


48 and 49 High Street West Wycombe



Historic Building Recording and Investigation

oxfordarchaeology

southsouthsouth
February 2015

Client: National Trust

Issue No: 2
OA Job No: 5497
NGR: SU 82976 94672

Client Name: National Trust

Document Title: No 48 and 49 High Street, West Wycombe Village

Document Type: Building Investigation and Recording

Issue Number: 2

Grid Reference: SU82922 94649

NT HBSMR Event No: ENA7617

OA Job Number: 5497

Site code: WWBS12

Invoice code: WWBSBS

Prepared by: Alison de Turberville

Position: Project Officer (Buildings Archaeology Department)

Checked by: Jonathan Gill

Position: Senior Project Manager (Buildings Archaeology)

Approved by: Julian Munby

Position: Head of Buildings Archaeology Department

Date: March 2015

Document File Location: \\Samba-2\buildings\Projects Ongoing\West Wycombe\Main buildings recorded\48-49\WWBS12 no 48 and 49 high street_v2.odt

Illustrated by:

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Oxford Archaeology

Janus House

Osney Mead

Oxford OX2 0ES

t: (0044) 01865 263800

e: oasouth@oxfordarch.co.uk

f: (0044) 01865 793496

w: www.thehumanjourney.net

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No 48 and 49 High Street, West Wycombe Village, Buckinghamshire

Report on Historic Building Investigation

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No. 48 and 49, West Wycombe Village

Historic Building Investigation and Recording

1 INTRODUCTION

1.1 Background

1.1.1 Oxford Archaeology (OA) have been commissioned by 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 refurbishment works (detailed further below) undertaken between 2012-15 and this report covers the recording of Numbers 48 and 49 High Street.

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 will be 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) owned by the trust while the others are listed at Grade II. No. 48 and 49 are Grade II listed with both listings dating to 1954 when most of the buildings in the village were listed.

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. 48 and 49 High Street and follows similar reports which have been issued on the other buildings investigated at West Wycombe. The information contained in all these reports is to 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 main recording at No.48 and 49 focused on the roof structure following removal of the roof tiles. 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.

1.3 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 second floor plan to indicate the exposed roof structure with other details measured in. Figure 2 is a rafter plan for the roof structure which formed the primary focus of this report.
- 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 building recording of the roof took place on 26th July 2013. Due to the roof being exposed and recovered quickly a further assessment of the roof structure accessed from within no. 49 was also carried out. The exposed roof of the extension to the rear of no 49 was recorded by Gary Marshall of the National Trust in August 2013. There were no internal structural works and so the internal structure was examined as part of the investigation but not recorded fully and is only briefly considered within this report.

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 and this may be an avenue of valuable research in the current project.

- 1.4.5 In 1934, following the RSA refurbishment, the buildings were sold to the National Trust and they remain as a tenanted estate today.
- 1.4.6 No 48 and 49 High street were listed together in 1954. The description describes the houses as 2, formerly 3, cottages with 18th century front.
- 1.4.7 The main sources so far consulted are historic maps and particularly the Plan of West Wycombe Town from 1767, the Tithe Map from 1849 and 25 inch Ordnance Survey maps (1876, 1898, 1921). The 1767 and 1849 maps are included in the Vernacular Building Survey at the rear of this report.
- 1.4.8 The Plan of West Wycombe Town (1767) does not show any buildings to the rear and the frontage is fairly uniform with no clear identification of windows and doors. This is similar to other properties depicted on the plan suggesting the detail included is not depicted as seen. To the rear of the block is a garden.
- 1.4.9 According to research carried out during the VBS, the 1851/2 tithe award lists show no. 48 listed as two houses and gardens and no. 49 listed as house. The two gardens sit directly behind both houses.
- 1.4.10 The 1876 OS map shows the building as already divided into two houses with extensions to the rear which have the same or similar footprint to the current building layout. There is a partition shown between 48 and 49, with no 48 being the smaller property.
- 1.4.11 The 1921 OS map also shows the partition between the two properties and no 49 to be a more substantial property than no 48 with the extension to the rear of no 49 clearly depicted. There is also an outbuilding to the end of the rear garden behind no 49 which remains in-situ today.
- 1.4.12 The VBS report suggests that the construction sequence for the two properties begins with the construction of the two-bay west block, now forming no 49, in the early to mid 17th century. This was initially constructed as a timber-framed building which comprised two one-up, one-down dwellings. The eastern bay forming no. 48 was added in the mid 18th century and constructed in brick sharing a stack with the eastern bay of no 49. The western bays were also refronted in brick at this time. In the 1930s the cottages were subject to improvement works by the RSA and the VBS states that the two cottages in the western bays were converted to a single dwelling with a small extension to the rear to form a kitchen and the addition of a lean to. The works also included the rebuilding of the partition on the first floor of the mid 17th century block to create a landing and the relocation of the stairs in the mid 18th century block. Further works were undertaken by the National Trust in the 1950s. These included the repositioning of the stairs and the conversion of the coal store to form a bathroom in the westernmost block.

2 DESCRIPTION OF INVESTIGATIONS

2.1 Introduction

- 2.1.1 West Wycombe is located approximately three miles west of High Wycombe and the High Street forms part of the A40 which runs through the village. The parish church is located on a hill above the village. Nos 48 (to east) and 49 (to west) are situated in the centre of the High Street on the northern side with frontage facing directly onto the street and extensions to rear. The main block consists of a two storey building with a large and small sized extension to the rear of the western block (no. 49).
- 2.1.2 The works began with the exposure and recovering of the main/front range. Due to the changeable weather and the rapid nature of the roofing contract the front pitch of the main building had already been exposed and covered by sheeting at the time of survey. The rear pitch of the roof was still mostly exposed however and so a survey could be undertaken. Some access was later gained to the roof space following the completion of works to enable photographs and a further assessment of the structure, however it was not possible to gain close access to the roof of no 48.
- 2.1.3 A plan showing individual rafters and trusses was produced using the existing VBS first floor plan as a guide (Figure 2).

2.2 Roof

- 2.2.1 The roof was exposed in three sections. The front range of 48 and 49, the rear north west extension and the central north extension, both of no 49. Each section of roof is described individually below. The ceiling joists in the roof space are mostly covered by insulation and so could not be recorded.
- 2.2.2 *No. 49 front range* – This section of the roof is of two bays and measures 4.4m in length. The roof incorporates two queen-strut trusses with diagonally-set purlins clasped between collar and principal rafters. The queen struts are pegged at their head to the underside of the collar.
- 2.2.3 The rafters themselves are paired common rafters varying in dimensions but they range between 60-70mm x 73-85mm and are fairly evenly spaced. Some of the rafters have a rough, curved appearance which suggests they are original with more modern squared timbers that are clearly part of a later refurbishment, probably in the 1930's. The rafters extend a little over the wall plate and are sometimes roughly cut to fit over the purlin. The roof has a ridge piece measuring 120 x 130mm which is made of two lengths of timber. The ridge piece is almost certainly a secondary insertion. There are two intermediate reinforcing 'collars' with birds-mouth ends which have been added between the purlins to prop the roof and counter sag. It is assumed that these were added during the 1930s works to further support the roof at weak points. The roof for no 49 continues to just beyond the chimney stack in the divide between no 48 and 49 and at the join of the two houses the trusses sit side by side. Three raking struts support the purlins in this section of roof. Two are located to the southern half and the remaining one to the northern half of the roof.
- 2.2.4 The western end of the roofspace, where the eastern end wall of no. 50 abuts no 49 is of interest and shows several phases of construction (Pl.17-18). The earliest fabric here appears to be the remains of a steeply-pitched truss which is essentially sandwiched between the 18th-century brick eastern end wall of No.50 and the truss at the western end

of No.49. This presumably survives from a previous building, possibly on the footprint of No.50. This steeply-pitched truss comprises principal rafters and a collar, beneath which are three struts or studs. The principal rafters have rebates where they would have clasped purlins together with the collar but the purlins are no longer in-situ. The panels between the main members of this truss are plastered and limewashed although it was not possible to closely examine whether it was wattle and daub.

- 2.2.5 The brick wall of No.50 is constructed immediately to the west of the steeply-pitched truss and the nature of the mortar to the brickwork clearly shows that it was constructed from the west side. This brickwork incorporates a long horizontal lacing plate approximately at the mid point between the collar and the apex of the earlier truss. This lacing member has rebates cut in its side so that it partially fits around the earlier principal rafters and it supports the brickwork constructed above it. The lacing plate continues horizontally to north and south beyond the roofspace.
- 2.2.6 The western truss of No.49 is located immediately east of the earlier, apparently redundant truss and although the apexes of the two trusses are at a similar height the principal rafters of the earlier truss are significantly steeper than those of the later one. The truss of the current No.49 has two widely spaced queen struts, principal rafters and a collar (considerably higher than the collar in the earlier truss) which clasps a single diagonally-set purlin to each slope of the building. The northern purlin is crudely formed from a halved trunk or pole.
- 2.2.7 There is a brick chimney between no 48 and 49 and it is topped by three chimney pots. The bricks are similar to the brick facing on the front elevation but with sharper arrises and a brown coloured sandy mortar. This is most likely a later rebuild possibly dating to the late 19th early 20th century.
- 2.2.8 There is no clear evidence for the former partition within the roof space and along with the absence of attic rooms, suggests the roof space was open between the two houses. There are occurrences of straw and acorn husks within the roofspace. This is likely to be the remains of insulation used in the 1930s works.
- 2.2.9 *No. 48* – This section of roof is clearly more modern in date than that seen in no 49, most clearly shown by the rafters which are more evenly spaced and regularly sawn than in No.49. The rafters, which measure 80 x 100mm and are set at 320mm intervals, are attached to a vertically-set, plank ridge-piece although the exact method of attachment could not be clearly seen. The rafters are rebated to sit on a single purlin to each slope and these are supported by two queen-post trusses: one to the east of the central chimney and one adjacent to the wall of Steps House. The basic form of the queen-post trusses are typical for the village with principal rafters, collar, tie-beam and struts but the members are more regular and slightly more slender (particularly the struts) than found in earlier buildings. This is indicative of a later date. The purlins are set diagonally and are clasped between the collar and principal rafter.
- 2.2.10 The wall at the east end of the roof space is the western wall of the adjacent Steps House and is constructed from red/brown brick laid in an inconsistent English bond with roughly applied lime mortar. There is a clear, external straight joint towards the south end (front) of the wall although it is unclear as to what this relates to. It is possible that this relates to a former first floor window in this location or it may relate to a repair due to structural issues. The overall wall shows evidence of alteration and phasing.

- 2.2.11 *No 49 central rear extension* – This section of roof was only partially seen at the time of survey. At their upper ends the rafters of the extension sit on a horizontal trimmer plate that is set immediately adjacent to the wall plate for the main roof of no 49 and above the eaves brickwork. The rafters are largely of 20th-century date although there are two small sections where the rafters have potentially been reused from elsewhere. Towards the south-eastern corner of this extension are a number of short lengths of timber which have been inserted in a way that suggests that a feature such as a small chimney or vent has been removed and blocked. A dormer window sits above this extension and truncates the ends of the rafters on the main no 49 roof it is adjacent to.
- 2.2.12 *No 49 north western rear extension* - There is a single storey brick lean-to to the western side of the rear of no 49, built as a lean-to onto the east wall of the adjacent property (no.50). The northern wall of this extension is timber framed with timber cladding on a brick base. The timbers of the roof were photographed by Gary Marshall of the National Trust. The roof consists of softwood machine-sawn rafters (80x 100mm) set at regular intervals (340mm). The upper ends of these timbers are nailed to a horizontal trimmer secured to the adjacent property, the lower ends are nailed to a timber wallplate laid over the head of the brick wall. There is a diagonally set purlin measuring 100 x 120mm in section. There are sprockets to the lower ends of the rafters. Five cut-off timbers project from the brickwork of the wall of no.50 and these may be from a previous roof construction since it is likely the present roof is later in date than the extension which appears on a later 19th century OS map.

2.3 Other Investigations

Front elevation

- 2.3.1 The two houses form part of a continuous range of buildings running parallel to the street. The properties were refronted in brick during the 18th century using red/orange coloured bricks measuring 101 x 215 x 67mm laid in a Flemish bond. The joints are roughly pointed and finished with scored lines. The lime mortar is pale-coloured and friable. The brickwork under the eaves is dentilled. The bricks have sharp arrises and on the ground floor the headers are used in the decorative arch details for the windows and doors. As expected from a brick property facing onto a busy street, the bricks are blackened. The windows are mostly multi-light wood casements that are not original to the 18th century works which would have had sash windows. The sills are wood. The windows and doors sit within pegged wood frames. Small straight hoods have been inserted over both doors with cut or moulded brackets. This insertion cuts through the arch lintel for no.48. The plinth is rendered cement painted black.
- 2.3.2 There are several areas of alteration/repair work the most noticeable being the infilling of a doorway beside the entrance to no 49. Originally 3 cottages, the former entrance to the middle cottage can be seen on the front elevation where the door has been infilled and now contains a small window. The work to this area also includes the adjoining doorway to no 49 which has been rebuilt in brick and has a square-headed brick lintel as opposed to an arch lintel. The bricks used for this work are similar sized to the 18th century bricks but with sharper arrises and the mortar used is darker in colour. The VBS report suggests this was part of the 1930s works however the 1898 and 1921 OS maps shows only two properties instead of 3 suggesting the work is late 19th century.

The Rear Elevation and Extension

- 2.3.3 The brickwork to the rear of no 48 is the same as the frontage brickwork with the exception that the bond is extremely variable. This could be that the external face of the frontage was more important than the rear and so more care was taken. The rear doorway has an arched lintel and beside this is an inserted small window. The remaining windows have flat lintels.
- 2.3.4 The rear elevation of no 49 is hidden by a single storey extension directly behind the front range. A dormer window sits above this and the roof of the extension and has hanging tiles to the side and front elevation. The extension has a wide window with a clay tile sill and timber lintel.
- 2.3.5 A further extension is situated to the rear of no 49 and adjacent to the wall of no 50. Again this is a single storey building with pitched roof. The extension is connected to the smaller extension and contains the staircase for the property and a small chimney stack. There is a small window, larger window and a doorway within this extension, the doorway being the entrance to an external store. The appearance suggests an early 20th century date and the building appears little changed.

Flint Walling

- 2.3.6 During the works to replace the roof some on-site observations were recorded by the National Trust's archaeologist Gary Marshall. These included the presence of flint walling in the eastern party wall between the extension and the rear of no 50. This lower part is of flint construction with indented brick quoins to each corner. Running across the top of the flint wall is a horizontal wallplate which extends over but not beyond the quoins. Above this are 12 courses of brickwork, the brick coursing extending across and beyond the aforementioned brick quoins and thus forming an extension to the original flint walling. The quoin at the northern end appears to have been keyed and there is a return indicating the wall turned and ran eastwest at this point. The flint walling represents the remains of an earlier single storey flint walled building which has been extended both vertically and in a northerly direction.

3 CONCLUSION AND SUMMARY OF PHASING

- 3.1.1 The current investigation work has enhanced our understanding of this structure and the wider development of the village. The exposed roof structures have been subject to alteration and replacement in the last century however enough evidence remains to present a phasing of the building.
- 3.1.2 The earliest section of the main roof over No. 48-49 is the two-bay south-western section forming the roof to no 49. This roof originally served two properties but the two cottages were knocked into one by the mid/late 19th century as documented on the OS maps. There is no clear evidence for the former partition within the roof space and, along with the absence of attic rooms present in many of the nearby properties, suggests the roof space was open between the houses. The roof is relatively crudely constructed with reused timbers and a halfed trunk (or pole) used for one of the purlins. The nature of the roof structure is suggestive of a building later than the early-mid 17th century suggested in the VBS and although this may at least partly be due to secondary alterations it seems more likely that this dwelling was constructed in the early 18th century rather than the 17th.

- 3.1.3 The south eastern bay was probably added in the mid or later 18th century with the construction of a third cottage between the existing cottages and the adjacent Steps House. The existing timber frame cottages were refronted in brick at this time which presents a united appearance to the three cottages.
- 3.1.4 The two rear extensions were in place by 1876 and are shown on the OS map. It is possible that the north western extension that runs adjacent to no 50 was either rebuilt by this time or during the 1930s works. The presence of flint walling with brick quoins in the party wall between No.49 and 50a is of interest confirms an earlier outbuilding in this location.
- 3.1.5 The 1921 OS map shows the rear outbuilding for no 49 to have been constructed by this date. The appearance suggests an early 20th century date and the building appears little changed.
- 3.1.6 Examination of the OS maps has suggested that the conversion of the cottages from 3 dwellings to 2 took place earlier than the 1930s date stated by the VBS report. It is however likely that extensive remodelling of the properties took place around this time, particularly within the extensions to the rear of no 49.
- 3.1.7 Among the most interesting features of the roof is a steeply-pitched truss that appears to survive from a previous building in this location and which is now sandwiched between the truss at the western end of Building 49 and the probably 18th century brick wall at the east end of No.50a. From its height and profile this truss cannot relate to either of the buildings to each side of it (49 or 50) and it must survive from a previous structure. The rendered east face suggests that this was probably an external face and therefore it seems most likely that the truss was from a previous building to the west which was replaced in the early 18th century by No.50a.

Oxford Archaeology
February 2015

APPENDIX A. LISTED BUILDING DESCRIPTIONS

List entry Number: 1125136

48 AND 49, HIGH STREET

The building may lie within the boundary of more than one authority.

<i>County</i>	<i>District</i>	<i>District Type</i>	<i>Parish</i>
Buckinghamshire	Wycombe	District Authority	West Wycombe

Grade: II

Date first listed: 09-Jan-1954

WEST WYCOMBE, HIGH STREET (North Side), Nos 48 & 49

9.1.54.

II GV

2, formerly 3, cottages with C18 front. Cement rendered plinth, red and grey bricks, old tiled roof with brick modillion cornice. 2 storeys, 3 flush set 3 light casements, ground floor windows with cambered relieving arches. Hood with moulded brackets to left central door, formerly pair of doors. Right hand door with cut bracketed hood. Small casement window now replaces central door.

Nos 35 to 37 (consec), The Church Loft, Nos 45 to 54 (consec), Nos 56 to 59 (consec), Steps House, The Plough Inn, The Apple Orchard, The Old Smithy, West Wycombe Estate Office, Rose Cottage and Ness Cottage form a group.

Listing NGR: SU8297694672

APPENDIX B. VERNACULAR BUILDING SURVEY FOR NOS 48 AND 49 HIGH STREET,
WEST WYCOMBE

No.s 48 & 49, HIGH STREET,
WEST WYCOMBE.



The National Trust

VERNACULAR BUILDINGS
SURVEY

THAMES AND CHILTERNs REGION

No.s 48 & 49, HIGH STREET,
WEST WYCOMBE.

48 & 49 High Street



The National Trust

VERNACULAR BUILDINGS
SURVEY

THAMES AND CHILTERN REGION

CONTENTS.

INTRODUCTION TO SURVEY ; LISTED BUILDINGS

SUMMARY SHEET

1977 EDITION O.S. 1:2,500

* 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

* ARCHIVE PHOTOGRAPHS AND DOCUMENTS

HISTORICAL MAPS

PLANS FOR PAST CONVERSIONS / MODERNISATION

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 alterations. 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.

1.
963

HIGH STREET
(North Side)
WEST WYCOMBE

Nos 48 & 49

SU 8294 9/92 ✓

9.1.54.

II

GV

2.

2, formerly 3, cottages with Cl8 front. Cement rendered plinth, red and grey bricks, old tiled roof with brick modillion cornice. 2 storeys, 3 flush set 3 light casements, ground floor windows with cambered relieving arches. Hood with moulded brackets to left central door, formerly pair of doors. Right hand door with cut bracketed hood. Small casement window now replaces central door.

Nos 35 to 37 (consec). The Church Loft. Nos 45 to 54 (consec), Nos 56 to 59 (consec) The Manor House, The Plough Inn. Premises occupied by Frank Hudson. The Old Smithy, West Wycombe Estate Office, Rose Cottage and Ness Cottage form a group.

Estate	County	Name	Grid Ref.
West Wycombe Village	Buckinghamshire	No.s 48 and 49 High St.	SU 829 946
Listed Grade			
II			
Archaeology survey Number			
153 241 153 242			
Survey Date			
December 1993.			
Surveyor			
H.E. Garside G. Izzard A.K. Waters			

Situation Stands to the north side of the High Street towards the centre of the village. Part of a continuous range of buildings.

Likely Date Early-mid 17th century, extended and refronted mid 18th century, extended 1930s.

Historical Value Original build contained two utilitarian cottages typical of those constructed in the village during the 17th century. The original building was extended and re-fronted during the mid 18th century as were many other buildings within the village.

Other Sources See historical maps to rear of report, and separate West Wycombe Appendices volume.

Rooms and Facilities
No.48.

GROUND FLOOR.

Room A - kitchen
B - livingroom

FIRST FLOOR.

Room C - bedroom
D - bathroom
E - landing

No.49.

GROUND FLOOR.

Room A - living/dining room
B - kitchen
C - lobby
D - toilet
E - bathroom

FIRST FLOOR.

Rooms F and G - bedrooms
H - landing

External shed to rear.



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

STRUCTURAL DEVELOPMENT NO.S 48 AND 49.

Period I Early-Mid 17th Century.

The two bays to the western end of the main block, now comprising No.49 were constructed during the early-mid 17th century.

Originally built as two one-up, one-down cottages, the block was timber-framed. The stairs within each cottage ran up along the central dividing wall from immediately inside the front door. The existing window opening A2 was the original entrance into the eastern dwelling. The eastern cottage was probably originally heated by the existing ridge stack. The stack position within the western dwelling is not known; the existing corner stack is a later insertion.

Period II Mid 18th century.

During the mid 18th century the eastern bay was added providing a third single unit, two-storey dwelling.

The addition was constructed in brick and the original block to the west was re-fronted at the same time.

The eastern cottage shared the existing stack with the adjacent dwelling to the west. The stairs were probably located within the chimney alcove towards the rear of the block.

Period III 1930s.

During the 1930s improvements were made to the cottages by the R.S.A.

The two cottages to the west were probably converted to a single dwelling. The stairs previously serving the western dwelling were retained. The rear outshut was added to provide a kitchen.

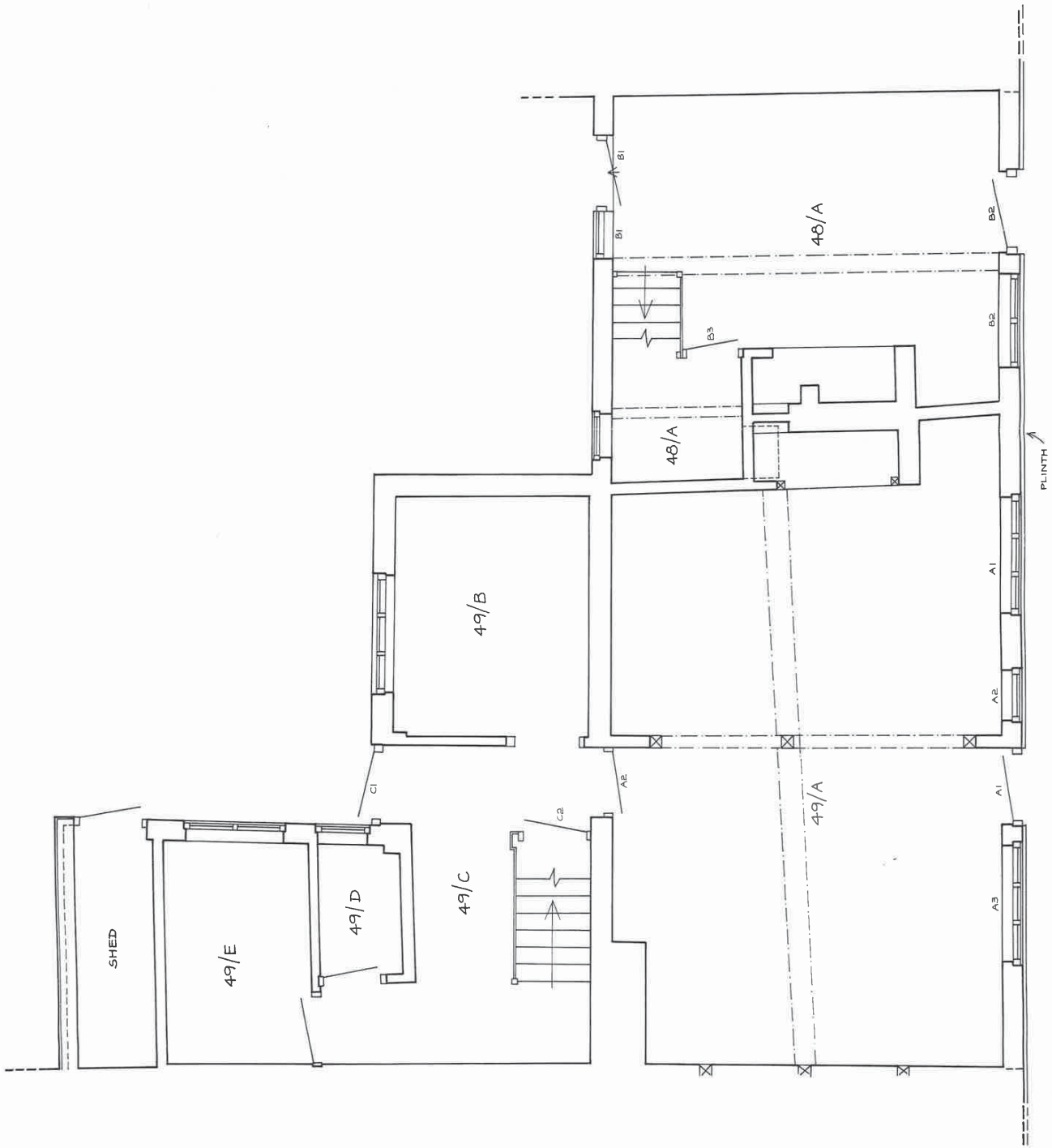
The lean-to may also have been constructed at this time, it is shown on a plan dated 1957 as a coal store.

To the first floor of the main block the partition dividing the two bays was rebuilt and the landing created.

The stairs within the eastern bay may have been relocated to their current position at this time and the small kitchen created beneath them.

Period III 1950s.

During the 1950s alterations were made to the rear of the western dwelling. The coal store within the lean-to was altered to provide a bathroom and a toilet. The stairs were removed from the main block and relocated to run up along the rear of the original main block within the lean-to.



N^o 48

N^o 49



N^{os} 48 & 49 HIGH STREET.

WEST WYCOMBE. GROUND FLOOR.

SURVEYED : DECEMBER 1993.

SCALE 1 : 50.



N^{os} 48 & 49 HIGH STREET.

WEST WYCOMBE. FIRST FLOOR.

SURVEYED : DECEMBER 1993.

SCALE 1 : 50.

N^o 48.

N^o 49.

BUILDING DESCRIPTION NO.S 48 AND 49.

EXTERNAL APPEARANCE NO.S 48 AND 49.

Plan/Form.

Three bay, two-storey main block parallel to street. Outshut to rear of two western bays (No.49), lean-to against lateral wall of adjoining property towards west, No.50A.

Walling.

- Main Block - Front Elevation - flemish bond brickwork. Rendered plinth. Brick dentilation at eaves.
- Rear Elevation - period brick in random bond.
- Outshut - North and East Elevations - flemish bond brickwork.
- Lean-to - East Elevation - modern brick.
North Elevation - weatherboarded.

Roof.

- Main Block - gabled. Plain tile covering, circular section ceramic ridge tiles. Large hipped dormer at junction with rear outshut, covering as main roof, hanging tiles to cheeks.
- Outshut and Lean-to - covering as main roof.

Chimneys.

- Main Block - internal ridge stack shared between two properties, brick with plain bands towards top.
- internal corner stack to north west. Brick with plain bands towards top.

Openings.

- Main Block - Front Elevation - first floor openings set below course of brick headers below eaves; brick jambs as walling.
- all except door to No.49 are set below segmental brick header arches. Remaining door has flat brick head and small wooden porch canopy supported on moulded wooden brackets. All have brick jambs as walling.
- Rear Elevation - door set below flat brick arch, all others set below brick header arches. Brick jambs as walling.
- Outshut - all set below brick course at eaves, brick jambs as walling.
- Lean-to - window set below flat brick header arch, door below wooden lintel. Brick jambs as walling.

INTERNAL FEATURES NO.48.

Floors.

- Rooms A and B - period red quarry tiles.
- C, D and E - inaccessible wooden floorboards.

Ceilings.

- Room A - plain plastered, squared joists towards room B.
- B - transverse wooden beam, plain plastered either side.
- C, D and E - plain plastered. Transverse wooden beams over main transverse walls.

Stairs.

Straight flight onto quarter turn with winders. 20th century balustrading.

Fireplace.

Large fire-opening beneath plain wooden lintel. Brick to back and sides.

Doors.

- Room B1 - period ledged and braced door, beaded planks, period metal thumb-latch.
- B2 - period ledged and braced door, period metal cross-garnet hinges.
- C and D - modern plank and batten door.
- E - standard hollow-core door.

Windows.

- Room A and B1 - modern side-hung casement. Four glass panes, moulded glazing bars.
- B2 - modern double-light, squared mullion. One fixed-light, one side-hung casement. Four glass panes to each light, moulded glazing bars.
- C - period double-light, plain chamfered mullion. One fixed-light, one side-hung casement. Four glass panes, slender moulded glazing bars.
- D and E - shared double-light, details as C.

INTERNAL ROOF STRUCTURE NO.48.

Modern common rafters sandwich vertically-set plank ridge. Single tier of diagonally-set purlins each side of roof.

INTERNAL FEATURES NO.49.

Floors.

- Rooms A,C,D and shed - concrete.
B - modern quarry tiles.
All to first floor - period wooden floorboards.

Ceilings.

- Room A - transverse wooden beam towards centre where partition removed, contains notches for joists. Axial wooden beam jointed into each side of transverse beam. Axial beam towards east is plain chamfered with notched run out stop at east end. Other is waney-edged with a large chamfer to one side where stairs removed. The transverse beam maybe original but there have been a lot of alterations.
Rooms B,C and D - plain plastered.
E - polystyrene tiles.
Shed - common rafters, single purlin.
All to first floor - plain plastered.

Partitions.

- Room A - rail in west wall, studs morticed tenoned and pegged into soffit.
A-B/C - rear wall of original block, may contain timber-framing.
All to rear - modern.
F - walls boarded out. Timber at original wall plate level in front wall, modern studs below.
G - rails to each transverse wall, probably date from 1930s. Walls boarded out.

Fireplace.

- Room A - large brick fireopening below large wooden lintel, plastered out. Small alcove to rear below wooden lintel.
- infilled fireopening to north west corner.

Stairs.

Long, straight, modern run. Modern balustrading.

Doors.

- Room A1 - period plank door, sheet of modern board to internal face.
A2,C1,C2,D,F and G - modern plank and batten door
E - standard hollow-core door.

Shed

- modern ledged and braced door.

Windows.

Room A1, A3, B, F, G and H

- modern triple-light. Two fixed-lights, one side-hung casement, squared mullions. Four glass panes, moulded glazing bars.

A2

- modern single-light. Fixed-light, nine glass panes, moulded glazing bars.

D

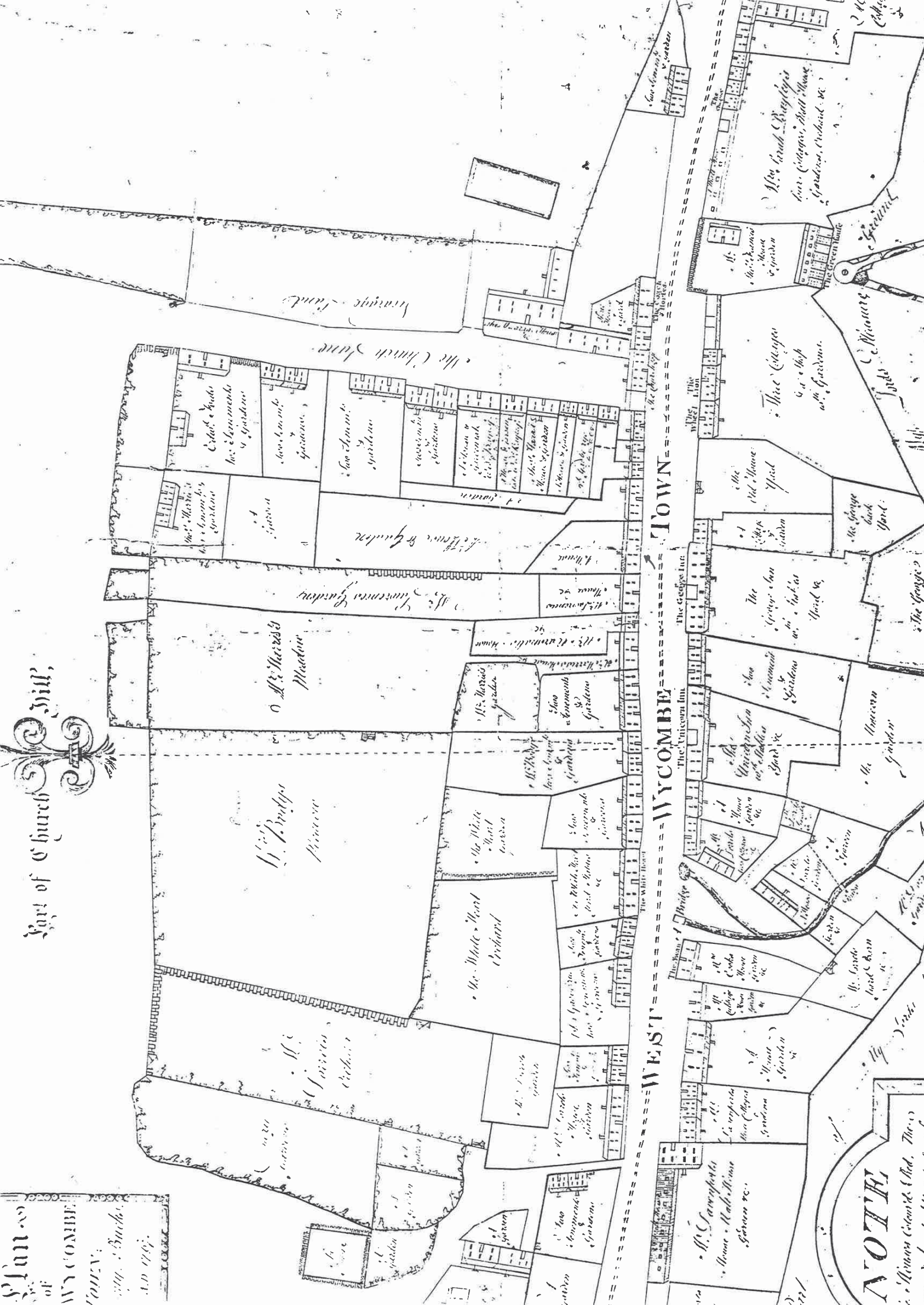
- modern fixed-light with top-hung vent above. Single glass pane to each part.

E

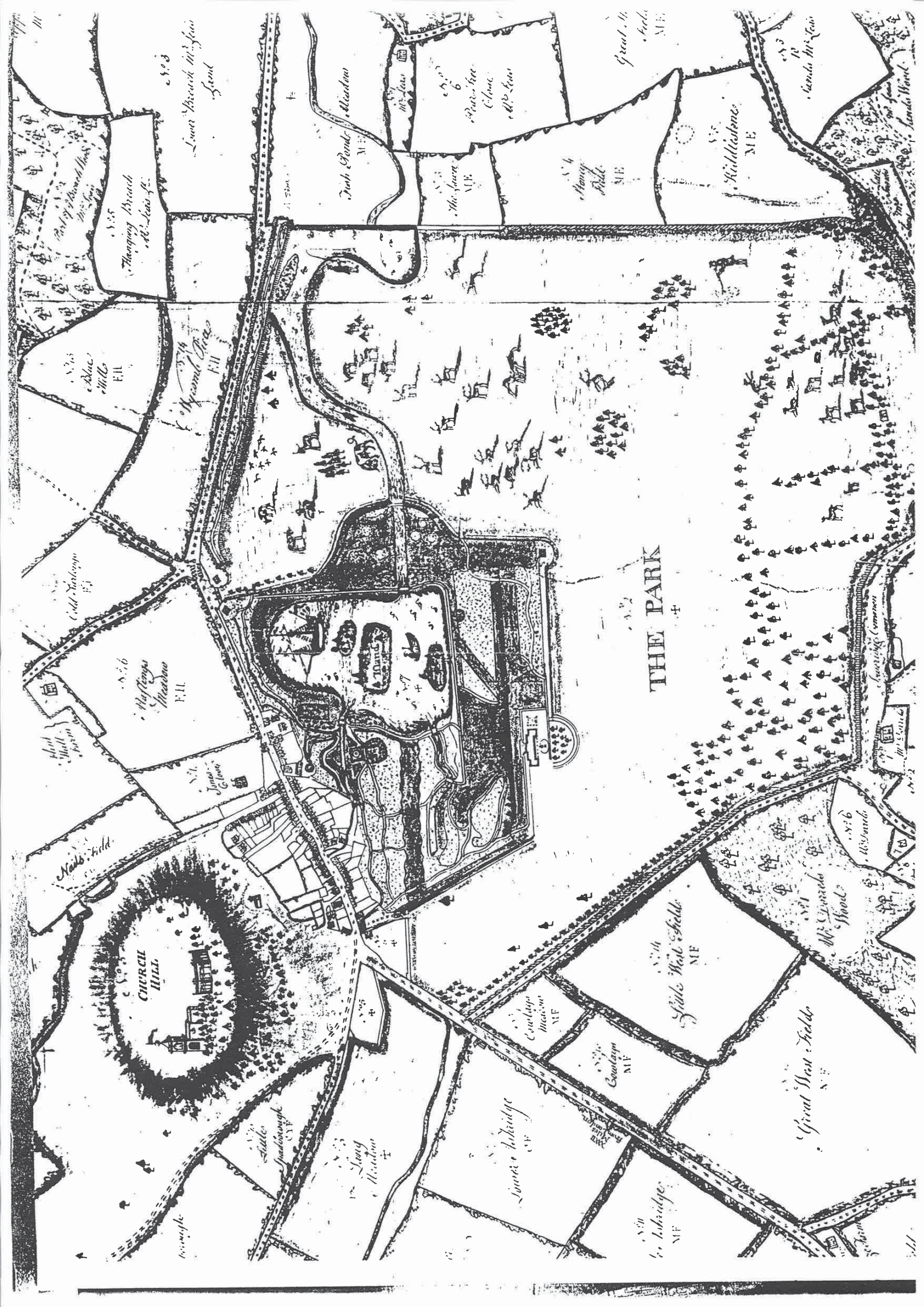
- modern double-light. One fixed-light, one side-hung casement. Beaded mullion, six glass panes to each light, moulded glazing bars.

Plan of
of
WYCOMBE
TOWN,
1799. By
A.D. 1799.

Part of Church Hill,
1799.



NORTH



S. 5.3
Lower Branch Meadow

S. 5.5
Thompson Branch
Meadow

Fish Pond
Meadow

S. 5.6
Pine Tree
Clove
Meadow

S. 5.4
Great Meadow

S. 5.7
Ridgeline
ME

S. 5.8
Upper Branch
Meadow

S. 5.5
Black
Mills
Field

S. 5.9
Myers Place
Field

S. 5.10
Cold Springs
Field

S. 5.6
Meadow
Field

S. 5.11
Lower
Clove
Field

S. 5.12
Noble's
Field

CHURCH
HILL

S. 5.13
Little
Spring
Cove

S. 5.14
Long
Meadow

S. 5.15
Lower
Bridge

S. 5.16
Coulage
Meadow

S. 5.17
Little
West
Field

S. 5.18
Great
West
Field

THE PARK

S. 5.19
Coulage
Common

S. 5.20
Meadow
Field

S. 5.21
Upper
Bridge

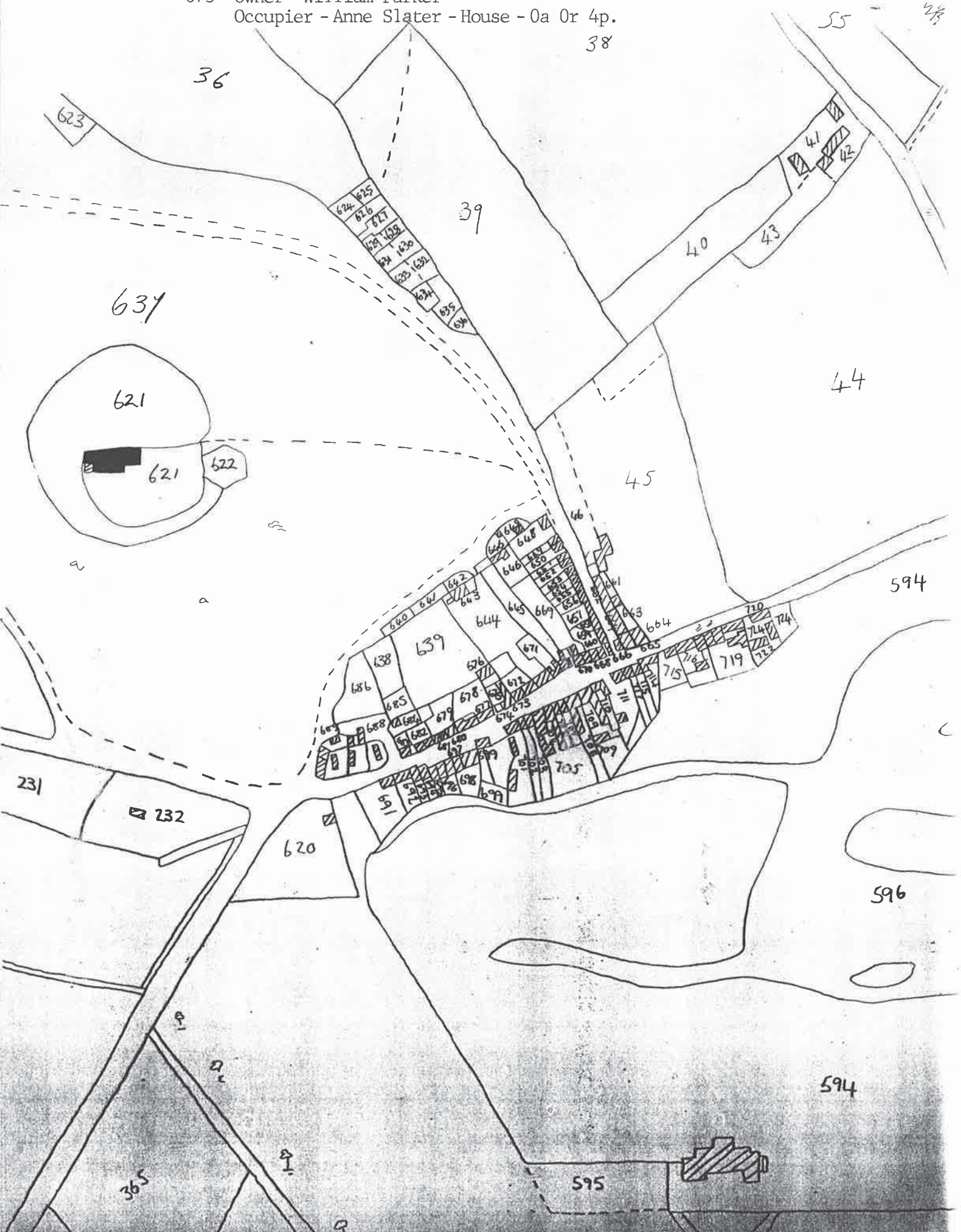
West Wycombe Tithe Map, 1849. Bucks. R.O. Ref: 420

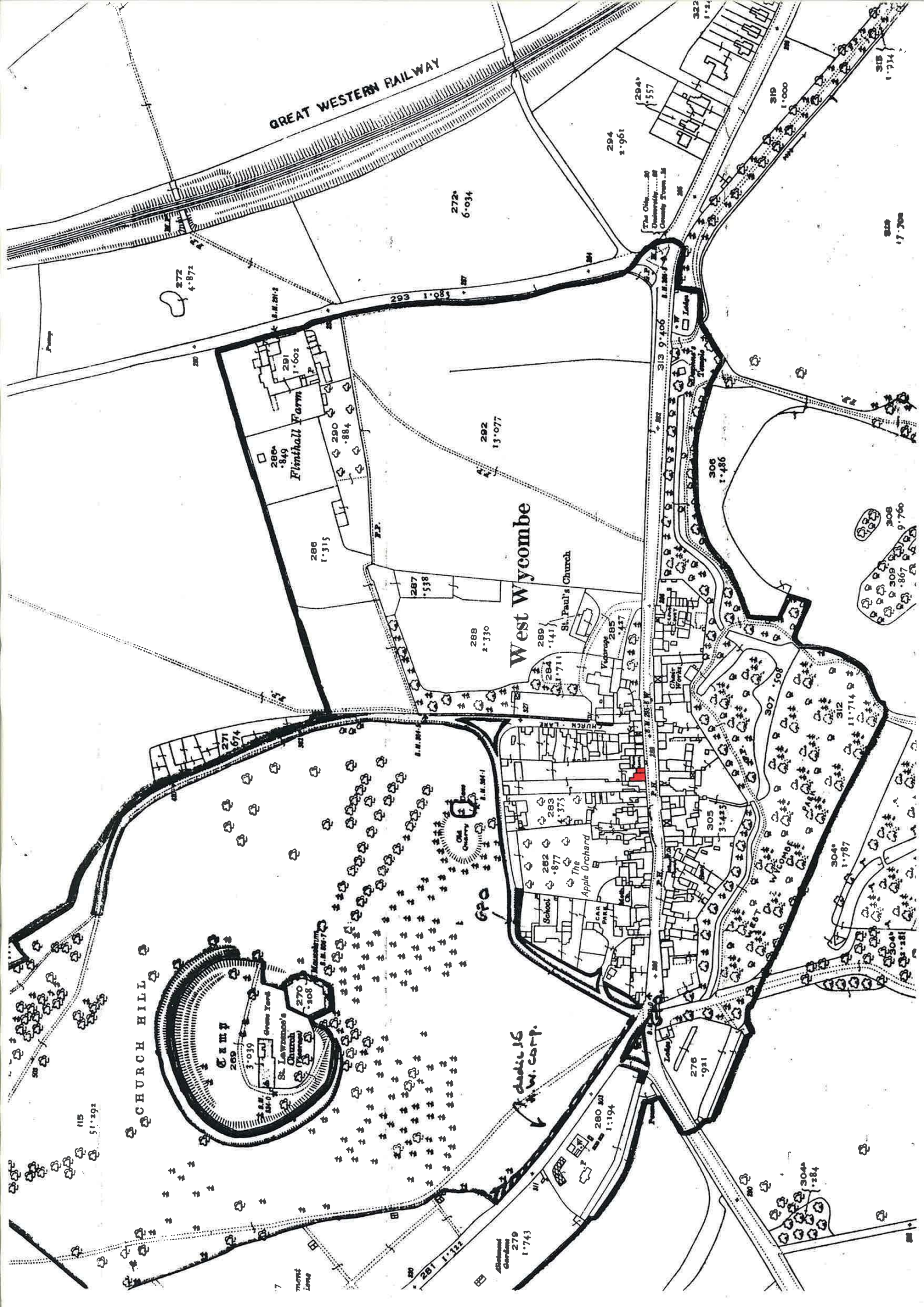
672 - Owner - Sir George Henry Dashwood M.P.

Occupiers - Mary Hester & Robert Rolfe - two houses & gardens - 0a 0r 14p.

673 - Owner - William Parker

Occupier - Anne Slater - House - 0a 0r 4p.





GREAT WESTERN RAILWAY

Flinthall Farm

West Wycombe

St. Paul's Church

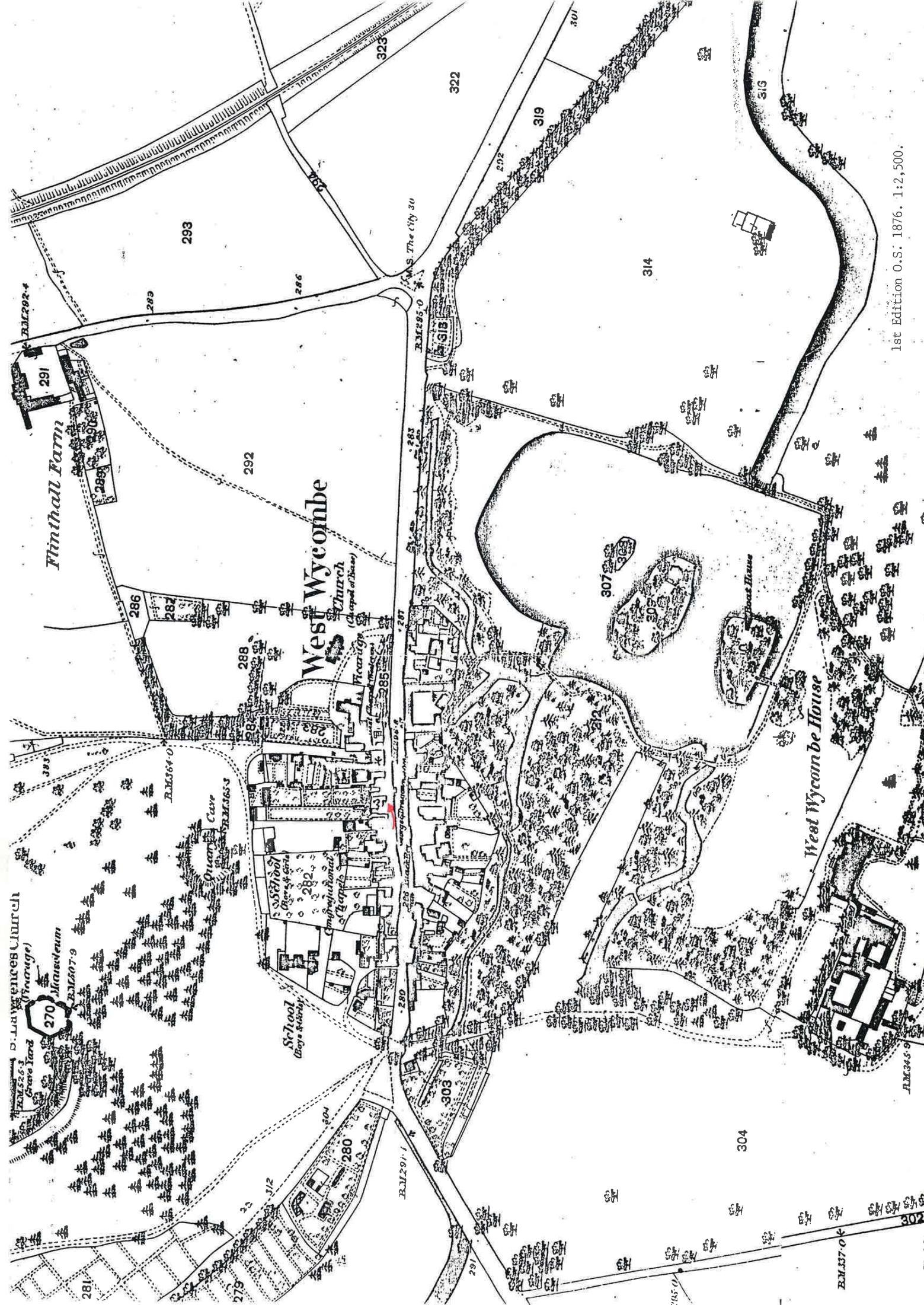
CHURCH HILL

Camp

St. Lawrence's Church

The Apple Orchard

W. W. Corp.



D. LAWRENCE'S CHURCH
(Grave Yard)

270
Manservant

Flinthall Farm

West Wycombe
Church
(Chapel of Ease)

School
Boys & Girls

West Wycombe House

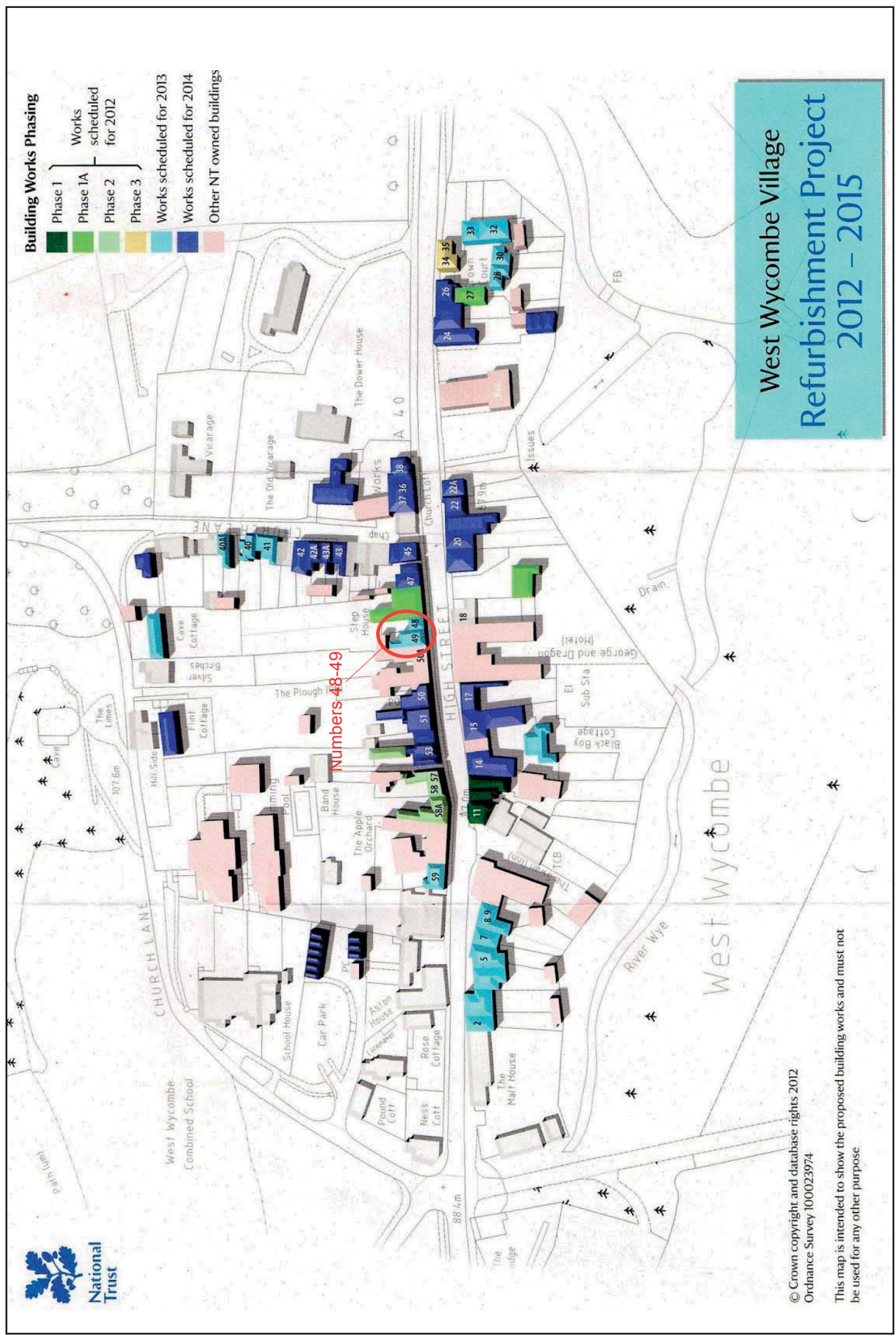


Figure 1: Location of No 48-49 High Street within West Wycombe

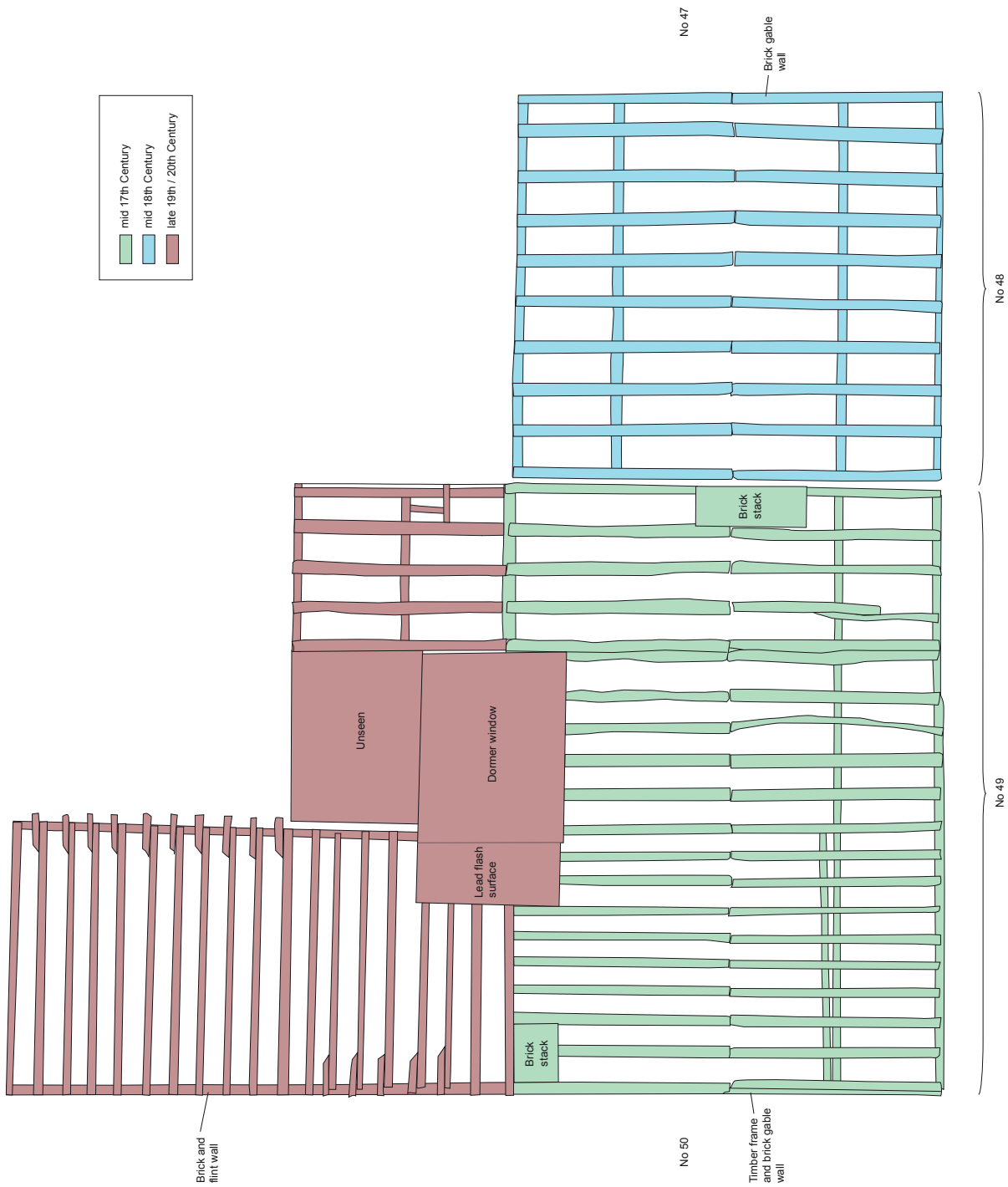


Figure 2: Rafter Plan with key phases



Plate 1: Front Elevation



Plate 2: Detail of arch lintel no. 48



Plate 3: Entrance to no 49 and adjoining blocked doorway



Plate 4: Internal wall ground floor no 49



Plate 5: No 49 ground floor fireplace



Plate 6: Gable wall between 50 and 49



Plate 7: Chimney for 48 and 49



Plate 8: Chimney to rear of 49



Plate 9: no 48 rear elevation



Plate 10: no 49 rear elevation



Plate 11: no 49 rear extensions



Plate 12: View of timbers forming rear pitch of main roof (No.49 looking east)



Plate 13: Detail of truss adjacent to gable wall between 49 and 50 (looking north)



Plate 14: View of timbers forming rear pitch of main roof (looking west to No.50)



Plate 15: Internal view of roof timbers facing east (No 49 looking east towards No.48)



Plate 16: Detail of truss and purlin in eastern part of roof (Clasped purlin in 48 looking E)



Plate 17: View of gable wall to west of roof (Looking west in No.49 towards wall of No.50)



Plate 18: Detail of gable wall to west of roof (Looking west in No.49 towards wall of No.50)



Plate 19: Detail of roof no 49



Plate 20: Detail of double purlin no. 49



Plate 21: Detail of pegged truss no. 49



Plate 22: View of rear extension roof no. 49



Plate 23: Detail of rear extension roof no. 49



Plate 24: View of rear extension roof no. 49



Plate 25: View of flint party wall between no 50 and the extension of no 49



Head Office/Registered Office/ OA South

Janus House
Osney Mead
Oxford OX2 0ES

t: +44 (0) 1865 263 800
f: +44 (0) 1865 793 496
e: info@oxfordarchaeology.com
w: <http://oxfordarchaeology.com>

OA North

Mill 3
Moor Lane
Lancaster LA1 1QD

t: +44 (0) 1524 541 000
f: +44 (0) 1524 848 606
e: [oanorth@oxfordarchaeology.com](mailto: oanorth@oxfordarchaeology.com)
w: <http://oxfordarchaeology.com>

OA East

15 Trafalgar Way
Bar Hill
Cambridgeshire
CB23 8SQ

t: +44 (0) 1223 850500
e: [oaeast@oxfordarchaeology.com](mailto: oaeast@oxfordarchaeology.com)
w: <http://oxfordarchaeology.com>



Director: Gill Hey, BA PhD FSA MIFA
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