

No 40-41 Church Lane
West Wycombe Village
Buckinghamshire



**Building Recording and
Investigation**

oxfordarchaeology



southsouthsouth

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40-41 Church Lane, West Wycombe Village, Buckinghamshire

Report on Historic Building Investigation

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40-41 Church Lane, West Wycombe Village
Historic Building Investigation and Recording

1 INTRODUCTION

1.1 Background

1.1.1 Oxford Archaeology (OA) have been commissioned by The National Trust to carry out historic buildings recording and archaeological investigation during conservation works to a number of properties within the village of West Wycombe, Buckinghamshire. The work relates to a programme of on-going refurbishment works and the current report covers the recording of Number 40-41 Church Lane towards the eastern edge of the village and to the north of the High Street. The National Trust HBSMR event number for this work is ENA7541.

1.2 Wider background to the West Wycombe project

1.2.1 The current work forms part of a wider project to refurbish the tenanted National Trust buildings within West Wycombe village and it is being carried out in a number of stages between 2012-2015.

1.2.2 The main works in the current programme include:

- Re-roofing and insertion of insulation
- Upgrades of services
- Upgrades of bathrooms and kitchen facilities
- Repairs to gutters

1.2.1 The National Trust owns c.50 tenanted buildings in the village and c.23 of these are listed. There is one Grade II* building (Steps House) while the others are listed at Grade II. No 40-41 Church Lane was listed at Grade II in 1954 (see Appendix A).

1.2.2 The village forms a collection of vernacular buildings from a range of dates and with various historical functions and the current project provides a rare opportunity to undertake a single overarching study of a settlement such as this. The investigation of this group will particularly allow the easy comparison of constructional techniques between buildings to identify similarities between structures of different ages as well as highlighting evidence to show how constructional techniques or structural design in this area has evolved over time.

1.2.3 In September 2012 Gary Marshall (National Trust Archaeologist London and South East) issued a brief for the recording project and in October OA responded with a *Proposal for Building Investigation and Recording*.

1.2.4 Vernacular Building Surveys were undertaken on many of the buildings in the early 1990s and these provide much valuable information on the history of the structures and evolution of the village. The current recording work utilises existing plans and research undertaken by the Vernacular Buildings Survey in September 1993. For ease of comparison internal spaces and rooms use the same numbering system as used in the Vernacular Buildings Survey report. The VBS report should also be read in conjunction with the current report which is included here as Appendix B.

- 1.2.5 This document forms a stand-alone report on the investigation of No.40-41 Church Lane and similar reports are being produced on the other buildings investigated at West Wycombe. The information contained in all these reports will then be distilled into a wider context study which will discuss the overall development of the village and highlight common themes or features between buildings.
- 1.2.6 The recording at 41 Church Lane focused principally on the roof structure following removal of the roof tiles and prior to the insertion of insulation. However it also included some limited recording at first floor level and some observations were made on the exterior of the building. This report is intended to complement the Vernacular Building Survey rather than to replace it and it focuses particularly on the areas exposed. The VBS is reproduced here as an appendix while the main body of the current report discusses the areas recently exposed and assesses how this affects the previous understanding of the building.
- 1.2.7 In addition to the 1993 Vernacular Building Survey there have also been other previous studies of parts of the building including a watching brief from 1999 undertaken by Gary Marshall during internal works in No. 41 (see 4.2 below). Also, although it is only indirectly relevant to this study, it is interesting to note that in July 2010 an archaeological excavation was undertaken by Northamptonshire Archaeology in the garden of No 40 Church Lane, following the discovery of a number of fragments of human bone against the north wall in this area. The remains of four individuals were uncovered and one of these was radio-carbon dated to between the mid 3rd to early 5th centuries AD. The bones found by the builders came from a late medieval or early post-medieval ditch that ran parallel to Church Lane and passed beneath the front wall of the cottage.

1.3 Methodology

- 1.3.1 The work comprised three principal elements: a photographic, a drawn and a written survey. The *photographic survey* consisted of general photographs and specific details and was undertaken using 35mm black and white print film and digital photographs were taken using a Caplio 8 megapixel camera.
- 1.3.2 The *drawn survey* consisted of annotation of the first floor plan to indicate the exposed roof structure with other details measured in.
- 1.3.3 The *written survey* consisted of notes and annotation that complemented the photographic and drawn surveys and added further analytical and descriptive detail.
- 1.3.4 The main site work for the recording of 40-41 Church Lane was undertaken on 26 June and 2 July 2013
- 1.3.5 Dan Miles from the Oxford Dendrochronology Laboratory visited the site while the roof timbers were exposed and took several samples, of which two provided a date (discussed further below).

1.4 Historical Background to West Wycombe Village

- 1.4.1 West Wycombe is a small historic village which is just detached from the modern western boundary of the much larger town of High Wycombe. Archaeological

investigations have provided evidence of continuous occupation in the general vicinity since the Bronze Age, particularly on West Wycombe Hill and the area where St Lawrence's Church now stands.

- 1.4.2 In the first half of the 18th century West Wycombe Park and country house was laid out by Sir Francis Dashwood to the south of the village.
- 1.4.3 The current buildings in the village are believed to largely date from the early 16th century to the later 19th and they formed part of the Dashwood's estate. The village was located on the main road between London and Oxford and records show there were a large number of inns which prospered on the coaching trade.
- 1.4.4 By the early decades of the 20th century the buildings of the village had fallen into a state of considerable disrepair and in 1929 the village estate was purchased from the Dashwood Family by the Royal Society of Arts (RSA). The RSA undertook a programme of refurbishment under their Campaign for the Preservation of Ancient Cottages, a remarkable but little known campaign established in 1926 to protect cottage architecture by establishing a fund which purchased or restored cottages. (RSA ref: PR.EN/100). Documents relating to this purchase and refurbishment are held at the RSA Archives in London.
- 1.4.5 In 1934, following the RSA refurbishment, the buildings were donated to the National Trust and they remain as a tenanted estate today.
- 1.4.6 *40-41 Church Lane***
- 1.4.7 The earliest map to show West Wycombe is the 1698 estate map which is of use in giving a general indication of the size and layout of the village at the end of the 17th century but it is not accurate enough to be able to identify individual buildings (other than the manor house and church). The map shows the High Street as having a well developed street frontage on both sides of the road and there are also buildings shown lining each side of at least the southern part of Church Lane.
- 1.4.8 The 1698 map only shows three buildings on the west side of Church Lane, including the location of No.40-41 in the current study, but this is assumed to be due to the schematic nature of the map and that this side of the lane was probably relatively well lined with buildings. The row of three buildings shown does appear to continue the same length as the burgage plots behind the buildings on the High Street.
- 1.4.9 The 1767 estate map is more detailed and although its style is again somewhat schematic, showing the elevations of houses, it does appear to be relatively accurate in showing plots and it is possible to identify the individual buildings of the village. Church Lane is labelled on the map and we can be confident in identifying numbers 40-41 due to a distinctive step in the east elevation immediately to the south of our plot. The map shows this step in the frontage and two adjoining properties to the north on the site of No. 40-41 within a wider plot labelled 'Two tenements & Gardens'. Although the map can be relied on as confirmation that the building was two dwellings in 1767 the detail it shows in terms of the number of windows and chimneys is almost certainly not accurate. It is interesting to note however a large gap to the north of the building before the next property.
- 1.4.10 The Tithe Map of 1849 shows Church Lane with an almost continuous row of buildings on the west side including No. 40-41. The map does not clearly show the distinctive step in the elevation that is shown on the previous map and it is harder to positively identify

No.40-41. By using the distinctive gaps to either side of the property immediately to the north it is possible to identify No 40-41 with a reasonable level of confidence as plots 653 and 654 (*Occupiers Widow Steel and James Plumeridge; Owner Sir George Henry Dashwood King MP*). The Tithe Map shows all the buildings along Church Lane with a simple rectangular plan and there was clearly little or no attempt to accurately depict footprints of buildings by showing rear extensions.

- 1.4.11 The first edition OS map of 1876 is the earliest map to provide a dimensionally accurate representation of the village and this shows 40-41 Church Lane as two properties, each one with rear extensions. The 2nd edition map of 1898 shows a very similar arrangement with no significant differences in the footprint of 40-41 Church Lane although the separate building which had previously been shown at the rear end of the northern plot is not shown on the 1898 map. The 1921 OS map again shows No.40-41 with the same footprint as before.
- 1.4.12 The building is shown on at least two historic photographs from the early 20th century and although in each the building is in the background they are of some use, principally in confirming that the form of the front of the building has not changed greatly in the last century. One of the photographs dated 1907 is taken from the furniture factory, looking up Church Lane with No.40-41 on the left. This image (ref: MHW01921) can be found on the Buckinghamshire Record Office website (<http://www.buckscc.gov.uk/leisure-and-culture/centre-for-buckinghamshire-studies/online-resources/swop/>) together with a series of other images of West Wycombe village from the first half of the 20th century. An extract from the image is also included as Fig 7a in the current report. The photograph appears to show the same porches over the two doorways, the three southernmost windows with open casements and a clear scar against the south wall from the former lower roofline (discussed further below). It also shows a pattern in the brickwork towards the apex of the southern gable which is still visible now but apparently less distinct now than it was in 1907.
- 1.4.13 The other photograph is taken from the north, looking down Church Lane with No. 40-41 on the right and the main feature this photograph shows is that the roof of No.40-41 appears to be covered in slates rather than tiles as it is now. This image was reproduced as a photographic postcard and is included as Fig 7b in this report. It is interesting to note that the listed building description, from 1954, states that the roof is covered in Welsh slates and also that a building recording watching brief undertaken by Gary Marshall in 1999 refers to a large number of fragments of roofing slate in the loft space.

2 DESCRIPTION

2.1 Summary of phasing of building from VBS and listing

- 2.1.1 The list description from 1954 suggests that 40-41 Church Lane is a pair of 18th-century cottages (see Appendix A). This assessment was probably just based on an external examination and the Vernacular Building Survey, which would have been a more detailed investigation, considers that the building is slightly older, having originated as a single dwelling in the 17th century and that it went through a succession of alterations in the 18th century and later.
- 2.1.2 The table below provides a simple summary of the apparent phasing provided in the VBS. A further table is included in the conclusion below with additional notes summarising the findings of the current work.

Phase	Interpretation of growth of building from VBS
1	Primary timber framed building. A single cottage, 4 bays long 1 and a half storeys tall and probably 17 th century in date. The building had a central open cruck to allow first floor access between bays. Access to this building may have been through a door in the primary north wall.
2	Front elevation and side gable walls re-faced in Flemish bond brick (dark red stretchers with glazed blue headers) probably in the early 18 th century. Flint plinth and brick dressings, string courses at storey levels.
3	Building divided into two properties Possibly early to mid 18 th century and certainly before 1767. The stairs to both dwellings were along the rear wall
4	Building extended to the north with a further bay added, possibly at the same time that the building was divided into two properties. The VBS notes that the tie beam of the truss in the original north wall was interrupted after the addition of the new bay to the north to allow first floor access to this area.
5	The eaves on the eastern side of the southern property was then raised to form a full 2nd floor. Possibly mid or later 18 th century. This is shown by evidence in the southern gable and east elevation. The new walling is also in Flemish bond but the character of the brickwork is different and it is built without glazed headers.
6	The eastern eaves of the northern property was then also similarly raised to form a full 2nd floor. The VBS speculated that this was probably undertaken in the 18 th century.
7	The central room on the ground floor was transferred from the northern property to the southern house, probably in the early 19 th century. The first floor room above however remained with the northern property. A timber framed lean-to was added at the rear of the south building and this was raised in height in the 19 th century.
8	In the late 19 th or early 20 th centuries extensions were added to the northern gable (a lean-to) and to the rear of the northern dwelling (a parallel range). A further small extension was also added to the previous extension to the southern dwelling (late 19 th or early 20 th) and then in the mid 20 th century a further extension was made at the north west corner of the building.

2.2 Summary description of overall building

2.2.1 *Introduction:*

2.2.2 As outlined elsewhere the current project is not intended to be a full descriptive record of this building. It has principally focussed on areas previously obscured and it is intended to supplement rather than replace the VBS. However a brief outline description would be of use, particularly in relation to features noted in the current project.

2.2.3 No.40-41 Church Lane is a two storey building with a gabled, tile-covered roof. It is towards the mid point of the lane, on the west side, and due to the sharply rising ground the cottage is at a considerably higher elevation than the Church Loft at the southern end of the lane. The building is timber framed but most of the exterior has now been re-faced in 18th-century brick of various dates.

- 2.2.4 The *east elevation* is the main front of the building facing Church Lane and from here the complex evolution of the house is apparent from the patchwork of different brick types and constructional phases (see Fig 5 & Pl. 1-2). The elevation is set on a flint plinth with brick dressings and sloped shoulder at the top and due to the sloping ground there are two steps in this plinth, adjacent to each front door. The main plinth is assumed to be part of the 18th-century refacing of the building rather than the possibly primary timber-framed 17th-century building and we know that the section in the northern bay must be secondary as this whole bay was an 18th-century extension. This type of plinth with moulded capping is an unusual feature to West Wycombe.
- 2.2.5 Above the plinth the earliest (and main) section of brick walling is formed from Flemish bond brick with glazed blue headers. This extends across the length of the original house but only up to first floor level (in the southern section) and up to the first floor sills in the northern section. The sills of the first floor windows is the approximate height of the original eaves of the building. Within this section of brickwork there are two windows each of which is broadly in its primary location but with modifications shown by the lintels above the windows. The northern of the two windows is wider than the earlier square-headed gauged brick lintel above it and the southern window is narrower than the lintel above. The jambs to each side of this window were reformed after the wider window was removed.
- 2.2.6 Above this earliest section of brickwork in the southern half of the building is a distinct orange brickwork (Flemish bond without blue headers) which continues up to the current eaves level and this dates from when the eaves of the southern property was raised to form a full 2nd floor. The string course at the base of this section appears to form part of this phase rather than the earlier phase below, partly shown by the fact that there is a structural break at its northern end where it meets the earlier section of string course. At the northern end of this brick there is a clear straight joint and from this we firstly know that the building had been subdivided into two properties before this and also that for a period the northern property remained at the lower height. As detailed above in the historical background map evidence shows that the building was subdivided into two properties before 1767.
- 2.2.7 In the secondary northernmost bay there are three distinct phases of brickwork. The lowest section surrounding the window is a relatively dark orange/red colour and immediately above this there is a lighter orange brick with an inconsistent Flemish bond. These two sections of brickwork take the wall up to the first floor sills (approximately the original eaves) and then above this is a Flemish bond brick from when this property was raised in height to have a full 2nd floor.
- 2.2.8 The gabled *south elevation* (Fig 6) is constructed from red brick (largely Flemish bond with glazed blue headers) and has slightly projecting string courses at first floor level and close to the original eaves height. This brickwork appears to be the same as the earliest phase of walling in the east elevation (discussed above). There is a possible infilled window in the gable (discussed further below) and a large patch of flint walling at ground floor.
- 2.2.9 The key features in the elevation in terms of understanding the overall evolution of the building are scars or structural joints principally relating to the raising of the eastern eaves of the southern property. Within the brickwork of the gable there is a clear sloped scar or joint showing the original line of the east roof slope which mirrors the current west slope but diverges from the shallower (secondary) east slope. At its lowest point the sloped line of the former roof continues down vertically to show where the upper section

of the east wall was refaced. It is interesting to note that this joint continues down to the ground, although it is less distinct in certain patches even though the brickwork adjacent to this in the east elevation is not thought to have been reformed when the eaves were raised. The earlier bricks in the main wall are generally c.6 cm x 23 cm while the later ones are generally c. 6.5 cm x 22 cm.

- 2.2.10 The gable of the south elevation, above the upper string course is a single brick thick, constructed from fairly rough, inconsistent brickwork with 'discoloured' bricks. These discoloured bricks are a blueish colour but they are not a consistent colour and they are not used to form a deliberate consistent chequerboard effect.
- 2.2.11 The gable includes a distinct stepped pattern of what appears to be seven small infilled holes (c.15 cm²) in the primary brickwork, similar to what would be found in a dovecote or dove loft. However, there is no real evidence of there ever having been any nesting boxes within the roofspace for doves and the thin nature of the wall, a single brick thick, makes it unlikely that these 'holes' were ever open. The bricks above do not always span over the infilled 'holes' and if the holes were open then the gable would probably have collapsed. There is some possible evidence in the roofspace which is suggestive of a dovecote in a reused pole purlin in the south section of the roof and also one of the rafters in this area which has a series of holes either side which may relate to a small ladder or frame of some sort. It seems most likely that the holes in the gable was some sort of a decorative feature rather than ever having been a dovecote. The pattern formed by these infilled holes is also shown on the 1907 photo and although it is not possible to see this area in detail on the photo it strongly appears that the pattern was more prominent than it is today. It may be that there was originally a pattern formed in the gable with a distinct material (different coloured bricks or stones) but that these were removed, possibly in the 1930s works, and the holes infilled with red brick.
- 2.2.12 The pattern of 'holes' may have been associated with what appears to be an infilled former window below them in the wall (Pl. 8). This is 65 cm wide by 70 cm tall and it has chamfered brickwork around the edge which is unusual in a building such as this. The possible window is primary to the brickwork in this gable and the recess is infilled by bricks laid on their edge (ie c.6 cm thick). Unfortunately this area is not visible on the 1907 photograph and it was also obscured by the raised ceiling in the roof space so the internal face has not been examined in the current work.
- 2.2.13 There are also two infilled patches in this gable showing where the purlins entered this gable. On the east elevation this is represented by a small patch where the secondary brick from the raised roofline steps down slightly.
- 2.2.14 The current project has involved inserting insulation into the roof and this has necessitated raising the roof by c.10-15 cm. Therefore a series of bricks have been added along the upper ridges of the gable and although the colour of the inserted bricks closely match the original wall it is possible to distinguish the reformed brickwork from the new pointing. This can be seen when comparing Plates 6-7 (taken during the works) and Plate 5 (taken after the work).

3 DESCRIPTION OF ROOF INVESTIGATIONS

3.1 Introduction

- 3.1.1 The key investigation in the current project focused on the roof which was uncovered to allow insulation to be inserted and minor repairs to be undertaken. Recording was undertaken from scaffolding while the roof was uncovered.
- 3.1.2 The roof above the main building (ie not including the rear extensions) divides into three distinct areas: the southern half of the primary building (Bays 1-2); the northern half of the primary building (Bay 3) and the secondary bay added in the 18th century to the north end (Bay 4). The two halves of the primary roof are divided by an open cruck of probable 17th century (or possibly even 16th-century) date and there is generally a single tier of purlins to each slope. The first floor principal joist inside the building would have acted as a tie-beam for the cruck and there would formerly have been a collar at a higher level but this was truncated, probably in the 18th century. The truncated ends of this collar were noted during a watching brief undertaken inside the building in 1999.
- 3.1.3 The most interesting features of the roof in terms of the evolution of the structure relate to the re-profiling (raising) of the east slope. The current, relatively shallow east slope of the roof is secondary and below this there remain various elements of the earlier, more steeply pitched roof timbers (detailed further below).

3.2 Roof in south half of building (Bays 1-2)

3.2.1 *West slope*

- 3.2.2 The primary rafters largely survive in the west slope of the southern half of the building with fifteen rafters, the central one of which is a principal rafter that tapers towards the apex. The primary purlin (size) survives, tenoned into the principal rafter and the primary rafters are tenoned into the purlin. This type of butt-rafter roof is quite unusual for West Wycombe village where in the large majority of buildings the rafters continue over the purlins. The rafters are laid flat to the roofline and they are pegged at the apex with a bridle joint and no ridge piece. Both the rafters and purlin are more regular than those found at many of the buildings investigated at West Wycombe although there is some inconsistency in size and the purlin is slightly waney. On average the rafters are c.10 cm by c.7 cm and although they are laid with the slope they have a less flat section size than at many other buildings investigated in the village. Rafter section size can be used as a rough indication of the date of a building as earlier structures tend to have wide, flat rafters while in later roofs they tend to be closer to square section and then in the 19th and 20th centuries they tend to be laid vertically so that their height is greater than their width.
- 3.2.3 The end of a collar is visible in the mortice within the face of each of the principal rafters on this slope, just below purlin level.
- 3.2.4 There are a series of clearly visible carpenter's marks on the upper face of the rafters and purlin in the west slope which are incised Roman numerals and which appear to have been made with a race knife. It is perhaps interesting to note that one of them appears to have been scratched out and a different number added adjacent. It is difficult to date carpenter's marks with any real degree of accuracy but these would be consistent with a later 17th or early 18th century date. They are certainly post-medieval but from before the 19th century. It is also interesting to note that they appear to be similar to a series of carpenter's marks noted on the first floor joist in No.41 during a building recording watching brief undertaken in 1999.

- 3.2.5 At the southern end of the roof (immediately adjacent to the gable) there is a full length rafter sandwiched between the end of the primary purlin and the brick gable, which is pegged at the apex similarly to the other rafters. This long rafter may have been added when the wall was refaced in brick with the intention of helping secure the gable and it may have replaced a principal rafter from the primary timber framed building. This full length rafter cuts through what looks like the stub of a truncated purlin which projects slightly into the gable.
- 3.2.6 In this section of the roof a number of long strips of timber have been added, almost certainly in the RSA's c.1930 works, to the backs of the primary rafters to counter the slight sag in the roof profile. This is a common feature found in several other buildings at West Wycombe although often far more extensively than at No.40-41.
- 3.2.7 There is a long telegraph pole along the spine of the southern half of the roof, supporting the ceiling. This type of use of small whole trees instead of halved or sectioned larger trees has been noted elsewhere at West Wycombe, such as in the roof of 32-33 and 52 High Street and it could relate to a distinct, relatively late phase of building when younger timbers were being used.
- 3.2.8 *East slope***
- 3.2.9 As outlined above the alignment of the east slope of the primary roof was altered in the 18th century to raise the eaves and there is much evidence in the roof relating to these changes. The primary purlin has been entirely removed and replaced by a new purlin on a raised alignment formed from a crude 'pole' type timber. This has sagged towards the cruck at the north end of this bay and it is now supplemented by a later purlin (1930s?) which has been added from the mid point of the bay to the cruck .
- 3.2.10 There are 16 rafters between the southern gable and cruck (not including the cruck itself) and including the pair of rafters against the southern gable. It appears that when this slope was raised in the 18th century the primary rafters were cut at their mid-point (close to the primary purlin) and then the upper halves left in-situ but raised up to form the new shallower slope. The main rafters in the southern half of this area (ie rafters No.2-7 and 10 from south end) appear to survive from this 18th century alteration but those in the north half (No.11-15) are later insertions added, possibly in the 1930s, when the secondary purlin was added to counter the sagging roof. The primary upper half of rafter No.8 is no longer in-situ.
- 3.2.11 The truncated lower ends of the partially surviving primary rafters (No.2-7 and 10) now rest on the secondary (18th-century) purlin and separate aligned timbers now continue down to the wall plate to form the lower halves of each of these rafters. The upper sections of these rafters appear to match the primary ones on the west slope and the bridle joints at the apex also appear to be primary. The lower halves of these rafters may well also incorporate a number of reused sections from the primary timbers, albeit possibly repositioned or re-orientated.
- 3.2.12 In the northern part of this section of roof (ie rafters 11-15) the redundant lower sections of the old rafters were left in-situ in the 1930s (?) when the works were undertaken to reduce sag by inserting a new purlin and full length rafters.
- 3.2.13 Rafters No. 9 and 16 are full length, relatively old rafters which are slightly wider than the common rafters and act as principals. They were presumably inserted in the 18th-century works.

- 3.2.14 The rafters are all nailed to the purlin on the east slope with relatively old nails, probably of 18th century date, and their feet are also nailed to the wall plate. The one exception to this is rafter No.9 from the south which is nailed to the top of a horizontal (tie beam). The wall plate on the east slope is 12 cm tall by 15 cm wide and there appear to be few empty mortices or trenches from former rafter feet. The plate is formed from three sections with simple nailed scarfs. The northernmost section of the wall plate is only 75 cm long and at the end a horizontal cross member is tenoned into it. The other scarf in this wall plate is immediately to the south of rafter No.9 (the truss).
- 3.2.15 At the north end of this section of the roof (ie between Bays 2&3 on the east slope) a section of brick wall has been constructed directly above the cruck blade. This wall was clearly added when the south half of the roof was raised but before the north half was correspondingly raised so this small section of brickwork would have been external.
- 3.2.16 There is a lath and plaster ceiling, slightly above eaves level of probable 18th or 19th century date. There are no clear carpenter's marks in this section.

3.3 Roof in north half of building (Bays 3-4)

3.3.1 *East slope*

- 3.3.2 The east slope of the roof in the north half of the building comprises three distinct elements:
- 3.3.3 1) the rafters from the current, relatively shallow-pitch slope
- 3.3.4 2) the few surviving members from the primary roof beneath the later rafters in the southern half of this section (ie Bay 3)
- 3.3.5 3) the surviving members from the previous relatively steeply pitched roof beneath the later rafters in the secondary northernmost bay (ie Bay 4)
- 3.3.6 The current east slope in the north half of the building is formed from a regular, single-phase run of 19 relatively consistent rafters which run over (and are nailed to) an equally regular purlin. The regular character of the rafters is suggestive of a relatively late date (eg early 20th century) and could be tempting to place these works in the RSA's programme of improvements from the early 1930s. However, the two historic photographs, one of which is from 1907, show clearly that the roof of the north half of the building had already been raised so these alterations must be from an earlier phase. This is supported by the type of nails that secure them to the purlins and the wall plates which are suggestive of a slightly earlier date (later 19th century), as does the fact that the rafters markings imply that they are pit sawn. Again pit-sawn timbers are likely to be pre-20th century and it is probable that this raised section of roof dates from the mid or later 19th century.
- 3.3.7 Beneath the secondary 19th-century rafters in Bay 3 there survives the very waney purlin from the original roof before the slope was re-profiled and made more shallow. This elm purlin is 22 cm x 10 cm and has mortices in its upper and lower faces from former rafters to confirm the butt rafter form of this section of roof. Each mortice has a single peg hole and there is a clear run of inscribed Roman numeral carpenter's marks (III - VII). The lower rafters below the purlin have all been lost as have most of the upper ones but the two southernmost upper rafters do survive in-situ. (c.10 x 7 cm) At its southern end the primary purlin is tenoned into the cruck blade that divides Bays 2 and 3. In this area there is a stepped scarf in the cruck immediately above the purlin which forms a Z on the face of the cruck.

- 3.3.8 Many of the earlier timbers survive below the 19th century rafters in the northernmost bay (Bay 4) although this is the secondary extension and thus the earlier timbers relate to this 18th-century phase of the building. Here there are seven partially surviving old redundant rafters in the east slope covered by the later roof; each passing over the purlin but truncated at this point so that only the upper section of each one survives. These rafters are cruder and distinctly different to the earlier ones in Bays 1-3, frequently with bark to the edges and clearly taken from relatively thin trees. The rafters are laid horizontally which makes them appear old but this is misleading and they are certainly later than the roof of the primary building. These rafters are also fixed to the purlin with what appears to be thick nails or bolts and this also suggests that the northernmost bay is later than previously thought, probably dating from the later 18th century.
- 3.3.9 At the north end of the building there is a brick chimney on the east slope and the line of the earlier roof is marked on this confirming that this pre-dated the raising of the roof in this area. The north gable is formed from simple studs and weatherboarding.
- 3.3.10 *West slope***
- 3.3.11 Unfortunately the west slope in the northern half of the building had been covered by a breathable membrane before the recording in this area was undertaken so the upper faces of the rafters could not be examined although their underside could be seen from the east slope.
- 3.3.12 On the west slope there survives six primary pairs of rafters in Bay 3, tenoned into the purlin which extend north as far as the chimney. The purlin continues immediately behind (to west of) the chimney and similarly to the east slope the northern end of the purlin has a scarfed end, just beyond the end of this bay, suggesting that the primary roof (and primary building) continued north for at least another bay before the construction of the current northern bay.
- 3.3.13 In the northernmost bay (Bay 4) the original roof structure from this secondary bay largely survives with 10 rafters passing over the purlin.
- 3.3.14 *Ceiling***
- 3.3.15 There are two sets of ceiling joists in the northern part of the building: primary ones from when the building had the original roof line and later ones to the east from when the roof was raised and the ceiling was extended east.

4 INTERNAL INVESTIGATIONS

4.1 Observations in No.40

- 4.1.1 A number of upgrading works were undertaken inside the building and although a comprehensive watching brief was not undertaken during these works some observations were made while OA were on site, particularly in the first floor of the northern dwelling (No.40). There were no works being undertaken in the northern room (the secondary extension) but in the room to the south (ie immediately north of the cruck) one run of floorboards was lifted.
- 4.1.2 The floorboards were fine, old boards, 26 cm wide and the joists are 10 cm² with old lath and plaster fixed to the underside. Both the boards and joists could be primary. It was originally intended to lift more boards in this room but it was found to be hard to lift them without splitting the boards so the work was curtailed.

- 4.1.3 The room is somewhat dominated by a large stack at the north-west corner of the room with a sloped brick face, presumably to form a hood over a ground floor range at the original corner of the building. The steps to the brickwork continue down within the floor void.

4.2 Previous observations in No.41

- 4.2.1 In 1999 Gary Marshall (National Trust Archaeologist) undertook historic building watching brief works during repair works inside No.41 Church Lane. The work was initially focused on recording a series of carpenters marks on the floor joists of the principal first floor room of No.41 but a number of other observations were also made and it would be appropriate to provide a short summary of this work here.
- 4.2.2 The first floor structure in No.41 was found to comprise an oak principal joist spanning the room east to west and with north-to-south common joists tenoned into the principal. The principal acts as the tie-beam for the cruck truss and the joists had a series of large Roman numeral carpenters marks apparently cut with a blunt instrument.
- 4.2.3 The 1999 works also exposed a timber lintel and sill from a former window to the west side of the staircase in No.41. This window must have been blocked when the rear lean-to range was added in the 18th century.
- 4.2.4 The tiles forming the west slope of the roof were laid on a shallow bed of thatch wrapped around the battens carrying the tiles. This is partly of interest because similar straw was used in the RSA's 1930 repair works elsewhere in the village, presumably as an insulation.
- 4.2.5 The removal of plaster from the ceiling exposed the underside of the cruck truss and this retained the truncated end of what appears to have been a collar across the truss that was probably removed in the 18th century.
- 4.2.6 The removal of plaster from the south wall of No.41 confirmed that it is of brick and incorporated columns or slightly projecting piers which supported the purlins. The recess between the columns was subsequently infilled with later brickwork and plastered over, thus obscuring the form of these piers.

4.3 Dendrochronology

- 4.3.1 As part of the project Dan Miles from the Oxford Dendrochronology Laboratory visited No. 40-41 and took several core samples for tree-ring analysis. Two of the samples provided felling dates:
- a sample from a rear wall plate in Bays 3-4 from the Spring of 1753.
 - the 2nd joist from the rear of Bay 3 (adjacent to the above wall plate) which was from a tree felled in the winter of 1688/9.
- 4.3.2 Two further samples were taken from the rear wall plate between Bays 2-3 (ie that associated with the upper cruck) and the 2nd joist from the rear of Bay 3 but neither of these provided a date due to the lack of rings.
- 4.3.3 The sample that provided a date of 1753 came from a wall plate just to the north of the upper cruck but the wall plate ran behind the cruck so it could well have been a secondary replacement.

- 4.3.4 Interpreting these dates is complicated by the fact that it was not entirely clear whether the wall plates were primary or replacements or whether the joists might have been replacements or reused timbers.
- 4.3.5 However, they could be interpreted to mean that the original house was constructed in or sometime soon after 1688 (assuming the joist is primary) and that the northernmost bay was added sometime after 1753. This assumes that the wall plate was original to this secondary bay and that at the same time a section of the wall plate from the original building was also replaced. Unfortunately the section of roof that this wall plate sample was taken from had been covered by the time that the recording was undertaken so a close examination was not possible.
- 4.3.6 The dates will be kept on file and it may be that at some point in the future further samples will be taken to help in the understanding.

5 CONCLUSION

- 5.1.1 No. 4-41 Church Lane is one of many interesting vernacular buildings in West Wycombe village which has gradually evolved over the last c.300 years and the current project has helped clarify our understanding of the structure. It has allowed an investigation of previously hidden parts of this building, particularly the roof, and it has largely supported the indicative phasing of the building provided in the National Trust's previous Vernacular Building Survey.
- 5.1.2 The work has confirmed the extent of the surviving primary roof with open cruck, butt purlin and rafters all at least partially surviving and dendrochronology has tentatively suggested a possible date of c.1688 for this structure although the roof form would suggest a roof slightly older. The investigation has also confirmed the distinct phase to raise the roof of the southern half of the building (probably in the mid 18th century) and the addition of the northern bay, possibly around the 1750s or early 1760s. The nature of the rafters in the north half of the east slope would suggest that this section of the roof was raised in the mid or later 19th century.
- 5.1.3 The table below summarises the evolution of the building with notes from both the previous VBS and the current investigation.

	Details	Notes from current project
1	Primary timber framed building. A single cottage 1 and a half storeys tall and probably 17 th century in date.	The current examination of the roof supports the VBS interpretation. The surviving elements of the original roof in the southernmost 3 bays is certainly older than in the northern bay and the nature of this roof would be suggestive of a 17 th century date of construction. The dendrochronology provided a felling date of 1688 from a joist in this structure and thus this could represent the original date of construction. However, the cruck would probably suggest a slightly earlier 17 th -century date and it may be that the joist was a secondary replacement.
2	Front elevation re-faced in Flemish bond brick with blue headers (probably early 18 th century)	The areas exposed in the current project haven't directly related to this phase but the current examination supports the interpretation of the VBS.
3	Building divided into two properties Possibly early to mid 18 th	The current investigation supports the interpretation of the VBS.

	century and certainly before 1767.	
4	Building extended to the north with a further bay added.	<p>The investigation of the roof has confirmed that the earliest elements of the roof of the northern bay are later than those of the original building. The VBS felt that it was likely that this took place at the same time as the division of the building into two properties (ie pre-1767, see No.3 above) but the roof timbers examined in the current work are more suggestive of a later 18th century date (or possibly even early 19th).</p> <p>Dendrochronological analysis has given a date of 1753 for a section of wall plate at the rear of the building and although this was not in the northern bay it is in a section of roof that may well have been replaced at the same time as the construction of the northern bay. Therefore the 1750s or 1760s (pre 1767) would seem a likely date for the construction of of the north bay.</p>
5	Eaves of southern property raised to form a full 2nd floor. Possibly mid or later 18 th century.	The current investigation supports the interpretation of the VBS.
6	Eaves of northern property also raised to form full 2nd floor.	The VBS speculated that this was probably undertaken in the 18 th century but the nature of the rafters exposed in the current work seem more likely to be a mid or later 19 th -century alteration.
7	Central room on ground floor transferred from northern property to southern house. Probably early 19 th century.	The current investigation supports the interpretation of the VBS.

5.1.4 One interesting aspect of the roof is the fact that the northern ends of the two purlins from the primary buildings appear to be scarfed as if the roof formerly extended northwards.

Oxford Archaeology
January 2015

Bibliography

Marshall G *Archaeological Watching Brief during internal works to 41 Church Lane West Wycombe Village* (May 1999).

APPENDIX A. LISTED BUILDING DESCRIPTION

CHURCH LANE 1. 963 (West Side) WEST WYCOMBE Nos 40 & 41

Grade: II

Date first listed: 09-Jan-1954

SU 8394 9/115 9.1.54. Lr'O & +1 II GV 2. Pair of C18 cottages. Flint rubble plinth, red stretchens, grey headers, left hand red brick first floor; Welsh slate roof. 2 storeys. 2 ground floor, 4 first floor casements, left hand ground floor double hung sash with cambered relieving arch. 2 plain doors: on right hand with cut bracketed hood, on left with C19 gabled hood. First floor brick band to No 41. South side gable with eaves level band and blocked attic window.

No 39A, Fern Cottage, No 39, 40A, 40, 41, 41A, 42, 42A, 43, 44 and Christadelphian Chapel form a group.

Listing NGR: SU8300794733

APPENDIX B. VERNACULAR BUILDING SURVEY FOR NOS 40-41 CHURCH LANE

NO.s 40 AND 41 CHURCH LANE,
WEST WYCOMBE, BUCKINGHAMSHIRE.



The National Trust

VERNACULAR BUILDINGS
SURVEY

THAMES AND CHILTERN REGION

CONTENTS

INTRODUCTION TO SURVEY ; LISTED BUILDINGS

SUMMARY SHEET

1976 EDITION O.S., 1:2500 LOCATION MAP

* SITE PLAN

* SUMMARY OF HISTORICAL VALUE

* HISTORY OF OWNERSHIP, OCCUPANCY AND USE

HOUSE : SUMMARY SHEET

STRUCTURAL DEVELOPMENT

PLANS : as existing at time of survey

BUILDING DESCRIPTION : External Appearance
Internal Features

BUILDINGS : SUMMARY SHEET

STRUCTURAL DEVELOPMENT

PLANS : as existing at time of survey

BUILDING DESCRIPTION : External Appearance
Internal Features

* ARCHIVE PHOTOGRAPHS AND DOCUMENTS

HISTORICAL MAPS

* PLANS FOR PAST CONVERSIONS / MODERNIZATION

PHOTOGRAPHIC SURVEY

* Included only where appropriate

This report concentrates on features considered to be of particular importance with regard to the history of the building or its future management. Some modern features such as replacement doors or windows may not have been described in full.

It is possible that other historic details obscured or inaccessible at the time of the survey may come to light, particularly during building works, and the report will then need to be updated or amended.

Consultation with the Vernacular Buildings Survey team would be most valuable prior to any repair work or alterations so that arrangements could be made for any necessary further recording.

Listed Buildings There are three grades.

- Grade I - buildings of exceptional interest.
- Grade II* - particularly important buildings of more than special interest.
- Grade II - buildings of special interest which warrant every effort being made to preserve them.

Listed Building Consent from the Local Planning Department is required for any proposal to demolish, extend or alter a listed building in any way that affects its character.

A building's character is easily marred by minor but inappropriate alteration. Details such as the materials and techniques used in repointing or rendering, the arrangement and design of doors and windows and internally the surface treatment of walls and timberwork are all critical.

Many other features contribute to the understanding and value of historic buildings and the survival of an early plan in particular should be respected

Estate West Wycombe village	County Buckinghamshire	Name 40 and 41 Church Lane	Grid Ref. SU830947
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Listed Grade

II

Archaeology survey
Number

No. 40 - 153230
No. 41 - 153232

Survey Date

July 1993

Surveyor
H.E. Garside
G. Izzard
A.K. Waters.



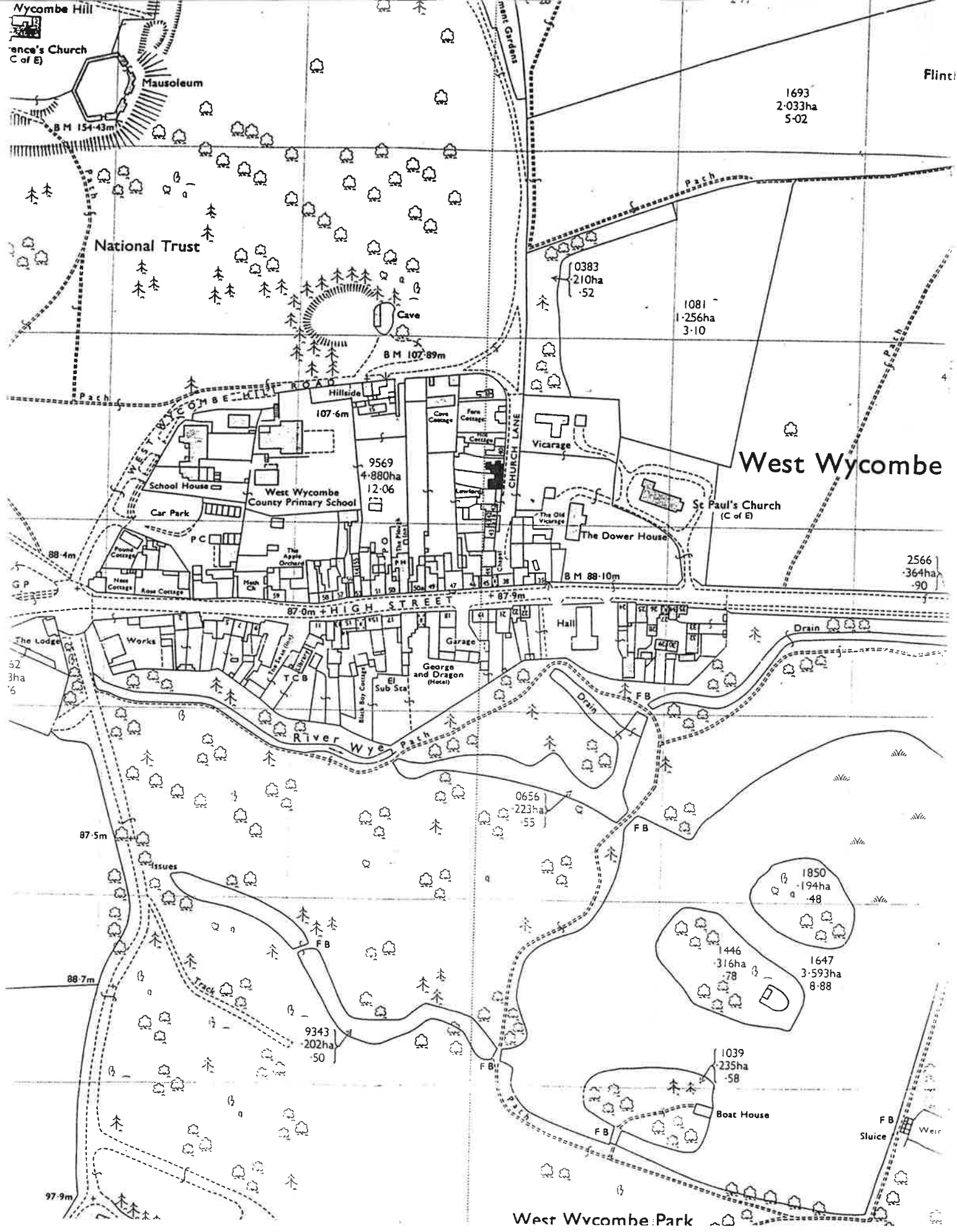
Situation Stand alongside quiet lane on the north side of the valley. Views to the south over West Wycombe village and park beyond.

Likely Date Constructed during the 17thC, altered and extended during the early 18thC. Extended further during late 18th, late 19th/early 20th and mid 20thC's.

Historical Value Original four bay timber-framed structure with open cruck truss. Main block retains original roof structure. Structural history, including brick refronting and division into two dwellings is typical of many buildings in the village. A succession of additions have been made to each dwelling including a timber-framed parallel rear wing to the rear of the southern cottage.

Other Sources
see rear of report

Rooms and Facilities	
<u>No. 40 Church Lane</u>	<u>No. 41 Church Lane</u>
Ground Floor	Ground Floor
Room A - kitchen	Room A - dining room
B - toilet and bathroom	B - entrance lobby
C - entrance lobby	C - bedroom
D - living room	D - kitchen
E - dining room	E - pantry
	F - entrance lobby
	G - toilet
First Floor	First Floor
Rooms F and G - bedrooms	Rooms H,I and J - bedrooms
	K - landing
OUTBUILDINGS	First floor rooms not used
Building No. 2 - privy	
Building No. 3 - part of barn shared with No. 40A and Hill Cottage	



1977 Edition O.S. 1:2,500.

STRUCTURAL DEVELOPMENT - Nos. 40 and 41

Originally constructed as a single dwelling during the 17thC. The 1½-storey timber-framed structure was of four bays. Two bays were open on the first floor with a centrally placed cruck truss permitting access between them. The building was not as tall as it is today, being raised during the 18thC, neither did it extend as far to the north as the existing structure. The main entrance may possibly have been through the north gable wall, where an infilled door opening is visible in the existing dividing wall between the two cottages.

A succession of alterations occurred to the main block of the building within a short period during the early 18thC. These changes have resulted in the patchwork of brick which forms the existing front elevation. The following sequence is one possible interpretation of the evidence.

A brick casing was constructed to the front and gable walls of the original building. This work was carried out in flemish bond, using dark red bricks and glazed headers. There was a flint plinth with brick dressings. Each new elevation had a slightly projecting brick string course at storey-level, and also at eaves level in the gable walls.

The main block was subsequently divided into two separate dwellings. This occurred prior to 1767. The dwelling towards the north was extended with an additional brick bay being constructed against the gable wall.

Probably after the addition was made to the north the southern dwelling was raised in height. The pitch of the roof towards the front of the building was altered and the first floor walling was rebuilt. This new section of brick wall was also in flemish bond, but the bricks used differ in size and colour to those used earlier, there are no glazed headers.

The remainder of the structure was subsequently raised to correspond to the height of the southern section.

The division of the block into two dwellings created a two-unit cottage to the south. The stairs ran up along the rear wall leading directly into a bedroom on the first floor.

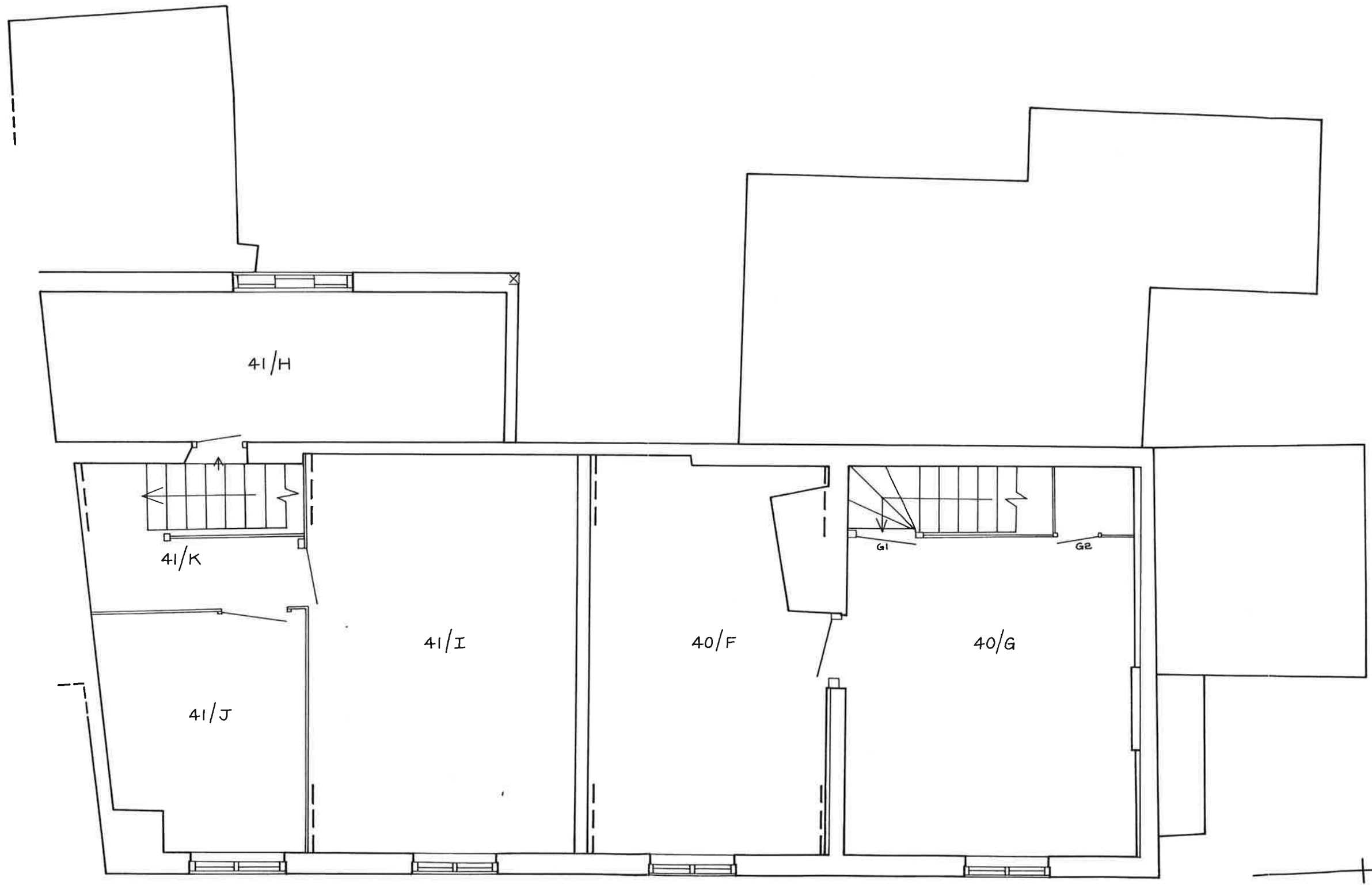
With the addition of the bay to the north a second two-unit cottage was created. The tie-beam of the truss in the original north gable was interrupted at this time to permit access to the additional first floor room. The earlier entrance through the original gable wall probably served as an internal door. The stairs within this dwelling also ran up along the rear wall.

During the late 18thC a single-storey lean-to was constructed against the rear of the south dwelling. This was timber-framed. A door opening towards the foot of the stairs communicated between the lean-to and main block. There was also an external door opening which has now been partially infilled to create the pantry window opening. During the early 19thC the lean-to was raised to its present 1½-storey height creating the existing gabled parallel rear wing. The upper room opened off the stairs.

The main block has been redivided, probably during the early 19thC. A ground floor room towards the centre of the main block, previously in the tenancy to the north was taken into the southern dwelling. The first floor room above remained part of the northern cottage. The ground floor of the southern dwelling was then altered. Two internal partitions were inserted creating an entrance hall with a room to either side, heated by corner fireplaces.

The single-storey parallel rear wing to the rear of the north dwelling was constructed during the late 19th or early 20thC, as was the lean-to against the north gable which contained a larder. The lean-to against the rear of the 1½-storey parallel rear wing was probably also added at this time.

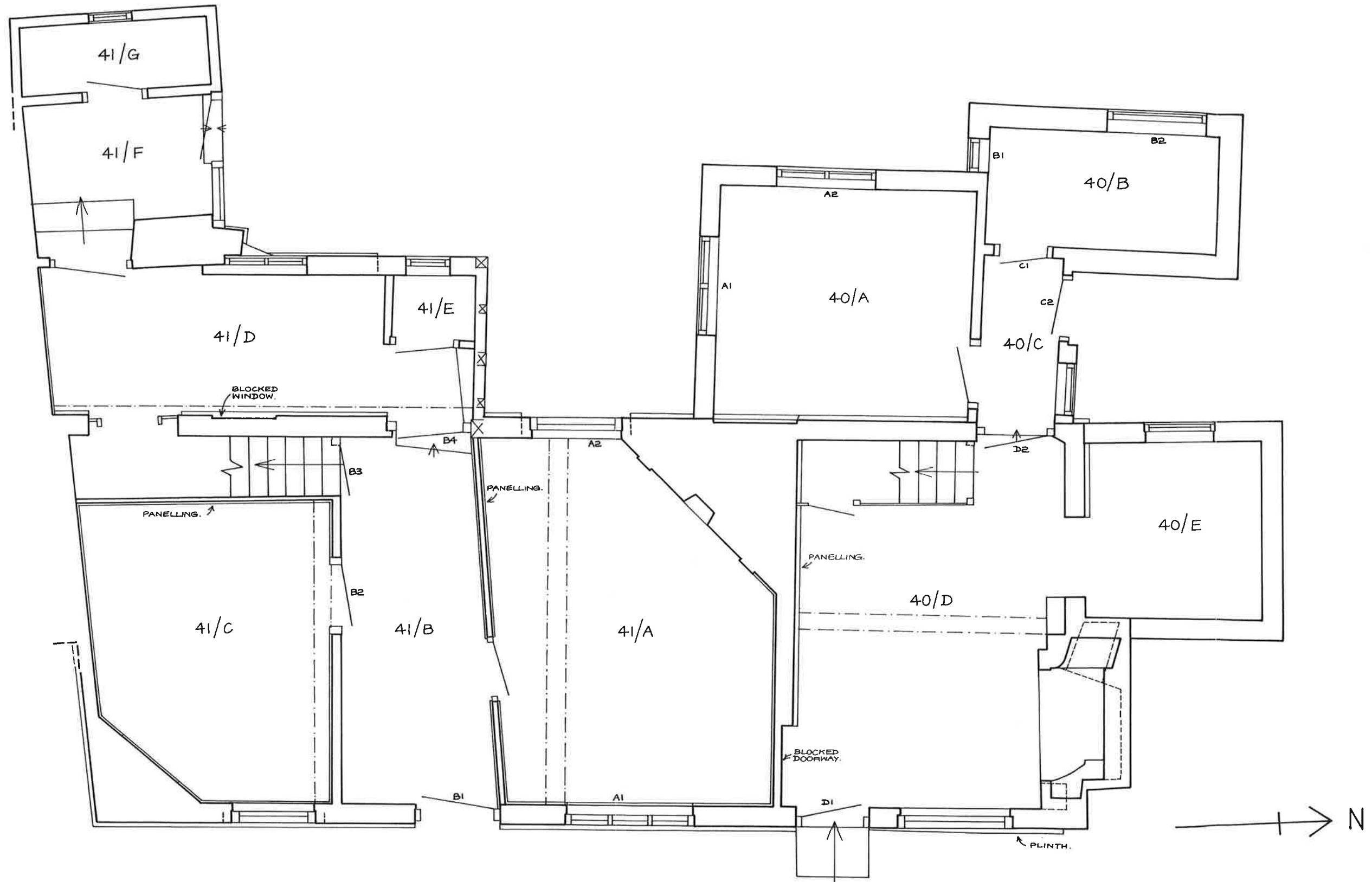
The single-storey enveloping the north-west corner of the single-storey parallel wing is an addition of the mid-20thC, this was constructed to house a bathroom and toilet.



Nº 41

Nº 40.

Nºs 40 & 41 CHURCH LANE,	
WEST WYCOMBE.	FIRST FLOOR.
SURVEYED : JULY 1993.	
SCALE 1 : 50.	



No 41.

No 40.

Nos 40 & 41 CHURCH LANE.	
WEST WYCOMBE.	GROUND FLOOR.
SURVEYED : JULY 1993.	
SCALE	1:50.

BUILDING DESCRIPTION - Nos. 40 and 41 Church Lane

EXTERNAL APPEARANCE

Plan/Form

1½-storey rectangular main block.

1½-storey parallel rear wing against southern part of rear elevation of main block. Single-storey lean-to against southern part of rear wing.

Single-storey parallel rear wing against northern part of rear elevation of main block with single-storey block enveloping north west corner of rear wing.

Single-storey lean to against north gable.

Walling

- Main block: front elevation - flint plinth, with brick quoins and brick plinth course. Brick in flemish bond; areas of brick work from different periods.
- up to first floor window cill level of No. 40, and ground floor of No. 41 dark red brick with glazed headers creating decorative patter.
 - no glazed headers above.
 - slightly projecting brick string course, continued from south to south jamb of front door to No. 40. Southern section of string course is of later brick, no glazed headers; remainder is of dark red bricks and glazed headers.
- south elevation - mostly brick in flemish bond with glazed headers. built out towards front, brick in flemish bond, no glazed headers. Projecting string courses at storey and eaves level.
- rear elevation - section of walls towards north exposed. Storey-rail with stud jointed into top face. Brick in flemish bond.
- north elevation - brick in flemish bond towards east, weatherboarded to west.
- 1½-storey parallel rear wing:
- rear elevation - flint plinth with brick quoins and brick plinth course. Wooden cill carries corner post to north west. Rendered to first floor.
- north elevation - storey-rail jointed into main post at east end, and corner post to west. Studs morticed tenoned and pegged into soffit and top face of rail. Upper studs rise to an original rafter. Roof pitch altered to west. Later rails run between rafter and inserted post carried on top of original corner post. Brick infilling in stretcher bond.
- Lean-to against rear wing - modern brick in stretcher bond. Weather-boarding above openings.
- Single-storey parallel rear wing - flemish bond brickwork.
- Block to corner of parallel rear wing - flemish bond brickwork.
- Lean-to against north of main block. - flemish bond brickwork.

Roof

- All except lean-tos - gabled plain tile covering. Circular section ceramic ridge tiles.
- Lean-tos - plain tile covering.

Chimneys

- large projecting stack to north gable of main block. Avoids ridge. Brick throughout.
- internal stack to main block. Avoids ridge. Modern brick upper. Diagonally-set brick dentilation at top.
- base of lateral wall stack to rear of main block. Shouldered brick base projects from side of lean-to towards south. Upper dismantled.

Openings

- Main block: front elevation - ground floor window and door towards south set below cambered brick arches. Brick jambs. Window has wooden cill.
- ground floor window towards centre set below gauged brick arch. Brick jambs, tile cill.
 - ground floor window and door towards north set below brick header arches. Brick jambs. Window has wooden cill.
 - first floor openings set below wooden wall plate which acts as lintel. Brick jambs, wooden cills.
- rear elevation - set below storey-rail. Brick jambs.
- 1½-storey parallel rear wing - set below original wall plate which acts as lintel. (fascia applied to wall plate). Brick jambs.
- Lean-to against rear wing:
- north elevation - weather-boarding above. Brick jambs, window has wooden cill.
 - west elevation - set below wooden wall plate. Brick jambs wooden cill.
- Block to corner of parallel rear wing - set below wooden wall plate which acts as lintel. Brick jambs, tile cills.
- Lean-to against north of main block - flat brick head with lead flashing. Brick jambs, wooden cill.

Infilled Openings

- Main block
- window and door opening towards south of front elevation narrowed by partial infilling in brick.
 - infilled first floor window opening to rear elevation set below wooden wall plate; brick jambs. Infilled in brick.
 - opening in south gable. Rounded brick surround. Infilled with brick set on edge.
- 1½-storey parallel rear wing - door opening partially infilled in brick to create existing window opening.

Miscellaneous

S-shape tie-plates in front elevation.

INTERNAL FEATURES - NO. 40

Floors

All to first floor - concrete.

- Room F - inaccessible wooden floorboards.
G - wide period wooden floorboards.

Ceilings

- Room A - modern insulation board and battens.
B,C and E - plain plastered.
D - large axial wooden beam with large plain chamfer. Notched run out stops towards south end. Squared ceiling joists jointed into either side of beam. Joist towards fireopening contains mortices to lower arris.
F - roof timbers exposed, see 'Internal Roof Structure'.
G - plain plastered.

Partitions

- Between rooms A-C,B-C - modern.
A-stairs - early external wall. Probably timber framed.
D-stairs - stud wall with vertical wooden board skin.
D-No. 41 - original external wall, slightly projecting plinth, timber framed.
D-E - early external wall. Projecting plinth to room E.
F-G - original external wall. Timber-framed. Original tie-beam now interrupted to create door opening.

Stairs

Early stairs. Straight run onto 1/4-turn with winders.

Fireplaces

- Room D - large fireopening below wooden lintel. Brick to back and sides. Bread oven in jamb.
Room G - fire-opening boarded over. Plank wooden mantelpiece supported on moulded strip bracket.

Doors

- Room A - modern ledged and braced door.
C1 - modern plank door with board applied to one face.
C2 - modern ledged and braced door. Single glass pane within upper part.
D1 - large, early plank and batten door.. Beaded planks. Large arrow-headed cross-garnett hinges.
D2 - modern glazed door. Single glass pane. Door surround original to block.
D3 - small period ledged and braced understair cupboard door.
F - period plank and batten door. Beaded planks.

Windows

- Room A1 and A2 - modern double-lights. Two side-hung casements, beaded mullion. six glass panes with moulded glazing bars.

Windows cont.

- Room B1 - modern fixed-light with single glass pane.
B2 - modern top-hung vent. Four glass panes with moulded glazing bars.
C - modern side-hung casement. Six glass panes with moulded glazing bars.
D - 18thC horizontal sliding sash. Nine glass panes each sash. Slender moulded glazing bars.
E - modern double-light. One fixed-light, one side-hung casement, No mullion. Two glass panes each light, moulded glazing bars.
F - modern double-light. Two side-hung casements. Plain chamfered mullion. Six glass panes to each light, moulded glazing bars.
G - modern double-light, as F.

Miscellaneous

- Room A - blocked window opening in rear wall of main block.
D - blocked door opening in wall dividing tenancies.
F - blocked window opening in rear wall of original block. Set below wooden wall plate between truss and stud.

INTERNAL FEATURES - No. 41

Floors

- Rooms A and C - inaccessible wooden floorboards.
B - inaccessible solid floor.
D - large period square quarry tiles.
E - wooden floorboards laid directly onto quarry tiles.
F and G - concrete.
H - large 18thC elm floorboards.
I and J - wide period wooden floorboards. Room J, towards junction with room K section of elm floorboards which are probably original.
K - large elm floorboards, probably original.

Ceilings

- Room A - large transverse wooden beam. Plain chamfered with large run out stop to south arris towards front.
B - plain plastered.
C - as A. Beam over partition, stop on exposed arris towards front.
D - wooden rail over partition with main block. Ceiling plain plastered.
E and F - plain plastered.
G - insulation board and battens.
H and J - plain plastered.
I - principal rafter carried on wall plate towards rear. Single tier of diagonally-set, waney edged original purlins towards rear, jointed into principal rafter. Later tier of purlins towards front of building, plastered over.
K - single diagonally set, waney-edged, original purlin.

Partitions

- Between rooms A-B - boarded out either side. Dado panel of vertical boards to room B.
B-C - stud partition, possibly wattle and daub infilling. Dado panel of vertical boards, rooms B and C.
D-main block - main post exposed to north corner. Brick wall. Slightly projecting plinth, probably flint, with brick plinth course.
room D, south wall - flint plinth, brick plinth course, carries wooden cill. Studs jointed into cill. Brick infilling.
D-E - brick.
H-stairs - wallplate of main block exposed, brick below.
I-J/K - 17thC plank and muntin screen. Inserted slender truss relating to alterations to pitch of roof towards front of building.
J-K - late 19th or early 20thC partition of vertical wooden boards.
room K - truss in south wall.

Stairs

Long straight run. 18thC balustrading. Squared balusters, squared newel with polygonal finial.

Fireplaces

- Room A - rectangular fireopening. Modern brick surround. 19thC wooden mantelpiece. Wooden mantel shelf supported on moulded plank bracket.
C - opening boarded over. 19thC fire surround. Fluted metal columns. Brackets with leaf motif support wooden mantel shelf.

Doors

- Room A - standard hollow-core.
B1 - 20thC plank and batten door. Re-used arrow-headed cross-garnett hinges.
B2 and B3 - 17th or early 18thC plank and batten door. Planks are moulded and lapped over each other. Large arrow-headed cross-garnetts.
B4 - modern ledged and braced door.
D1 - modern plank and batten door. Single glass pane in upper part.
D2 - period plank and batten door.
F and G - modern ledged and braced door.
H - period plank and batten door. Flange-ended strap-hinges. Decorative metal thumb latch.
I and J - 19thC plank and batten door.

Windows

- Room A1 - period triple-light. Two fixed-lights, one side-hung casement. Beaded mullions. Six glass panes to each light, rounded glazing bars. Period metal catch with decorative back plate.
A2 - 18thC single-hung sash. Eight glass panes to each sash. Slender moulded glazing bars.
C - period single-hung sash. Six glass panes to each sash. Moulded glazing bars.
D - 19thC double-light. One fixed-light, one side-hung casement. Plain chamfered mullion. Side-hung casement with four glass panes. Fixed-light has three glass panes, details as side-hung casement, glazing bar missing.
E - early 20thC single-light. Side-hung casement. Four glass panes, moulded glazing bars,
F - modern fixed-light with top-hung vent above. Four glass panes to fixed-light, two to upper vent. Moulded glazing bars.
G - modern top-hung vent.
H - 18thC triple-light. Central light is horizontal sliding sash. Six glass panes to each light. Slender moulded glazing bars. Moulded surround.
I - 19thC double-light. One fixed-light, one side-hung casement. Moulded mullion. Four glass panes to each light.
J - as I.

Miscellaneous

- Room D - infilled window opening in rear of main block set below shallow brick arch. Infilled in brick.

INTERNAL ROOF STRUCTURE - Nos. 40 and 41

Main Block - roof divided into 4 bays by 5 trusses including a truss in each gable wall. The four trusses to the south are original, the fourth bay and north gable truss are a later addition. Apex of roof not visible.

Trusses Nos. 1 and 5 - tie-beam projects slightly from each gable wall.

Truss No. 2 - principal rafter towards rear visible. This is carried on wooden wall plate. Roof pitch altered towards front of building, no timbers are visible.

Truss No. 3 - Cruck truss, possibly raised or full cruck. Original collar is morticed tenoned and pegged into cruck blades at each end. Wall plate towards rear of building is carried on groove on the back of the blade. Where pitch of roof is altered towards front of building a secondary principal rafter is applied to back of blade and nailed in position. Wall is built up above principal rafter.

Truss No. 4 - principal rafters are morticed tenoned and pegged into tie-beam. Tie-beam is interrupted to create opening in to additional bay. Tie-beam was dove-tailed to an inserted post, now removed. Tie-beam is now jointed to the door jamb. Towards the front of the building the wall is built up above the principal rafter.

Purlins - within bays No. 1 and 2 there is a single tier of original waney-edged, diagonally-set purlins visible towards the rear of the building.

Later truss - within bay No. 1, at partition between rooms I and J/K, a truss was inserted when the pitch of the roof was altered towards the front of the building. A tie-beam is carried on the wall plate towards the front of the building and the purlin to the rear. Towards the front of the building a slender principal rafter is jointed into the tie-beam.

All other roofs are inaccessible.

BUILDING NO. 2

Surveyed By: G. Izzard
A.K. Waters

Present Use: Garden store

Historical Value: Typical late 19thC brick built privy.

Structural Development:

Built during the late 19thC as a privy. Constructed against the brick boundary wall.

BUILDING DESCRIPTION - BUILDING NO. 2

EXTERNAL APPEARANCE

Plan/Form

Single-storey rectangular structure.

Walling

Built against brick boundary wall to rear. Brick side elevations, English bond. Weatherboarding to front elevation.

Roof

Gabled. Plain tile covering, circular section ceramic ridge tiles. Brick dentilation at eaves.

Openings

South elevation - set below eaves, jambs as walling. Wooden cill.
Front elevation - set within weatherboarding.

INTERNAL FEATURES

Inaccessible.

BUILDING NO. 3

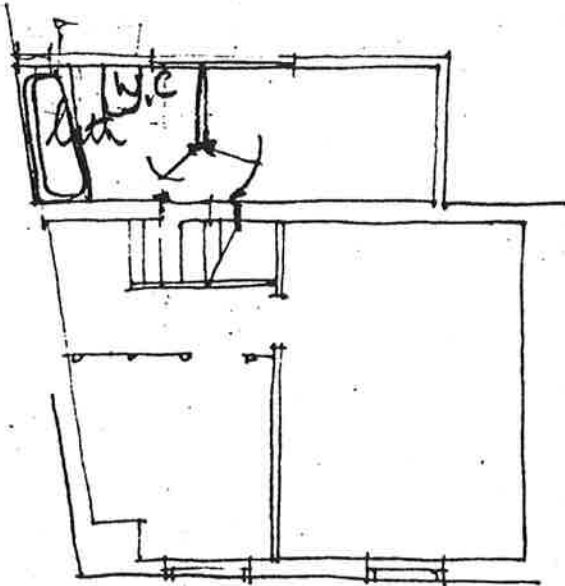
see V.B.S. report for No. 40A Church Lane.

WEST WYCOMBE
COTTAGE NO 41.
SCALE 8 FEET TO 1. INCH.

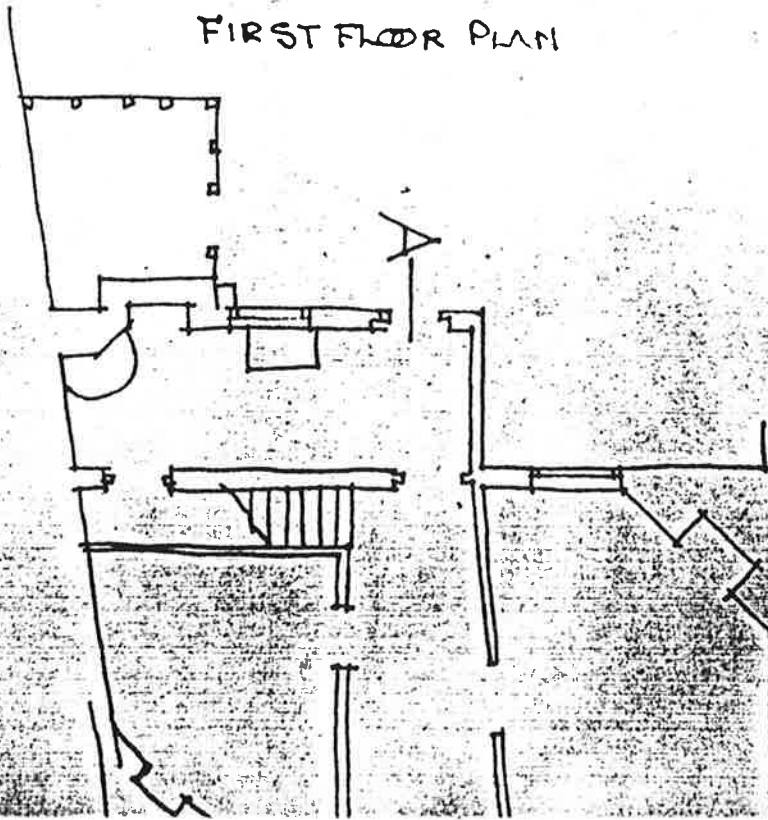
PLANS BY WILLIAM WEIR, c1934.

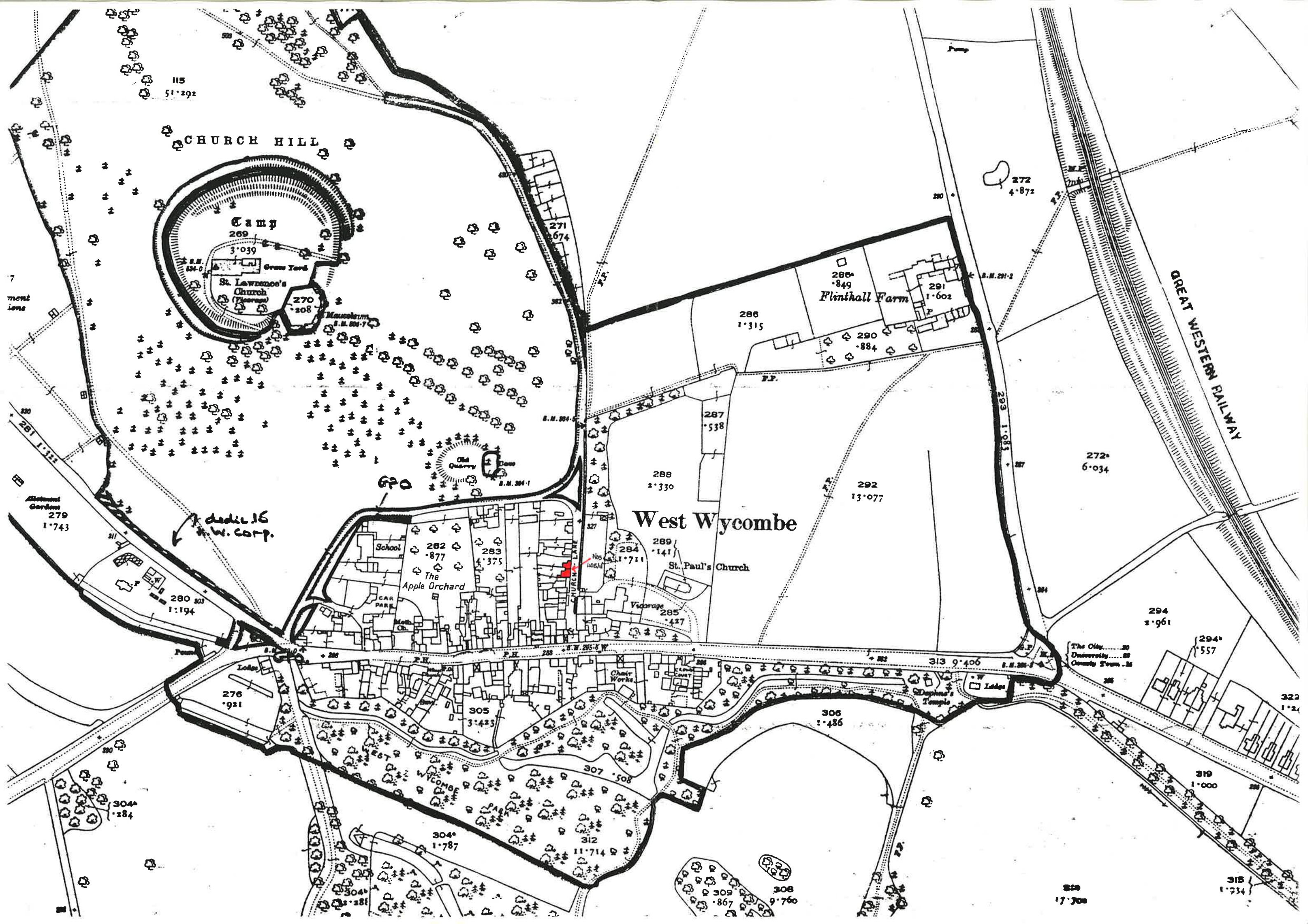


SECTION A.A.



FIRST FLOOR PLAN





115
51.292

CHURCH HILL

Camp
269
3.039

St. Lawrence's Church
(7 acres)

270
0.208

Mausoleum
S.N. 204-7

271
674

Flinthall Farm

280
849

291
1.602

286
1.315

290
884

272
4.872

272
6.034

294
2.961

294
1.557

West Wycombe

670

288
2.330

287
538

292
13.077

279
1.743

dedic. 16
W. Corp.

School
282
877

283
375

The Orchard

284
1.711

St. Paul's Church

285
427

280
1.194

276
921

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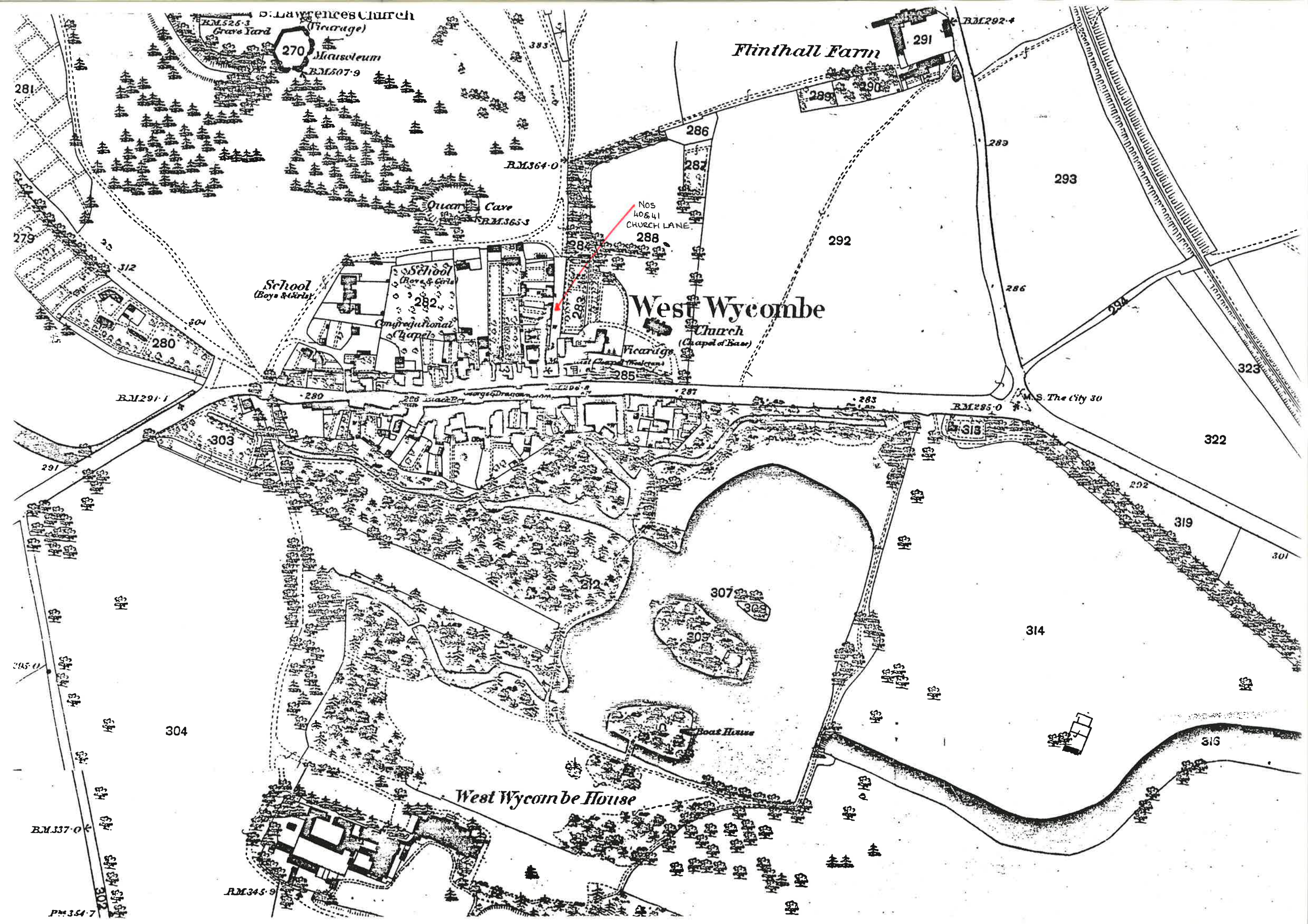
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GREAT WESTERN RAILWAY



St. Lawrence's Church
(Vicarage)
Grave Yard
270
Mausoleum
B.M.507-9

Flinthall Farm
291

Nos
406, 41
CHURCH LANE
288

West Wycombe
Church
(Chapel of Ease)
285

West Wycombe House

School
(Boys & Girls)
280

School
(Boys & Girls)
282

Congregational
Chapel
283

Quarry
Cave
B.M.365-3

B.M.364-0

B.M.295-0

M.S. The City 30

281

279

291

295-0

B.M.37-0

P.M.354-7

304

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B.M.526-3

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B.M.364-0

B.M.365-3

B.M.296-8

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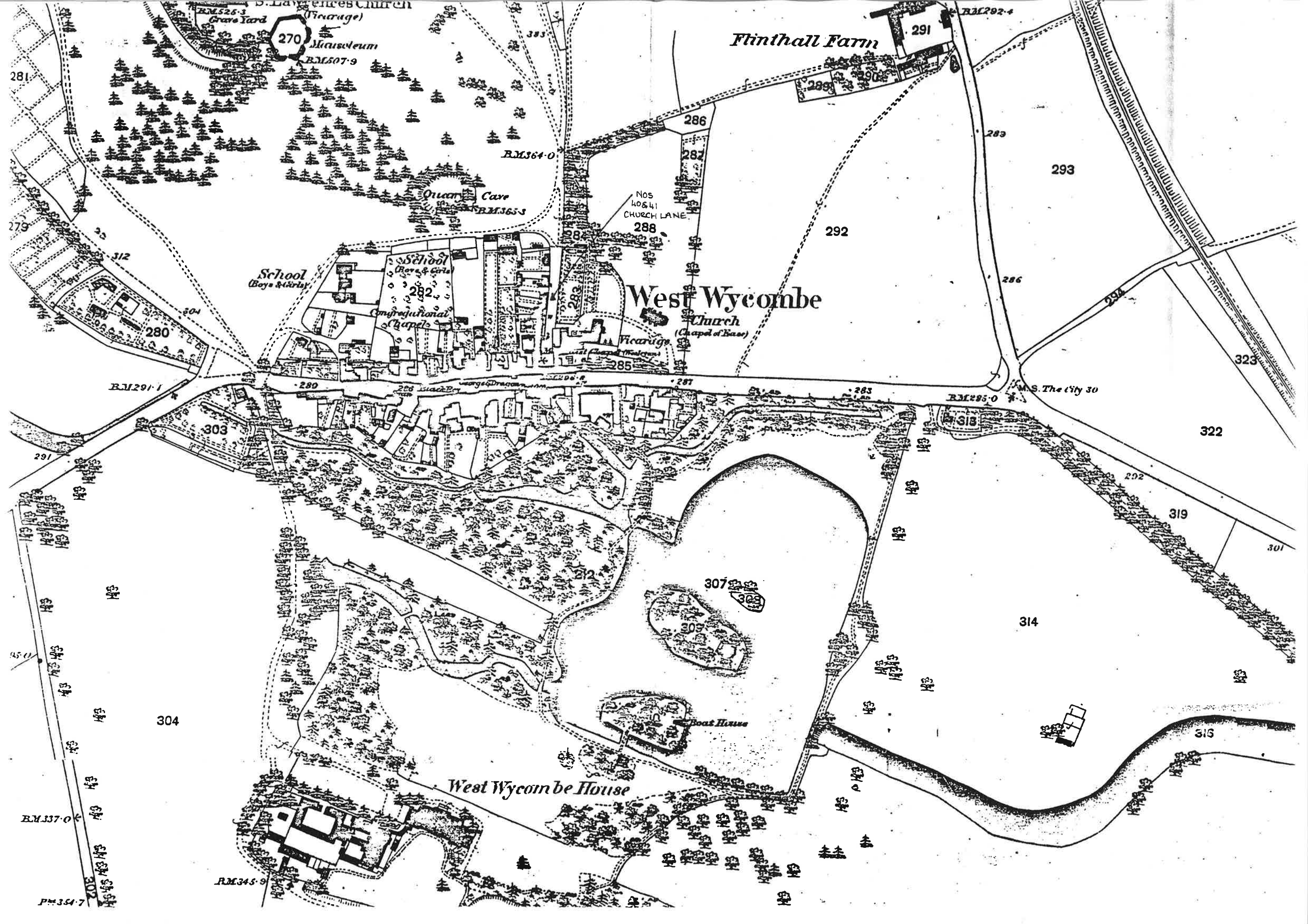
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S. Lawrence's Church
Grave Yard
Mausoleum
RM507-9

Flinthall Farm
291

School
(Boys & Girls)

School
(Boys & Girls)

Congregational
Chapel

West Wycombe

Church
(Chapel of Ease)

West Wycombe House

NOS
406 41
CHURCH LANE

Boat House

281

279

291

RM337-0

RM354-7

270

RM364-0

RM365-3

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RM345-9

286

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RM292-4

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RM295-0

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M.S. The City 30

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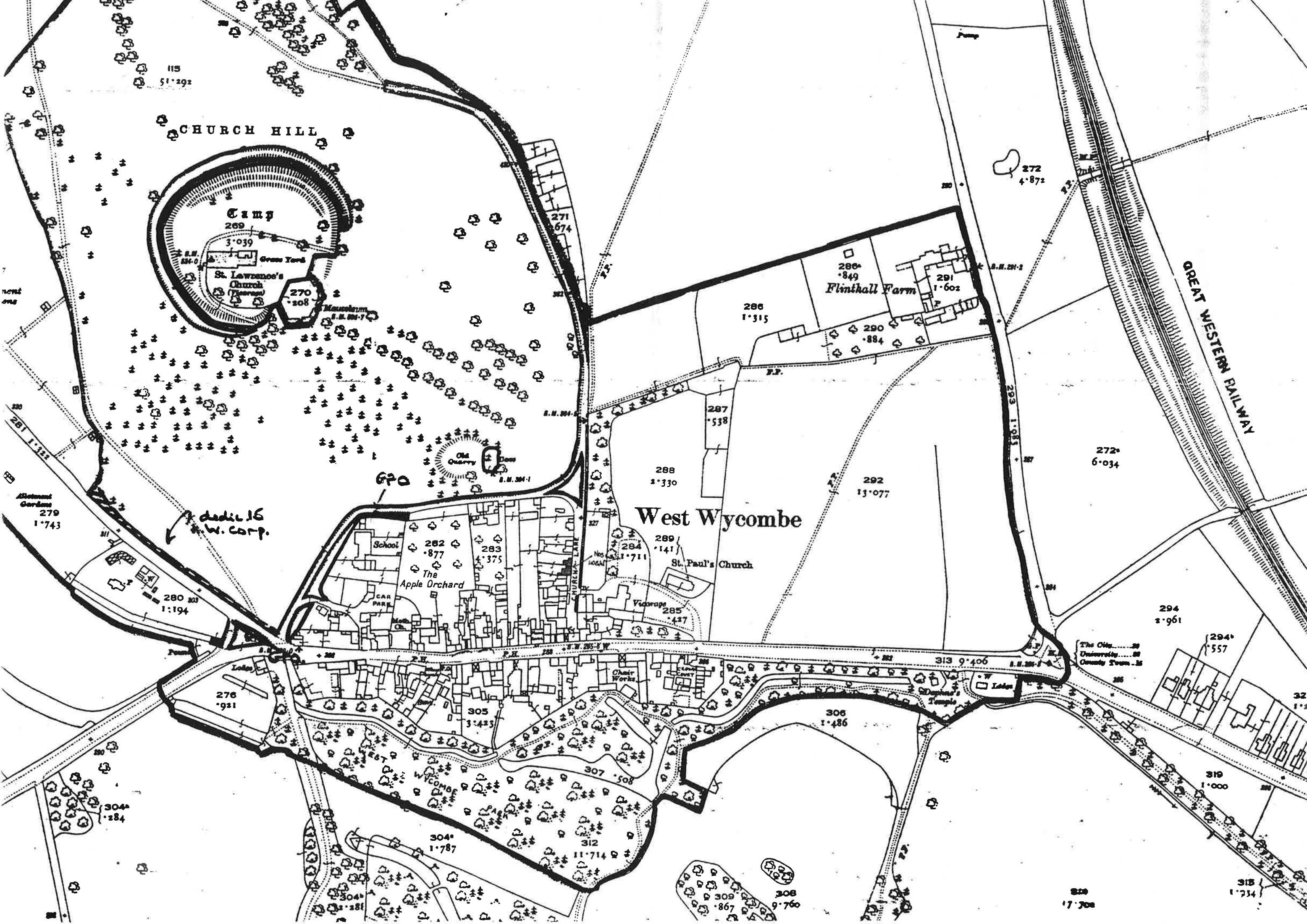
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CHURCH HILL

Camp

St. Lawrence's Church (Parsonage)

Flinthall Farm

West Wycombe

St. Paul's Church

GREAT WESTERN RAILWAY

deduct 16
W. Corp.

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3.039

270
1.208

271
0.674

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1.315

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322
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DETAIL OF FRONT
ELEVATION,
NO. 41, SHOWING
DOOR B1 AND
WINDOW C.
R 218 N29



AS ABOVE SHOWING
DOOR B1 AND
WINDOW A1.
R218 N30



VIEW FROM
WEST R212
N10.



EXTERNAL APPEARANCE.



FRONT ELEVATION
R 218 N. 28.



PART OF FRONT
ELEVATION.
R 212 N 11.



VIEW FROM
SOUTH - EAST
R 212 N12.

DETAIL OF
PARALLEL REAR
WING NO. 41
R218 N33.



INTERNAL FEATURES
NO. 40.

CEILING, LIVING
ROOM D. R212
N 16.



FIREPLACE,
LIVING ROOM D.
R 212 N14.





VIEW FROM WEST. R218 N32.



JUNCTION OF MAIN BLOCK
AND PARALLEL REAR WING
R 218 N 34.

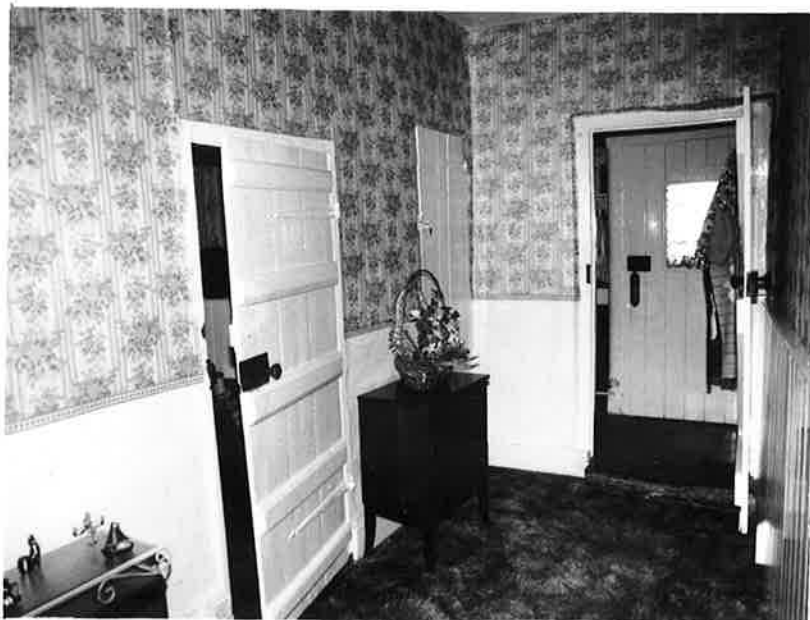


DETAIL OF CRUCK TRUSS, BEDROOM F, NO. 40
LOOKING SOUTH-EAST R212 N18



AS ABOVE, LOOKING SOUTH-WEST
R212 N17.

INTERNAL FEATURES NO. 41.



ENTRANCE HALL, ROOM B, LOOKING WEST
R218 N36.



FRONT DOOR DI. NO. 40. R 212 N 17.



FIREPLACE, LIVING ROOM D. NO. 40.
DETAIL OF BREAD OVEN. R 212 N 15.



BEDROOM G, LOOKING NORTH. R 212 N 20.



NO. 41, 18TH CENTURY TRIPLE-LIGHT, H. R213 N2



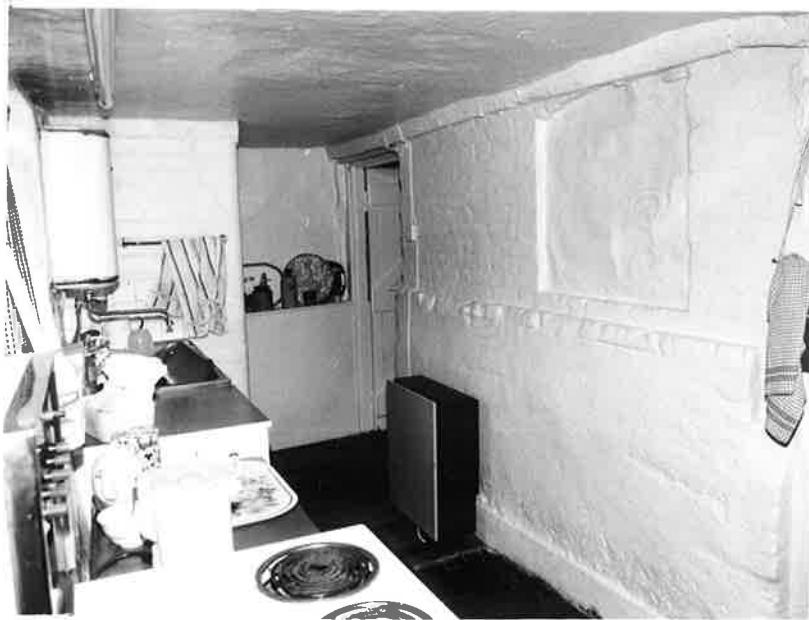
NO. 41, BEDROOM J,
LOOKING NORTH-WEST
R213 N4.



PERIOD SASH WINDOW C, NO 41.
R213 N1.



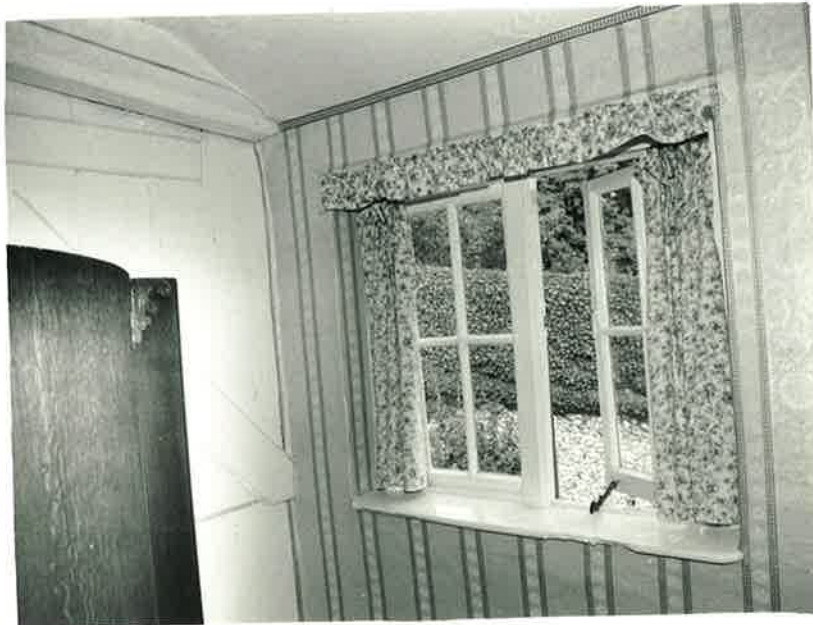
PLANK DOOR B2, NO. 41. R218 N36A.



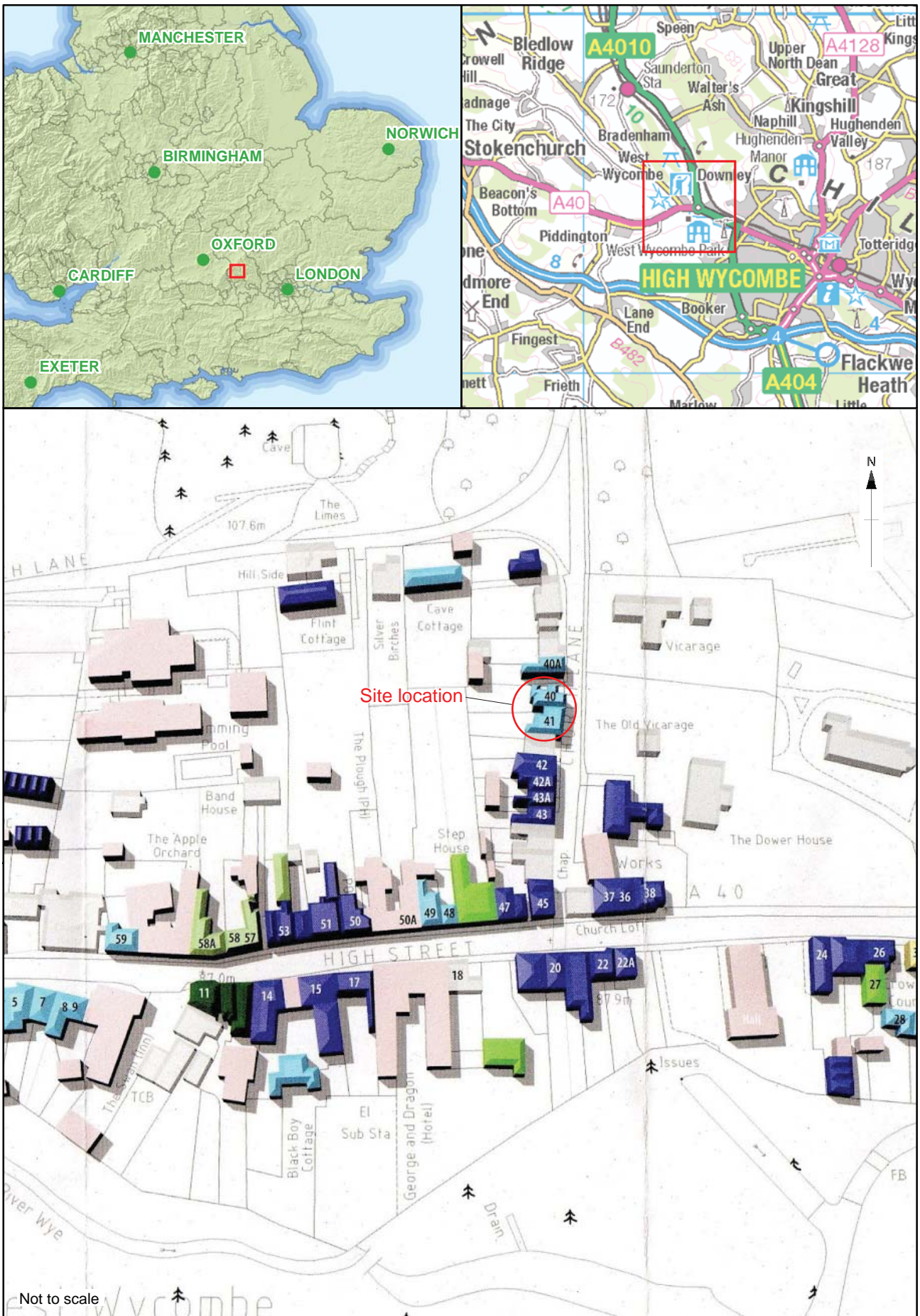
KITCHEN, ROOM D, LOOKING NORTH. R218 N35.



NO 41, BEDROOM
K, LOOKING
SOUTH-WEST
R213 N3.

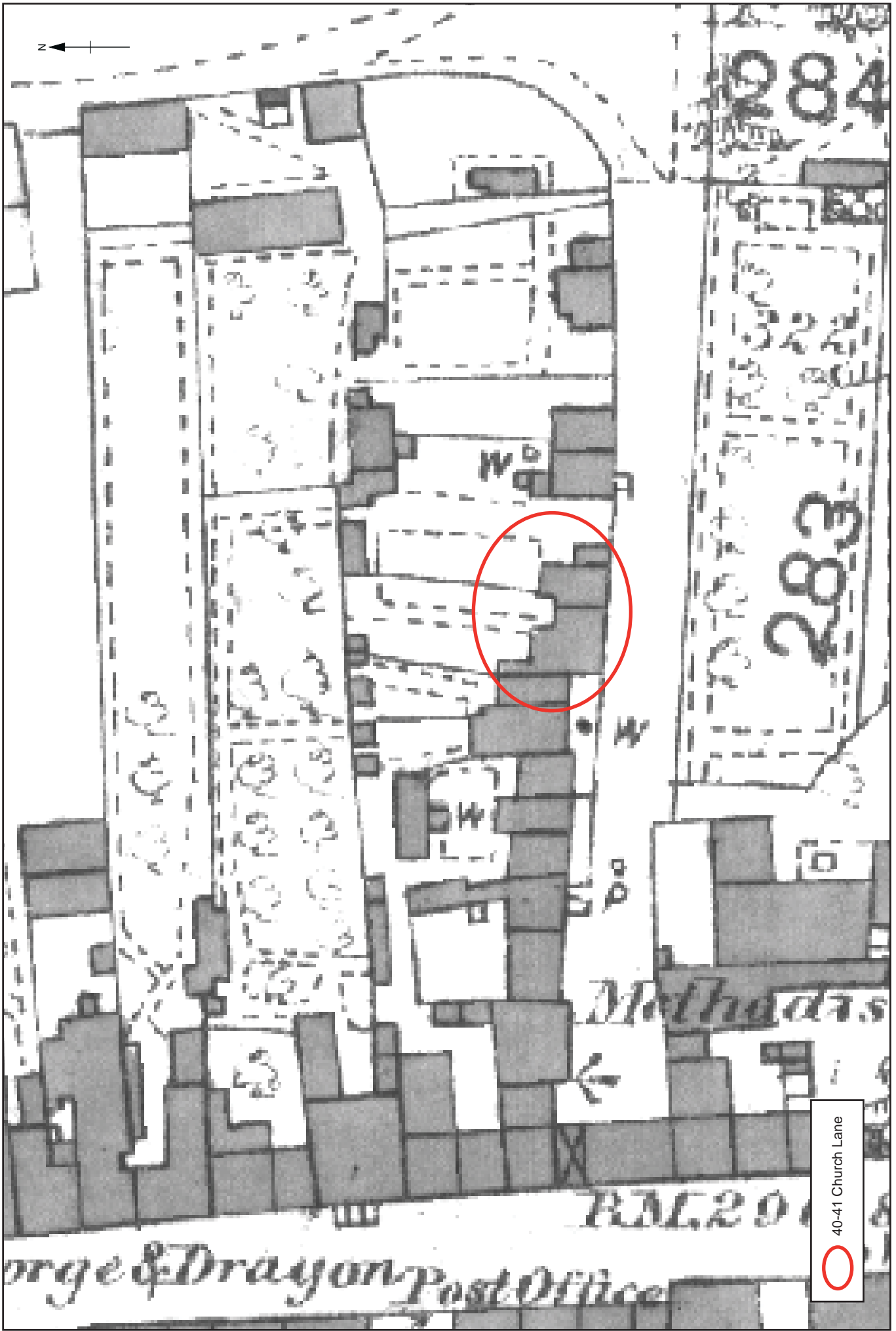


NO. 41, 19TH
CENTURY WINDOW
J. R213 N5.



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Figure 1: Site location



40-41 Church Lane

Figure 3: 1876 OS map (25 inch map)

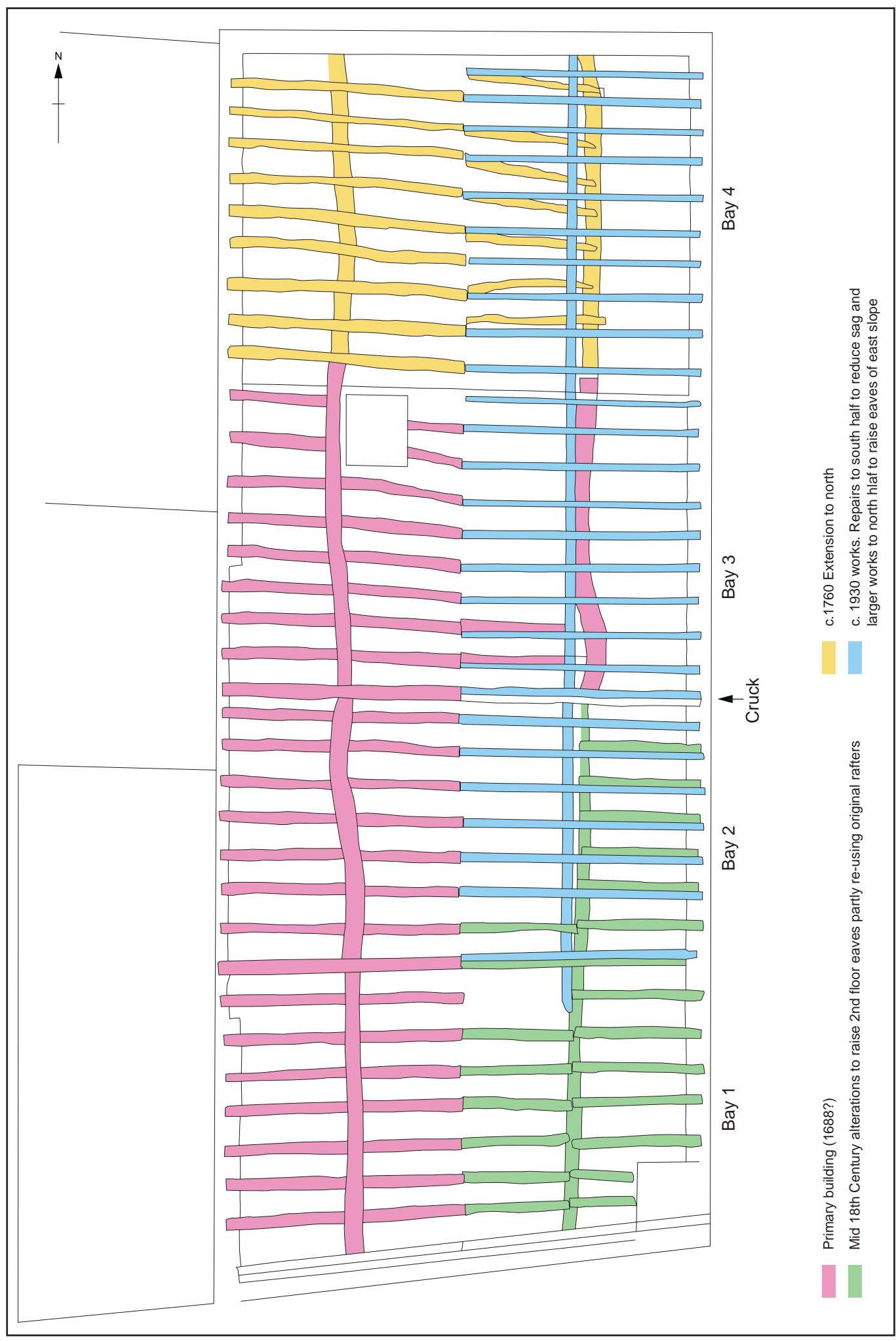


Figure 4: Plan of roof of building showing phasing

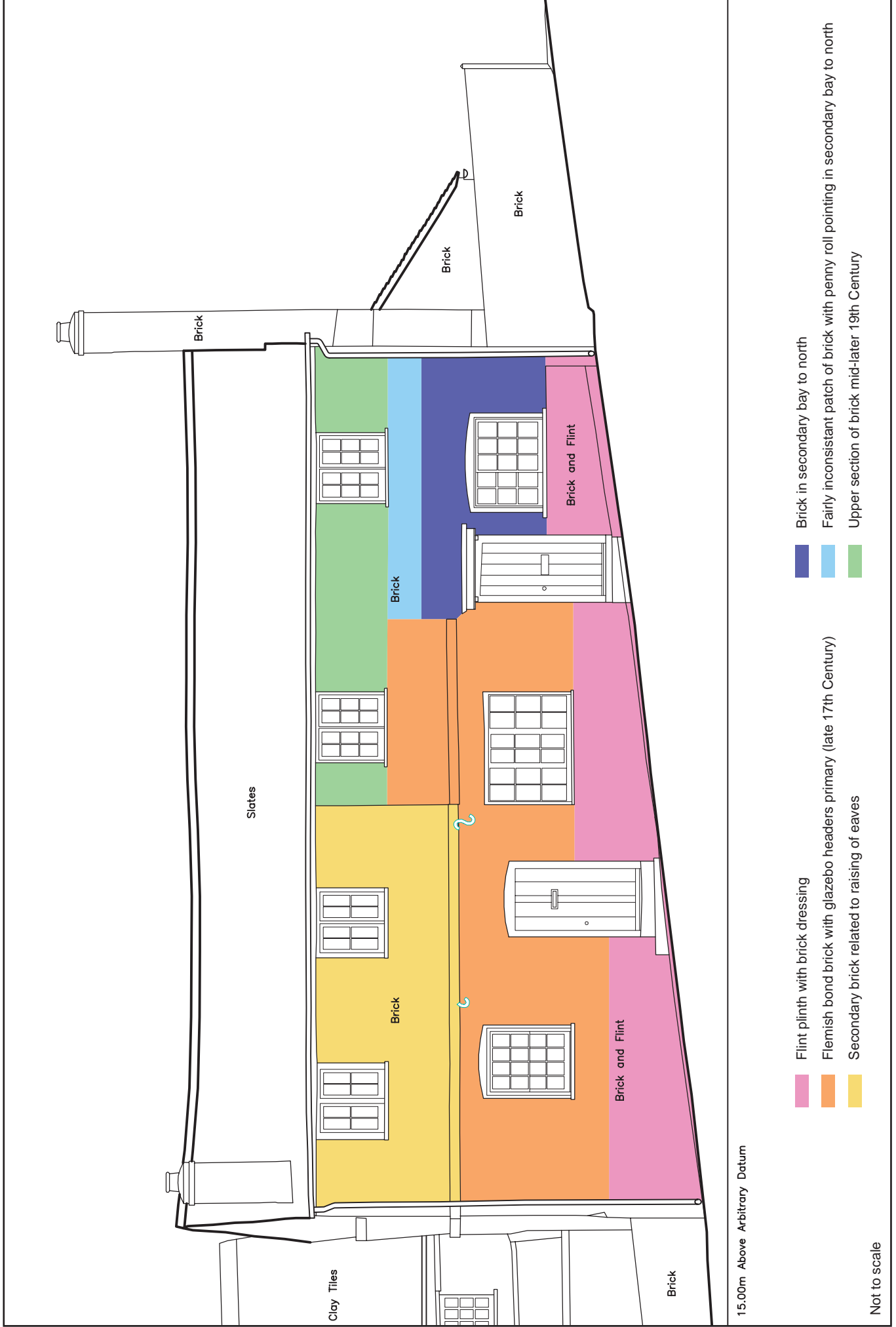


Figure 5: East elevation showing phasing

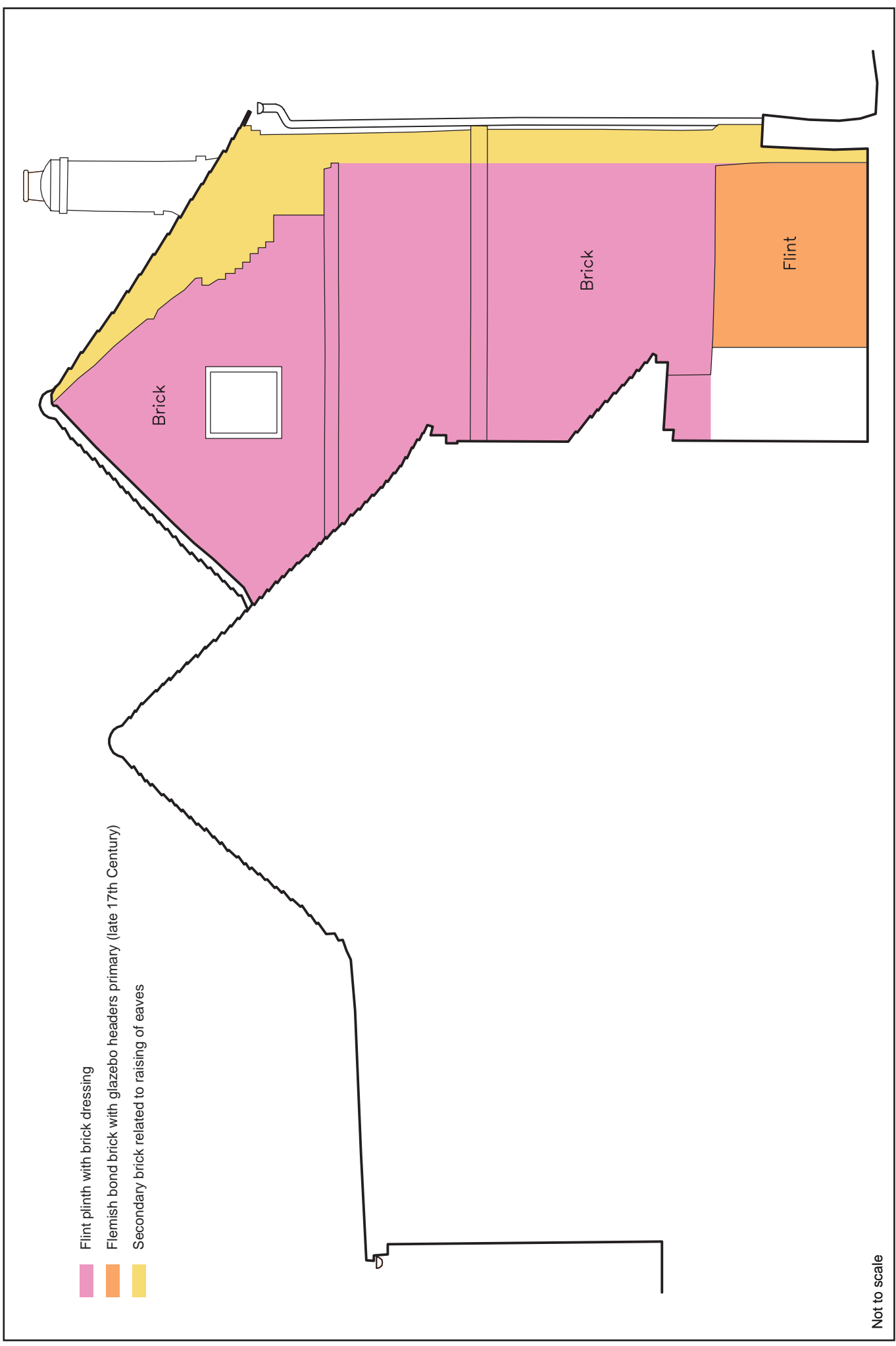


Figure 6: South elevation showing phasing



Figure 7a: Early 20th-century view looking up Church Lane showing No.40-41. From Bucks Record Office website (MHW01921)

Figure 7b: Early to mid 20th-century view down Church Lane with No.40-41 on the right





Plate 1: East elevation facing Church Lane (after conservation work)



Plate 2: East elevation from north-east (after conservation work)



Plate 3: View up Church Lane towards No.40-41



Plate 4: Lower part of south elevation



Plate 9: West slope of Bay 1 at south end of building



Plate 10: West slope of Bay 1 at south end of building



Plate 11: Purlin/butt rafter in west slope of Bay 1 at south end of building



Plate 12: Re-profiled east slope of Bay 1 at south end of building



Plate 13: West slope of Bay 2 to south of centre of building



Plate 14: Detail in west slope



Plate 15: East slope looking north



Plate 16: East slope of Bay 2



Plate 17: Wall plate detail in Bay 2



Plate 18: Detail of east slope at centre of building



Plate 19: East slope of Bay 3 to north of central line of building



Plate 20: Brick wall in east slope at centre of building



Plate 21: Cruck blade detail in east slope at centre of building



Plate 22: Primary purlin in east slope (Bay 3) below secondary rafters from higher roof line



Plate 23: Carpenters marks in primary purlin and rafter below secondary higher roof line



Plate 24: Empty mortises in purlin from former abutting rafters (Bay 3 from south)



Plate 25: West slope of Bay 3 from inside roof space



Plate 26: Butt purlin in west slope



Plate 27: East slope between Bays 3 (primary to left) and Bay 4 (secondary to right)



Plate 28: East slope of northernmost bay with earlier purlin below secondary rafters



Plate 31: North end of east slope



Plate 32: General view of west slope looking north



Plate 33: 1st floor room looking SE showing crack



Plate 34: 1st floor room looking SW showing crack



Plate 35: Truss at original north end of cottage (between Bays 3 and 4)



Plate 36: Truss at original north end of cottage (between Bays 3 and 4)



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