

# 57 and 58a High Street West Wycombe Village Buckinghamshire



## Historic Building Recording and Investigation

oxfordarchaeology



southsouthsouth

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# No 57 and 58a West Wycombe Village, Buckinghamshire

## Report on Historic Building Investigation

### Table of Contents

<b>1 Introduction.....</b>	<b>1</b>
1.1 Background.....	1
1.2 Wider background to the West Wycombe project.....	1
1.3 Methodology.....	2
1.4 Historical Background to West Wycombe Village.....	2
<b>2 Description of Investigations .....</b>	<b>3</b>
2.1 Introduction.....	3
2.2 Roof .....	4
2.3 Investigations under floorboards.....	6
2.4 Other Investigations .....	6
<b>3 Conclusion And Summary of Phasing.....</b>	<b>8</b>
<b>Appendix A. Listed Building Descriptions.....</b>	<b>9</b>
<b>Appendix B. Items under floorboards collected from 57 and 58a West Wycombe.....</b>	<b>10</b>
<b>Appendix C. Vernacular Building Survey for Nos 57 and 58A West Wycombe.....</b>	<b>11</b>

### Figures

Figure 1      Plan of roof with rafters and key features indicated

### Plates

Plate 1      Main block north elevation roof timbers following removal of tiles  
Plate 2      Gable wall between 57 and 56  
Plate 3      Gable wall between 57 and 56 detail showing tile infill  
Plate 4      Northern elevation of main block roof timbers with central chimney and attic rooms  
                lath and plasterwork  
Plate 5      Detail of central chimney  
Plate 6      Detail of gable wall between main and west blocks  
Plate 7      Main block roof timbers north elevation viewed towards east  
Plate 8      Main block south elevation of roof timbers, view towards west  
Plate 9      Detail of main block open roofspace showing debris  
Plate 10     Detail of main block north east east gable wall  
Plate 11     View of dormer window on main block south elevation

- Plate 12      Detail of central chimney stacks south elevation  
Plate 13      No. 58a scotched rafter detail on north elevation  
Plate 14      Room 58/M interior view, south elevation  
Plate 15      Room 58/M interior view, view east  
Plate 16      Room 58/M interior view, exposed joists on south side of room  
Plate 17      Room 58/M interior view, lath and plaster detail on north elevation  
Plate 18      Blocked opening in room 58/I (photo: National Trust)  
Plate 19      High street elevation prior to works

## **No. 57 and 58a, West Wycombe Village**

### **Historic Building Investigation and Recording**

## **1 INTRODUCTION**

### **1.1 Background**

1.1.1 Oxford Archaeology (OA) have been commissioned by National Trust to carry out historic buildings recording and archaeological investigation during conservation works to a number of properties within the village of West Wycombe, Buckinghamshire. The work relates to a programme of refurbishment works (detailed further below) to be undertaken between 2012-15 and the current report covers the recording of Numbers 57 and 58a High Street.

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

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

1.2.2 The main works in the current programme include:

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

1.2.1 The National Trust owns c.50 tenanted buildings in the village and c.23 of these are listed. There is one Grade II\* building (Steps House) while the others are listed at Grade II. No. 57-58a forms one Grade II listing while No 58a forms another, both listings date to 1954. The houses have at some stage formed three separate dwellings but have since been reconfigured to form two dwellings.

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 C.

- 1.2.5 This document forms a stand-alone report on the investigation of No. 57 and 58a 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.
- 1.2.6 The main recording at No.57 and 58a focused on the roof structure following removal of the roof tiles but it also included some internal recording following lifting of floorboards within an attic room as well as inspection of other features revealed during the works. 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 building recording of internal exposed areas took place on 21<sup>st</sup> December 2012 and the roof was recorded during February 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 More detailed historical research into No.57 and 58a, 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 a building located at the slight turn in the road. The 1767 map does not show any buildings to the rear and the frontage has a central door and flanking windows that is also shown on all the other houses on the plan suggesting the detail included is not necessarily depicted as seen. The 1849 map shows an extension to the rear of plot 675 which may be that of no. 57 however since the 1849 tithe map is a tracing a further examination of the original map will be of value. The 1876 1:2500 OS map shows a series of extensions to the rear of both properties in a configuration that is not unlike that seen today. The line dividing no 57 and 58 possibly indicates that the structure was divided into two at this time. The 1921 OS map shows a further subdivision within the properties indicating the use of the small west block as separate accommodation.
- 1.4.7 The VBS report indicates that the construction sequence for the two properties begins with the construction of the west block in the mid to late 17<sup>th</sup> century followed by the two eastern bays of the main block in the 18<sup>th</sup> century. Further alteration and extension came in the mid 18<sup>th</sup> century with the addition of the extension to the rear of the west block and the western bay of the main block and small extension to the rear. The brick facade was also added to the High Street frontage creating a uniform appearance. The main block extension was further extended in the 19<sup>th</sup> century. Due to the central location of these houses it is more than likely that they both replaced earlier structures.
- 1.4.8 According to research carried out during the VBS, the 1851/2 tithe award lists John Cock as the occupier of the present 58a and Thomas Mead in the neighbouring building. Thomas Mead is listed as a shopkeeper in the Piggots' Directory of 1830 indicating that no. 57 was in use as a commercial property at this time. John Cock is listed as a saddler which indicates the presence of a saddlery in 58a. Small amounts of leather working waste were recovered from room 58a/J following lifting of floorboards (NT Finds No. FNA6021). This is possible waste from saddle making or from a cobblers workshop. A discussion on the former uses and phasing of these properties is included below in the conclusion and summary of phasing section.

## 2 DESCRIPTION OF INVESTIGATIONS

### 2.1 Introduction

- 2.1.1 West Wycombe is located approximately three miles west of High Wycombe and the High Street forms part of the A40 which runs through the village. The parish church is

located on a hill above the village. Nos. 57 (to east) and 58a (to west) are situated on the north side of the High Street with frontage facing directly onto the street and extensions to the rear. The main block consists of a two storey building with attic rooms above and a narrow extension to the rear of the eastern end. To the west of this and set at an angle is a slightly narrower block which is also part of No.58A and is also of two storeys with attic room above and with a full width extension to the rear. To the east of the main range in the current work there is a passageway providing rear access situated between no. 57 and 56.

- 2.1.2 The roof of no. 58a was exposed initially and access was gained from external scaffolding. Due to inclement weather this section of roof was not studied in detail at time of exposure but it was photographed by Gary Marshall (National Trust Archaeologist) while exposed and by Oxford Archaeology the following working day during the re-covering works. In both instances access was not fully gained to the rear of the roof due to health and safety concerns over ice and snow on the scaffolding.
- 2.1.3 After the west block was re-tiled the roof of the main block was uncovered. This revealed the full roof structure and a roof plan showing individual rafters and trusses was produced using the existing VBS first floor plan as a guide (Figure 1).

## 2.2 Roof

- 2.2.1 Overall the main roof structure for no 57 and 58a comprise a continuous, pitched, clay pegged tiled roof with sections of the roofspace separated at points by brick gable walling. The roof space contains three attic rooms and there are also three brick chimney stacks of varying sizes and styles.
- 2.2.2 **West Block:** The roof of the western block measures approximately 4.5m wide and the front elevation contains a dormer with casement window. A truss with brick nogging infill separates this space from the roof of the Apple Orchard to the west; the tie beam of this truss can be seen within room 58/K. The rafters are set at relatively consistent intervals, flat to the roof and tied together with a bridle joint and wooden peg at the apex. Aside from the purlin on each elevation and the A-frame truss at each end there is no other bracing, however the size of the roof and its position between brick gable walls would probably render this unnecessary. The rafters sit on the wall plates at the front of the roof, however on the rear elevation they project slightly outwards creating a more substantial overhang (Plate 13). The purlins run on the inside of the rafters and are supported by the brickwork of the gable walls to each end. The rafters each have a square headed nail fixing them to the purlin beneath. Beneath this purlin the lath and plaster forming the upper wall of room 58/K is seen, however the section to the west of the dormer window is of modern plasterboard, indicating a modern repair in this area. Access was not gained to the flat lath and plaster surface above the purlin which was covered with modern insulation, the purlins remain visible within the room and the end can be seen within the lobby 58/L terminating above the purlin for the main block.
- 2.2.3 The roof timbers in this block are fairly consistent in size and in appearance with some timbers more modern in appearance, suggesting a later repair. There are carpenters marks at the apex of the timbers that have been inscribed on the east face using a race knife. The marks are in the form of Roman numerals and some of these have added scribed lines, commonly known as tags, which would normally be used to indicate the side of the building the rafter should be on - in this case the northern rafters have the additional markings. The numbering appears consistent suggesting these rafters form part

of the primary roof structure for this block, with the occasional modern looking timbers dating to later repairs.

- 2.2.4 The dormer window is of timber frame construction with a hipped roof and lath and plaster cheeks. The chimney stack to the east of this section of roof is of red brick construction with dog tooth detailing in a blue coloured engineering brick at the top (Plates 5 and 12). The bricks are fairly consistent sized red/dark red in colour with the occasional vitrified brick and has a sandy coloured pointing which appears to be a later repair. Much of the brickwork is blackened and weathered. There is lead flashing at the point where the stack meets the roof. The southern elevation of the stack shows a roughly built section of brickwork between the adjoining truss and the stack. The stack itself is off centre to the central apex of the roof structure and so this provides structural support. The stack is situated adjacent to the larger stack situated on the west end of the main block. There is a straight joint between the two chimneys indicating they are separate structures, although both feature the same dog tooth decorative detailing at the top which is unbroken and is possibly a later addition. The stacks present an 18th century appearance.
- 2.2.5 **Main Block:** There is a change in the angle of the two blocks leading to some variation in the rafters at this point including a section of 20<sup>th</sup> century concrete and wire mesh infill to the north (rear) elevation. This main section of roof is the largest measuring approximately 9.35m in length on the north elevation and includes two attic rooms. The chimney at the west end is wider and longer than the adjacent stack and appears to be constructed of the same brick type as described above.
- 2.2.6 The rafters are primarily the same as seen in the west block roof structure, namely plain rafters bridle jointed at the apex with a wooden peg (Plates 1-11). However they are less uniform in appearance suggesting a slightly earlier date and also include several obvious reused timbers with empty mortices and notches. The rafters have varying sizes with cross section measurements of between 10 and 13 cms wide and 7 - 12 cms deep. As with the west block the carpenters markings are at the apex are Roman numerals scribed with a race knife, also with an additional line or tag to denote the rafters forming the northern half of the structure. The carpenters marks are not on all rafters and they do not all run sequentially indicating there has been reuse of the early roof timbers. The marks appear on the west face of the timbers indicating this roof forms a separate construction sequence to the roof of the west block.
- 2.2.7 Within the roof space there is lath and plaster partition walling forming two attic rooms nos. 58/M and 57/K. The lower section of the lath and plaster structure is situated between 83 and 110cm away from the edge of the roof and is supported by short sections of timber posts. The lower section of wall is approximately 70cm high and the entire structure terminates approximately 70cm from the apex of the rafters. There are several reused timbers within the posts for the lath and plaster wall with truncated race knife inscribed carpenters or Baltic (transportation) markings.
- 2.2.8 The lath and plasterwork for the main block attic rooms terminates at the central chimney stack and within the lath and plaster covered stud wall adjacent to this stack is a door opening that has been blocked up with modern plasterboard. To the east of this, the roofspace is open and covered with debris, some of which is from the current building work, however most appears to relate to earlier phases. Amongst other general debris within the open roofspace there is a quantity of organic straw material, timber laths and

fragments of pegged tiles indicating the roof and its associated features have been repaired and altered at some point (Plate 9).

## 2.3 Investigations under floorboards

- 2.3.1 During the works several floorboards were lifted within room 58A/M (plates 14 - 17). Beneath the floorboards, a central beam runs east to west through to room 57/K however it does not continue through to lobby/stair 58/L at the west end of the room but instead terminates approximately 35cm before this. At this west end of the beam numeric carpenter's marks can be seen running sequentially from I - IIII, these are scribed with a race knife and so it can be assumed the beam is not truncated but the west end of the room has been extended in some way. The joists measure 76 - 102 x 102mm and are laid at varying intervals of 330 - 381mm. Most joists have wooden pegs fixing the joist in place in the beam. Some joists have additional timbers in place which have been added, probably to correct the obvious sag of the floor in the central area.
- 2.3.2 As discussed previously in §2.2.7, the walls are of lath and plaster however there is modern board covering the upper faces. The north lower wall has mainly exposed laths with no plaster remaining (Plate 14) however early plaster remains on the south wall and this has been painted with a limewash (Plate 17). The plaster has a high horsehair content and is extremely friable. Modern board had been placed over this surface but was removed during the works. The ceiling plaster was not exposed and remained hidden beneath the modern board.
- 2.3.3 Beneath the floorboards a large quantity of straw and other organic material was seen. The presence of nut husks suggested some faunal activity within the floor void. The straw samples included some ears of the grain probably was added as insulation and forms part of the 1930's works. Other items found include a fragment of cut leather, part of a possible leatherworking tool and the sole of a child's shoe as seen by Gary Marshall (National Trust) which raised some question as to the location of the former saddlery identified within the VBS report as being within the west block. No other items connected to the leather industry were seen during the investigations. A list of items found under these floorboards is included as Appendix B in this report.
- 2.3.4 It is of note that during works in 2004, significant quantities of leather working waste were found beneath the floorboards of no 56 High Street indicating that part of this property had been used as a cobblers shop (pers. com. Gary Marshall - National Trust).

## 2.4 Other Investigations

### *Blocked Opening - Room 57/I*

- 2.4.1 During the works a blocked internal doorway was revealed on the east wall of room 58a/J which formerly allowed access to the adjoining room 57/I (Plate 18). The doorway had simple pegged timber jambs and lintel and had been blocked with modern hollow bricks around a central upright timber with a grey/beige 20th century cement render over. The opening measured 75cm wide and was 183cm high. The amount of opening up exposed little of the surrounding partition wall however it was seen to be of brick construction, the bricks being a paler pink colour than seen elsewhere and with a sand coloured gritty textured mortar. There are some broken tiles used as fill above the lintel.

- 2.4.2 This doorway was presumably in use when the main and west blocks were divided into three separate properties, the larger area of the main block forming no.58, and was consequently blocked during works in the mid 20th century to convert the three dwellings into two different properties.

*The High Street Façade*

- 2.4.3 There is brick facing to the frontage of no. 57 and 58a which appears to date to the 18<sup>th</sup> century (Plate 19). This brickwork is predominantly in orange/red coloured brick laid in a Flemish bond with vitrified headers creating chequerboard effect. The brickwork of the upper floor projects outwards and at this point there are three courses of English bond.

- 2.4.4 The western end of no. 58a (the west block) has a set of adjoining windows on the ground floor with a hipped tile pentice over the windows and the adjacent door. The brickwork on the ground floor has been rendered and so we are unable to see the detail beneath, the current configuration is likely to be a later alteration, however. There is a high plinth which has been rendered and then painted black. The first floor has a solitary central window with header lintel and wooden casements within, this window is set lower than those of the main range indicating the difference in floor levels across both buildings. The window has red brick jambs and it is clear the lintel brickwork has been reset or repointed. There are two courses of projecting plain red brick headers beneath the eaves. An irregular section of brickwork adjacent to the main block façade is of plain red brick and possibly a later repair or addition.

- 2.4.5 An obvious straight joint separates the west and main blocks and the brickwork of the main block has a different level of course to the west block. The ground floor windows had segmental red brick lintels and the first floor had lintels of red brick headers. The larger range has a quantity of obvious alterations to the fenestration. On the ground floor, two former ground floor windows have been blocked and a sash window inserted leaving the prior lintels in situ. To the east of this the former entrance to no. 58 remains extant but is, however blocked from the inside of the property. This door was a later insertion in the position of a former window as the lintel is still visible. This section of frontage also includes two further blocked openings, one of which contains the current door to no. 57. The central blocked opening contains a wide multi-light window with small upper casement opening. The plinth at this point consists of flint rubble with brick dressing. The first floor contains two blocked windows, both blocked at different dates. Unlike the west block, on this section of the façade the overall appearance of the brickwork is less uniform suggesting this section of brickwork predates the west block.

*The Rear Elevation and Extensions*

- 2.4.6 The rear elevation is formed of flint with red brick dressing including a horizontal band across the elevation. There is a clear straight joint between the main and west block fabric. There is a projecting brick buttress to the rear of no. 57 which rises to the first floor level.

- 2.4.7 The single storey extension to the rear of the west block is of red brick construction in a mixed bond with a single pitch lean to roof immediately adjacent to the main building and a gable pitched roof running east to west for the remainder of the extension. Despite this difference in roof structure the extension only contains a single room no. 58a/A. The front elevation of the extension contains a horizontal timber which when above the window forms the lintel. A smaller window is located in the south elevation. A brick

chimney rises from the valley between the pitched roofs and serves a large fireplace to the west of the interior space.

- 2.4.8 A further extension is located to the east end of the main range which has a gable roof running north to south. This extension contains rooms 57/A and 57/C and lobby 57/B. The brickwork to the rear of this extension is clearly more modern indicating a later addition.

### 3 CONCLUSION AND SUMMARY OF PHASING

- 3.1.1 The current investigation work has enhanced our understanding of this structure and the wider development of the village. Our investigations and recording of the roof have indicated that the roof timbers for the main block are potentially older than those of the west block which could mean that the phasing for the two blocks put forward within the VBS is incorrect.
- 3.1.2 Both roof structures show evidence of alteration and replacement but this is more so within the main block. It is suggested that the main block is late 17th century in date with later alterations. The west block shows no evidence of a thatch covering and overall the timbers appear more uniform in size and cut suggesting a possible later date, perhaps early 18th century. The roof alterations and the brick stacks are possibly part of the mid 18th century works which include the brick façade on the High Street frontage.
- 3.1.3 The brick facing on the high street frontage forms part of the mid and late 18<sup>th</sup> century works. The facing was carried out in two stages with the main range receiving a brick façade first. The west block contains a large window and pentice cover which indicates its former use as a shop in the 19th and early 20th centuries. The later changes to the façade, including the insertion of the now disused door to no. 58, clearly indicate that the properties continued to evolve in their form and use.
- 3.1.4 The identification of the occupants by the VBS survey within the Tithe award of 1851/2 suggests that the property known as 58a was occupied by a saddler (John Cook) and the neighbouring property was a shop. It is not known if the two blocks formed two or three dwellings at this time. The traces of leatherwork found beneath the floorboards in room 58/M during the investigations suggests that this identification is incorrect. The absence of evidence within the fabric showing the main block had been in commercial use also highlights the irregularity. Early photographs clearly show the ground floor of the west block laid out as a shop with its wares displayed beneath the pentice with no such detail for the main block. Further research within the archives will hopefully enable a clear identification of the former saddlery and shop.

Oxford Archaeology  
June 2013

## APPENDIX A. LISTED BUILDING DESCRIPTIONS

**List entry Number: 1125138**

57 AND 58, HIGH STREET

**Grade: II**

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

**Date of most recent amendment:** Not applicable to this List entry.

.HIGH STREET 1. 963 (North Side) WEST WYCOMBE Nos 57 & 58 SU 8294 9/99 9.1.54. II GV  
2. Pair of cottages with C18 front. Red and grey bricks, old tiled roof. 2 storeys, 4 flush set windows with glazing bars, casements except for left hand ground floor double hung sash under flat arch. Cut bracketed door hoods, 1st floor brick band, brick eaves level cornice. Graded for group value. Nos 35 to 37 (consec), The Church Loft, Nos 45 to 54 (consec), Nos 56 to 59 (consec) The Manor House, The Plough Inn, Premises occupied by Frank Hudson, The Old Smithy, West Wycombe Estate Office, Rose Cottage and Ness Cottage form a group.

Listing NGR: SU8292794667

**List entry Number: 1125139**

58A, HIGH STREET

**Grade: II**

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

**Date of most recent amendment:** 28-Jun-1973

HIGH STREET 1. 963 (North Side) WEST WYCOMBE No 58A (Formerly listed as Premises between No 58 High Street and Apple Orchard Guest House) SU 8294 9/100 9.1.54. II GV

2. Early C18 front, altered stucco faced ground floor with tiled hood, red and grey brick 1st floor, old and machine tiled roof. 2 storeys and attics. Ground floor has 3 light wooden mullioned shop window with glazing bars and wooden bressummer over window and doorway. 1st floor card and 3 light wooden mullioned easement window. 2 light hipped casement dormer window. Nos 35 to 37 (consec), The Church Loft, Nos 45 to 54 (consec), Nos 56 to 59 (consec) The Manor House, The Plough Inn, Premises occupied by Frank Hudson, The Old Smithy, West Wycombe Estate Office, Rose Cottage and Ness Cottage form a group.

Listing NGR: SU8291494665

**APPENDIX B. ITEMS UNDER FLOORBOARDS COLLECTED FROM 57 AND 58A WEST WYCOMBE**

Items collected by National Trust archaeologist Gary Marshall 18/12/12

All items recovered from under floorboards of attic room 58M. Note these are a few items gathered from the surface, most of the debris was retained in-situ. The voids contain significant amounts of straw, some with ears of grain still on, suggesting the property may have been thatched?

'CASSEROLE BRAND STEWED STEAK' paper label

4 newspaper fragments – 1960s?

Page from DAILY EXPRESS Wednesday July 7 1965

Split wooden peg 150 mms length with small iron collar at one end – possible clothes peg or possibly related to leather working?

4 wooden dowels – 7 – 9 mms diameter – 48-89 mms length – probable pegs for hanging clay roof tiles

Small wooden implement – 63 mms length and 12 mms width, small hole drilled at one end

Fragment of cut leather and part of sole from child's shoe – possible cobblers waste?

Oval- shaped piece of upholstery cloth – 50 x 43 mms with central hole suggesting upholstery nail

Green wax crayon



## APPENDIX C. VERNACULAR BUILDING SURVEY FOR NOS 57 AND 58A WEST WYCOMBE

NO.s 57 and 58A, HIGH STREET,  
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

\* SUMMARY OF HISTORICAL VALUE

\* HISTORY OF OWNERSHIP, OCCUPANCY AND USE

HOUSE : SUMMARY SHEET

STRUCTURAL DEVELOPMENT

PLANS : as existing at time of  
survey

BUILDING DESCRIPTION : External Appearance  
Internal Features

\* ARCHIVE PHOTOGRAPHS AND DOCUMENTS

HISTORICAL MAPS

PLANS FOR PAST CONVERSIONS / MODERNISATION

PHOTOGRAPHIC SURVEY

\* Included only where appropriate.

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

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

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

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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 alteration. Details such as the materials and techniques used in repointing or rendering, the arrangement and design of doors and windows and internally the surface treatment of walls and timberwork are all critical.

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

1.  
963

HIGH STREET  
(North Side)  
WEST WYCOMBE

-----  
Nos 57 & 58

SU 8294 9/99

9.1.54.

II

GV

2.

Pair of cottages with C18 front. Red and grey bricks, old tiled roof. 2 storeys, 4 flush set windows with glazing bars, casements, except for left hand ground floor double hung sash under flat arch. Cut bracketed door hoods. 1st floor brick band, brick eaves level cornice. Graded for group value.

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

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1.  
963

HIGH STREET  
(North Side)  
WEST WYCOMBE

-----  
No 58A  
(Formerly listed as  
Premises between  
No 58 High Street and  
Apple Orchard Guest House)

SU 8294 9/100

9.1.54.

II

GV

2.

Early C18 front, altered stucco faced ground floor with tiled hood, red and grey brick 1st floor, old and machine tiled roof. 2 storeys and attics. Ground floor has 3 light wooden mullioned shop window with glazing bars and wooden brassummer over window and doorway. 1st floor band and 3 light wooden mullioned casement window. 2 light hipped casement dormer window.

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

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Estate	County	Name	Grid Ref.
West Wycombe Village	Buckinghamshire	No.s 57 and 58A	SU 829 946

Listed Grade

II

Archaeology survey  
Number

No. 57 - 153 249

No. 58A - 153 250

Survey Date

September 1993

Surveyor

H.E.Garside

G.Izzard

A.K.Waters



Situation Stand on the north side of the High Street. The building adjoins the Apple Orchard to the west and is separated on the ground floor from No.56 by a passageway.

Likely Date Mid-late 17thC, extended early 18thC, altered mid 18th and early 19thCs.

Historical Value Demonstrates the piecemeal redevelopment of the High Street. The main blocks of the building were refronted during the 18thC as were many of the other structures within the village. Typical of many buildings within the High Street, housing a commercial function on the ground floor with domestic accommodation above. The eastern part was possibly built as the parish workhouse.

Other Sources

1. Historical Maps, see rear of report.
2. Separate West Wycombe Appendices Volume.

Rooms and Facilities

NO.57.

GROUND FLOOR.

Room A - bathroom and toilet.  
B - entrance lobby.  
C - kitchen.  
D - rear entrance lobby and stairs.  
E - living room.  
F - dining room.

FIRST FLOOR.

Room G - landing.  
H,I and J - bedroom.

ATTIC FLOOR.

Room K - bedroom.

NO.58A:

GROUND FLOOR.

Room A - kitchen.  
B and D - unused living rooms.  
C - lobby.  
E - entrance lobby.

FIRST FLOOR.

Rooms F and J - bedrooms.  
G and H - landings.  
I - bathroom and toilet

ATTIC FLOOR.

Rooms K and M - bedrooms.  
L - landing.



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



## STRUCTURAL DEVELOPMENT NOS 57 AND 58A HIGH STREET.

### Period I mid-late 17thC.

The earliest part of the existing structure is the small single-unit, single-pile block towards the west end of No.58a (rooms B,C and E). This was probably constructed during the mid-late 17thC between two existing structures.

The structure was probably a self-contained unit with the ground floor in commercial use, and living accommodation on the first and attic floors.

The building was probably heated at the east end, sharing a stack with the adjoining structure.

### Period II early 18thC.

During the early 18thC the structure adjoining towards the east was rebuilt. The 3-unit single-pile building (rooms D, No.58a; rooms D,E and F, No.57) did not communicate with the earlier block towards the west.

The ground floor room at the west end was heated by a stack retained from an earlier structure on this site. Both the other ground floor rooms were probably heated.

Local tradition records that this building was a work-house. This was possibly the buildings original function.

### Period III mid 18thC.

The Town map of 1767 shows the eastern block divided into two tenements, this is borne out by structural evidence which suggests alterations were made during the mid-18thC. The alterations involved the division of the eastern block and the addition of rear wings.

To the east there was probably a single-unit dwelling comprising room F and the floor above, the attic storey was probably also in use. The ground floor of the main block was heated by a stack in the east gable. The front entrance (in the position of the existing door into room F, No. 57) was opposed by a door opening in the rear elevation, now partially infilled to create a window opening.

Part of the single-storey wing (room C, No. 57) was probably built at this time. It contained a service room which was probably heated by a lateral wall stack to the east.

The remaining two units of the eastern block (rooms D, No. 58a, and rooms D and E, No 57) were heated by a stack at the east end. The front entrance opened into the heated room this was opposed by a door opening in the rear elevation.

The entire eastern block was probably re-fronted at this time and door openings in the position of the existing front doorways were created (the door opening towards the centre of the block has been infilled internally). The tall ground floor window openings below flat brick arches are also contemporary with this phase. Most of these window openings have subsequently been infilled, however one remains towards the east.

The small block to the west was also re-fronted during this period, however this work was not contemporaneous with the re-fronted of the adjoining block. The wing to the rear of this western block was probably added at this time. This was probably a heated service room sharing an earlier stack which was part of the adjoining property to the west (The Apple Orchard)

#### Period IV early 19thC.

During the early 19thC the large block to the east (rooms D,E and F, No 57) became a single dwelling as today, part was possibly in commercial use. The remaining unit (room D, No. 58a) was amalgamated with the small block adjoining to the west end.

Room A probably continued to fulfil its commercial function, whilst room C provided additional storage space or possibly living accommodation.( see below\*).

The two ground floor window openings within room C were partially infilled and the existing window opening created at this time.

The ground floor window opening within room E has subsequently been altered to its present horizontal form.

#### Period V 19thC.

The wing to the rear of No. 57 was extended with the addition of a privy and coal store towards the north.

#### Period VI.

The rear wing of No. 57 (rooms A,B and C) was altered to provide a modern kitchen and bathroom separated by a small lobby which communicated between the passage to the east and the back garden.

\* The Tithe Award of 1851/2 lists John Cock as the occupier of what is now No.58A, and Thomas Mead as his neighbour. John Cock is identified as a saddler in Piggot's Directory of 1830, confirming that No.58a had been a saddlery.

Thomas Mead is also listed as a shopkeeper, suggesting that part of No 57 was also in commercial use during the first half of the 19thC, however there is no structural evidence to confirm this

BUILDING DESCRIPTION, Nos. 57 and 58A

EXTERNAL APPEARANCE Nos. 57 and 58A

Plan/Form

2-storey main block with attic rooms to part.  
Narrow 2-storey block towards west with attic floor. Front elevation is at an angle to the front elevation of the main block. Pentice to front elevation.  
Single-storey projecting rear wing adjoins east end of main block.  
Single-storey lean-to against rear of western block (Adjoins lateral wall of The Apple Orchard).  
Single-storey block runs across rear of lean-to. West gable adjoins lateral wall of adjacent property.

Walling

Main Block - front elevation: flemish bond brickwork with blue glazed headers. Projecting brick string course at storey-level. Flint plinth with brick plinth course and quoins.  
rear elevation: flint walling with brick quoins and projecting brick string course at storey-level. Brick buttress to rear of No. 57.  
east elevation: brick, rendered. Rendered plinth probably flint with brick string course and quoins.  
West Block - front elevation: dark brick in flemish bond to first floor, including random glazed headers. Projecting brick string course at storey-level, rendered walling below.  
rear elevation: 2 courses of headers separated by 2 courses of stretchers above lean-to.  
East wing - mostly brick in flemish bond. Areas of modern brick work. Near junction with main block there is an area of flint with brick above. Weather-boarding to gable end.  
Lean-to and west wing - brick incorporating some blue glazed bricks.

Roofs

Main and west blocks - continuous gabled roof. Red ceramic tiles, circular section ridge tiles. Hipped dormer to front, covering as main roof, moulded wooden cornice. Hipped dormer to rear, covering as main roof, rendered cheeks.  
Pentice - lean-to roof with hip at east end. Red ceramic tile covering.  
East wing - gabled. Plain tile roof covering. Circular section ridge tiles.  
Lean-to - modern ceramic tile covering.  
West wing - gabled. Modern ceramic tile covering, circular section ceramic ridge tiles.

Chimneys

Main block - internal gable wall stack towards east, avoids ridge. Brick with oversailing courses towards top.  
- internal stack, avoids ridge. Brick with oversailing courses towards top.  
Main and west blocks - at junction between two properties avoids ridge. Brick throughout. Decorative diagonally-set brick dentils at top.  
Lean-to - lateral wall stack at junction with adjoining property

- (The Apple Orchard). Tall brick stack with oversailing courses towards top.

### Openings

- Main block - front elevation: ground floor openings set below gauged brick arches, jambs as walling. Windows have wooden cills. All except eastern window have been infilled below brick arches. Current openings have flat brick lintels. First floor openings set below flat brick lintels, have jambs as walling and wooden cills.
- rear elevation: all except those described below have flat brick lintels, brick jambs, windows have wooden cills. Small window to No. 58A has modern tile cill. Window is set into a recess which is taller than the window itself. The recess is rendered above the window.
- West block - front elevation: ground floor openings set below continuous wooden lintel which is beaded above door openings. Jambs as walling. First floor window set below flat brick lintel, brick jambs.
- East wing - all except that within gable are set below wooden wallplate which acts as lintel. Jambs as walling. Opening within gable end is set within weatherboarding.
- Lean-to and west wing - east elevation: door opening has surround as walling. Window opening set below wooden rail which acts as lintel. Jambs as walling, wooden cill.
- north elevation: surround as walling.

### Miscellaneous

- Main and west blocks - Sun Alliance fire insurance plates.  
West wing - lead rain water head bears date 1752 and initials I.I.A.

## INTERNAL FEATURES - NO. 57

### Floors

- Room A - concrete.  
B,C,D,E and F - inaccessible solid floors, probably concrete.  
G and K - inaccessible wooden floorboards.  
H,I and J - 19thC wooden floorboards.

### Ceilings

- Rooms A,B and D - plain plastered.  
C - timber inserted where partition removed. Timber over partition between rooms C and F.  
E - axial wooden beam. Section of original beam is plain chamfered with ogee moulded stop at east end. Later timber is jointed into the original beam where the latter is stopped. The two timbers are tied together by a metal strap.  
F - axial wooden beam. Plain chamfered, no stops.  
G - plain chamfered axial wooden beam with notched run out stops at west end; continued into room I.  
H - modern insulation board and battens.  
I - plain chamfered axial wooden beam; continued from room G.  
J - modern, squared, axial wooden beam. Modern insulation boards and battens.  
K - single tier of diagonally-set purlins each side of the roof. Purlins are plain chamfered. Scarf jointed at partition between room K and No. 58A. Each end of a collar is exposed towards the centre of the roof. This is plain chamfered with run out stops.

### Partitions

- All to ground floor - brick. Those within the main block are probably timber-framed. Partition between rooms D-E is lined out with plaster board within room E, as is the partition between rooms D/E and F, within room F.  
Between rooms G-H/J - brick, probably timber-framed.  
G-I - modern hollow-core.  
H-J - modern hollow-core.

### Stairs

Modern straight run. Modern balustrading.

### Fireplaces

- Room E - splayed fireopening. Modern brick surround and tiled mantel shelf.  
F - 18thC wooden lintel and brick jambs of original fire opening. Infilled in modern brick.  
J - fireopening boarded over. Beaded wooden surround. Plank mantel-piece.

### Doors

- Rooms A,C,E1,F2,I and J - standard hollow-core doors.  
B1 - 19thC ledged and braced door with beaded planks.  
B2 and D1 - modern ledged and braced door.

- Room D2 - standard hollow-core understair cupboard door.
- E2 - small, late 18th-early 19thC chimney alcove cupboard door with H-L hinges.
- F1 - late 19thC plank and batten door.
- F3 - early plank and batten door. Beaded planks.
- F4 - two tiers of cupboard doors. Lower tier are early plank and batten doors. Upper tier are 20thC plank and batten doors.
- H - 19thC plank and batten door. Beaded planks.

### Windows

- Room A1 - modern double-light. One side-hung casement, one fixed-light with top-hung vent. Beaded mullion. Each light has single glass pane.
- A2 - modern top-hung vent with single glass pane.
- C1 - 19thC single side-hung casement. Six glass panes with moulded glazing bars.
- C2 - modern double-light. Two side-hung casements, moulded mullion. Six glass panes, moulded glazing bars.
- D - 19thC double-light. One fixed-light, one side-hung casement. Beaded mullion. Six glass panes to each light with slender moulded glazing bars.
- E - 19thC horizontal sliding sash. Nine glass panes to each sash, thick moulded glazing bars.
- F - 19thC double-light. One fixed-light, one side-hung casement, beaded mullion. Six glass panes to each light. Slender moulded glazing bars.
- G - original bevelled mullion and surround. 18thC leaded fixed-light with rectangular leaded panes and square section reinforcing bars. 19thC side-hung casement. Six glass panes with slender glazing bars.
- H - double-light in original surround, as G. Small, early 19thC fixed-light. Four glass panes to upper part with slender moulded glazing bars, board below. 19thC side-hung casement, six glass panes with moulded glazing bars.
- I - late 18th-early 19thC double-light. One fixed-light, one side-hung casement. Four glass panes to each light with slender moulded glazing bars, Moulded mullion.
- J - as I.
- K - modern double-light. Two side-hung casements with six glass panes and thick moulded glazing bars.

### Miscellaneous

- Room E - door opening in front elevation, blocked internally.
- J - infilled window opening in gable wall.

- Room D - modern tiled surround.  
 F - fireopening infilled. Modern heater obscures position.  
 J - splayed fire-opening. Decorative 19thC cast-iron grate with integral firebasket. Arched head with leaf decoration.

### Doors

- Room A1 - four modern plank and batten cupboard doors.  
 A2 - late 19thC plank and batten door, with beaded planks.  
 A3 - 19thC plank and batten door with beaded planks. Arrow-headed strap-hinges.  
 A4 - large 19thC plank and batten door, with beaded planks.  
 B - 1930s panelled door. Four recessed and moulded panels.  
 C1 - modern plank and batten cupboard door.  
 C2 - standard hollow-core cupboard door.  
 C3 - 19thC panelled door, has been an external door. Two lower panels are recessed to other. Upper panels are moulded and glazed.  
 D - as B except upper three panels are glazed.  
 E - early 19thC external door. Eight panels moulded, raised and fielded externally, recessed and moulded internally.  
 F1 - repositioned early 19thC plank and batten door, reduced in width to fit current opening. Beaded planks. Period spoon-ended strap-hinges, and metal thumb-latch with arrow-shaped plates.  
 F2 - standard hollow-core door.  
 F3 - four modern, framed cupboard doors.  
 I - repositioned 19thC plank and batten door. Beaded planks.  
 J1 - modern plank and batten door.  
 J2 - modern plank and batten cupboard doors.  
 K - re-used plank and batten door. Moulded planks, modern battens.  
 M - as K. Two wide planks, modern battens. Period spoon-ended strap-hinges.

### Windows

- Room A1 - modern fixed-light. Five glass panes. Moulded glazing bars.  
 A2 - modern triple-light. Two side-hung casements, one fixed-light with top-hung vent. Plain chamfered mullions. Six glass panes with moulded glazing bars.  
 B1 - double-light, probably 18thC. Two fixed-lights with moulded mullion. Eight glass panes per light, very thick moulded glazing bars.  
 B2 - modern fixed-light with top-hung vent. Six glass panes to light, three to vent. Thick moulded glazing bars.  
 D1 - double-light, late 18th or early 19thC. One fixed-light, one side-hung casement, with squared mullion. Six glass panes per light, thick moulded glazing bars.  
 D2 - late 19thC double-hung sash. Slender moulded glazing bars.  
 F1 - modern triple-light. One fixed-light, two side-hung casements. Bevelled mullions. Four glass panes per light with moulded glazing bars.  
 F2 - modern borrowed-light. Triple-light, beaded mullions.  
 G - positioned across change in floor heights, serves light well. Period side-hung casement. Four glass panes, slender moulded glazing bars.  
 H - modern side-hung casement. Four glass panes with thick moulded glazing bars.  
 I - double-light with moulded mullions. 19thC fixed-light with slender glazing bars. Modern side-hung casement, thick moulded glazing bars. Four glass panes per light.  
 J1 and J2 - modern double-lights. Squared mullion. One side-hung casement, one



## INTERNAL FEATURES - NO. 58A

### Floors

- Room A - suspended wooden floor with modern tile covering. Areas of modern wooden floorboards exposed within cupboards.
- B,C,D and E - solid floors, modern tile covering.
- F,G and H - wide early wooden floorboards. Section of modern wooden floorboards room G.
- I - inaccessible wooden floorboards.
- J - modern wooden floorboards.
- K - some wide early wooden floorboards and some modern narrow wooden floorboards.
- L - early wide wooden floorboards.
- M - modern wooden floorboards.

### Ceilings

- Room A,C,G,H and I - plain plastered.
- B - period, lateral wooden beam. Narrow plain chamfer.
- D - lateral beam with wooden casing.
- E - period, lateral wooden beam with narrow plain chamfer, continued from room B.
- F - period, lateral wooden beam with narrow plain chamfer, notched scroll stop towards room J.
- J - lateral beam, plastered over.
- Attic rooms - roof lined out with modern insulation board and battens. Some roof timbers exposed, see 'Internal Roof Structure'.

### Partitions

- Between rooms B and C/E - screen comprising a number of sections. Beaded vertical wooden planks to each end piece. Six panels to central piece. Lower panels are recessed and moulded both faces. Upper panels are recessed and moulded to one face, beaded to other. One upper panel had modern glazing, other two modern board. Originally upper panels were glazed.
- Between rooms F and stair/G-modern board partition.
- Between rooms G and H - early plank screen. Planks possibly beaded. Screen obscured by wallpaper.
- Between rooms K and L/stair-infilled truss. Period stud partition. Studs set towards one face of truss (room K), studs run between tie-beam and high-level collar; wider studs below tie-beam.

### Stairs

- Room B - modern straight run, squared newels and balusters.
- Room G - three steps between changing first floor levels.
- Room H - attic stairs, possibly original. 1/4-turn with winders leads onto a straight run up to floor level, room K. A further 1/4-turn with winders leads up to room M. Modern hand rail.

### Fireplaces

- Room A - splayed fireopening. 1930s tiled surround.

J1 and J2-fixed-light. Four glass panes per light with moulded glazing bars.  
Room K - modern double-light, beaded mullion. One fixed-light, one side-hung  
casement. Six glass panes per light. Thick moulded glazing bars.

#### Miscellaneous

- Rooms A and D - period wainscot.  
B - stone rubble plinth. Continued into room from front elevation  
of adjoining property (The Apple Orchard).  
- moulded cornice towards front of building, but does not  
adjoin front wall.  
C - decorative cast-iron grille to vent below step up to room A.  
D - slightly projecting plinth to rear elevation, plastered over.

INTERNAL ROOF STRUCTURE - Nos. 57 and 58A

Main and west blocks - there is a truss in the west gable. Only the tie-beam is visible. This is slightly cranked. There is probably a high level collar and queen posts.

A second truss stands towards the opposite end of the west block. This has a tie-beam and a high level collar. The principal rafters are not exposed. Studs are morticed and tenoned between the collar and tie-beam. The tie-beam has been interrupted to create a door opening.

There is a single tier of diagonally-set purlins each side of room K, No. 58A. These are clasped between collar and principal rafters at the truss. These extend beyond the truss partially over the stairs (room L, No. 58A). A metal bracket supports the purlin end.

Within room M, No. 58A there are no trusses visible. There is a single tier of diagonally set purlins each side of the roof. These are carried through the partition at the west end, and continue through room L to meet the truss.

The purlins are jointed to the single tier of diagonally-set purlins within room K, No. 57. The purlins are scarf-jointed at the partition.

Within room K, No. 57 the ends of a collar are exposed at ceiling height. The collar is plain chamfered with run out stops.

BUILDING NO. 2.

Surveyed By:  
H.E.Garside. A.K.Waters.  
G.Izzard.

Present Use:  
Disused.

Historical Value: Large building housing domestic and industrial functions. Room A has been in use as a wash-house, room B was a privy, and C a fuel store. Room D has possibly served a function related to the saddlery.

Structural Development: Probably constructed during the early 19th Century to serve the functions described above. It has been largely rebuilt since. There has been a lean-to against the north elevation which has now been demolished.

## INTERNAL FEATURES.

### Floors.

- Room A - large square quarry tiles.
- B and C - concrete.
- D - wooden floorboards.

### Ceilings.

Slender axial timbers carry wooden boards.

### Partitions.

All are boarded stud partitions on brick plinths.

### Doors.

- Room A - period ledged and braced door.
- B - re-used 6-panelled door. Upper panels are glazed, lower panels are recessed and moulded.
- C and D - modern ledged and braced door.

### Windows.

- Room A - covered with plastic sheeting.
- B - borrowed, fixed-light. Two glass panes, slender bevelled glazing bars.
- D1 - fixed-light with centrally pivoted vent above. Metal-framed with bevelled metal glazing bars. Fifteen glass panes.
- D2 - window opening remains, no frame or glazing.

BUILDING DESCRIPTION, BUILDING NO.2.

EXTERNAL APPEARANCE.

Plan/Form.

Single-storey lean-to against east wall of Apple Orchard.

Walling.

Built against east wall of Apple Orchard which is brick and flint.

Front and north elevations - weatherboarded stud walling on brick plinth.

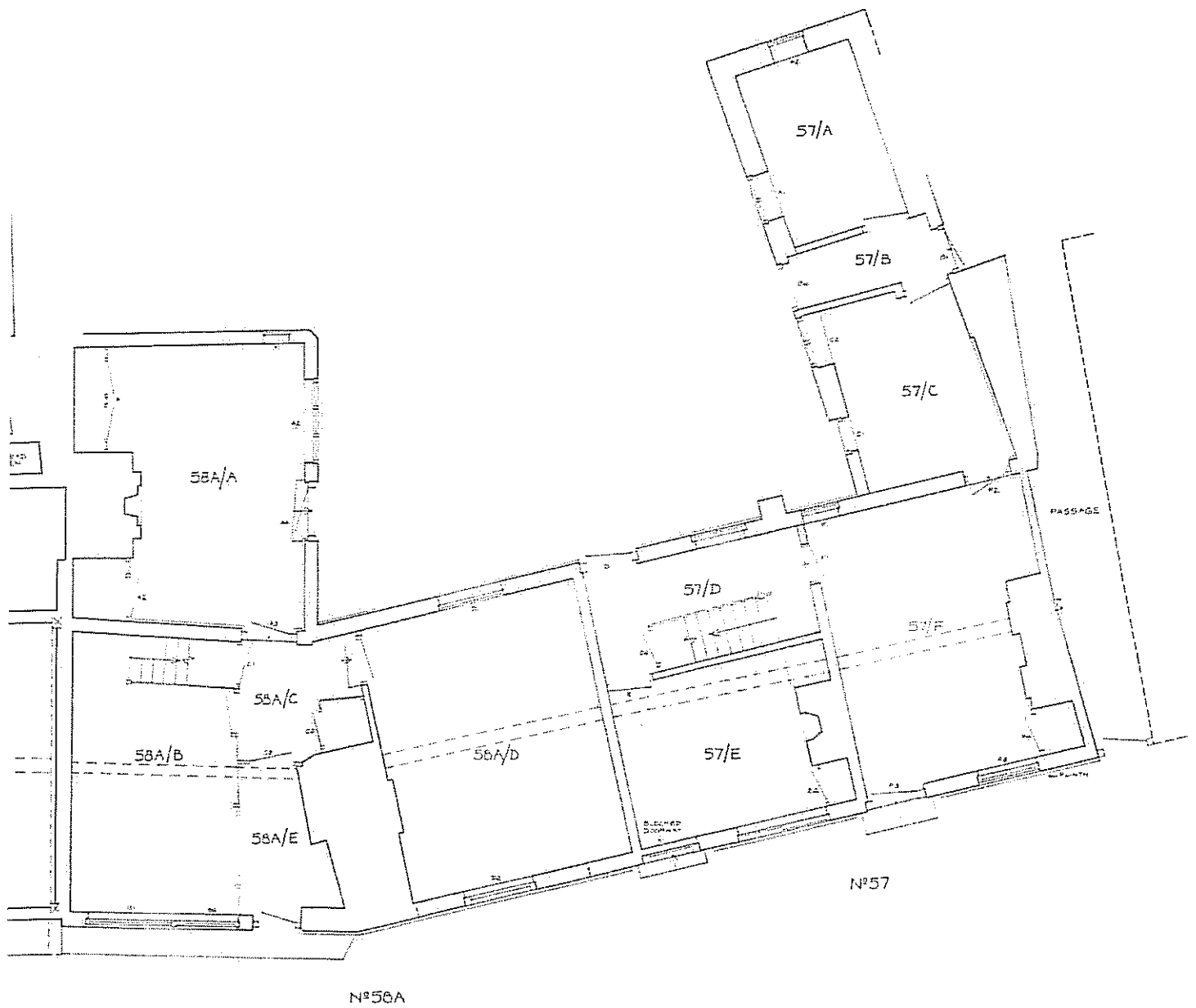
Roof.

Lean-to, corrugated iron covering.

Openings.

All set within weatherboarding.

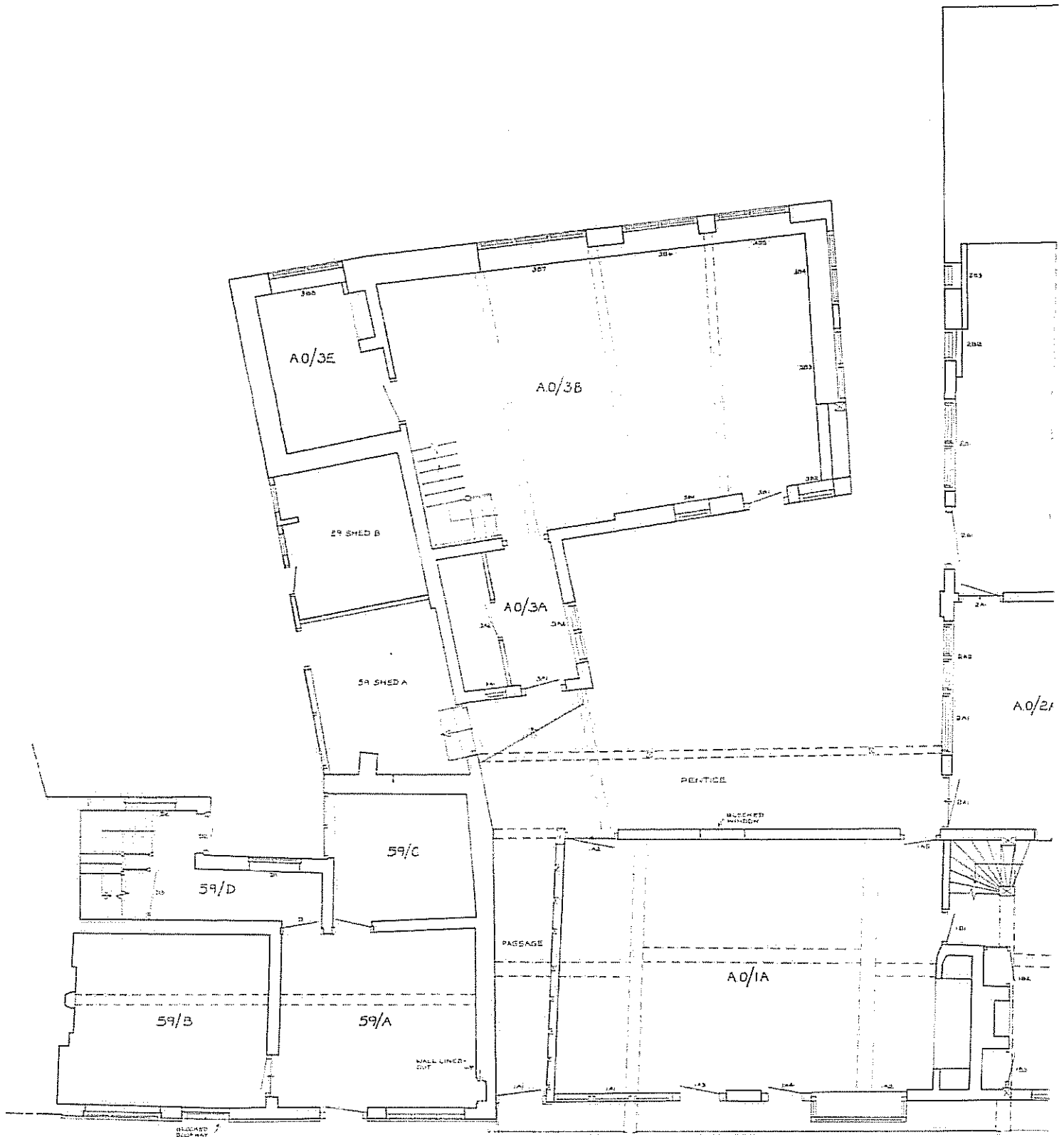
ARCHIVE PHOTOGRAPHS OF WEST WYCOMBE VILLAGE, 1900-1929.  
Contd. on following 4 pages....



Nºs 57, 58A, THE APPLE ORCHARD & 59,
HIGH ST., W. WYCOMBE.
GROUND FLOOR.
SURVEYED : SEPTEMBER 1993.







Nº 59

APPLE ORCHARD

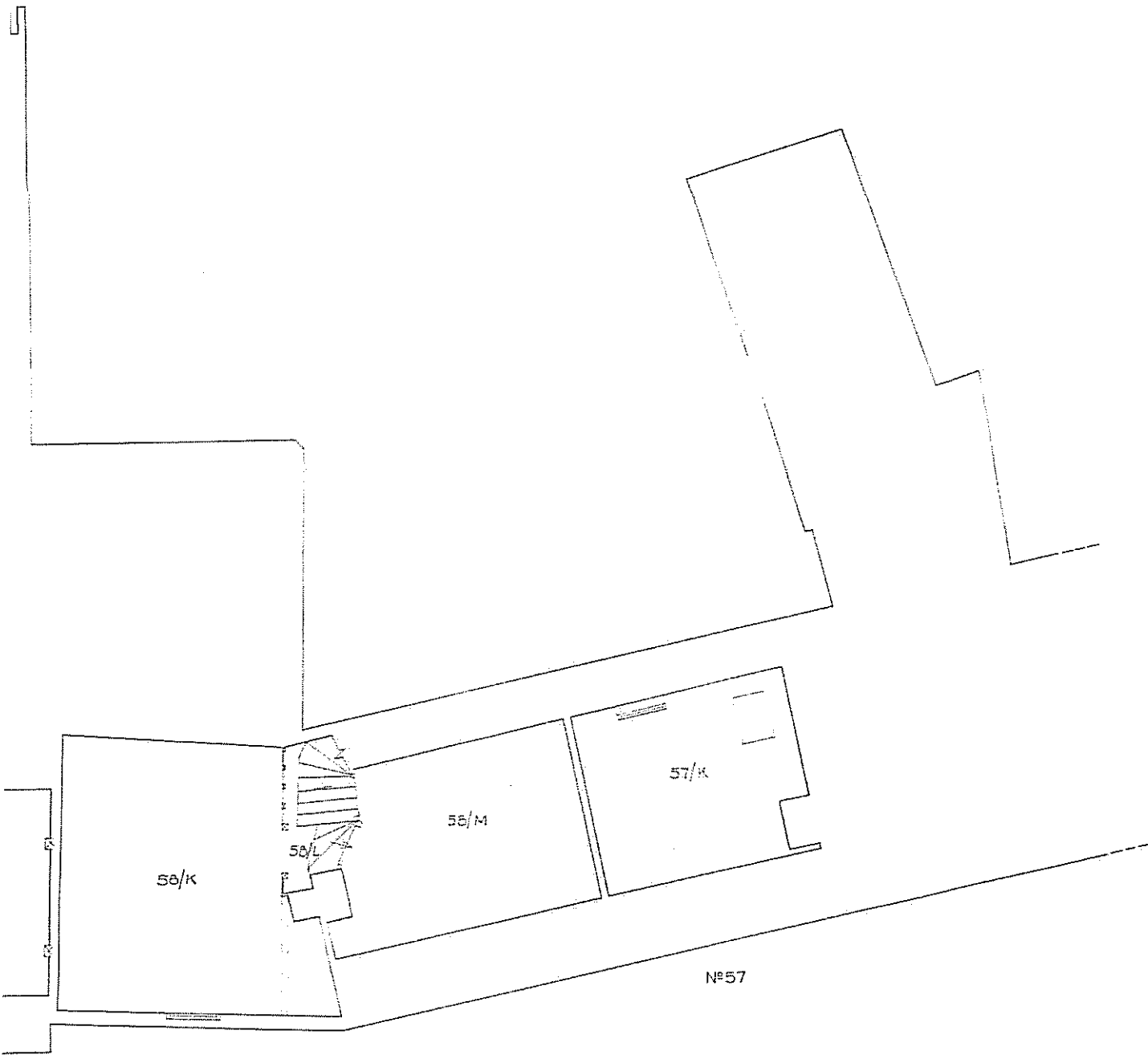


N <sup>os</sup> 57, 58A, THE APPLE ORCHARD & 59,	
HIGH ST , W WYCOMBE	
FIRST	FLOOR.
SURVEYED : SEPTEMBER 1993.	



N#59

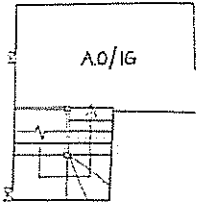
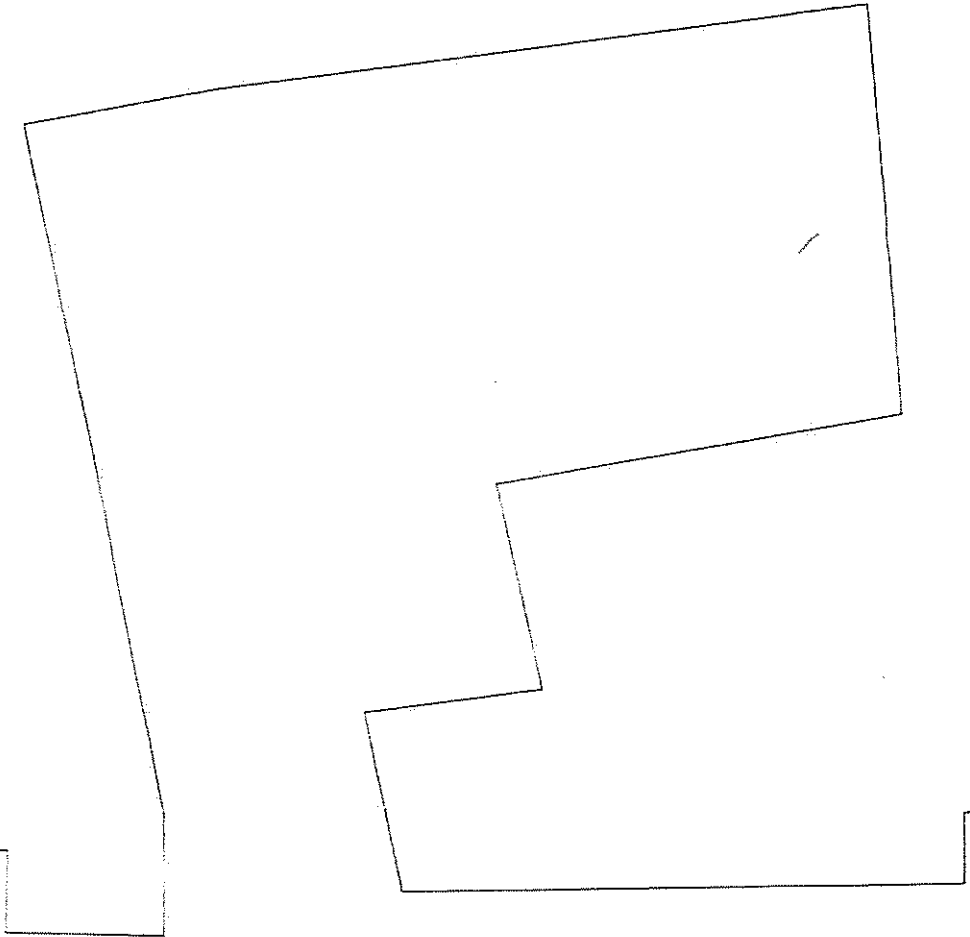
APPLE ORCHARD



Nº 58A

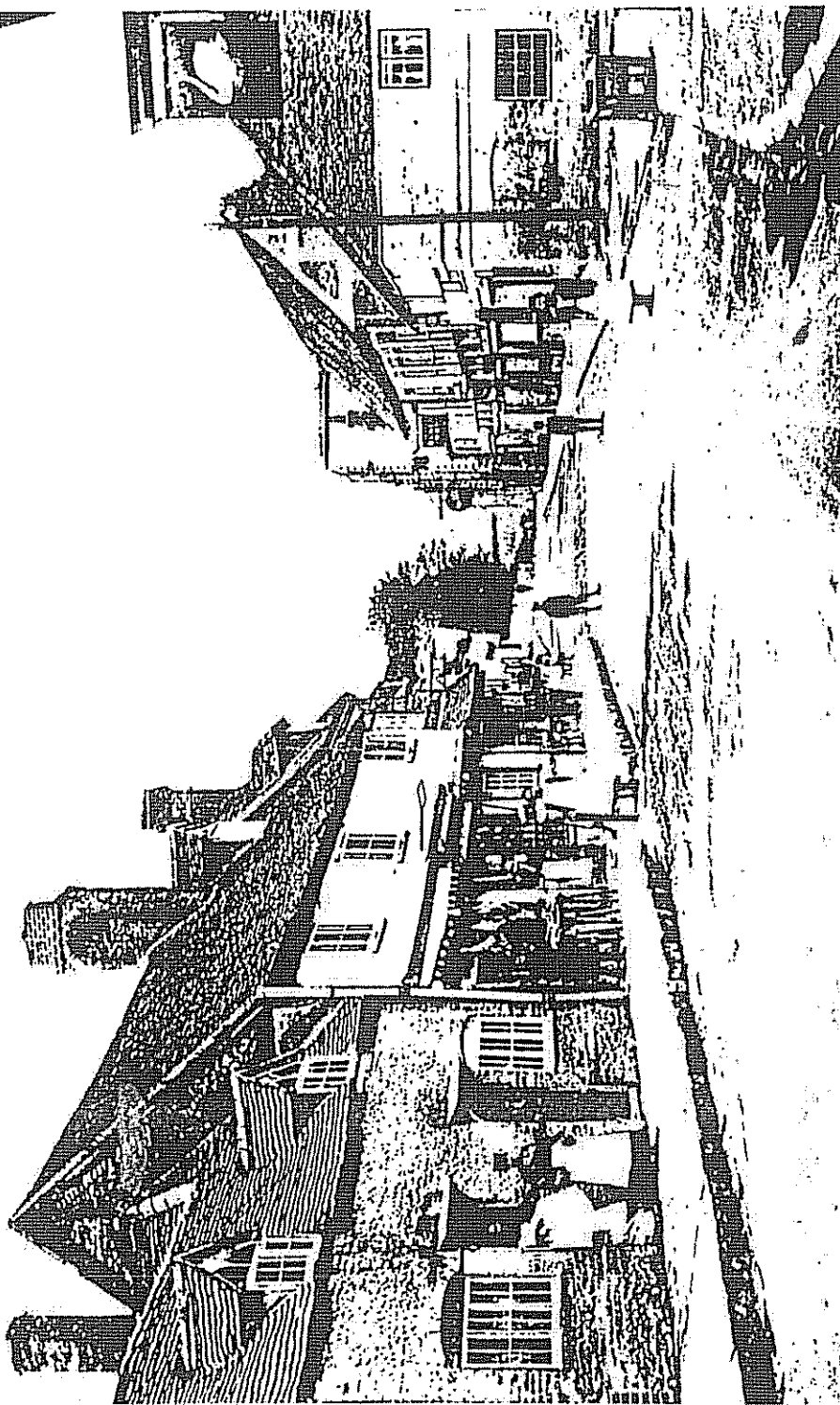


Nºs 57, 58A, THE APPLE ORCHARD & 59,	
HIGH ST, W. WYCOMBE.	
SECOND FLOOR.	
SURVEYED	SEPTEMBER 1993.

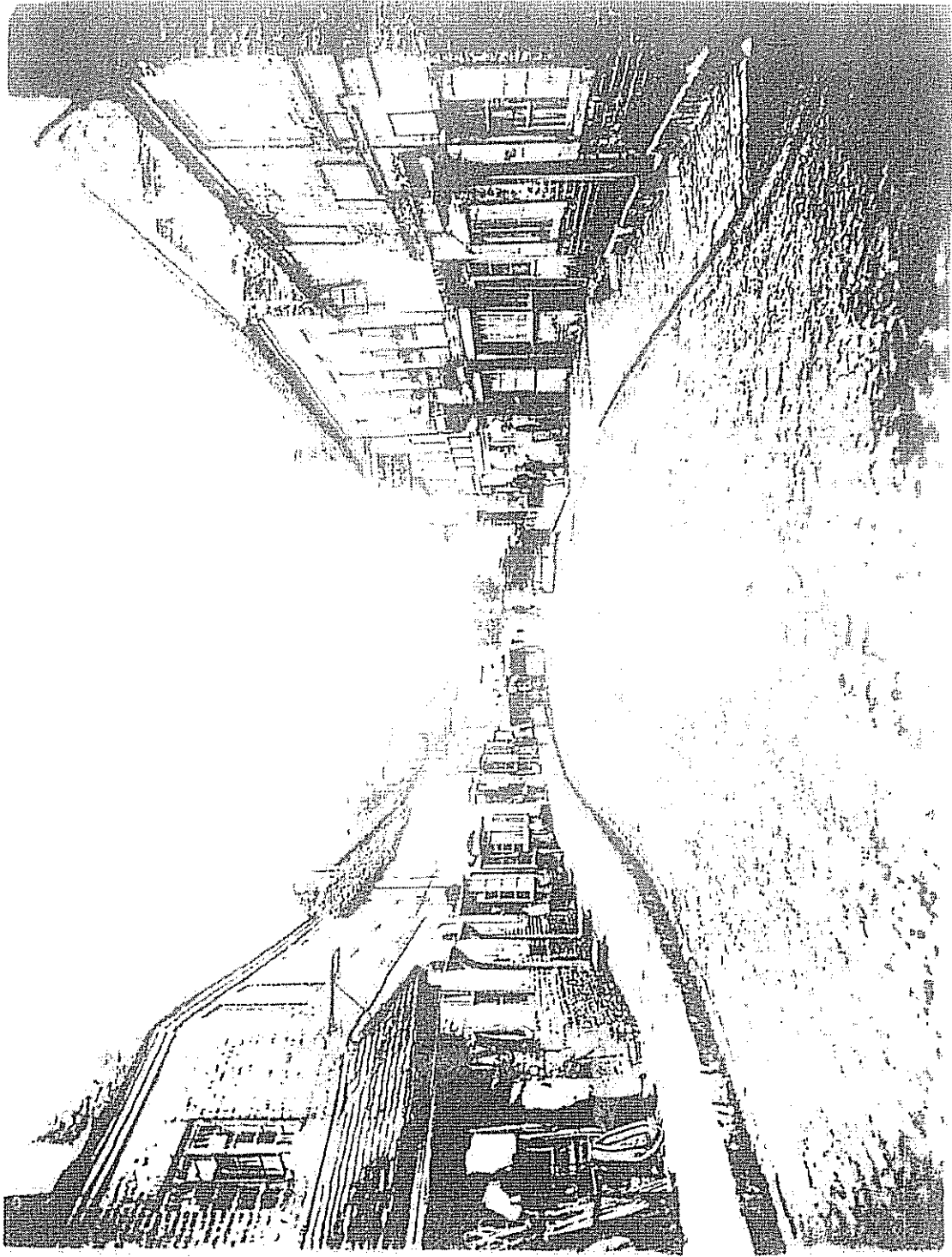


APPLE

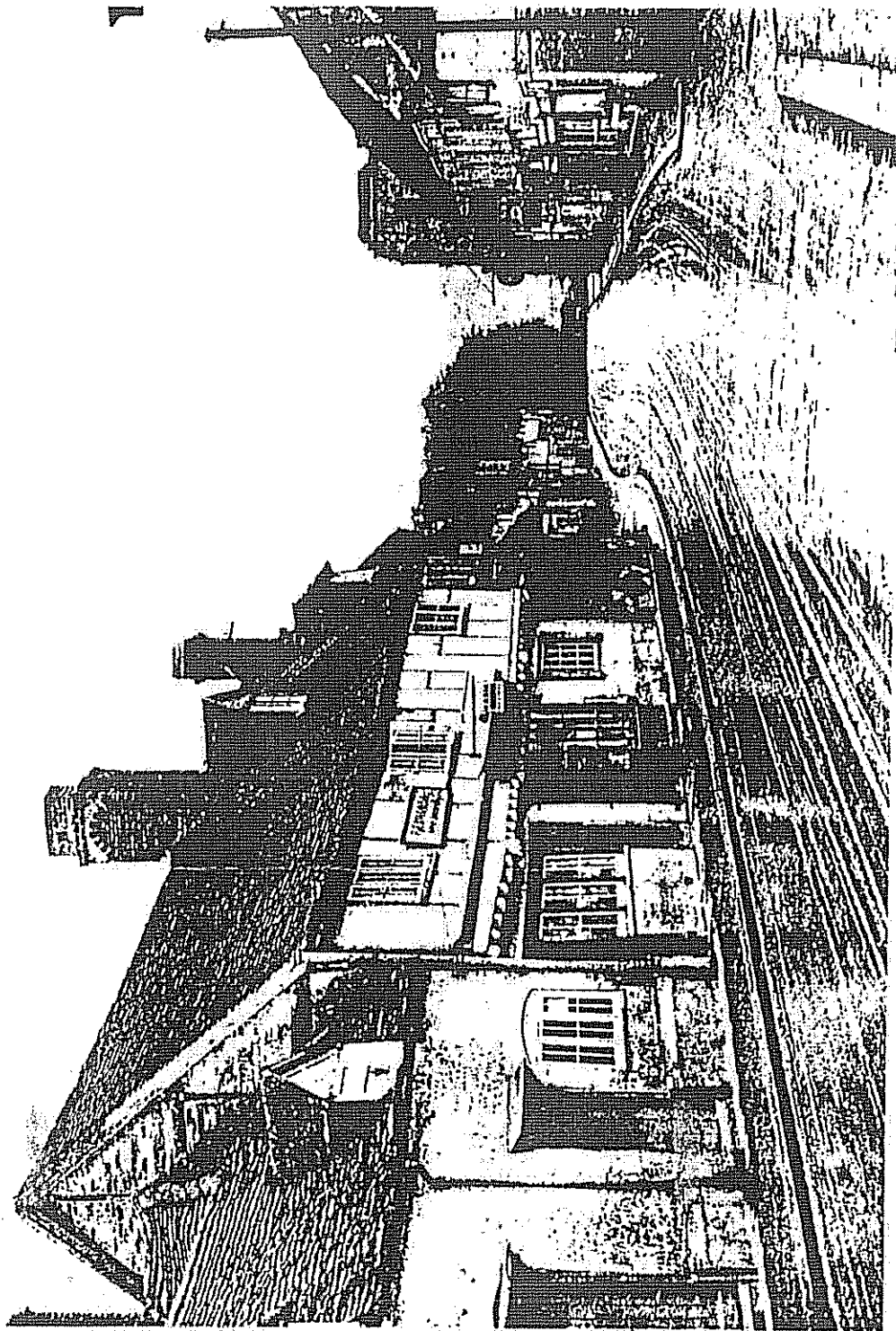
West Wycombe, nr. High Wycombe



HIGH STREET, c1900. Phgr. R. Goodearl.

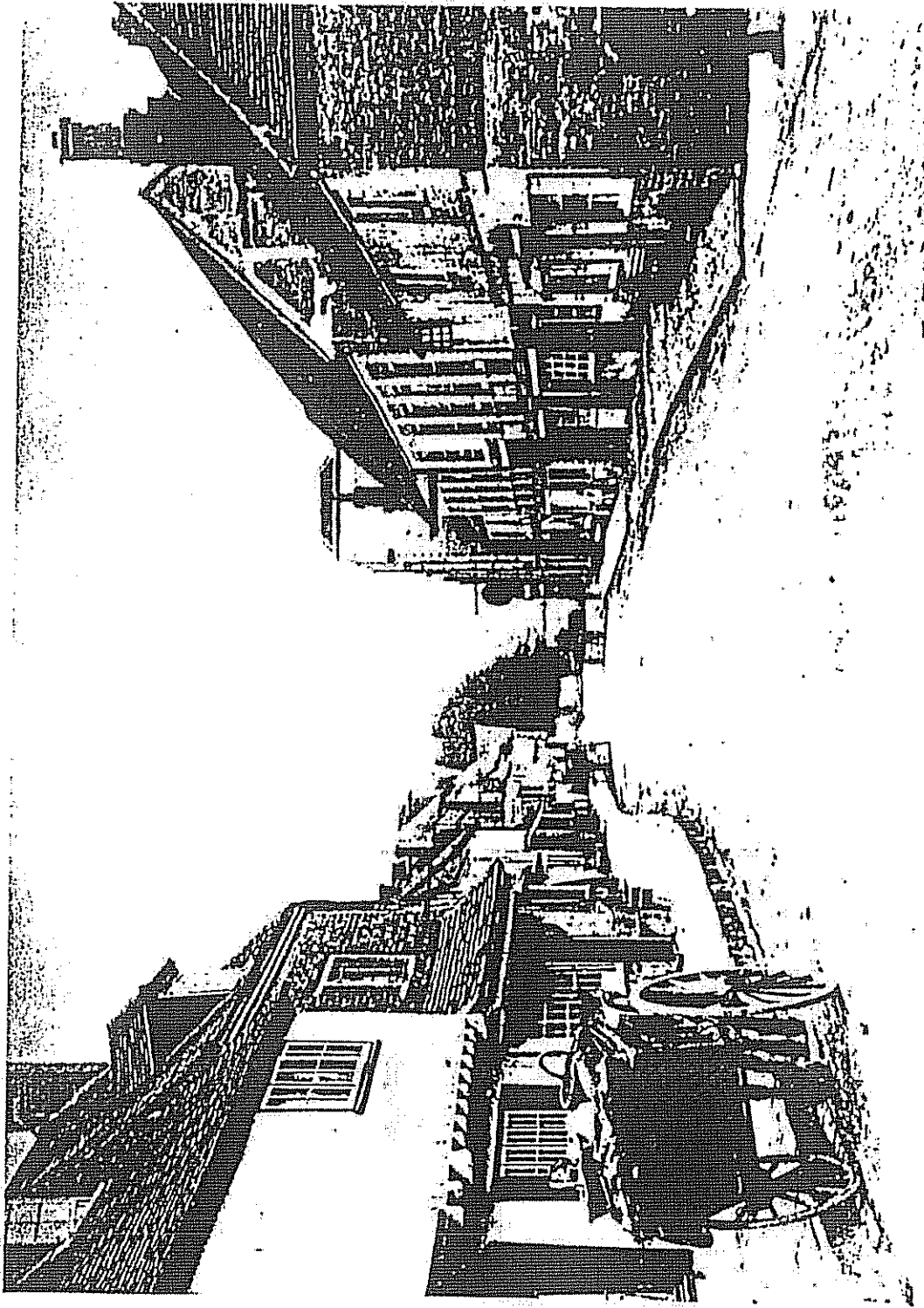


HIGH STREET, NEW YORK

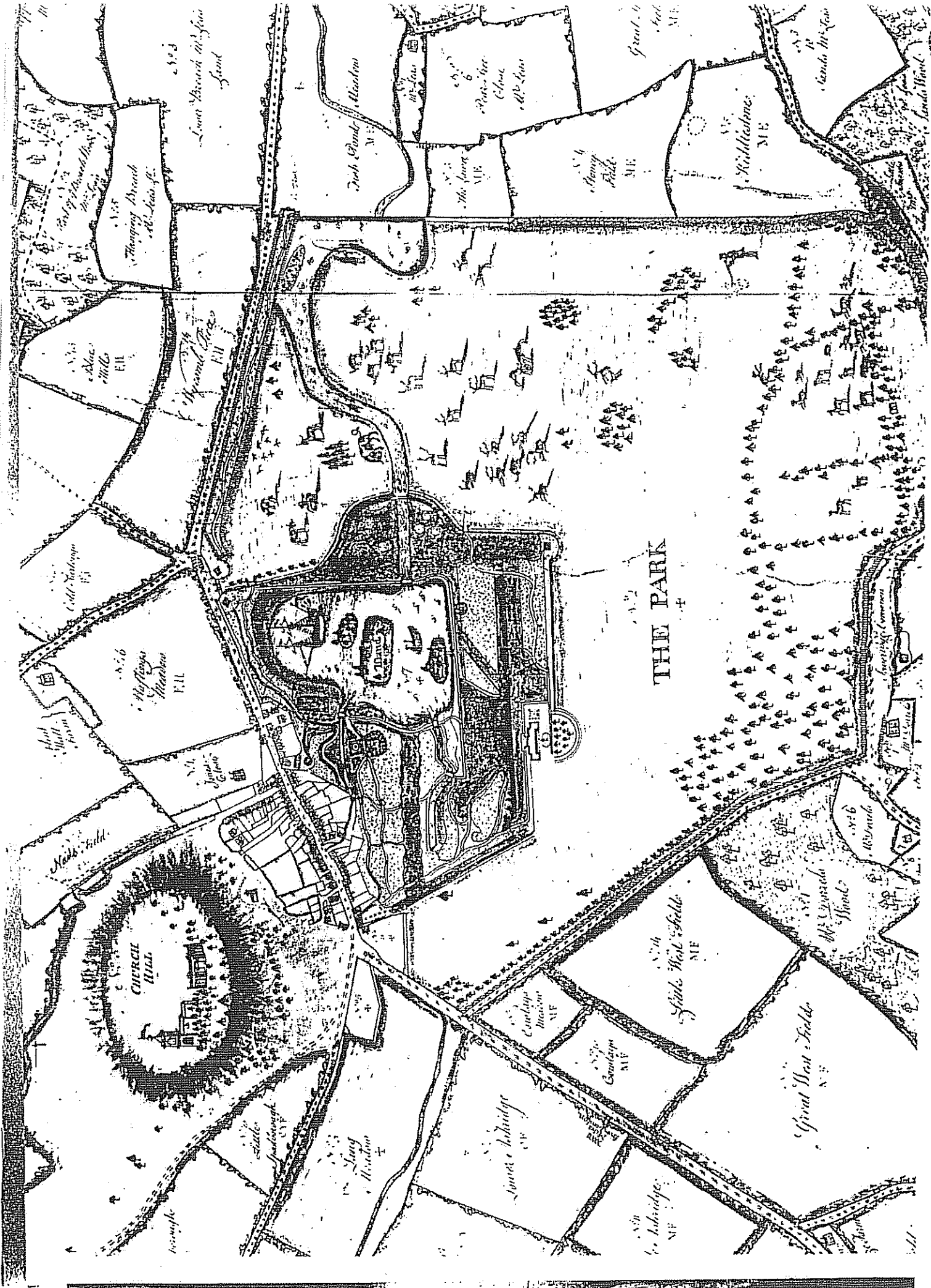


HIGH STREET, 1929. Phgr. The Times.





HIGH STREET, c1905. Phgr. R. Goodearl.



THE PARK

CHURCH HILL

Thompson Branch  
1858

Lower Branch Mill  
1853

Dish Pond  
1858

The Spring  
1858

Henry Hill  
1858

Rollstone  
1858

Canada Hill  
1858

1856  
Hastings  
Meadow

1858  
Hornwell  
Pond

1858  
Cold  
Water

1858  
Hill  
Farm

1858  
Meadow  
Pond

1858  
Church  
Hill

1858  
Sibley  
Pond

1858  
Long  
Meadow

1858  
Lower  
Hill

1858  
Hill  
Farm

1858  
Hill  
Farm

1858  
Great  
Hill

1858  
Hill  
Farm

1858  
Hill  
Farm

1858  
Hill  
Farm

1858  
Hill  
Farm

1858  
Hill  
Farm

1858  
Hill  
Farm

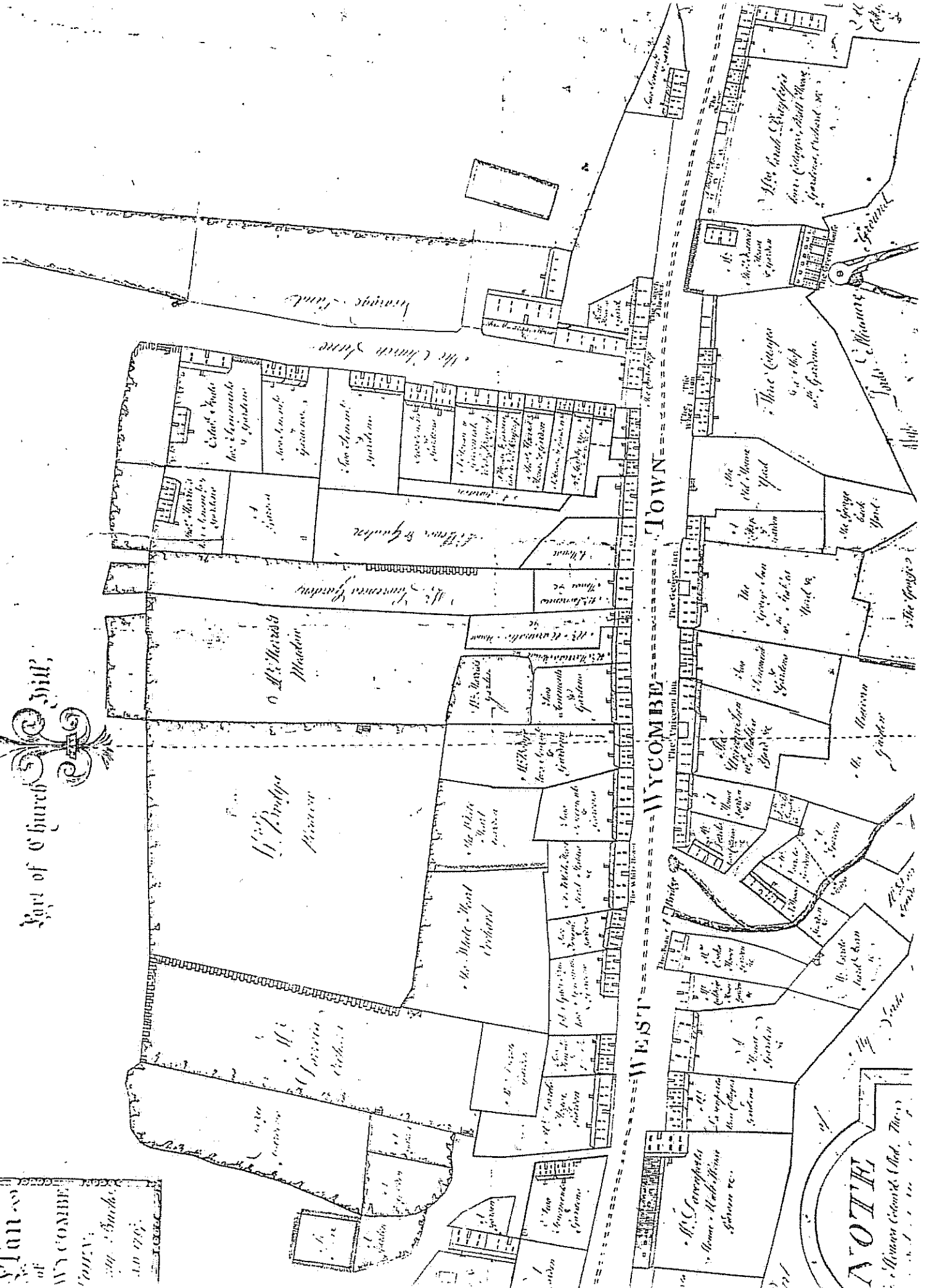
1858  
Hill  
Farm

1858  
Hill  
Farm

1858  
Hill  
Farm

Plan of  
of  
WYCOMBE  
TOWN;  
By J. Buckle.  
1846.

Part of Church Hill,

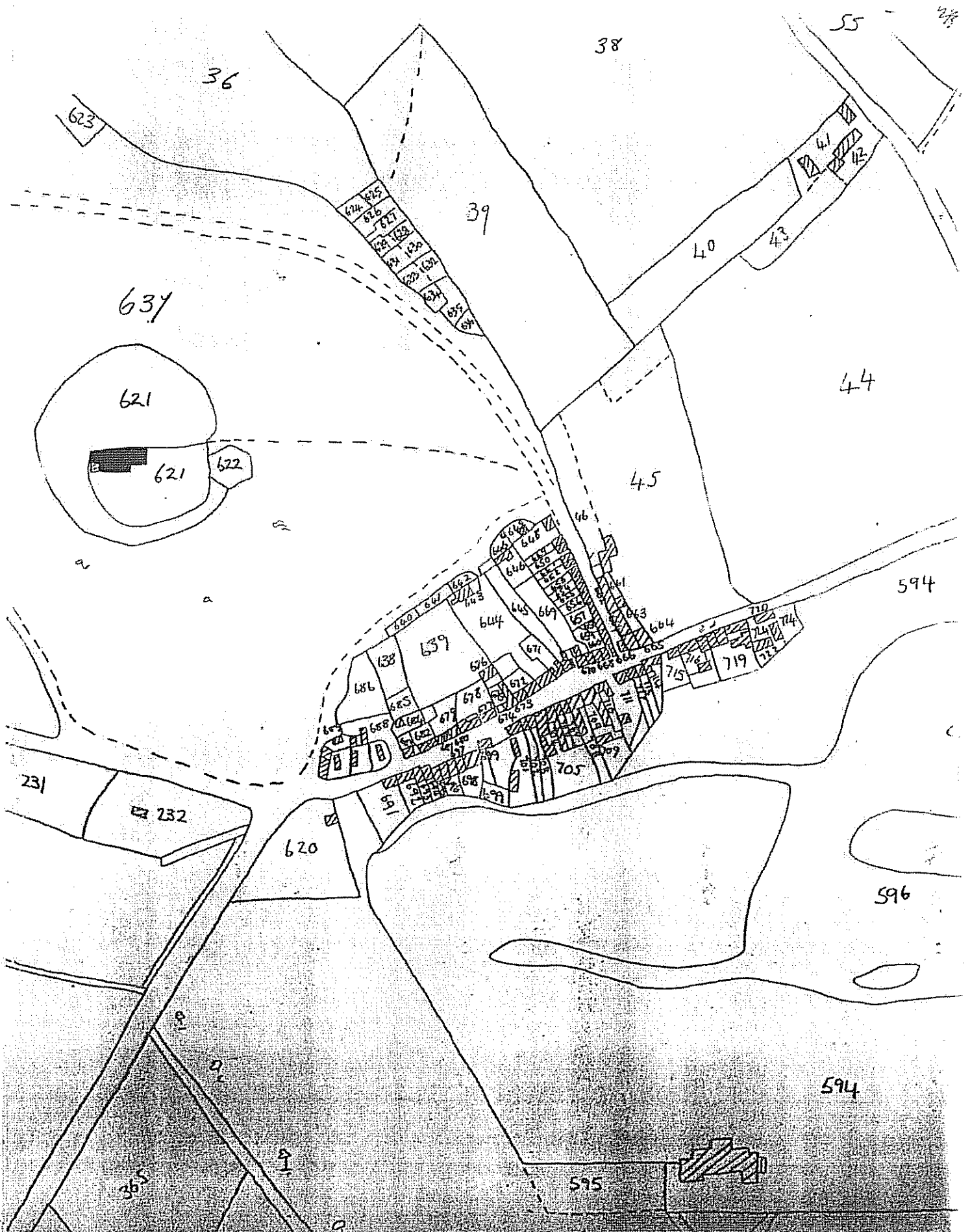


NOTE  
The above plan shows the  
of the Church Lane and  
the Station Lane.

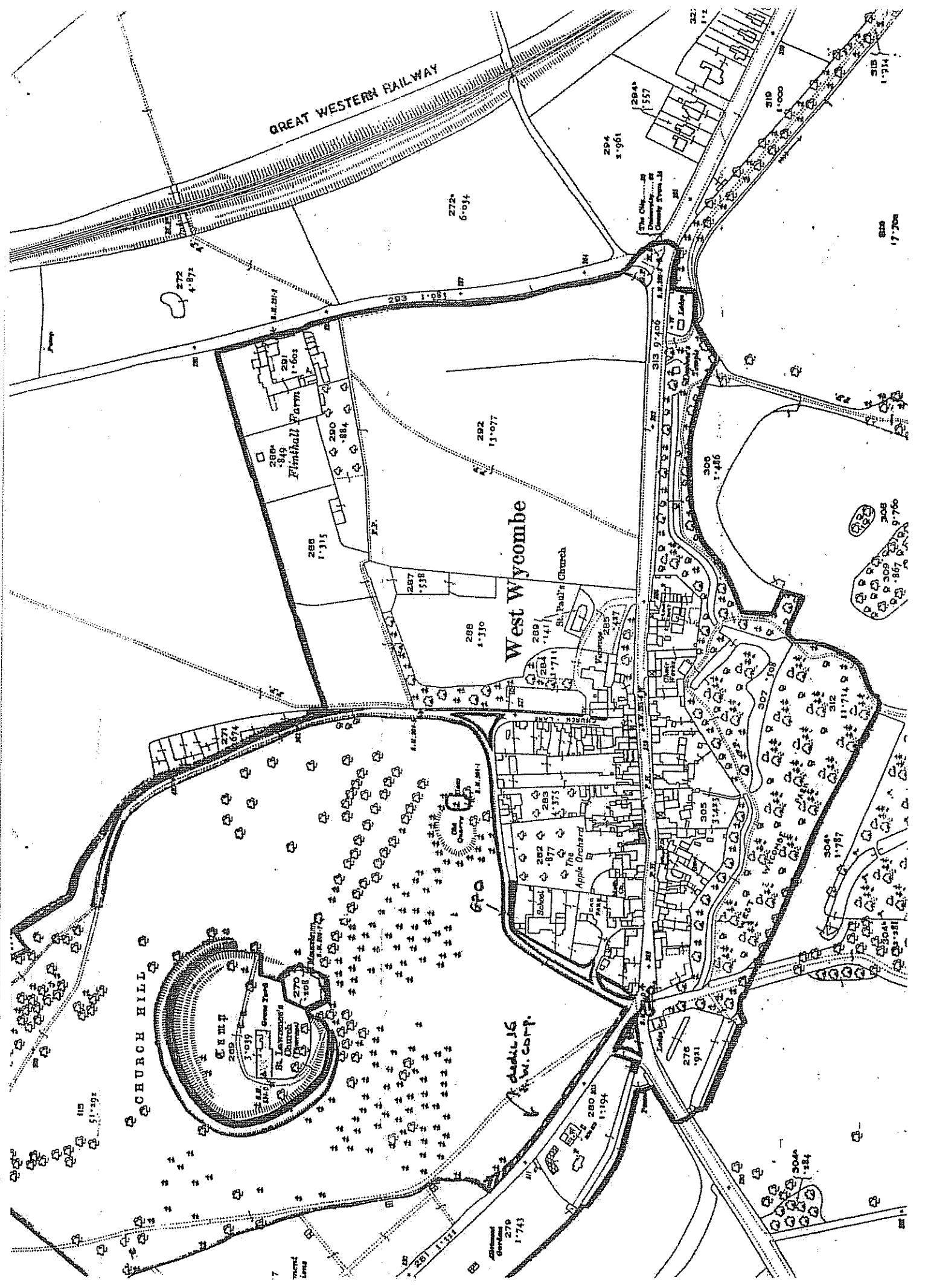
West Wycombe Tithe Map, 1849. Bucks. R.O. Ref: 420

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

Occupiers - John Mole & John Mann - two houses - 0a 0r 4p.

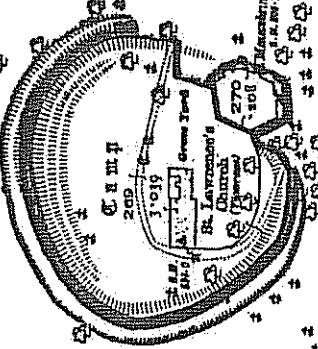


GREAT WESTERN RAILWAY



West Wycombe

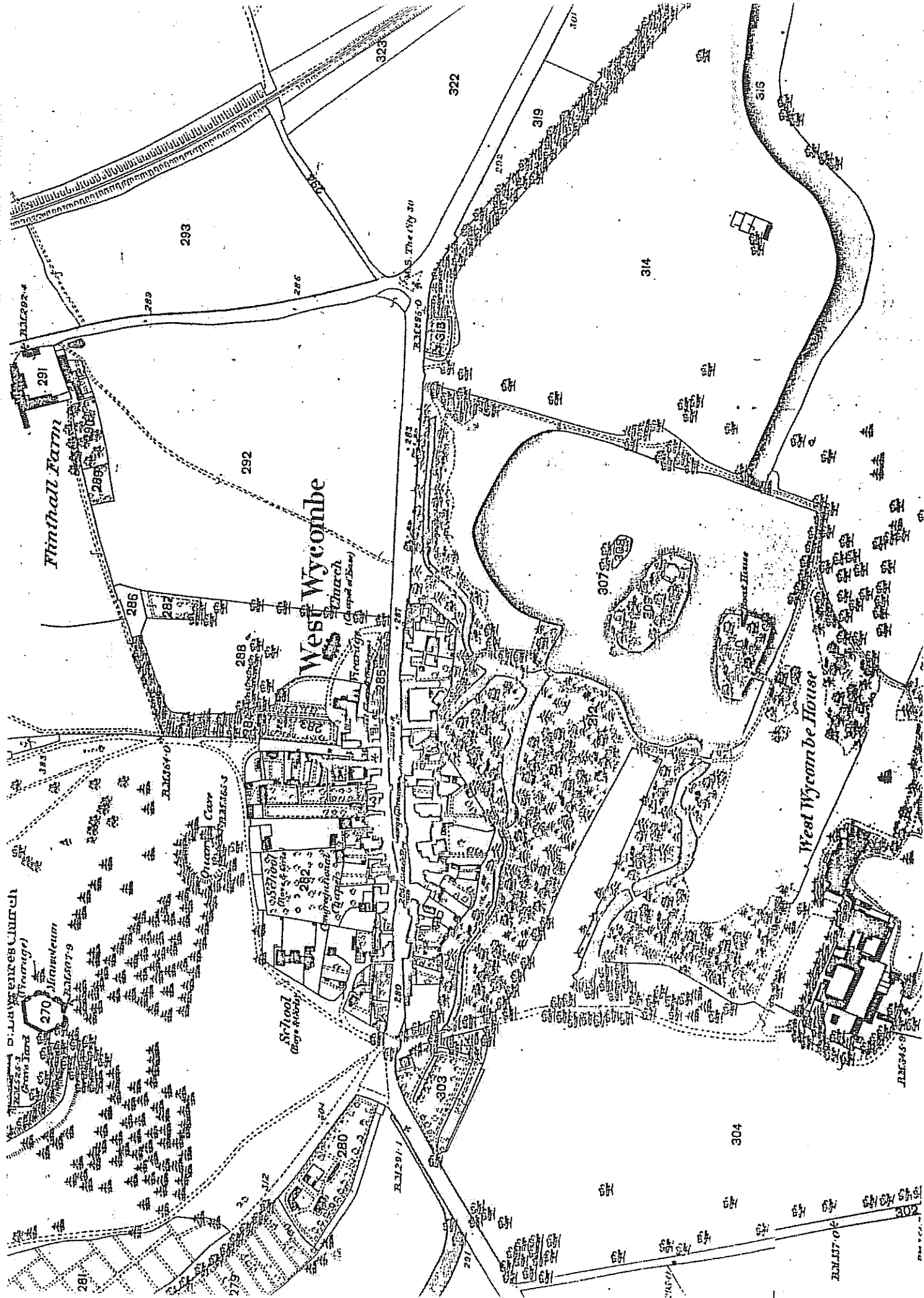
CHURCH HILL



St. Paul's Church

Apple Orchard

W. COY.

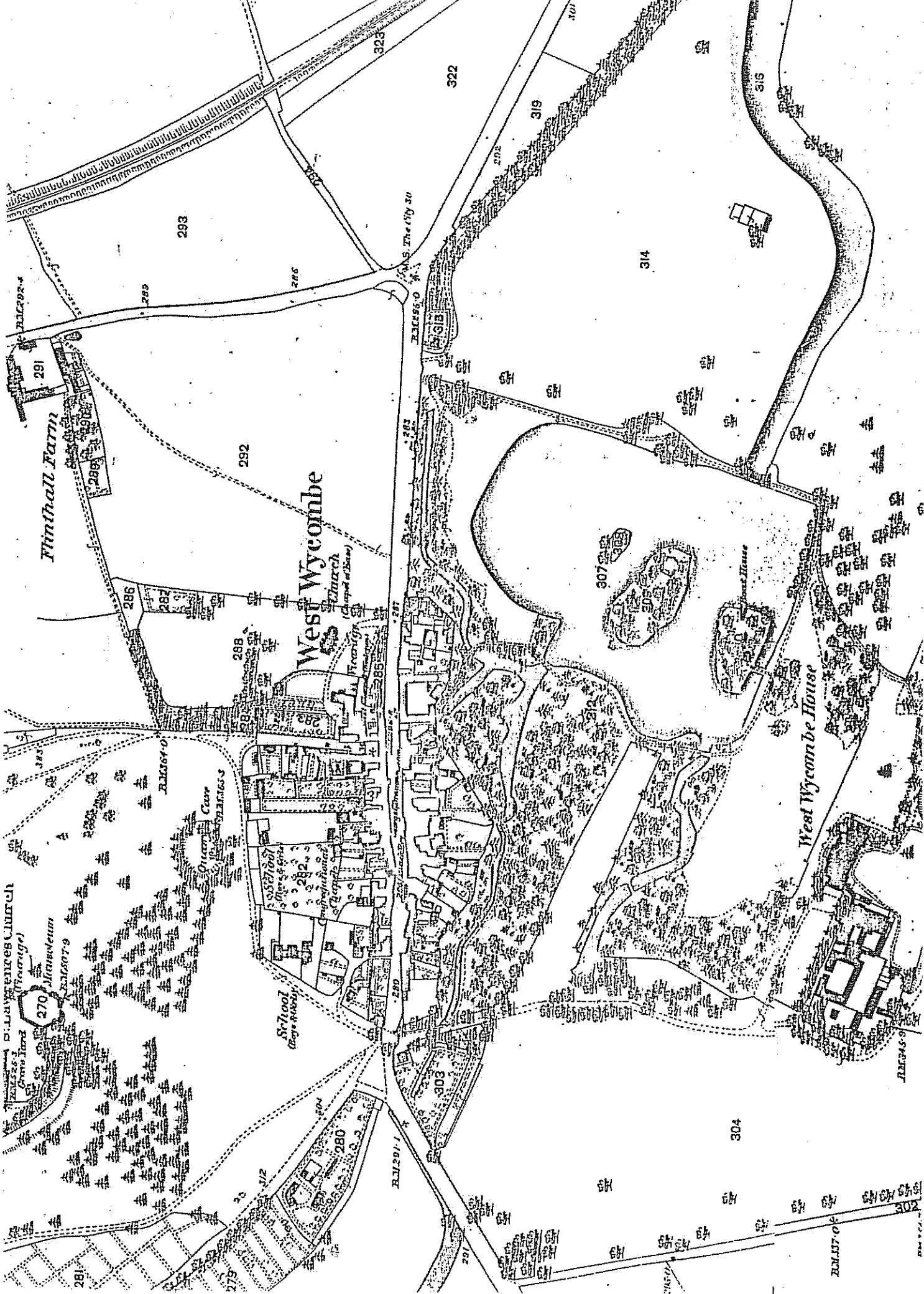


St. Mary's Church  
Church of St. Mary  
270

Tinshall Farm

West Wycombe  
Church  
(Church of St. Mary)

West Wycombe House





EXTERNAL APPEARANCE



No. 58A, VIEWED  
FROM SOUTH-  
EAST.  
R.192 N 16



FRONT ELEVATION  
R 231. N.24



DETAIL OF  
FRONT ELEVATION.  
NO 58A  
R.192 N17



NO 58A VIEWED FROM  
THE SOUTH  
R. 192 N 15

PASSAGEWAY BETWEEN  
NOS 56 AND 57, LOOKING  
NORTH.

R. 231 N 28.







REAR ELEVATION  
MAIN BLOCK  
R.231 N.23



AS ABOVE  
R.231 N.24



REAR WING  
VIEWED FROM  
WEST.  
R.231 N.25



REAR ELEVATION, NO 58A

R.192 N 18



REAR WING, NO 58A, VIEWED FROM  
EAST. R192 N20



REAR WING, NO 58A, VIEWED FROM  
EAST. R.192. N19



DETAIL OF STRAIGHT  
JOINT TO REAR OF  
MAIN BLOCK. NO 58A  
R. 192 N. 25



LEAD RAINWATER HEAD, TO REAR WING. NO 58A  
R. 192 N. 24

INTERNAL FEATURES NO 57

BEAM, KITCHEN,  
ROOM C  
R.231 N30



DINING ROOM  
F, LOOKING  
SOUTH-EAST  
R.231 N31



BEAM,  
LIVING ROOM E  
R.231 N.33





LIVING ROOM E, LOOKING NORTH-EAST  
R.231 N 32



LANDING ROOM G, LOOKING EAST  
R.231 N.34



BEDROOM J. LOOKING EAST. R.231. N 36

ATTIC ROOM K  
LOOKING EAST.  
R.231 N.35



INTERNAL FEATURES  
NO 58A

KITCHEN, ROOM A,  
LOOKING SOUTH.  
NO 58A.  
R.192 N.9



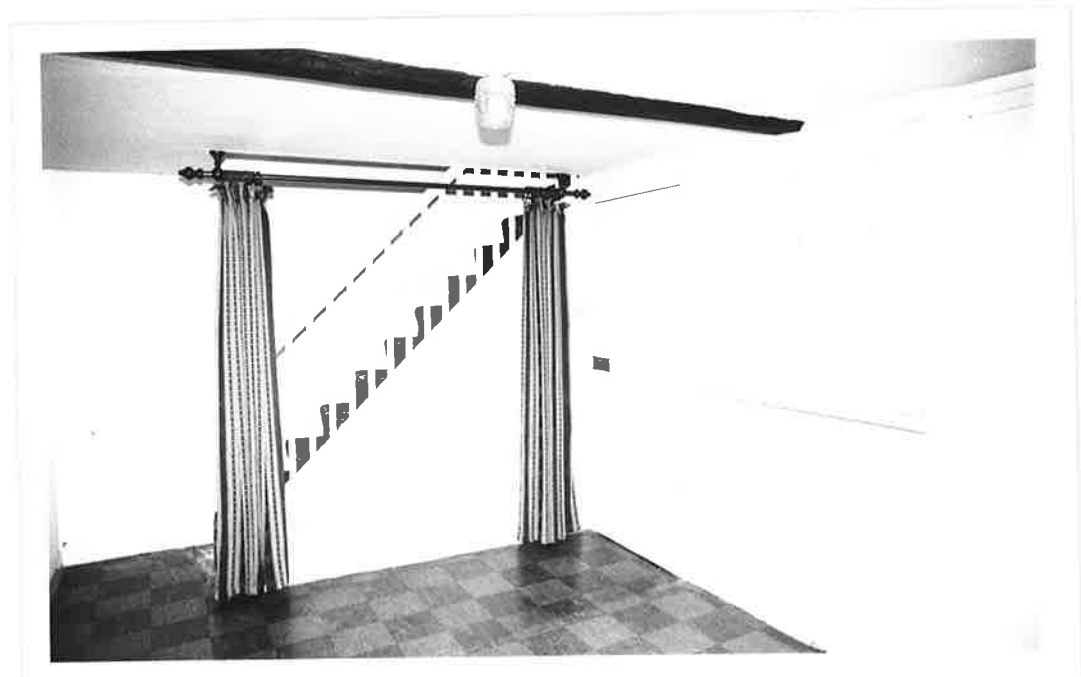
LIVING ROOM D,  
LOOKING NORTH-  
WEST, NO 58A  
R.192 N.11





ROOMS C AND E,  
LOOKING SOUTH,  
NO 58A.

R.192 N.12



LIVING ROOM B, LOOKING NORTH-EAST. NO 58A

R.192 N.8





BEDROOM F, LOOKING SOUTH-WEST. NO 58A. R.192 N.7



PERIOD DOUBLE-LIGHT D1,  
NO 58A.  
R.192. N10



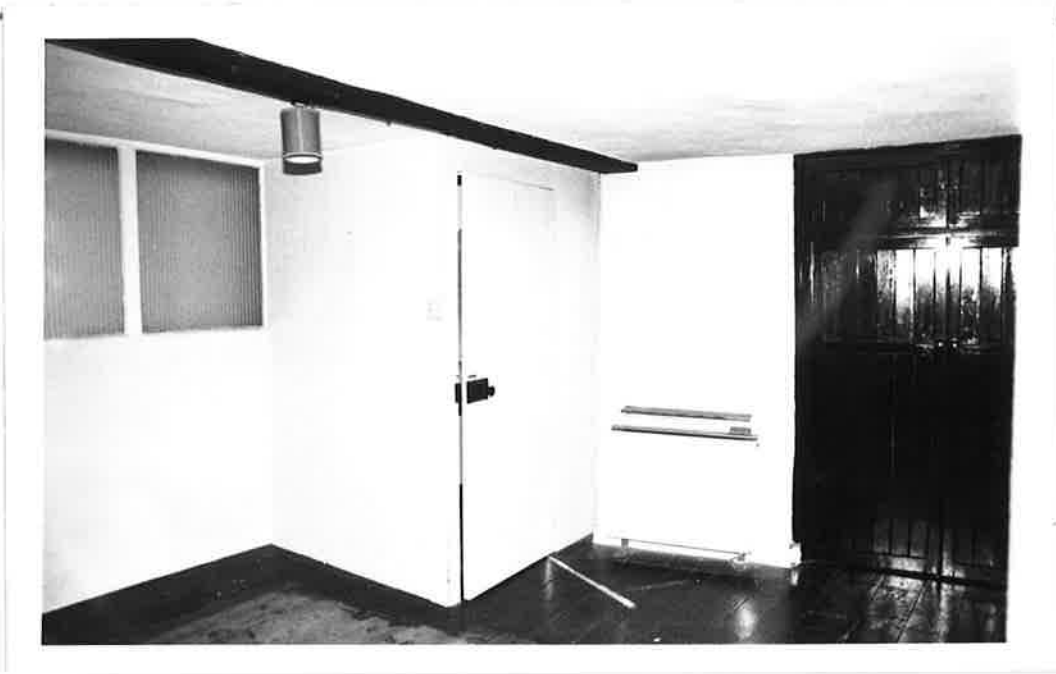


ROOM I, LOOKING NORTH-WEST. NO 58A. R.192 N.3



DETAIL OF LANDING, ROOM L,  
NO 58A, LOOKING NORTH-WEST.  
R.191 N 33A

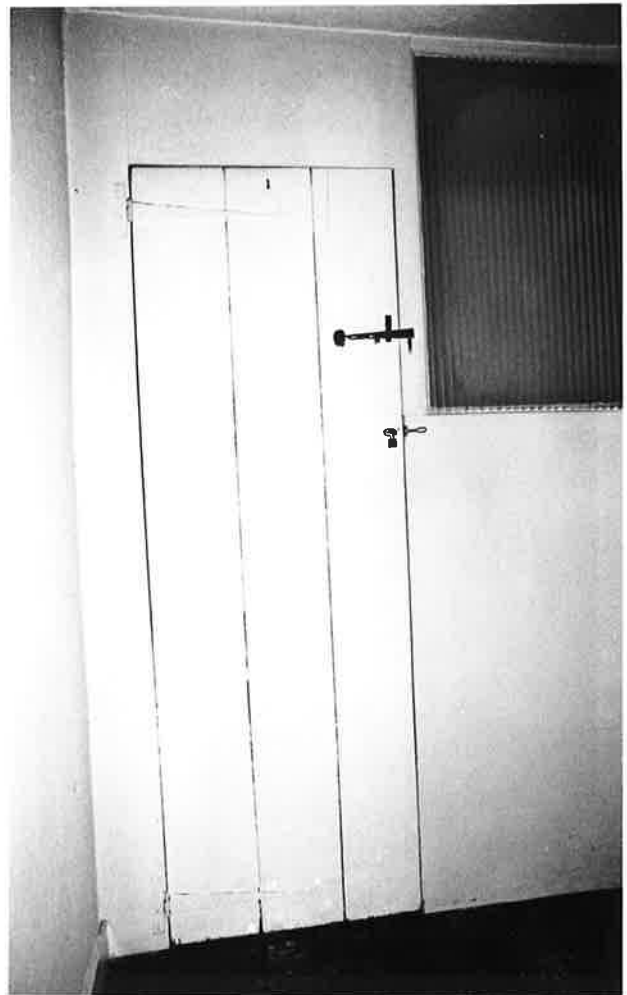
BEDROOM F, LOOKING NORTH-EAST. NO 58A.  
R.192 N.5



ROOM J, LOOKING NORTH-WEST NO 58A  
R.192 N.2.



PERIOD PLANK AND BATTEN DOOR  
FI. NO 58A. R.192 N.6





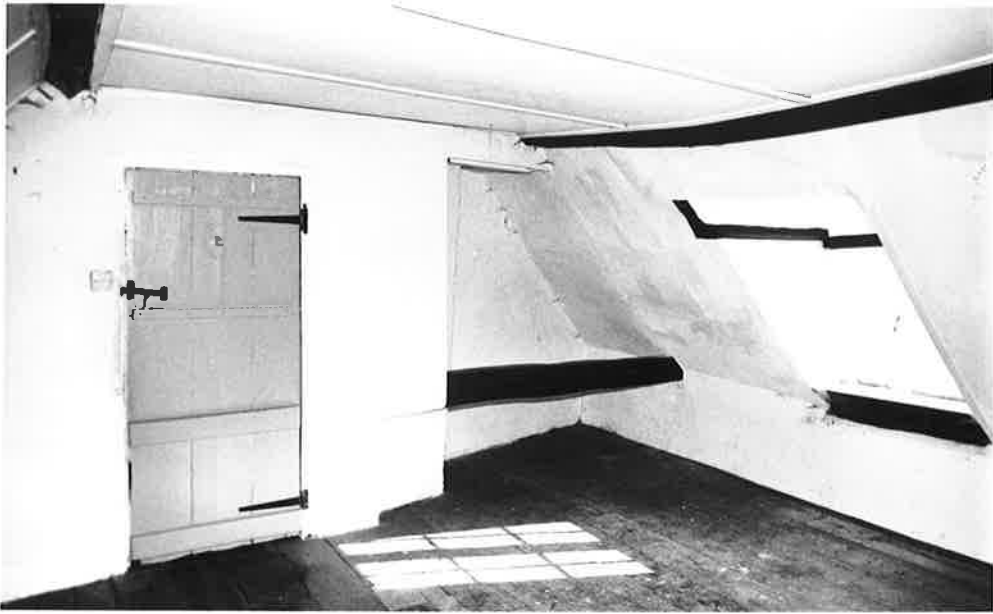
DETAIL OF LANDING, ROOM L, NO 58A,  
LOOKING SOUTH-WEST. R.191 N.34A.



DETAIL OF LANDING, ROOM L, NO 58A,  
LOOKING NORTH-WEST. R.191 N.32A.



ATTIC ROOM M, NO 58A LOOKING WEST. R.191 N.35A.



ATTIC ROOM K, NO 58A, LOOKING SOUTH EAST.  
R.192 N.1



ATTIC ROOM K, NO 58A, LOOKING WEST.  
R.191 N.36

BUILDING NO 2



BUILDING NO 2, LOOKING SOUTH-EAST, NO 58A  
R. 192 N. 28



DETAIL OF REAR WALL, BUILDING NO 2, NO 58A.  
R. 192 N. 27

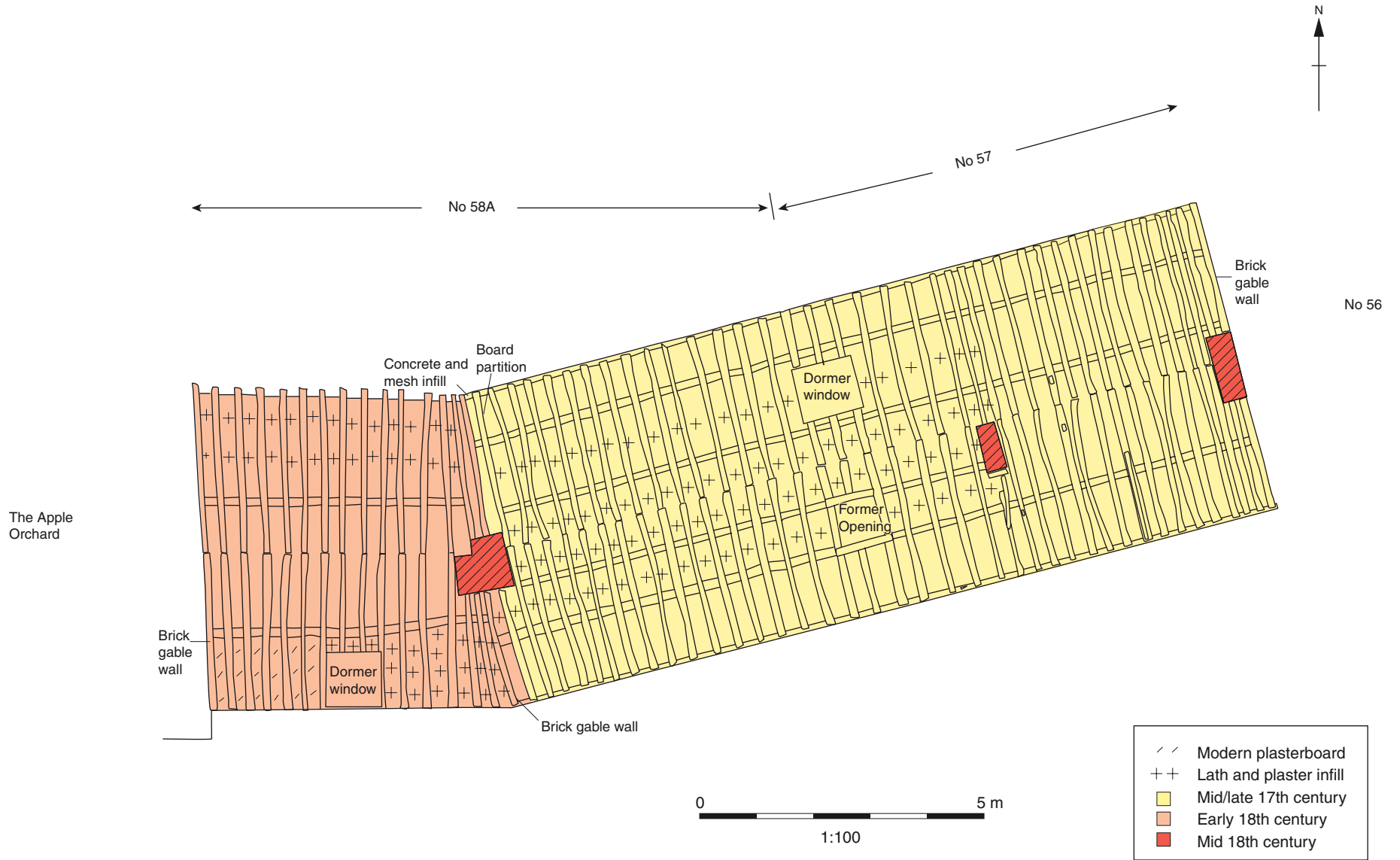


Figure 1: Plan of roof with rafters and key features indicated





Plate 1: Main block north elevation roof timbers following removal of tiles



Plate 2: Gable wall between 57 and 56



Plate 3: Gable wall between 57 and 56 detail showing tile infill



Plate 4: Northern elevation of main block roof timbers with central chimney and attic rooms lath and plasterwork





Plate 5: Detail of central chimney



Plate 6: Detail of gable wall between main and west blocks



Plate 7: Main block roof timbers north elevation viewed towards east



Plate 8: Main block south elevation of roof timbers, view towards west





Plate 9: Detail of main block open roofspace showing debris



Plate 10: Detail of main block north east east gable wall



Plate 11: View of dormer window on main block south elevation



Plate 12: Detail of central chimney stacks south elevation



Plate 13: No. 58a notched rafter detail on north elevation



Plate 14: Room 58/M interior view, south elevation



Plate 15: Room 58/M interior view, view east



Plate 16: Room 58/M interior view, exposed joists on south side of room





Plate 17: Room 58/M interior view, lath and plaster detail on north elevation



Plate 19: High street elevation prior to works



Plate 18: Blocked opening in room 57/1  
(photo: National Trust)





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