

## No 29 - 30 Crown Court West Wycombe Village



### Building Investigation and Recording



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# 29 - 30 Crown Court, West Wycombe Village, Buckinghamshire

## Report on Historic Building Investigation

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## 29 and 30 Crown Court, West Wycombe Village

### Historic Building Investigation and Recording

#### 1 INTRODUCTION

##### 1.1 Background

1.1.1 Oxford Archaeology (OA) have been commissioned by The National Trust to carry out historic buildings recording and archaeological investigation during conservation works to a number of properties within the village of West Wycombe, Buckinghamshire. The work relates to a programme of on-going refurbishment works (detailed further below) and the current report covers the recording of Numbers 29 and 30 Crown Court at the eastern end of the village. The National Trust HBSMR event No for this work is ENA7295

##### 1.2 Wider background to the West Wycombe project

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

1.2.2 The main works in the current programme include:

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

1.2.1 The National Trust owns c.50 tenanted buildings in the village and c.23 of these are listed. There is one Grade II\* building (Steps House) while the others are listed at Grade II. No.s 29-30 Crown Court form a single Grade II listing dating to 1954 (see Appendix A)

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

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

1.2.4 Vernacular Building Surveys were undertaken on many of the buildings in the early 1990s and these provide much valuable information on the history of the structures and evolution of the village. The current recording work utilises existing plans and research undertaken by the Vernacular Buildings Survey in September 1993. For ease of comparison internal spaces and rooms use the same numbering system as used in the

Vernacular Buildings Survey report. The VBS report should also be read in conjunction with the current report which is included here as Appendix B.

- 1.2.5 This document forms a stand-alone report on the investigation of No. 29 - 30 Crown Court 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.
- 1.2.6 The recording at No.29 and 30 focused purely on the roof structure following removal of the roof tiles and prior to the insertion of insulation. 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.
- 1.3.3 The *written survey* consisted of notes and annotation that complemented the photographic and drawn surveys and added further analytical and descriptive detail.
- 1.3.4 The main site work for the recording of No 29 - 30 Crown Court was undertaken on 7 and 13 May 2013.

### **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 *Numbers 29-30***

- 1.4.7 More detailed historical research into No.29 and 30, 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 on all the buildings. 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).

- 1.4.8 The earliest map to show the village is the 1698 estate map and although this should not be relied on too heavily in determining the exact locations or footprints of buildings it does appear to provide a good indication of the layout of the village. The map does show a structure on the approximate footprint of No.29-30 within Crown Court. This map is reproduced in the VBS (see appendix B).

- 1.4.9 The 1767 estate map also clearly shows Crown Court at the eastern end of the village with four ranges around a square yard and two properties (each one shown as being two storied) on the footprint of No.29-30. Crown Court is labelled '*Mr Dorrels. Eleven Cottages with Gardens, Yard*'. The buildings are schematically represented in elevation and although some of the detail is almost certainly inaccurate the map does suggest that in 1767 there was a pair of two-storey cottages on the site of 29-30 Crown Court with a broadly similar form to today.

- 1.4.10 The tithe map of 1849 again shows the building with a simple rectangular plan and apparently adjoining number 27 at its west end. The map appears to show the building as a single dwelling rather than divided into two and the apportionment appears to just show James Keen (No.722) as the occupier.

- 1.4.11 The first edition OS map of 1876 shows the building as two properties and there appears to be some form of an outbuilding, or possibly even a further east-to-west cottage, to the rear, slightly detached from the main No.29-30. It is interesting to note however that the footprint of the building on the plan appears wider than the current building (other than the existing 20th-century extensions to the rear). The 1876 plan suggests that Nos 29 and 30 were each broadly square in plan whereas today they are each distinctly rectangular (again excluding the later extensions). Presumably this means that there were previous extensions pre-dating the current ones.

- 1.4.12 A similar arrangement is shown on the 1898 and 1921 maps with 29 and 30 shown as two dwellings and each one with a broadly square plan footprint. The impression that there was a separate adjoining dwelling to the south is strengthened by the garden boundaries shown suggesting that the southern building had its own small yard. One minor difference between the 1876 and the two later OS maps is that on the earlier map the north-west corner of the building adjoins the adjacent property boundary whereas on the 1898 and 1921 maps there was a passage at this corner through to the rear from the main

Crown Court yard. There also seems to be a well within the Crown Court yard shown on the 1898 map.

## 2 DESCRIPTION

### 2.1 Summary description of overall building from VBS

2.1.1 The Vernacular Building Survey report considers that the likely date of No. 29-30 Crown Court was '*mid 17<sup>th</sup> century, extended late 17<sup>th</sup> or early 18<sup>th</sup> century, altered mid 18<sup>th</sup> century. 20th-century extensions to rear*'. The VBS continues '*part of the structure was probably originally built as a stable and demonstrates a crude form of construction. An additional single storey structure was built to the east end. The building was then raised to its present height in two phases and converted to provide two utilitarian cottages. The original timber-framed structure to the west end has been mostly encased in brick, some framing remains exposed to rear*'. The analysis of the VBS is further discussed in the conclusion and the whole VBS is reproduced at the rear of this report at Appendix B.

### 2.2 Roof investigations

2.2.1 The current recording at numbers 29 -30 Crown Court focussed entirely on the roof structure and the current work has not included any investigation of the building's interior. The roof structure was examined from the scaffolding platform outside the building

2.2.2 The roof investigation confirmed that the two halves of the building were constructed at different times with the western half (No.29) earlier than the eastern half (No.30). There is a single-skin brick gable within the roof space dividing the two properties and it is clear from the penny-roll pointing and the quality of the brickwork that the east face of this gable, which is now enclosed within the loft, was formerly external. The brickwork in the west face of the wall is much rougher and was not intended to be seen.

#### 2.2.3 *No. 29 (West half)*

2.2.4 The roof of No 29 above the west half of the building has a simple form with 20 pairs of common rafters and a single waney purlin to each slope. It is unfortunate that due to the nature of the roof, with raised attic ceilings, the trusses are largely obscured and are within the building. The Vernacular Building Survey however details that these have tie-beams and queen struts supporting the purlins.

2.2.5 The rafters have a rough, irregular character; they are generally laid horizontally and are pegged to the purlin. They range in size from c.8 - 12 cm wide by c.7-9 cm tall and some secondary rafter timbers have been inserted. There is no ridge-piece in this section of the roof and the rafters appear to be pegged at the head (although the only visible peg is at the west end).

2.2.6 On the front (north) slope rafters 1-9 (numbered from west end) are all primary, as are numbers 13- 15 but the others are somewhat cobbled together. For example numbers 10 & 11 have old sections to the upper half with later replacement lower halves.

2.2.7 The rear slope of No. 29 appears to comprise largely secondary rafters with a small number of reused older members. At the east end of this section of roof (ie at the junction with No.30) there are three secondary rafters, then to the west of these the next three are all clearly older (c.17th-century), although they may simply have been reused. The other 14 rafters all appear slightly later although they are pegged to the purlin. There are no

obvious empty mortices in the wall plate from former rafters. The rafter feet are notched over the wall plate and although in many instances the jointing detail is obscured by secondary timbers the rafters appear to be tenoned.

- 2.2.8 There are no clear wind braces in this half of the building although it is possible that they are obscured.
- 2.2.9 At the eastern end of this section of the roof there is a tie beam immediately west of the brick gable and another tie at the west end. Presumably there is also one towards the centre of this section of roof although it is not clearly visible within the roof space.
- 2.2.10 The ceiling is formed from lath and plaster (19<sup>th</sup> century?) to the sloped undersides of the rafters but the horizontal section between the purlins is of 20<sup>th</sup>-century date.
- 2.2.11 At the west end of No.29 a small section of the timber-framed rear wall has been exposed by the removal of the roof from the 20<sup>th</sup>-century lean-to. The corner of the building is of brick but there is a stud immediately adjacent to the east and two further posts or studs which are each interrupted by a diagonal brace. There is brick nogging to this section of timber frame painted white.
- 2.2.12 Two old iron straps are partly visible on the northern side of the roof fixing the wall plate to the brick wall.
- 2.2.13 Similarly to elsewhere at West Wycombe there are many areas where the roof slope has been raised slightly by the addition of thin layers of packing timbers fixed to the backs of the rafters. These were presumably from the early 1930s refurbishment works by the RSA and were added to counteract the sag in the roof.
- 2.2.14 There are two small secondary dormers in this section of roof; the western one appears to be entirely 20<sup>th</sup>-century in date (1930s?) with softwood rafters but the eastern one is older and was probably added in the 19<sup>th</sup> century.
- 2.2.15 There are two rear catslide-roofed extensions to No.29: one covering the eastern half of the property and a smaller one at the western end of the building: each of these extensions are clearly 20<sup>th</sup> century in date.
- 2.2.16 *No.30 (East half)***
- 2.2.17 The roof above No.30 is also a relatively simple structure but again a raised attic ceiling hides potential evidence within the roofspace. The visible structure has a superficially similar form to the west half with 19 pairs of nailed rafters running directly over a single purlin (15 x 15 cm) to each slope. The purlin is more regular than that in the west half but the rafters are again quite varied in form with many reused timbers, some horizontally laid and some roughly square laid. On average the rafters are c.9 cm wide x 7 cm tall but there is variety in this.
- 2.2.18 There are no genuine trusses in this half of the roof although the end of a tie-beam is visible with a pair of rafters, that are barely larger than the common rafters, nailed to the top. These rafters do however mark a break in the ridge piece and they also mark a distinction in the ceiling within the roofspace so that to the west of it (ie the bay to the east of the brick gable) there is a lath and plaster ceiling to the underside of the rafters

extending up to purlin height whereas in the eastern (outer) bay there is a hardboard ceiling immediately below the purlin.

- 2.2.19 There is a straight wind brace in the western bay of the north slope.
- 2.2.20 The ceiling is partly obscured by modern insulation but the central (horizontal) part of each ceiling appears to be of hardboard, supported by 20th-century collars fixed to most of the rafters just above the purlin. There are no lath marks above the purlins and it is clear that the roof space was never a fully converted attic.
- 2.2.21 Unlike in the west half of the building there is a ridge piece (or ridge beam) in the roof of No. 30 with the rafters overlapping and resting on top of the ridge. The use of the ridge piece is indicative of this section of roof being later than the adjacent structure but the fact that the beam is roughly square in section and therefore shaped similarly to a rafter shows that this roof is earlier than if the ridge was a tall thin timber sandwiched between the heads of the rafters found typically in 19<sup>th</sup> and 20th-century buildings.
- 2.2.22 The rafter feet in the northern slope sit in slots in a wall plate (12 cm tall) although towards the eastern end of the building this plate is obscured by the top of the brick wall immediately in front of it.
- 2.2.23 Again secondary lengths of timber have been added, probably in the 1930s works, on top of the backs of many of the rafters to counter sag.
- 2.2.24 There is a large dormer window in the rear slope which was added in the 20<sup>th</sup> century (almost certainly the 1930s works) and the structure of this appears to be the same date as the rear extensions. This is a simple structure constructed from softwood.
- 2.2.25 The wall plate on the south side of the building at the east end of No.30 is partly visible although the outer face has been previously clad in tiles so it is partly obscured. There are empty mortices in the upper face from the former rafters but these mortices are very worn and partly obscured. The rafters on this slope are suggestive of an earlier 19<sup>th</sup>-century date.
- 2.2.26 The catslide roofed extension to No 30 is of 20th-century date and it can be seen to be slightly later than that to No.29 (although they are both of broadly similar date) by the fact that the east face of the western extension (No 29) is weatherboarded even though it is adjoined by the extension to No.30.
- 2.2.27 The rear wall of the main block of No.30 (inside the lean-to) is of flint and brick dressings but all painted.

### 3 CONCLUSION AND SUMMARY OF PHASING

- 3.1.1 The current project has helped to confirm and clarify the existing understanding of this building which had been largely based on the Vernacular Building Survey. The phasing proposed by the VBS appears largely sound although it is not always clear what evidence they based their assertions on.
- 3.1.2 The current work has confirmed clearly that as outlined in the VBS the two halves of the building were constructed at different periods. The two roof structures have a different



form to each other and the fact that there is a gable within the roofspace with a formerly external east face confirms that the roof above No.30 was added to the existing roof of No.29. The differences in the forms of the two roof structures suggests that their dates of construction were further apart than supposed in the VBS which suggests that both buildings were raised in the mid 18<sup>th</sup> century.

3.1.3 The table below summaries the phasing outlined in the VBS together with some comments from the current project.

<b>Phasing previously proposed by VBS</b>			
<b>Phase</b>	<b>Date</b>	<b>Detail from VBS</b>	<b>Comments from current investigation</b>
1	Mid 17 <sup>th</sup> century	No.29 constructed as a single storey, 2-bay, timber-framed building which was probably a stable rather than a dwelling. Truss with tie-beam, collar and raking queen posts supporting single purlin to each slope.	No evidence found to doubt the VBS interpretation although it is unclear why it is thought that it was single storied and originally built to provide stabling.
2	Late 17 <sup>th</sup> or early 18 <sup>th</sup> century	No 30 built as single storey building which was probably always a dwelling. Two bay. Flint with brick dressings.	No evidence found to doubt the VBS interpretation. Here it is clear from the exterior that the front elevation was raised by a storey.
3	Mid 18 <sup>th</sup> century	No. 29 converted to a dwelling and raised in height to current level. Reused truss. Building encased in brick other than rear elevation. Internal ridge stack inserted at west end and small windows inserted beneath eaves.	The current work has not studied the interiors of the buildings and as referred to above it is unclear why the VBS states that the building was originally single storied. The first floor timber framing at the rear suggests that the original timber framed building was two storied.
4	Mid 18 <sup>th</sup> century	No.30 also raised in height. Gable rebuilt in brick and new truss constructed. Internal ridge stack inserted in gable.	The evidence recorded in the current work supports this general interpretation although the use of the ridge piece and the fact that the rafters are nailed to the purlin suggests this alteration is more likely to have been of late 18 <sup>th</sup> -century date (or even very early 19 <sup>th</sup> ).
5	20 <sup>th</sup> century	Rear outshuts constructed, presumably largely (or entirely) as part of 1930s RSA works.	Yes, although they do not all appear to have been built at exactly the same time.

3.1.4 There are several common features in No 29-30 Crown Court which have been noted elsewhere at West Wycombe including the use of windbraces, albeit in a somewhat rudimentary form, rear extensions added in the 1930s works, re-faced timber framing and lengths of timber (packing pieces) added on top of rafters to re-profile the roof line. The

small section of first floor timber framing exposed in the rear wall of No.29 is of interest and adds to the adjacent externally visible section of framing.

Oxford Archaeology  
January 2014

## APPENDIX A. LISTED BUILDING DESCRIPTIONS

### 29 AND 30, CROWN COURT

**Grade: II**                      Date first listed: 09-Jan-1954

CROWN COURT 1. 963 WEST WYCOMBE Nos 29 & 30

SU 8394 9/122 9.1.54. II GV

2. C17 altered pair of cottages. No 29 has red stretchers and grey headers; No 30 flint rubble with red brick dressings and quoins. Old tiled roof. No 30 is 2 storeyed with 2 casements; No 29 single storeyed with 2 casements and 2 gabled dormers. Cambered relieving arches to doorways and ground floor windows. Cut bracketed doorhoods. 1st floor band to No 29.

Nos 27 to 30 (consec), Nos 32 and 33 form a group.

## APPENDIX B. VERNACULAR BUILDING SURVEY FOR NOS 29 AND 30 CROWN COURT

NO.s 29 and 30, CROWN COURT,  
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.

1.  
963

CROWN COURT  
WEST WYCOMBE

-----  
Nos 29 & 30

SU 8594 9/122

9.1.54.

II


GV

2.

C17 altered pair of cottages. No 29 has red stretchers and grey headers; No 30 flint rubble with red brick dressings and quoins. Old tiled roof. No 30 is 2 storeyed with 2 casements; No 29 single storeyed with 2 casements and 2 gabled dormers. Cambered relieving arches to doorways and ground floor windows. Cut bracketed doorhoods. 1st floor band to No 29.

Nos 27 to 30 (consec). Nos 32 and 33 form a group.



Estate	County	Name	Grid Ref.
West Wycombe Village	Buckinghamshire	No.s 29 & 30 Crown Court	SU 830 946.
Listed Grade			
II.			
Archaeology survey Number			
No. 29 - 153 222 No. 30 - 150 223			
Survey Date			
October 1993.			
Surveyor			
H.E.Garside. G.Izzard. A.K.Waters.			

**Situation** Crown Court is situated at the east end of the village on the south side of the road. No.s 29 and 30 stand to the south side of the small courtyard. No. 29 occupies a position directly opposite the carriage entrance leading from the road. Gardens to the rear, West Wycombe Park beyond.

**Likely Date** Mid 17th century, extended late 17th or early 18th century, altered mid 18th century. 20th century extensions to rear.

**Historical Value** Part of the structure was probably originally built as a stable and demonstrates a crude form of construction. An additional single storey structure was built to the east end. The building was then raised to its present height in two phases and converted to provide two utilitarian cottages. The original timber-framed structure to the west end has been mostly encased in brick, some framing remains exposed to rear.

**Other Sources**

See maps to rear of report, and volume of West Wycombe Appendices.

**Rooms and Facilities**

No. 29.

**GROUND FLOOR.**

- Room A - scullery
- B - lobby
- C - toilet
- D - kitchen
- E - living room

**FIRST FLOOR.**

Rooms F and G - bedrooms

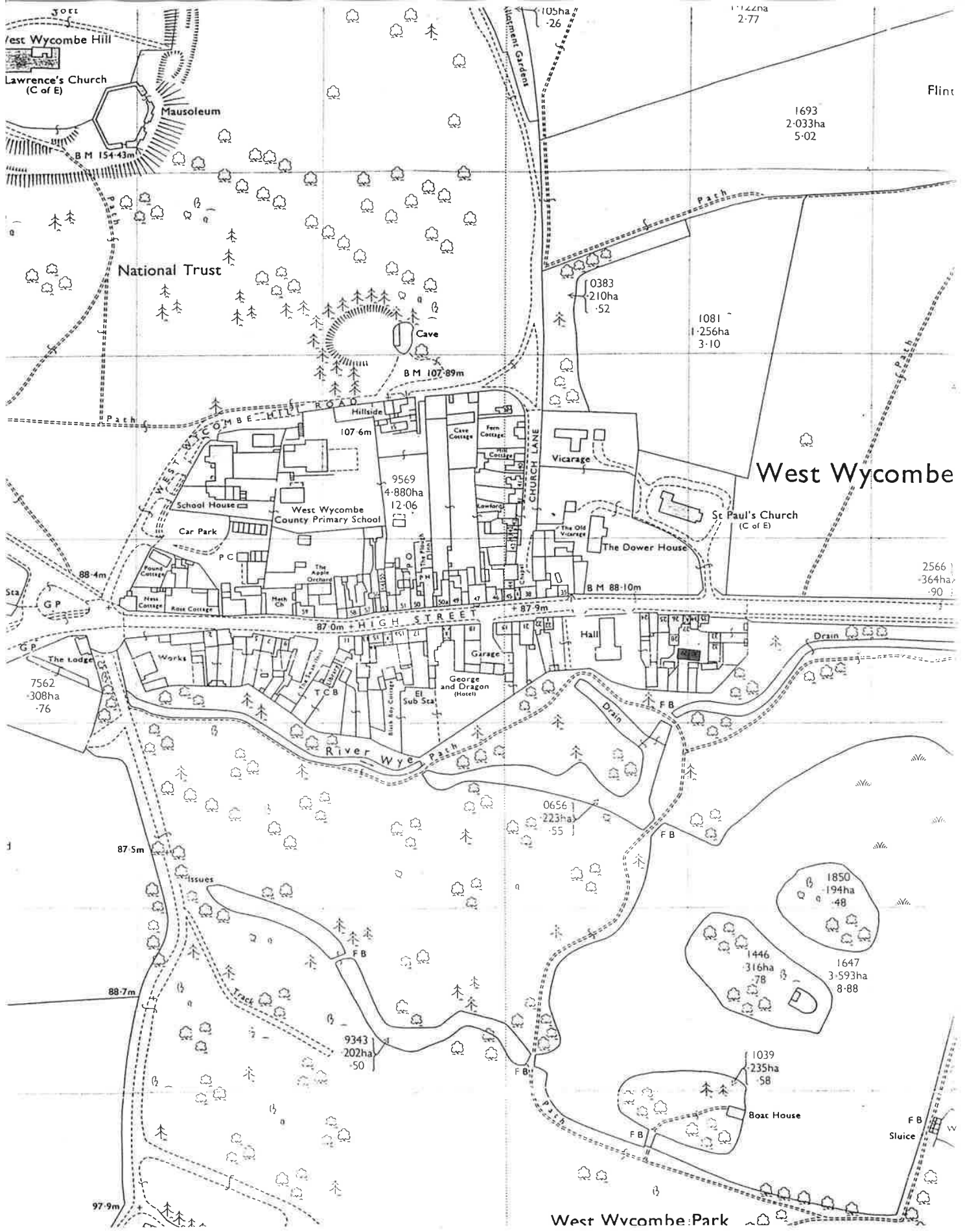
No.30.

**GROUND FLOOR.**

- Room A - kitchen
- B - living room
- C - bathroom
- D - lobby

**FIRST FLOOR.**

Rooms E and F - bedrooms



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

## STRUCTURAL DEVELOPMENT NO.S 29 AND 30.

### Period I.

No.29 was originally constructed during the mid 17th century as a single storey timber-framed building. It was crudely built of two bays, divided by a truss comprising tie-beam, collar and raking queen posts which carried a single tier of purlins.

The structure may originally have been in domestic use but was probably built to provide stabling.

### Period II.

During the late 17th or early 18th century a single storey extension was built adjoining the east end of the original block. This was built of flint with brick dressings and also comprised two bays. This was probably for domestic use.

### Period III.

During the mid 18th century the original build was probably converted to domestic use. It was raised at this time to its current height with the first floor partially contained within the roof space.

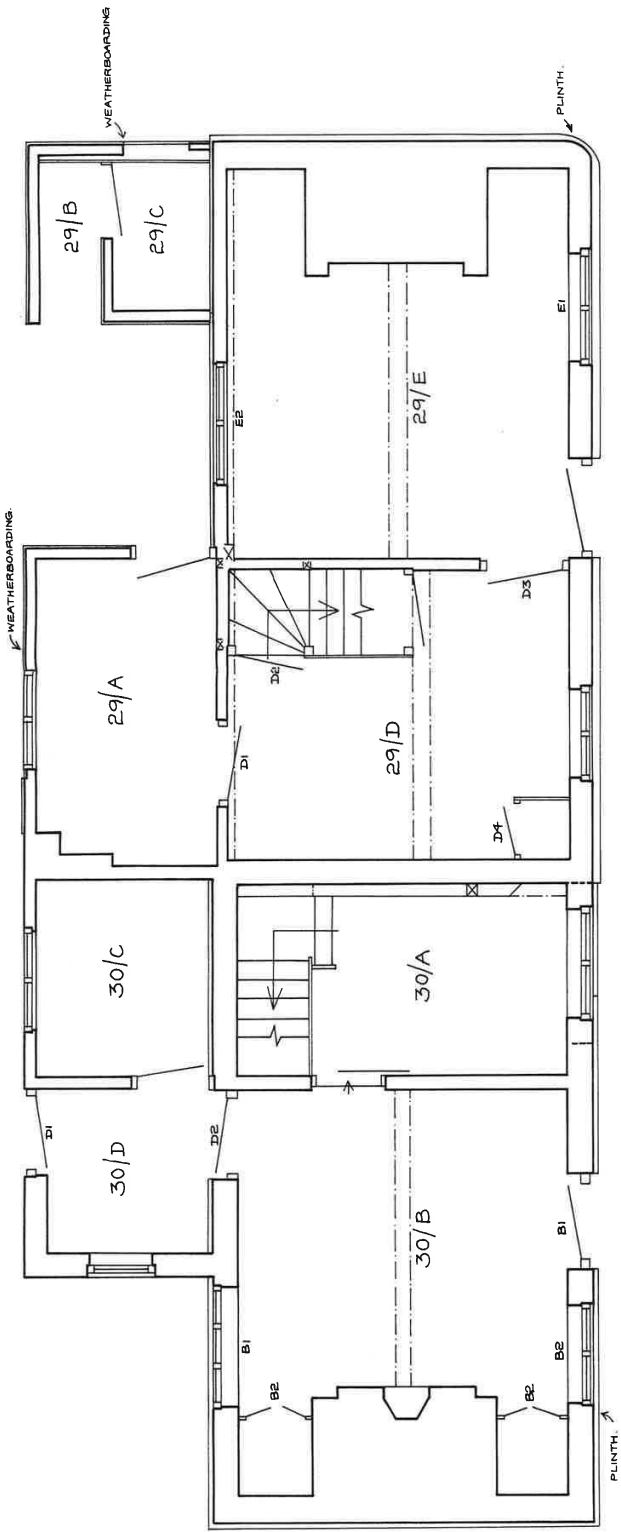
The alterations were crudely accomplished. The original trusses were re-used. The building was encased in brick. An internal ridge stack was inserted at the west gable. Small window openings were inserted below the eaves, these have subsequently been replaced by gabled dormers.

### Period IV.

Similar alterations were made to the eastern cottage shortly after the western end of the building was raised. The front wall was built up in flint with brick quoins, the two phases of walling are apparent in this elevation. The gable wall was rebuilt in brick and a new truss constructed, the stumps of the tie-beam original to the east gable remain in situ. An internal ridge stack was inserted in the gable.

### Period V.

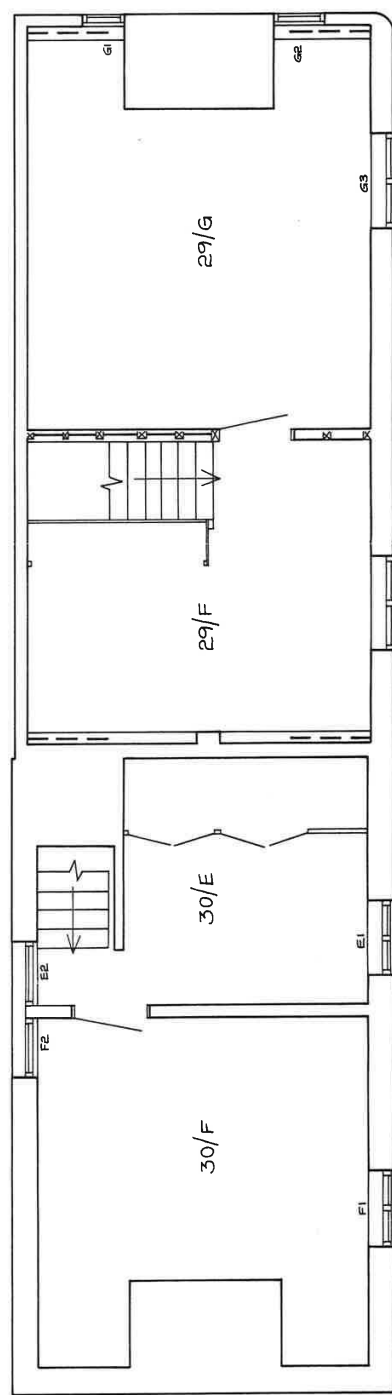
The rear outshuts all date from the 20th century.



GROUND FLOOR.

No 30

No 29



FIRST FLOOR.

No's 29 & 30 CROWN COURT.
WEST WYCOMBE.
SURVEYED : OCTOBER 1993.
SCALE 1:50.

BUILDING DESCRIPTION NO.S 29 AND 30 CROWN COURT.

EXTERNAL APPEARANCE NO.S 29 AND 30.

Plan/Form.

Two-storey terraced main block with three outshuts against rear elevation.

Walling.

- Main Block - Front elevation - east cottage constructed in flint with brick quoins. Projecting flint plinth with brick plinth course. Evidence of building having being raised.  
- west cottage timber-framed wall encased in flemish bond brickwork, with glazed headers. Projecting plinth is rendered, projecting brick string course at eaves level.
- East elevation - flint with brick quoins. Slightly projecting rendered plinth.
- West elevation - brick in flemish bond. Glazed headers.
- Rear elevation - section of rear wall of east cottage exposed towards east, this is flint with brick quoins and a slightly projecting, rendered plinth.  
- section of rear wall of west cottage exposed between outshuts. Walling studs exposed between storey-rail and wall plate. Timber-frame panels are rendered.
- Outshuts - two outshuts towards west have weatherboarded stud walling on brick plinth. Outshut towards east is modern brick throughout.

Roofs.

- Main Block - gabled, plain tile covering, circular section ceramic ridge tiles. Two gabled dormers above line of eaves towards front; rendered cheeks and gable, roof covering as main roof. Large gabled dormer towards rear; details as others.
- Outshuts - plain tile covering.

Chimneys.

- Main Block - internal ridge stack to each gable. Brick throughout, plain bands towards top.

Openings.

- Main Block - Front elevation - to east cottage east

window to ground floor set below brick header arch with recessed brick panel below; brick jambs and cill. Other window has a wooden lintel, brick jambs and tile cill. Door opening set below a flat brick header arch; brick jambs.

- to west cottage east window and door are set below segmental header arches, incorporating glazed bricks; jambs as walling, window has wooden cill. Other window has surround as walling and a wooden cill.

- West elevation - surrounds as walling, wooden cills.

- Rear elevation - to east cottage window set below a flat brick header arch; brick jambs, wooden cill.

- to west cottage window set below storey rail; jambs as walling, wooden cill.

East Outshut - East elevation - flat brick header arch, brick jambs, wooden cill.  
Rear elevation - set below wooden wall plate; brick jambs, wooden cill.

West Outshuts - All openings - set within weatherboarding.

#### Miscellaneous.

Main Block - cross tie-plates in front elevation.

## INTERNAL FEATURES NO. 29.

### Floors.

- Rooms A,B,C - concrete.
- D,E - inaccessible solid floors, probably concrete.
- F,G - inaccessible wooden floorboards.

### Ceilings.

- Rooms A,C - plain plastered.
- B - common rafter roof.
- D,E - axial wooden beam, plain chamfered with slight run-out stops.
- F,G - single tier of purlins exposed to each side of the roof.

### Partitions.

- Rooms A,F-D - storey-rail exposed. Within room D main posts and walling studs exposed, these are morticed and tenoned into storey-rail and to wall plate at top. Brick infilling.
- B-C - hollow-core partition.
- E-D - main post towards rear, jointed into storey rail. Probable brick partition. Modern dado panel to room E.
- F-G - truss within partition. Tie-beam interrupted to create door opening, morticed tenoned and double pegged into post to one side, butts against door jamb to other. Raking queen struts are jointed into top face of tie-beam, carry purlins. Modern studs run above and below tie-beam.
- tie-beam in each end wall.

### Stairs.

Quarter turn onto straight run.

### Fireplaces.

- Room E - fire opening infilled. Large period wooden fire surround.

### Doors.

- Room A - modern plank and batten door.
- C - re-used, period plank and batten door.
- D1 - modern plank and batten door.
- D2 - early 20th century plank and batten door.
- D3 - late 19th/early 20th century plank and batten door.
- E - period plank and batten door.

Windows.

- Room A - modern double-light. Two side-hung casements, beaded mullion. Four glass panes, moulded glazing bars.
- D - 19th century double-light. One fixed-light, one side-hung casement, beaded mullion. Six glass panes, slender moulded glazing bars.
- E1 - modern double-light. Two side-hung casements, beaded mullion. Six glass panes with slender moulded glazing bars.
- E2 - late 19th century double-light. One fixed-light, one side-hung casement, beaded mullion. Six glass panes, slender moulded glazing bars.
- F - modern double-light. Two side-hung casements, plain chamfered mullion. Four glass panes, moulded glazing bars.



## INTERNAL FEATURES NO.30.

### Floors.

- Rooms A,B - inaccessible solid floors, probably concrete.  
C,D - concrete.  
E,F - period wooden floorboards.

### Ceilings.

- Rooms A,C,D - plain plastered.  
B - axial wooden beam, plain chamfered with notched run out stops.  
E,F - single diagonally-set purlin each side of the roof; single rafter brace. Polystyrene tiles.

### Partitions.

- Rooms A-B - probably brick.  
A-C,B,D - original external flint and brick wall of main block.  
E-F - hollow core partition.

### Stairs.

- Room A - modern stairs, two steps onto quarter-turn with winders which leads onto long straight run. Open risers, closed string course.

### Fireplace.

- Room B - modern brick fire surround.

### Doors.

- Room A - modern hollow-core, sliding door.  
B1 - period plank and batten door, beaded planks.  
B2 - period cupboard doors, beaded planks, spoon-ended strap-hinges.  
C - modern ledged and braced doors.  
D1,D2 - modern plank and batten door.  
F - period plank and batten door. Spoon-ended cross-garnets.

### Windows.

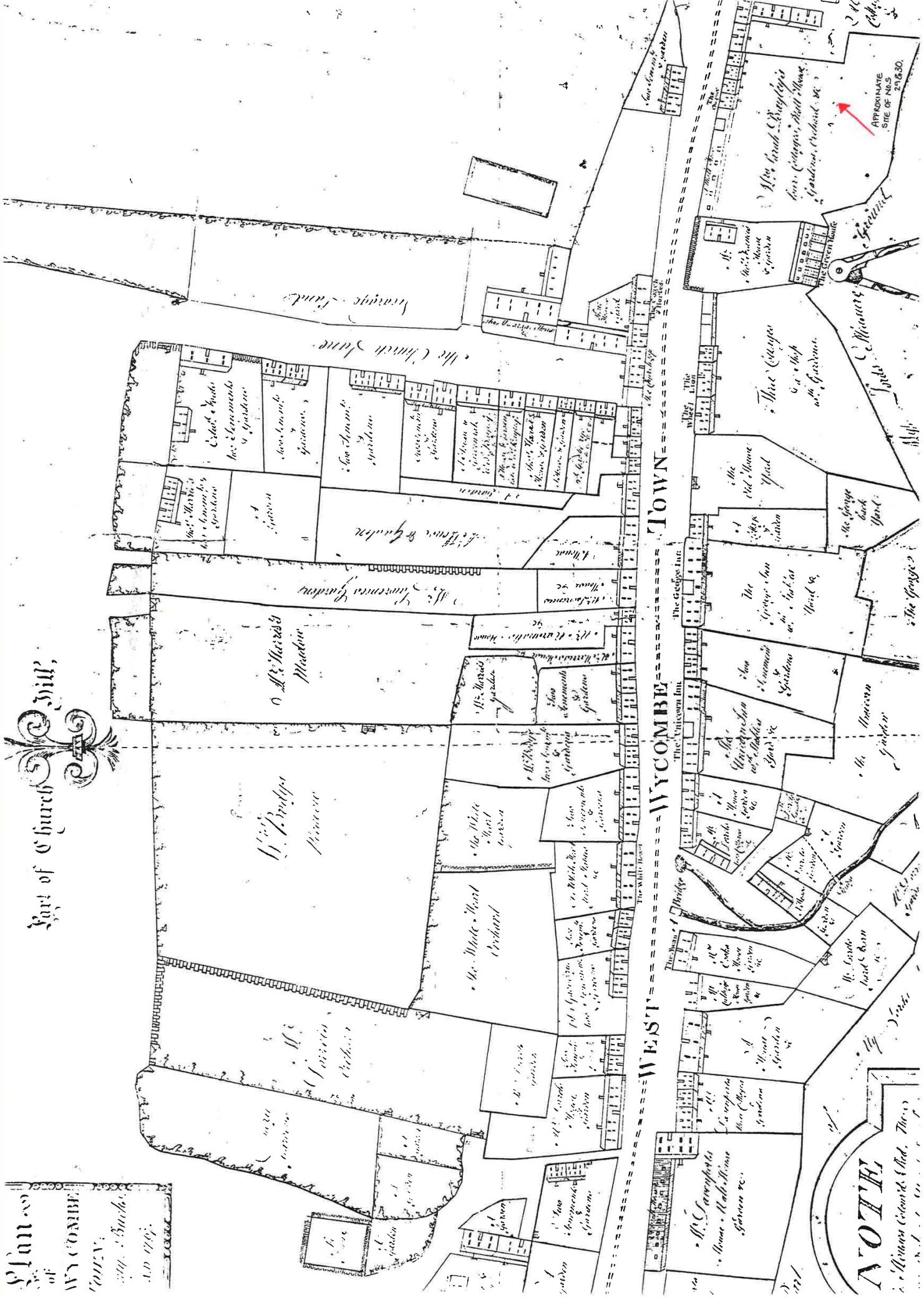
- Room A - modern double-light. One fixed-light, one side-hung casement. Four glass panes to each light with moulded glazing bars.  
B1 - modern double-light. Beaded mullion. Two side-hung casements. Nine glass panes to each light, thick moulded glazing bars.  
B2 - period double-light. Squared mullion. One fixed-light, one metal-framed side-

- hung casement. Rectangular leaded panes, with rectangular section reinforcing bars.
- C - modern double-light. Beaded mullion. Two side-hung casements, four glass panes to each light. Moulded glazing bars.
  - D - modern side-hung casement. Six glass panes, moulded glazing bars.
  - E1,F1 - period leaded double-light. One fixed-light, one metal-framed side-hung casement. Plain chamfered mullion. Rectangular leaded panes, circular section reinforcing bars.
  - E2,F2 - modern side-hung casement. Nine glass panes, moulded glazing bars.



Plan of  
 WYCOMBE  
 1794.

Part of Church Hill,



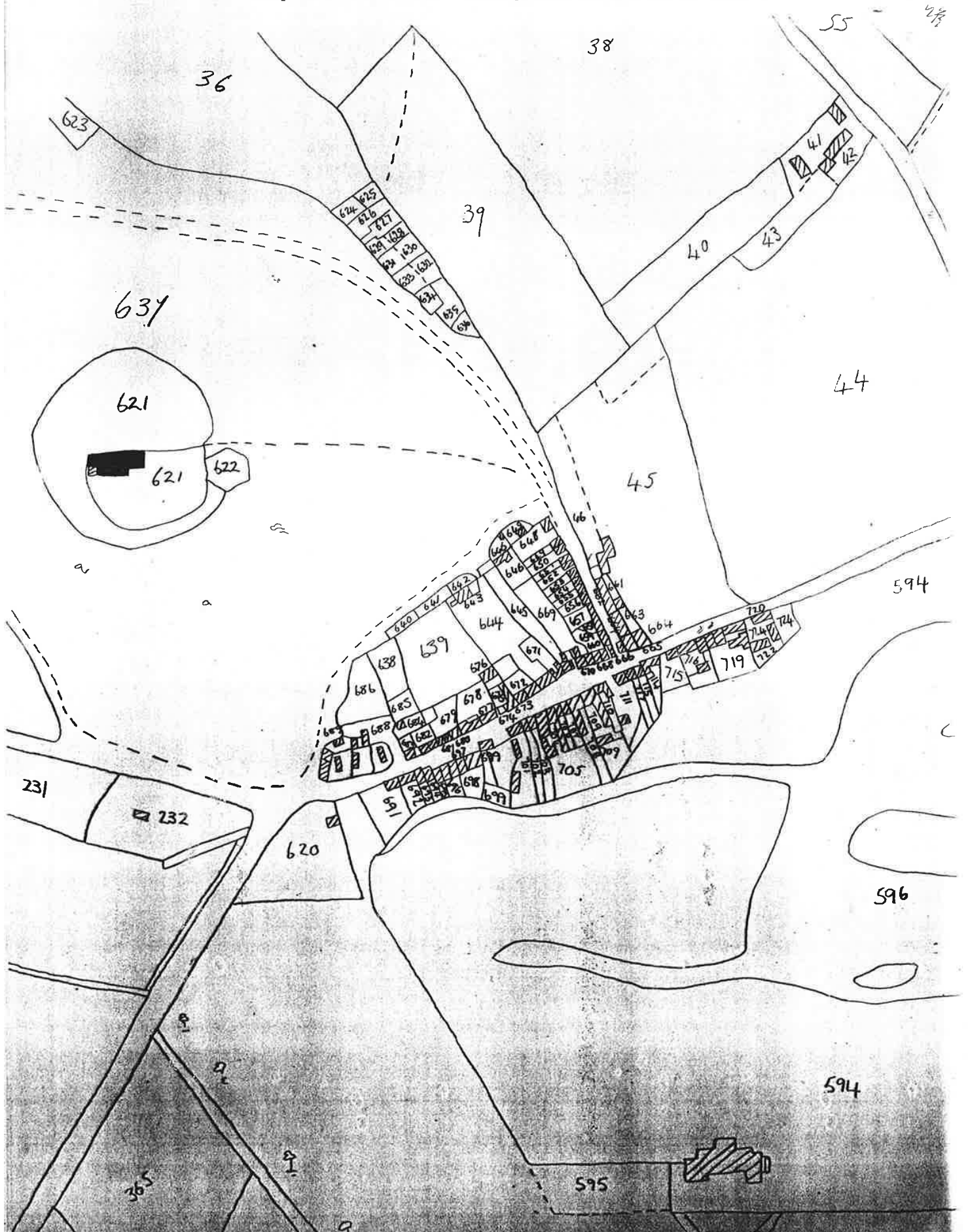


West Wycombe Tithe Map, 1849. Bucks. R.O. Ref: 420

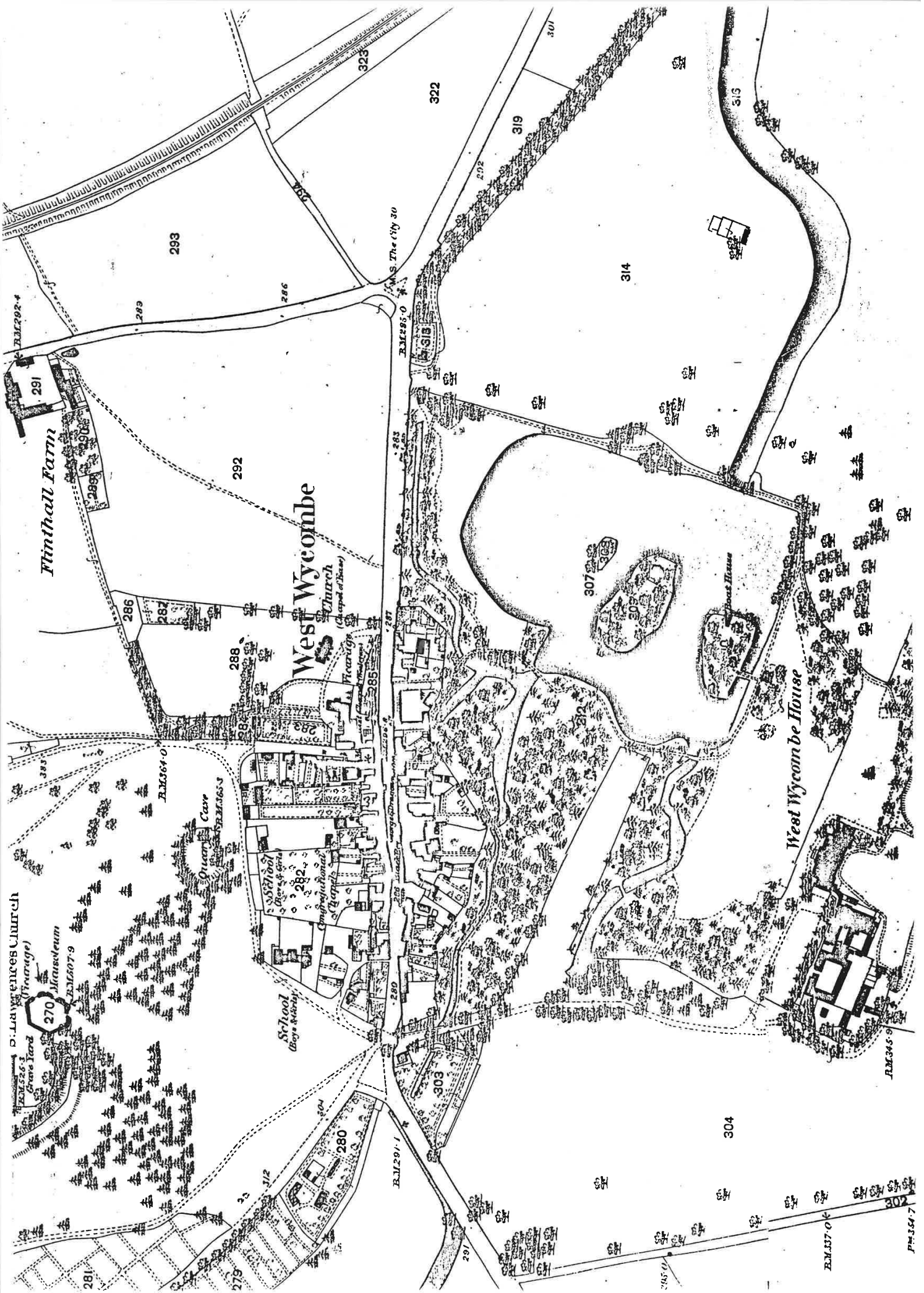
Owner - Sir George Henry Dashwood M.P.

722 - Occupier - James Keen - Cottage Oa Or 6p.

724 - Occupier - John West - Cottage and Garden Oa Or 15p.







D. L. LAYTONS CHURCH  
(Narrowage)  
Graveyard  
270 Mausoleum  
RM 252.3  
RM 250.9

Flinthall Farm  
291  
RM 292.4

West Wycombe  
Church  
(Church of St. Peter)  
Vicarage  
287

School  
(Boys & Girls)  
280

West Wycombe House  
RM 345.9

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EAST GABLE No. 30.  
R221 N20.



No. 30 VIEWED FROM SOUTH-EAST R221 N19.



LEADED WINDOW

BZ, NO.30.

R 221 N 21



REAR ELEVATION

NO. 29.

R 229 N 31A.



INTERNAL FEATURES NO. 29.

ROOM D, KITCHEN  
LOOKING SOUTH-  
EAST. R 229 N 33A.





ROOM D, NO. 29 LOOKING  
SOUTH-WEST,  
SHOWING STAIR  
DOOR. R229 N34A.



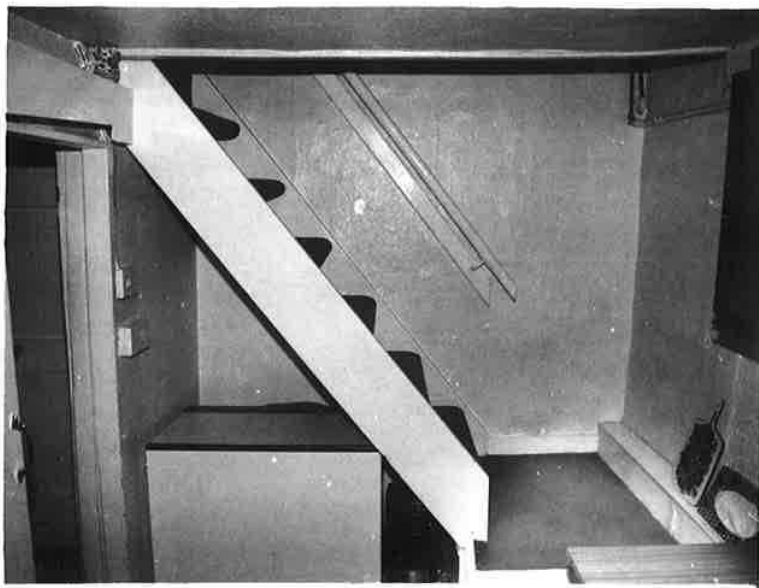
BEDROOM F, NO. 29,  
LOOKING EAST.  
R229 N36A.



BEDROOM G, NO. 29,  
LOOKING SOUTH-  
WEST. R229 N35A

INTERNAL FEATURES NO. 30.

ROOM B, LOOKING  
NORTH. R221 N22.



MODERN STAIRS, ROOM A. R221 N23.



ROOM E, NO. 30, LOOKING NORTH. R221 N25.

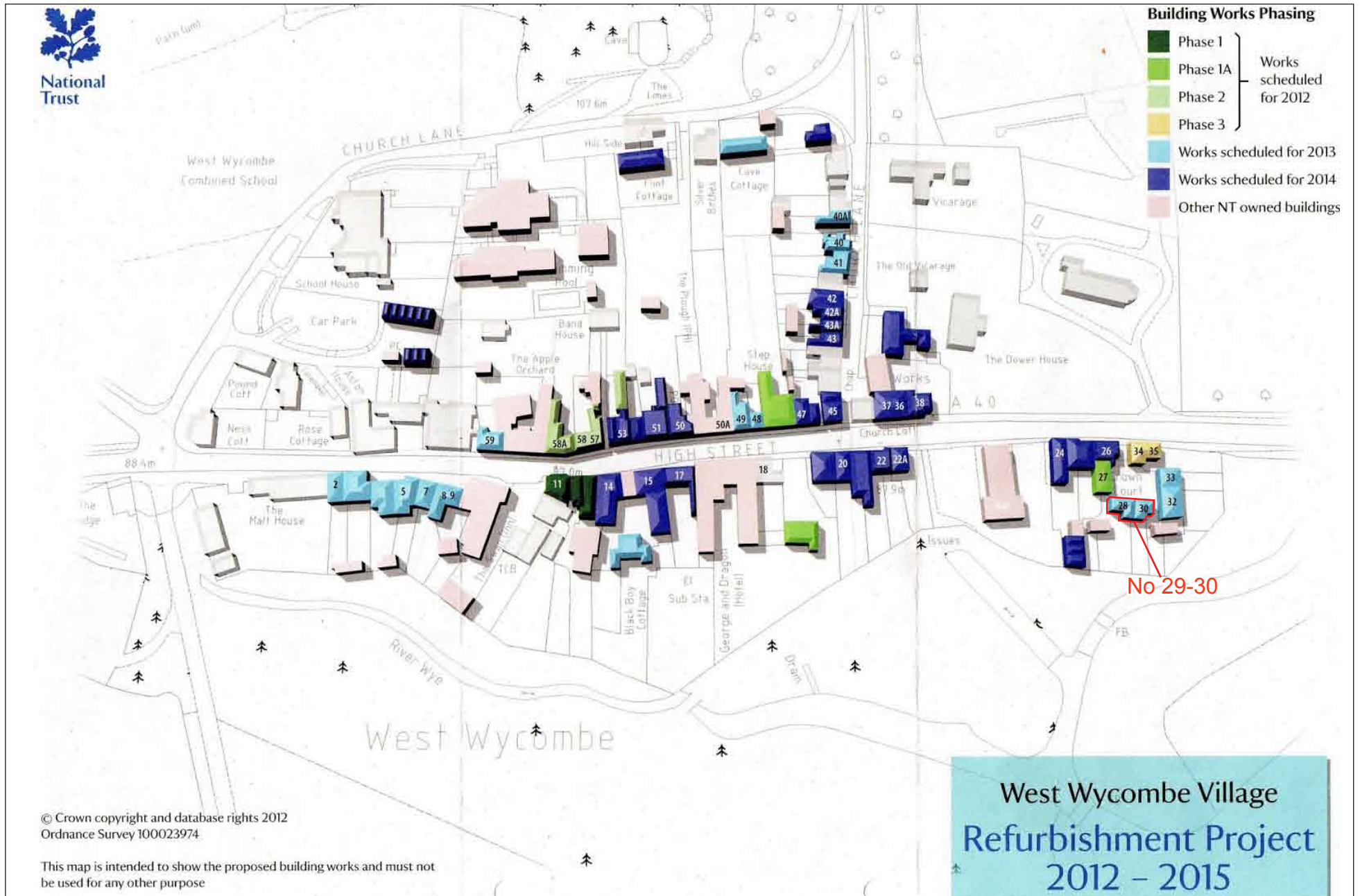


Figure 1 : Location of No 29-30 within West Wycombe



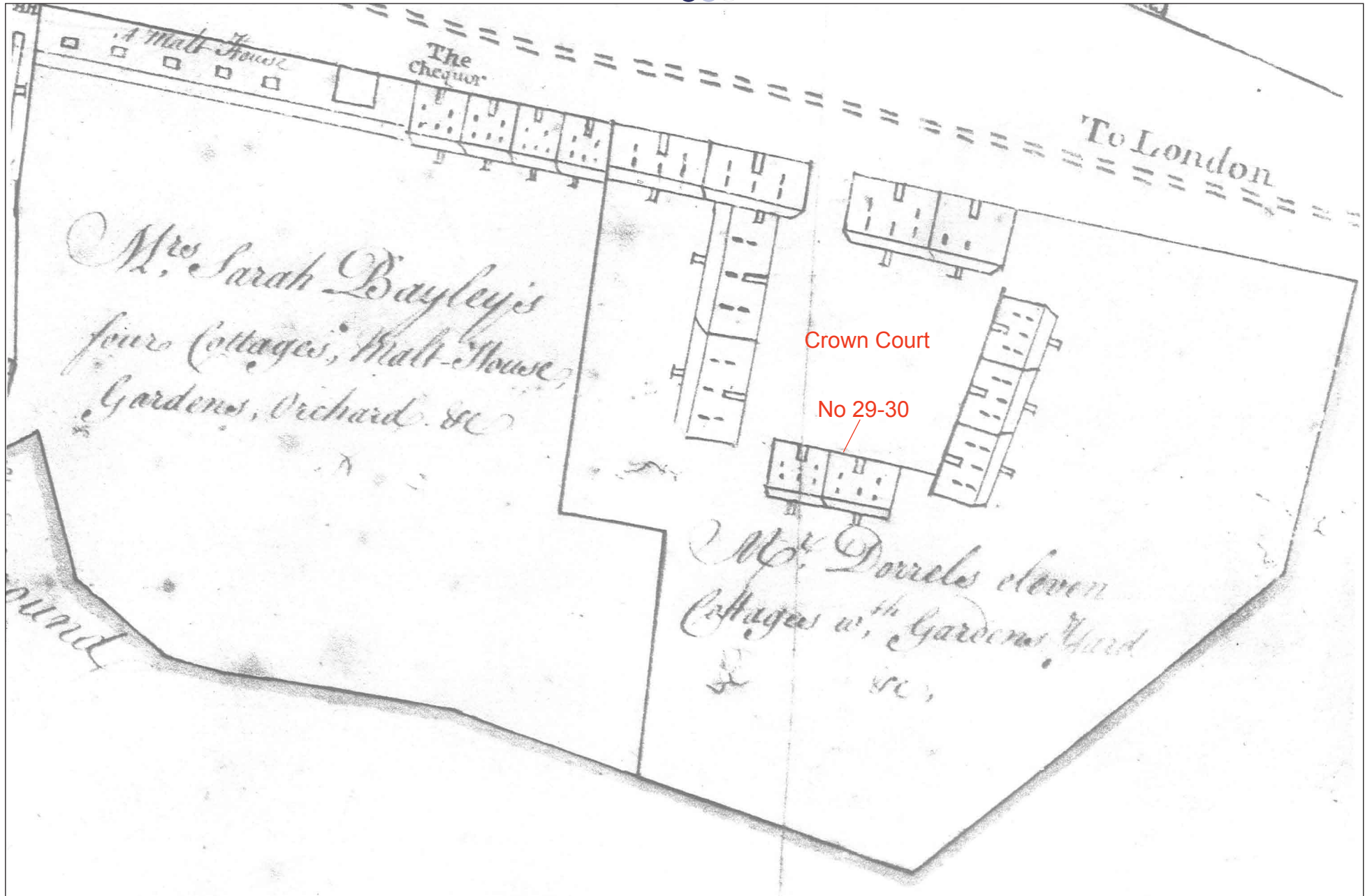


Figure 2 : Extract from 1767 map



Figure 3: 1876 OS map (25 inch map)

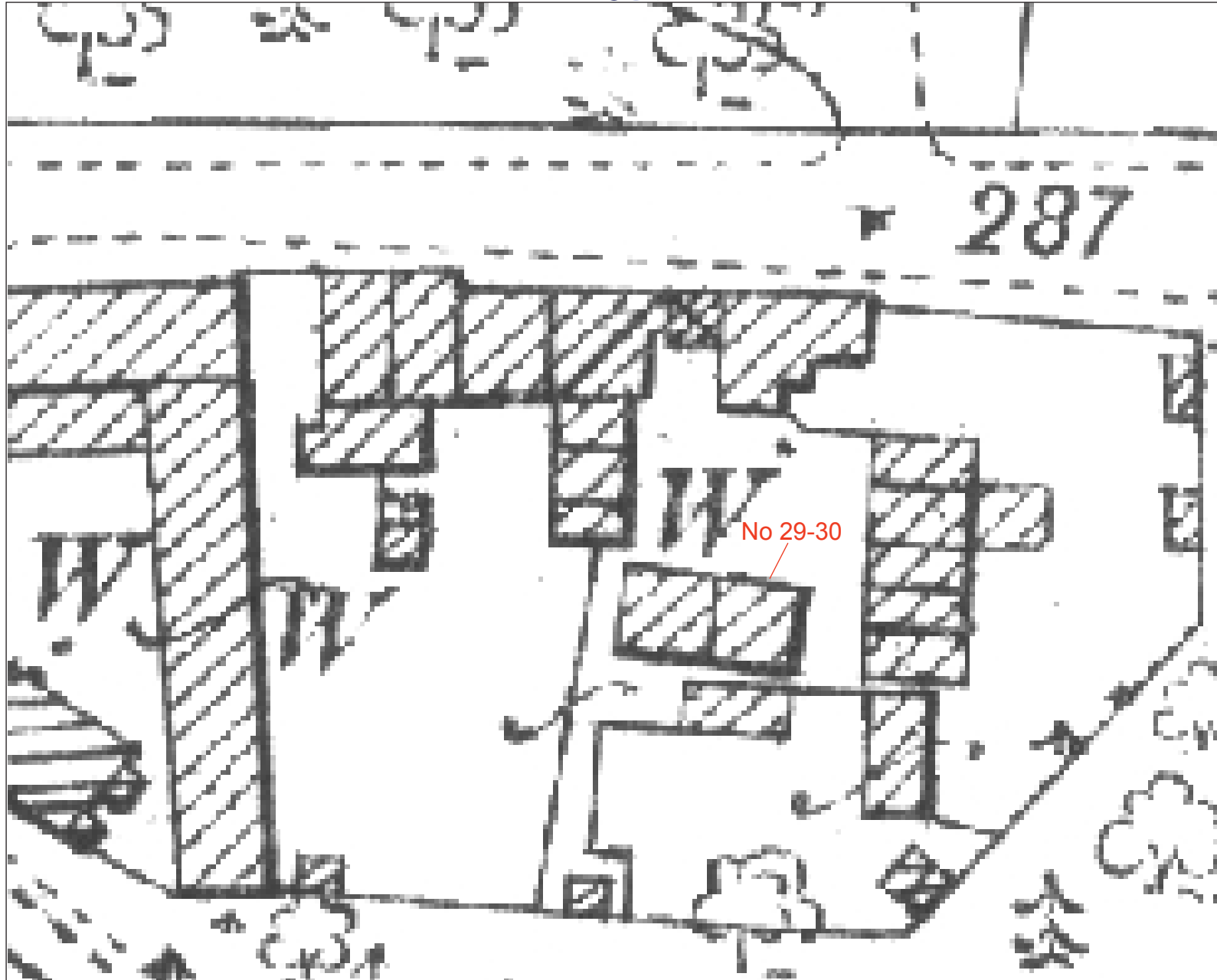
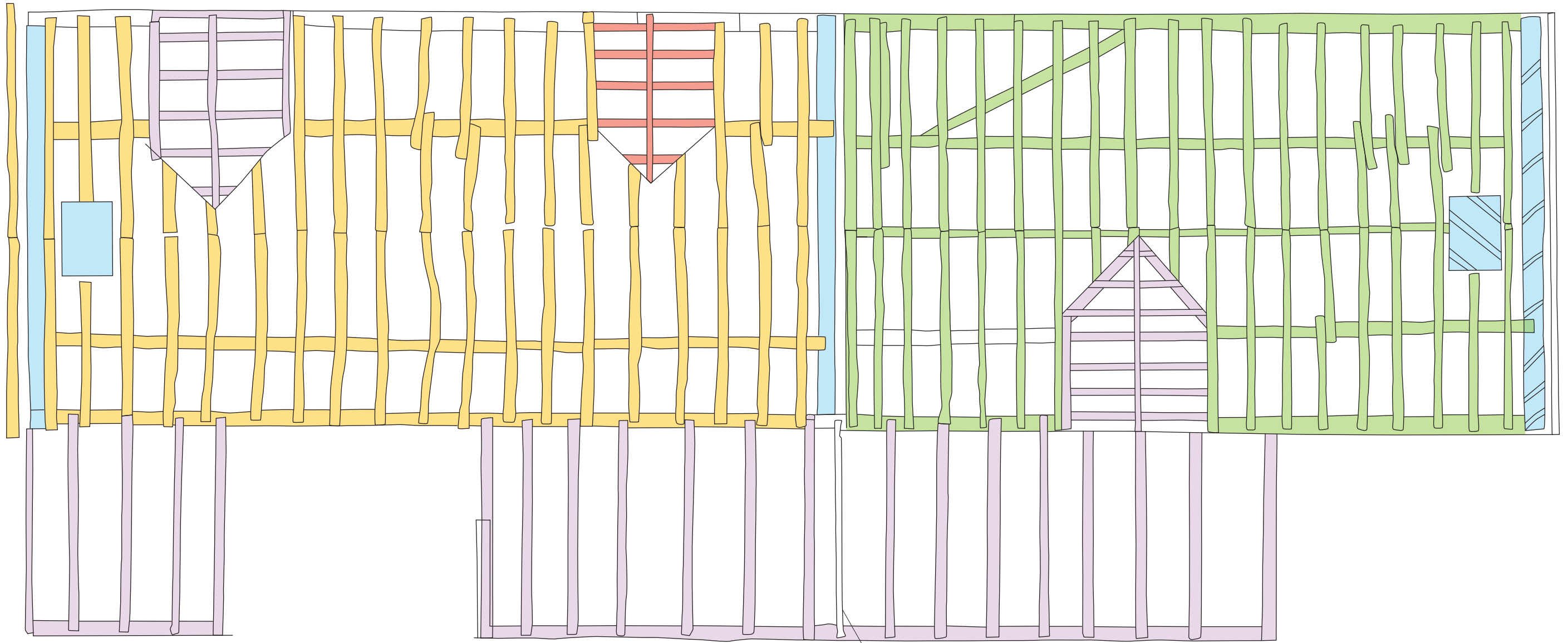


Figure 4: 1898 OS map (25 inch map)



No 29

No 30



Weather Board

- Mid 17th century roof raised and reconstructed, possibly in mid 18th century reusing mosly old rafters
- Late 18th century raising of older building
- Probably later 19th century
- 1930s RSA works
- Brick (gabes and chimney stacks)

Not to scale

Figure 5: Plan of roof of building showing phasing





Plate 1: General view of north elevation (taken from scaffolding of adjacent range)



Plate 2: North elevation of No 29 facing Crown Court









Plate 5: East end of north slope (No 30)



Plate 6: North slope of No 30





Plate 7: North slope of No 30 showing wind-brace and formerly external face of gable



Plate 8: North slope of No 30





Plate 9: Wind brace in north slope of No 30



Plate 10: Dormer in north slope of No 29





Plate 11: Brick wall (formerly external gable) between No 29 and No 30



Plate 12: North slope of No 29





Plate 13: Dormer in north slope of No 29



Plate 14: North slope of No 29





Plate 15: North slope of No 29



Plate 16: West end of north slope





Plate 17: West end of north slope



Plate 18: Gable at west end of building (No 29)





Plate 19: Flint gable at east end of building (No 30)



Plate 20: South slope of No 30





Plate 21: East end of south slope (No 30)



Plate 22: Detail at south-east corner of building





Plate 23: Detail in south slope of No 30



Plate 24: Dormer in south slope of No 30





Plate 25: Detail between 20th-century outshuts on south slope



Plate 26: General view of south slope









Plate 29: General view of south slope



Plate 30: South-west corner of building





Plate 31: Exposed section of timber framing at west end of south wall (No 30) within outshut



Plate 32: Detail at south-east corner of building





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