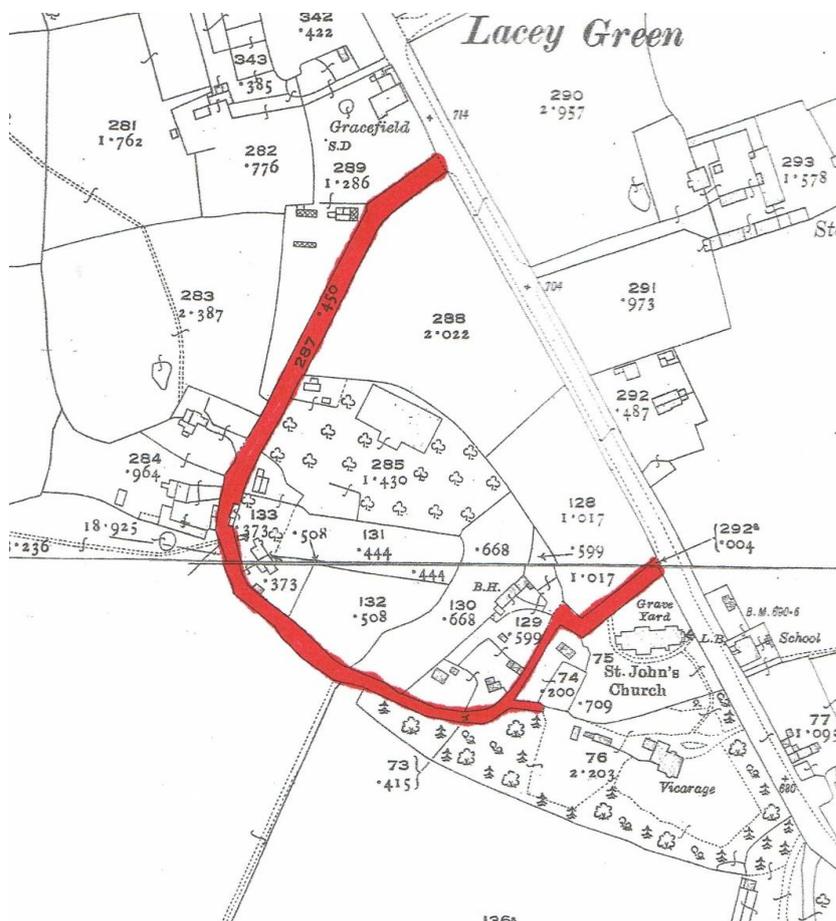
“A Valuable Small Mixed Holding containing by ordnance survey 48a 1r 20p with a flint, brick and stuccoed and tiled farmhouse containing – 4 bedrooms, parlour, kitchen, scullery, wash-house and cellar.

The agricultural premises consist of a fowl house, 3 bay shed, long barn, cattle yard, 3 piggeries, open hovel, loose box, chaff house, 4 stall stable, 2 stall cowhouse and 3 stall calf pen.

In the occupation of Mr H G Hickman with other land, as a yearly Michaelmas tenant.”

1923 Ordnance Survey Map

Revised in 1919 – 1920
and Published in 1923



1923 Ordnance Survey Map			
Properties in Church Lane			
	Current Name	Name in 1923	Details of Property
1	Grace Cottage	Gracefield Cottage	Cottage & Garden
2	Court Cottage	Unknown	Cottage & Garden
3	Well Cottage	Unknown	Cottage & Garden
4	Well Cottage	Unknown	Cottage & Garden
5	Well Cottage	Unknown	Cottage & Garden
6	Green Hedges	Unknown	Cottage & Garden
7	Lane Farm	Lane Farm	Farm House, Buildings & Land
8	Lane Cottage	Unknown	Cottage & Garden
9	Indoor Tennis Court	Indoor Tennis Court	Indoor Tennis Court
10	Wimble End	Wimble End	House & Garden
11	Black Firs	Home Sweet Home	Cottage & garden
12	Park Cottage	Park Cottage	Cottage & Garden
13	Crown Cottage	Crown Cottage	Cottage & Garden
14	Crown Cottages	Crown Inn	Public House
15	Church Cottage	Church Cottage	Cottage & Garden

1923 – Properties in Church Lane

Notes:

Buildings are not coloured which makes it difficult to differentiate between occupied properties and outbuildings.

There appears to have been 14 properties in the Lane in 1923, assuming that the Indoor Tennis Court is excluded, which is the same as in 1910.

Photographs of properties in Church Lane in 1925 to 1945.



By kind permission of Mrs T Foster

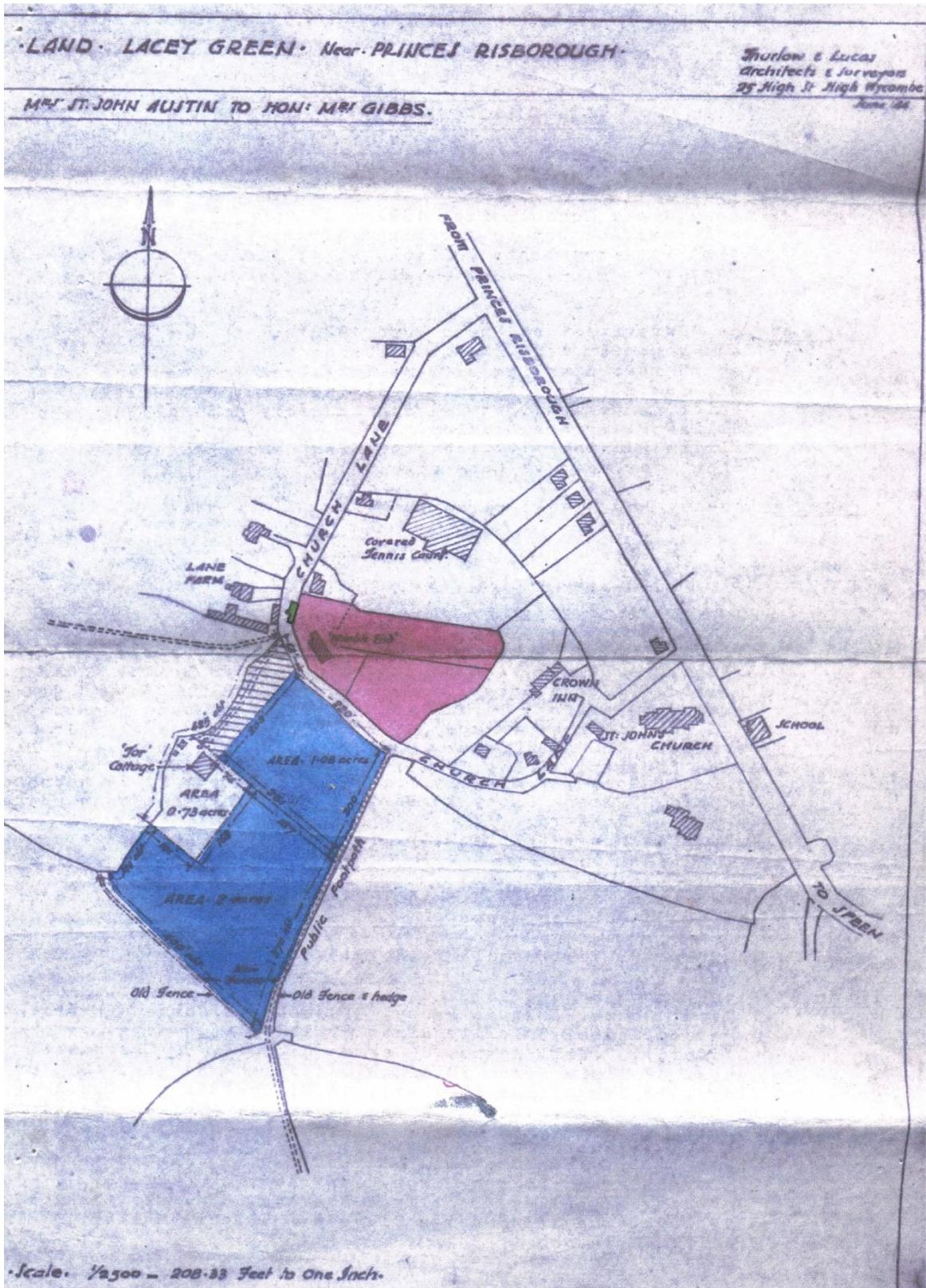
- 1. Black Firs** – then Home Sweet Home, this photograph was taken in the 1930s and Nancy Hawes is standing at the gate.



By kind permission of Mrs T Foster

- 2. Crown Cottage** – this photograph was taken in the 1930s and Ivy Rixon is standing by the door.

1944 Architects Plan of Church Lane



Maps by Lawyers and Architects normally have to be treated with caution as they are produced for a specific purpose and it is not normally their intention to show accurately the surrounding countryside, roads and houses unless they have a direct impact on their project. Additionally, they will also tend to copy existing plans rather than create totally new plans and this can result in them using relatively old information.

However, this plan, which appears to have been drawn in 1944 by Architects based in High Wycombe, shows a number of changes when compared with the earlier Ordnance Survey Map dated 1923 that was available to them at that time.

The origin of their plan remains unknown but it is likely to have been a Local Government Plan because a new Ordnance Survey Map for the Lacey Green area did not become available until 1960.

The Plan is particularly interesting because it actually names some properties including what appears to be the new Tor Cottage.

1944 Architect's Map			
Properties in Church Lane			
	Current Name	Name in 1944	Description
1	Grace Cottage	Gracefield Cottage	Cottage & Garden
2	Court Cottage	Court Cottage	Cottage & Garden
3	Well Cottage	Unknown	Cottage & Garden
4	Well Cottage	Unknown	Cottage & Garden
5	Well Cottage	Unknown	Cottage & Garden
6	Hambye Close	Indoor Tennis Court	Commercial Property
7	Green Hedges	Unknown	Cottage & Garden
8	Lane Farm	Lane Farm	Farm House, Buildings & Land
9	Lane Cottage	Lane Cottage	Cottage & Garden
10	Trillium	Tor Cottage	Cottage & Garden
11	Wimble End	Wimble End	House & Garden
12	Black Firs	Unknown	Cottage & Garden
13	Park Cottage	Park Cottage	Cottage & Garden
14	Crown Cottage	Crown Cottage	Cottage & Garden
15	Crown Cottages	Crown Inn	Public House
16	Church Cottage	Church Cottage	Cottage & Garden

Trying to identify who lived in these houses/cottages in 1944 is difficult. The Register of Voters produced in 1945, directly after the Second World War appears to be the best, although far from perfect, source of information. In most cases the names of the voters were shown together with the name of their houses and road. However, in some cases the voter's names were shown with just Lacey Green as the address. The properties shown below were all listed with the voter's names, house/cottage names, Church Lane, Lacey Green

Extract from the Register of Voters in Lacey Green in 1945 Named Properties in Church Lane				
	Current Name	Name in 1944	Voters	Remarks
1	Grace Cottage	Gracefield Cottage	Norman King Alice King	
2	Court Cottage	Court Cottage	Albert G Gomme	
3	Well Cottage	Unknown	Unidentified	Well Cottage not listed
4	Well Cottage	Unknown	Unidentified	Well Cottage not listed
5	Well Cottage	Unknown	Unidentified	Well Cottage not listed
6	Hambye Close	Indoor Tennis Court - Commercial Offices	Clara Pickard	A mystery – not known if she actually lived here or if this was just her voting address.
7	Green Hedges	Unknown	Unidentified	Green Hedges not listed
8	Lane Farm	Lane Farm	Frederick Wathen Louisa Wathen	
9	Lane Cottage	Lane Cottage	Frederick Bennett Mabel Bennett	
10	Trillium	Tor Cottage	Unidentified	Tor Cottage not listed
11	Wimble End	Wimble End	Unidentified	Wimble End not listed
12	Black Firs	Unknown	Unidentified	Black Firs not listed
13	Park Cottage	Park Cottage	Harry Barefoot Constance Barefoot Barbara Barefoot	
14	Crown Cottage	Crown Cottage	Unidentified	Crown Cottage not listed
15	Crown Cottages	Crown Inn	Emily Brown Gladys Kirby Alice Macey Nancy Phillips	
16	Church Cottage	Church Cottage	James Smith Mabel Smith	
17	Thatched House	Thatched House	Kathleen Lloyd	Thatched House not shown in 1944 map but it was built in 1939
18		Hiawatha Cottage	Hedwig Whitehead	A mystery – this is surely a different name for one of the unidentified cottages.

1945 – Properties in Church Lane

Notes: Modern names have been used to aid identification

The number of properties appears to have increased by 2 from 14 to 16 assuming that the Indoor Tennis Court site is excluded.

Additions:

- i) Thatched House - although it is not shown on the architect's map a voter is listed as living in the Thatched House in the 1945 Register of Voters. Research has shown that it was built in 1939 and almost immediately requisitioned by the War Office for the Royal Air Force as officer accommodation. The first occupant is believed to have been Group Captain Hugh Pughe Lloyd who after the war became Air Chief Marshal, Air Officer Commanding – Bomber Command at Naphill.
- ii) Trillium site - Tor Cottage also appears for the first time

Hiawatha Cottage it is assumed that this is the name for an unidentified cottage in Church Lane.

1941- 1945 Tor Cottage – historical research can be full of surprises!

In old private legal documents for Tor Cottage there is a copy of a Tenancy Agreement for Tor Cottage between Mrs Isabella Austin the owner of Tor Cottage and Lionel Robbins. This Agreement started on the 13th June 1941 and was planned to continue until the cessation of hostilities. i.e. the end of the war.

In the document Lionel Robbins is described as a Professor of Economics and the address of the witness to his signature is shown as Offices of the War Cabinet, Great George St. London S.W.1.

Research has established that Professor Lionel Charles Robbins was a famous British economist who was, with the possible exception of John Maynard Keynes, the most famous British economist of his day.

Lionel Robbins was born in Sipson, Middlesex, the son of Rowland Richard Robbins, who was a market gardener and also a member of Middlesex County Council. His sister Caroline was a noted Professor of History.

Lionel Robbins was educated at the local grammar school, Southall County School. His university education began at University College London, but was interrupted by the First World War. He served in the Royal Field Artillery as an officer between 1916 and 1918, when he was wounded and returned home. He became interested in guild socialism and resumed his studies at the London School of Economics, where he studied with Harold Laski, Edwin Cannan and Hugh Dalton.

In 1923 he became research assistant to William Beveridge and in 1924 a lecturer at New College, Oxford. In 1925 he started his long-term relationship with the London School of Economics, where he stayed for the rest of his career. He was initially a Lecturer and was named a Professor of Political Economics in 1929 and he continued to teach there until 1961.

During the 2nd World War he served as Director of the Economic Section of Offices of the War Cabinet. It is believed that he played a significant role in the Bretton Woods negotiations under the leadership of John Maynard Keynes. It was during this period that he appears to have lived in Tor Cottage.

From 1954 to 1955 he was President of the Royal Economic Society and in 1959 he received the highest recognition for his work by being created a life peer as Baron Robbins of Clare Market in the City of Westminster.

He resigned from the London School of Economics in 1961 to become Chairman of the Financial Times and remained in that position until 1970.



He published his famous Robbins Report in 1963 which revealed the need for additional resources in higher education which later led to a significant expansion of University and higher education.

His other roles included Chairman of the Court of Governors at the London School of Economics, Trustee of the National Gallery, Trustee of the Tate Gallery, Director of the Royal Opera House and Chairman of the British Academy.

NB This picture was taken at the opening of the Lionel Robbins building at the London School of Economics in 1978

In 1944 he was appointed Companion of the Order of the Bath in the Birthday Honours and in the New Year Honours in 1968 he was appointed a Companion of Honour.

So why did this famous man come to live in Tor Cottage, Church Lane, Lacey Green in 1941?

The first clue is in his “Autobiography of an Economist” published in 1971. An extract from Chapter VIII - The Economic Section of the Offices of the War Cabinet reads as follows:

“For the first eight months, however, there was no active involvement for me. Under Government advice the School of Economics had moved out to Cambridge where it was able to combine the depleted numbers of staff and students with the similarly depleted numbers of the Cambridge faculty. As my wife and two children had moved to a country cottage to the north west of London, this entailed a considerable change in my daily mode of life. I stayed in Cambridge through the middle of the week and only spent long weekends with my family.”

This appears to confirm that he lived in Tor Cottage for at least part of the war.

However, this then raises an interesting question – why did he live in Lacey Green when he was working in Cambridge?

The first clue comes from the details of his marriage. Lionel C Robbins married Iris Elizabeth Gardiner in 1924 at the Parish Church in Monks Risborough and her address is shown as Whiteleaf, Monks Risborough.

As brides normally marry in the vicinity of their parent’s home it is likely that they also lived in the Monks Risborough area. Her father Alfred George Gardiner was the Editor of the Daily News and in the 1911 Census he is shown as living with his family in Finchley Road, Islington in London. However, he left the newspaper in 1919 and became an independent journalist and it is possible that he moved to Buckinghamshire at this point.

The final clue comes from the deaths of both Alfred George Gardiner in 1946 and his wife in 1948 both listed as living in The Spinney, Whiteleaf, near Princes Risborough, Bucks.

It is reasonable to speculate that Lionel Robbins and his wife and family moved to Tor Cottage during the war so that they could be close to her parents who were almost certainly living in retirement in Whiteleaf at this stage.

1954 to 1963 Grace Cottage - Dr John McGregor Ritchie OBE who lived in retirement.

John McGregor Ritchie was born in Edinburgh on the 15th May 1879. He was the youngest of 4 children born to John McGregor Ritchie senior, a master joiner, and his wife Alice.

The 1891 Census shows him aged 11 as a scholar in Edinburgh and the 1901 Census shows him at the age of 21 still living at home but as a student at Edinburgh University reading the Arts.

In 1906 John McGregor Ritchie married Helen Allan in Edmonton, London.

After their marriage it is assumed that John McGregor Ritchie became a school teacher because he next appears in the 1911 Census living in Old Trafford, Manchester where his occupation is listed as Schoolmaster, Henshaws Blind Asylum. This was clearly the start of a very long career in caring for the blind.



He soon moved to London and joined the Royal London Society for the Blind and after 35 years of service, during which he became the Society's Superintendent, he finally retired in 1950. He was living at Dorton House near Aylesbury at the time as the RLSB had moved there from London at the start of the war.

“1950 – The Council accepted with very great regret the resignation of the Society's Honorary Superintendent and Secretary, Dr JM Ritchie OBE, MA. During the 35 years of Dr Ritchie's brilliant leadership, the scope of the Society's work developed to an extent unparalleled in its long history.”

Extract from RLSB History Timeline

A photograph of Dr Ritchie in his earlier years – RLSB

It is not known where he lived during the period from 1950, when he resigned from the Society, until he moved into Grace Cottage in 1954 but, sadly, in view of the fact that he had devoted his life to the blind, it is thought that for most of this period he was blind himself. His wife had died in 1941 and it is thought therefore, that the RLSB purchased Grace Cottage and provided him with a house keeper and driver for his retirement. He continued to live in Grace Cottage with this housekeeper and driver, Rosamund Dewdney, until he died there on the 27th July 1963.

So ended a truly remarkable life.

In May of the following year, the Royal London Society for the Blind sold the property.

The Thatched House – Air Chief Marshal Sir Hugh Pughe Lloyd GBE, KCB, MC, DFC.

The Thatched House was built in 1938/9 but before the new owners could move in it was requisitioned by the War Office for use by Royal Air Force officers based at Bomber Command at RAF High Wycombe (Walters Ash). The first occupants are thought to have been (then) Group Captain Hugh Lloyd and his wife Kathleen and young daughter.

They lived in The Thatched House for the duration of the war, although, after the first year or so, Hugh Lloyd must have been an occasional visitor as his subsequent appointments were based outside the UK. However, his life story is very interesting:

“Hugh Lloyd joined the Royal Engineers as a sapper in 1915 during World War I: he was wounded in action three times before enlisting as a cadet in the Royal Flying Corps in 1917 and joining No 52 Squadron, flying the RE.8 on army co-operation missions. After the war, he remained with the RFC (which became the Royal Air Force in 1918) on a permanent commission.

In January 1939 he became Officer Commanding No. 9 Squadron, equipped with Wellingtons. Later in 1939, with World War II under way, he was promoted to Group Captain and given command of RAF Marham. His stay at RAF Marham was brief and in November 1939 he was appointed to the staff of No. 3 Group and, in May 1940, he became Senior Air Staff Officer at No. 2 Group.



On 1 June 1941, he was appointed Air Officer Commanding in Malta and in 1942 he was assigned to RAF headquarters in the Middle East as Senior Air Staff Officer and commanded the Northwest African Coastal Air Force and then the Mediterranean Allied Coastal Air Force in 1943. His role there was to carry out harrying of enemy transport by land and sea. In November 1944 he was appointed commander designate of Tiger Force, a Commonwealth heavy bomber force which was intended to join the air offensive against Japan but was disbanded shortly after the nuclear bombings of Hiroshima and Nagasaki effectively ended the war.”

Air Vice Marshall Lloyd standing beside a Bristol Beaufighter in which he flew to Britain in March 1944

“After the war he spent two years as senior instructor at the Imperial Defence College and then he was made Air Officer Commanding Air Command Far East, later retitled Far East Air Force. He was made Air Officer Commanding-in-Chief Bomber Command (at Walters Ash) in February 1950 before he retired in June 1953.”

EXTRACT FROM WIKIPEDIA

In his retirement he set up a successful pig farm at Peterley Manor Farm, near Great Missenden. He died in 1981 and is buried at St. Michael and All Angels Church in Hughenden.

Photographs/Paintings of properties in Church Lane in 1945 - 1960



1. **Grace Cottage** – this painting shows that by this time the first extension to the cottage had been completed



By kind permission of Mrs R Mortham

2. **Tor Cottage** – this photograph was probably taken in the 1950s. There is evidence to suggest that Tor Cottage was built sometime between 1926 and 1937.



By kind permission of the LG & LR History Group

3. **Well Cottage** - this photograph is thought to have been taken in the 1950s and a Mrs Brooks is thought to be standing in front of the door.



By kind permission of Mr C Tillotson

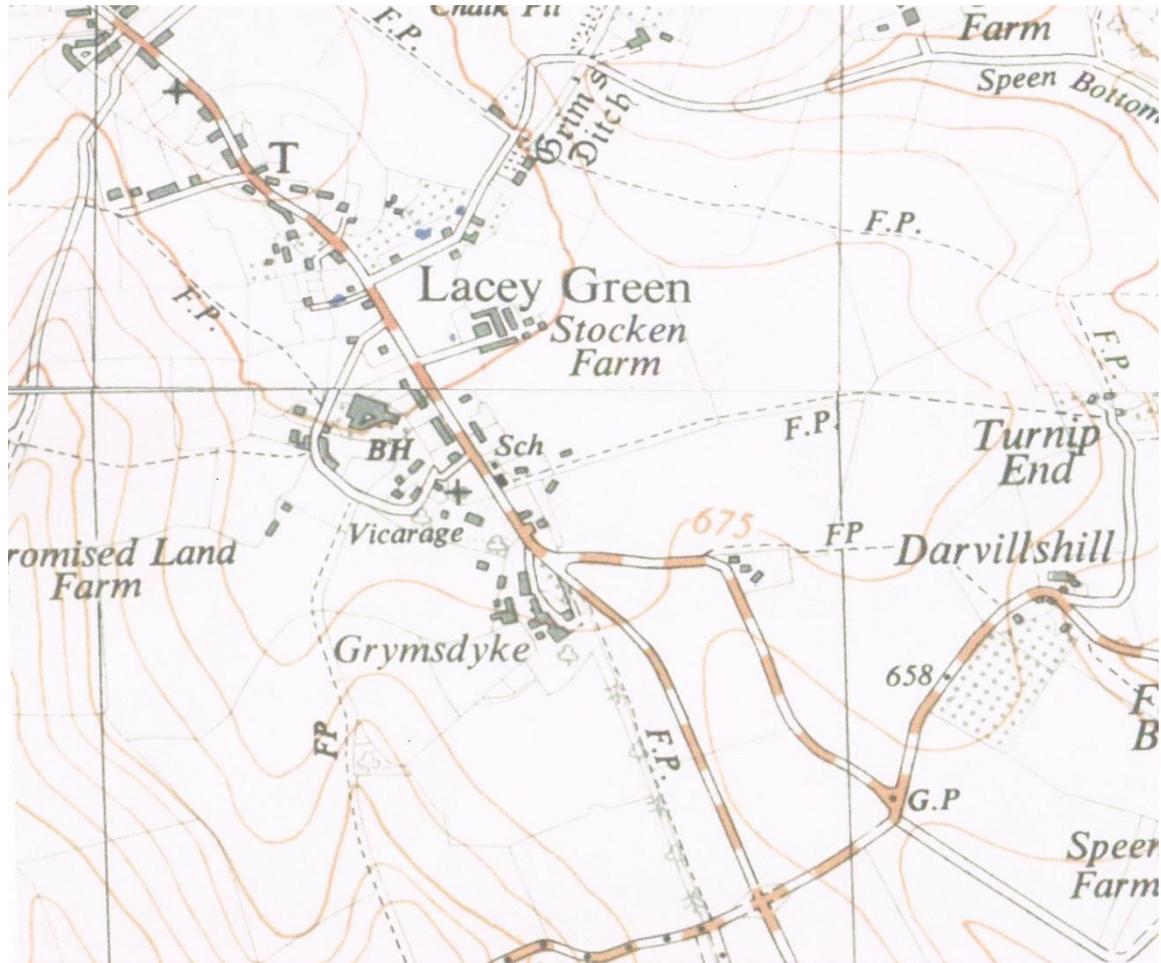
4. **Lane Farm** – this photograph was taken in 1954 for the farm sale document. It shows a considerably enlarged Lane Farm house.



By kind permission of the LG & LR History Group

5. **Green Hedges** – the date of this photograph is unknown but it is certainly post 2nd World War.

1960/61 Ordnance Survey Map



Once again, the only known source of occupants is the Register of Voters with the limitations previously described.

Extract from the Register of Voters in Lacey Green in 1960 Named Properties in Church Lane				
	Current Name	Name in 1960	Voters	Remarks
1	Grace Cottage	Grace Cottage	John Ritchie Rosamund Dewdney	
2	Court Cottage	Court Cottage	Albert G Gomme Geoffrey Gomme Ethel Gomme	
3	Well Cottage	White Close	John Aird Eva Aird	
4	Hambye Close	Indoor Tennis Court	Unidentified	Commercial Property
5	Green Hedges	Green Hedges	Peter Pounds Doris Pounds	
6	Lane Farm	Lane Farm	Wilfred Abel Smith Emily Abel Smith Lucy Abel Smith	
7	Lane Cottage	Lane Cottage	Unidentified	Lane Cottage not listed
8	Trillium	Tor Cottage	Andrew Oliver Doris Oliver	
9	Wimble End	Wimble End	William Rhodes Gloria Rhodes	
10	Thatched House	Thatched House	Walter Snelling Edyth Snelling	
11	Black Firs	Unknown	Unidentified	Black Firs not listed
12	Park Cottage	Park Cottage	Harry Barefoot Constance Barefoot	
13	Crown Cottage	Crown Cottage	Elizabeth Betts	
14	Crown Cottages	Crown Inn	Emily Brown Wilfred Brown	
15	Church Cottage	Church Cottage	Herbert Albiston	

1960 – Properties in Church Lane

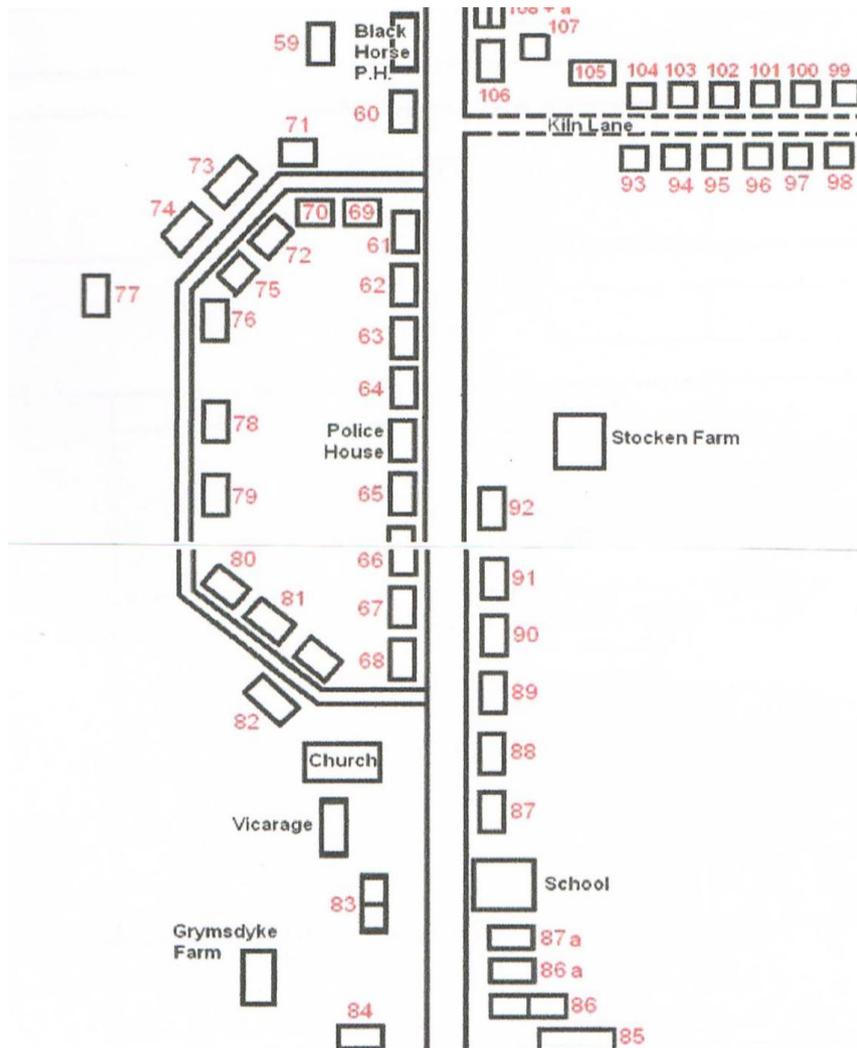
Notes:

Modern names have been used to aid identification.

1. There are 14 properties shown on the map which is a reduction of 2 since 1945. This is due to Well Cottage becoming a single property.
2. Well Cottage – in 1955 a Mr E R Rowbotham and his wife purchased the three cottages that comprised what is now known as Well Cottage. They named the property White Close and combined two of the cottages but kept the third as a self-contained cottage called White Close Cottage.

Extract from 1967 Police Plan of Lacey Green

I assume that this plan was produced for identification purposes and I have extracted the Church Lane section to show the houses/cottages in the lane at that time.



Extract from 1967 Police Plan of Lacey Green		
Property Names Listed		
Number	Name	Remarks
69	April Cottage	This is not described although the cottage is clearly shown on the map
70	Hendre	This is not described although the house is clearly shown on the map. Now known as Ridgemont
71	Grace Cottage	
72	Court Cottage	
73	White Close	
74	Lane Farm	
75	Green Hedges	
76	Wimble End	
77	Tor Cottage	
78	Thatched House	
79	Black Firs	
80	Park Cottage	
81	Crown Cottage	
82	Church Cottage	
	Crown Inn	Shown but not numbered or described
	Lane Cottage	Not shown on the map and not described

1967 – Properties in Church Lane

Notes:

The names used are copied from the Police Plan.

The Map shows 16 properties in the Church Lane which appears to be an increase of 2. The Plan does not identify the Indoor Tennis Court as it was then a commercial warehouse.

Additions:

- i) April Cottage
- ii) Hendre – now Ridgemont

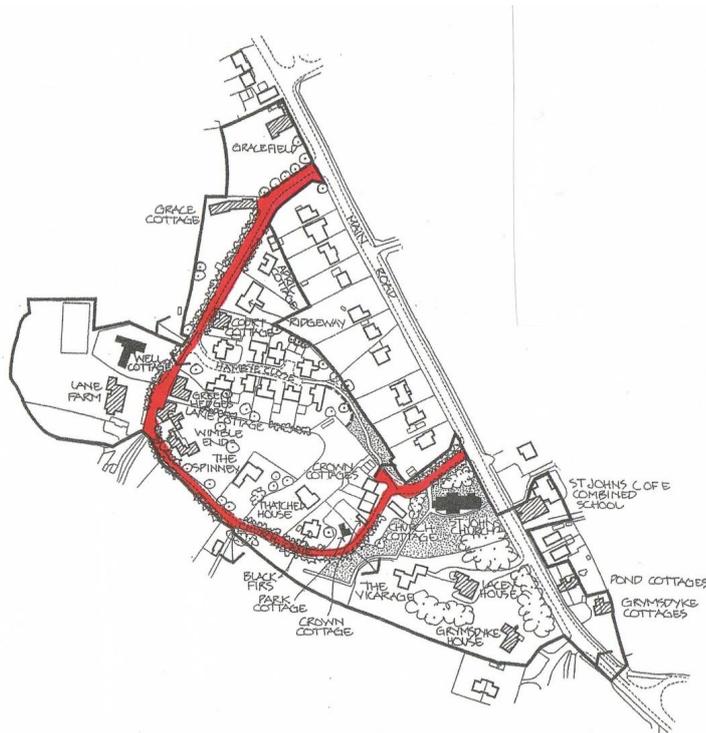
Both of these must have been built between 1960 and 1967.

Lane Cottage, although it obviously existed, is not listed for some unknown reason.

1989 Lacey Green Conservation Area

The Character Survey Map shows Church Lane (coloured red) and the named houses in its current format.

Character Survey Map – 1989



-  Conservation Area Boundary
-  Listed Buildings
-  Other Significant Buildings
-  Important Walls
-  Important Trees & Tree Groups (Illustrative)
-  Visually Significant Hedges
-  Important Views
-  Open Space

Once again, the only known source of occupants is the Register of Voters with the limitations previously described.

Extract from the Register of Voters in Lacey Green in 1987				
Named Properties in Church Lane				
	Current Name	Name in 1987	Voters	Remarks
1	Grace Cottage	Grace Cottage	Laurence Rostron Linda Rostron Jane Rostron	
2	April Cottage	April Cottage	Anthony Taylor Ursular Taylor	
3	Ridgemont	Hendre	Thomas Evans	
4	Court Cottage	Court Cottage	Geoffrey Gomme Ethel Gomme	
5	Well Cottage	Well Cottage	David Chalkley Barbara Chalkley	
6	Hambye Close	Indoor Tennis Court/Commercial Warehouse	Unidentified	
7	Green Hedges	Green Hedges	Philip Dell Elaine Dell	
8	Lane Farm	Lane Farm	David Clay Sheila Clay Margaret Clay	
9	Lane Cottage	Lane Cottage	George Ward Mollie Ward	
10	Trillium	Tor Cottage	Frank Dormer Freda Dormer	
11	Wimble End	Wimble End	Robert Knight Carole Knight Emma Knight Patrick Knight	
12	Thatched House	Thatched House	Anthony Blackburn Davida Blackburn Corinne Blackburn Mark Blackburn	
13	Black Firs	Black Firs	Ted Saunders Ann Saunders	
14	Vicarage	Vicarage	Rev Raymond Maynard	
15	Park Cottage	Park Cottage	Frances Arnold Matthew Arnold Clement Brown	
16	Crown Cottage	Crown Cottage	Ella Betts	
17	Crown Cottage 1	Crown Cottage 1	Ludlow Sealy Myra Sealy	
18	Crown Cottage 2	Crown Cottage 2	Michael Pritchard Sally Pritchard	
19	Crown Cottage 3	Crown Cottage 3	David Rigden Diana Rigden Richard Rigden	
20	Church Cottage	Church Cottage	James Fletcher Cecilia Fletcher	

1987 – Properties in Church Lane.

Notes:

Modern names have been used to aid identification

1. This shows 19 properties in Church Lane, excluding Hambye Close site, when compared to 16 in 1967 which is an increase of 3.
2. Additions:
 - i) 3 new Crown Cottages
 - ii) New Vicarage which was built in 1982.
3. Reduction:
 - i. Crown Inn which was demolished in 1973 and replaced by the 3 Crown Cottages.
4. Change of name:
 - i. White Close was purchased in 1071 by Mr & Mrs D E Chalkley and they changed the name to Well Cottage.

Photographs of properties 1960 – 1990



By kind permission of Mr N Joyce

1. **Church Cottage** – photograph taken from the Auction Sale particulars dated 25th October 1961. Subsequently sold prior to Auction.



By kind permission of Mr B Macey

2. **The Crown Inn** – photograph thought to have been taken in 1966/7



By kind permission of the LG & LR History Group

3. **Court Cottage** – a later photograph thought to have been taken in the 1980s.



By kind permission of Mrs Janice Smith

4. **Black Firs** – the earlier bungalow version that replaced “Home Sweet Home” in the 1960s

Memories from Court Cottage 1938 – 1991 by Geoffrey Gomme.

The Electoral Register in 1987 shows Geoffrey Gomme and his mother living in Court Cottage. After his mother died Geoffrey sold the Cottage in 1991 and moved to Naphill. However, in 2011 he recorded his memories of living in the Cottage and an extract is shown below:

Court Cottage, Church Lane, Lacey Green.

“The Gomme family moved into the cottage in 1938 – 39. It consisted of the living room, about 12ft by 12ft, a small kitchen (or scullery), which was called the ‘backplace’, a room added on by a previous tenant with inclined roof containing the ‘copper’ a large copper bowl, bricked in with a fireplace below, where water was heated for laundry, bathing etc.

Upstairs a similar layout, one large bedroom and a smaller room which was more like a landing leaving little privacy for the occupier as people passed through to reach the main bedroom.

There was no electricity in the cottage at the time. Light in the living room consisted of a ‘Wonder’ lamp. Fuelled by paraffin with a two-inch wick it gave a lovely white light – better than our modern bulbs. Elsewhere, candles had to be used – including going to the loo down the garden.

We had no tap water then. Outside the back door was a water tank, catching rain from the roof. Any water we used had to be drawn up from the tank using a bucket attached to a rope. It wasn’t until the late fifties that electricity and water were piped in.

The walls of the cottage were mainly brick and flint. In some places they were eighteen inches thick with no cavities and no draught-proofing. And was it cold! All we had for heating was the range on which most of the cooking was done. The range had an open fire on the left with the oven on the right. When we sat in front of the fire we scorched at the front and froze at the back as the draught was pulled in from the door and the window.

Up until the late fifties my parents had rented the cottage. Somehow, they managed to raise five hundred pounds to buy it – paid in three instalments. It must have taken some time for money wasn’t easy to come by in those days. I am not sure if it helped that during the 2nd World War we took in evacuees. I believe a small payment was paid to help with the cost. Our first was a lovely little four-year-old called John Schuter. His father was in the Forces and his mother worked in London and she wanted him out of the way of the bombing.

Next, we had two girls, Beryl and Stella Hunt. That’s when I had to go and sleep at my grandmothers – her two sons were in the Army so she had room. I quite enjoyed that for Grandma always had tea brewing on top of the range. It came out of the teapot almost like black treacle to which she would add two big spoonfuls of condensed milk. Lovely! She would sit puffing on her little clay pipe with a twinkle in her eye as I gulped it down gratefully.

Our final evacuees were the Wager family, mother and youngest son and sometimes the eldest son too. They were actually related to us. But, do you know, after they went back to London when the bombing had eased we never heard another word from them!

We got on well really with all of our evacuees. The biggest problem was bath night. If you can imagine drawing up bucket after bucket from the tank, heating it in the copper, carrying it through to the tin bath placed in front of the fire. It was quite a chore. Then a wooden clothes-horse would have to be erected with a sheet as a partition and all those not involved would have to retreat to the colder parts of the cottage.

But somehow, we managed.

My parents finally paid for the cottage on April 26th 1952. I sold it in 1991 to move to a small flat.”

2016 Ordnance Survey Map			
Properties in Church Lane			
	Current Name	Current Owners	Description
1	Summer Hayes	Mr M & Mrs A Tingey	House & Garden
2	Grace Cottage	Mr L & Mrs L Rostron	House & Garden
3	April Cottage	Dr G & Mrs Biswas	House & Garden
4	Ridgemont	Mr R & Mrs T Treasure	House & Garden
5	Court Cottage	Mr L Prentice	House & Garden
6	Well Cottage	Mr A & Mrs S Barraclough	House & Garden
7	Green Hedges	Mr P & Mrs E Dell	House & Garden
8	Lane Farm	Mr C & Mrs C Tillotson	House & Garden
9	Lane Cottage	Mrs M Ward	House & Garden
10	Trillium	Mr J & Mrs Story	House & Garden
11	Wimble End	Mr M Carter & Ms C Saunders	House & Garden
12	Acorn Cottage	Mr R & Mrs C Knight	House & Garden
13	The Spinney	Mr N & Mrs Z Glenister	House & Garden
14	The Thatched House	Mr M Blackburn	House & Garden
15	Black Firs	Mr J & Mrs K Black	House & Garden
16	The Vicarage	The Rev. A & Mrs P Bundock	House & garden
17	Park Cottage	Mr J Pearse & Ms H Bosworth	House & Garden
18	Crown Cottage	Mr J & Mrs J Jones	House & Garden
19	Crown Cottage 1	Mr I & Mrs B Ward	House & Garden
20	Crown Cottage 2	Mrs M Shrimpton	House & Garden
21	Crown Cottage 3	Mr M & Mrs A van Reysen	House & Garden
22	Church Cottage	Mr N & Mrs W Joyce	House & Garden

2016 – Properties in Church Lane.

1. This shows 22 properties in Church Lane, excluding the Hambye Close site, when compared to 19 in 1987, an increase of 3
2. Additions:
 - i) Acorn Cottage – built in 2008
 - ii) The Spinney – built in 1993
 - iii) Summer Hayes – this was originally a Main Road address but became a Church Lane address sometime during this period.

8. Brief History of each property in Church Lane.

- 1. Summer Hayes** – a relatively new property that first appeared on the architect's map dated 1944. As it was not shown on the Ordnance Survey Map dated 1923 it has to be assumed that it was built sometime between 1923 and 1944. It is not clear when it became a Church Lane address but Maps up until the 1989 Conservation Area Map appear to show it as a Main Road address.
- 2. Grace Cottage – previously Gracefield Cottage** - it was built in the period 1877 – 80 and was the gardeners cottage for Gracefield until 1949 when the estate was divided up and sold and Grace Cottage became an independent owner-occupied property. It is thought to have been extended in the 1930's and again, significantly, in 1969.
- 3. April Cottage** – a relatively new property that was not shown on the 1960/61 Ordnance Survey Map but appears on the Police Plan dated 1967. This suggests that it was built in the 1960's and has been extended in recent years.
- 4. Ridgemont – previously Hendre** - this is a new property that was not shown on the 1960/61 Ordnance Survey Map but appears on the Police Plan dated 1967. This suggests that it was built in the 1960s.
- 5. Court Cottage** – the site, before the Enclosure Act in 1823, was described as the garden of Joshua Dell who subsequently gave up his rights to his garden and it was allotted to Joseph Floyd. The property was built in the 1850s by Dan Floyd, shoe maker, and it had a fairly uneventful history with early ownership largely within the Floyd family. However, it was significantly refurbished and enlarged in the 1990s.
- 6. Well Cottage – previously White Close** - based on current research and available information this is thought to be the oldest property in Church Lane. The Architectural Historian researching properties before Church Lane became a Conservation Area, identified part of Well Cottage as being 16th Century. The origins of Well Cottage are unknown. However, the 1770 Thomas Jefferys Map may show Well Cottage and 1812 Boyce Map certainly appears to show a property on the Well Cottage site and this is clearly confirmed in the 1818 Lord Cavendish Map. At the time of the 1823 Enclosure Act it is thought to have consisted of 2 cottages with a 3rd added by 1885. In 1955 the three cottages were purchased and converted into one cottage named White Close. After being purchased again in 1971 the property was renamed Well Cottage.
- 7. Green Hedges** – at the time of the 1823 Enclosure Act there was a blacksmith's shop on the site but it was not a residential property. It was owned by John Redrup, Blacksmith, of Hampden. He sold it to William Floyd in the 1850s and he is reputed to have used it as a barn until about 1861. He then demolished it and built a cottage which he rented to Joseph and Jane Floyd who probably lived there and used it as a Grocer's shop. It remained a grocer's shop in the Floyd/Dell family until at least 1910. Sometime later it became a normal residential property again. It has been significantly extended in recent years.

8. Lane Farm – rather like Well Cottage this is a very old property and again its origins are unknown. The 1770 Thomas Jefferys map appears to show buildings in the same location as Lane Farm and the 1812 Boyce Map clearly shows Lane Farm. The 1818 Map prepared for Lord Cavendish confirms this and shows a number of quite large farm buildings which would indicate that it was then a medium size farm. At the time of the 1823 Enclosure Act it was described as a Homestead, with Enclosures measuring 21 acres 2 rods and 27 poles – freehold. In these early years it was owned by Sir William Lawrence Young but was farmed by tenants. At some stage, probably in the 1840s, it was sold to the owner of the Grimsdyke Estate and it remained as part of this Estate until 1911 when it was purchased by the Reverend William Robson. At this stage it consisted of a farm house with over 48 acres of land and numerous farm buildings. It appears that it ceased to be a working farm in 1954 when it was divided and sold as three lots. Since then the house and outbuildings have been an owner/occupier residential property.

9. Lane Cottage – there is evidence to suggest that this may have been built between 1818 and 1823. There is conflict in the subsequent and relatively few legal documents but it is clear that by 1910 it was owned by Lady Ely who had bequeathed from her mother Sarah Clark, who had bequeathed it from her Uncle Charles Clark (Stocken Farm), who had purchased it from the Reverend Oliver James Grace who had bequeathed it from his Aunt Mary Grace of Gracefield. It was purchased by Harold Edward Carter of Grimsdyke in 1921 and sold several times after this but it remains unclear when it finally became an independently owned and occupied property.

10. Trillium – previously Tor Cottage - In 1924 Albert Stevens purchased Lane Farm from the Reverend William Robson and at some time between 1926 and 1937 (when he died) he built a bungalow on the land opposite Wimble End. After his death the bungalow was sold and very soon after it became known as Tor Cottage. It had several owners after this but in 1998 it was bought, demolished in 2000 and Trillium was built to replace it.

11. Wimble End – previously Wimblehurst - there is strong evidence to suggest that the first part of Wimble End was built in 1795 and it is likely that two further cottages were built some time before the 1823 Enclosure Act. They had several owners and multiple occupiers until 1901 when they were purchased by the Reverend William Robson together with surrounding land. He turned the three cottages into one house and it has remained so since then with a number of owners.

12. Acorn Cottage – built in 2008 and therefore the latest property to be built in Church Lane.

13. The Spinney – built in 1993 and one of the newest properties in Church Lane.

14. The Thatched House – built in 1939 but requisitioned almost immediately by the Royal Air Force to house an officer and his family during the Second World War. Returned to private ownership after the War and it has remained so since then.

15. Black Firs – previously Home Sweet Home - evidence suggests that it was built in the mid-1870s and that it was owned and occupied by members of the Hawes family until the surviving member, Nancy Hawes, died in 1956. It was subsequently purchased by

Ted Saunders, demolished and replaced by a bungalow which he called Black Firs. After his death, his family demolished the bungalow and in 1997 they built the existing house.

16. The Vicarage – a new modern vicarage built in 1982 which allowed the original vicarage to be sold.

17. Park Cottage – the records show that it was probably built in the 1850s almost certainly by Mary Grace of Gracefield. She bequeathed it to her nephew the Reverend Oliver Grace who sold it to Charles Brown who left it to his niece Sarah Clark who left it to her daughter Lady Ely (the Marchioness of Ely). In 1921 Harold Carter of Grimsdyke purchased Park Cottage from Lady Ely. During this long period the property had many tenants. In 1928 Harold Carter sold the Park Cottage to Harry Barefoot who became the first owner occupier. It has continued as an owner-occupied property since then.

18. Crown Cottage – as with Park Cottage, the records show that it was probably built in the 1850s by Mary Grace of Gracefield. Its history is identical to Park Cottage until 1921 when it was purchased by Harold Carter. Again, it had many tenants during this period. In 1928 Harold Carter sold it to a Mr E J Anderson of Loosley Row who continued renting it until 1952 when the family of Mr E J Anderson sold it to a Miss E Betts of London who appears to have used it as a “weekend cottage” until 1993 when she sold it to the current owners the Bucks Housing Association.

19. Crown Cottages – 1, 2, and 3 – built in 1973/4 on the site of the Crown Public House.

20. Church Cottage – it does not appear on the 1818 Lord Cavendish Map but is listed in the 1823 Enclosure Act as Allotment 703 – John Hawes Owner/Occupier – Cottage & Garden 18 poles – freehold. This is fairly clear evidence that Church Cottage was built sometime between 1818 and 1823. It appears that it was originally owned and occupied by John Hawes but he sold it to his son Jesse Hawes in 1847. However, at some time it must have been purchased by Charles Brown because he left it to his niece Sarah Clark and its history from then on was very similar to both Park Cottage and Crown Cottage. As with these two cottages, it was purchased by Harold Carter in 1921 from Lady Ely and then sold in 1928 to Harry Goodchild who continued to rent it to tenants. In 1953, in a complicated deal, Harry Goodchild sold Church Cottage to owner occupiers for the first time and it has remained owner/occupied since then.

Note: this describes the 22 properties currently situated in Church lane. However, 4 other properties have previously existed in the Lane.

1. The Crown Public House – the origins of the property are unknown but it is clearly shown in the 1812 Boyce Map, the 1818 Lord Cavendish Map and is described in the 1823 Enclosure Act as Allotment 702 with owner/occupier Joshua Dell. It is not known when it started selling beer but it was purchased by Weller & Co, Brewers of Amersham in 1831 and the building was extended a few years after this. It was initially a beer shop but it is thought to have become a public house by the 1840s and sold beer only throughout its life. Over the years it had multiple tenants and before water was piped into the village it provided the children from the village school with drinking water. In later years it provided the Lacey Green & Loosley Row Cricket Club teams with match teas

and after match refreshments! Weller & Co was purchased by Benskins Watford Brewery Ltd in 1930 and in 1970 Benskins was purchased by Allied Breweries who sold the property to a local builder in 1972. The property was then demolished and the three Crown Cottages were built to replace it.

2. John Lacey Cottage – this was situated between Well Cottage and Lane Farm and is clearly shown in the 1818 Lord Cavendish Map and it is possible to speculate that it is also shown in the 1812 Boyce Map, although this is less clear. It is described in the 1823 Enclosure Act as Allotment 694 – John Lacey Owner/Occupier - Cottage and Garden 5 poles – copyhold. It is likely that John Lacey surrendered his copyhold rights in 1843 to Sir William Lawrence Young who owned Lane Farm at that time. The property does not appear in the 1885 Ordnance Survey Map, surveyed 1874 to 1880, but what happened to it is unclear. It could have been demolished, joined to Well Cottage or joined to Lane Farm. A mystery.

3. Sarah Shard Cottage – this was situated on the opposite side of Church Lane to Wimble End and is identifiable in the 1812 Boyce Map and more clearly in the 1818 Lord Cavendish Map. In the 1823 Enclosure Act it is described as Allotment 711 – Sarah Shard owner/occupier - Cottage Garden & Close – 3 acres 1 rod 23 poles – freehold. It is clearly shown in the 1885 Ordnance Survey Map but it is not shown in the 1900 Ordnance Survey Map. It has proved difficult to identify the tenants from censuses although a building next to Lane Farm was uninhabited in 1881. It remains a mystery.

4. Joseph Floyd Cottage – this was situated on the Hambye Close site and the origins of this property are unknown. However, it is shown on the 1812 Boyce Map and clearly shown on the 1818 Lord Cavendish Map. In the 1823 Enclosure Act it is listed as Allotment 696 – Joseph Floyd owner/occupier – Cottage Garden & Paddock – 1 acre 3 rods 39 poles – freehold. It is not known if Joseph Floyd lived in the Cottage but he died in 1877 and appears to have been a shopkeeper so he may have lived in Smiths Shop i.e. now Green Hedges. His daughter continued to live in Smiths Shop/Green Hedges until at least 1910. An unsolved mystery. However, the Reverend William Robson purchased the Cottage and land in about 1900 and the Indoor Tennis Court was erected on the site during the next year or so.

2. Summary and Conclusions

This is the end of my story of Church Lane. History shows that it is an old classic English country village lane with an odd shape and varying widths which, to say the least, are illogical by today's standards.

Hard facts are in short supply and errors and omissions must result. However, the plentiful circumstantial evidence may allow me to speculate on the origins and history of the Lane as follows:

1. It probably started in the 16th century as a farm track to a homestead which later became Lane Farm.
2. It was probably part of an alternative route through the village down to what is now Grimsdyke Farm and connected to what is now Slad Lane. However, it does not appear to have been the main route which almost certainly followed the current main road route.
3. The route appears to have been over common land which makes sense.
4. In the late 18th Century there appears to have been 3 or 4 houses/cottages clustered around what is now Lane Farm.
5. At the time of Lord Cavendish's survey in 1818 the Surveyor's plan showed 10 houses/cottages in the Lane if it is assumed that Wimble End was 3 cottages and Well Cottage was 2 cottages.
6. By the time of the Princes Risborough Enclosures Act in 1823 this number appears to have increased to 13.
7. The Princes Risborough Enclosure Act brought about a major change in the Village and in Church Lane. All common land disappeared and the route of Church Lane was formalised and changed irrevocably.
8. In 1825 the Chapel was built and a chancel was added in 1871 and it formally became the Church of St. John the Evangelist. The Lane does not appear to have formally become Church Lane until the 1930's
9. The number of properties increased in the late 19th century to 17 if both Wimble End and Well Cottage are assumed to have been 3 cottages each.
10. The Indoor Tennis Court was built in the early 1900s
11. In the 1910 survey the number of cottages had been reduced to 14 partly as result of Wimble End becoming a single property and the Indoor Tennis Court site ceasing to be a residential property.
12. During the remainder of the 20th Century the number of properties slowly increased from 14 to 19 by 1987 excluding the Tennis Court/Hambye Close.
13. The Indoor Tennis Court, then a Palmer & Harvey warehouse was closed in 1991 and Hambye Close was built and completed in 1995
14. Finally, in 2016 the number of properties in the Church Lane settled at 22