

# 11-13 High Street West Wycombe Village Buckinghamshire



## Historic Building Recording and Investigation

oxfordarchaeology



southsouthsouth

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**No 11-13 West Wycombe Village, Buckinghamshire**  
**Report on Historic Building Investigation**

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## No. 11-13, 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 refurbishment works (detailed further below) to be undertaken between 2012-15 and the current report covers the recording of Numbers 11-13.

##### 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

1.2.3 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 11 forms one Grade II listing while No 12-13 forms another.

1.2.4 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.

1.2.5 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*.

1.2.6 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 October 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.



- 1.2.7 This document forms a stand-alone report on the investigation of No. 11, 12 and 13 High Street and ultimately similar reports will be issued 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.
- 1.2.8 The main recording at No.11-13 focused on the roof structure following removal of the roof tiles but it also included some internal recording following removal of render on walling on the 1st floor. 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 a scale drawing of the westernmost truss of no. 11 (Truss 4) and annotation of the second floor plan to indicate the roof structure with trusses and other details measured in.
- 1.3.3 The descriptive survey complemented the photographic and drawn surveys and added further analytical and descriptive detail.
- 1.3.4 The main site work for the building recording of 11-13 took place on 16<sup>th</sup> and 20<sup>th</sup> November 2012. The site was also visited by Martin Bridge of the Oxford Dendrochronology Laboratory and assessed for its potential for tree-ring dating but unfortunately the timbers were found to have insufficient rings to allow this type of analysis.

### **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 donated to the National Trust and they remain as a tenanted estate today.
- 1.4.6 More detailed historical research into No.11-13, as well as the village more generally will be undertaken in due course as part of the current project and the findings will be incorporated into the final report. The only 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 and they each clearly show the buildings along the street front (No 11-12) as well as the building to the south-west (not included in current work). The 1767 and 1849 maps distinctly show the south-west range as being separate from the street front buildings and we can assume the current roof in this area which stretches around the corner to link the two buildings, post-dates these maps. It is also interesting to note that neither map shows the southward projection that today forms No.13. The VBS suggested a date of the early to mid 17<sup>th</sup> century for this structure and the current work would broadly support such a date. The 1767 map is likely to be somewhat schematic and to not accurately show all buildings behind the street front but it is more surprising that it appears not to be shown on the 1849 map. The map included in the VBS is a tracing of the tithe map so a further examination of the original map may be of value.
- 1.4.7 The 1876 OS map confirms that the corner range had been constructed by this date and the later OS maps do not show any clear significant evidence relating to the development of this building.
- 1.4.8 A discussion on the phasing of this building is included below in the conclusion section.

## 2 DESCRIPTION OF INVESTIGATIONS

### 2.1 Introduction

- 2.1.1 West Wycombe is located approximately three miles west of High Wycombe. 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. 11- 13 are situated on the south side of the High Street. Nos 11 and 12 have their frontage facing onto the High Street, no. 13 is situated to the rear of no. 12.
- 2.1.2 The section of roof on the range parallel to the High Street (No.11-12) was exposed initially and access was very largely from external scaffolding. There were a number of stored items within the roof which caused some problems with access but it was possible to see the large majority of the structure and a new roof plan showing individual rafters and trusses was produced using the first floor plan as a base. In addition the westernmost truss (Truss 4) was drawn at scale 1:20 to provide further detail.



## 2.2 Roof

- 2.2.1 The street front ranges run east to west and contain 4 trusses which separate four bays from each other. The western two bays are within No.11 while the eastern two bays are within No. 12. The roof for no. 12 is 8.1m long, the roof for no.11 is 8.75m long. The roof structure for no 12 differs from that of no 11 by having curved wind bracing to three trusses.
- 2.2.2 The easternmost truss (*Truss 1: No.11-12*) is situated adjacent to the timber framed gable wall of no. 14. This gable wall has brick nogging (largely secondary brickwork) to the external areas while within the roof space the end wall of No.14 is closed by a stud partition with lath and plaster.
- 2.2.3 There is an obvious difference in height between the adjoining rooflines: no. 14 having an extra storey in living accommodation and the evidence is inconclusive as to which building was constructed first. The general appearance suggests that No.12 was constructed against No.14 (therefore post-dating it) and there is no evidence of any studs enclosing the eastern wall of No.12. However the end of a large, spine floor joist for no. 14 projects into the roof space of no. 12 suggesting that No.14 post-dates No.12. Clearly if No.14 had ever been free-standing then this member would have been truncated here. The floor joist could however be a secondary addition. It was also noted that the brickwork in the front (north) elevation of No.14 is not bonded into the southward return of this wall.
- 2.2.4 Truss 1 lies flush with this gable wall and the visible parts of the truss comprise a cambered tie-beam, principal rafters, queen struts (supporting collar) and clasped purlins. The lower part of the truss, including the tie-beam is obscured by roof insulation. It has a single wind brace to the west side of the truss on the both the north and south slopes. There is no evidence of a former brace on the east side of this truss apparently confirming that this roof (No.12) did not formerly continue east. Within Bay 1 there are two secondary spreading timbers, inserted between the purlins to reduce the sag of the roof. These timbers have simple birds-mouth notches (triangular shaped) cut at each end where they adjoin the purlins.
- 2.2.5 The rafters in the roof of number 12 appear relatively consistent, largely primary and laid flat to the slope. They are suggestive of a possible 17th-century (or potentially 16<sup>th</sup> century) date and they have unusually long pegs coupling the heads of the rafters. There are eight rafters in Bay 1 and eight in Bay 2 and they are generally c.13 cm wide by 7 cm deep. The rafters overlie the purlins and they are fixed with generally long, projecting pegs similar to those at the apex. Long pegs are also used through the sides of the principal rafters to secure the tenon joints where the collars are housed within the rafter. The rafter feet are nailed to the top of the wall plate and terminate within simple notches. The wall plates are coupled with secret bridled scarf joints and edge pegs.
- 2.2.6 The central truss of No.12 (*Truss 2: No.11-12*) has wind bracing to both sides and there are numerical carpenters marks IIII and V scribed (not chiselled) into the braces. Truss 2 is similar to Truss 1 and contemporary with it.
- 2.2.7 The floor of this section of the roof is currently covered in insulation but appears to be boarded underneath. The height of the ceiling below is fairly high compared to that of no. 11.



- 2.2.8 **Truss 3 (No.11-12)** separates the roofspace of no.11 and 12 and lies beyond a substantial brick stack on the west side of the roof. The main part of this stack is formed from thin old bricks (possibly 16<sup>th</sup> century) but the upper c.10 courses are later (19<sup>th</sup> century). The south end of this truss has modern concrete block infill while the remainder of the truss is infilled with wattle and daub with a plaster finish over some areas. The wattle and daub partitions are very roughly made with unfinished timber struts. The upper face of the horizontal collar has rebates within for muntins or staves (uprights from the former partition). There is an opening within the partition wall providing access to the adjacent raised storage area within the roof of no. 12. The central post of this truss is very rough and loosely fixed to the apex of the roof truss which is pegged.
- 2.2.9 There are peg holes in the upper face of the principal rafter to confirm that there were formerly wind braces to the west side of truss 3 and braces remain in-situ at the western part of this bay (against Truss 4). This appears to confirm that the full three bays (Trusses 1-4 are contemporary with each other.
- 2.2.10 The ceiling below Bay 3 appears to be a mix of modern plasterboard and lath and plaster.
- 2.2.11 **Truss 4 (No.11-12)** is also partially enclosed by a wattle and daub partition which would have created an attic space within Bay 3.
- 2.2.12 The roof in the the western bay of no. 12 is clearly a later addition and forms a hip that extends to the south in the adjacent building. The rafters here appear to be of 19<sup>th</sup>-century date although it is likely to have replaced a previous structure. This is particularly suggested by the fact that the purlins on the north and south slopes continues from the older eastern building into this western bay. However there is no evidence of a former wind brace on the west side of Truss 4. The western wall is of red brick construction appearing to date to the 18<sup>th</sup>/19<sup>th</sup> century. The partition wall for the rear of this roof is of concrete block construction.
- 2.2.13 **No.13** is to the rear of the eastern half of No.12 and tiles were removed from the eastern slope when the current recording was undertaken. This roof is clearly later than the building fronting the street and the timbers appear very mixed in dimension, date and style suggesting this was constructed using reused members.
- 2.2.14 The roofspace for no. 13 essentially divides into two areas either side of the chimney stack which is situated at the junction between the roofs for nos. 12 and 13. The two sections of roof appear contemporary with each other.
- 2.2.15 The main roof is the two-bay section to the south of the stack and the VBS states that prior to the 1970s the building continued for a further bay. There are three trusses in this area and although they would have had a similar form the southernmost one has been significantly altered or removed and other parts (eg tie-beams) are obscured by insulation. The trusses have clasped purlins, a yoke beneath thick ridge piece, principal rafters (14 x 10 cm) which are diminished above the purlin and a collar with a clear groove in the upper face for staves.
- 2.2.16 At the northern end of this section of roof is a chimney stack which divides No.12 from 13 and which is constructed from old bricks (17<sup>th</sup>-18<sup>th</sup> C) although it appears the stack was widened on the east side with another flue and then removed.



- 2.2.17 To the north of the stack is a small area constructed against the older south slope of No.12 and curiously the sloped outer face of the older rafters have lath and plaster. This was not a usable space so the purpose of the lath and plaster here is unclear. It was presumably contemporary with the later building rather than being a surviving fragment from the earlier structure and it could have provided some insulation between buildings or just a screen between separate properties.
- 2.2.18 To the rear of no. 11 to the west are two small extensions. The northern extension is the smallest and appears to be 20th century in date with early 20th century brickwork and modern concrete blockwork to the inside. The roof timbers appear mixed in date but overall the appearance is of 20th century date. The wall plate for the western block adjacent to this continues through this structure. A larger extension lies to the south and the roof was only partially uncovered. The rafters are simple squared timbers and there is no truss however the rafters go straight over purlins of which there is one to each slope of the roof. The roof structure appears to date to the 18th or 19th century. There is concrete block within the north wall.

### **2.3 Removal of wall plaster in No.11**

- 2.3.1 The building works included the removal of wall plaster within and outside of the rear bedroom of no. 11. (11/K and 11/N on the VBS plan) and this revealed phasing evidence relating to the development of the building. The key feature revealed is a clear sloped scar on both sides of the wall between these rooms from a former catslide roof which sloped down from west to east over a ground floor extension. Evidence discussed below suggests that the current upper floors over these two areas were created in two phases with the bedroom (11K) being created before the lobby (11N).
- 2.3.2 Inside room 11/N adjacent to the door on the north wall is a recess (blocked opening) within the brickwork approximately 730mm wide x 460mm high with some traces of plaster within the recess. The bricks within this recess are of mixed date and laid in an irregular bond with dark cream coloured lime mortar. The lintel of the recess is formed using the wall plate and the brick wall terminates under this. The west side of the recess has different mortar, paler in colour with dark inclusion and this mortar is also seen within the red tile infill to the eastern jamb of the doorway suggesting this area was rebuilt. The brickwork in this area also contains the scar of the former lower roofline which runs 1.1m from floor level downwards, east – west. Within this area the red/orange bricks are laid in an irregular bond but are more uniform in colour and size (230mm x 60mm x 120mm) that seen in the brickwork above the scar. The bricks located on the edge of the slope are cut to fit the angle of the roof. One brick header has been inserted at an angle which probably replaces a purlin removed when the roof was heightened and the room was created. There is some patchy limewash on the bricks suggesting the gable wall was painted. It is interesting to note that between the original roofline and the later brickwork the battens for the tiles relating to the original roof line survive in-situ.
- 2.3.3 A horizontal timber runs from the doorway to a blocked opening to the east of the door at approximately 30cm from floor level. This timber appears truncated by the doorway which is a later insertion and the void between the door frame and the brick wall is infilled with bricks on end and red tile fragments as described above.
- 2.3.4 Above the scar of the former roofline the wall is formed of rough mixed brickwork with the occasional blackened brick. The bond is again irregular and there are some brick



fragments used including one brick with a circular cut to one end. There are patches of plaster with red clay roof tiles laid flat within, possibly to create a flat surface for decoration.

- 2.3.5 To the east end of this wall there is a large blocked opening, presumably a doorway, measuring approximately 0.86m wide x 1.7m high. There are very clear straight joints to both jambs and a section of possibly the timber lintel for the doorway to the western edge. The bricks infilling the opening have been covered with a thin layer of render and then painted white. Some exposed areas of brickwork show red coloured bricks fairly regular in shape and size (223 x 109 x 63mm). The mortar is friable white coloured with mixed lime and black coloured inclusions very similar to that seen beside the current doorway indicating that when one door was blocked, another was inserted. The upper course of brickwork is formed of brick fragments which are angled inward to meet the wall plate which is set slightly in from the face of the wall.
- 2.3.6 To the east of this infilled door the brickwork is mixed as seen above the former roof scar. This eastern elevation has a large amount of modern sand cement rendering however one area of original plaster remains adjacent to the north elevation. The remaining walls within this room are covered with modern plaster and therefore could not be examined in detail.
- 2.3.7 Within the landing (11K) the sloped scar of the former roof is again visible but the brickwork above the line is relatively regular and soot blackened strongly suggesting that it was formerly external. This brickwork is also two bricks thick and slightly overhands the rougher brickwork below it which is roughly plastered. Between the two phases of brickwork is the clear imprint from a former sloped rafter from when the catslide roof remained across the landing but after the construction of the wall which formed bedroom 11N. This confirms that room 11N was created before 11K and it confirms the phasing evidence exposed within the roof structures (discussed above).

### 3 CONCLUSION AND SUMMARY OF PHASING

- 3.1.1 The current investigation into No.11-13 High Street, West Wycombe has enhanced our understanding of both this structure and of the wider development of the village. The work has broadly confirmed the construction phases suggested in the Vernacular Building Survey with the earliest section being the three easternmost bays along the street front (ie No.12 and the eastern half of No.11). The evidence in the roof appears to confirm that this was a distinct three-bay building with queen strut trusses, clasped purlins, a single tier of wind braces, cambered collars and a chimney stack towards the centre of the building. The VBS suggests a date of the early to mid 16<sup>th</sup> century and the evidence of the roof would broadly support such a date (albeit with the mid 16<sup>th</sup> century appearing more likely than the early 16<sup>th</sup>).
- 3.1.2 The second phase of the building is the rear projection to the east (No.13) which the VBS suggests was probably constructed in the early to mid 17<sup>th</sup> century. The evidence in the roof would support a 17<sup>th</sup>-century date of construction but it is noticeable how this is a cruder, lower status construction than the street-front range. It incorporates a wide range of types of rafter and a lower status building is suggested by the yoke, the thick ridge piece and the lack of wind braces. The roof of the western part of No.11 is suggestive of a 19<sup>th</sup>-century date and this supports map evidence which suggests that this corner range was constructed sometime between 1849 and 1876 to connect No.11 with the building to the south-west.



- 3.1.3 The blocked doorway within room 11/N is marked on the vernacular survey plan as a blocked window, however this opening possibly once formed an external entrance to this room which was clearly created when the roof was heightened sometime in the 18th /19th century.



## APPENDIX A. LISTED BUILDING DESCRIPTIONS

No. 12 AND 13, HIGH STREET, West Wycombe

Grade: II

Date first listed: 09-Jan-1954

HIGH STREET 1. 963 (South Side) WEST WYCOMBE Nos 12 & 15 SU 8294 9/74 9.1.54. II GV 2. Pair of cottages. Late C16. Timber framed with colour washed brick nogging. 2 storeys, 1st floor oversails on exposed corbels and 2 brackets. 2 flush 2 and 3 light wood mullion casement windows with glazing bars. R.C.H.M., p320. Outbuildings adjoining No 2 on West, Nos 2 to 5 (consec), Nos 7 to 9 (consec), The Swan Public House, West Wycombe Branch County Library, Nos 10 to 13 (consec), No 15, Black Boy Cottage, The George and Dragon Inn and Nos 16 to 23 (consec) form a group.

No. 11, HIGH STREET, West Wycombe

Grade: II

Date first listed: 09-Jan-1954

HIGH STREET 1. 963 (South Side) WEST WYCOMBE No 11 SU 8294 9/73 9.1.54. II GV

2. Early C18 front. Colour washed. brick, hipped old tiled roof. 2 storeys. Semi-detached, facing yard on west. Casement windows: 2 to street elevation, 1 to return elevation, all flush set with glazing bars. 8 fielded panel hatch door under cut bracketed hood. 1st floor band. Outbuildings adjoining No 2 on West, Nos 2 to 5 (consec), Nos 7 to 9 (consec), The Swan Public House, West Wycombe Branch County Library, Nos 10 to 13 (consec), No 15, Black Boy Cottage, The George and Dragon Inn and Nos 16 to 23 (consec) form a group.



## APPENDIX B. VERNACULAR BUILDING SURVEY FOR No11 – 13 WEST WYCOMBE



NO.s 11, 12, and 13,  
WEST WYCOMBE, BUCKINGHAMSHIRE.



# 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 LOCATION MAP

HOUSE : STRUCTURAL DEVELOPMENT

PLANS : as existing at time of  
survey

BUILDING DESCRIPTION : External Appearance  
Internal Features

ARCHIVE PHOTOGRAPHS AND DOCUMENTS

HISTORICAL MAPS

PHOTOGRAPHIC SURVEY

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.

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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.

See Listed Building's Description on following page...

1.  
963

HIGH STREET  
(South Side)  
WEST WYCOMBE

-----  
No 11

SU 8294 9/73

9.1.54.

II

GV

2.  
Early C18 front. Colour washed brick, hipped old tiled roof. 2 storeys. Semi-detached, facing yard on west. Casement windows: 2 to street elevation, 1 to return elevation, all flush set with glazing bars. 8 fielded panel hatch door under cut bracketed hood. 1st floor band.

Outbuildings adjoining No 2 on West, Nos 2 to 5 (consec), Nos 7 to 9 (consec), The Swan Public House, West Wycombe Branch County Library, Nos 10 to 13 (consec), No 15, Black Boy Cottage, The George and Dragon Inn and Nos 16 to 23 (consec) form a group.

1.  
963

HIGH STREET  
(South Side)  
WEST WYCOMBE

-----  
Nos 12 & 13

SU 8294 9/74

9.1.54.

II

GV

2.  
Pair of cottages. Late C16. Timber framed with colour washed brick nogging. 2 storeys, 1st floor oversails on exposed corbels and 2 brackets. 2 flush 2 and 3 light wood mullion casement windows with glazing bars. R.C.H.M., p320.

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Estate West Wycombe Village	County Buckinghamshire	Name No.s 11,12 and 13	Grid Ref. SU 829 946
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Listed Grade  
  
II

Archaeology survey  
Number  
No.11 - 153 206  
12 - 153 207  
13 - 153 208

Survey Date  
October 1993

Surveyor  
H.E.Garside  
G.Izzard



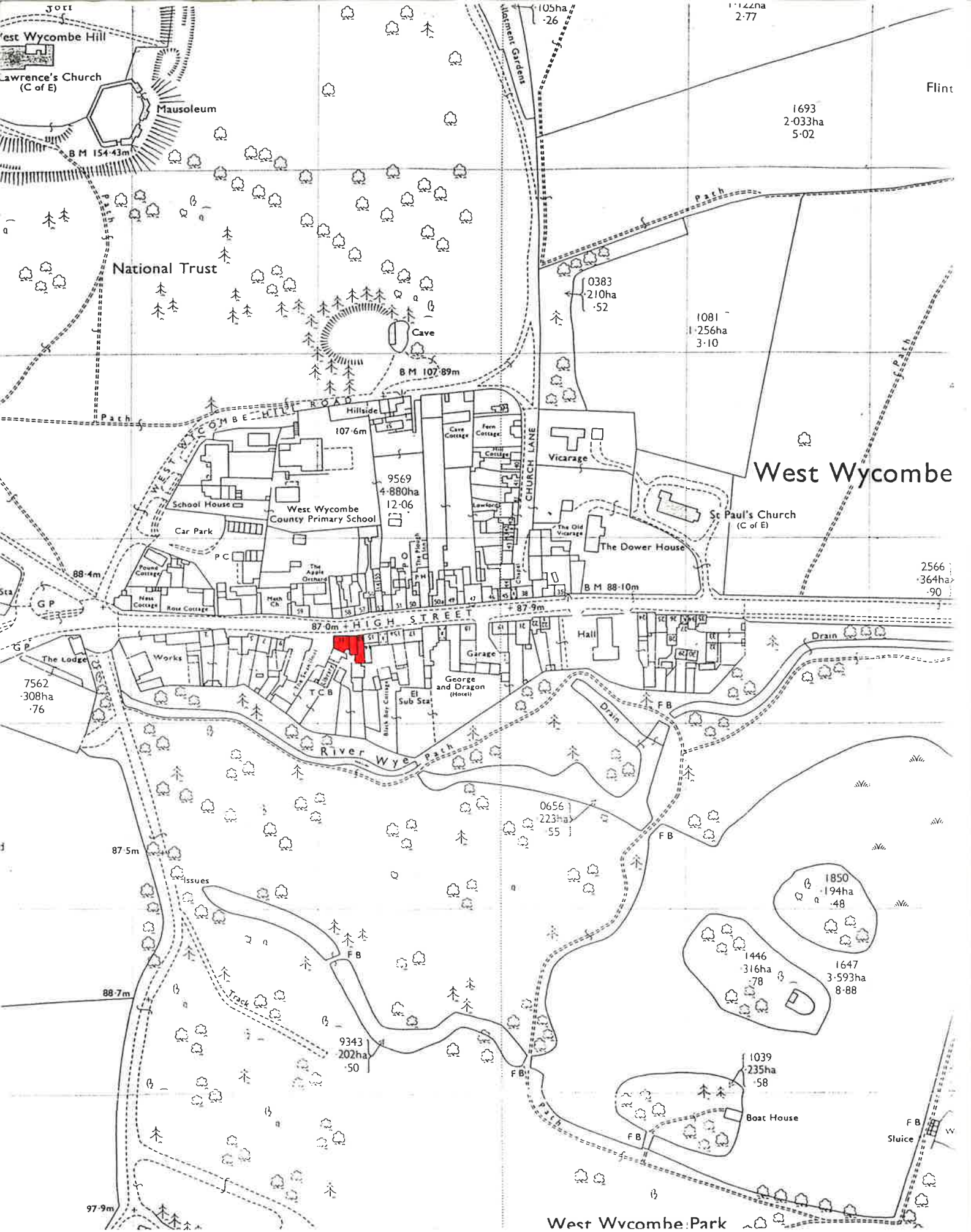
Situation Stands to the south side of the High Street. Adjoins the Black Boy to the east. Borders the old Toweridge lane to the west, which was diverted by the creation of West Wycombe park during the early 18th century.

Likely Date Early-mid 16th century, extended early-mid 17th, mid 18th and late 18th centuries

Historical Value Composite range of buildings which has developed over a number of centuries. Retains early jettied building dating from the 16th century rebuilding of the town, and additions of the 17th and 18th centuries. Part of original block was built out beneath the jetty and refronted during the mid 18th century, as were many early buildings within the village.

Other Sources  
See rear of report, and separate West Wycombe appendix Volume.

Rooms and Facilities		
<p>No.11. GROUND FLOOR Room A - living room B - porch C - lobby <i>room/kitchen</i> D - dining room/kitchen E - entrance lobby F - larder G - study</p> <p>FIRST FLOOR Rooms H,I,J and N - bedrooms K and L - landings M - bathroom</p>	<p>No.12. GROUND FLOOR Room A - living room B - entrance lobby C - kitchen</p> <p>FIRST FLOOR Room D - store E and F - bedrooms G - landing H - bathroom</p>	<p>No.13. GROUND FLOOR Room A - porch B - living room C - kitchen D - lobby</p> <p>FIRST FLOOR Room E - landing F - bathroom G - bedroom</p>



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

## STRUCTURAL DEVELOPMENT NOS 11, 12 AND 13.

### Period I. Early-Mid 16thC.

The earliest surviving element within this range is the three bay block towards the east end, which fronts the street, this probably dates from the early-mid 16th century. This currently contains the main block of No.12, and the east bay of No.11. It was originally a single property of two storeys, the upper floor being partly contained within the roof structure. The ground floor was probably in commercial or manufacturing use, whilst the first floor provided domestic accommodation.

The block was timber-framed and jettied to the street elevation. The jetty remains to the two eastern bays, which are defined by main posts exposed in the front elevation. The main posts to the ground floor are jointed into the soffit of the jetty plate, those to the first floor are jointed into the soffit of the wall plate, and to the top face of the jetty bressumer which is carried on projecting jetty joists. The rectangular timber-framed panels to the first floor of these bays remain exposed, the original wattle and daub panelling was replaced with brick during the mid-18th century. The small first floor window with ovolo moulded mullion is in the position of an original window opening.

The ground floor of the west bay has been built out beneath the jetty, probably during the mid-late 18th century. At the same time the first floor was also re-fronted in brick and the western wing was added.

To the rear of the main block the original corner posts can be seen, these stand on sandstone blocks. The section of rear elevation which is exposed has been substantially rebuilt, the original storey rail has been replaced, as have the walling studs and braces. The brickwork is modern.

The roof trusses have been largely rebuilt, although they retain their original form comprising tie-beam, collar and queen struts, with knee braces jointed into soffit of tie-beams and face of posts.

### Period II 17thC.

Probably during the early-mid 17thC a projecting wing was added to the east end of the rear elevation of the main block. This now comprises No.13. The wing was originally three bays, but the southern bay was removed during alterations of the late 1970s.

The wing is of one and a half storeys and timber-framed, the west wall has been rebuilt beyond its original position, this necessitated alterations to the roof structure to the west.

The chimney stack at the junction of the main block and the rear wing may be contemporary with the construction of the wing. There has probably been a winder stair to the west of the stack, this may also have been contemporary with the wing.



The original roof structure of the wing was of the same form as that to the main block.

### Period III mid-18thC.

During the mid-18th century additions were made to the west end of the range, infilling between the main block and a free standing, timber-framed block to the south west, which is now occupied by the butchers shop and is not a National Trust property. This block probably dates from the 16th century.

A two storey bay was added to the west end of the main block (west wing). This butted against a projecting stack to the north gable of the originally free standing block. A stack within the west wing backed against the earlier stack.

A small gabled block was constructed to the east of the back-to-back stacks, infilling the angle between the rear of the main block and the north elevation of the previously free standing structure. This was also of two storeys.

A staircase was inserted to the west of the back-to-back stacks. This led up from the ground floor of the west wing and opened onto the first floor within the rear gabled block.

Alterations were made to the western bay of the main block at this time. The ground floor was built out beneath the jetty, and the first floor was encased in brick. The external appearance of this bay is identical to the appearance of the west wing which is constructed in brick, and has a projecting brick string course at storey level. The two eastern bays within the main block remained unaltered, suggesting these were now within a separate tenancy. The west wing was an extension of the tenancy to the west.

Further alterations were made within the west bay of the main block. The re-fronting of the building precipitated changes to the internal roof structure. A high level collar was added to the truss at the west end of the main block and queen struts were jointed between the two collars; a second tier of clasped purlins were added to the western bay of the main block.

The string course to the front elevation of the west wing has been carried up over the door opening. Similar features can be seen elsewhere in the village and it has been suggested that these relate to the use of the buildings as shops. The west wing has functioned as a shop, and was probably in use as the post office during the 19th and early 20th centuries.

The rear gabled block is constructed in brick, sharing existing timber framed walls to the north and south. It was constructed to provide additional domestic accommodation.

### Period IV late 18thC.

During the late 18th, or possibly the early 19th centuries, a second gabled wing was added to the existing rear gabled block. This is also constructed in brick sharing the existing timber

framed wall to the west. It is of two storeys and was built to provide additional living accommodation.

#### Period V 19thC.

Alterations have occurred within the projecting rear wing to the east. This was originally constructed as an extension to the main block but was subsequently divided, along with the two eastern bays within the main block, to provide two separate tenancies.

One tenancy comprised the eastern bay of the main block, most of the ground floor of the wing, but only the southern bay on the first floor of the wing.

The other tenancy comprised the central bay of the main block, and a small lobby and staircase to the south west of the stack within the rear wing. The stairs led onto first floor accommodation within the northern bay of the rear wing. A small single storey block was built to the rear of the main block against the west elevation of the rear wing, providing a scullery for the central cottage.

The ground floor of the southern bay was in use as a shed and was accessed externally.

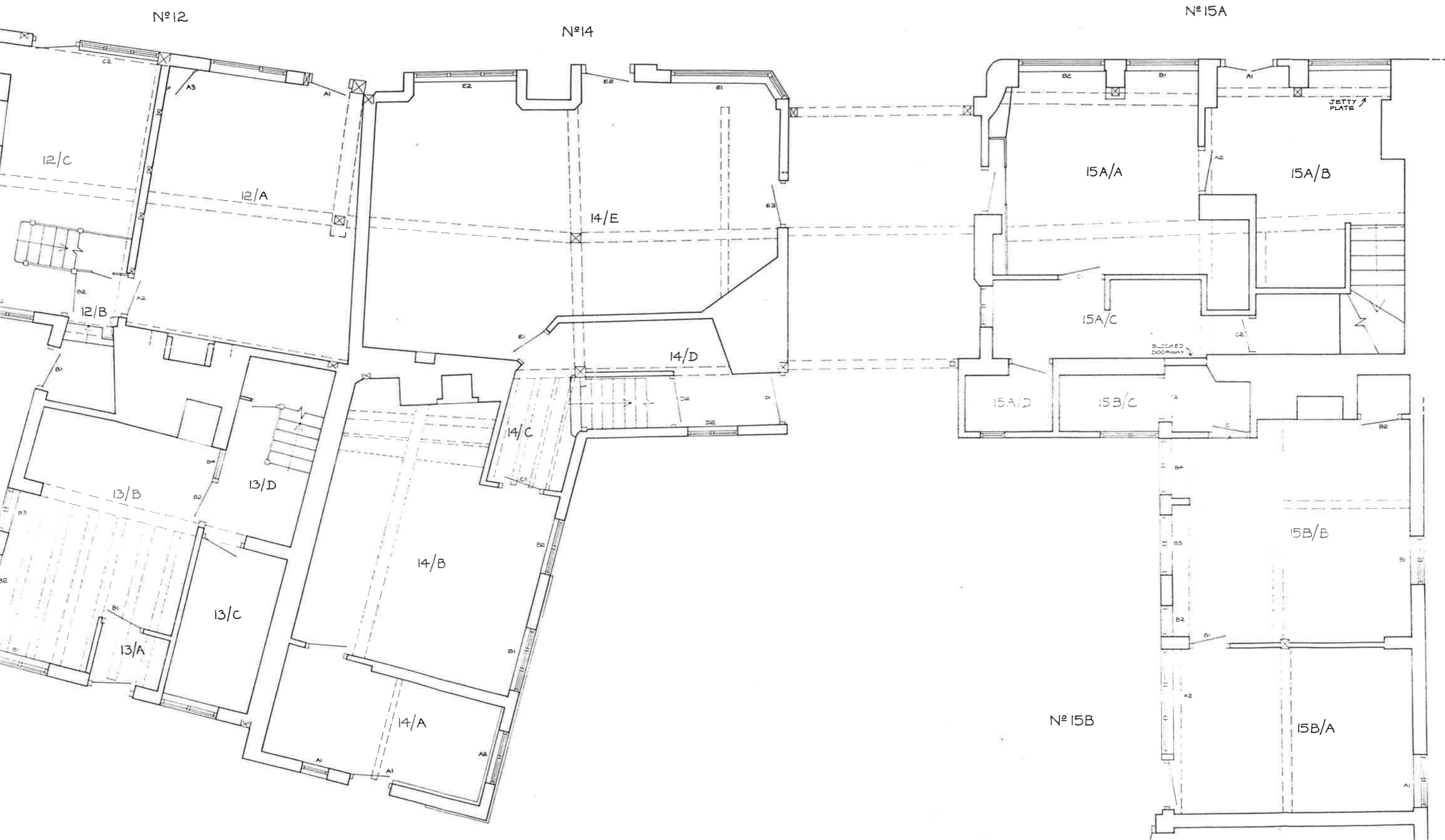
#### Period VI 20thC.

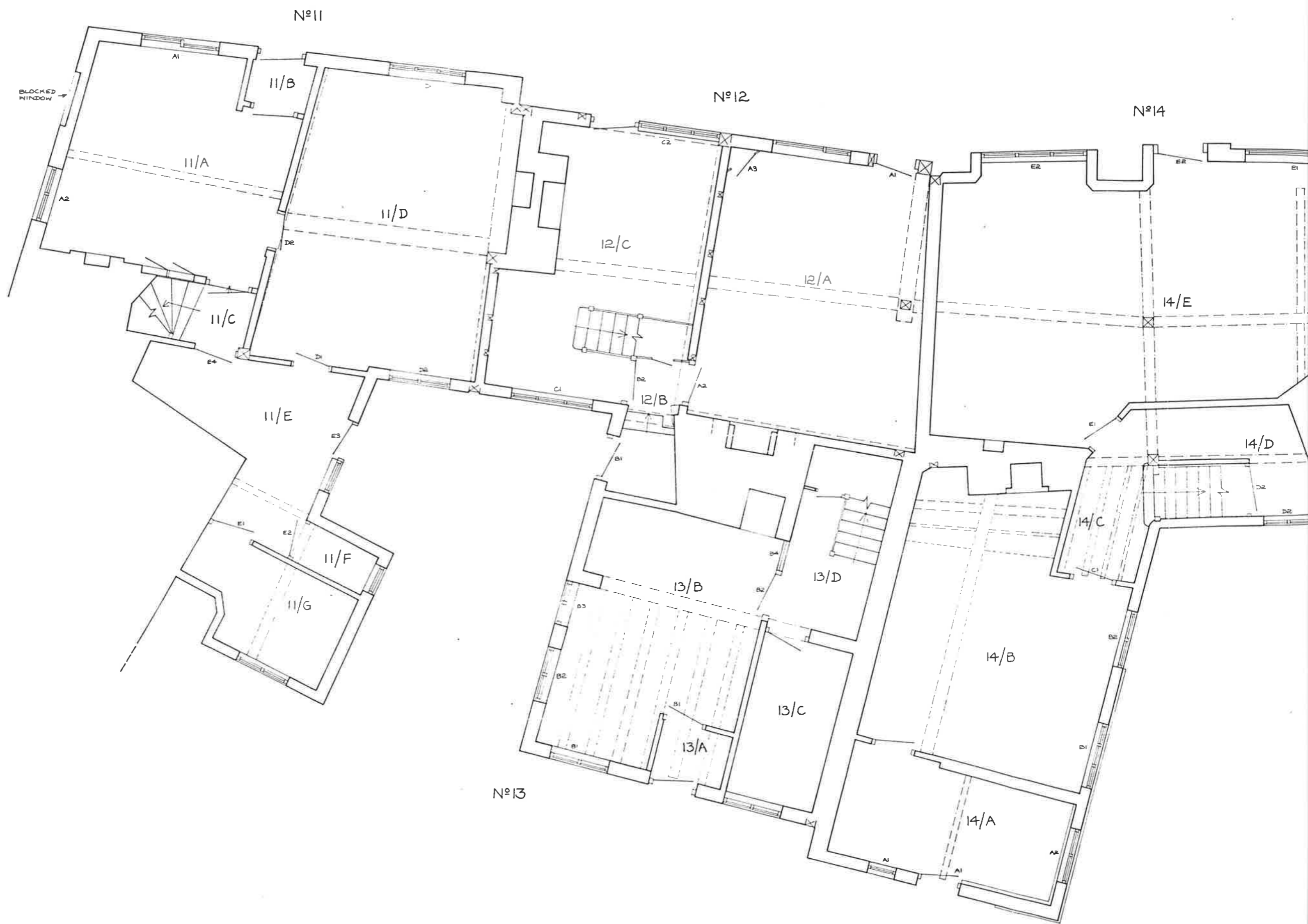
Major alterations occurred to the east end of the range during the late 1970s-early 1980s.

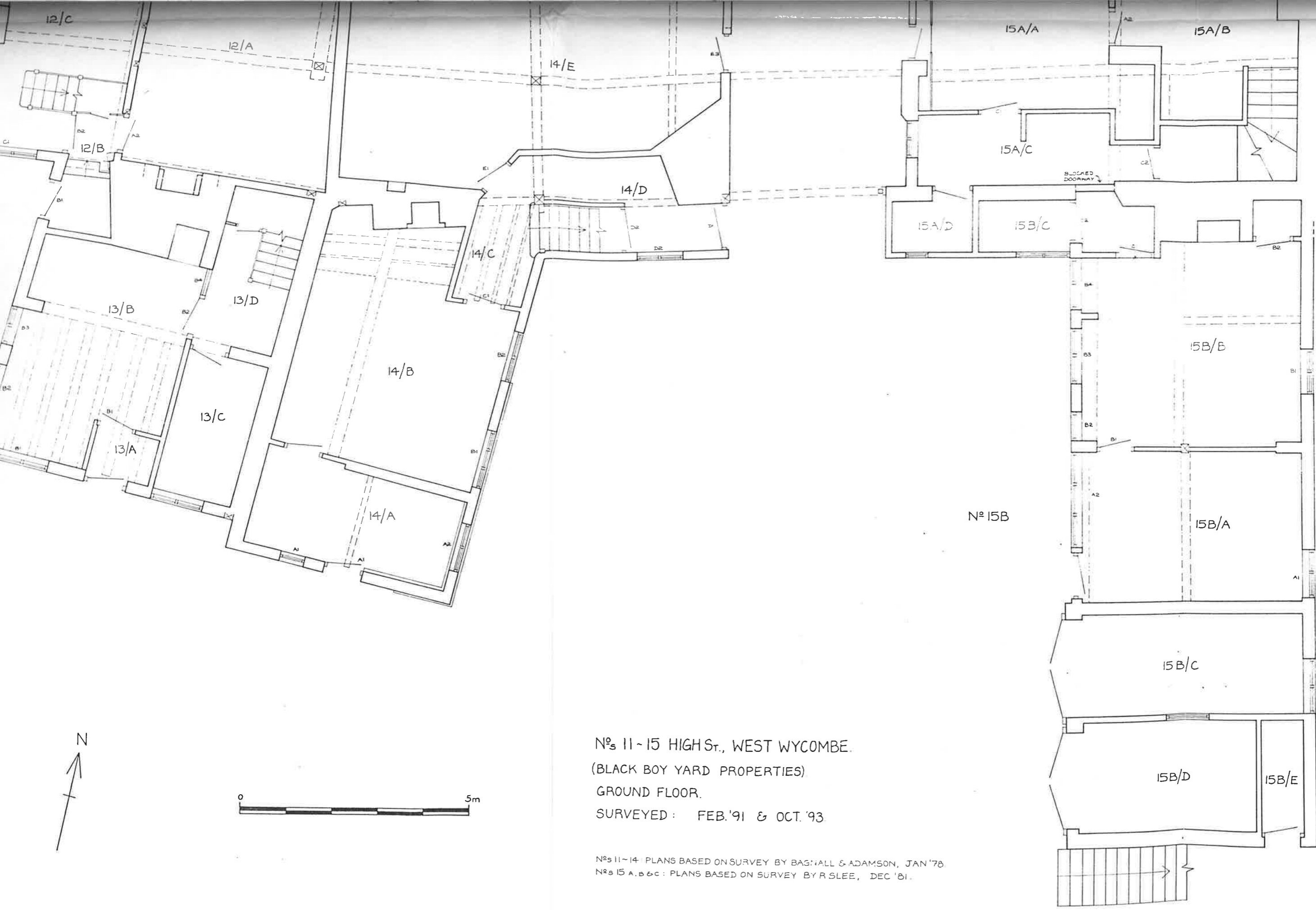
The two bays within the east end of the main block were reunited in a single dwelling (No.12). The southern bay of the rear wing was removed, the timber framing of the original south gable is retained within the north wall of a barn within the tenancy of No.14. The remainder of the wing became a single dwelling (No.13).

The small single storey block contained within the angle between the rear of the main block and the west elevation of the projecting wing was demolished.

Further minor alterations have been made to the internal layout of the range, however the main divisions between properties remain as defined above.

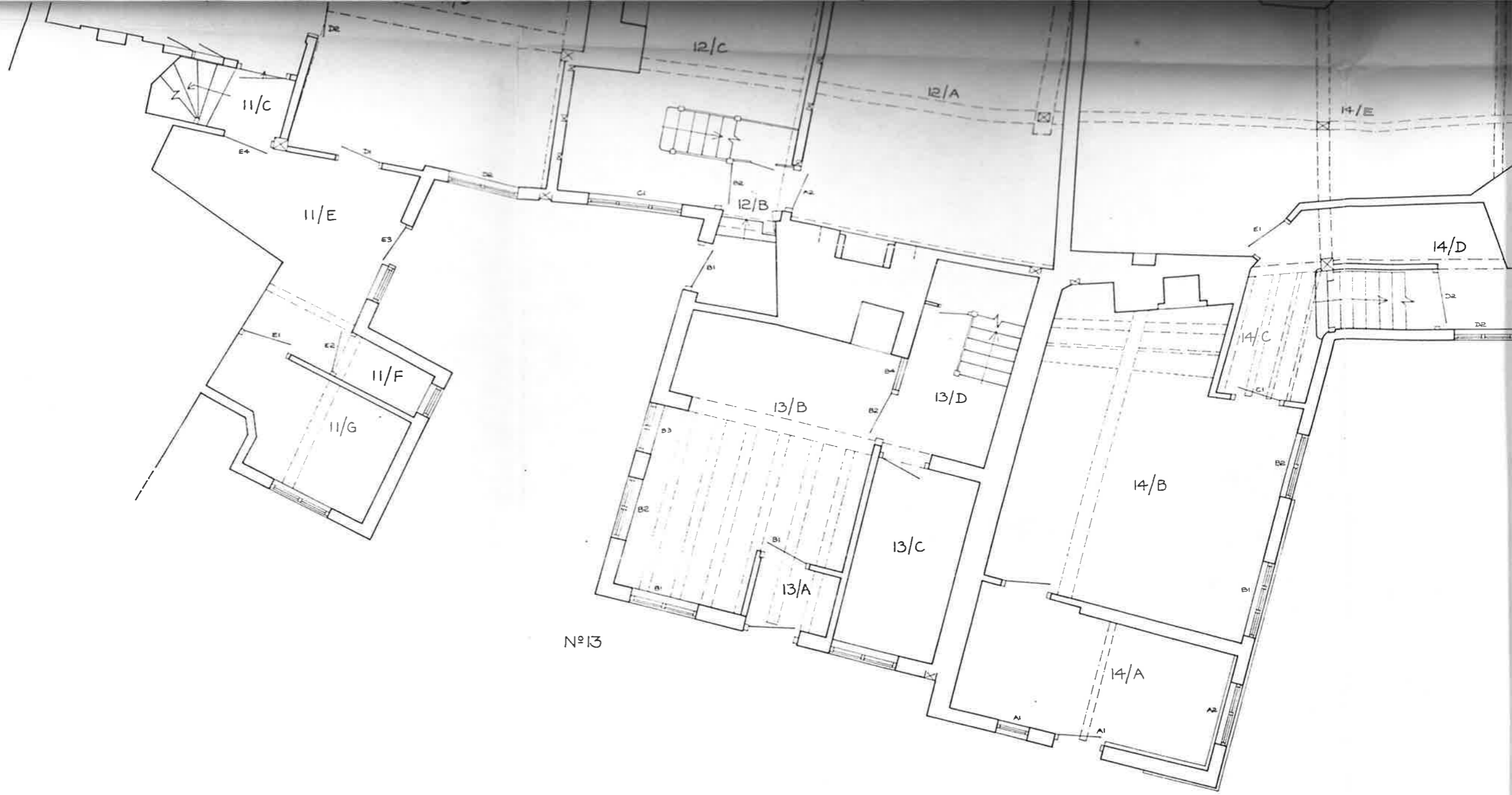






Nos 11-15 HIGH ST., WEST WYCOMBE.  
 (BLACK BOY YARD PROPERTIES)  
 GROUND FLOOR.  
 SURVEYED: FEB. '91 & OCT. '93.

Nos 11-14: PLANS BASED ON SURVEY BY BAGGALL & ADAMSON, JAN '78.  
 Nos 15 A, B & C: PLANS BASED ON SURVEY BY R. SLEE, DEC '81.



Nº 13



Nºs 11-15 H  
 (BLACK BOY Y  
 GROUND FLO  
 SURVEYED :

Nºs 11-14 PLANS  
 Nºs 15 A, B, C : PL



Nº 12

Nº 14

Nº 15A



Nº 15C

Nº11

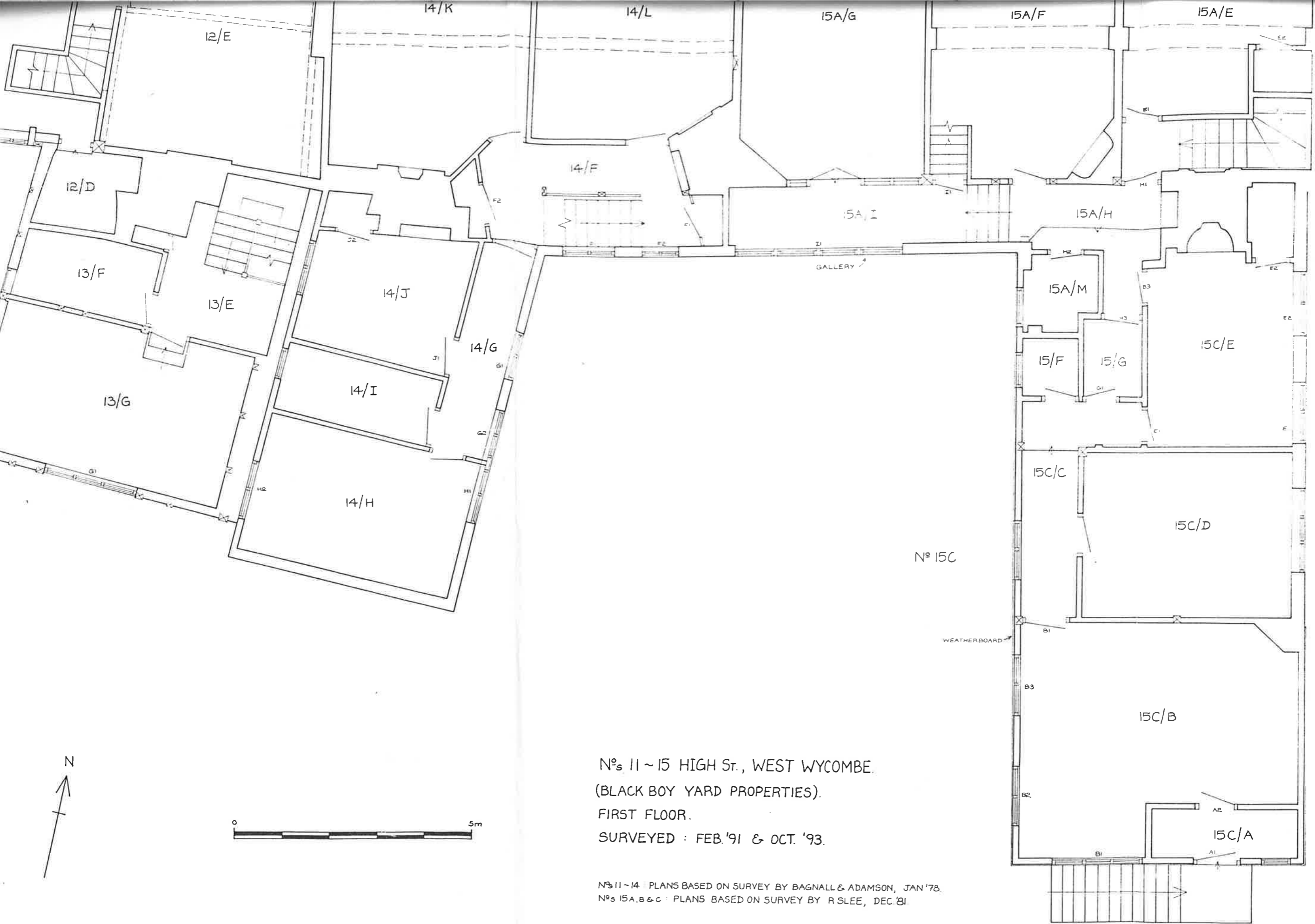
Nº12

Nº14

Nº13

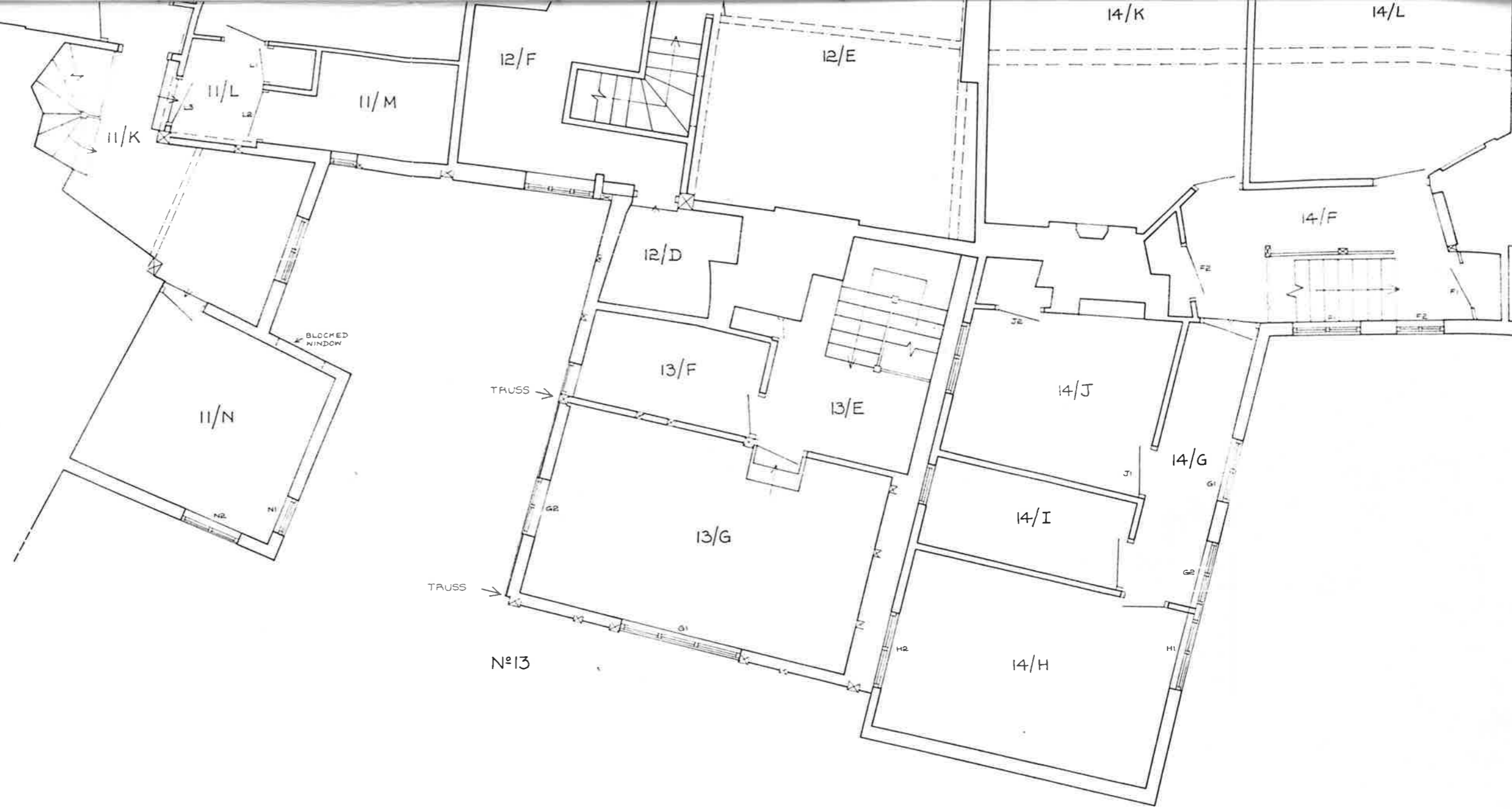






N<sup>o</sup>s 11 ~ 15 HIGH ST., WEST WYCOMBE.  
 (BLACK BOY YARD PROPERTIES).  
 FIRST FLOOR.  
 SURVEYED : FEB. '91 & OCT. '93.

N<sup>o</sup>s 11-14 PLANS BASED ON SURVEY BY BAGNALL & ADAMSON, JAN '78.  
 N<sup>o</sup>s 15A, B & C : PLANS BASED ON SURVEY BY R SLEE, DEC '81.

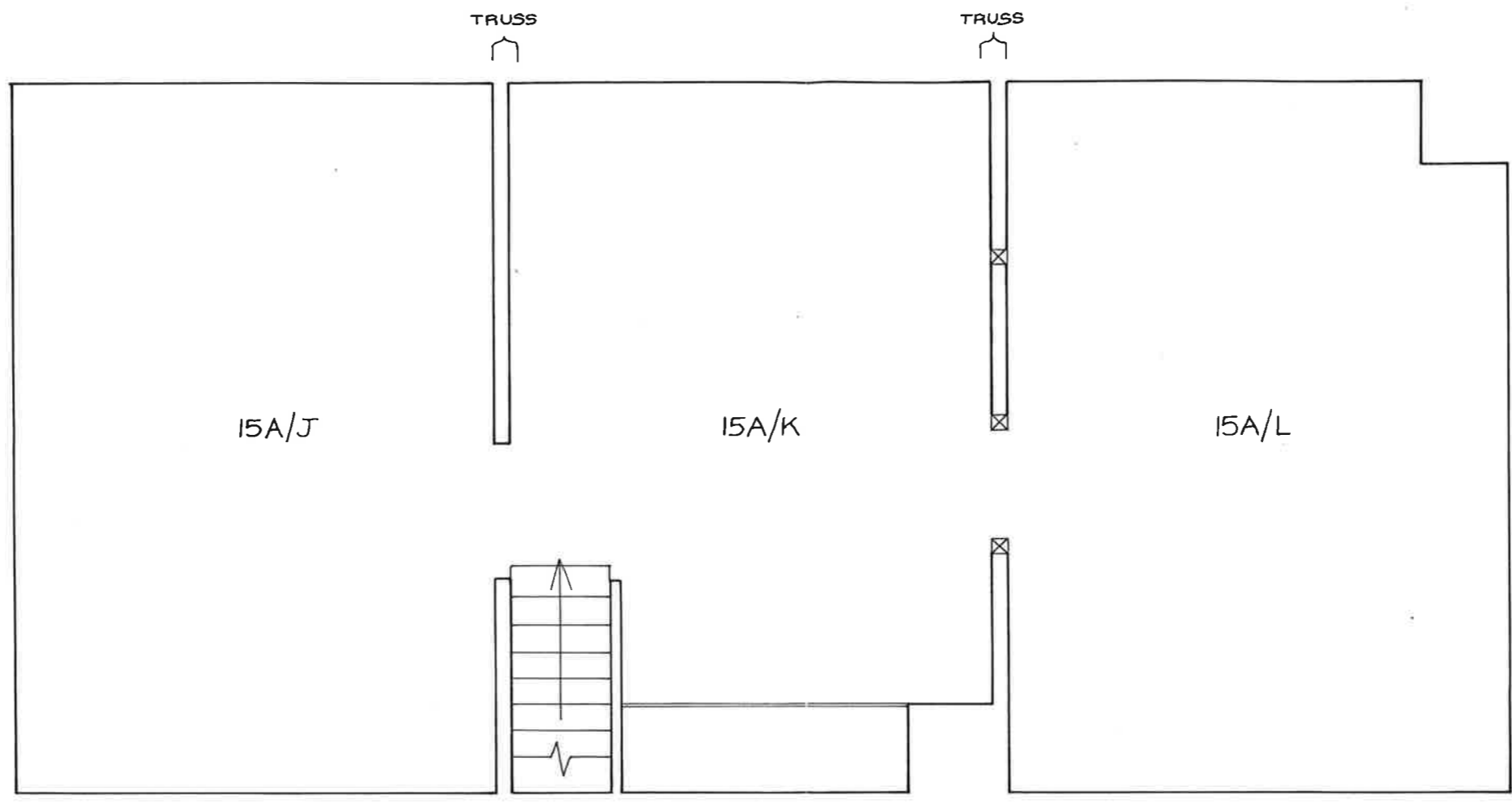


N°13



N°s 11 ~ 15 HIGH ST  
 (BLACK BOY YARD)  
 FIRST FLOOR.  
 SURVEYED : FEB. '59

N°s 11-14 : PLANS BASED ON  
 N°s 15A, B & C : PLANS BASED ON



PLAN BASED ON SURVEY BY  
R.SLEE, DECEMBER '81.



No 15A, HIGH ST., W. WYCOMBE.

ATTIC FLOOR.

SURVEYED : OCT. '93.

SCALE 1 : 50.

EXTERNAL APPEARANCE NO.s 11, 12, and 13.

Plan/Form.

Two-storey, rectangular, three bay main block. Two bays towards east are jettied.

Projecting, two-storey rear wing adjoins east end of main block. Two-storey wing runs across west end of main block. Adjoins non-N.T. property to north.

Two small, two-storey blocks contained within angle between rear of main block and the non-N.T property adjoining the rear of the west block.

Walling.

**Main Block**

- Front elevation - timber-framing of jettied bays to east exposed. To first floor main, corner posts and studs are morticed tenoned and pegged into jetty bressumer and to wall plate. To ground floor main posts and studs are morticed tenoned and pegged into jetty plate. Brick nogging throughout.
  - west bay is encased in brick in flemish bond. Projecting brick string course at storey level.
- Rear elevation - single main post exposed. Storey rail morticed tenoned and double pegged into main post. Slender studs to first floor. A single straight brace is jointed into main post and to soffit of wall plate. Late brick infilling.

**West Wing**

- Front and west elevation - brick in flemish bond, projecting brick string course at storey level. Walling continuous with brick casing to west bay of main block.

**Projecting Rear Wing** - West elevation - brick to ground floor, in random bond. Storey rail exposed to north end. Studs are morticed and tenoned into storey rail and wall plate. Towards south, first floor wall is weather boarded.

- South elevation - brick to ground floor. First floor rendered, roof truss exposed. The truss has a cranked tie-beam, collar, queen struts and diminished principal rafters. The truncated ends of the purlins are clasped between collar and principals. The east end of the tie-beam is jointed to main post and wall plate in normal lapped dovetail assembly. The main post has a gunstock head. Studs are jointed into soffit of tie-beam and upper face

into soffit of tie-beam and upper face of storey rail.

Rear Blocks - brick, mostly random bond.

Roof.

Main Block and West Wing - continuous roof, gabled to east, hipped to west. Plain tile covering and circular section ceramic tiles to hip and main ridges.

Rear Wing - gabled, roof pitch altered to west. Plain tile covering, circular section ceramic ridge tiles.

Rear Blocks - double gable. Plain tile covering, circular section ceramic ridge tiles.

Chimney.

Main Block - internal stack butting against ridge to rear. Brick with plain band. Sloping shoulder towards rear with plain tile covering.

West Wing - internal ridge stack at junction with non-N.T property towards south. Three flues. Brick with plain band towards top.

Rear Wing - internal ridge stack. Brick with plain band towards top.

Rear Blocks - south block, projecting gable stack. Brick, plain band towards top.

Openings.

Main Block.

- Front elevation - ground floor openings set in brick walling, flat heads, rendered over. First floor openings are framed by wall studs. One original window opening with wooden cill morticed tenoned and pegged into studs.

- Rear elevation - ground floor openings are set below storey rail, brick jambs. First floor openings are set below wall plate, framed by wall studs.

## West Wing

- Front elevation - ground floor opening to east set below segmental brick arch, brick jambs. Other ground floor openings are set within brick walling, flat brick heads. Door has a small porch canopy which is lead covered and carried on moulded plank brackets. First floor openings set below projecting brick string course at eaves, brick jambs, wooden cills.
- West elevation - ground floor opening set below segmental brick arch which is smaller than the existing opening, brick jambs. There is an infilled opening with surround as above. First floor opening as front elevation.

## Rear Wing

- West elevation - door opening set below storey rail, brick jambs. Other ground floor openings have flat brick heads, brick jambs. First floor opening towards north set below wooden wall plate, brick jambs. All others set within weatherboarding.
- South elevation - ground floor openings as windows to west elevation. First floor opening set below collar, framed by queen struts.

## Rear Blocks

- South elevation - door opening has plain wooden lintel, brick jambs. Other opening is set within brick walling, flat brick head.
- East elevation - set within brick walling, flat brick heads. Windows have wooden cills.

## INTERNAL FEATURES NO. 11.

### Floors.

- Rooms A, B and C - inaccessible solid floors
- D - inaccessible, probably quarry tiled.
- E, F and G - large period quarry tiles.
- All to first floor - inaccessible wooden floorboards.

### Ceilings.

- Room A - slender axial wooden beam, possibly original to block.
- B - plain plastered.
- C - squared joists.
- D - large axial wooden beam towards centre of room, this has wide plain chamfers and pyramid stops. There are two lengths of wooden beams over each transverse wall which are jointed into the axial timber.  
Beam over partition A-D is plain chamfered. Other transverse wooden beam is plain chamfered with scroll stops. This beam is jointed into the jowled head of a main post towards the front of the building and is carried on a vertical member towards the rear; the axial timber is also carried on a vertical member where it meets the transverse beam. The exposed main post towards the front of the building is plain chamfered and stands on a modern brick pier. The other vertical members have a modern wooden casing, the original main posts here may have been removed.
- E - axial beam, boxed-in with modern wooden casing, possible R.S.J.
- F - plain plastered.
- G - transverse wooden beam, plain chamfered.
- H - timber over partition H-J continued through room H; mortice holes in each face. Two lengths of beam over partition H-I are jointed into the transverse wooden beam. Base of hip-ridge visible in south-east corner.
- I - lower arris of purlin exposed.  
Lower part of truss exposed in partition H-I. This comprises tie-beam and high level collar, queen struts are morticed tenoned and pegged between the two horizontal timbers. The principal rafters are also visible. A wind brace runs between the principal rafter and soffit of purlin. Lower part of truss also exposed in east wall; as above except tie-beam is slightly cranked. There is a stud jointed into the soffit of the tie-beam, this is probably the jamb of an earlier door opening.
- J - plain plastered.
- K - slender transverse timber.

- L - tie-beam exposed in partition J-L.
- M - lower arris of purlin, end of tie-beam, principal rafter and wind brace exposed.
- N - plain plastered.

Partitions.

- Rooms A-D and C-D - brick and stud wall. Vertical wooden boards to lower part, room D.
- D-E - brick. Large main post within room E jointed into wooden rail at top, and to wooden cill at base. End of cill carried on padstone.
- E/F-G - brick.
- H-J and I-L/M - modern hollow core.
- H-I - stud partition, probably lath and plaster infill.
- K-L - main post jointed to tie-beam and wall plate in normal lapped dovetail assembly. Post is plain chamfered with run out stop towards top; original corner post.  
Stud also jointed into soffit of wall plate. A straight brace is jointed into soffit of wall plate and to side of main post. Brick infilling.
- K-N - large jowled post. Partition towards west has been repaired in breeze block.

Stairs.

- Room C - winder stair, with two straight steps at top leading onto first floor landing. Early 20thC balustrading to landing.

Fireplaces.

- Room A - rectangular fire-opening. Modern brick fire-surround and tiled mantel-shelf.
- B - large rectangular fire-opening plastered throughout. Plank mantel-shelf carried on moulded plank brackets.
- I - cast-iron grate, with decorated arched head. Large four-centred arched wooden head above existing fire-opening, possibly dating from the early-mid 17thC.

Doors.

- Room A - late 19thC four-panelled door. Rails and stiles are plain chamfered with run out stops. Decorative finger plate.
- B - late 18th or early 19thC six-panelled door. panels are heavily beaded.
- C - early 19thC four-panelled door. Recessed panels are raised to one face.
- D - modern ledged and braced door.
- E1 - modern plank and batten door. Small glass pane in upper part.
- E2 - re-used, modern plank and batten door.



- E3 - late 19thC plank and batten door. Glazed panel to upper part.
- E4 - period plank and batten door. Glazed panel to upper part.
- H - modern plank and batten door.
- I - late 18th or early 19thC plank and batten door.
- J - modern plank and batten door.
- L1 and L2 - modern ledged and braced doors.
- L3 - early 20thC ledged and braced door. Beaded planks.
- N - modern plank and batten door.

### Windows.

- Room A1 - late 18th or early 19thC horizontal sliding sash. Nine glass panes to each sash. Thick moulded glazing bars.
- A2 - 18th or early 19thC fixed-light. Fifteen glass panes, moulded glazing bars.
- D1 - modern triple-light. Two fixed lights, one side-hung casement. Beaded mullions. Four glass panes, very slender moulded glazing bars.
- D2 - modern double-light, squared mullion. Two side-hung casements, four glass panes with moulded glazing bars. Beaded mullion.
- E - modern side-hung casement. Four glass panes, moulded glazing bars.
- F - modern side-hung casement. Single glass pane.
- G - modern double-light. One fixed-light, one side-hung casement. Four glass panes to each light, moulded glazing bars. Beaded mullion.
- H - triple-light. Two 19thC fixed lights, slender moulded glazing bars. One modern side-hung casement, thick modern glazing bars. Four glass panes to each light. Beaded mullions.
- I - triple light. 19thC fixed-light and side-hung casement, one modern side-hung casement. Four glass panes to each light. Period lights have slender moulded glazing bars. Beaded mullions.
- J - double-light. One side-hung casement, one fixed-light. Four glass panes to each light, moulded glazing bars. Beaded mullion.
- K - 19thC double-light. One fixed-light one side-hung casement. Four glass panes to each light, slender moulded glazing bars. Beaded wooden mullion.
- M - modern side-hung casement. Two glass panes, moulded glazing bar.
- N1 - modern side-hung casement. Four glass panes moulded glazing bars.
- N2 - modern double-light. One fixed-light and one side-hung casement, beaded mullion. Four glass panes to each light, four glass panes.

### Miscellaneous.

- Room A - early 19thC fitted cupboard. Two single-panelled doors. Beaded and recessed panels are raised and fielded.

## INTERNAL FEATURES NO.12.

### Floors.

- Room A - modern wooden floorboards.  
B, C - modern red quarry tiles.  
H - period wooden floorboards.  
All others - inaccessible, probably as H.

### Ceilings.

- Room A - original lateral wooden beam. Plain chamfered with slight run out stops.  
- two lengths of transverse wooden beam at junction with No.14. Plain chamfered with run out stop towards front of building. Transverse wooden beams jointed into the lateral beam. Rear section of transverse beam truncated beyond junction with lateral beam.  
B - transverse wooden beam over partition A-B.  
- lateral wooden beam is storey-rail of original main block. Mortice holes in soffit face.  
C - original lateral wooden beam. Plain chamfered.  
- two lengths of transverse wooden beam over partition A-C, over partition A-B, see above. Transverse beams jointed into lateral beam; they are plain chamfered and stopped. Towards the front of the building the transverse beam is carried on a jowled main post, see 'Partitions'.  
D - plain plastered.  
E - modern lateral wooden beam. Plain chamfered with notched run out stop at each end.  
F - plain plastered. Wall plate exposed towards rear.  
G, H - plain plastered.

### Partitions.

- Room A - rear wall, main post towards north-west corner. Transverse beam over partition once continued to meet post, now truncated.  
- front wall, storey-rail jointed with splayed scarf joint and pegged.  
Rooms A-B - within room B main post stands on sandstone block. Transverse timber over partition, jointed into main post, joint tied with metal bracket. Storey-rail in rear wall is morticed and tenoned onto side of main post.  
A-C - studs are morticed and tenoned into soffit of transverse beam over partition. Studs have a number of mortice and peg holes in the exposed faces, these timbers maybe re-used. Probable lath and plaster infill.  
- within room C, the storey-rail, main post and transverse beam are jointed in normal lapped dovetail assembly.  
C - east wall, transverse wooden beam over partition is plain chamfered. Stud and rail partition below, probably lath and plaster infill.

- D-F - jowled head of main post carries wall plate.
- E - west wall, base of truss exposed. Tie-beam, carried on jowled head of main post towards rear of main block, main post plastered over.
- E-G/H - lower part of truss exposed. Cambered tie-beam is carried on jowled head of main post towards rear, bedded into wall towards front. Arch braces are morticed tenoned and double pegged into soffit of tie-beam, and to face of main post towards rear of building.
- H - east wall, end of cambered tie-beam and arch brace exposed.

**Stairs.**  
 Room C - modern stairs. Straight flight leads onto 1/4 turn with winders onto first floor landing.

**Fireplaces.**  
 Room A - large rectangular fire opening. Modern brick to back and sides. Metal plate supports flat brick arch. Period wooden mantel shelf, beading to lower edge, carried on moulded wooden brackets.  
 C - large rectangular fire opening.  
 E - 3 niches in chimney breast. Arched heads, plastered throughout.

**Doors.**  
 Room A1 - period plank and batten door. Four beaded planks. Period spoon-ended strap-hinges. Large metal rim-lock, period thumb latch.  
 A2 - modern ledged and braced door.  
 A3 - modern ledged and braced cupboard door.  
 B1 - modern ledged and braced door. Single glass pane in upper part.  
 B2 - modern framed door. Six glass panes to upper part, thick moulded glazing bars.  
 B3 - modern ledged and braced under-stair cupboard.  
 All Others : modern ledged and braced doors.

**Windows.**  
 Room A - 18thC horizontal sliding sash. Six glass panes to sash, twelve glass panes to fixed-light. Thick moulded glazing bars.  
 C1 - modern triple-light. Two fixed-lights and one side-hung casement. Thick moulded glazing bars. Chamfered mullions.  
 C2 - period triple-light. Two fixed-lights and one side-hung casement. Four glass panes to each light. Slender moulded glazing bars. Beaded wooded mullions.  
 E1 - modern sky-light.  
 E2 - 17thC double-light in original window opening. Two fixed-lights, ovolo moulded mullion. Two diagonally-set vertical glazing bars. Modern glazing.  
 E3 - four-lights. Three 19thC fixed-lights, one modern side-hung casement. Four glass panes to

each light, those to modern light are thick.  
Squared mullion.

- F - modern double-light. Two side-hung casements, squared mullion thick moulded glazing bars.
- H - period double-light, two side-hung casements, chamfered mullion. Four glass panes to each light, slender moulded glazing bars.

## INTERNAL FEATURES NO.13.

### Floors.

- Rooms A, B, C and D - concrete.  
E, F and G - inaccessible wooden floorboards.  
E - part of axial wooden beam exposed to side of stairs.

### Ceilings.

- Room A - period wooden joists.  
B - large, squared, transverse wooden beam. Joist towards centre contains mortices in sides and soffit, this is probably re-used. Joists to south of beam have been removed, ceiling level raised. Mortices which received joists visible in side of beam. Ceiling to south of beam is plain plastered.  
C - plain plastered.  
D - transverse wooden beam, from room B, continued over partition C-D. Axial wooden beam over partition B-D is jointed into transverse beam. The latter contains a mortice hole for joist which ran south. Wall plate exposed in east wall.  
E - lower arris of purlin exposed. Plain plastered.  
F - as E.  
G - plain plastered. Wall plate exposed in east wall.

### Partitions.

- Rooms A-B - standard hollow-core.  
B-C, B-D - probably stud wall with brick infilling.  
D/E and G - wall plate and storey rail exposed. Studs morticed tenoned and pegged between them.  
E-F, E-G - standard hollow-core.  
F-G - part of original truss exposed. Tie-beam, wall plate and main post jointed in normal lapped dovetail assembly. Tie-beam is jointed to central post, and the joint is tied with a metal strap. The tie-beam has been truncated here possibly to create a door opening, now infilled. Early post visible in north-west corner. Late 19thC studs and rails, brick infilling. Tie-beam and main post also visible from room G.

### Stairs.

- Room D - modern stairs. Two straight runs, separated by half-landing. Modern balustrading.

### Fireplace.

- Room B - earlier fire opening exposed. Modern brick to existing opening, no flue.

Doors.

Rooms A1, C, F and G

B

B2

E

- modern ledged and braced.
- modern framed door. Six glass panes to upper part with moulded glazing bars. Moulded, recessed panel below.
- modern ledged and braced door. Period wooden frame.
- modern airing cupboard.

Windows.

Rooms B1, B3 and C

B2

B4

E

F

- modern double-light. Beaded mullion. One fixed-light and one side-hung casement. Four glass panes, moulded glazing bars.
- period double-light. Beaded mullion. One fixed-light, one side-hung casement. Four glass panes. Slender moulded glazing bars.
- period, fixed, borrowed-light. Four glass panes, bevelled glazing bars.
- two modern sky-lights.
- modern triple-light. Central fixed-light, two side-hung casements. Beaded mullions. Six glass panes, moulded glazing bars.

## INTERNAL ROOF STRUCTURE NOS 11 AND 12.

### Main Block.

Roof divided into three bays by two trusses and a truss in each gable end. Trusses are numbered from east to west.

#### **Truss No.1**

- The base of the truss is exposed at first floor level. The tie-beam is probably carried on a jowled corner post to the rear of the building. There is probably also a brace jointed into the soffit of the tie-beam and the face of the post. Post and brace are plastered over.
- Within the attic there are two tiers of collars. The lower, cranked, collar is probably original, this stands in front of the gable wall. The upper collar is set into the gable wall, and probably dates from the alterations to floor levels within the adjoining property, NO.14. There are queen struts morticed and tenoned into the top face of the tie-beam and the soffit of the cranked collar. Studs also run between tie-beam and cranked collar, and between the two tiers of collars. A central strut is morticed and tenoned into the top face of the upper collar. Above the upper collar the partition is brick, below is lath and plaster.
- The principal rafters are bridle jointed at the apex. The single tier of purlins each side of the roof are clasped between the cranked collar and the principal rafters.
- The end of a large axial timber projects through the truss partition just below the level of the cranked collar. This relates to the alterations to the floor levels within the adjoining property which occurred during the mid-late 18thC.
- Original wind bracing is morticed tenoned and pegged into the soffit of the purlin and the side of the principal rafter.

#### **Truss No.2**

- Base of truss visible from first floor level. There is a slightly cranked tie-beam, carried on main posts at each end. Later braces have replaced original timbers which were morticed tenoned and pegged into soffit of tie-beam and face of posts. Two raking struts are jointed into the top face of the tie-beam. These are carried through the ceiling and are jointed into the principal rafters. A later collar is carried on the purlins at each end. This truss has been rebuilt. The original tie-beam and principals have been re-used, the other elements are modern.
- Original wind braces are jointed into the soffit of the purlin and to the side of the principal rafters.
- The single tier of purlins are jointed at the truss, with a pegged scarf-joint.

### Truss No.3

- End of tie-beam, and modern arch brace are visible towards the front of the building from the first floor of No.12. The brace replaces an original timber in this position.

From the first floor of No.11, where the ceiling level has been altered, the whole length of the slightly cranked tie-beam is visible, as is a collar, the base of the principals, and wind braces running between principal rafters and purlins.

Within the attic the truss has been infilled. A central strut is jointed between the tie-beam and collar, and also above the collar. To one side of this is a lath and plaster partition, to the other there is a breeze block partition.

- This truss has been largely rebuilt, the tie-beam and principals remain.

### Truss No.4

- This truss and the end bay have been rebuilt when this section of the block was re-fronted, and consequent structural changes were made to the roof.

- The base of the truss is visible from the first floor of No.11. The tie-beam and a collar are exposed here. Queen struts are morticed and tenoned into the top face of the tie-beam, and the soffit of the collar. Wind braces are jointed into the purlins and principals.

- Within the attic is a high level collar. Queen struts are morticed tenoned and pegged into the two collars.

- Within this end bay there are two tiers of clasped purlins.

Throughout the roof are early common rafters which are bridle jointed at the apex

### East Wing No.11.

19thC common rafters sandwich a vertically-set plank ridge. There is a single tier of purlins each side of the roof, these continue around the hipped bay towards the south, and clasp the hip ridge.

### Rear Wing No.12.

Common rafters are bridle jointed at the apex. A re-used ridge has been inserted below the apex, this is bolted to the common rafters. There is a single tier of purlins each side of the roof.

### Main Block No.13.

There is a single truss towards the centre of the roof space. The tie-beam is visible from the floor below. The joint between tie-beam, main post and wall plate, towards the east is of normal lapped dovetail assembly. That towards the west is not accessible.

Within the roof space there is a collar, this has a groove in the upper face which once received staves of an early partition. The diminished principal rafters are bridle jointed at the apex. Early common rafters remain, secondary common rafters have been inserted on the west side of the



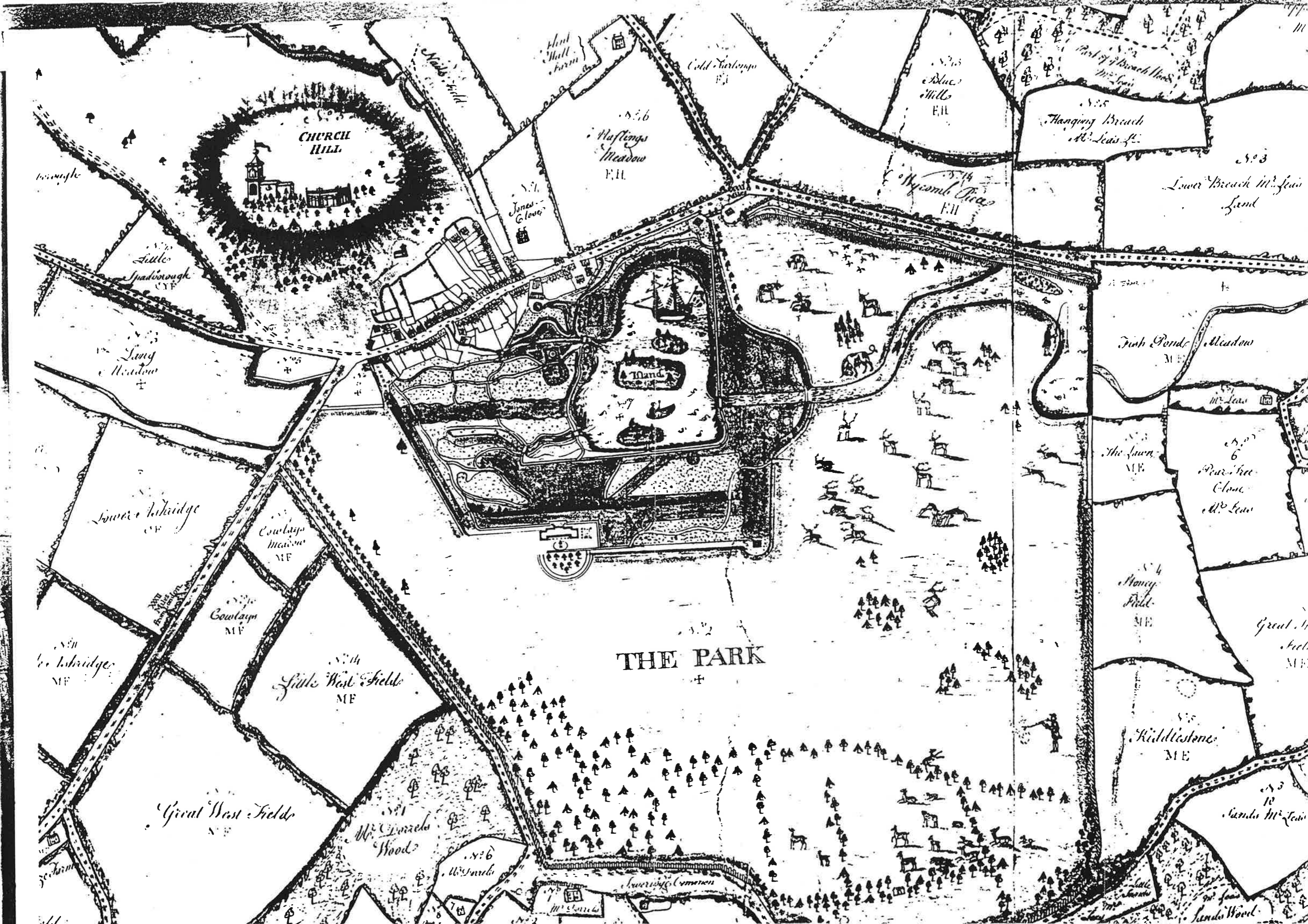
roof. To the east the early common rafters carry a horizontal timber, which in turn carries the upper ends of secondary rafters inserted to alter the roof pitch when the east wall was rebuilt beyond the original wall position.

A horizontal timber has been inserted below the apex, this is carried on yokes nailed to the sides of the common rafters.

There is a single tier of clasped purlins each side of the roof, jointed along the length with a pegged scarf joint.

The gable end is boarded out internally. The truss is exposed in the external wall. There is a cranked tie-beam and a collar. Queen struts run between the two. The tie-beam, main post and wall plate are jointed in normal lapped dovetail assembly. The diminished principal rafters and the collar clasp the ends of the truncated purlins.

This roof once continued with an additional bay to the north. Elements of the original gable end truss are visible in the south wall of the barn (No.14, Building No.2).



CHURCH HILL

Wastings Meadow

Mycomb Piece

Hanging Breach

Lower Breach

THE PARK

Fish Ponds

The Lower Close

Honey Field

Kiddlestone

Little Spadborough

Lang Meadow

Lower Ashbridge

Cowlays Meadow

Cowlays

Little West Fields

Great West Fields

W. Woods

W. Woods

Swallow Common

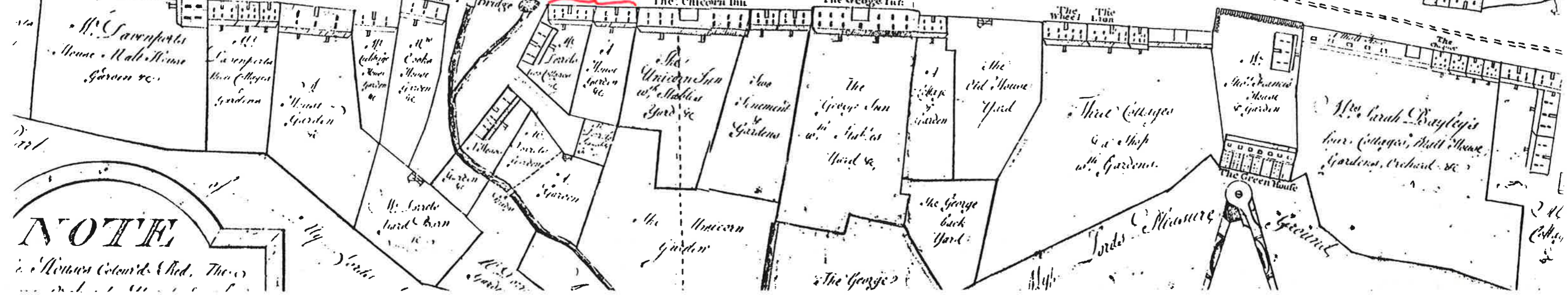
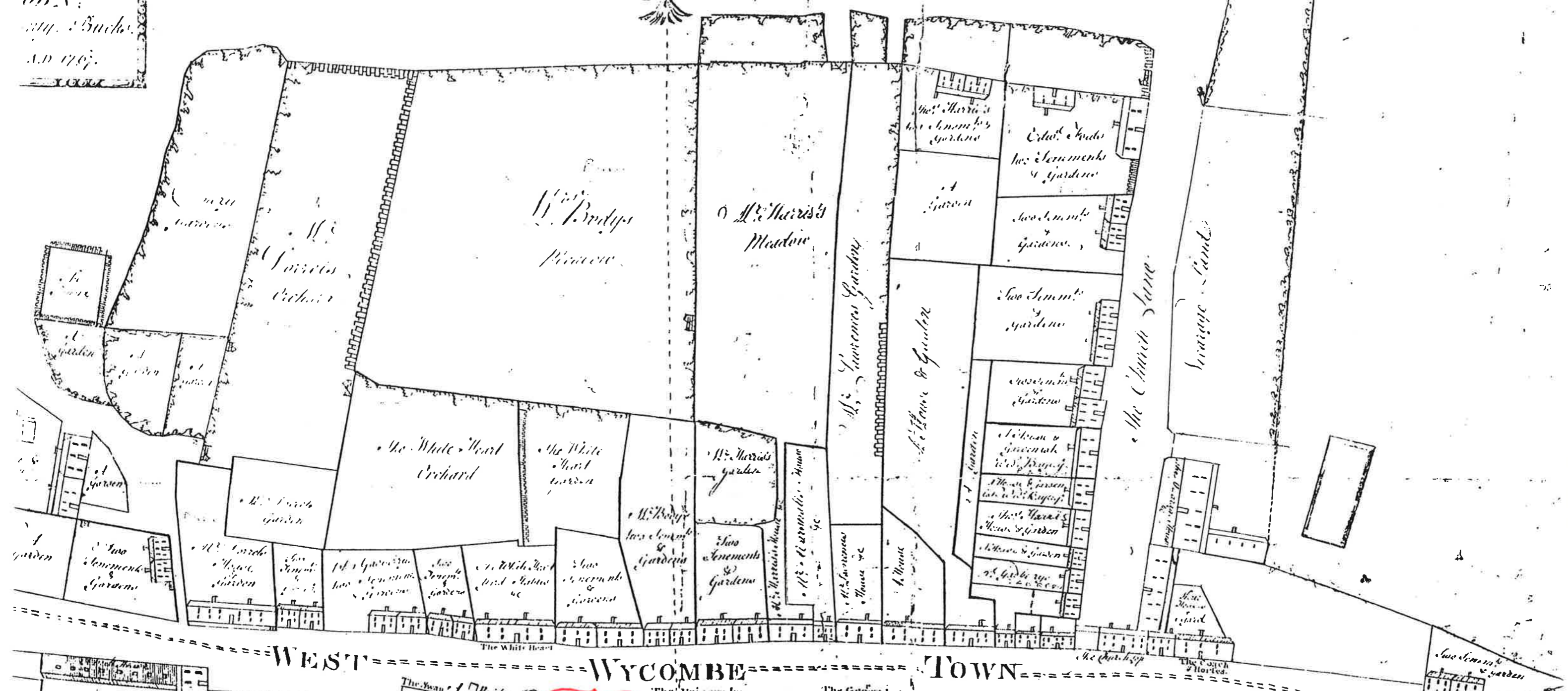
Sands

Sands Wood



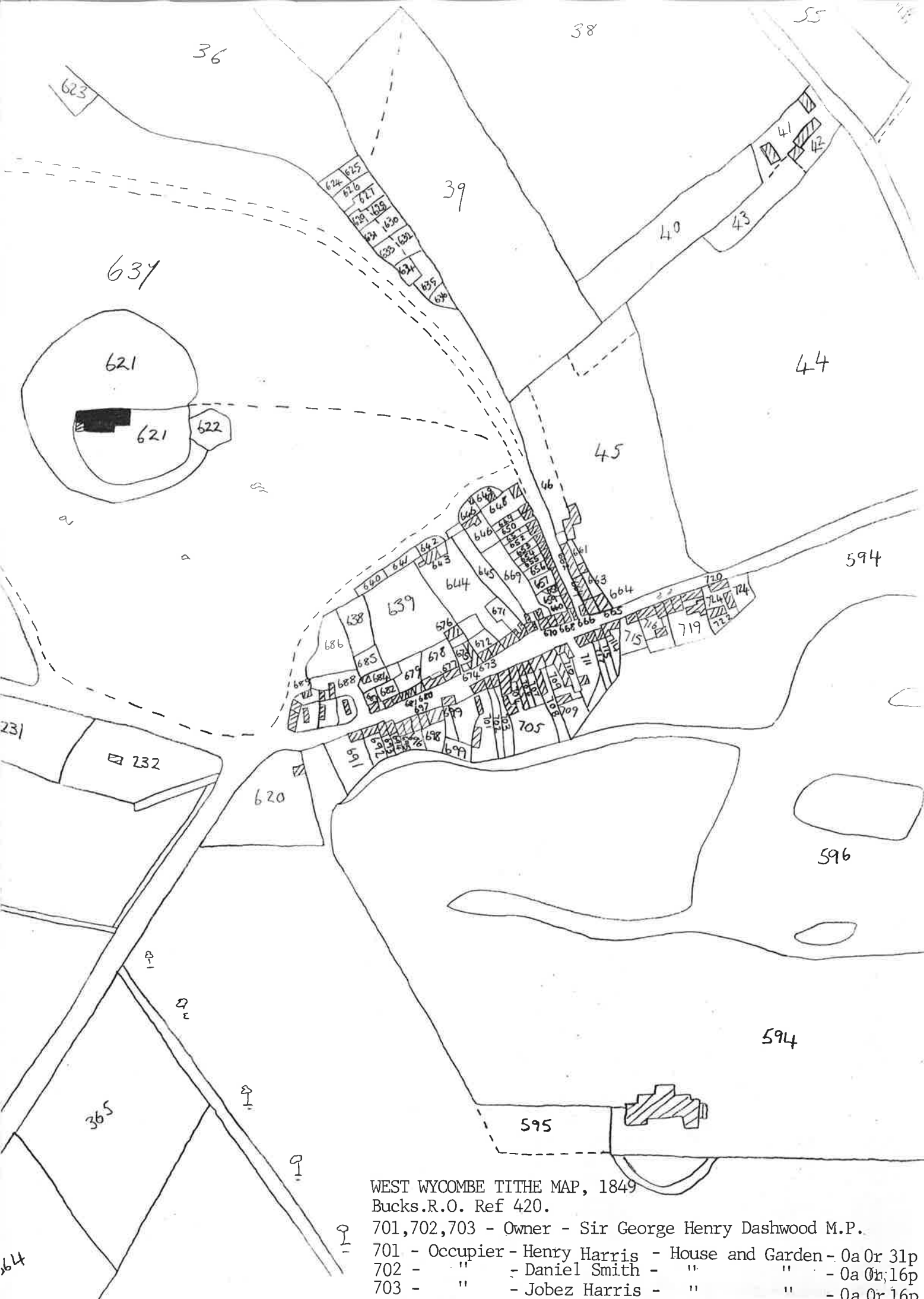
Plan  
of  
WYCOMBE  
CO. Bucks.  
A.D. 1797.

Part of Church Hill,  
Decorative flourish



**NOTE**

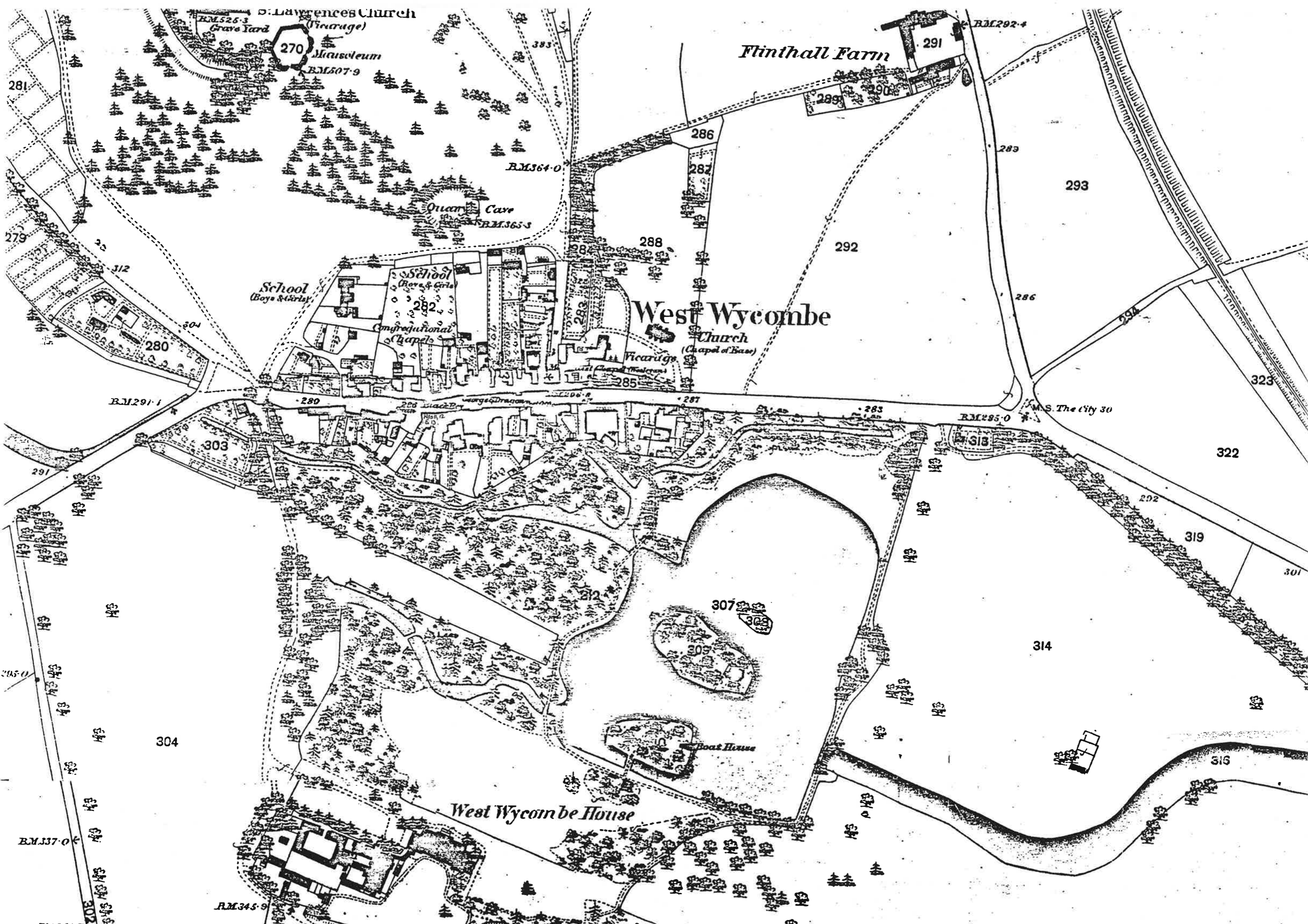
The names of the several  
inns, houses, &c. are  
written in red.



WEST WYCOMBE TITHE MAP, 1849  
Bucks.R.O. Ref 420.

- 701,702,703 - Owner - Sir George Henry Dashwood M.P.
- 701 - Occupier - Henry Harris - House and Garden - 0a 0r 31p
- 702 - " - Daniel Smith - " " - 0a 0r 16p
- 703 - " - Jobez Harris - " " - 0a 0r 16p





St. Lawrence's Church  
(Vicarage)

270 Mausoleum  
BM507-9

Flinthall Farm

291

Quarry Cave  
BM365-3

School  
(Boys & Girls)

282

West Wycombe  
Church  
(Chapel of Ease)

Vicarage

BM291-1

303

318

307

314

Boat House

West Wycombe House

BM337-0

BM345-9

281

279

312

280

BM364-0

286

287

288

292

289

293

286

323

322

319

301

292

304

316

M.S. The City 30





115  
51'292

CHURCH HILL

Camp

269

3'039

St. Lawrence's Church

270

2'808

Mausoleum

S.N. 804-7

271  
2'674

272  
4'872

Flinthall Farm

286  
1'315

288  
849

291  
1'602

290  
884

287  
538

288  
2'330

292  
13'077

272  
6'034

279  
1'743

dedic. 16  
W. Corp.

280  
1'194

West Wycombe

School

282  
877

283  
4'375

The Apple Orchard

284  
1'711

St. Paul's Church

285  
427

289  
141

Vicarage

294  
2'961

276  
921

305  
3'425

306  
1'486

The City... 20  
University... 20  
County Town... 15

294  
1'557

304  
284

304  
1'787

307  
508

310  
1'000

304  
281

308  
9'76

315  
1'734

314  
17'708

GREAT WESTERN RAILWAY



EXTERNAL APPEARANCE.



FRONT ELEVATION, NO. 12. R179 N14.



DOOR A1, NO. 12.

R179 N15.

DETAIL OF  
HORIZONTAL  
SLIDING SASH  
WINDOW A.  
NO. 12  
R179 N13.



DETAIL OF  
17th CENTURY  
WINDOW E2  
NO. 12  
R179 N17.



FRONT ELEVATION  
NO. 11.  
R228 N4.







HORIZONTAL SLIDING SASH, WINDOW A1, NO. 11. R228 N 11.



SIX-PANELLED DOOR B, NO. 11 R228 N 10.



WEST ELEVATION NO. 11. R228 N 5.



SOUTH ELEVATION OF REAR WING  
NO. 11. R228 N6.



EAST ELEVATION OF REAR WING  
NO. 11. R228 N8.



REAR WINGS VIEWED FROM NORTH-  
EAST, NO. 11. R228 N9.



NO. 11, VIEW FROM SOUTH-EAST.  
R 228 N7.



VIEW FROM SOUTH, NO. 12. R179 N 12



NO. 13, VIEWED FROM SOUTH-WEST.  
R230 N 35.



PART OF WEST ELEVATION, NO. 13  
R230 N 36.



SOUTH GABLE, NO. 13, VIEWED FROM  
SOUTH - WEST. R228 N2.



SOUTH GABLE, NO. 13. R228 N.O.



DETAIL OF MAIN POST, SOUTH GABLE,  
NO. 13. R228 N1.



NORTH GABLE OF BUILDING NO. 2, NO. 14 ;  
ORIGINAL END WALL OF NO. 13 R228 N3

INTERNAL FEATURES NO. 11.



KITCHEN, ROOM D, LOOKING NORTH-EAST.  
R228 N12.



ORIGINAL MAIN POST  
BETWEEN ROOMS D AND  
C, VIEWED FROM  
ROOM E. R228 N13.



LIVING ROOM A,  
NO. 11,  
LOOKING NORTH-  
EAST. R228 N14



PERIOD CUPBOARD,  
ROOM A, NO. 11.  
R228 N15.



LANDING, ROOM K,  
NO. 11, LOOKING  
NORTH-WEST.  
R228 N18.





CORNER POST OF ORIGINAL MAIN BLOCK,  
VIEWED FROM LANDING ROOM K, NO. 11.  
R 228 N 16.



LANDING, ROOM K, NO. 11. LOOKING  
SOUTH-EAST. R 228 N 19.

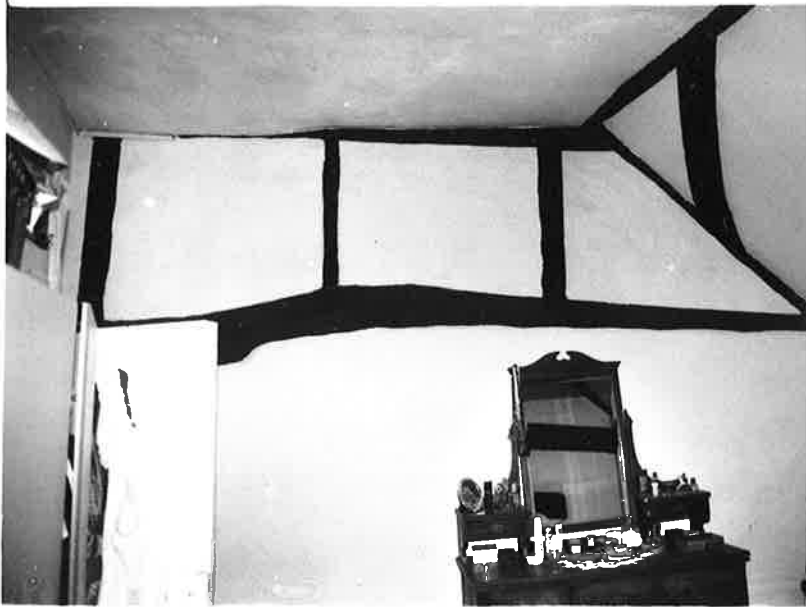


CORNER POST OF 'BUTCHERS RANGE'  
VIEWED FROM LANDING ROOM K, NO. 11.  
R 228 N 17.



ROOM H, NO. 11, LOOKING  
SOUTH-EAST. R 228 N 20.

BEDROOM I, NO. 11  
LOOKING WEST  
R228 N22.



AS ABOVE, LOOKING  
EAST. R228 N21.



INTERNAL FEATURES

NO. 12.

KITCHEN, ROOM C,  
LOOKING WEST.  
R179 N 6.







DETAIL OF MAIN POST  
AND PADSTONE, ROOM B,  
NO. 12. R 179 N5.



LIVING ROOM A, LOOKING SOUTH-WEST. R179 NB (NO. 12).



LIVING ROOM A, NO. 12, LOOKING NORTH-EAST. R179 N9.



DOOR A, NO. 12. R179 N10



DETAIL OF HORIZONTAL SLIDING  
SASH WINDOW, A, NO. 12. R179 N11.



DETAIL OF POST AND  
PADSTONE, ROOM B, NO. 12  
R179 N7.

ROOM C, NO. 12, LOOKING  
SOUTH-EAST. R174 N35A



BEDROOM E,  
NO. 12, LOOKING  
SOUTH - WEST.  
R179 N1.



BEDROOM E,  
LOOKING  
EAST, NO. 12.  
R174 N36A.



17th CENTURY  
WINDOW E2,  
AND MODERN  
WINDOW E3,  
NO. 12  
R179 N4





DETAIL OF MAIN POST AND  
TIE-BEAM TO SOUTH - WEST,  
ROOM E, NO. 12. R 179 N2.

CHIMNEY BREAST, ROOM  
E, NO. 12. R 179 N3.



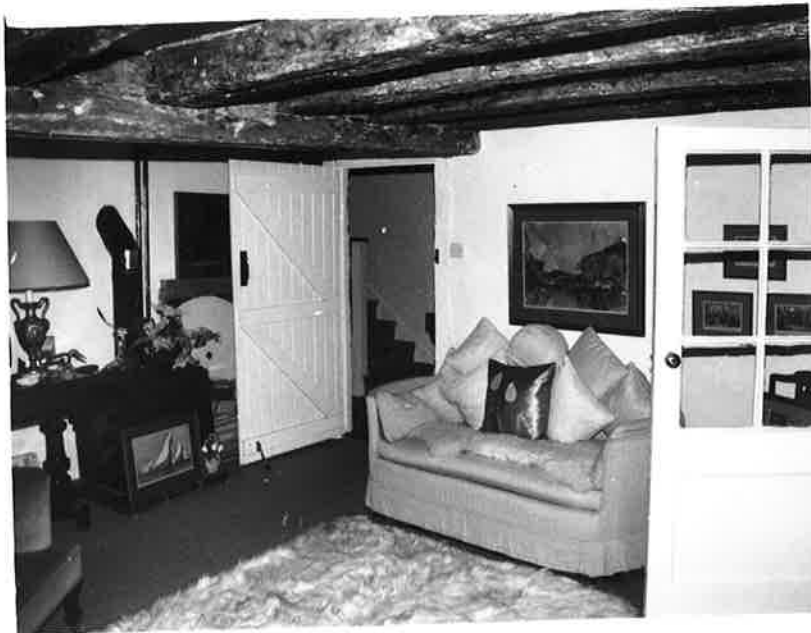


BATHROOM H, LOOKING WEST,  
NO. 12. R 174 N 34 A.

INTERNAL FEATURES NO. 13.



LIVING ROOM B, LOOKING SOUTH - WEST.  
R 230 N 34



LIVING ROOM B, NO. 13, LOOKING NORTH-EAST.  
R230 N33.



STAIRS VIEWED FROM LOBBY, ROOM D,  
NO. 13. R230 N32.



EAST WALL, VIEWED FROM STAIRS,  
ROOM E, NO. 13 R230 N31



BATHROOM F, NO. 13, LOOKING  
SOUTH - WEST R230 N26.



AS ABOVE, SHOWING ALTERATIONS  
TO ROOF PITCH. R230 N27.



BEDROOM G, NO. 13, LOOKING NORTH - EAST.  
R230 N29.





WINDOW G2, NO. 13. R230 N28

LANDING, ROOM E, NO. 13,  
LOOKING WEST R230 N30.



INTERNAL ROOF STRUCTURE.



DETAIL OF WATTLE AND DAUB INFILLING  
TO END TRUSS OF MAIN BLOCK NO. 11  
R228 N24



INTERNAL ROOF STRUCTURE OVER MAIN  
BLOCK, NO. 11, LOOKING EAST.  
R228 N23.



DETAIL OF WINDBRACING, INTERNAL ROOF STRUCTURE  
NO. 12, LOOKING NORTH-WEST R 174 N28A.



CHIMNEY STACK NO. 12 , VIEWED FROM ROOF SPACE.



INTERNAL ROOF STRUCTURE , NO.12, LOOKING  
WEST. R174 N27A.



INTERNAL ROOF STRUCTURE , LOOKING  
EAST. R174 N29A.

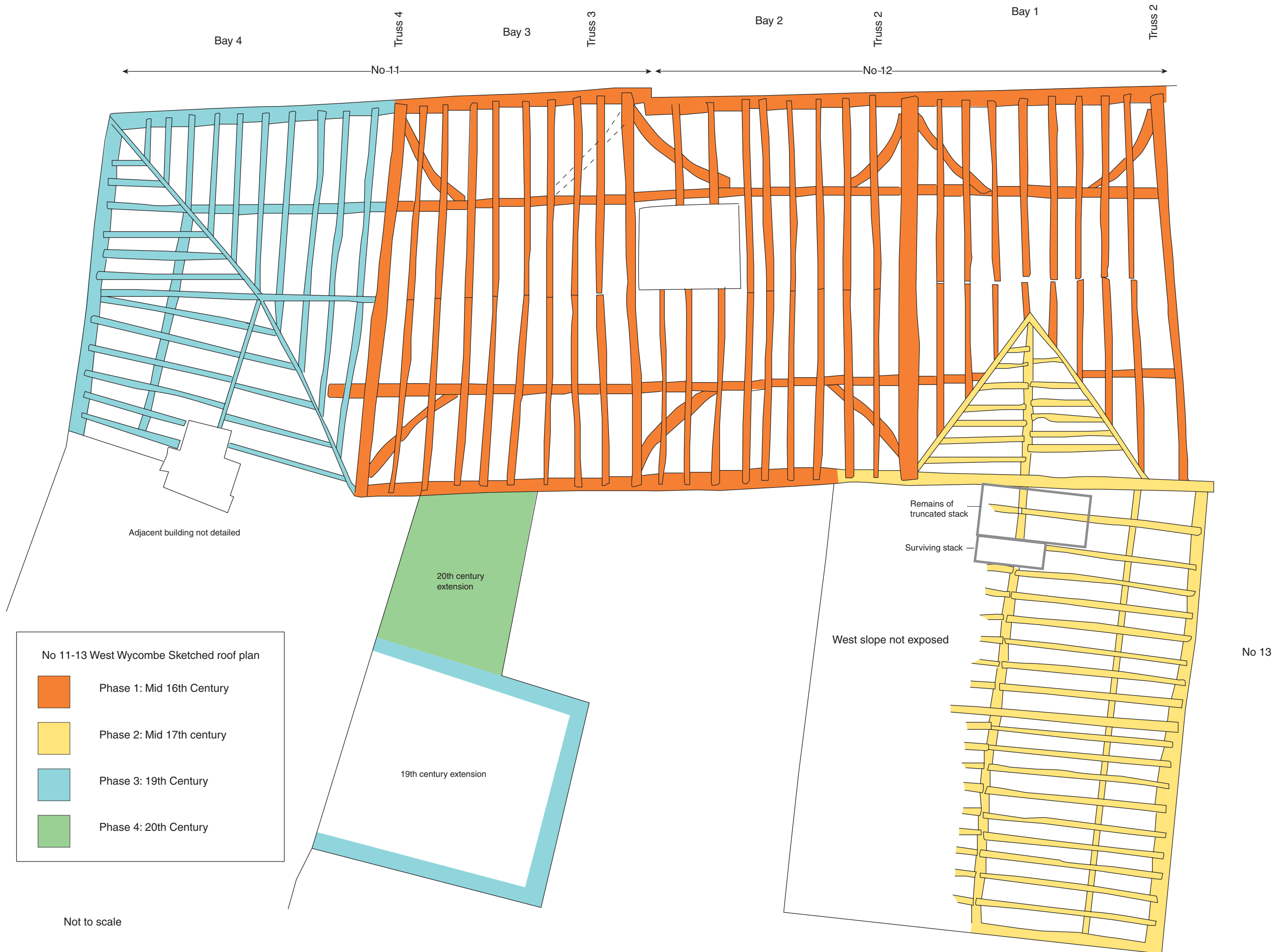


Figure 1: Roof plan of 11-13 West Wycombe

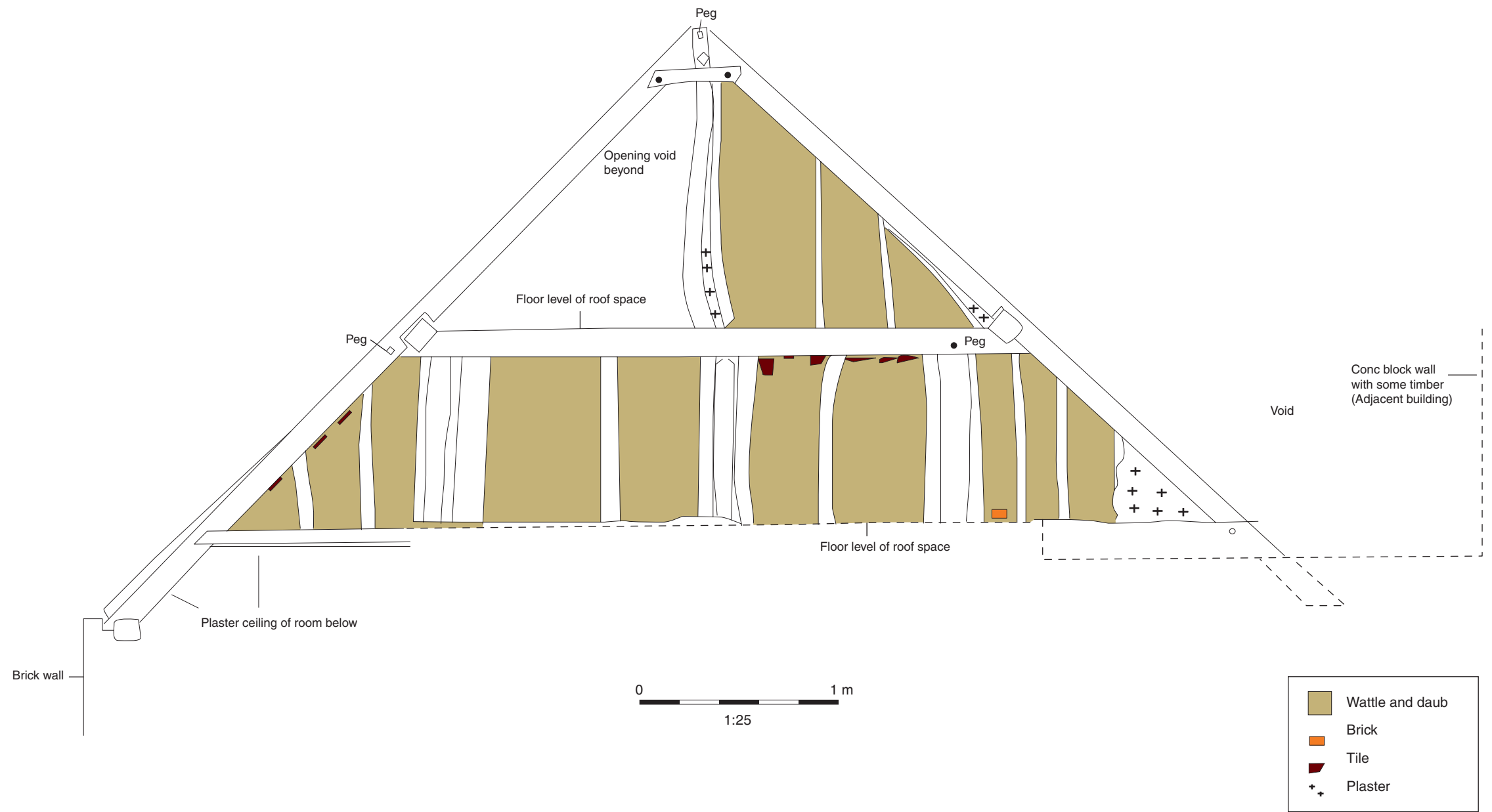


Figure 2: West elevation of Truss 4 (11 High Street)





Plate 1: View of no. 11 and 12 roof High Street frontage following removal of tiles



Plate 2: Detail of gable wall for no. 14 and Truss 1 which sits adjacent





Plate 3: Detail of wind braces on south elevation (Truss 2)



Plate 4: Detail of wattle and daub partition walling (Truss 4)





Plate 5: Detail of lath and plaster sloping partition



Plate 6: View of rear elevation of roof for no. 11 and 12





Plate 7: View of east elevation room 11/N



Plate 8: View of north elevation room 11/N





Plate 9: View of south elevation within lobby 11/K



Plate 10: Stack at south-west corner of No.11



Plate 11: Continuation of purlin on south slope in No.11





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