

No 2-9 High Street West Wycombe Village



**Historic Building Investigation
and Recording**



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No.2-9 High Street, West Wycombe Village, Buckinghamshire

Report on Historic Building Investigation

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No. 2-9 High Street, West Wycombe Village

Historic Building Investigation and Recording

1 INTRODUCTION

1.1 Background

1.1.1 Oxford Archaeology (OA) have been commissioned by the National Trust to carry out historic buildings recording and archaeological investigation during conservation works to a number of properties within the village of West Wycombe, Buckinghamshire. The work relates to a programme of on-going refurbishment works and the current report covers the recording of No.s 2-9 High Street which forms a group of structures towards the western end of the village. The National Trust HBSMR event No for this work is ENA7667.

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) owned by the National Trust while the others are listed at Grade II. The group that comprises numbers 2-9 is covered by five separate listings each dating from 1954 when much of the village was listed.

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

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

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

comparison internal spaces and rooms use the same numbering system as used in the Vernacular Buildings Survey report. The VBS report should also be read in conjunction with the current report which is included here as Appendix B.

- 1.2.5 This document forms a stand-alone report on the investigation of No.'s 2-9 and similar reports have been produced on the other buildings investigated at West Wycombe. The information contained in all these reports is being 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.'s 2-9 focused largely on the roof structures of the various ranges following removal of the roof tiles and prior to the insertion of insulation. Some of the interiors were accessed to enhance the understanding of the buildings but the main work focused on the roof structures. 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 first floor plan to indicate the exposed roof structure with other details measured in.
- 1.3.3 The *written survey* consisted of notes and annotation that complemented the photographic and drawn surveys and added further analytical and descriptive detail.
- 1.3.4 The main site work for the recording of 2-9 High Street was undertaken on a series of visits in 2013. An initial visit was made on 29 April during some minor works inside No.2 but the main recording on the roof structures was concentrated between 24 September 2013 and 15 November 2013.
- 1.3.5 Dan Miles and Martin Bridge from the Oxford Dendrochronology Laboratory visited the site while the roof timbers were exposed and took a number of samples, several of which provided very useful felling dates (discussed further below).

1.4 Historical Background to West Wycombe Village

- 1.4.1 West Wycombe is a small historic village which is just detached from the modern western boundary of the much larger town of High Wycombe. Archaeological investigations have provided evidence of continuous occupation in the general vicinity since the Bronze Age, particularly on West Wycombe Hill and the area where St Lawrence's Church now stands.
- 1.4.2 In the first half of the 18th century West Wycombe Park and country house was laid out by Sir Francis Dashwood to the south of the village.

- 1.4.3 The current buildings in the village largely date from between the early 16th century to the later 19th and they formed part of the Dashwood's estate. The village was located on the main road between London and Oxford and records show there were a large number of inns which prospered on the coaching trade.
- 1.4.4 By the early decades of the 20th century the buildings of the village had fallen into a state of considerable disrepair and in 1929 the village estate was purchased from the Dashwood Family by the Royal Society of Arts (RSA). The RSA undertook a programme of refurbishment under their Campaign for the Preservation of Ancient Cottages, a remarkable but little known campaign established in 1926 to protect cottage architecture by establishing a fund which purchased or restored cottages. (RSA ref: PR.EN/100). Documents relating to this purchase and refurbishment are held at the RSA Archives in London and this may be an avenue of valuable research in the current project.
- 1.4.5 In 1934, following the RSA refurbishment, the buildings were sold to the National Trust and they remain as a tenanted estate today.
- 1.4.6 No. 2-9 High Street**
- 1.4.7 The earliest map to show West Wycombe is the 1698 estate map which is of considerable use in giving a general indication of the size and layout of the village at the end of the 17th century but it is not accurate enough to be able to identify individual buildings (other than the manor house and church). The map shows the High Street as having a well developed street frontage and although the map is schematic it seems clear that the buildings shown continued along the footprint of No.'s 2-9. It is possible to identify with reasonable confidence the gap in the frontage immediately to the east of the Swan Inn and therefore we can also identify the row of buildings which form No.'s 2-9 immediately west of the Swan.
- 1.4.8 The buildings are relatively easily identified on the 1767 map to the west of the Swan Inn (Fig 2). The map shows a continuous row of buildings on the street front and with no structures to the rear. No's 2 and 3 appear to have formed the eastern end of a long malthouse along the street front with the large square yard to the rear labelled *Mr Davenport's house, malthouse, garden etc.* Mr Davenport also owned the two plots to the west of this and also that to the east which appears to have comprised the current No's 4-6 (labelled *Mr Davenport's three cottages and gardens* on the map). Numbers 7 and 8 appear to have been a structure shown as a larger building on the map and labelled '*A House and Garden*' while Number 9 appears to have been a smaller structure labelled *Mr Cabbage House, Garden etc.*
- 1.4.9 The 1767 map shows that the buildings were largely part of the Dashwood's (Lord Le Despencer's) estate other than No. 9 at the eastern end.
- 1.4.10 Information from the 1849 Tithe Map and the 1851 census confirms that this remained a row of cottages occupied by Charles Bristowe (No. 2), Henry Hussey (No. 3), Richard Auger, a boot and shoe maker (No. 4), Matthew Auger a retired former shoe maker (No. 5) and James Biggs a brick layer (No. 7: two cottages). The plot of number 8 included two cottages and it was empty while number 9 was a much larger property occupied by William Goodchild, a baker, and his family which included 7 children. No. 9 was

described as a house, garden and outbuildings whereas the others are all described as cottages and gardens.

- 1.4.11 The first edition OS map of 1876 is the earliest map to provide a dimensionally accurate representation of the village and this shows clearly the distinct ranges that formed No.'s 2-9 (Fig 3). The layout of the main ranges facing the High Street are broadly similar to the layout today but there have been various changes to the rear in the form of some new extensions, changes to boundaries and the demolition of former rear ranges.
- 1.4.12 In particular the 1876 map shows a long rear projection to No 5 which no longer fully survives today. By 1898 a long rear projection had been added to No.8 and it is also interesting to note that on the west side of No.2 there is now a narrow through passage shown which was not apparent on the 1876 map.
- 1.4.13 The 2nd edition OS map of 1898 again shows various minor differences to the previous map with regard to the rear boundaries, extensions and garden buildings.
- 1.4.14 By 1921 small rear extensions appear to have been added to No.3 and 4 and there also appears to have been some alterations to the tenancy boundaries of No.2-3. The map suggests that at this date there was a front property and a rear property.
- 1.4.15 The table below summaries some of the documentary evidence for the various properties.

| No. | Tithe Property | Tithe occupant | Trade in 1851 census | 1851 census No. of occupants | 1934 register of electors | Occupant in RSA schedule | Rent pa in RSA schedule | RSA description |
|-----|------------------|------------------|-----------------------------|------------------------------|----------------------------------|--------------------------|-------------------------|--|
| 2 | cottage & garden | Charles Bristowe | - | | Percival & Elizabeth Gerrard | Estate employee | - | Kitchen, larder, two bedrooms on 1 st floor and 2 bedrooms on 2 nd floor, part of one of which is above No.1 High St. Well and pump shared with No.3 in small garden. |
| 3 | cottage & garden | Henry Hussey | - | | Frederick, Eliza & Dorothy Smith | Mr F Smith | £11 4s | Good kitchen, scullery with sink, 2 bedrooms, Well and pump shared with No.2. Woodshed with copper. Inside Fair, outside Poor |
| 4 | cottage & garden | Richard Auger | Boot & shoe maker | | 5 Henry & Selinda Gibbs | vacant | | Ishop or front parlour, kitchen, pantry, good scullery, boxroom and four rooms partly over No.5 High St. Wood shed. Well shared with No.5. Inside Serious, outside serious. Property in very dilapidated condition |
| 5 | cottage & garden | Mathew Auger | Formerly shoemaker (age 78) | | 3 Elsie Howland | Mrs Howland | £6 0s | Kitchen, pantry, two bedrooms, partly over No.5. Well shared with No.4. Condition: Inside Bad, outside Bad |
| 6 | | | | | | Mr Seymour | £11 6s | Parlour, kitchen with copper, pantry, two bedrooms, washhouse, woodshed. Well |

| | | | | | | | | |
|----|-------------------|------------|-----------------------------|----------------------------|--------------|---------|--|---|
| | | | | | | | | shared with No.7, 8, 9 |
| 72 | James Biggs | Bricklayer | 3 | William & Elizabeth Sexton | Mr W Sexton | £19 18s | | Kitchen, parlour, scullery, three bedrooms, Inside Bad, outside Bad |
| 82 | empty | | | Annie Rippington | Mr J Didcock | £13 1s | | Kitchen, back kitchen with copper, two bedrooms, small back yard with store. Shared well and pump. Inside Serious, outside Serious. Inside very dirty, roof is very bad |
| 9 | William Goodchild | Baker | 9 (7 children aged 4 to 16) | Walter & Elizabeth Smith | Mr Hickman | £15 2s | | Kitchen, good parlour, scullery with sink and store, two bedrooms. Shared pump and well. Inside Bad, outside Serious. Roof in very bad condition |

1.4.16 There are several mentions of No.2-9 in the various oral history transcripts which the National Trust have collected over a period of time.

1.4.17 Miss Daphne Hickman, who was born in 1923 lived in the village and recalled the tenants from this row: *'There was a family called Howlands in No.5, that's the one tucked in the side, whom I can't really place those. And then there were the Seymours, the Sextons and the Didcocks in the next three houses and my aunt and Uncle Hickman lived in that one. Now Ivy was telling me that when they lived there they had to go past the Didcocks and the Sextons house to get water... They were scared stiff of Mrs Didcock. This often happened that there was one pump which served several houses and so you all had to gather round collecting water. Ours, the pump that's over there which you can't see in this picture, served the whole lane. I said the whole lane, but I think Shiela Negus had one and there was a well in there too at one time. Certainly all this group of houses had to come across to get water.'*

1.4.18 Mr Michael Gerrard, who was born in 1941 was interviewed in 1996 and he lived in No.8 from a young age. He described the building as *'a much pokier little place'* than his previous house (40 Church Lane) and *'with two downstairs rooms and two upstairs rooms. The loo down at No.8 was down in the shed, bath was done in a tin zinc thing, that hunge on the back wall except on bath nights, that was in front of the kitchen range. And water was heated down in the shed in the copper and it had to be carried up in buckets. We were bathed first, and it went through the whole (family), you know water was used again and again till Dad got in last I suppose.'*

1.4.19 *The water for the washing was also heated in the copper in the shed. There was a round zinc bath about, I don't know, about 3 ft long, an oval thing that Mum used to do the washing in... she had a scrubbing board and rectangular block of yellow soap to do it all and one of these copper sticks. I suppose she did boil it down in the copper, some of it was boiled down there and some of it, the shirts I suppose, were done up in the kitchen'.*

1.4.20 Mrs Shiela Negus from the Swan Inn also mentioned that in the house next door to the Swan (presumably No 9) their WC's were still at the bottom of the garden until the 1960s.

2 DESCRIPTION

2.1 Summary of description and phasing from VBS

- 2.1.1 As detailed in the Vernacular Building Survey this range of buildings has evolved in a complex sequence from the 16th century to the 20th. The complexity with the phasing and the difficulty with explaining the evolution of different parts of the structure is compounded by the fact that the tenancies have been altered on numerous occasions without respecting the historic footprint of the original buildings. In the VBS the description of the overall range has been subdivided into 16 distinct structures (Blocks F-U) and it is probably easiest if this system is also used in the current study for identifying which area is being described. (In the VBS Blocks A-E formed part of the Swan Inn which is not covered in the current recording). The location of the blocks are shown on Figure 5.
- 2.1.2 The table below provides a short summary description of each block (largely from the VBS) with a note also added of any dendrochronology samples which provided dating evidence. The referencing is based on the ground floor layout so there could be some inconsistency on the upper floors.

| Block | Current No | Description, VBS phasing & relevant info |
|-------|--|---|
| F | Main part of No.8 | This range incorporates some early elements including a truss and a gable (possibly early 16 th century) but in its current form it is essentially an 18 th -century brick structure. This may have formed two or three small cottages but it seems more likely to have been a single tenancy. On the 1767 map it is shown as a single tenancy and evidence suggests the tenant (Mr Cubbidge) was a man of relative wealth. |
| G | Shared shed between No.7-8 | Shed of probable 1950s-60s date. |
| H | Rear part of No.8 | Outshut constructed to the rear of Block F probably in the later 18 th or early 19 th century. This may have formed a bakehouse for the earlier Block F. |
| I | Part of rear range of No.7 | This is one of three gabled wings which were probably constructed in the late 18 th or early 19 th century to the rear of Block L. Constructed from flint with brick dressings. |
| J | Part of rear range of No.7 | This is one of three gabled wings which were probably constructed in the late 18 th or early 19 th century to the rear of Block L. Constructed from flint with brick dressings. |
| K | Part of rear of No.5 | This is a brick structure and is one of three gabled wings which were probably constructed in the late 18 th or early 19 th century to the rear of Block L. Block K is slightly earlier than the other two. It probably formed a single tenancy with the western bay of Block L. |
| L | East 2 bays are in No.7; west bay is in No.5 | Three-bay, street-front range probably constructed in the mid 18 th century. Of brick construction with dentil work at the eaves and string course at storey level. There were originally dormers in the two western bays of the roof. |
| M | Small rear range in No.5 | Small single storey lean-to of probable 1950s or 60s date. |
| N | Large rear range in No.4 (mainly) | Two storey timber framed wing added to the rear of Block P and with very similar construction. Dendrochronology samples from this structure suggest that it probably dates from c.1569. |

| | | |
|---|---|--|
| O | Small rear range in No.4 | Small outshut of 19 th -century date. |
| P | Part of No.4 | <p>This is the surviving part of a formerly longer street-front range which was added to pre-existing Block R. The VBS suggested that a mid 16th-century date was likely and this was confirmed by dendrochronology which suggested c.1555 as a likely construction date (only one year after the adjacent Block R).</p> <p>Similar in construction to Block R immediately to the west and probably only constructed a year earlier. Only one truss is visible and this is at a different angle to those in Block R so it may be that this range was constructed to infill an empty plot between two existing buildings. The timbers in the eastern end of the roof are smoke blackened so this may have been a heated bay open to the roof.</p> <p>It was probably truncated to its current size in the mid 18th century when Block L was constructed.</p> |
| Q | Part of rear of No.4 | Outshut to the rear of Block R. The VBS states that this was probably added in the 18 th century. |
| R | West 2 bays in No. 3; east bay is in No.4 | <p>Three-bay street front range which is believed to have been the earliest part of this complex. The VBS suggested a date of the early 16th century and dendrochronology has recently provided a likely construction date of c.1554 (or soon after).</p> <p>Timber framed (standard box frame) with gabled tiled roof. The original wattle and daub panels were replaced by brick in the 18th century. There are four cross frames with trusses in each of the end walls and a main post towards the centre of each gable (that to west now removed by inserted stack).</p> <p>VBS says that the eastern bay was probably open to roof from ground and that the partition on the west side of this bay (beneath Truss 2) is probably original. The main building was probably storied and may have combined domestic and manufacturing functions.</p> <p>Roof: primary roof largely survives with four similar trusses, the end ones of which were in the external gables. Tie-beam, collar, two queen struts (?). single tier of clasped purlins and wind braces,</p> <p>The projecting bay shop window in the front wall of Block R was added in the mid to late 19th century.</p> |
| S | Main part of No.2 | <p>The VBS believes that this structure was probably added in the late 16th century to extend the range towards the west. At its east end it has a brick stack in a narrow bay, shared with the earlier Block R and sandwiched by trusses. The rest of Block S has two bays divided by trusses but the building probably originally continued by another bay to the west. This westernmost bay was probably demolished in the 18th century when the adjacent malthouse was constructed.</p> <p>Tie-beam and high collar. The height of the collar and lack of struts in the central truss show that this area was used as an attic room from the original construction. In the 18th century a bread oven was inserted at the east end, probably replacing the primary winder staircase.</p> <p>There is a single tier of purlins but they are not clasped (unusually for the village), instead being butt purlins tenoned into the principal rafter.</p> |
| T | Part of No.3 | This is a gabled brick-built projection to the front of the earlier building (Block R) towards the west end of the row and it was probably added in the mid 17 th century |

| | | |
|---|--------------------|--|
| | | at the same time as the adjacent block (U). The block may have provided shop space, store rooms and domestic accommodation over two and a half floors. The main front wall of Block T was rebuilt in 1970 to step it back slightly from the road and widen the footpath. |
| U | Front part of No.2 | This is a gabled brick-built projection to the front of the earlier building (Block S) towards the west end of the row and it was probably added in the mid 17 th century at the same time as the adjacent block (T). The block provided shop space on the ground floor and may also have provided store rooms and domestic accommodation over two and a half floors. |

3 DESCRIPTION OF CURRENT INVESTIGATIONS

3.1 Introduction

3.1.1 As detailed in the table above No 2-9 High Street comprises a large number of distinct structures and in the description of the current investigations it is perhaps easiest to divide these structures into three groups:

- 1) the central group which includes the oldest ranges;
- 2) the easternmost block (No 5-7) and;
- 3) the western range (No.2).

3.1.2 The block identification system used in the Vernacular Building Survey has been used again here.

3.1.3 As with the other buildings at West Wycombe the key investigations in the current works on No.2-9 have principally focused on parts of the roof which were uncovered to allow insulation to be inserted and minor repairs to be undertaken. Recording in these areas was undertaken from scaffolding while the roof was uncovered. Some recording was also undertaken on parts of the interior of the building and this has also been detailed in the relevant sections below.

3.2 Central Group (Blocks P, R, N): Roof Investigations

3.2.1 *Block P* is a small structure just to the west of the centre of the overall group and dendrochronology suggests that it was constructed in c.1555. The VBS states that it formerly continued further to the east.

3.2.2 The north slope of Block P was exposed by the removal of roof tiles and examined from scaffolding. This section of roof comprises 13 pairs of rafters, halved and pegged at the apex without a ridge piece and many of these show some evidence of smoke blackening. There is a single purlin to each slope although these are obscured for most of their length by the lath and plaster from an attic room ceiling which extends up to nailed cross braces between each pair of rafter, close to the apex of the roof. This ceiling is continued down by ashlar studs to the side of the roof space.

3.2.3 The one section where more of the roof timbers are visible is towards the western end of Block P at the junction with Block R (although both are now in No. 4). This western end

of the block was historically a passage through the building (VBS) from the High Street and in this half bay the ceiling inside the building is lower at this point (Plate 22, 23, 26). The lower ceiling in this area exposes the purlin and a long, curved wind brace to the north slope. There is no matching wind brace on the east side of this truss and it was not possible to confirm whether there is a mortice from a former wind brace here. The purlin (20 x 15 cm) is diagonally set and is clasped by the collar and principal rafter of the truss immediately east of this half bay. This truss is now closed by secondary studwork which extends up towards the apex of the roof.

- 3.2.4 There is a further truss at the eastern end of this section of roof, now immediately adjacent to the later Block L, although this one is more obscured by the ceiling. There is a short wind brace on the north and south slopes but again it was not possible to confirm whether there were mortices from former corresponding wind braces on the east side of this trusses. At this end of the roof there is a large brick chimney stack within this building which abuts the west wall of the adjacent building (Block L)
- 3.2.5 The primary rafters in Block P have stacks of secondary 'packing rafters' added to their backs to re-profile the roof. The use of these types of extra strips or lengths of timber added to the backs of primary rafters has been noted in numerous buildings at West Wycombe and is believed to date from the RSA's works in the 1930s but the use of this technique has been particularly extensive in No. 4. Here, rather than thin strips being added to the primary rafters there are in some areas substantial lengths of timber (like extra full rafters) added to the back of the primary members. Indeed in some areas there are two or three extra rafters added to the back of the primary member. Similarly to elsewhere in West Wycombe there are considerable quantities of straw in the roof space which was used in the RSA's 1930s works for bedding the roof tiles.
- 3.2.6 An interesting feature in the roof of this area is a small number of timbers which give the appearance of being a blocked window (Plate 24, 27) which would have been in the southern half of the east gable of Block P. This is now largely obscured (or partly removed) by the abutting later room of the 18th-century Block L to the east. A close examination of the full feature was not possible due to the abutting later range but this is partly of interest as it is believed that Block P formerly extended further to the east and therefore this would not originally have been an external wall. Only the upper corner of this feature is visible above the slope of the 18th-century rafters but a main post is visible as well as a smaller stud and a plate or lintel. Considering the limited area exposed and the fact that this is not believed to have been an external wall it is more likely to have been a fragment of surviving timber frame than a former blocked window.
- 3.2.7 **Block N** forms an early extension to the rear of Block P and dendrochronology sampling suggests that the range was constructed in c.1569. The single-bay roof has a clasped-purlin, queen-strut truss form with many common features found widely in the buildings of West Wycombe.
- 3.2.8 The roof structure comprises paired common rafters halved and jointed at the head with no ridge piece and pegged over a single purlin to each slope. The primary rafters appear to largely survive but they are very waney and distorted and therefore long secondary packing pieces have been added, probably in the 1930s works, to the back of all the common rafters to counter the sagging profile. Some additional horizontal packing

pieces have also been added, sandwiched between the primary rafters and the 1930s 'packing rafters', to act as additional purlins and to counter the sag.

- 3.2.9 The scantling of the rafters vary but on average they measure c.10 cm x 7 cm and they are set horizontally. In total there are 17 pairs of rafters although those in the northern half diminish in length because they overlies the sloped roof of the main building (Block P). Between the trusses there are Roman numeral carpenter's marks towards the apex of the rafters, incised with a 2 inch chisel. These run consecutively north-to-south with the exception of rafter 10 which is marked IX.
- 3.2.10 The purlins, which are clasped within a truss at each end of the roof, are waney with rough edges and while that to the west slope measures c.20 cm² that to the east is slightly smaller. The western purlin is scarfed immediately north of the north truss while the eastern purlin is full length and reaches the main roof of Block P without a scarf.
- 3.2.11 The northern truss is located at the junction with the main range (Block P) and it comprises collar, principal rafters, tie (not seen) and three studs between collar and tie. The principal rafters in the northern truss measure c.13 cm x 12 cm, with notches to accommodate the clasped purlins, and the western one is a reused wall plate. The eastern one also has signs of reuse (empty rebates) as well as a peg half way up which serves no clear purpose. The collar of the northern truss is c.40 cm above the point where the sloped roof of the main range (Block P) adjoins and five courses of brickwork have been added within this section of wall around the three primary studs. The nature of the mortar to this brickwork shows that this wall was constructed from within the extension.
- 3.2.12 The southern truss and the whole southern end of the roof, is interesting as although the current external gable end is of later 19th or early 20th century brick the primary truss and timber-framed gable survives immediately behind (and leaning slightly towards the north). The historic chalky plaster survives to this gable behind the brick wall and it is set on wattle and daub to the east half and lath and plaster to the west half (Pl. 17-18). The two halves are separated by a central post which forms part of the primary truss at this end and is tenoned into the collar. Beneath the collar the truss has been infilled by secondary brickwork and the primary timber-frame members removed but there is a visible peg on the north face of the collar from a former queen strut on the west side of the truss. The principal rafters have various empty sockets suggesting they have been reused.
- 3.2.13 The later gable re-facing is of single-skin brickwork with nailed and pegged timberwork to look old. The red/orange bricks measure 62 mm x 102 x 219 and they have a wrinkled skin and scorched stack marks from the kiln. They are cut to shape at the ends of courses.
- 3.2.14 Within the roof space the upper face of a lath and plaster ceiling is visible extending up to a height just below the level of the purlins and on top of this there remains much straw which was used in the 1930s refurbishments as a bedding material for the roof tiles. The ceiling is supported by a north-to-south joist (c.18 cm²) along the spine of Block N and at the north end of the roof space, where this structure adjoins the earlier Block P, there is a sloped lath and plaster surface on the rafters of the earlier roof. This sloped lath and plaster up to the apex does not indicate that this area was inhabited but instead it was probably to reduce dust movement between the roofs of the different ranges.

- 3.2.15 At the southern end of the building there is a single wind brace to each slope, set below the purlin and continuing to the gable end.
- 3.2.16 The wall plate is obscured on the east side by the adjoining projection to the rear of Block L while it has been exposed on the west side by the removal of the roof of the adjoining block (Blocks O and Q). This primary wall plate measures c.17 cm². Blocks O and Q are two secondary ranges with catslide roofs which largely obscure the walls of the primary building. Block Q is of 18th-century date and Block O is of 19th-century date.
- 3.2.17 The removal of the roof tiles from these secondary outshuts (particularly Block O) exposed some of the most interesting features found during the investigation of No.2-9 High Street, in the west wall of Block N at first floor level. The removal of the roof tiles from Block O exposed a section of primary wall framing from Block N beneath (Pl. 19-21) including the wall plate with three principal posts tenoned into it, panels clad in primary lath and plaster and the largely intact remains of a blocked, primary window. The window (94 cm wide x 50 cm tall) has four lights divided by three diagonally set square mullions and the window has now been blocked by wattle and daub. This wattle and daub is suggestive of a date not long after the construction of this building and presumably it must have been an early alteration. The infill certainly seems a lot older than the 19th/20th-century range that encloses this wall (Block O) and this suggests that the wall may have been enclosed by a previous structure in this location.
- 3.2.18 The primary plaster in the wall panels beneath and to the south of the window is very rough like a straw daub and with a slightly finer coating plaster on top and a limewashed surface. The laths are irregular, widely spaced and wider than the type of conventional lath and plaster typically found from a later date. Towards the top of the panel to the south of the window is a curved brace between the wall plate and the corner post although this is largely hidden behind the lath and plaster.
- 3.2.19 **Block R** is the earliest building in the No.2-9 range, with dendrochronology suggesting it was constructed in c.1554, and it is now divided between No.s 3 and 4 High Street. The western two bays are now within No.3 while the eastern bay is within No. 4.
- 3.2.20 Although renewing and re-covering works were undertaken in the recent project they were undertaken without an enclosed cover over the scaffolding and this meant that only relatively small sections were briefly exposed and repaired, while the weather was good, before being re-covered. This only allowed short windows for the recording, as very short notice, and it was not always possible for OA to be on site when areas were visible. It also meant that when the roof structures were exposed there was an urgency to complete the recording as soon as possible to allow the rafters to be re-covered.
- 3.2.21 Block R is a three-bay timber-framed building and the roof is divided by four trusses although the form of these trusses is largely hidden by a continuous lath and plaster ceiling up to purlin level through this building and also by old plaster which partially obscures the upper sections of the trusses above the purlin height. It does not appear that the uppermost section of the roof-space formed an attic room up to the apex so the plasterwork to the upper sections of the trusses was presumably just to stop dust passing through the roof-space. There is no evidence of former laths to the undersides of the rafters above the purlin height.

- 3.2.22 The easternmost truss (adjoining Block P) has old plaster to the west face which fits around c.6 visible studs. The condition of the lath and plaster is relatively poor and although this area is obscured it is clear that there is plaster to the east (external) face of the gable. The next truss to the west (ie that to the eastern side of the central bay) is plastered to both sides without any studs visible. Plate 62 shows the east side while Plate 60 shows the west side. The eastern face of the truss to the west side of the central bay is plastered with visible studs (see Plate 59).
- 3.2.23 At the western end of Block R the outer face of the end truss was partially exposed by the removal of roof tiles from the south slope adjacent to the large 17th-century chimney stack. This stack was inserted between Blocks R and S. This is a queen-strut truss and while the central section below the collar has wattle and daub infill (to the internal face) the rest of the visible infill on the south side of the truss is of old lath and plaster. It is interesting to note that the outer (west) face of this truss does not have any evidence of a plaster or particular weathering to the framing and this suggests that this was not an external face at the end of the building. It could be that the building originally continued west but it is perhaps more likely that it adjoined a former building on the footprint of Block S.
- 3.2.24 The roof of Block R comprises pairs of common rafters paired and jointed at the apex without a ridge piece. There is a single purlin to each slope and the roof is strengthened by pairs of wind braces. As with most of the buildings investigated at West Wycombe there are secondary 'packing rafters' added to the backs of the primary rafters in the 1930s works and there is also remnants of straw which acted as a bedding material for the roof tiles.

3.3 Central Group (Blocks P, R, N): Internal investigations

3.3.1 Introduction

3.3.2 During the recent refurbishment works some internal recording was undertaken within No 4 High Street. As discussed above the property divisions no longer follow the footprint of the historic buildings and therefore No. 4 now comprises the eastern bay of Block R, as well as the whole of Blocks P and N. As the current recording was essentially intended to be a watching brief the recording was principally focused on areas exposed by the works but more general notes and observations were also taken on other internal features of interest.

3.3.3 Block R (Ground floor)

- 3.3.4 The main ground floor recording works in No. 4 focused on the eastern bay of Block R, which is believed to be the oldest structure in the No.2-9 range, as well as the adjoining outshut to the rear (Block Q). As mentioned above dendrochronology suggests that the main part of this building was probably constructed around 1554 while the VBS suggests the rear outshut was probably added in the 18th century. This 'outshut' is now part of one of the main living rooms and the section of the primary rear wall has been removed to allow the two spaces to be unified. The western side of the room also extends beyond the footprint of the historic western edge of the bay.
- 3.3.5 The main part of the ground floor of No.4 where this recording focused was the bay with the bay window (probably inserted in the 19th century) that projects towards the front. This bay is at what was the eastern end of the primary mid-16th century building and there are many fragments of timber framing surviving. This bay is a single open space

although architect's plans contained in the VBS from 1975 show that at this time it was subdivided into a front room and a rear one which incorporated the secondary outshut (Block Q). There is a east-to-west joist in the ceiling which shows the location of the former partition which created the two rooms and it has distinctive mortices which could relate to the former partition. However, although the east-to-west joist is old it appears to be a secondary insertion and it may be more likely that the mortices relate to a previous use elsewhere. This possibility is suggested by the fact that at the west end one of the mortices has been cut through when the end of the beam was truncated. The joist is 19 cm wide by at least 10 cm tall. There is further evidence at first floor level to suggest that this beam has been inserted (discussed further below).

- 3.3.6 A primary principal joist spans the room north-to-south along the line of the original western edge of this bay. This joist extends from a post at the north end just to the west of the bay window to a point on the south side of the primary building where the secondary outshut (Block Q) has now been added and the original rear wall has been largely removed. This principal joist is 26 cm wide by at least 18 cm tall and although it is roughly squared in parts it has chamfered lower corners and good quality stops to the chamfers at the north end. The post at the north end is 25 cm wide and is somewhat irregular but it continues down to at least 35 cm above the floor. The depth of this member is obscured.
- 3.3.7 At its south end this joist would originally have been supported by a main post but this post has been removed to unify the space between the main house and the outshut. The southern end of the principal north-to-south joist is now supported by a secondary east-to-west beam bolted onto the side of the primary rail. The underside of the truncated primary post is visible, to the side of which the secondary east-to-west beam is bolted. The truncated stub of this post is 23 cm x 19 cm and it is 65 cm from the east wall. The east-to-west rail (12 x 21 cm) is tenoned into this truncated post and the rail has good stop chamfers at each end (ie by the fireplace to the east and by the truncated post to the west). There is a pre-20th-century iron strap which has been added to brace the junction between post and rail.
- 3.3.8 It is interesting to note that there are three truncated ends from probable staves for wattle and daub) in the underside of the east-west rail immediately west of the truncated post (Plate 90). Presumably these were staves from a panel of the original wall frame and the fact that these do not continue on the east side of the post suggest that there may have been a window here in the primary building.
- 3.3.9 Immediately to the north of this truncated post there is a 70 cm long chase or sloped shoulder in the east side of the principal floor joist. This chase is 14 cm wide at its widest point and the nature of this feature suggests that there was a staircase here with the shoulder cut to provide slightly greater head room at this point. The staircase would have risen from west to east against the rear wall of the primary building and there is evidence of a partition which would have flanked the north side of the stairs. The main evidence is a post in the east wall of the room which aligns with the chase in the joist and which has four sets of distinctive mortices suggestive of an east-to-west partition here. This post is 15 cm wide.
- 3.3.10 Towards the centre of the east wall of this room is a large post (25 cm²) on one side of a staircase which projects outside the original end wall of this building and into the

adjacent structure (Block P). This post has two peg holes to each side for the north-to-south rails. A shallow arch has been created in the southern rail to slightly allow for head room at the foot of these stairs.

- 3.3.11 The undersides of a series of six, regular north-to-south joists were exposed in the rear outshut (Block Q), adjacent to a large fireplace. These joists were 11 cm² in section and had stop chamfers. The character of these joists and the fact that they are roughly square in section rather than laid flat would suggest a later 17th or early 18th century date. This fits with the VBS interpretation of Block Q being of probable 18th-century date.
- 3.3.12 At the north-east corner of this room there is a small section of post visible at ceiling height but only c.50 cm survives visible.
- 3.3.13 On the western side of this room, towards the centre, is a short section of ceiling joist to the west of the main primary north-to-south joist that spans the full width of the building. This beam is 65 cm long x 23 x 15 and has stop chamfers and although it is not modern the wood is far crisper than the primary beam and although the evidence is inconclusive this short beam seems likely to be secondary. Neither end of the short east-to-west ceiling joist corresponds convincingly with the other frame members.
- 3.3.14 As mentioned above the current west wall of the room is an extension beyond the primary edge of this bay and it may be that this was once the west side of a passage through the building, with the east side of this passage formed by the cross frame through the original building. Then this cross primary cross frame was removed. The passage is unlikely to be original and it may be that the short 65 cm long ceiling joist was inserted when the passage was created.
- 3.3.15 The staircase within this building is located to the east of the main ground floor room and therefore it is immediately outside the primary footprint of Block R. The staircase rises against (on the east side of) the primary east end wall of Block R and it is interesting to note that at the head of the stairs there's clear evidence of a cut-off former brace which would have been located between the main post and the tie-beam. There are also peg holes in the side of the tie-beam towards its northern end which almost certainly related to another former brace at this end of the formerly external frame.
- 3.3.16 No. 4 (First floor)**
- 3.3.17 At first floor level there is a wealth of timber framing visible in No. 4 although relatively few features have been newly exposed in the current project.
- 3.3.18 In the western front room (ie the easternmost room in Block R) there are queen-strut trusses to each side (east and west) visible up to collar height. To each slope there is a single clasped purlin to each slope and long curved wind braces to the east side of the bay. These wind braces would have been at the end of the primary building but there does not appear to be comparable braces on the west side of this bay.
- 3.3.19 Each of the cross frames on either side of this room have three posts beneath the waney tie-beam and curved braces between tie and main post. The central post in the east wall (ie the original end wall of the building) is significantly larger (25 cm wide) than the central post in the western internal cross frame which is only c.15 cm wide.

- 3.3.20 There were two relatively small patches of floor boards lifted in this room and eight old joists (15 cm wide x 12 cm tall) were exposed spanning north-to-south and an east-to-west principal joist (c.18 cm wide x 12 cm tall). They appear to be of oak and it is interesting to note that there is some evidence to tentatively suggest that they were inserted. At the eastern end of the main section of lifted boards it is clear that the east-to-west principal is not tenoned into the primary post but is instead set on the north-to-south rail immediately to the south of the main post. This post is the same one mentioned above that flanks the foot of the stairs at ground floor level and if it was primary it would seem more likely that it would have been tenoned into the main post immediately adjacent. This east-to-west joist is the one mentioned above in the description of the ground floor with mortices in its underside. The corresponding point in the west wall was not exposed.
- 3.3.21 The apparent evidence to suggest that this floor may have been inserted is partly of interest due to the possibility that this bay was originally a hall which was open to the roof. The VBS states that it was possible that some part of the building was open from the ground floor up to the roof but is also states that the eastern bay was likely to have been storied. T
- 3.3.22 The first floor room of Block N was also examined and although this area contains numerous visible timbers nothing of significance was exposed and recorded in the current investigation. The visible framing in this room includes: tie-beams to the north and south frames; wall plates to east and west; storey plate; main corner posts with jowled heads and straight angled braces between post and tie or wall plate.

3.4 Eastern Group (Blocks L, K, J): Roof Investigations

- 3.4.1 **Block L** (No. 5-7 High Street) is a three-bay wide building which the VBS suggests was constructed in the mid 18th century. It is located immediately east of the distinct kink towards the centre of the street-front elevation and while the western bay forms the main element of No.5 High Street, the eastern two bays form the main part of No. 7 High Street. The central bay used to form a separate dwelling (No.6) but this was incorporated into No. 7 at some point between 1930 and 1970.
- 3.4.2 The front slope of the roof was fully exposed and this allowed a good examination of the rafters and trusses which largely appeared to be primary, albeit with levelling strips of softwood added to backs of many rafters to counter the sagging roof. This is a common feature found widely in buildings at West Wycombe almost certainly dating from the RSA's works in the early 1930s.
- 3.4.3 The evidence of the roof appears to confirm that this was a 3-bay building from its original construction and there is nothing to suggest that the building ever continued in either direction. The roof would have incorporated an attic floor from its original construction and it comprises four trusses with those at the two gable ends having a different form to the two internal trusses. The end trusses are simple structures with principal rafters (11 cm wide x 13 cm tall), tie-beam (16 cm wide x 12 cm) and collar which clasps a single tier of purlins to each slope. The use of clasped purlins is typical for West Wycombe but there are no queen-struts to these trusses as elsewhere, or any visible evidence that there were formerly such struts. The end trusses are each set immediately inside from the brick gable ends and the purlin end projects slightly beyond

the truss. This is particularly true at the east end where the purlin projects c.10 cm beyond the truss and is partially embedded into the brickwork of the gable (see Pl. 43).

- 3.4.4 The inside face of each brick end wall is covered in lime plaster (with that to the east surviving better than that to the west) and the bricks measure c.6.5 cm x 24 cm. Their character is suggestive of a date no later than the early 18th century and evidence strongly suggests that the brick gables are primary to the building rather than being a brick re-facing of a timber framed building as has been found elsewhere in the village (eg Block N). This is partly suggested by the fact that there is no evidence that these trusses were ever closed by studs as would have been the case if the brick was a secondary re-facing and also by the fact that the purlins project slightly beyond the truss. If the truss had once formed the gable end then this would have been truncated to form a flush face.
- 3.4.5 The fact that the end trusses and the brick gable ends are set immediately adjacent to each other, but structurally separate, is an interesting point as in later buildings (eg 19th century) it would be more usual for the purlin end to be directly supported by the brick wall. This is the case with the rear projections to this building but in the main Block L the single-brick thick gable is used as non-structural cladding, perhaps due to the relative expense of bricks at this time or perhaps this was still one area of construction where timber-framing techniques continued to be used for a period in brick buildings.
- 3.4.6 The two internal trusses which divide the three bays again have tie-beam, collar and principal rafters but the collar is set higher than in the end trusses to allow for access through the attic and therefore the collars do not clasp the purlins. The purlins are instead tenoned into the sides of the principal rafters and the non-clasped nature of these purlins is unusual for the buildings in West Wycombe. These two internal trusses are closed by a series of studs with lath and plaster to one side and they have a door towards the centre. These trusses have two principal structural studs and also smaller ones. The principal rafters to these internal trusses have a clear taper so that whereas they are c.16 cm wide towards their base they are c.10 cm wide at the apex. There are a number of scratched Roman numeral carpenter's marks to the underside of the northern purlin in the central and eastern bays.
- 3.4.7 The attic incorporates ashlar studs roughly nailed to the sides of the rafters and clad with lath and plaster. There was a ceiling a similar height to the collars in the internal trusses but this has now largely been lost. Within the roof there are small door openings in the rear slope to allow access to the three secondary extensions. With each of these the lower part of a single rafter has been removed below the purlin and the sides of the flanking rafters plastered to create a rough doorway.
- 3.4.8 The common rafters are generally pegged into the purlin (c.19 cm x 10 cm) and they are set horizontally (irregularly sized but on average c.10 cm wide x 7 cm tall) There are eight pairs on rafters in the eastern bay but eleven pairs in the other two bays. The pairs are jointed at the apex without a ridge piece.
- 3.4.9 In the north slope of the central and western bays there is evidence of two former roof lights which would have been towards the centre of each bay. This evidence comprises a distinct section where the lower quarter of the diagonally-set purlin has been cut out to form a flat soffit to the former light. The distinct cut is between three rafters and the central rafter has been clearly re-set in the location of the former light.

- 3.4.10 There are no wind braces to this building, unlike many in West Wycombe, although this is indicative of its relatively late date. The wall plate was largely obscured when the recording was undertaken by the repairs being undertaken to the brick eaves.
- 3.4.11 To the rear of Block L there are three gabled projections which the VBS assessed were probably constructed in the late 18th or early 19th century. The two eastern projections (I and J) were constructed at the same time and were slightly later than the western projection (Block K). Blocks J and K were uncovered and recorded in the current investigation.
- 3.4.12 **Block K** projects c. 3.9 m from the rear wall of the main Block L and it has a simple softwood roof structure with pairs of common rafters nailed over a single purlin to each slope. There is no ridge piece for the main part of the roof (the six pairs of rafters to the south) but there is a very crude ridge piece in the northern half of the roof which may be a secondary insertion. The rafters are irregular in scantling but they are generally slightly wider than they are tall (eg c.10 cm wide x 9 cm tall) and some are cut at the purlin.
- 3.4.13 There are no trusses or wind braces in this block and the southern ends of the purlins are supported by the single skin brick gable. Unlike in the main range (Block L) there is no truss supporting the purlins immediately adjacent to the gable and the purlins project slightly beyond the gable. The internal face of the gable is plastered (although there is no lath and plaster to the rafters) and it incorporates the outline of a small window. As mentioned above this roofspace is accessed by a small doorway in the rear wall of the main range (Block L).
- 3.4.14 The northern end of the roof rests on crude valley boards laid on the south slope of the main Block L
- 3.4.15 The purlins are braced by an east-to-west spreading member set between the purlins to counter roof sag and a number of secondary braces have been nailed between pairs of rafters towards the apex.
- 3.4.16 The wall plates are hidden by walkboards at the valleys.
- 3.4.17 The roof of **Block J** is broadly similar to Block K with pairs of rafters overlying, and nailed to, a single purlin to each slope. The rafters are approximately square in cross section although there is variation in their size. There is no ridge piece to this structure and the southern end of the purlins are supported by the gable end which is constructed from flint and rubble as well as brick dressings which line a former (blocked) window towards the apex. The inner face of this gable wall is plastered and there is also lath and plaster to the undersides of the rafters and to ashlar posts lining the attic room. The room was accessed from Block L by a door to the north, adjacent to a brick chimney stack.
- 3.5 Western Group (Blocks S, U, T): Roof investigations**
- 3.5.1 **Block S** (No.2) is the westernmost section of No.2-9 High Street and the VBS assessed that it was probably constructed in the late 16th century. This structure was subsequently extended to the front with Blocks T and U, which the VBS believes were probably added in the mid 17th century.

- 3.5.2 The main part of Block S is now within No.2 the High Street and most of the roof of this structure had been covered before OA had an opportunity to record it in the current project. The one area that was visible was the southern slope in the area between Blocks S and R. This is adjacent to the large brick chimney stack which is located in a narrow (62 cm wide) half bay between the ranges.
- 3.5.3 Three common rafters were exposed in this half bay adjacent to the chimney as well as part of a closed truss immediately west of the chimney and the eastern end of the purlin of Block S, which extends west from the closed truss. The purlin is tenoned into the side of the principal rafter of this truss with two pegs. On the east side of the principal rafter there is a short purlin in the half bay adjacent to the chimney stack supporting the three common rafters that are pegged over it and it is supported by a curved strut within the truss.
- 3.5.4 The truss is closed by studs and lath and plaster (plaster to west face) and the curved brace/strut appears primary to this infill as well as to the truss itself. The truss incorporates a high collar c.40 cm above the height of the purlins although this was largely obscured when the investigation was undertaken.
- 3.5.5 At its east end this purlin is supported on a short bracket which projects beyond the west end truss of Block R. This bracket is clasped in the Block R truss by the collar and the secondary purlin is tenoned into it. Further detail on this truss at the west end of Block R is included above in the section on the central group of buildings (3.3).
- 3.5.6 Understanding the phasing of this half bay is slightly difficult due to apparently conflicting evidence. The brick chimney stack and the crudely scarfed purlin are apparently later than Block R, but this is believed to have been the west end of Block R and there is no sign of a former plastered gable end. The wattle and daub and laths at this end just support an internal plaster facing east and not an external render which either suggests that this building continued west or that it abutted a former building on the footprint of Block S. The use of a different type of purlin within the half bay (slightly lower and supported by curved brace) as opposed to the butt purlin in Block S could suggest that the half bay also post dates Block S. However, although the junction is slightly awkward the half bay probably is contemporary with Block S.
- 3.5.7 The brick gable end wall of No. 2 was visible from the scaffolding and it is constructed from 19th or 20th-century bricks together with what appeared to be 20th-century replacement timbers.
- 3.5.8 The roof of **Block T** was not fully exposed during the OA investigations but a limited inspection through an opening in the roof covering was possible to confirm the overall nature of the roof (Pl. 57-58). The rafters of the primary roof appear to largely survive intact although the overall form of the structure has been considerably altered, particularly by the addition of a number of modern nailed props and braces which support the purlins. These were probably added in works known to have taken place in 1970 to rebuild the front gable wall and re-align it slightly away from the street (thereby increasing the width of the pavement). The recent inspection confirmed that this gable wall was fully rebuilt in modern brick.

- 3.5.9 Unlike most of the roofs in West Wycombe the roof space is open down to the level of the tie-beam/eaves and there is no ceiling up to the purlins. The primary roof of Block T is of a butt-purlin/rafter type where the purlin is tenoned into the principal rafters and the common rafters are tenoned into the purlin. This is unlike most buildings in West Wycombe which have clasped-purlin roof structures. The purlins are supported by a single east-to-west truss, aligned with the north wall of Block R and it is interesting to note that the purlins (at least on the west slope) are staggered so that the purlin which extends south from this truss is significantly below (c.40 cm) the purlin which extends to the north. The reason for this is not apparent. It also appears that the end of this upper purlin would have been supported by a strut within this truss which has now been removed. The end of the purlin is now supported by one of the props from the 1970 works.
- 3.5.10 The dominant feature within this roof space is a large roughly rendered chimney stack which is set within Block R, against the north wall, but which kinks slightly in the roof space towards the north
- 3.5.11 Part of the rear slope of the western bay of Block R is also visible within the roof of Block T although a close inspection of this was not possible.

3.6 Western Group (Blocks S, U, T): Internal Investigations

3.6.1 No.2

- 3.6.2 The opportunity was taken to investigate and record the interior of No.2 during the refurbishment works. As summarised in the table above the main part of No.2 is believed to have been constructed in the later 16th century (Block S) and that this building originally continued west for another bay. In the 17th century the front section was added (Block U) to provide additional space (shop/storage/domestic accommodation) and then in the 18th century the western bay was demolished when the adjacent malthouse was constructed. It is interesting to note that there is a former doorway (now blocked) in the western end of this structure which would have allowed access to the malthouse directly from No.2 for the maltster who lived in No.2.
- 3.6.3 The western part of the existing building is a c.1.7 m wide half-bay which extends the full width of the building (N-S) and has the appearance of being a cross passage. There is a blocked doorway in the west wall of this passage, at the northern end of the original (late 16th century) part of the building, which would have allowed access to the adjacent malthouse.
- 3.6.4 At the northern end of the passage is a roughly square plan lobby (Room 2E in the VBS) which has timber framing to each side but nothing recently exposed. The joists above have something of a 'cobbled together' character using old timbers but not with a consistent layout or construction.
- 3.6.5 The eastern ground floor room (Room 2C in VBS) is the main area in No.2 where historic fabric has been uncovered in the current work. This is within the probable 17th-century part of the building (Block U). The removal of the ceiling exposed eight north-to-south joists spanning this room each of which is limewashed. The floor incorporates joists of various dates including some that are laid horizontally and could be from the 17th-century building. Others are set more vertically and are more suggestive of a 19th-century date.

- 3.6.6 The north end of the joists are supported on relatively old iron joist hangers (iron straps nailed to the side of a long timber lintel that extends across the front of the building. At their southern ends the three easternmost joists are held within sockets in the brick wall but the rest of the joists are tenoned into a plate in the wall. Above these joists the undersides of limewashed boards are visible and most of these appear to be primary (later 17th or early 18th century) although some have been replaced.
- 3.6.7 The east wall of this room which now forms the side of the staircase is a stud partition with lath and plaster cladding. The window in the north wall is of probable later 20th-century date.
- 3.6.8 The main room to the southern part of the ground floor (Room 2A in the VBS) is within the original 16th-century part of the building and has interesting features such as floor joists above as well as a bread oven and inglenook fireplace in the east wall. Refurbishment works were not being undertaken here when the recording visit was made so previously concealed historic fabric had not be exposed.
- 3.6.9 At first floor level the carpet had been lifted from the front room and this exposed regular floorboards of probable 20th-century date (1930s?) which had clearly been laid on the earlier boards which are partially visible from beneath at ground floor. The ceiling remains intact in this room so the joists above were not visible.
- 3.6.10 At 2nd floor level no historic fabric had been exposed in the recent refurbishment works although a brief assessment was made of this area. There is a queen strut struss at the eastern end of this range, adjacent to the stairs as they rise to the attic, and then another truss on the west side of the narrow bay with the chimney stack. This truss forms the eastern side of the main bay in the attic with the western side formed by a similar truss. These two trusses have high collars and no queen struts to allow an uninterrupted space in the attic room. There is a smaller bay at the western end. The purlin on the north side of the original north slope has been raised and narrowed in section to allow a greater head height through to the secondary northern projection.

4 CONCLUSION AND DISCUSSION

- 4.1.1 No 2-9 High Street at West Wycombe is an important group of buildings which has grown in a large number of phases from the 16th century to the 20th, and now comprises c.16 separate blocks. The tenancy boundaries have been altered on numerous occasions in the past and they no longer respect the original footprints of the buildings. This complicates the understanding of the range but it is typical for West Wycombe and a similar pattern has been noted elsewhere in the village. There are also a number of other ways in which No.2-9 can be seen to typify the overall village.
- 4.1.2 The earliest structures in the 2-9 range were timber-framed buildings constructed in the mid 16th century when there is known to have been a building boom in the village and then the main phase of expansion to No.2-9 was in the early to mid 18th century, when again there is known to have been a period of major development throughout the village. Other common 'themes' in this group of buildings which have also been noted elsewhere include the rear outhouses which were built or refurbished in the 1930s works, surviving fragments of wattle and daub, flint in the rear walls, brick fronts and wind braces in the roofs (although fewer than elsewhere)

- 4.1.3 Dendrochronology works in the current project have been very useful, suggesting that the earliest structure (Block R) was built in c.1554 and then the neighbouring property (Block P) was added in c.1555. The rear projection to Block P appears to have been added in c.1569.
- 4.1.4 The current investigation has principally recorded the exposed roof structures and although the most common type of roof has been the clasped-purlin, queen-strut roof (as found widely elsewhere in the village) there have also been some examples of slightly different trusses with butt purlins (No.2 and No.5-7).
- 4.1.5 A particularly interesting feature revealed was an original 16th-century window to the west side of Block O (constructed in c.1569) which was exposed by the removal of the later, abutting catslide roof range. This window retains timber mullions but it has been infilled by wattle and daub suggesting that it was blocked at an early date. Indeed the blocking would appear to be considerably earlier than the outshut which now overlies the window so it may be that there was a former outshut range on this footprint prior to the current structure.

Oxford Archaeology
February 2015

APPENDIX A. LISTED BUILDING DESCRIPTIONS**2, HIGH STREET, WEST WYCOMBE, BUCKS**

List entry Number: 1125164

Listing NGR: SU8284494647

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

HIGH STREET 1. 963 (South Side) WEST WYCOMBE No 2 SU 8294 9/65 9.1.54. II GV 2. Late C17 or early C18. Red brick now colour washed, old tile roof, 2 storeys and attic; 1 ground floor window, 2 to 1st floor, 1 to attic, all casements with glazing bars, Yorkshire except to attic. Plain doorcase with cambered relieving arch, 6 panel door with 2 panels now glazed. 1st floor brick band with cut brick modillions, plain 2nd floor band. Gable end to street. Out buildings adjoining No 2 on West, Nos 2 to 5 (consec), Nos 7 to 9 (consec), The Swan Public House, West Wycombe Branch County Library, Nos 10 to 13 (consec), No 15, Black Boy Cottage, The George and Dragon Inn and Nos 16 to 23 (consec) form a group.

3, HIGH STREET, WEST WYCOMBE, BUCKS

List entry Number: 1160017

Listing NGR: SU8285094650

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

HIGH STREET 1. 963 (South Side) WEST WYCOMBE No 3 SU 8294 9/66 9.1.54. II GV 2. C17, with early C18 gabled addition on right projecting to form an L plan. Earlier part is timber framed with colour washed brick nogging; later part is of colour washed brick. 2 storeys, 2 modern 2 light casement windows with wooden mullions, 1 flat arched casement to wing on right, attice dummy window. Left hand ground floor early C19 splayed bay with cornice now reconstructed. Door in corner of L with C19 Welsh slate hood. Right hand 1st and 2nd floor bands as on No 2. Out buildings adjoining No 2 on West, Nos 2 to 5 (consec), Nos 7 to 9 (consec), The Swan Public House, West Wycombe Branch County Library, Nos 10 to 13 (consec), No 15, Black Boy Cottage, The George and Dragon Inn and Nos 16 to 23 (consec) form a group.

4 AND 5, HIGH STREET, WEST WYCOMBE, BUCKS

List entry Number: 1332339

Listing NGR: SU8285994646

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

HIGH STREET 1. 963 (South Side) WEST WYCOMBE Nos 4 & 5 SU 8294 9/67 9.1.54. II GV 2. C17, altered. Colour washed brickwork with 1st floor timber frame and old tiled roof. 2 storeys, 2 flush wood mullion casements with glazing bars, all 2 light except for 1 1st floor single light window. 4 and 6 flush panel doors. Small hood on cut brackets over the whole length of the ground floor. Out buildings adjoining No 2 on West, Nos 2 to 5 (consec), Nos 7 to 9 (consec), The Swan Public House, West Wycombe Branch County Library, Nos 10 to 13 (consec), No 15, Black Boy Cottage, The George and Dragon Inn and Nos 16 to 23 (consec) form a group.

7, HIGH STREET, WEST WYCOMBE, BUCKS

List entry Number: 1125165

Grade: II

Listing NGR: SU8287294644

Date first listed: 09-Jan-1954, Date of most recent amendment: 28-Jun-1973

HIGH STREET 1. 963 (South Side) VEST WYCOMBE No 7 (Formerly listed as Nos 6 & 7) SU 8294 9/68 9.1.54. II GV 2. C18 front. Colour washed brick, old tile roof with modillion brick cornice. 2 storeys, 4 ground floor windows - 2 double hung sashes, 2 casements - with cambered relieving arches, 3 1st floor 3 light casements with wooden mullions. No glazing bars to 2 1st floor windows on left, 4 flush panel door. 1st floor brick band. Out buildings adjoining No 2 on West, Nos 2 to 5 (consec), Nos 7 to 9 (consec), The Swan Public House, West Wycombe Branch County Library, Nos 10 to 13 (consec), No 15, Black Boy Cottage, The George and Dragon Inn and Nos 16 to 23 (consec) form a group.

8 AND 9, HIGH STREET, WEST WYCOMBE, BUCKS

List entry Number: 1310766

Listing NGR: SU8287794642

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

HIGH STREET 1. 963 (South Side) WEST WYCOMBE Nos 8 & 9 SU 8294 9/69 9.1.54. II GV 2. Pair of cottages. C18 front. Colour washed brick with old tile roof. 1 storey and attics, 3 flush 3 light wood mullion casements with cambered relieving arches, attic gabled half dormers. 2 doors, each with 4 flush panels and cambered relieving arches. Outbuildings adjoining No2 on West, Nos 2 to 5 (consec), Nos 7 to 9 (consec), The Swan Public House, West Wycombe Branch County Library, Nos 10 to 13 (consec), No 15, Black Boy Cottage, The George and Dragon Inn and Nos 16 to 23 (consec) form a group.

APPENDIX B. VERNACULAR BUILDING SURVEY

The National Trust.

Vernacular Buildings
Survey

Noss - The Swan
High Street

West Wycombe Village



The National Trust

VERNACULAR BUILDINGS
SURVEY

THAMES AND CHILTERN REGION

CONTENTS

INTRODUCTION TO SURVEY

LISTED BUILDING'S DESCRIPTIONS

SUMMARY SHEET

1977 EDITION O.S. 1:1250

PHASED BLOCK PLAN

STRUCTURAL DEVELOPMENT

PLANS : as existing at time of survey (revised from plans as
proposed 1975, Bagnall & Adamson)

BUILDING DESCRIPTION : External Appearance
Internal Features

APPENDICES : Archive documents and photographs
Plans for past conversions/modernisations
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.

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.

LISTED BUILDINGS' DESCRIPTION (as of January 1954) Contd. on following
3 pages...

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

1.
963

WEST WYCOMBE.

HIGH STREET
(South Side)
WEST WYCOMBE

✓ No 2

SU 8294 9/65

9.1.54.

II

GV

2.
Late C17 or early C18. Red brick now colour washed, old tile roof. 2 storeys and attic; 1 ground floor window, 2 to 1st floor, 1 to attic, all casements with glazing bars, Yorkshire except to attic. Plain doorcase with cambered relieving arch, 6 panel door with 2 panels now glazed. 1st floor brick band with cut brick modillions, plain 2nd floor band. Gable end to street.

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

1.
963

WEST WYCOMBE.

HIGH STREET
(South Side)
WEST WYCOMBE

✓ No 3

SU 8294 9/66

9.1.54.

II

GV

2.
C17, with early C18 gabled addition on right projecting to form an L plan. Earlier part is timber framed with colour washed brick nogging; later part is of colour washed brick. 2 storeys, 2 modern 2 light casement windows with wooden mullions, 1 flat arched casement to wing on right, attic dummy window. Left hand ground floor early C19 splayed bay with cornice now reconstructed. Door in corner of L with C19 Welsh slate hood. Right hand 1st and 2nd floor bands as on No 2.

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

1.
963

WEST WYCOMBE

HIGH STREET
(South Side)
WEST WYCOMBE

Nos 4 & 5

SU 8294 9/67

9.1.54.

II

GV

2.
C17, altered. Colour washed brickwork with 1st floor timber frame and old tiled roof. 2 storeys, 2 flush wood mullion casements with glazing bars, all 2 light except for 1 1st floor single light window. 4 and 6 flush panel doors. Small hood on cut brackets over the whole length of the ground floor.

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

1.
963

WEST WYCOMBE

HIGH STREET
(South Side)
WEST WYCOMBE

No 7
(Formerly listed as
Nos 6 & 7)

SU 8294 9/68

9.1.54.

II

GV

2.
C18 front. Colour washed brick, old tile roof with modillion brick cornice. 2 storeys, 4 ground floor windows - 2 double hung sashes, 2 casements - with cambered relieving arches, 3 1st floor 3 light casements with wooden mullions. No glazing bars to 2 1st floor windows on left. 4 flush panel door. 1st floor brick band.

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

1.
963

WEST WYCOMBE

HIGH STREET
(South Side)
WEST WYCOMBE

Nos 8 & 9

SU 8294 9/69

9.1.54.

II

GV

2.
Pair of cottages. Cl8 front. Colour washed brick with old tile roof.
1 storey and attics, 3 flush 3 light wood mullion casements with cambered
relieving arches, attic gabled half dormers. 2 doors, each with 4 flush
panels and cambered relieving arches.

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

1.
963

WEST WYCOMBE

HIGH STREET
(South Side)
WEST WYCOMBE

The Swan Public House

SU 8294 9/70

9.1.54.

II

GV

2.
Cl8. Colour washed brick, old tile roof with brick modillion cornice.
2 storeys, street elevation of 3 wood mullion 2 light casements with glazing
bars; ground floor cambered relieving arches, 2 casements to 1st floor.
Brick plinth and 1st floor band. Bracketed gabled doorhood. Left hand
single storey wing of 1 double hung sash and small modern window, hipped
old tiled roof with brick modillion cornice. Modern south wing in keeping.

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

WEST WYCOMBE

HIGH STREET
(South side)

SU 89 SW 9/332

16.6.88

II

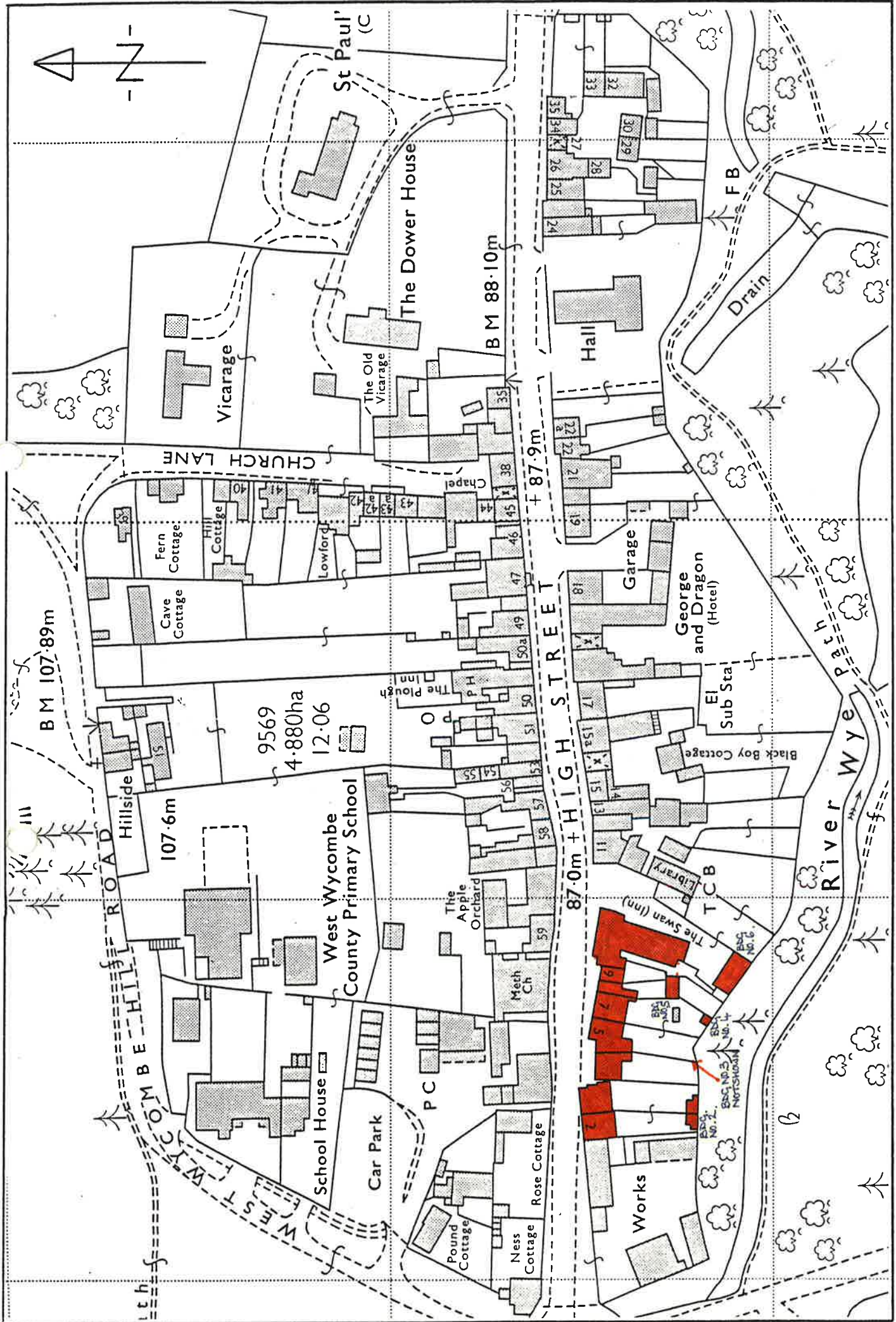
GV

K6 Telephone Kiosk
near Swan PH.

NOT NT

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by
various contractors. Cast iron. Square kiosk with domed roof. Unperforated
crowns to top panels and margin glazing to windows and door.

| | | | | | | | | | | | | | |
|---|------------------------------|--------------------------------------|-------------------------|--|---------------------|-----------------------|------------------------------|------------------------|-----------------------|--|---------------|----------------------------|-----------|
| Estate West Wycombe Village | County Buckinghamshire | Name No.2- The Swan, High Street. | Grid Ref. SU 828 946 | | | | | | | | | | |
| Listed Grade II | | | | | | | | | | | | | |
| Archaeology Survey Number 153 200-205 153 261 | | | | | | | | | | | | | |
| Survey Date Feb./March 1992 | | | | | | | | | | | | | |
| Surveyor H.E. Garside G. Izzard H. Abrams C. Dixon | | | | | | | | | | | | | |
| <p>Situation Stands on the south side of the High Street, towards the west end of the village. Forms a long street frontage with additional ranges adjoining to the rear. Long narrow gardens back onto West Wycombe park towards the south.</p> | | | | | | | | | | | | | |
| <p>Likely Date</p> <p>Block R - early 16thC. Altered mid-18thC; bay window added late 19thC Block P - mid 16thC, truncated to present length mid-18thC. Block N - mid 16thC. Block S - late 16thC, possibly truncated to present length early 18thC Blocks T,U - mid 17thC. T partially rebuilt c1970 Block F - early 18thC existing structure constructed following succession of substantial rebuilds</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 60%;"></td> <td style="text-align: center;"><u>OUTBUILDINGS</u></td> </tr> <tr> <td>Block E - early 18thC</td> <td style="text-align: right;">Building No. 3 - early 19thC</td> </tr> <tr> <td>Blocks L,Q - mid 18thC</td> <td style="text-align: right;">Nos. 2,4 - late 19thC</td> </tr> <tr> <td>Blocks H,I,J,K - late 18th-early 19thC</td> <td style="text-align: right;">5 - mid 19thC</td> </tr> <tr> <td>Blocks-C,M,O - early 19thC</td> <td style="text-align: right;">6 - 1930s</td> </tr> </table> <p>Blocks A,B,D - 1930s. D may incorporate elements of earlier structure Block G - between 1930 and 1970</p> | | | | | <u>OUTBUILDINGS</u> | Block E - early 18thC | Building No. 3 - early 19thC | Blocks L,Q - mid 18thC | Nos. 2,4 - late 19thC | Blocks H,I,J,K - late 18th-early 19thC | 5 - mid 19thC | Blocks-C,M,O - early 19thC | 6 - 1930s |
| | <u>OUTBUILDINGS</u> | | | | | | | | | | | | |
| Block E - early 18thC | Building No. 3 - early 19thC | | | | | | | | | | | | |
| Blocks L,Q - mid 18thC | Nos. 2,4 - late 19thC | | | | | | | | | | | | |
| Blocks H,I,J,K - late 18th-early 19thC | 5 - mid 19thC | | | | | | | | | | | | |
| Blocks-C,M,O - early 19thC | 6 - 1930s | | | | | | | | | | | | |
| <p>Historical Value An extensive range of buildings which has developed in a piecemeal fashion through successive periods of additions and rebuilds. The range has incorporated a number of uses including manufacturing, commercial and domestic functions. Since the mid-18thC, and possibly earlier, tenancies within the range have been subdivided and redivided and many of the existing tenancies span more than one principal element of the structure. The integrity of each block is therefore threatened by decisions, concerning building work, being taken with regard to individual tenancies only.</p> <p>There are many features of historic importance, too many to list individually. Main areas of particular interest include the original plan and form of individual blocks, walling and roof structure, early internal partitions, firesurrounds, chimney stacks doors and windows, all of which are itemised in the 'Building Description'.</p> | | | | | | | | | | | | | |
| <p>Other Sources</p> <p>See list of Appendices towards rear of report.</p> | | | | | | | | | | | | | |



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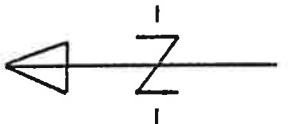
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SU

1977 EDITION O.S.

947

946



BM 107.89m

BM 88.10m

+ 87.9m

87.0m + HIGH STREET

CHURCH LANE

WYCOMBE HILLS ROAD

107.6m

West Wycombe County Primary School

9569
4.880ha
12.06

School House

Car Park

Pound Cottage

Ness Cottage

Rose Cottage

Mech Ch

The Apple Orchard

The Plough

PH

Chapel

The Old Vicarage

The Dower House

St Paul' (C)

Vicarage

Cave Cottage

Fern Cottage

Hill Cottage

Lowford

Works

The Swan (Inn)

El Sub Sta

George and Dragon (Hotel)

Garage

Hall

Drain

River Wye

Black Boy Cottage

FB

FB

FB

FB

BRG No. 2

BRG No. 3

BRG No. 4

BRG No. 5

BRG No. 6

BRG No. 7

BRG No. 8

BRG No. 9

BRG No. 10

BRG No. 11

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BRG No. 92

BRG No. 93

BRG No. 94

BRG No. 95

BRG No. 96

BRG No. 97


















BRG No. 98

BRG No. 99

BRG No. 100



SHADED TO SHOW PHASING OF MAIN BLOCKS.
IDENTIFYING LETTERS ARE REFERRED TO IN TEXT.

| | | | | |
|--|---|---|--|---|
|  PERIOD I EARLY 16 TH C. |  PERIOD IV 17 TH C. |  PERIOD VI b MID 18 TH C. |  PERIOD VIII a EARLY 19 TH C. |  PERIOD X b MODERN. |
|  PERIOD II a MID 16 TH C. |  PERIOD V a EARLY 18 TH C. |  PERIOD VII a LATE 18 TH - EARLY 19 TH C. |  PERIOD VIII b EARLY 19 TH C. | |
|  PERIOD II b MID 16 TH C. |  PERIOD V b EARLY 18 TH C. |  PERIOD VII b LATE 18 TH - EARLY 19 TH C. |  PERIOD IX LATE 19 TH C. | |
|  PERIOD III LATE 16 TH C. |  PERIOD VI a MID 18 TH C. |  PERIOD VII c LATE 18 TH - EARLY 19 TH C. |  PERIOD X a MODERN. | |

The range has been divided into its constituent blocks. The identifying letters used in the following text are shown on the block plan.

STRUCTURAL DEVELOPMENT

Period I early 16thC

The earliest surviving element within the range is the 3 bay, single pile block R, which probably dates from the early 16thC.

The structure is gabled with a tiled roof, as originally, and is timber-framed. The square timber-framed panels were originally infilled with wattle and daub which has been replaced with brick, probably during the 18thC.

In the front and rear elevations main posts delineate the three bays, although that towards the west end is now obscured. The jowled heads of these posts are jointed to the wall plate and tie-beams in normal assembly. They were probably jointed into a wooden cill at the base. A girding beam is halved and lapped to the main posts. There are two pairs of timber studs within the walling of each bay. The upper pair are jointed into the wall plate at top, and girding beam at base; the lower pair were jointed into the girding beam at the upper end and wooden cill at base.

There was a roof truss in each gable wall. The tie-beam, wall plate and corner posts were jointed in normal assembly. A main post was positioned towards the centre of each gable, that towards the west end was removed during the 17thC when the large chimney stack was inserted. The remaining post in the east gable has a squared head which is morticed, tenoned and pegged into the soffit of the tie-beam. Within the east gable there is a single tier of studs each side of the main post.

The framing of the first floor of the two eastern bays is still visible, whilst the rest has been obscured by brick facing and the addition of wings and outshuts.

The original roof structure survives. There are two internal trusses which divide the structure into 3 bays, there are trusses of the same form in each gable end. Each truss has a tie-beam and collar with two timber studs running between them morticed tenoned and pegged into the horizontal timbers at each end. A single tier of purlins are clasped between principal rafters and collar of each truss. Windbraces either side of the roof structure are jointed to the principal rafters and to the purlins. The trusses are inaccessible above collar level, there may possibly be a second tier of windbraces and clasped purlins above, however this is unlikely.

The block was originally open to the apex of the roof structure, probably from the first floor level, but possibly from the ground floor; bay No. 1 towards the east was almost certainly 2-storeys. An existing beam visible from the ground floor of this bay indicates there was once a partition here, this was probably an original feature. The first floor partition below truss No.2 is probably also original. This incorporates an infilled door opening towards the rear of the building which suggests the entire structure was 2-storeys.

A 2-storey block may have combined domestic and manufacturing functions (probably chair making). The upper hall may have been in domestic use with a workshop and/or storeroom below and service rooms and sleeping accommodation contained within the eastern bay. Alternatively the upper floor itself may have been in non-domestic use, the two storeys at this end accommodating a workshop and storeroom. The domestic accommodation was possibly contained solely within the two storeys of the eastern bay, although there may have been a service wing to the rear. No structural evidence of a wing survives.

The visible timber-framing indicates first floor openings in the front and rear elevations towards the centre of the two eastern bays. A first floor window is

also indicated in the east gable. These window openings are suggested by the existence of a cill at mid-storey level, morticed tenoned and pegged at either end into an original vertical timber.

The upper-storey would have been heated by an open fire. There may have been a louvre positioned at the apex of the roof structure but any evidence of this is currently obscured. Chairmaking, along with most other forms of manufacturing industry, would have required some source of heat, therefore a workshop, in the absence of a chimney, would need to be open to the apex of the roof for ventilation.

Period II mid-16thC

IIa) The second phase of the buildings development was the addition of the timber-framed block P, towards the east. This originally continued further to the east than it does today.

The range has a lower eaves and ridge level than block R, but the two are similar in construction. Block P has square timber-framed panels, originally infilled with wattle and daub. A knee brace is exposed towards the eastern end of the front elevation, this may have been matched by similar braces within the now demolished bays. There may not have been a knee brace at the west end of the building as stability along the plane of the wall was provided by the adjacent range R.

Only one truss is visible, this is of similar form to those within R. Between this truss and the gable of the earlier building, is a narrow bay which diminishes in width towards the rear. A second truss remains against the gable of the later structure L, but is inaccessible.

The trusses being at different angles to those within R suggest that the space available for development was wider towards the street than towards the rear. The range was therefore possibly constructed as infill between two earlier structures.

As with range R it is not known whether the structure was open to the apex of the roof from the ground or the first floor. The east end of the roof structure is smoke blackened which suggests this was the heated end of the range. As with block R it is possible that part of the building was in non-domestic use.

Evidence of an original window opening is contained within the timber-framing exposed at first floor level. An original window opening has been partially infilled to create existing window J (No. 4).

The east gable wall of block F survives from an earlier structure, possibly the far end of a building against which the east end of range P was constructed. There is however no evidence to confirm whether the building, of which this gable is a part, extended to the east or west.

Part of the timber-framing of this gable wall is visible from the ground floor rooms B and C, No. 8. Part of a horizontal timber is exposed which probably spans the whole width of the block. The base of a timber stud is also visible, this is jointed into the upper face of the horizontal timber, and probably into the soffit of another timber above. A knee brace is visible in the gable wall towards the front of the building. A corner post is exposed in the rear elevation.

Block F retains an early truss, positioned between existing rooms H and I, No. 8. This truss has survived many phases of rebuilding which have occurred around it. Carpenter's marks on the tie-beam show a deeply incised IV implying that there were a further three bays to one side of this truss. If the position of the west gable is taken to be 3 bays from this point it corresponds to the supposed limit of block P.

The existing block F is a much later structure incorporating those earlier elements from an earlier phase which are described above.

Iib) Shortly after the construction of range P the rear wing N was added. The timber-framed wing contained a single room on each floor and was probably originally unheated.

The jowled posts visible in the exposed gable wall indicate the extent of the original wing. The walling and roof structure are virtually identical to those of the main block. There is a knee brace in each plane, jointed into the main post and wall plate.

The roof structure probably included a single tier of clasped purlins but the relationship between purlins and collar was altered when the gable was later rebuilt. The collar and struts visible in this gable are later timbers.

An original window opening in the west elevation has been infilled, probably when the outshut O was constructed.

The wing probably contained an additional service or storage room, with a chamber above. The position of the original stair, probably in the form of a ladder stair, is unknown.

Period III late 16thC

During the late 16th or early 17thC the range was extended towards the west with the addition of the heated block S.

The additional range incorporated a large brick stack which heated block S and the west end of the original structure R. The stack occupies a narrow bay between the gable wall truss of R and truss No. 2 within block S. A further truss divides the remainder of the roof into two bays, there was probably an additional bay to the west.

The trusses original to range S have a tie-beam and a high level collar. Truss No. 2, built against the chimney stack, possibly originally had queen struts jointed between tie-beam and collar. The mortice holes towards the front of the building, which once received the strut, are visible in the upper face of the tie-beam and the soffit of the collar. This was probably removed when the existing attic stair was inserted. The truss towards the centre of the roof space has served as an attic room from when first built, there being no struts to obstruct access and the collars being raised up above head height.

There is a single tier of purlins each side of the roof. These are not clasped as in the earlier roofs, but are jointed into the principal rafters. The purlin towards the front of bay No. 2 has been replaced at a higher level than its original position when the front wing was added.

On the ground floor the range may have been divided into two rooms, one heated and one unheated, by the partition A-B,D, No. 2. There was probably a single unheated chamber on the first floor, with attic room above. The original stairs were probably in the form of a winder stair positioned to the rear of the chimney stack. These were removed during the 18thC when the bread oven was inserted.

The addition of block S, and the chimney stack, precipitated changes within the earlier range R. The east gable truss was retained but the insertion of the chimney stack resulted in the removal of the timber-framed walling below and the insertion of a new lateral beam at ground floor ceiling height. A new axial beam was also inserted which extended across the heated ground floor chamber to meet an original lateral beam, now contained within room D, No. 4. The length of this

axial beam probably represents the length of the heated room created during this phase and corresponds to the extent of the original room here.

The original ladder stair serving range R was probably replaced by a winder stair to the front of the chimney stack (replaced by the bread oven during the 18thC).

Period IV 17thC

During the mid 17thC projecting wings T and U were added to the front of block S. They probably combined shop, storeroom and domestic accommodation. The wings probably replaced ephemeral structures which had served as trading stalls.

The two wings were probably constructed at the same time. There is no conclusive evidence of this as the north and east walls of block T were rebuilt in 1970 to allow for the widening of the footpath. The existing elevations closely match those of U and the block is probably similar in appearance to the original wing.

The parallel wings are both gabled with plain tile covering. They are constructed throughout in brick, with projecting brick string courses at storey-levels. The lower string course has decorative brick dentilation.

Both wings were originally 2½-storey and unheated. At least part of the lower floor (block U) was in use as a shop. There was storage above, and possibly sleeping accommodation in the attic. The ground floor of block T may have provided additional storage space, or may itself have served as a shop.

The existing entrance into block U is original to the block. The partition C - D/E, No. 2 is probably also contemporary with the wing. This corresponds with the earlier, possibly original partition A - B/D. These partitions created a passageway which led to the rooms within the rear range.

The shop within block U was reached from the passage by the existing doorway C3. The public entrance was in the front elevation to the east of existing window C.

The wings were probably unheated. The stairs may have occupied their current position running up between the two wings, from towards the front of the building.

The construction of the wings resulted in the rebuilding of most of the original timber-framed front elevation of block S. A single main post remains.

Period V early 18thC

During the 18thC block F was rebuilt in its present form incorporating an earlier gable wall and truss. This may have contained two or three cottages comprising a ground floor and an upper storey partially contained within the roof space. Both cottages were probably heated on the ground floor with an unheated room above.

Alternatively there was a single tenancy here. The 1767 village map shows a single cottage, adjoining the Swan Inn, occupied by Mr. Cubbidge, a wife, child and two servants, suggesting that Cubbidge was a man of wealth, possibly occupying a large, and well heated house. A later directory refers to Cubbidge as baker and shopkeeper.

The block was gabled with a plain ceramic tile covering. It is constructed throughout in brick. The timber rail in the rear elevation probably relates to a later lean-to which has since been demolished.

The main block of the Swan Inn, E, was constructed shortly after block F. It was constructed as an Inn. The building was probably 2½-storeys, heated on the ground and possibly first floor by a large stack in the west gable.

There is a circular opening in the east gable, now partially obscured by a later chimney stack which suggests the roof space was in use as an attic floor. The ground floor is divided into four bays by three transverse beams, these probably correspond to the division of the roof into bays. The roof structure is inaccessible. The 1932 lease contains a plan showing a projecting wing adjoining the west end of the rear elevation. This was possibly original although nothing is known of its form or function. It may have contained the domestic accommodation for the Innkeepers family. It was substantially altered, or rebuilt to its present form during the 1930's.

Possibly during the early 18thC the malthouse was constructed at the western end of the range. The end bay of block S was demolished. A door opening, now infilled, in the west wall of No. 2 led into the malthouse, permitting the maltster access from his house directly into his place of work. The malthouse is not a National Trust property and no access was available.

Throughout the 18thC the wattle and daub infill of the timber-framed panels was replaced in brick, piecemeal.

Period VI mid-18thC

Probably during the mid-18thC block P was truncated to its present length and block L was inserted to run between the gables of F and P.

L is a gabled block with a plain ceramic tile roof. It is built entirely of brick with projecting brick string courses.

The three bay block was originally 2½-storeys. The position of two dormers are indicated in the purlins towards the front of the building within the two western bays. The roof was originally plastered out. The interior trusses are infilled to create partitions. The door opening has been inserted through truss No. 3. The block may have contained two unevenly sized cottages, one dwelling being two bays, the other a single bay. The two western bays were heated on the ground floor, the remaining bay was probably not originally heated. This suggests that the two eastern bays formed a single tenancy.

The eastern bay has probably been in use as a shop but probably not when first built.

The chimney stack and 1½-storey outshut Q, to the rear of block R, were probably also added during the 18thC. The stack heated the ground floor of both the outshut and the projecting rear wing N.

These additions were probably accompanied by changes within the main block R. The existing stud partition separating the ground floor of cottages 3 and 4 was probably inserted at this time. Where the outshut adjoined the main block the original ground floor rear wall of R was demolished. The main post here was truncated below first floor level.

These changes indicate the division of block R into two tenancies. The ground floor plan which resulted at the east end probably included one room towards the front of the main block with another heated room behind which was partially contained within the rear outshut. The heated rear wing was probably included within the adjacent tenancy towards the east. The remainder of the ground floor of block R was divided into two rooms, the larger one to the west was heated.

The two flights of winder stairs associated with the chimney-stack between blocks S and R were probably replaced with bread ovens during this period.

Period VII late 18th-early 19thC

During this period the three gabled wings adjoining the rear of block L were added. Rear wings I and J are contemporary with one another but later than wing K.

Wing K is built entirely of brick with a gabled plain tiled roof. There is a single diagonally-set purlin each side of the roof structure, and the common rafters sandwich a vertically-set plank ridge. A collar is birdmouthed to the purlins towards the centre of the roof.

When first built the wing probably contained two storeys with a single room on each floor, an attic above had a small opening in the apex of the gable. The wing was probably originally unheated.

The wing and the western bay of block L probably formed a single tenancy. The gable wall chimney stack towards the front of the main block was probably inserted about this time.

Wings I and J were probably constructed together, They are built of flint with brick dressings. Both are gabled with plain tile covering.

Both were two-storey with attic room above, and probably had a single unheated room on each floor.

The roof structure of wings I and J differ from that of earlier wing K. There is no ridge and the common rafters are halved at the apex.

The chimney stack within bay No. 2 block L, predates the addition of wing J. Dripstops to the rear of the stack show that it was once an external feature, probably original to the block.

Shortly after the construction of wings to the rear of block L, the 1½-storey outshut H was added to the earlier wings. It was heated on the ground floor. This was an extension to the cottage contained within block F.

The 1767 map of the village records Mr. Cubbidge as occupier of a house standing adjacent to the Swan Inn. The Universal British directory of 1790 refers to William Cubbidge as 'Baker and Shopkeeper'. It is therefore probable that outshut H was constructed as a bakehouse whilst part of the main block F was in use as a shop.

This documentary evidence may suggest the wings I, J and K and the outshut H were constructed earlier than described above, probably dating from the second half of the 18thC.

Period VIII early 19thC

During the early 19thC a single-storey hipped bay C was added adjoining the east of the Swan Inn. The chimney stack heating the main block of the Inn (E) was probably inserted at this time and may have originally heated the additional block too. The block provided an additional public space.

The bay was constructed of brick with brick dentilation at the eaves. The hipped roof had a plain tile covering. The addition of the chimney stack and hipped bay may have been contemporary with the roof space of the main block ceasing to function as an attic room. The chimney stack partially obscures the original opening within the gable suggesting this is the case, however, the chimney upper may have been rebuilt in this position later and changes to the attic floor of the main block occurred then.

The outshut D, against the west elevation of wing N, to the rear of the chimney stack, was probably also added during the early-mid 19thC. It was constructed of brick. The roof was continued down from the wing and was covered with plain tiles. The outshut provided additional storage space on the ground floor. The space above probably accommodated the flue which served an inserted corner fireplace within wing N. The construction of the outshut led to the infilling of a window opening original to the wing, in the west elevation.

Period IX late 19thC

During the mid-late 19thC further minor changes occurred within the range. The bay window, room D, No. 4 was inserted, probably as a shop window. A plan of this cottage in the 1930's shows an unheated room towards the front of the eastern bay of block R, lit by a bay window in the front elevation. This room is reached by means of an entrance passage, contained within block P towards the east. Towards the rear of this room, which was probably a shop, was a heated domestic space partially contained within outshut Q. The partition between the two rooms contained a borrowed light. Another domestic room was contained within the rear wing N.

Further changes within the block included the subdivision of some of the earlier tenancies.

The two projecting wings to the front of block S ceased to be in commercial use and together became a single cottage independent from the two tenancies within the main block. The chimney stack which projects into block S and heats wing T was inserted.

Likewise block F was redivided (assuming it was a single dwelling when first built). The western cottage was contained within a single bay at this end and the rear wing beyond. It comprised a kitchen and scullery on the ground floor with two unheated bedrooms above. The cottage towards the east of block F contained two heated ground floor rooms and an unheated larder towards the rear. There were also two unheated bedrooms on the first floor. The rear wing had ceased to function as a bakehouse by this time and there was no longer a shop within the main block.

Chairmaking continued towards the west end of the range although the actual chair manufacture may have been housed within a separate outbuilding by this time. The tithe map and award, 1849, records plot 692 as a chairmakers shop and yard.

Period X modern changes

During the 1930's the rear wing B, and attached bay A were added to the rear of the Swan replacing the outbuildings and an earlier attached block (undated). This followed the exchange of the lease in 1932.

Also during the 1930's the west end of the range was redivided to form the two tenancies, Nos. 2 and 3, as existing.

Between 1930 and 1970 the two cottages within block L were altered to form the single dwelling No. 7. Probably during the 1950s or 60s a shed was built attached to the rear of outshut H, and the single-storey lean-to M was constructed to replace a larger single-storey structure here, which has also projected beyond the rear wing N (undated).

In 1970 part of wing T, projecting towards the road, was rebuilt to allow for the widening of the footpath.

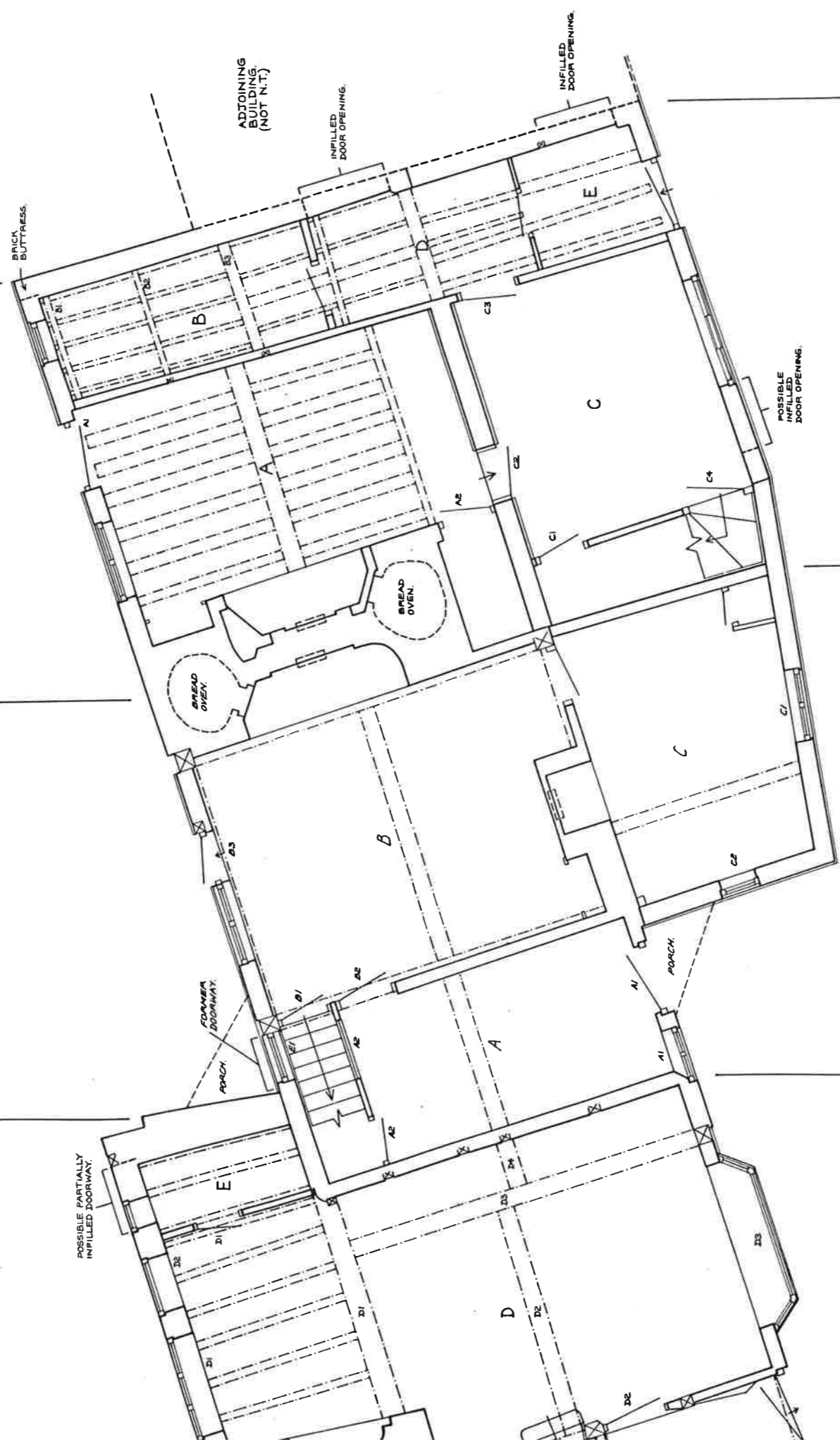
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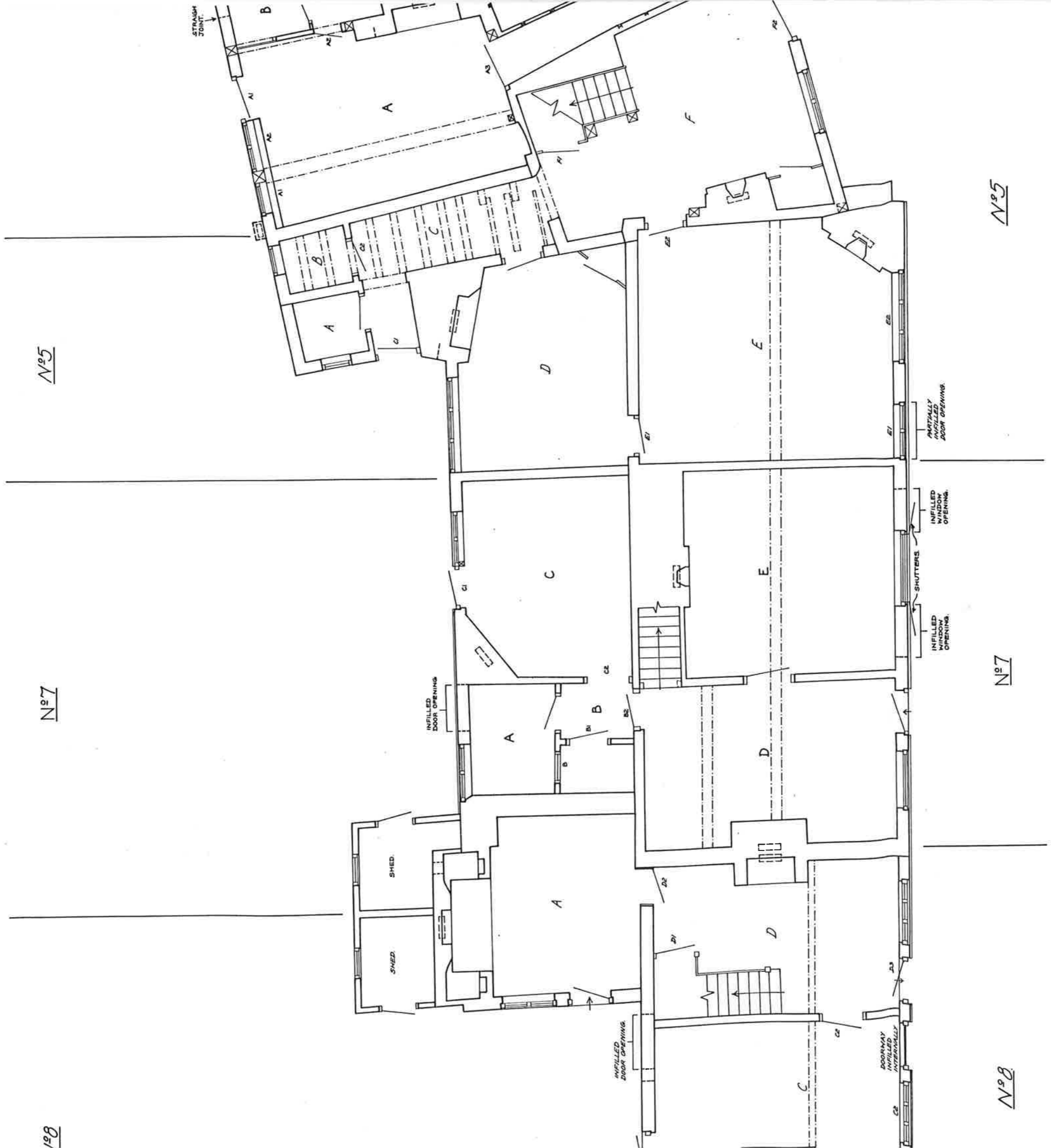
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| |
|-----------------------------------|
| Nº2 HIGH STREET ~ THE SWAN INN |
| WEST WYCOMBE VILLAGE. |
| GROUND FLOOR. |
| SURVEYED : JANUARY/FEBRUARY 1992. |





N°8

N°7

N°5

N°8

N°7

N°5

STRAIGHT JOINT

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A

B

C

D

C

A

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A

D

D

C

F

E

E

D

D

C

INILLED DOOR OPENING

INILLED DOOR OPENING

INILLED WINDOW OPENING

INILLED WINDOW OPENING

PARTIALLY INILLED DOOR OPENING

SHED.

SHED.

DOORWAY INFILLED INTERNALLY

DOORWAY INFILLED INTERNALLY

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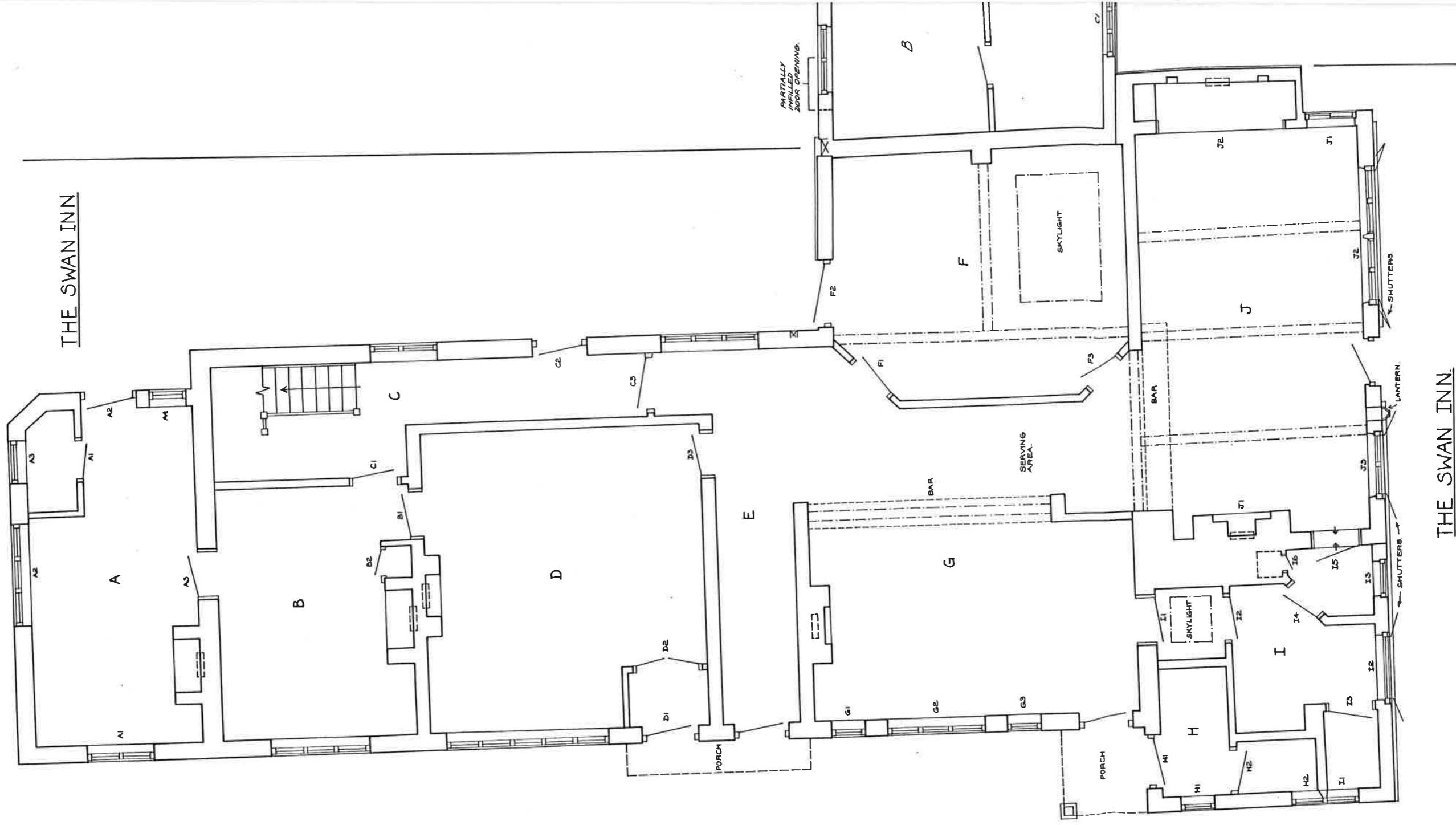
A18

B1

B2

B3

THE SWAN INN



THE SWAN INN



N°4

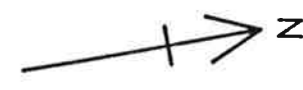
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N°2

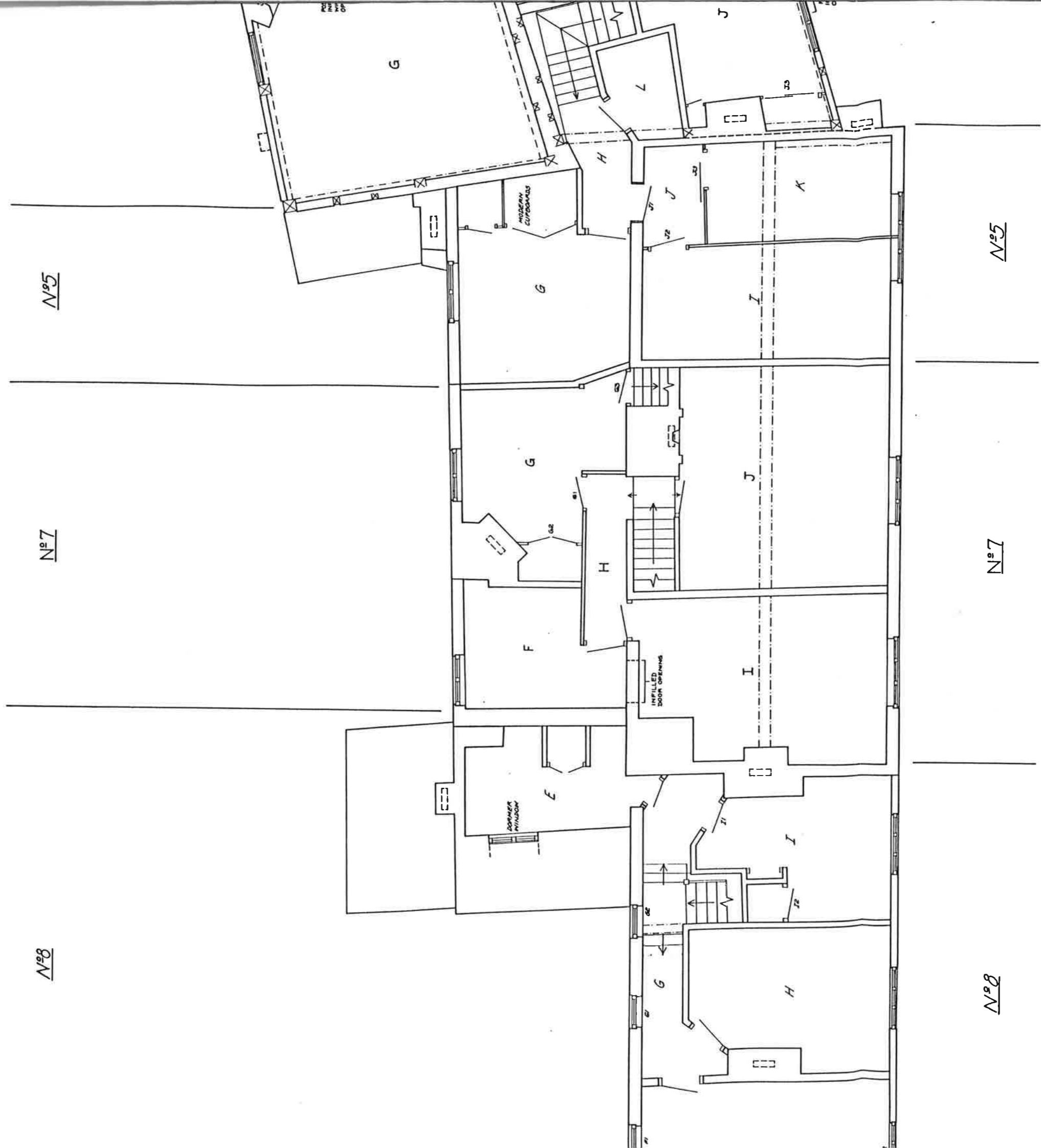
N°4

N°3

N°2



| |
|-------------------------------------|
| N°2 HIGH STREET ~ THE SWAN INN |
| WEST WYCOMBE VILLAGE |
| FIRST FLOOR. |
| SURVEYED : JANUARY / FEBRUARY 1992. |



N°8

N°7

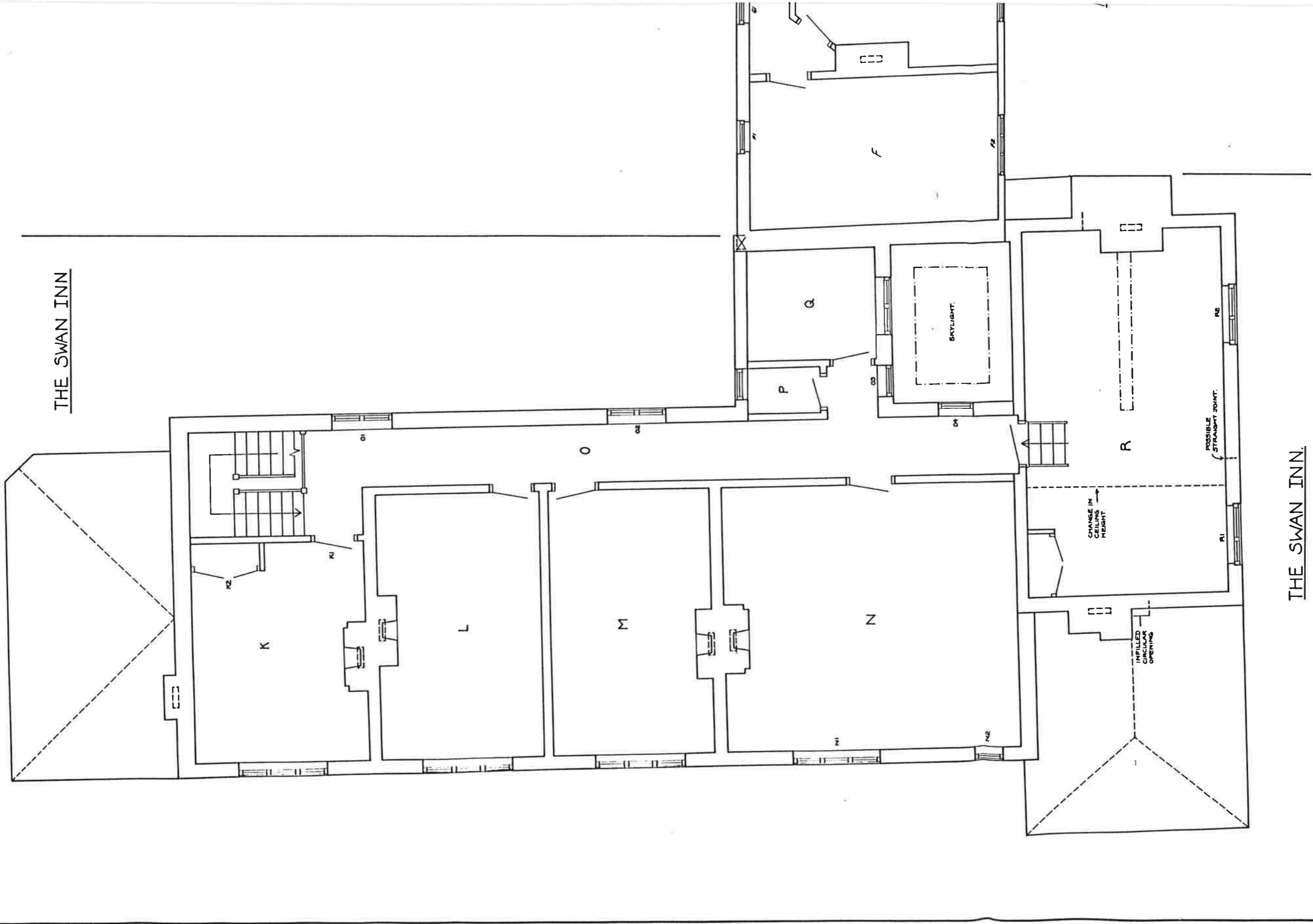
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N°8

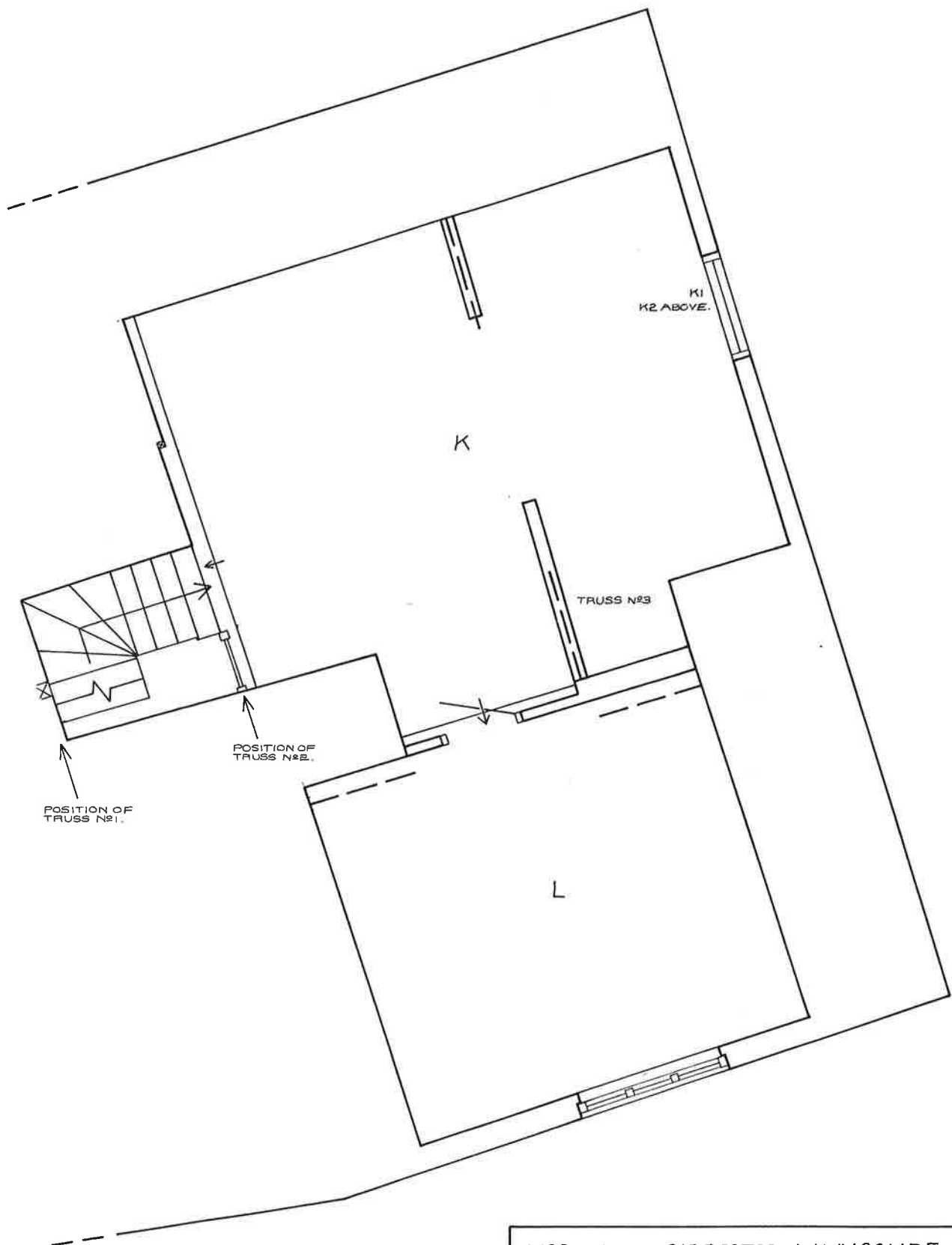
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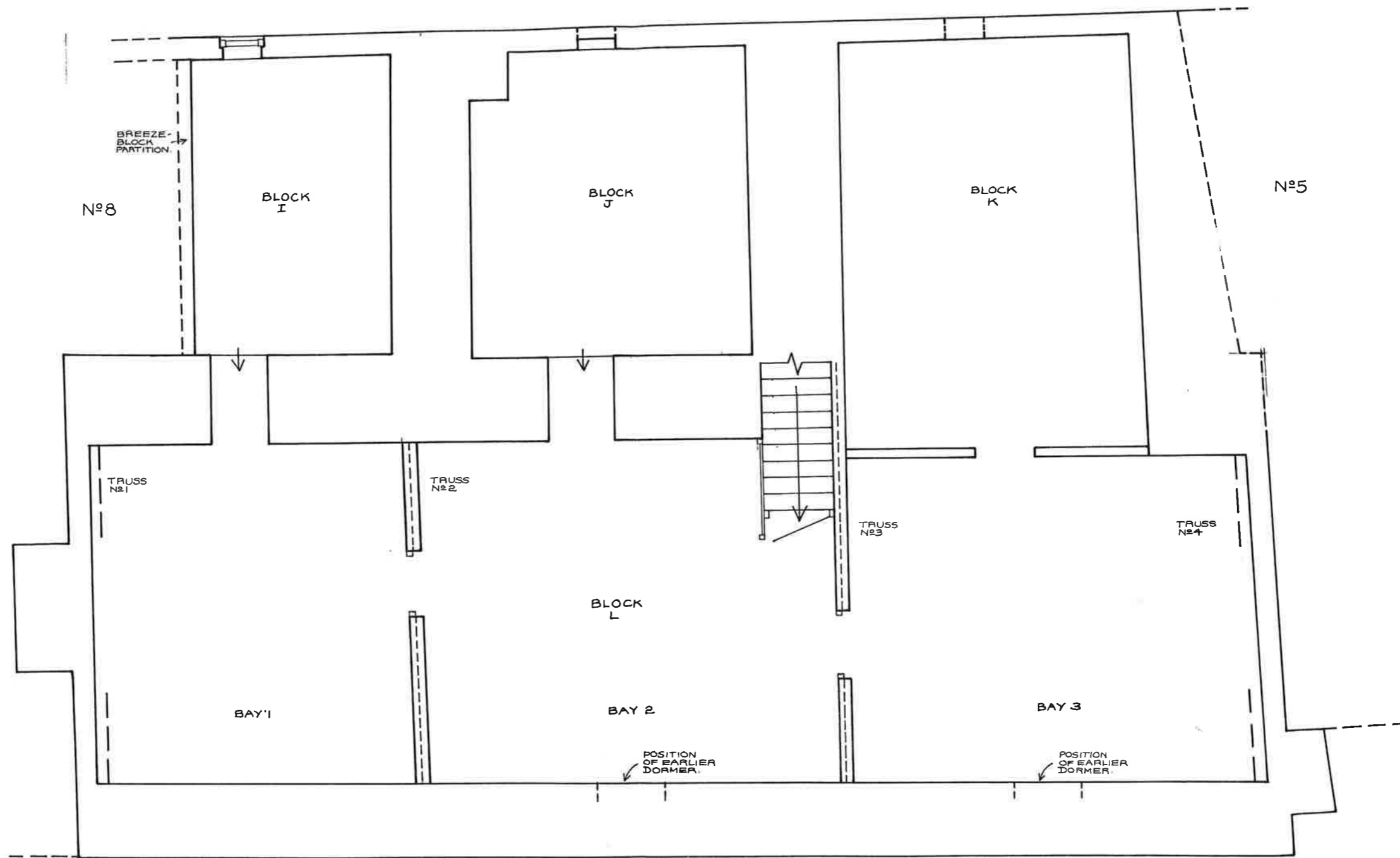
THE SWAN INN



THE SWAN INN



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|-----------------------------|
| N°2 HIGH STREET, W.WYCOMBE. |
| ATTIC FLOOR. |
| SURVEYED : JANUARY 1992. |
| SCALE 1: 50. |
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|------------------------------|
| N°7 HIGH STREET, W. WYCOMBE. |
| ATTIC FLOOR. |
| SURVEYED JANUARY 1992. |
| SCALE 1:50. |

EXTERNAL APPEARANCE

The range has been divided into its constituent blocks. The identifying letters used below are shown on the block plan.

Plan/Form

A linear range of single pile structures form the street frontage. Block E is 2-storey with single-storey hipped bay C adjoining the east end. Blocks F, P and R are 2-storey with the upper floor partially contained within the roof space, blocks L and S are 2-storey with an attic floor above.

Towards west end of range a double-gabled wing projects towards the front. This comprises two 2-storey blocks T and U; block U has an attic floor above.

There are a number of ranges to the rear of the linear structure. Block B is a 2-storey wing projecting to the rear of blocks C and E. Single-storey, single-unit, A, adjoins to the south end of the projecting wing. Rectangular block D adjoins to the rear of E. This is 2-storey in part, the remainder is single-storey with light well above.

Blocks I, J and K are 2-storey wings projecting to the rear of block L. All have attic floors above. The three wings stand parallel to each other. A 1½-storey outshut, H, adjoins to the east of I. There is a single-storey unit G, adjoining the south wall of H.

To the rear of block P is a projecting 2½-storey wing, N. A single-storey outshut adjoined the west of the wing and a single-storey lean-to adjoined the east. The lean-to butts against the rear of projecting wing K. There is a 1½-storey outshut to the rear of block R.

Walling

- Blocks A and B - modern brick throughout, stretcher bond.
- C - brick, flemish bond, slightly projecting brick plinth to front elevation. Brick dentilation at eaves.
 - D - mostly modern brick, incorporates older thinner brick to lower part. Main post at junction between D and F, original to an earlier block.
 - E - original brickwork in flemish bond. Slightly projecting plinth to front elevation, rendered. Brick string course between floor levels. Brick dentilation at eaves continued around south-east gable.
 - F - brick, flemish bond throughout. Brick dentilation at eaves. Slightly projecting brick plinth to front elevation. Section of timber is visible in rear elevation, probably remains from an outshut, now demolished. main post at junction with block D.
 - G - modern brick throughout, stretcher bond.
 - H - brick, incorporating some blue, glazed headers; random bond.
 - I and J - flint, brick quoins. No quoins at junction between blocks I and J.
 - K - brick. Some modern brick below ground floor window, some glazed brick in gable. Section of first floor rendered.
 - L - brick, flemish bond. Slightly projecting brick plinth. Brick dentilation at eaves. Projecting brick string course between floor levels, interrupted towards north-west end.
 - M - modern brick.
 - N - jowled main posts, storey rail morticed, tenoned and pegged into them. The jowled head of the post is jointed and pegged into tie-beam. There is a high level collar. There is a large central stud which runs above and below storey rail and is jointed to tie-beam at top. Irregular spindly studs to gable, morticed tenoned and pegged into tie-beam and collar. Brick nogging. Hung plain ceramic tiles at junction with block M.

- O - brick throughout, flemish bond.
- P - brick to ground floor stands slightly proud of first floor. Above, spaced studs are morticed tenoned and pegged into storey rail at base and wall plate above. Single upright curved brace, towards junction with block L, morticed tenoned and pegged into wall plate. Single original rail morticed tenoned and pegged into studs, probably former window cill. Other slender rails inserted. Brick nogging.
- Q - brick throughout. Post towards west, morticed tenoned and pegged into short rail. Section of stone rubble blocks above rail.
- R - main posts morticed tenoned and double pegged to wall plate at top. Storey rail morticed tenoned and pegged to main posts. Spaced studs visible at first floor level, morticed tenoned and pegged into wall plate and storey rail. Slender rails to front elevation inserted later. Brick nogging.
- S - brick. Projecting brick string course to rear elevation. Brick nogging between gable timbers in west elevation.
- T and U - brick. Projecting brick string courses. Lower string course has moulded brick dentilation to underside.

Roofs

- Blocks A and B - hipped roofs. Modern plain ceramic tile covering. Semi-circular section ceramic ridge tiles.
- C - hipped roof. Plain ceramic tile covering. Semi-circular section ceramic ridge tiles. Brick dentilation at eaves.
- D - flat roof. Brick parapet to rear with concrete coping.
- E - gabled. Plain ceramic tile covering. Circular section ceramic ridge tiles. Brick dentilation at eaves.
- F - gabled. Plain tile covering. Circular section ceramic ridge tiles. Brick dentilation at eaves. Ridge and eaves level lower than adjoining block L.
- G - gabled. Modern ceramic tile covering and ridge tiles.
- H - outshut. Roof continued from wing I.
Gabled dormer; cheeks and gable are rendered; roof covering as main roof.
- I, J and K - three adjoining gables. Red ceramic tile covering, circular section ceramic ridge tiles. Ridge level of block K lower than other two. All eaves at same level.
- L - gabled. Red ceramic tile covering. Circular section ceramic ridge tiles. Brick dentilation at eaves. Ridge and eaves level higher than adjoining blocks F and P.
- M - lean-to with plain ceramic tile covering.
- N - gabled. Red ceramic plain tile covering. Circular section ceramic ridge tiles.
- O - Outshut. Red ceramic plain tile covering.
- P - gabled. Red ceramic plain tile covering. circular section ceramic ridge tiles.
- Q - outshut. Red ceramic plain tile covering.
- R - gabled. Red ceramic plain tile covering. Circular section ceramic ridge tiles. Eaves and ridge level higher than block P.
- S - gabled. Plain red ceramic tile covering. Semi-circular section ceramic ridge tiles.
- T and U - two adjoining gables forming M-shaped roof. Plain red ceramic tile covering. Semi-circular section ceramic ridge tiles.

Chimneys

- Block A - internal stack at junction with block B. Red brick throughout with oversailing course towards top.
- B - internal ridge stack.
 - internal stack avoiding ridge.
 - details of both as block A.

- E - projecting stack east gable wall, now contained within block C. Brick upper comprising two contiguous shafts of different dimensions. Brick oversailing courses continued around both.
- projecting stack, west gable wall. Brick with oversailing courses towards top. Shaped shoulders constructed in moulded bricks with tile covering. Small lean-to roof to south of stack with red ceramic tile covering.
- F - internal ridge stack. Brick, including some glazed bricks. Oversailing courses towards top. Red ceramic chimney cowl.
- H - projecting gable wall stack, now contained within block G. Narrow, dark red bricks to lower part, modern brick above. Bent with off-set bricks to upper part.
- J - internal stack avoiding ridge. Brick, including some glazed bricks. Oversailing courses towards top.
- K - projecting gable wall stack avoiding ridge. Tapering brick base with
 - drip course incorporates some narrow bricks. Tall upper with some glazed bricks. Brick band and diminishing courses towards top.
- L - projecting east gable wall ridge stack, contained within block F. Red brick throughout with oversailing course towards top.
- internal lateral wall stack. Brick with oversailing course towards top.
- projecting stack to west gable, avoiding ridge. Shouldered base with plain ceramic tiles to shoulders. Tall slender brick upper with oversailing courses towards top.
- N - projecting lateral wall stack contained within block O. Two adjoining red brick shafts. Oversailing courses towards top.
- P - internal gable wall stack, avoiding ridge. Brick with oversailing courses towards top.
- S - internal ridge stack. Brick upper. Ornate side panelling with raised brick quoining. Heavily projecting brick cornice with oversailing brick courses. Ceramic cowls.
- T - internal stack avoiding ridge. Projects into block R. Brick stack with oversailing courses towards top.

Openings

- Block A - windows set below flat brick arches. Door has wooden lintel. Jambs as walling.
- B - wooden lintel, jambs as walling. Windows have wooden cills. Wooden wall plate acts as lintel to first floor openings.
- C - flat brick arches, jambs as walling. Windows have wooden cills.
- D - flat brick arch , jambs as walling.
- E - ground floor windows, front elevation set below segmental brick arches.
 - all other openings set below flat brick arches jambs as walling.
- F - front elevation, segmental brick arches, jambs as walling. Windows have wooden cills.
 - rear elevation, ground floor openings set below segmental brick arches, brick jambs. Window has wooden cill.
 - first floor openings in rear elevation set directly below brick dentilations at eaves. Jambs as walling.
- G - door set below wooden wall plate which acts as lintel. Window set below wooden lintel. Jambs as walling.
- H - set below wooden wall plate which acts as lintel. Jambs as walling.
- I - ground floor window set below flat brick arch jambs as walling, wooden cill.
 - first floor, segmental brick arch and brick jambs.
 - attic floor, brick surround.
- J - set below flat brick arches. Brick jambs.

- K - ground floor openings set below segmental brick arch, jambs as walling.
- first floor opening, surround is rendered over.
- L - door and eastern window set below continuous wooden lintel. Other ground floor openings have segmental arched heads. Jambs as walling.
- first floor openings set directly below brick dentilation at eaves. Jambs as walling.
- M - flat brick arches, jambs as walling. Window has modern wooden cill.
- N - ground floor opening set below wooden storey rail. Jambs as walling. Wooden post separates two windows. Small window opening towards east has hanging tiles over lintel.
- first floor cruciform window. Tie-beam of gable truss cuts through window. Wooden post forms one jamb below the truss, stud forms upper part of this jamb. Other jamb is brick. Opening set below flat brick arch.
- O - flat brick arch, jambs as walling, wooden cills.
- P - plain wooden lintels. Brick jambs or set between wooden wall studs.
- Q - small window set below wooden rail which acts as lintel. Others set below flat brick arches. Jambs as walling.
- R - front elevation, ground floor openings set below wooden rail which acts as lintel. Brick jambs except west jamb of bay window which is formed by main post.
- front elevation, first floor openings set below wooden wall plate which acts as lintel, set between timber studs.
- rear elevation, ground floor openings set below wooden storey-rail which acts as lintel. Brick jambs.
- rear elevation, first floor openings set below wooden wall plate which acts as lintel. Large window set between timber studs, other has brick jambs.
- S - rear elevation, ground floor openings set below wooden lintels. Brick jambs. One lintel faced with brick headers.
- rear elevation, first floor set below wooden wall plate which acts as lintel. Brick jambs.
- west elevation squared wooden lintels, brick jambs.
- T - flat brick arches. Brick jambs.
- U - door opening set below segmental brick arch. Window openings have flat brick arches. Brick jambs.

Infilled Openings

- Block E - circular opening in gable. Brick surround. Infilled in brick, partially obscured by brick stack.
- F - door opening in rear elevation towards junction with block H. Segmental brick arch, brick jambs. Infilled in brick.
- similar door opening towards west end of elevation, partially infilled to create window opening.
- I - door opening set below segmental brick arch, brick jambs. Infilled in brick.
- I,J&K - attic opening. Brick surround, flat arch. Infilled in brick.
- L - two window openings in front elevation set below segmental brick arches, brick jambs. Infilled in brick.
- P - window opening partially infilled to create existing eastern first floor window, original window opening was set between wooden studs and below wooden wallplate which acts as lintel. Wooden cill rail morticed tenoned and pegged into studs. Infilled in brick.
- Q - possible opening set below wooden rail. Brick jambs infilled in brick.
- R - possible early opening partially infilled in brick to create existing easterly first floor window. Earlier opening set below wooden wall plate between wooden studs; wooden cill rail.

Miscellaneous

- Block B - porch. Flat roof with lead covering supported on moulded wooden brackets.
- B and C - porch in angle between blocks. Flat roof with lead covering. Large wooden posts carry wooden lintel with heavy plain chamfer and run out stops.
- C - large window to front elevation has two-panelled 18th or early 19thC shutters. Panels plain recessed to one face beaded to other.
- E - two-panelled shutters to ground floor windows. Shutters to western window are 19thC; panels are plain and recessed to one face, flush to other. Other shutters are modern, plain and recessed to both faces.
- three metal tie-plates correspond to bay divisions internally.
 - early lantern projects from surface of front wall to east of door opening. Metal-framed, three glass panes.
 - modern lantern-light at eaves level supported on metal bracket.
 - Inn sign supported on decorative wrought iron bracket.
 - Sun Alliance fire insurance plate No. 38144.
- L - period four-panelled window shutters. Panels plain and recessed to one face, flush to other.
- two fire insurance plates. Towards east British Fire Office circular copper plate. Lion holding shield with Union flag. (company established London 1799 passed to Sun Alliance 1843). Towards West County Fire office rectangular, copper plate. Britannia holding shield with Hanoverian arms with left hand, spear in right, lion at foot. "County" raised on panel below. (Company est. London 1807, allied with Alliance, 1906).
- Q and R - lean-to porch created in angle between blocks; plain tile covering.
- R and T - lean-to porch created in angle between blocks; Welsh slate covering.
- S - garden features to rear. Base of water pump in boundary to east. Brick pedestal with cut stone sink. Remains of cast-iron hand pump.

ROOMS AND FACILITIES - THE SWAN

Ground Floor

- Room A - kitchen
- B - private living room
- C - entrance hallway and stairs
- D - public dining room
- E - entrance passage and serving area
- F - storeroom
- G - public bar
- H - ladies toilet
- I - gents toilet
- J - lounge bar

First Floor

- Rooms K,L,M,N and R - bedrooms
- O - landing
- P - toilet
- Q - bathroom

INTERNAL FEATURES - THE SWAN

Floors

Rooms A,B,C,D,E,G and J - modern parquet floor.
F - concrete.
H and I - modern red quarry tile.
R - period wooden floorboards.
All others to first floor- modern wooden floorboards.

Ceilings

All, except those listed below - plain plastered.
F - T-shape formed by modern joists where partitions removed. Plastered over.
- metal-framed sky-light.
G - lateral beam plastered over.
I - metal-framed sky-light.
J - three transverse and one lateral wooden beam with exaggerated plain chamfer and run-out stop. Probably early 20thC.
R - original, lateral wooden beam sawn off towards centre of room. Plain chamfered with notched scroll stops at each end.
- change in ceiling height.

Stairs

Room B - Original to rear wing. Dog-leg stair. Squared newels. Bevelled plank balusters.
R - modern short flight up to level of rear wing.

Fireplaces

Room A - large rectangular fireopening.
B,D and G - original to rear wing. Brick fire surrounds with segmental arch over opening.
J1 - 1930's rectangular fireopening set below a flat brick arch.
J2 - large rectangular fireopening set below wooden lintel. Probably original. Brick to back and sides. Two small niches in rear and plank seat at each end.
K,L,M and N - original to rear wing. Glazed tile surround and hearth. Wooden mantelpiece.
R - splayed fireopening. Surround as others to first floor. Moulding to wooden mantelpiece, and dentil decoration.

Doors

All except those listed below are 1930's six-panelled doors. Panels and architraving are moulded.

Room A1 - modern door. Three recessed panels to one face boarded over to other. Moulded architraving.

Rooms R1 and R2 - period double-lights. One fixed-light, one side-hung casement. Six glass panes, circular section metal glazing bars.

Miscellaneous

Room J - lantern to front elevation could be lit from within the building.

ROOMS AND FACILITIES - NO. 8

Ground Floor

Room A - kitchen
B - bedroom
C - living room
D - dining room and entrance hall

First Floor

Room E - bathroom
F, H and I - bedrooms
G - landing

INTERNAL FEATURES - NO. 8

Floors

- Room A and shed - modern quarry tiles.
B,C and D - inaccessible solid floor.
E and F - modern wooden floorboards.
G and H - inaccessible, wooden floorboards.
I - wide period wooden floorboards.

Ceilings

All rooms are plain plastered except rooms C,D, and G.

Room C and D - modern lateral wooden beam, plain chamfered. Continued through both rooms.

G - part of earlier tie-beam over stairs. Contains regular peg holes.

Stairs

Modern stairs. Long straight run bifurcated at top leading onto first floor landings.

Fireplaces

- Room A - large fireopening. Large wooden lintel; brick to back and sides. Three small niches within fireopening, set below wooden lintels. Period wooden mantelshelf supported on moulded plank brackets.
C - fireopening infilled with large modern stone blocks. Period wooden surround with beaded edge. Plain wooden shelf supported on moulded plank brackets.
D - large rectangular fireopening brick to back and sides. Large period wooden firesurround with beaded edge. Plain wooden shelf on moulded plank brackets.
I - possible fireopening infilled.

Doors

- Room A - modern back door, glazing to upper part with six glass panes.
B and C1 - standard hollow-core door.
C2 - re-used plank and batten door. Beaded door surround.
D1 - modern plank and batten cupboard door.
D2 - modern ledged and braced door.
D3 - period four-panelled, external door. Panels flush and beaded to external face. Period metal thumb latch.
E - modern double plank and batten cupboard doors.
F - period plank and batten door. Five beaded planks. Arrow-headed strap-hinges. Period beaded door surround.
G - re-used plank and batten door. As F . Modern door surround.
H and I1 - as F , modern door surround.
I2 - modern hollow-core cupboard door.
Shed - modern plank and batten door.

Windows

- Room A - period double-light. Two side-hung casements, squared wooden mullion. Six glass panes per light with slender moulded glazing bars.
- B - modern double-light. One fixed-light and one side-hung casement. Beaded wooden mullion. Four glass panes per light with thick moulded glazing bars.
- C1,C2& D - period triple-light. Two fixed-lights and one side-hung casement. Plain chamfered mullion. Two glass panes per light with slender moulded glazing bars.
- E - modern double-light. Two side-hung casements squared wooden mullion. Six glass panes per light, thick moulded glazing bars.
- F1 - modern side-hung casement. Four glass panes, thick moulded glazing bars.
- F2 - modern triple-lights. Two fixed-lights and one side-hung casement. Beaded mullions. Two glass panes per light. Thick moulded glazing bars.
- G1 - period side-hung casement in beaded surround. Four glass panes per light with slender moulded glazing bars.
- G2 - modern side-hung casement, as F1.
- H - modern triple-light, as F2, except squared wooden mullions.
- I - period triple-light. One fixed-light, two side-hung casements. Beaded mullions and surround. Two glass panes per light with slender moulded glazing bars.
- Shed - modern fixed-light, single glass pane.

Miscellaneous

- Rooms B and C - timber-framing of east gable wall visible internally. Knee brace exposed in corner of room C. Rail with vertical stud morticed, tenoned and pegged into its upper face is visible, room B.

ROOMS AND FACILITIES - NO. 7

Ground Floor

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

First Floor

Rooms F,G,I and J - bedrooms
H - landing

Attic Floor

Disused

INTERNAL FEATURES - NO. 7

Floors

- Rooms A,B,C and D - modern red quarry tiles.
E - inaccessible probably as A.
F - period wooden floorboards.
G,H,I and J - modern wooden floorboards.

Ceilings

- Rooms A,B,C,F,G and H - plain plastered.
D - period lateral wooden beam. Plain chamfer with notched run out stop.
- lateral wooden beam boxed-in. Beading to casing. Beam carried through into room E.
E - boxed-in beam, as room D.
I - lateral wooden beam plain chamfered.
J - as room I.

Partitions

- Room D - lined out with modern tongue and groove boarding.
E - dado panel, papered over.

Stairs

- Rooms D and G - period stairs. Long straight run.

Fireplaces

- Room D - modern brick fire surround.
E - splayed fireopening. Modern tile surround.
G - fireopening boarded over.
J - splayed fireopening. Period, moulded wooden surround. Plain plank mantel shelf.

Doors

- Room A - modern ledged and braced door.
B1 - period plank and batten door, moulded architraving.
B2 - modern ledged and braced door. Moulded architraving.
C1 - fully glazed modern door.
C2 - no door. Moulded architraving.
D - 19thC four-panelled front door. Panels plain and recessed internally, flush and beaded to external face. Large, period, wooden rimlock.
E - period two-panelled door. Panels plain and recessed to one face, boarded over to other. Moulded architraving.
F - re-used, period plank and batten door.
G1 - modern, ledged and braced door.
G2 - modern, ledged and braced cupboard doors.
I - period plank and batten door. Planks and battens are beaded. Beaded door surround.
J - 18thC two-panelled door. Panels recessed and beaded. Period HL-hinges.

Windows

- Room A - modern double light. Two side-hung casements, moulded mullion. Six glass panes per light with thick moulded glazing bars.

- B - modern borrowed- light. Fixed-light
- C,F& G - modern double-light. Two side-hung casements, no mullion. Six glass panes per light, thick moulded glazing bars.
- D - period double-hung sash. Eight glass panes to each sash. Slender moulded glazing bars. Moulded architraving.
- E - as D except each sash has ten glass panes as C.
- I - period triple-light. Two fixed-lights, one side-hung casement, moulded mullions and surround. Two glass panes per light with slender moulded glazing bars.
- J - as I.

Miscellaneous

Room F - door opening into room I infilled in brick.

ROOMS AND FACILITIES - NO. 5

Ground Floor

Room A - storeroom
B - toilet
C - lobby
D - kitchen
E - living room
F - entrance hall

First Floor

Rooms G,I and K - bedrooms
H - landing
L - bathroom

INTERNAL FEATURES - NO.5.

Floors

- Rooms A,B,C,F - modern quarry tiles.
D - solid floor (inaccessible).
E,G,H,I,J,K,L - late, period, wooden boards.

Ceilings

- Rooms A,D,J,L - plain plastered.
B - exposed period wooden joists. Squared timbers, regularly spaced, medium scantling.
C - main part of ceiling as B (see plan also). Remainder plain plastered.
E - period, lateral, wooden beam. Medium/narrow plain chamfer, continued into walls. Adze marks for former plaster covering.
G - modern fibre-board with wooden battens.
I - period, squared, lateral wooden beam (continues into room K).
K - period, lateral beam, as I.
- period transverse, squared, wooden beam against west wall.
- both above beams supported by rounded corbel projecting from west wall. Corbel plastered finish.

Fireplaces

- Room D - period, rectangular fire-opening. Plastered and papered out. West jamb arris cut-away forming short plain chamfer, run-out at both ends.
E - modern ceramic tiles surround and hearth.
F - modern brick surround.
K - as E.

Stairs

- Room F - period stairway with two short straight runs separated by quarter turn with winders. Closed string.
Stairs run up around two heavy period wooden posts (probably re-used) of squarish section with some waney-edging. Posts of contrasting scantling.
Small area of plank panelling to part of stair wall.
Understair cupboard (see "Doors" - Fl).

Partitions

- Rooms A to B - period, spindley, wooden-frame with brick nogging. Original girding beam visible in upper section of partition.
B (west wall) - as above, except no girding beam.
C (west wall) - as B.
E to F - post visible, room F, to south side of chimney breast. Squared wooden post with some waney-edging, and standing on truncated remains of cill beam.
H to L - modern hollow partition.
J to K - modern hardboard and timber.
I to K - as J to K.
I to J - as J to K.

Doors

- Room A - late, ledged and braced door. Bevelled planks. Modern metal rim lock. Brass knobs.
- C1 - rear door. Late, framed door. Four panels, upper two glazed, lower two plain recessed internally, flush and beaded externally. Period metal rim lock and brass knobs.
- C2 - as A.
- D - as A.
- E1, E2 - as A, with plain, modern strap-hinges.
- F1 - understair cupboard door. Late, period plank and batten door. Bevelled planks. Plain strap-hinges. Good brass catch.
- F2 - front door. Period, four-panel door. Flush, beaded panels externally, plain recessed internally. Modern fittings except reused brass knobs.
- G - modern four-panel door. Panels in-line one above the other. Moulded panels. Modern fittings, except re-used brass knobs.
- H, J1 - as A.
- J2 - as G, except no fittings.
- J3 - modern sliding door.

Windows

- Room A - modern single-light, side-hung casement. 4 panes, moulded glazing bars.
- B - as A.
- D - modern triple-light. Bevelled wooden mullions. One fixed-light, two side-hung casements. 6 panes per light, moulded glazing bars.
- E1 - modern double-light. Two side-hung casements. Details as D.
- E2 - modern triple-light. Moulded wooden mullion. Other details as D.
- F - modern double-light. Moulded wooden mullion. Two side-hung casements. 6 panes per light, moulded glazing bars.
- G - modern double-light. Rebated, squared wooden mullion. Two side-hung casements. 6 panes per light. Moulded glazing bars.
- H - high-level window at change in ceiling heights. Fixed glass pane.
- I/K - shared triple light as E2. 1½ lights per room.

Miscellaneous

- Room D - period corner cupboard. Four panel door. Moulded panels. Ogee moulded architraving.
- G - period corner cupboard. Plank door. Bevelled planks. Plain-ended strap-hinges. Good period brass knob.

ROOMS AND FACILITIES - NO. 4

Ground Floor

Room A - kitchen
B - toilet
C - washroom
D - dining/living room
E - storeroom
F - entrance lobby

First Floor

Rooms G, J and L - bedrooms
H - storeroom
I - landing
K - bathroom and toilet

INTERNAL FEATURES - NO. 4

Floors

- Rooms A,B,C and F - large, period red quarry tiles.
D - as A towards front, concrete towards rear.
E - concrete.
G and J - wooden floorboards, probably late 19thC.
H - modern sheet boarding.
I - modern, wooden, floorboards.
K - inaccessible probably as I.
L - some wide, early, wooden floorboards, others are late 19thC, some are modern.

Ceilings

- Room A - lateral wooden beam, waney edged. Carried on post in rear elevation which is plain chamfered with notched run out stops. At the opposite end the beam is carried on a modern squared wooden post.
B and C - modern insulation board.
D1 - large lateral beam formed by several timbers bolted together, where original rear wall removed. Carried on modern squared wooden post. Underside of original main post seen in cross section.
- towards rear of building ceiling joists are plain chamfered with notched scroll stops.
D2 - original lateral beam in position of partition, now removed. Contains mortice holes and peg holes in soffit face. Mortice hole towards beam D3 relates to the position of the jowled post.
D3 - large, original transverse wooden beam extends from beam, D1 to the front of the building. Beam is plain chamfered and stopped towards the front of building. Towards junction with beam D1 there is a deep groove in one side, this is notched at one end, and there is a run out stop at the other.
D4 - short, lateral wooden beam. Plain chamfered and notched where it meets beam D3, not notched and chamfered at opposite end.
E - joists are plain chamfered with notched scroll stops.
F - plain plastered.

For first floor ceilings see 'Internal Roof Structure'.

Partitions

- Between rooms A and B - 19thC, vertical wooden planks.
room D and No. 3 - 5 studs, all except that towards rear of building, contain mortice and peg holes. Post towards rear is squared.
rooms D and F - towards rear of building there are some late square timber framed panels, infilled in brick. Towards front of building, original transverse beam carried on large original post which is positioned to centre of original gable. Beam carried on main post in front elevation.
room F and No. 5 - brick towards the rear of the building. Slender timber framed rectangular panels, infilled in brick.
room G - wallplate visible in each lateral wall. Main post is morticed tenoned and double-pegged into wallplate. Within east wall studs are jointed and pegged into wall plate. Possible cill of original window opening in west wall, it is morticed tenoned and double pegged into studs at each end.
room L - studs are morticed and tenoned into wall plate. Knee brace towards east runs between main post and wall plate.

Stairs

Modern stairs. Straight step onto 1/4-turn with winders. Straight flight up to first floor level.

Fireplaces

- Room A - rectangular fireopening. Set below wooden lintel. Later horizontal timber jointed into lintel at bottom end and to another timber at the top. Brick to back of opening.
- D - large, splayed fireopening, brick to back and sides. Set below wooden lintel.
- G - splayed fireopening with plain wooden surround. Plain plank mantelpiece supported on moulded strip bracket.

Doors

- Room A1 - period 4-panelled door. Glazing inserted into upper panels. Panels are beaded to external face.
- A2 - modern plank and batten door.
- A3 - early plank and batten door. Four wide planks. Period arrow-headed strap-hinges, with period metal latch.
- B - modern ledged and braced door.
- D1 - early ledged and braced door. Three planks with early metal thumb-latch and arrow-headed strap-hinges.
- D2 - 18thC, 4-panelled door. Panels are beaded and raised and fielded. Period metal thumb-latch and modern hinges.
- F - early 6-panelled door. Panels beaded to external face, plain and recessed internally. Large period wooden rimlock.
- G - modern plank and batten door. Re-used period metal thumb-latch.
- H - standard hollow-core door.
- J1 - modern ledged and braced door.
- J2 - modern plank and batten door.
- J3 & J4 - standard-hollow core cupboard doors.
- L1 - period plank and batten door. Beaded planks, spoon-ended strap-hinges.
- L2 - period plank and batten door. Re-used flange-ended strap-hinges.

Windows

- Room A1 - modern fixed-light. Rectangular leaded panes.
- A2 - modern double-light. One fixed-light, one side-hung casement. Squared mullion. Four glass panes per light. Moulded glazing bars.
- B1 - period side-hung casement. Four glass panes, slender moulded glazing bars.
- B2 - shared double-light. Period side-hung casement. Six glass panes with slender moulded glazing bars.
- C - as B2.
- D1 - triple-light. One side-hung casement, two fixed-lights. One fixed-light is period with slender moulded glazing bars. Others are modern with thick moulded glazing bars. Eight glass panes per light. Beaded mullions and surround.
- D2 - modern fixed-light with top-hung vent above. Nine glass panes to fixed light with three glass panes above.
- D3 - bay window. Fixed-light towards front with eight glass panes. Light to each side, one fixed glass pane with top hung vent above. Slightly bevelled glazing bars. Probably early 19thC.
- E - modern fixed-light. Four glass panes with thick moulded glazing bars.
- G - period cruciform window. Squared wooden mullion interrupted by tie-beam of gable end truss which acts as transome.

- Room G - Upper lights: one side-hung casement, one fixed-light in period metal
cont. frame. Rectangular leaded panes. Circular section reinforcing bars.
Lower lights: one side-hung casement, one fixed-light in period metal
surround. Flat reinforcing bars. Period arrow-headed metal catch.
- H - period side-hung casement, rectangular leaded panes.
- J - modern double-light. Two side-hung casements with beaded wooden mullion.
Six glass panes per light with thick glazing bars.
- K - modern single-light. Side-hung casements. Six glass panes with thick
moulded glazing bars.
- L - period double-light. No mullion. One fixed-light and one side-hung
casement. Six glass panes per light, bevelled glazing bars.

ROOMS AND FACILITIES - NO. 3

Ground Floor

Room A - entrance lobby
B - living room
C - kitchen

First Floor

Room D - bathroom and toilet
E - landing
F,G and H - bedrooms

INTERNAL FEATURES - NO. 3

Floors

- Room A - large period red quarry tiles
B and C - inaccessible. Solid floor.
D and E - modern wooden floorboards
F - inaccessible wooden floorboards.
G - some wide period wooden floorboards, others are modern.
H - late 19th or early 20thC wooden floorboards.

Ceilings

- Room A - lateral wooden beam, possibly 17thC Plain chamfered.
Notched run out stop towards room B, facing rear of building only.
B - lateral wooden beam, possibly 17thC Plain chamfered. Towards
fireplace there is notched run out stop on the north face; at the
opposite end there is a notched run out stop on the south face.
- transverse wooden beam over partition AB, possibly 17thC Plain
chamfered within room B there is a runout stop towards the rear of
the building, no stop at opposite end. Beam is notched where
lateral beam joins it, creating impression that lateral beam is
stopped.
- period transverse wooden beam over fireplace, plain chamfered.
C - squared lateral wooden beam, probably re-used. Infilled mortice-
hole in centre.
D,F,G and H - plain plastered.
E - single diagonally-set purlin visible towards rear of building.
Curved wind braces visible, one towards rear and one towards front
of main block.

Partitions

See 'Internal Roof Structure'.

Stairs

Modern, long, straight run.

Fireplaces

- Room B - large fire-opening. Brick to back and sides, large wooden lintel. Large
bread oven opens from side of opening. Modern brick fireplace created
within opening.
C - large rectangular fireopening with arched head. Period plain wooden
surround with plain plank mantelshelf, supported on moulded plank brackets.

Doors

All, except those listed below are standard hollow-core doors.

- Room A1 - large 17thC external door. Four beaded planks to external face. Skin of
diagonal planks internally. Period metal thumb latch and period plain
ended strap-hinges.
B3 - modern external door. Glazing to upper part, six glass panes with thick
moulded glazing bars.
C1 - period plank and batten door. Large planks. Period metal thumb latch.
G2 - period plank and batten door. Three moulded planks. Period metal thumb latch

- Room H - Period metal strap-hinges, one spoon-ended the other flange-ended.
- as A.

Windows

- Room A1 - modern double-light. One fixed-light, one side-hung casement, squared mullion. Three glass panes per light, horizontal moulded glazing bars.
A2 - modern borrowed light. Single glass pane.
B - modern double-light. One fixed-light, one side-hung casement, squared mullion. Six glass panes with thick moulded glazing bars.
C1 - modern double-light. Two side-hung casements, squared mullion. Eight glass panes per light, thick moulded glazing bars. Secondary glazing, two side-hung casements, each light has a single glass pane.
C2 - modern single-light. Side-hung casement, eight glass panes with thick moulded glazing bars.
D - modern single-light, possibly 1930s. Six glass panes, moulded glazing bars. Part of triple-light shared with G2.
E1 - modern single-light with top-hung vent. Fixed light has four glass panes, vent has two glass panes. Thick moulded glazing bars.
E2 - modern single light. Side-hung casement with four glass panes, thick moulded glazing bars.
F - modern double-light, possibly 1930s. Two side-hung casements, squared mullion. Six glass panes per light with moulded glazing bars. Secondary glazing as C1.
G1 - double leaded-light, probably 17thC. Two fixed-lights, beaded wooden mullion. Diamond leaded panes, circular section reinforcing bars.
G2 - modern double-light. One fixed-light, one side-hung casement, squared mullion. Six glass panes per light with thick moulded glazing bars. Part of triple-light shared with D.
H1 - modern double-light possibly 1930s. Two side-hung casements, squared mullion. Six glass panes per light with moulded glazing bars. Secondary glazing as C1.
H2 - modern single-light, possibly 1930s. Six glass panes, moulded glazing bars.

Miscellaneous

- Room B - 3 main posts visible, each one is notched at the top to receive the transverse beams visible in room B. The post close to doorway C1, and the post close to the bottom of the stairs are plain chamfered with a run out stop at top. These are possibly re-used timbers.

ROOMS AND FACILITIES - NO. 2

Ground Floor

Room A - living room
B - storeroom
C - kitchen
D - lobby
E - entrance lobby

First Floor

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

Attic Floor

Room K - living room
L - bedroom

INTERNAL FEATURES - NO. 2

Floors

- Rooms A,B,D and E - modern quarry tiles.
C - modern glazed ceramic tiles.
All others - period wooden floorboards.

Ceilings

- Room A - lateral wooden beam towards centre of room. Boxed-in, beading to wooden casing.
- joists to each side of beam, heavily plastered to form rectangular section.
- secondary lateral wooden beam towards north end of ceiling. Slender adzed timber of squared section. Probably re-used. Blocked mortice hole and double peg holes in soffit face.
- half joist over chimney breast.
- squared transverse beam over west wall.
- B - No. 1: modern lateral wooden beam against south wall.
- No. 2: modern lateral wooden beam.
- No. 3: period squared lateral wooden beam. Carried on post at each end. Post has mortice and stave holes on visible face.
- Joists: some are period, waney-edged, others are modern and squared. Transverse joists continue from rear wall to beam No. 3. Beam No. 2 has been trenched into soffits of the joists, beam No. 3 carries the ends of the joists.
Separate joists to north of beam No. 3.
- C - plain plastered.
- D - period lateral wooden beam. Heavy timber, waney-edged but possible narrow chamfer on north side.
- period, squared, spindley, lateral wooden beam.
- transverse joists of irregular scantling. Mostly squared, some waney-edging.
- E - period transverse joists. Mostly squared, some waney-edging. Joists of irregular sizes, including large timber to west of door.
- F - plain plastered.
- G - period, squared lateral wooden beam.
- H - squared, lateral wooden beam, possibly original. Joined along its length with a side-halved scarf joint. Period iron reinforcing plate on soffit face.
- I - plain plastered.
- J - period transverse wooden beam, boxed-in with beaded wooden casing.
- change in ceiling height, lower to east end of room.
- K and L - see 'Internal Roof Structure'.

Partitions

- Between rooms A and B/D - within room A there is a squared beam inset at top of wall, two exposed studs with proud plaster between them.
Northern stud has blocked mortice and stave holes.
- within room B a single post is visible.
- within room D, lined with modern plaster.
- A and C - lined out with modern tongue and groove boarding.
D and E - modern timber partition under spindly period beam.
E and C - single stud and plaster.
- F and G, and I - modern sheet boarding and battens.

- Rooms J and stairs - period plank skin. Later plank screen to cupboard, room J.
 I and J - plastered-out.
 K and L - period stud partition, plastered out room L.

Stairs

- Room C - 1/4-turn with winders leads onto long straight run. Modern wooden handrail.
 H - 1/4-turn with winders onto short straight run. Modern wooden handrail. Modern balustrading within attic.

Fireplaces

- Room A - polygonal recess set below a squared wooden lintel which has some waney-edging. Brick to back. Recess contains inglenook seat and bread oven.
 - oven has brick surround with rough segmental brick arch. Opening framed by shaped iron plate. Brick vault to back and sides. Modern quarry tile hearth.
 F - opening boarded over.

Doors

- Room A1 - early 20thC. Four panelled door. Glazing to upper panels. Lower panels are plain and recessed internally and flush and beaded internally.
 A2 - period plank and batten door. Wide beaded planks. Chamfered battens. Three circular open vents Plain strap-hinges. Later metal thumb latch. Framed plank panel above.
 B - modern ledged and braced door. Modern architraving.
 C1 - period plank and batten door. Plank and battens as A2. Strip battens over joints to front face. Period strap-hinges, one spoon-ended. Later thumb latch.
 C2 - 1930s plank and batten door. Large period strap-hinges and thumb latch.
 C3 - period plank and batten door. Beaded planks and bevelled battens. Large period strap-hinges. Period wooden rimlock. Period bolt and thumb latch.
 C4 - period plank and batten door. Moulded planks to front face; moulded battens. Period metal thumb latch. Early 18thC inset light, with four glass panes with heavily moulded glazing bars.
 D - modern framed door. Glazing to upper part.
 E - modern six-panelled door. Panels plain and recessed internally, moulded externally. Re-used period iron knob.
 F - modern standard hollow-core door.
 G1 - as F.
 G2 - period plank and batten door. Period spoon-ended strap-hinges.
 H1 - period plank and batten door, as C4 except battens are bevelled. Period metal finger latch.
 H2 - as H1. Period spear-ended strap-hinges and metal thumb latch.
 I - period plank and batten door. Beaded planks and bevelled battens. Period thumb latch with spear-ended handle. Modern strap-hinges.
 J1 - as I.
 J2 - period plank and batten door. Period metal thumb latch and plain strap-hinges.
 K - period plank and batten door. Wide planks. Period flange-ended strap-hinges on gudgeon pins. Period thumb latch.

Windows

- Room A - modern cruciform window. Squared wooden mullion and transome. Single glass pane to upper lights. Three glass panes to lower lights with moulded glazing bars. One top-light is a top-hung vent, other is fixed-light. One bottom light is side-hung casement, other is fixed.
- B - modern window with single wooden transome. Lower light is fixed with two glass panes. Upper light is a top-hung vent with two glass panes.
- C - period triple-panelled, horizontal sliding sash. Six glass panes to each panel, with moulded glazing bars.
- F - 19thC horizontal sliding sash. Two panels with six glass panes each. Slender moulded glazing bars, period brass catch.
- G - as F.
- J1 - late horizontal sliding sash. Two panels, one has six glass panes, nine glass panes to other. Moulded glazing bars. Period brass catch.
- J2 - period window, details as J1.
- K1 - single-light. Small period iron-framed, side-hung casement. Rectangular leaded panes. Some early glass.
- K2 - late double-light. Beaded wooden mullion. One fixed-light, one side-hung casement. Two glass panes to each light, moulded glazing bars.
- L - period triple-light. Heavy wooden mullions, slightly bevelled internally. Two fixed-lights, one side-hung casement. Four glass panes each light with slender moulded glazing bars.

INTERNAL ROOF STRUCTURE

Blocks A,C,D,E,H,M,O,Q and T - inaccessible.

Block B - 1930s roof structure. Hipped bay at each end. Single tier of diagonally-set purlins each side of roof, continued around hipped bays. There are eight collars which are notched over the top of the purlins and are nailed to the common rafters. There are three pairs of raking struts which are carried on ceiling joists at the base. Common rafters sandwich vertically-set plank and hip-ridges.
All timbers are squared.

Block F - modern roof structure, no trusses. Part of an original truss remains but does not form an integral part of the existing structure. The common rafters of the existing roof structure sandwich a vertically-set plank ridge. Some rafters are squared, others are waney-edged probably re-used; all are nailed to the ridge. There is a single tier of diagonally-set purlins each side of the roof.
The central and end wall stacks are both built of period orange bricks. The west gable wall was once plastered out. The east gable wall has a modern weather-board internal skin.

Towards the centre of the roof space the top face of an original collar is visible. This has pegholes at regular intervals along its length. The tie-beam of this original truss is visible in rooms G and H below. The tie-beam contains a number of pegholes, and 'IV' is inscribed deeply on one face. Two vertical studs are morticed tenoned and pegged to the tie-beam at the lower end and to the collar at the top. Later metal brackets secure the tie-beam into the outside walls.

Block G - common rafter roof.

Block I - roof structure probably contemporary with block J probably late 18thC or early 19thC. There is no ridge; the common rafters are halved at the apex. There is a single diagonally-set purlin each side of the roof. A breeze block wall separates the small part of the wing which is within the tenancy of No. 8 West Wycombe village from the remainder of the roof. The roof slope of block L which projects into block I has been plastered over. There is a louvred window opening in the gable end wall.

Block J - probably contemporary with block I. There is no ridge; the common rafters are halved at the apex. There is a single diagonally-set purlin each side of the roof. An opening in the gable end has been infilled in brick. A stack projects into the roof at junction within block L; this has a projecting brick drip stop (implying it was once an external feature).

Block K - possibly late 18th or early 19thC, but not contemporary with blocks I and J. Common rafters sandwich a vertically-set plank ridge. There is a single diagonally-set purlin each side of the roof. A collar towards the centre of the wing is birdmouthed at either end to the purlins.

Block L - mid- 18thC roof structure. Roof divided into three bays by two trusses, there is also a truss at each gable end. The truss at each end of the roof stands independently from the gable walls. The principal rafters are bridle jointed, or morticed and tenoned and pegged at the apex and morticed tenoned and pegged into the tie-beam. A collar is morticed and tenoned into the principal rafters. A later collar is nailed against the principal rafters.

The remaining trusses are of the same form as those described above but are infilled. Vertical studs are morticed and tenoned into the tie-beam at the lower end. A later collar is nailed against the principal rafters of truss No. 3; this forms the lintel of the door opening.

Single tier of diagonally-set purlins each side of the roof. The purlins are clasped between the collars and principal rafters of each gable truss and are jointed where they pass through the principal rafters of the remaining trusses. Towards the centre of bays 2 and 3 a groove in the lower arris of the purlins on the north side of the roof indicates the position of earlier dormers. Within bay 1 there are two spindly collars nailed to the purlins at each end. There is no ridge. The common rafters are bridle jointed at the apex.

There has been a ceiling at the level of the later collars. Collars, principal rafters, and common rafters have all had laths against them, except common rafters inserted when the dormers were removed.

Block N - gable end truss. Tie-beam carried on jowled post at either end. Two knee braces visible towards each side of wing, one running between post and tie-beam in gable wall, and between post and wall plate in lateral wall. Braces are morticed, tenoned and double pegged each end. Main post is jointed into tie-beam, this post is not jowled.

Collar and principal rafters are not visible internally. Collar is morticed tenoned and pegged into principal rafters at each end (visible within external gable wall).

Two studs, which were jambs of an original window opening run between tie-beam and collar. Two more vertical studs are jointed at the base to the collar and rise to meet the principal rafters at the apex.

A small section of windbrace is visible in each lateral wall. These probably run between the principal rafters of the gable truss and the purlin (obscured by plastered ceiling).

Towards junction with block P there is a collar. The timber appears to be later than the original members elsewhere in the block. The joint between collar and principal rafters is not visible. Later studs are jointed into soffit face of collar. This section of framed walling is independent of the rear wall of block P.

The remainder of the roof structure throughout block N is obscured by plaster.

Block P - Most of the roof structure of block P i.e. that contained within the tenancy of No. 5, is inaccessible. A narrow bay between truss and gable end of block R is accessible. Single truss towards east of accessible bay has a tie-beam carried on a jowled post at each end. (This is visible at first floor level). The principal rafters are halved and pegged at apex. A collar is morticed tenoned and pegged into principal rafters at each end. There is also a later collar jointed into principal rafters at each end. Timber studs run between tie-beam and later collar passing behind the original collar. These form frame for lath and plaster partition.

There is a single tier of purlins each side of the roof. These are clasped between original collar and principal rafters. A windbrace on each side of the roof is morticed and tenoned and probably pegged into the principal rafter at the lower end and is sandwiched between purlin and common rafter. The common rafters are halved and single pegged at the apex. There is no ridge piece.

The apex of the roof over No. 5 is visible. Common rafters jointed in same way as in accessible bay.

Close to the gable wall of block R two tiers of collars are morticed tenoned and pegged between a pair of common rafters. Two studs are morticed and tenoned between the two tiers of collars.

The common rafters within the accessible bay and the apex of those visible beyond to the east are smoke blackened as are the collars and studs towards the west. Windbraces also show some sign of smoke blackening.

Block R - Original roof structure divided into 3 bays by 5 trusses, including 1 within each gable end. The lower section of all the trusses are visible from first floor level.

Truss No. 1 has a tie-beam carried on a jowled main post at each end. Main post, tie-beam and wall plate are all joined in normal tie-beam lap dovetail assembly. There is a high level collar jointed into principal rafters at ceiling height; the joint is obscured by plaster. Two vertical studs are morticed tenoned and pegged to tie-beam at lower end and collar at upper end. A single tier of purlins is visible each side of the roof these are clasped between the collar and principal rafters.

Below tie-beam level a large main post is positioned towards the centre of the gable. This is morticed tenoned and double pegged into the soffit face of the tie-beam. An original cill rail between main post and stud indicates an original window position. There is a windbrace to each side of the roof jointed into principal rafter at lower end and purlin at top. There is also a knee brace which runs between post and wall plate in the lateral south wall.

Truss No. 2 - the tie beam, wall plate and main post are jointed as truss No. 1. The collar, tie-beam, vertical studs and clasped purlins are also arranged as truss No. 1.

Towards the north end of the truss a knee brace is morticed tenoned and double pegged to the main post at the lower end and morticed tenoned and pegged to the tie-beam at top end. This is probably an original timber. There is also a knee brace towards the south end of the truss. This timber is a re-used lintel from a door or window, it is morticed tenoned and pegged into tie-beam at top end. It maybe a later timber as it runs across a possible infilled door opening. Wind brace towards south side of roof is visible within tenancy of No. 3.

The tie-beam of truss No. 3 is slightly cambered. Towards the rear of the building the tie-beam and main-post are boxed-in. Towards the front of the block the main post, tie-beam and wall plate are joined as in truss No. 1. A collar is visible at ceiling height. Towards the front of the building part of a purlin is visible clasped between the collar and principal rafter. Part of a windbrace is also visible here and a vertical strut is morticed tenoned and pegged to the tie-beam and meets the collar at the upper end. The wind brace and strut are probably mirrored towards the rear of the building.

Truss No. 4 is positioned against the chimney stack towards the west end of the block. Only the cambered tie-beam and mainpost towards the front of the building was accessible at the time of survey.

Block S - mostly the original roof structure divided into three bays by four trusses. One is gable end truss of block R.

Truss No. 1 at junction with block R. Part of tie-beam, collar and a single queen strut visible. Queen strut is morticed tenoned and pegged into collar and tie-beam.

Tie beam is slightly cranked.

Tie-beam of truss No. 2 is straight. There is a high level collar which bears mortice and pegholes which once received queen struts. All timbers are squared and joints are inaccessible.

Truss No. 3, as truss No. 2 except the collar has no mortice or pegholes. Collar is slightly cranked towards north end. Joints inaccessible.

Truss No. 4 in west gable. Only collar visible. This is at purlin level.

Bay No. 1 - single tier of diagonally-set purlins visible to north side of roof continued through dividing wall from block R. Purlins joined with a face-halved scarf joint which is pegged. The purlin which is continued into the dividing wall is a heavy, waney-edged timber, whilst the one it joins is squared and of small scantling. This timber is halved and lapped against the soffit face of the principal rafter of truss No. 2.

Bay No. 2 - the diagonally-set butt purlin on the north side of the roof is raised up, above level of purlins within bay Nos. 1 and 3 to allow for addition of projecting front wing, block U. The lower arris of the purlin has been cut away where front wing joins main block.

The diagonally-set butt purlin to the south side of bay No. 2 is set below the level of that within bay No. 3. Where purlin meets truss No. 2 it is reinforced by a short timber which is lapped against side of purlins.

Bay No. 3 - diagonally-set butt purlin towards north has notches in top face, and mortice holes in the soffit face.

Block U - Probably original late 17thC roof structure divided into two bays by single truss. Collar is morticed tenoned and pegged into the principal rafters. Single diagonally-set purlin visible to the east side of the roof. This is a squared, re-used timber with mortice holes on lower side.

BUILDING NO. 2



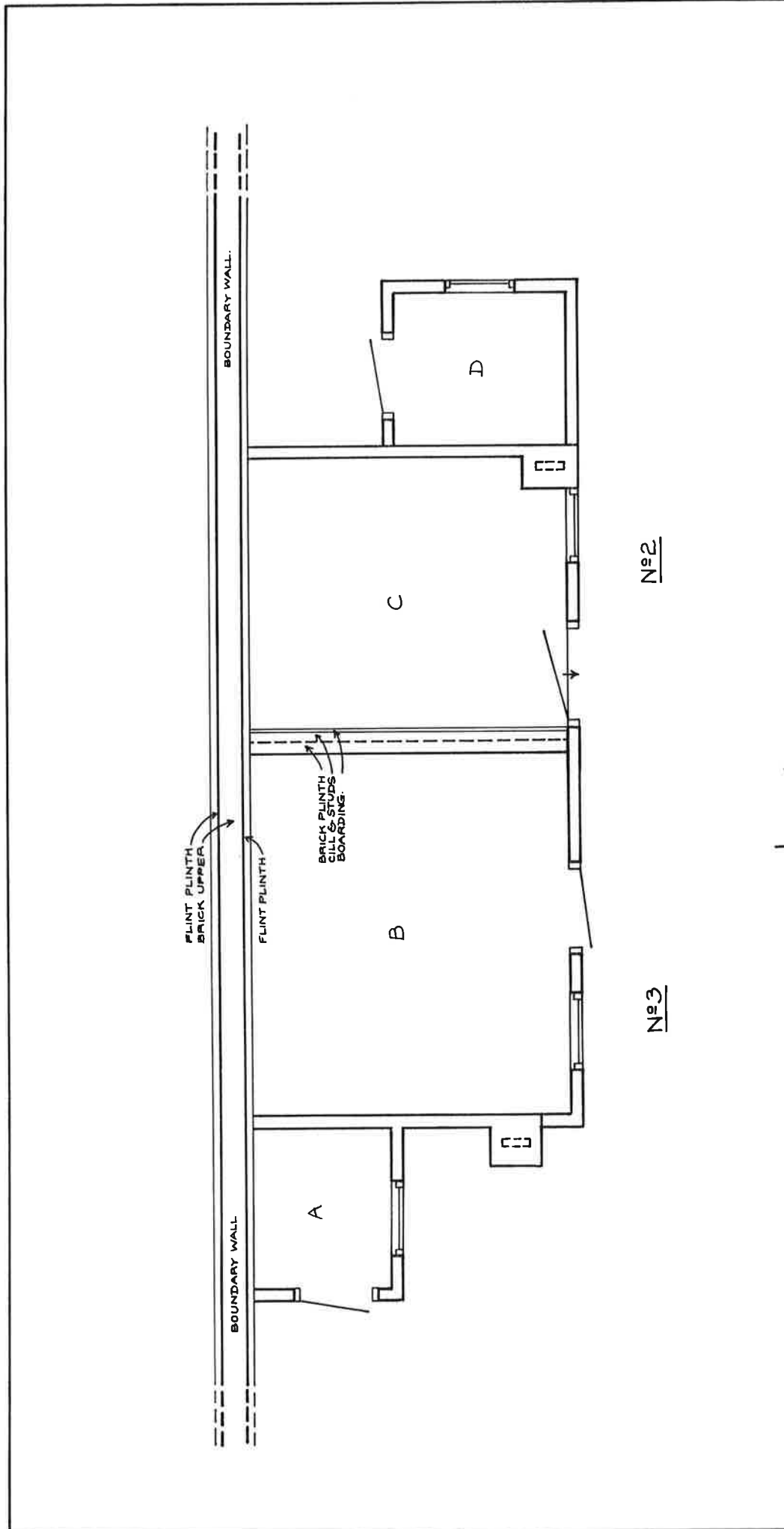
Surveyed By: B.V. Jones

Present Use: Garden and fuel storage

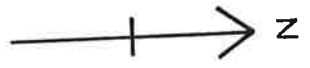
Historical Value: Wash-house and privy block superseded by modern facilities within the house, continues to serve useful function as storage.

Structural Development: The original, late 19thC, probably consisted of privy (room A) and wash-house (room B). The structure was built against a flint and brick boundary wall to the rear. The front and west elevations were probably originally weatherboarded stud walls on a brick plinth although the west wall was possibly originally brick. All other walls are brick. The roof over the wash-house is gabled and the ridge continues over the adjoining privy which has an assymmetrical gabled roof. There is an air vent towards the front of the privy block at the eaves. The wash-house was served by the existing projecting gable wall stack. Probably during the 1920s the structure was extended with the addition of room C which also served as a wash-house. Possibly at this time the west wall of the original building, if originally brick, was replaced with the existing weatherboarded stud wall. The front elevation of room C was probably also a weatherboarded stud wall on a brick plinth. The privy, room D, was added later. The front elevation of rooms B and C have subsequently been rebuilt in brick throughout.

The original functions have been superseded by modern facilities within the house, and the building is now used for storage.



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|----------------------------------|
| Nº 2 & 3 HIGH STREET, W.WYCOMBE. |
| BUILDING Nº 2. |
| SURVEYED : FEBRUARY 1992. |
| SCALE 1 : 50. |
| |



BUILDING DESCRIPTION - BUILDING NO. 2

EXTERNAL APPEARANCE - BUILDING NO. 2

Plan/Form

Single storey. Two unit rectangular main block with small block adjoining each gable end.

Walling

Rear wall incorporates brick and flint boundary wall. Brick elsewhere.

Roof

All roofs are gabled. Plain ceramic tile covering and semi-circular ceramic ridge tiles.

Chimneys

- Projecting gable wall stack, east elevation of main block. Brick with oversailing courses towards top.
- Internal gable wall stack, west elevation of main block. (Corner stack before the addition of room D). Brick with oversailing courses towards top.

Openings

Brick jambs, squared wooden lintels. Windows have modern tile cills.

INTERNAL FEATURES - BUILDING NO. 2

Floors

Concrete throughout.

Ceilings

Open to apex of roof structure. Room B has modern storage lofts.

Partitions

Between rooms A and B; C and D - brick

B and C - period timber studs jointed to cill at base and squared beam at top. Straight braces. Plank face, room C.

Fireplace

Room B - not visible, probably as C.

C - copper removed.

Doors

Rooms A, B and D - modern ledged and braced door.

C - period plank and batten door. Beaded planks. Metal thumb latch and spoon-ended strap-hinges.

Windows

Room A - single modern light. Side-hung casement. Four glass panes with thick moulded glazing bars.

B - as A with six glass panes.

C - as B.

D - as A.

INTERNAL ROOF STRUCTURE - BUILDING NO. 2

Common rafters sandwich a vertically-set plank ridge.

BUILDING NO. 3

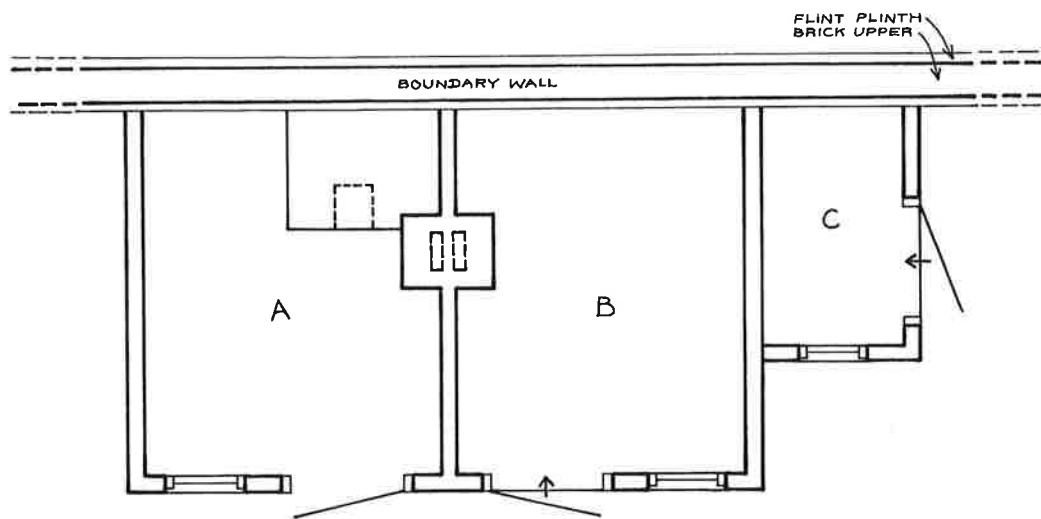


Surveyed By: H.E. Garside
G. Izzard

Present Use: Garden store

Historical Value: Early 19thC wash-house and privy block.

Structural Development: Constructed comprising two wash-houses and a small privy block adjoining west elevation. Privy has vent at eaves as room A, building No. 2. The building was constructed during the early 19thC.



Nº4 & 5 HIGH STREET, W.WYCOMBE.

BUILDING Nº3

SURVEYED : JANUARY 1992.

SCALE 1 :

BUILDING DESCRIPTION - BUILDING NO. 3

EXTERNAL APPEARANCE - BUILDING NO. 3

Plan/Form

Two unit rectangular main block, with small block adjoining west gable. Single-storey throughout.

Walling

Flint and brick boundary wall forms rear elevation. All others, brick.

Roof

Gabled throughout. Ceramic tile covering with semi-circular ceramic ridge tiles.

Chimney

Internal stack, avoids ridge. Brick with oversailing courses towards top.

Openings

Brick jambs, windows have wooden cills. Within main block set below wall plate which acts as lintel; others have plain wooden lintels.

INTERNAL FEATURES - BUILDING NO. 3

Floors

Concrete throughout.

Ceilings

Open to apex of roof structure.

Fireplaces

Rooms A and B - copper and brick base remain.

Doors

Room A - modern plank and batten door
B - modern ledged and braced door
C - re-used modern ledged and braced door.

Windows

All are modern single-lights. Side-hung casements with four glass panes and thick moulded glazing bars.

INTERNAL ROOF STRUCTURE

Common rafters sandwich vertically-set plank ridge.

BUILDING NO. 4.



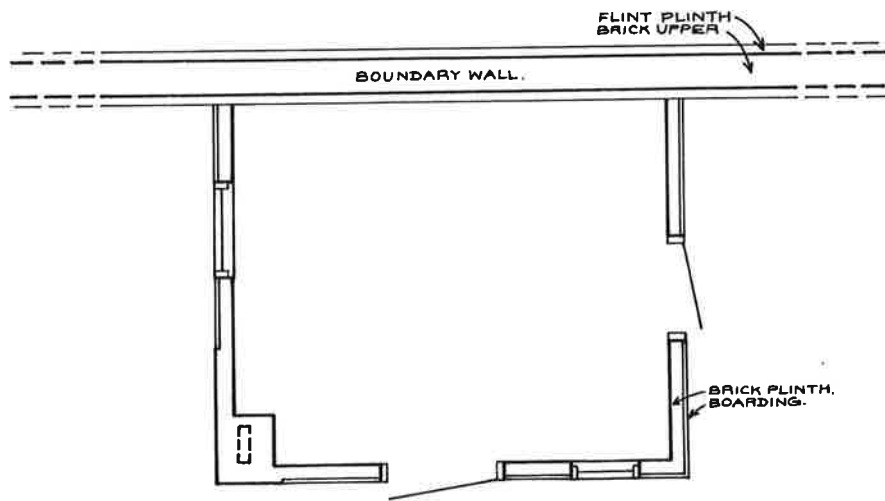
Surveyed By: B.V. Jones,
H.E. Garside,
G. Izzard.

Present Use: Single-roomed garden store.

Historical Value:

Structural Development:

Former wash-house. Little altered, although unusual arrangement with two external doorways may indicate some form of change otherwise unevdenced.



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|-------------------------------|
| Nº 7 HIGH STREET, W. WYCOMBE. |
| BUILDING Nº 4 |
| SURVEYED : FEBRUARY 1992. |
| SCALE 1 : 50. |
| |

BUILDING DESCRIPTION - BUILDING NO. 4

EXTERNAL APPEARANCE

Plan/Form

Single-storey.

Walling

Brick plinth. Weatherboarding above.

Roof

Gabled with red ceramic plain tiles and semi-circular ceramic ridge tiles.

Chimneys

Internal corner stack. Low brick upper with oversailing course to top.

Openings

Wooden-framed within weatherboarding.

INTERNAL FEATURES - BUILDING NO. 4

Floor

Concrete.

Fireplace

Inaccessible.

Doors

- 1 - modern ledged and braced.
- 2 - late/modern plank and batten. Plain planks. Modern fittings.

Windows

- 1 - late/period single light side-hung casement. Four panes, moulded glazing bars.
- 2 - fixed louvred vents. Glass louvres.

INTERNAL ROOF STRUCTURE

Common rafter roof.

BUILDING NO. 5



Surveyed By: G. Izzard
H. Garside
C. Dixon

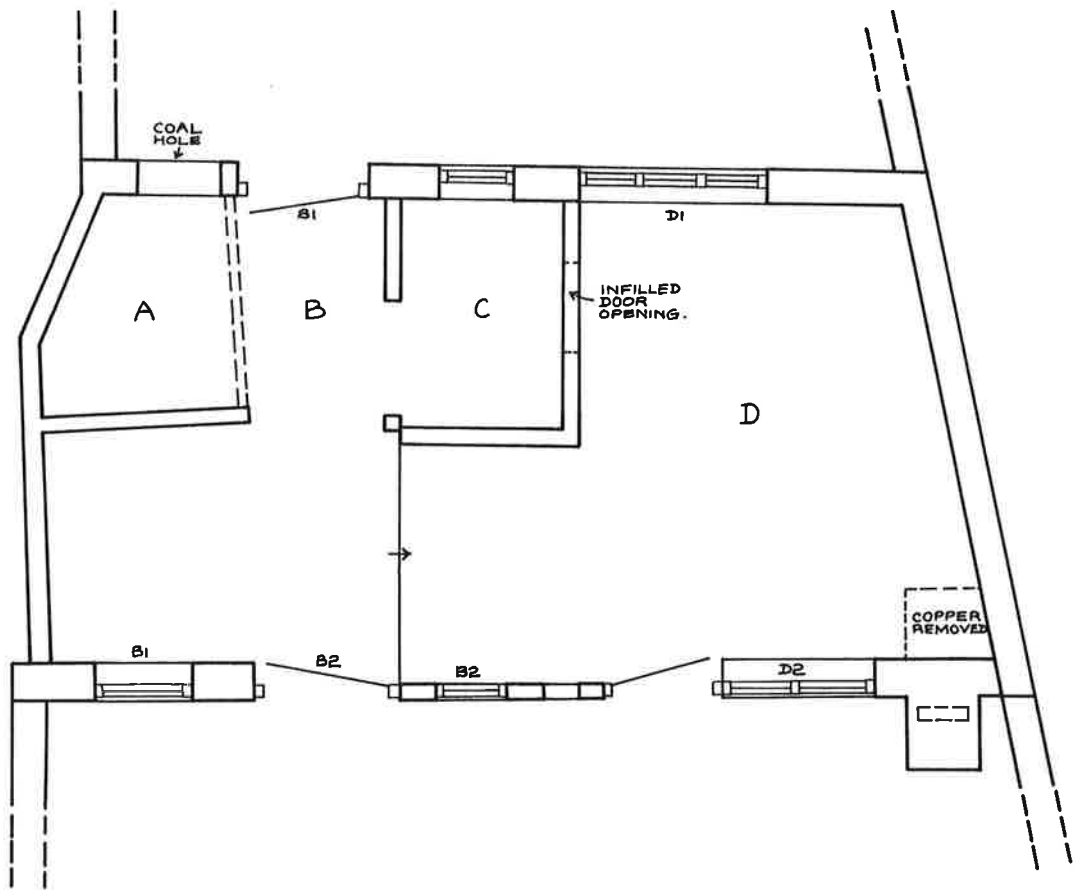
Present Use: Garden and fuel store

Historical Value: Mid-19thC structure built to fulfil ancillary domestic functions. Retains attractive period doors and metal-framed window.

Structural Development: Probably built during the mid-19thC, and certainly prior to 1876, as a structure containing ancillary domestic functions serving two cottages (now No. 8). The building was constructed in brick, part of the front elevation may have been weatherboarded originally.

Towards the centre of the building, within the narrow bay between the two trusses, were two privys, one towards the front of the building the other towards the rear. These did not have an external door opening, but were reached from within the building (see position of infilled door opening, room D). The remainder of the building was divided into two equal parts. Towards the front of each part was a wash-house, each served by a projecting stack on the front elevation. A fuel-store was positioned behind the wash-house. The O.S. maps of 1876 and 1921 show structures adjoining the rear. The arrangement and function of these is unknown but they probably accommodated additional domestic functions.

The building probably retained these functions until 1975 when the cottages it served were converted to a single dwelling and modern facilities installed.



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|-------------------------------|
| Nº 8, HIGH STREET, W.WYCOMBE. |
| BUILDING Nº 5. |
| SURVEYED : JANUARY 1992. |
| SCALE 1:50. |
| |

BUILDING DESCRIPTION - BUILDING NO. 5

EXTERNAL APPEARANCE - BUILDING NO. 5

Plan/Form

Single-storey, rectangular structure.

Walling

Front elevation - brick. Mixture of types of brick and bond. Flemish bond towards east end, some glazed headers. Modern brick in stretcher bond towards centre. Period brick in stretcher bond towards the west.

Rear elevation - period brick in flemish bond.

West elevation - flint walling continued from boundary wall, brick above. Weatherboarding within gable.

East elevation - brick, weatherboarding to gable.

Roof

Gabled. Period, red ceramic plain tiles, circular section ceramic ridge tiles.

Chimney

Projecting lateral wall stack to front elevation. Brick throughout with oversailing courses towards top.

Openings

All set below wooden wall plate which acts as lintel. Jambs as walling. Windows have modern tile cills.

Miscellaneous

Rear elevation - modern brick and concrete coal hole.

INTERNAL FEATURES - BUILDING NO. 5

Floors

Concrete throughout.
Room D - small area of brick.

Ceilings

Open to apex throughout except room C.
Room C - plasterboard.

Partitions

Between rooms B and C - modern brick.
C and D - brick. Door opening with brick jambs, infilled in flint.

Doors

Room B1 - modern ledged and braced door.
B2 - re-used period ledged and braced door. Beaded planks. Period metal thumb latch, and arrow headed strap-hinges.
D - as B2 with modern strap-hinges.

Windows

Room B1 - modern side-hung casement in beaded surround. Four glass panes with moulded glazing bars.
B2 - single-light. Modern louvred glazing. Modern wooden shutter internally.
C - single-light. Modern fixed-light, two glass panes with thick moulded glazing bars.
D1 - period double-light, probably re-used. One fixed-light and one side-hung casement. Central mullion with slight chamfer. Metal-framed window. Eight glass panes per light with rounded section metal glazing bars. Two vertical iron bars against inside of side-hung casement.
D2 - modern double-light. One fixed-light, one side-hung casement. Squared wooden mullion. Four glass panes per light with thick moulded glazing bars.

Miscellaneous

Rooms B and D - probable position of copper in angle formed by front elevation and gable walls. Flue remains room D.

INTERNAL ROOF STRUCTURE - BUILDING NO. 5

Roof divided into 3 bays by 2 trusses. The principal rafters are slender like common rafters, they are morticed and tenoned to the tie-beam. Trusses infilled with studs and horizontal wooden boards.

There is a single tier of slender purlins each side of the roof.
The common rafters sandwich a vertically-set ridge piece.

BUILDING NO. 6

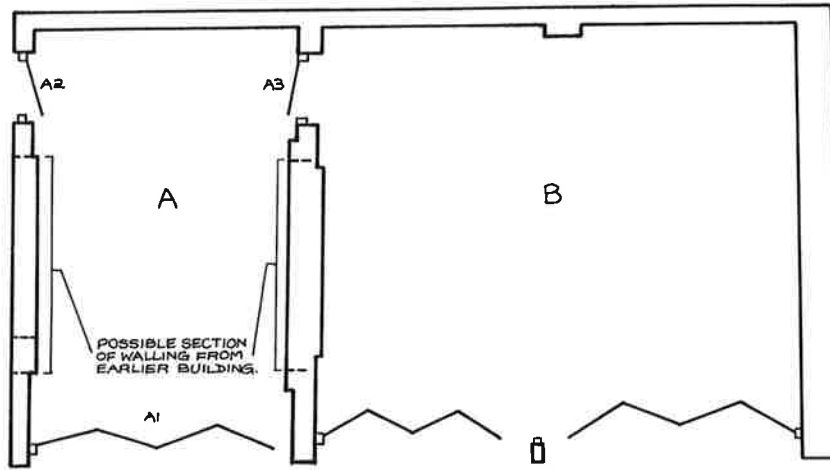


Surveyed By: G. Izzard
H.E. Garside

Present Use: Garage and store

Historical Value: Modern building. South-east elevation incorporates section of walling from an earlier structure built against garden wall.

Structural Development: Modern building probably built during the 1930s, at the same time as the rear wing of the public house, the construction of which involved the demolition of a number of earlier outbuildings. The south-east elevation incorporates a section of walling from an earlier structure which was built against the garden wall. This section of walling incorporates an opening infilled in flint, which corresponds to the raised section of wall within room A. The function of the earlier building is unknown. The present building serves as a garage, and fuel and general store. It has been repaired during the early 1990s following storm damage.



THE SWAN INN, HIGH STREET,

WEST WYCOMBE BUILDING No. 6.

SURVEYED : FEBRUARY 1992.

SCALE 1:100.

BUILDING DESCRIPTION - BUILDING NO. 6

EXTERNAL APPEARANCE - BUILDING NO. 6

Plan/Form

Single-storey, 2-unit structure.

Walling

Brick throughout.

Roof

Gabled. Modern ceramic tile covering and circular section ceramic ridge tiles, section of earlier brick and flint wall incorporated into south-east elevation.

Openings

Set below continuous wooden lintel. Brick jambs.

INTERNAL FEATURES - BUILDING NO. 6

Floor

Concrete.

Ceiling

Open to apex of roof structure.

Doors

Rooms A1, B2 and B3 - modern folding doors on metal runners. Each door comprises four sections. Each section is glazed to the upper part, with twelve glass panes with squared glazing bars. The lower part is framed with a plank panel to outer face.

A2 and A3 - modern doors, as single section of A1.

Miscellaneous

Concrete faced raised section of walling both transverse walls room A, and one of room B.

INTERNAL ROOF STRUCTURE - BUILDING NO. 6

Room A - single tier of plank purlins each side of roof. Two modern collars nailed against common rafters. Common rafters sandwich vertically-set plank ridge. Later repairs following storm damage.

Room B - as A. Two slender trusses formed by plank tie-beams. Two vertical struts nailed to tie-beam at lower end, and purlins at top.

LIST OF APPENDICES

- Appendix 1 - Extract from 'An Account of all People in the Parish of West Wycombe, Bucks. 1760.'
- 2 - Extracts from Directories:-
Universal British Directory, 1790. p267.
Pigot's Directory, 1830. pp96-98.
Pigot's Directory, 1842. pp34-35.
- 3 - Buckinghamshire Posse Comitatus, West Wycombe, 1798. Bucks. Record Society.
- 4 - Tithe Map and Award. Bucks. R.O. AR 130/81 and D/D 15/7-9.
- 5 - Extract from 1929 Sale Catalogue of Greater Part of West WYcombe'.
- 6 - Schedule of property belonging to R.S.A. February 1930.
- 7 - Specification of Work, March 1930.
- 8 - Journal of R.S.A. August 1933.
- 9 - Plan of Swan Inn, High Street West Wycombe, from Sale Catalogue, 1934.
- 10 - Photographs 1903-1988, Copies of Photographs in Blue Photo. Albums, Hughenden Manor, Bucks.
- 11 - Plan of Nos 1 and 2, High Street, West Wycombe, by William Wier, c1934.
- 12 - Plan of No. 4, High Street, West Wycombe, by William Wier, c1934.
- 13 - Plan of No. 9, High Street, West Wycombe, by William Wier, c1934.
- 14 - Undated Elevations, Nos 2 and 3, High Street, West Wycombe.
- 15 - Elevations of Swan Inn, High Street, West Wycombe, 1965.
- 16 - Reference Plan for footway widening adjoining No. 3 High Street, West Wycombe, 1969.
- 17 - Plans of Nos 2-9, High Street, West Wycombe, as Existing May 1975, Bagnall and Adamson.
- 18 - Plans of Nos 2-9, High Street, West Wycombe, as Proposed May 1975, Bagnall and Adamson.
- 19 - Elevations, Nos 2,3,4,5 & 5,7,8,9, High Street, West Wycombe. Bagnall & Adamson, 1976.
- 20 - 1767, Plan of West Wycombe Park, Surveyed by Richardson.
- 21 - 1767, Plan of West Wycombe Town.
- 22 - 1st Edition O.S. 1:2,500, 1876.
- 23 - 1912 Edition O.S. 1:2,500.

APPENDIX I.

Extract from 'An Account of all the People in Parish of West Wycombe, Bucks. 1760.'

Willm King a Wife & 4 Children -- 6
 Zachew Trott 3 Children a Sister & Ant. -- 6
 John Philips a Wife & 2 Children -- 4
 Widow Barton 1 Child -- 2
 Widow Clarke & Widow Kendall 1 Child -- 3
 Widow Staples 3 Children -- 4
 Mrs Barrabee & Thomas Barrabee -- 2
 Joseph Springall a Wife & 4 Children -- 6
 John Hughes a Wife & 4 Children -- 6
 Thomas Clarke a Wife & 4 Children -- 6
 Henry Newell a Wife 1 Child -- 3
 Henry Harris a Wife 1 Child -- 3
 Willm Swaines a Wife 1 Grand Child -- 3
 Thomas Cook Junr. a Wife & a Mother -- 3
 Willm Lacey a Wife & 4 Children -- 6
 John Lacey a Wife & 2 Children -- 4
 Joseph Smith a Wife & 2 Children -- 4
 Mathias Ellis a Wife & Sister -- 3
 John Brown a Wife & 4 Children -- 6
 Willm Wade a Wife 1 Child & Ant. -- 4
 Henry Bradshaw 3 Children 1 Servant -- 5
 Jonathan Grove a Wife & 4 Children -- 6
 Willm Baldwin a Wife & 2 Children -- 4
 Widow Kysbell -- 1
 100

Francis Walker a Wife & 3 Children -- 5
 John Tellow a Wife & 2 Children -- 4
 Thomas Tomnis a Wife 1 Child -- 3
 Richard Gadbury a Wife 1 Servant -- 3
 Willm Kysbell a Wife 3 Children 1 Servant 1
 John Genders by a Wife -- 2
 Mrs Jennings & Family -- 6
 Mrs Harris & a Niece -- 2
 James Edsell -- 1
 Thomas Reading a Wife & 2 Children 1 Servant 1
 Officer of Exercise -- 1
 Willm Wade a Wife 3 Children & Tho: Carter -- 6
 Thomas Chalfont a Wife 5 Children a Mother & 1 Brother -- 9
 Willm Chalfont a Wife 3 Children -- 5
 John Stevens a Wife & 2 Children -- 4
 John Ayre a Wife -- 2
 Benjamin Green a Wife 1 Child -- 3
 Willm Cubridge a Wife 1 Child 2 Servants 5
 Thomas Tarras a Wife 1 Child a Mother 1 Ser. 5
 Henry Baldwin a Wife a Niece -- 3
 John Fryer a Wife 6 Children -- 8
 Willm Spindlow a Wife -- 2
 Willm Jenner a Wife 1 Child -- 6
 2 Widow Jenners 3 Children -- 5
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PROBABLE
OCCUPANTS
OF THE
RANGE.

APPENDIX 2.

Extracts from Directories 1790,1830 and 1842.
Contd. on following 4 pages...

H I G H W Y C O M B, Bucks. 267

The Right Hon. the marquis of Lansdown has a handsome seat in the neighbourhood of High Wycomb.

West Wycomb is two miles and an half distant from High Wycomb.—The following are its principal inhabitants :

GENTRY.
Ellis Thomas, Gent.
CLERGY.
Levett Rev. Richard
TRADERS, &c.
Aldridge John, *Taylor*
Anderson John, *Blacksmith*
Barlow Richard, *Farmer*
Bates John, *Victualler, (Black Boy)*
Bavin William, *Chair-maker and Shop-keeper*
Beezley Richard, *Farmer*
Biggs John, *Bricklayer*
Bounds Isaac, *Farmer*
Briginshaw Richard, *Farmer*
Chalk John, sen. *Farmer*
Chalk John, *Farmer*
Chapman Joseph, *Taylor*
Chowns Thomas, *Farmer*
Cock Thomas, *Collar-maker*
Cubbidge William, *Baker & Shopkeeper*
Eyre John, *Farmer*
Fenner James, *Farmer*
Fenner Thomas, *Laceman & Shopkeeper*
Fenners Messrs. *Farmers*
Francis Tho. *Paper-maker and Miller*
Gadbury John, *Shoemaker*

Green Elizabeth, *Victualler*
Harris Henry, *Chair-maker*
Harris Thomas, *Chair-maker*
Harris Thomas, *Shoemaker*
Heath Joseph, *Farmer*
Hester Ralph, sen. *Farmer*
Hester Ralph, jun. *Farmer*
Hobbs Elizabeth, *Shopkeeper*
Jeninges James, *Innkeeper, (George)*
Joynson Sam. *Laceman & Haberdasher*
Maling John, *Blacksmith and Farrier*
Marshall William, *Ironmonger and Shopkeeper*
Martin John, *Farmer*
Meade Abraham, *Wheelwright and Chair-maker*
Philps James, *Farmer*
Plumbridge John, *Bricklayer*
Slater John, *Butcher*
Smith Joseph, *Shoemaker*
Stacey Henry, *Wheelwright*
Stallwood John, *Victualler and Farmer*
Styles James, *Farmer*
Thornbury John, *Shoemaker*
Wooster Messrs. *Farmers*
Wooster Aaron, *Farmer*
Wooster William, *Farmer*

In this parish is a fine seat belonging to Sir John Dashwood King; Bart.

About three miles from West Wycomb is Radnage and parish. It stands east of Stokenchurch.—The principal inhabitants are the following :

CLERGY.
Tonyn Rev. Charles William
TRADERS, &c.
Avery Christopher, *Farmer*
Barney Jeffry, *Farmer*
Bennel Elizabeth, *Farmer*
Bowdrey Thomas, *Farmer*
Florida Peter George, *Victualler*
Grindale John, *Blacksmith*

Harman John, *Farmer*
Hunt John, *Wheeler and Carpenter*
Hunt John, *Shopkeeper*
Hunt John, *Farmer*
Stevens Daniel, *Farmer*
Stone Elizabeth, *Farmer*
Stone John, *Farmer*
Stone Ralph, *Farmer*

Braddenham, is four miles from High Wycomb. This village stands west of Missenden, and is remarkable for a healthy air.—The following is a list of the principal inhabitants :

GENTRY, &c.
Hicks John, Esq. *Justice of the Peace*
CLERGY.
Lloyd Rev. Thomas, *Curate of Brad- denham and West Wycomb*
TRADERS, &c.
Allmon George, *Farmer*
Belfon Francis, *Blacksmith*
Crook William, *Shoemaker*

Hopkins William, *Farmer*
King Edward, *Carpenter*
Lacey John, *Shopkeeper*
Lacey John, *Victualler, (Red Lion)*
Lacey Richard, *Farmer*
Lacey Samuel, *Farmer*
Paiba A. and M. French *Boarding-school for young Ladies*

In the neighbourhood of this town, it is supposed to have been a Roman settlement: in 1724 a tessellated pavement was found in a meadow, and at various times have coins and medals, of Antoninus Pius and Marcus Aurelius, been dug up: and there is no doubt that it was early inhabited by the Saxons; for, in addition to its name 'cheping' or 'chipping,' the Saxon term for market, Langley says that there is a strong double entrenchment in the vicinity of the town, called 'Desborough castle,' where foundations of buildings, &c. have been discovered. The present lessee of the manor is Sir John Dashwood King, Bart. M.P. but his rights do not include the manor of the borough, the corporate body being the lords of that part. This borough appears to have been first incorporated in 1461, but the mayor and aldermen are mentioned in a record of the reign of Edward III. The corporation consists of a mayor, 12 aldermen, a recorder, bailiffs and burgesses; the magistrates are elected by and from the aldermen. High Wycombe has sent members to parliament since the 28th of Edward I; the right of election is vested in the mayor, aldermen, bailiffs and burgesses, the latter being chosen at the discretion of the mayor, aldermen and bailiffs; the number of electors seldom exceeds 200; the mayor is the returning officer: the present representatives are, Sir Thomas Baring, Bart. and Sir John Dashwood King, Bart. The town consists of one large and spacious street, which branches out into several smaller ones. The town-hall, which is situated in the High-street, is a good substantial structure of brick, supported on 34 stone pillars; and was built in 1757, at the expense of John Earl of Shelbourne. In this hall are held the sessions for the town, and other public meetings; there are also courts leet held annually, or oftener, as occasion may require.

Wycombe, from not being dependent upon any single branch of trade, is consequently less fluctuating in prosperity and commerce than many other towns in this county. Its trade embraces the manufactures of lace and paper, the latter indispensable article being produced to a vast extent: in the making of chairs, also, many find employment; the malting business is very considerable; and the valuable Wycombe stream is available to the working many mills, not only for its paper trade, but for the grinding corn in large quantities: its local retail trade is also good; and it receives valuable adventitious aid by the influx of strangers, this town being one of great thoroughfare between the metropolis, Oxford, &c.

The parish church is a handsome structure of stone, erected in the year 1273, and dedicated to All Saints. It consists of a nave, side aisles and chancel. The tower is at the west end, 108 feet in height, and adorned with roses and portcullises: this part of the edifice

POST OFFICE, High-street, George Harman, *Post Master*.—Letters from LONDON and the north of England arrive every night (Sunday excepted) at twelve, and are despatched every morning (Sunday excepted) at three.—Letters from WORCESTER, BIRMINGHAM, OXFORD, BATH, BRISTOL, and all the west of England, arrive every morning at 3, and are despatched every night at 12.—The box closes at 9 at night

NOBILITY, GENTRY & CLERGY
 King Rev. Isaac, West Wycombe
 King Rev. Isaac, jun. West Wycombe
 Kingston the Misses, Temple end
 Lodge Mrs. Elizabeth, High st
 Milner Miss Sophia, High st
 Monk Mrs. Martha, High st
 Norris John, esq. Hugheuden
 Parker William, gent. High st
 Pegus Rev. Frederick, Oxford st
 Slater Mrs. Ann, West Wycombe
 Stevens Mrs. Elizabeth, High st
 Sutton James, gent. High st
 Tatem James George, esq. High st
 Terry Mrs. Ann, High st
 Treacher Mrs. Lydia, Canal
 Veary Mrs. Elizabeth, Oxford st
 Vincent Rev. Frederick, Hugheuden
 Wardall Henry, gent. Bedford row
 Westwood Thomas, esq. High st
 White Mrs. Mary, Rye cottage
 Wilkinson John, gent. High st
 Williams Rev. John C. Church lane
 Williams Wm. Henry, gent. High st
 Winslow Cassandra & Ann, Temple pl
 Winter William, gent. High st

was built in 1529; but its pinnacles and other ornaments were added by the Earl of Shelbourne, about 1755. The church contains some interesting monuments, amongst which are, one to the memory of Henry Petty, Earl of Shelbourne, with his effigy and several other figures; another, to the memory of Sophia Countess of Shelbourne, is a very beautiful one, executed by Carlini: it represents a female figure reclining on an urn, with two children. The living of this parish is a vicarage, in the gift of the Marquis of Lausdowne; the present incumbent is the Rev. James Price, and his curate is the Rev. J. C. Williams. The other places of worship are, a chapel each belonging to the Calvinists, independent and Wesleyan methodists, and baptists, with a neat meeting-house for the society of friends. The children of the poor have the advantage of a free-school for their instruction, upon the Lancasterian plan; and there is a good grammar-school, endowed by a Mr. Bowden, by bequest in 1790, who also provided a weekly allowance for eight poor widows. The principal seat in this vicinity is Wycombe Abbey, the residence of Lord Carrington: the house has been almost wholly rebuilt by the present noble proprietor, in a Gothic style, from the designs of Sir Jeffrey Wyattville (then Mr. Wyatt). The park, containing about 200 acres, is diversified with bold hills and eminences, covered with wood; and the small river which runs through the parish, waters the pleasure-grounds of this beautiful seat. The market, which is a very considerable one for corn, is held on Friday: there is only one fair, which is for pleasure and the hiring agricultural servants; it is holden the last Monday and Tuesday before the feast of Saint Michael. By the parliamentary returns for 1821, the borough of High Wycombe contained 2,864 inhabitants; and the number resident without the borough was 2,735: total in the borough and parish, 5,599.

WEST WYCOMBE, a village and parish in the same hundred as High Wycombe, is about two miles from that town, situated under a steep eminence partly covered with wood, whence the mausoleum and small tower of its beautiful church seem to emerge. The church contains some interesting monuments, as does also the mausoleum; those particularly claiming admiration in the last mentioned edifice, are, a beautiful marble altar monument under a canopy supported by four stone pillars, erected to the memory of Sarah Baroness Le' Despenser, who died 19th January, 1769; another recording the death of the husband of the above lady, in beautiful marble: besides others belonging to the members of the Dashwood family. West Wycombe house, the residence of George Dashwood, Esq. in this parish, is a very fine seat. West Wycombe parish contained, in 1821, 1,545 inhabitants.

AYRES JOS. (gent's brdg.) Oxford st
 Colman Elizabeth, High st
GRAMMAR SCHOOL, High st—William Sproston, master
LANCASTERIAN (girls') High st—Martha Wootton, mistress
 Line Harriet, (day & boardg.) Canal
 Nash Sarah and Elizabeth, (day & boarding) High st
 Syred Elizabeth, Canal

ATTORNEYS.
 Nash & Rumsey, Crendon lane
 Nash John, High st
 Nash Saunders, High st
 Parker John, Crown lane

AUCTIONEERS & APPRAISRS.
 Giles Wm. (& estate agent) High st
 Skull Charles, Temple place
 White Archibald, (and estate agent and conveyancer) Church lane

BAKERS.
 Ball Wm. (& confectioner) High st
 Bearcroft Wm. Hows, West Wycombe
 Beck Edward, White Hart st
 Birch Nathaniel, Paul's row
 Bird James, Paul's row
 Dobson Frances, West Wycombe
 Ford Joseph High st

CHAIR MAKERS.
 Bridgewater William, Church lane
 Bridgewater Wm. jun. Downley
 Cannon Charles, London end
 Clark Thomas, Queen's square
 Harding Joseph, West Wycombe
 Harris & Catton, West Wycombe
 Harris Henry, West Wycombe
 Harris Thomas, West Wycombe
 Hobson Joseph, West Wycombe
 Howland Russen, New land
 Nash John, Downley
 Sammonds Samuel, St. John's lane
 Sewell William, West Wycombe
 Skull Chas. (& japanner) Temple pl
 Treacher James, West Wycombe
 Treacher John, High st
 Treacher Samuel, Temple place
 Treacher Thomas, High st
 White John, Paul's row
 Widginton Thomas, St. Mary's st
 Worcester James, Bradenham

COACH & HARNESS MAKERS.
 King Saml & Son, Three Tun yard
 Lane Ann, High st

COAL DEALERS.
 Moody James, White Hart st
 Page Martha, White Hart st
 Prestage John, jun. Church square

COOPERS.
 Godfrey John, Paul's row
 Piper John, High st

CORN DEALERS.
 Page Martha, (& seed) White Hart st
 Paine William, White Hart st
 Winslow Thomas, Paul's row

CURRIERS AND LEATHER CUTTERS.
 Butcher Charles, Queen's square
 Turner Abraham, St. John's lane

FELLMONGERS.
 Line William, London st
 Neal William, Bull lane
 Wilkins Samuel, Temple end

FIRE, &c. OFFICE AGENTS.
BERKS, GLOUCESTERSHIRE AND PROVINCIAL, Jno. White, dr Canal
BRITISH, Henry Crook, High st
CLERICAL, MEDICAL and GENERAL (life) Wm. Thos. Butler, Church sq
COUNTY. Jos. Burrough, Paul's row
EAGLE, Richd. Nash, Church square
GUARDIAN. W. Croxford, Queen's sq
HERTS, CAMBRIDGESHIRE, AND GENERAL COUNTRY (fire) Wm. Green, Queen's square

PELICAN & PHENIX, Rbt. Robinson, High st [Wm. Giles, High st
PROTECTOR, Rd. Nash, Church sq. &
SUFFOLK and GENERAL COUNTRY, William Stevens, Paul's row
SUN, John Hill, High st
WESTMINSTER. Hen. Crook, High st

FURNITURE BROKERS.
 Ford Joseph, High st
 Skull Charles, Temple place
 Tucker Joshua, White Hart st

FURRIERS.
 Heninghem Richard, Oxford end
 Miller Thomas, Canal

GARDENERS & SEEDSMEN.
 Allen Wm. (& nurseryman) London end
 Eedes Robert, New land
 Moxam William, Bull lane
 Syred Thomas, Canal

GROCCERS & TEA DEALERS.
 (See also Shopkeepers, &c.)
 Allnut Thomas, Temple place
 Daubney Wm. Queen's square
 Green William, Paul's row
 Hearn and Veary, High st
 Hunt Joseph, White Hart st

BANKERS.
 Wheeler Robert, (branch of Reading bank) High st—(draws on Willis & Co. London
SAVINGS' BANK, Church square—William Thomas Butler, secretary

BASKET MAKERS.
 Youens James, Oxford st
 Youens Robert, Oxford st
 Youens William, Paul's row

BLACKSMITHS.
 Ball Henry, Tuns yard
 Grimsdell William, Paul's row
 Mellett James, New land
 Tilbury William, Crown lane
 Treacher Samuel, Three Tun yard
 Veary Samuel, Oxford st
 Veary William, West Wycombe
 White Thos. (& farrier) Church sq

BOOKSELLERS & STATIONERS.
 Marked thus * are also Printers.
 *Burnham Jn. W. (& binder) High st
 *Butler Wm. Thos. Church square
 Pontyfix Richard, (and teacher of music) High st
 *Pugh John, Temple place

BOOT AND SHOE MAKERS.
 Anger Matthew, West Wycombe
 Brickwell Joseph, Paul's row
 Clarke John, Canal
 Day James, Paul's row
 Day Joseph, Temple place
 Dean Joshua, High st
 Harman Joseph, Canal
 Harman Philip, Oxford st
 Harman Richard, Oxford st
 Hawes Richard, Oxford st
 Holland Jno. & Son, Queen's square
 Howell Mary, White Hart st
 Shorey Thomas, White Hart st
 Thomas James, Paul's row
 Thornbury Joseph, Bull lane
 Wiggins William, Oxford st

BRAZIERS AND TINMEN.
 Hulls Isaac, Market place
 Hulls John, Paul's row
 Hulls Joseph, Paul's row

BREWERS.
 Huntley William, Canal
 Wheeler Robert, High st

BRICKLAYRS & PLASTERERS
 Biggs William, High st
 Church John, Paul's row
 Ford Thomas, West Wycombe
 Havergal William, Church lane
 Williams James, Canal

BUTCHERS.
 Barton Charles, High st
 Barton Richard, High st
 Hailey Richard, Paul's row
 Hobbs Samuel, High st
 Jones John, New land
 Lipscomb Josiah, Paul's row
 Morecraft Thomas, Paul's row
 Poulter David, Temple place
 Slater John, West Wycombe
 Veary Richard, Oxford st
 Watson William, New land
 West Joshua, Paul's row

CABINET MAKERS AND UPHOLSTERERS.
 Giles Wm. (& undertaker) High st
 Gomine Dinah, High st
 Skull Charles, Temple place

Jaques John (and tallow chandler) near Canal
 Marshall William, Canal
 Kixon Thomas, Temple place
 Robinson Robert, High st
 Ross James (tea only) High st
 Stevens William, Paul's row
 Stevens Francis, Market place
 Veary Thomas (& tallow chandler) Temple place [Canal
 White John (East India house)

HATTERS.
 Elmes James, Paul's row
 Jeffreys David, Queen's square

INNERS.
 Crown (commercial and posting) Robert Prince, High st
 Falcon, Henry Grimsdale, High st
 Lion Hotel (family and posting) Richard Westbrook, High st
 Three Tuns (and excise office) Richd. Taplin, High st [Hart st
 White Hart, Ann Casbrook, White

IRONMONGERS.
 Badoek Charles, White Hart st
 Baly William (bar iron warehouse) White Hart st
 Hulls Isaac, Market place.
 Hulls John, Paul's row
 Morton George, Queen's square
 Young Wm. & John, White Hart st

JOINERS AND BUILDERS.
 Chadley Robert, Canal
 Crook Henry, High st
 Finch Richd. Barrabee, Oxford st
 Giles William, High st
 Ivery John, Oxford st
 Jones William, Crendon lane
 Steers William, Canal
 Tucker Joshua, White Hart st

LACE DEALERS.
 Burrough Joseph, Paul's row
 Davis John, White Hart st
 Gibbs John, London end
 Hearn and Veary, High st
 Hughes William, West Wycombe
 Lovegrove Henry, Bedford row
 Piper Israel, Crendon lane
 Thompson Henry, St. Mary's st

LINEN & WOOLEN DRAPRS.
 Marked thus * are also Silk Mercers.
 Burrough Joseph, Paul's row
 *Croxford William, Queen's square
 Furness James, Paul's row
 *Hearn and Veary, High st
 Hughes Robert, Queen's square
 *Nash Richard, Church square
 *Parker George Lloyd, High st
 Stauley Richard, Queen's square

MALTSTERS.
 Hester Hannah, West Wycombe
 Huntley William, Canal
 Moody James, White Hart st
 Page Martha, White Hart st
 Young Wm. & John, White Hart st

MILLERS AND MEALMEN
 Ball Mary, Loudwater
 Clark John, Basset Bury
 Edmonds & Lucas, High st
 Edmonds Joseph, Basset Bury
 Edmonds Thomas, Oxford st
 Fryer Michael, West Wycombe
 Lane Alfred, near Canal
 Paine William, White Hart st
 Prestage John, jun. Church square
 Quarterman Jas. (mealman) Oxfrd st
 Thurlow James, St. Mary's st
 Winslow Ths. (mealman) Paul's rw

MILLINERS & DRESS MAKRS.
 Allen Ann, Oxford st
 Dulley Mary, High st
 Hamilton Mary Ann, Oxford st
 Heading Elizabeth, Bedford-row
 Lacey Sophia, West Wycombe
 Newman Eleanor, High st
 Saunders Sarah, Canal

MILLINERS, &c.—Continued.
Stallwood Ann, Queen's square
Tomlyn Jane, jun. St. Mary's st
Wootton Miss, near Canal

MILLWRIGHTS.
Coltman William, High st
Moreton John, Marsh

PAINTERS, PLUMBERS AND GLAZIERS.
Boot John, Oxford st
Clark William, High st
Cooper Henry, High st
Lacey Samuel, Temple place
Skull Chas. (painter) Temple place

PAPER MANUFACTURERS.
Alluett Zachariah, Basset Bury
Davis & Crutch, Loudwater
Edmonds Thomas, London end
Fryer Michael, West Wycombe
Fryer William, Upper Marsh
Hay John, Marsh
Lane Alfred, near Canal
Lane Joseph, Ash Mill

PARCHMENT MAKERS.
Neal William, Bull lane
Wilkins Samuel, Temple end

PERFUMERS AND HAIR DRESSERS.
Custard Thomas, High st
Houghton Charles, White Hart st
Westfield James, Paul's row

SADDLERS AND HARNESS MAKERS.
Cock John, West Wycombe
Gouge George, Oxford st
Griffiths John, Queen's square
Mitchell John, White Hart st
Wootton Abraham, Paul's row

SHOPKEEPERS & DEALERS IN SUNDRIES.
Bearcroft Wm. Hows, W. Wycombe
Beck Edward, White Hart st
Dobson Frances, West Wycombe
Forrester Jonathan, Queen's square
Grove John, High street
Mead Thomas, West Wycombe
Mills John, Nowrefield row
Tibbels John, Oxford st
Tomlyn Jane, sen. St. Mary's st
Wooster Mary, Oxford st
Wright Thomas, High st

STRAW HAT MAKERS.
Bird James, Paul's row
Dulley Mary, High st
Gilbert Elizb. & Sarah, Temple place
Maynard Sophia, Market place
Quer Mary Ann, High st
Wright Sarah, Oxford st

SURGEONS.
Coulson Robert, West Wycombe
Denny William, High st
Gower Samuel, Paul's row
Rose William, High st
Slater Richd. Barry, M. D. High st

SURVEYORS.
Brown George (roads) High st
Hussey Wm. (land) Hughendon

TAILORS.
Marked thus * are also Drapers.
Acome John, Church yard
*Ball and Belson, Church square
*Barney Henry, Bull lane
*Burrough Joseph, Paul's row
Fry Thomas, Market place
Hughes John, White Hart st
*Hughes William, West Wycombe
Lewis John, Queen's square
Lutman Giles, Queen's square
Stallwood John, Queen's square
White James, Temple end
Wiugrove John, West Wycombe

TAVERNS & PUBLIC HOUSES.
Anchor, William Fenner, Crown lane
Angel, John Thompson, Paul's row
Angel, James Youens, Oxford st

Antelope, Mary Phipps, Church square
Bell, Mary Hart, Canal
Bird in Hand, William Griffin, Oxford st
Black Boy, John Brown, Market place
Black Boy and Unicorn, Peter Scotland, West Wycombe
Bull, Robert Rixon, Bull lane
Coach & Horses, Thos. Baynes, High st
Compasses, John Moxon, High st
Cow & Hare, William Cooper, High st
Cross Keys, James Lockett, High st
George, John Broome, West Wycombe
Goat, James Guyatt, High st
Half Moon, William Russell, Oxford st
Lion in the Wood, Thos. Clark, Queen's sq
Queen's Head, Samuel Balls, Queen's sq
Red Lion, Isabella Graveny, St. Mary's st
Seven Stars, Thomas Buggins, High st
Ship, Mary Jones, Oxford st
Swan, Ann Heading, West Wycombe
Wheat Sheaf, William Swinden, High st
Wheel, William Climpson, New land
White Swan, William Bond, Paul's row
Woolpack, Oliver Lockey, Temple place

TOY DEALERS.
Hargrave George, Paul's row
Howland Solomon, Paul's row

WATCH AND CLOCK MAKERS.
Ball William, White Hart st
Bernascone Innocent (& optician) Temple place

WHEELWRIGHTS.
Cox John, New land
Grove John, High st
Hunt Joseph, Oxford st
Morris James, West Wycombe
Treacher James, West Wycombe

WHITESMITHS, LOCKSMITHS AND BELL HANGERS.
Grimsdell William, Pauls' row
Shepard James, Crown lane
Shepard James, jun. Crown lane

WINE & SPIRIT MERCHANTS.
Edmonds George, High st
Lockey Oliver, Temple place
Prince Robert, High st

Miscellaneous.
Badcock Chas. patten maker & dealer in old metal & horse hair, White Hart st
Carter John, tanner, Temple end
Charter Robert, glover, White Hart st
Cheese William, fishmonger, Paul's row
Curtis Henry, parish clerk, West Wycombe
Fontana Charles, jeweller, &c. Oxford st
Hargrave Geo. umbrella makr, Paul's row
Harman John, poulteler, High st
Heningham Thos. wool dealer, New land
Neal William, stone mason, Oxford st
Spencer William, parish clerk, Paul's row
TOWN GAOL, High st—George Lloyd Parker, distributor
Steers Alfred, portrait painter, Canal
Swinden Wm. china, glass, &c. dr. High st
Tollet —, fishmonger, Paul's row
TOWN GAOL, New land—Robert Eedes, governor [sacking dr, High st
Young John, rope and twine spinner and

COACHES.
To LONDON, the Royal Mail (from Worcester) calls at the Lion Hotel, every morning at three, the Telegraph, every morning at half-past three, and the Aurora, every afternoon at three—the Champion (from Hereford) calls at the same Hotel, every morning at two—the Blenheim (from Woodstock) every day at twelve—the Regulator (from Gloucester) every afternoon at three—and the Retaliator (from Cheltenham) every afternoon at four—a Coach, from the Three Tuns, every morning (Sunday excepted) at half-past seven, and another at nine—the Accommodation Safety (from Thame) calls at the same Inn every Tuesday and Thursday morning at ten, and every Monday and Saturday morning at eight—and the Thame, every Monday, Wednesday, and Friday morning at ten—the Oxonian (from Holyhead) calls at the Crown Inn, every afternoon at half-past four—and a

Coach, from the Falcon Inn, every afternoon at two; all go thro' Beaconsfield and Uxbridge.

To CHELTENHAM, the Retaliator (from London) calls at the Lion Hotel, every morning at eleven; goes thro' Oxford.
To GLOUCESTER, the Regulator (from London) calls at the Lion Hotel, every morning at half-past nine; goes through Oxford and Cheltenham.

To HEREFORD, the Champion (from London) calls at the Lion Hotel, every afternoon at half-past five; goes thro' Oxford, Cheltenham, and Gloucester.

To HOLYHEAD, the Oxonian (from London) calls at the Crown Inn, every morning at ten; goes through Oxford, Birmingham, Wolverhampton, Shrewsbury, and Oswestry.

To READING, the Industry, from Three Tuns Inn, every Tuesday, Thursday, & Sat. morning at half-past seven; goes thro' Marlow and Henley.

To THAME, the Accommodation Safety (from London) calls at the Three Tuns Inn, every Monday, Wednesday, Friday, & Saturday afternoon at half-past five; goes through Risborough—and the Thame (from London) every Tuesday, Thursday, & Saturday at twelve, goes through Stokenchurch.

To WOODSTOCK, the Blenheim (from London) calls at the Lion Hotel, every afternoon at a quarter before one; goes through Oxford.

To WORCESTER, the Royal Mail (from London) calls at the Lion Hotel, every night at twelve—the Telegraph, every night at eight—and the Aurora, every morning at half-past ten; all go through Oxford and Chipping Norton.

CARRIERS.

To LONDON, John Jolly and Richard Parker, from the Cross Keys, every afternoon—James Parker, every Wednesday and Sunday morning—Charles and John Ward and Levi Hammon, every Wednesday and Friday afternoon—Richard Dawes, William Power, Thomas Johnson, Phillip Cambrey, William Budd, Robert Howland, and William Stevens, from the same place, every Thursday—Thomas Fryer, from his house, every Tuesday morning—Charles Busby, from his house, every Monday and Thursday—and William Dancer, from his warehouse, every Monday, Tuesday, Thursday, & Fri.; all go thro' Beaconsfield and Uxbridge.

To AYLESBURY and RISBOROUGH, Thos. Fryer, from his house, every Saturday morning—and Luke Nash, twice a week.

To BATH & BRISTOL, William Ladd, from the Cross Keys, every Wednesday, Friday, and Sunday.

To BICESTER, James Parker, from the Cross Keys, every Tuesday & Friday.
To BIRMINGHAM, John Jolly, from the Cross Keys, every Sunday, Wednesday, and Friday.

To CHELTENHAM, Richard Dawes, from the Cross Keys, every Sunday, Tuesday, and Friday morning.
To CHINNOR & RISBOROUGH, Wm. Stevens, from the Cross Keys, every Saturday.

To CHIPPING NORTON, Charles and John Ward, from the Cross Keys, every Monday, Thursday, & Saturday afternoon—and William Power, every Sunday morning.
To MARLOW, Chas. Busby, from his house, every Wednesday and Saturday night.

To MARLOW, HENLEY, &c. — Hall, from Falcon, every Tuesday & Friday afternoon.
To RISBOROUGH, William Dampson, from the Bull, every Monday & Friday afternoon—and Levi Hammon, from the Cross Keys, every Monday & Thursday.

To STOURBRIDGE, John Jolly, from the Cross Keys, every Thursday morning.
To THAME & RISBOROUGH, Robert Howland, from the Cross Keys, every Monday, Wednesday, and Friday.

To WITNEY, Richard Parker, from the Cross Keys, every morning.
To WOODSTOCK, Phillip Cambrey, from the Cross Keys, every Wednesday & Sunday.
To WORCESTER, Thos. Johnson, from the Cross Keys, every Sunday, Wednesday & Friday—and John Jolly, from the same place, every Tuesday, Thursday & Saturday morning.

BOOT, &c. MAKERS—Continued.
Coleman George, Crendon lane
Day James, Crown lane
Day Joseph, Oxford road
Deau Ezra, High st
Green William, West Wycombe
Harman Joseph, Canal
Harman Richard, Oxford st
Hawes Richard, Oxford road
Hill Henry, Paul's row
Hobbs James, St. Mary st
Holland John, Paul's row
Howell Mary, White Hart st
Russell James, Marsh
Smith William, West Wycombe
Standage William, Crendon lane
Thomas James, Marsh
Thornbury Joseph, Bull lane
Withers William, Queen's square

BRAZIERS AND TINMEN.
Hulls Joseph, Paul's row
Hulls Mary, High st
Lanham Joseph, Paul's row
Mead Job, White Hart st

BREWERS.
Lucas Richard, High st
Wheeler Robert & Sons, High st

BRICKLAYERS & PLASTERERS
Biggs James, Easton st
Burnham William, Paul's row
Ford Thomas, West Wycombe
Williams James, Canal

BUTCHERS.
Ball Samuel, Paul's row
Barton Elizabeth, Easton st
Evans Charles, Marsh
Hailey John, Marsh
Hill Henry, West Wycombe
Hobbs Samuel, High st
Hudson James, Paul's row
Humphrey William, Easton st
Jones John, New land
Lipscomb Josiah, Paul's row
Marshall William, Canal
Morecraft George, Paul's row
Poulter David, Oxford road
Smith George (pork) White Hart st
Watson William, New land

CABINET MAKERS AND UPHOLSTERERS.
Bowler Joseph, Oxford road
Giles George (& undertaker) High st
Skull Charles, Temple place
Weller John, Oxford road

CHAIR MAKERS.
Abrams Henry, Easton st
Barlow Edmund, West Wycombe
Bowler Charles, West Wycombe
Bridgewater William, jun: Downley
Cannon Charles, London end
Carr Joseph, New land
Clark Thomas, Queen's square
Couchman Wm. Head, White Hart st
Harris Caleb, West Wycombe
Harris Henry, West Wycombe
Harris Thomas, West Wycombe
May Thomas, West Wycombe
Mead Thomas, West Wycombe
Mealing Thomas, New land
Skull Edwin (& japanner) Temple pl
Smith Joseph, West Wycombe
Stallwood Richard, Nowre field
Treachor Samuel, jun. Oxford road
Treachor Thomas, High st
Widgington Samuel, St. Mary st
Worcester James, Bradenham

CHINA, GLASS, &c. DEALERS.
Dixey Charles, White Hart st
Rafferty William, High st
Tanner William Henry, Paul's row

CHYMISTS AND DRUGGISTS.
Blunter Wm. Thos. & Son, Church sq
Hill John Deau, High st
Steevens William, Paul's row
Tuck Buckmaster Jos. White Hart st

CLOTHES DEALERS.
Avery James, Canal
Clarke William, High st
Martin Thomas, Canal
Tacey William George, Church sq
Winn Jasper, Oxford road

COAL DEALERS.
Child William (& wood) Easton st
Dixey Chas. (& coke) White Hart st
Paine William & Henry, White Hart st
West Joshua (& wood) St. Mary st
Widgington Samuel, St. Mary st
Young John, White Hart st

CORN DEALERS.
Edmonds James (& mealman) Canal
Hutt Joseph, Easton st
Mullet Joseph, St. Mary st
Page Mary (& seed) Paul's row
Simmonds Joshua, High st
White Joseph, Bedford row

CURRIERS AND LEATHER CUTTERS.
Butcher Charles, Queen's square
Turner Abraham, Oxford road

DRAPERS & TEA DEALERS—TRAVELLING.
(See also *Linen Drapers.*)
Little John, Canal
Lottimer Andrew, Easton st
Ross & M'Kendrick, Easton st
Shaw William, Bedford row

FELLMONGERS.
Heningham Edmund (and wool-stapler) Canal
Line William, Wycombe Marsh

FIRE, &c. OFFICE AGENTS.
ALLIANCE, Joseph Buckmaster Tuck, White Hart street
ATLAS (fire) Ebenezer King, High st
BRITISH, Henry Crook, Easton st
CLERICAL, MEDICAL AND GENERAL (life) William Thomas Butler & Son, Church square
COUNTY (fire) & PROVIDENT (life) John Harman, Easton st
EUROPEAN (life and endowment) John Clarke, Canal
GLOBE, John Nash, Easton st
LONDON GUARDIAN, Saunders Nash, Easton st

PHENIX, George Giles, High st; and Thomas Essex, High st

ROYAL EXCHANGE (fire) Percival Wright, Canal

SUFFOLK AND GENERAL COUNTY, William Steevens, Paul's row

SUN, David Jeffreys, Queen's square

WESTMINSTER, Henry Crook, Easton street

FURNITURE BROKERS.
Badcock Charles, White Hart st
Davis John, Paul's row
Skull Charles, Oxford road
Ward Josiah, White Hart st
Weller John, Oxford road
Westfield James, Paul's row

FURRIERS.
Boot Hosea, High st
Miller Thomas, Canal
Phillips Thomas, New land
Steevens William, Paul's row

GARDENERS & SEEDSMEN.
Allen Wm. (& nursery) London end
Eedes Robert, New land
Harding William, Easton st
Langstone Thomas, Paul's row
Moxam William, Bull lane

GROGERS & TEA DEALERS.
Marked thus * are also Provision Dealers.
(See also *Shopkeepers, &c.*)
Allnutt Thomas, Canal
Avery James (tea) Canal
Bird Joseph, Church square
Collins Richard, Queen's square

Cuning & Stoneman, Canal
***Essex & Robinson (and oil and colourmen) High st**
Goodchild William, West Wycombe
Hearn & Veary, High st
Hughes Robert, Queen's square
Hunt Joseph, White Hart st
Lacey James, Easton st
Miller John Plank (& druggist) Marsh
Steevens William, Paul's row
*Stevens Mary, High st
*Wright Percival (and tallow chandler) Canal (Paul's row)
Yatman John (and coffee roaster) **HORSES, FLIES AND GIGS—OWNERS OF, FOR HIRE.**
Baynes Thomas, Easton st
Davis John, Paul's row
Gomme James, Bull lane
Taplin Richard, High st
Westbrook Richard, High st
Wright Edwin, Easton st

INNS.
(See also *Taverns & Public Houses.*)
Falcon (commercial & excise office) Richard Taplin, High st
Lion Hotel (family and posting) Richard Westbrook, High st
White Hart, Ann Casbrook, White Hart street

IRONMONGERS.
Grimsdell William, Paul's row
Hughes John, Queen's square
Hulls Mary, Market place

JOINERS AND BUILDERS.
Anstiss William, Marsh
Bowler Joseph, Oxford road
Crook Henry, Easton st
Crook John, Easton st
Finch Richard Barrabee, Oxford st
Giles George, High st
Jones William, Paul's row
Nash Thomas, Loudwater
Parslow William, Marsh
Steers William, Canal
Ward Josiah, White Hart st

LACE DEALERS.
Davis John, Queen's square
Hearn & Veary (and manufacturers), Easton street
Long George, Loudwater
Nash Richard, Easton st
Thompson Henry, Oxford road

LINEN & WOOLLEN DRAPERS AND SILK MERCERS.
(See also *Drapers, &c.—Travelling.*)
Avery James, Paul's row
Cuning & Stoneman, Canal
Hearn & Veary, Easton st
Horner William, Queen's square
Parker George Lloyd, High st
Soundy Eliza Maria, Paul's row
Weston & Co. Queen's square
Wethered Edwin, Queen's square

MALTSTERS.
Lucas Richard, High st
Paine Wm. & Henry, White Hart st
Wheeler Robert & Sons, High st
Young John, White Hart st

MILLERS AND MEALMEN.
Ball John, Loudwater
Clark John, Basset Bury
Edmonds James, Basset Bury
Edmonds Joseph, Wycombe Marsh
Edmonds Thomas, Easton st
Edmonds Thomas, Oxford st
Fryer Michael, West Wycombe
Marshall Joseph (and seedsman) West Wycombe
Pearce Job, TEMPLE MILL
Quarterman James, Oxford st
Quarterman Thomas, Easton st
Rawlinson John, LORD'S MILL
Thorlow James, BRIDGE MILL

MILLINERS & DRESS MAKERS.
Ball Mary Ann, High st (road)
Bricknell Sarah & Caroline, Oxford
Cooper Esther, Crendon lane
Fastnedge Sarah, Oxford road
Gibbs Sarah, Bedford row
Hawkins Charlotte, White Hart st
Lacey Jane, Easton st
Newman Eleanor & Mary, High st
Payne Mary, Easton st
Pither Francis, White Hart st
Stallwood Ann, Paul's row
Tomlyn Jane, St. Mary st
Tomlyn Jane, jun. St. Mary st
Ward Mary, White Hart st
Whichello & Ball, Oxford road

PAINTERS, PLUMBERS AND GLAZIERS.
Allen Richard (painter) Oxford road
Cooper Henry, Easton st
Lacey Henry, Oxford road
Moreton Henry, Easton st

PAPER MANUFACTURERS.
Edmonds Thomas, London end
Fryer Michael, West Wycombe
Fryer William, Upper Marsh
Gaviller Augustine, Loudwater
Lane Alfred, High st
Lane & Edmonds, Marsh
Lane Joseph & John, Ash MILL
Morley & Saunders, Marsh
Plastow Richard, Loudwater
Spicer John Henry, Marsh

PARCENMENT MAKERS.
Heningham Edmund, Canal
Lyddon Herbert, Canal
Neal William, Temple lane

PERFUMERS AND HAIR DRESSERS.
Briginsbaw Richard (& tobacconist) Paul's row
Church George, White Hart st
Houghton Charles, White Hart st
Priest Thomas, Paul's row

SADDLERS AND HARNESS MAKERS.
Cock John, West Wycombe
Gouge George, Oxford road
Griffiths John, Queen's square
Mitchell John, White Hart st
Wootton Abraham, Paul's row

SHOPKEEPERS & DEALERS IN GROCERIES & SUNDRIES.
Avery Christopher, Oxford road
Barton Abraham, Marsh
Barton Samuel, Marsh
Gillin William, Oxford road
Goodchild John, New land
Green William, Crendon lane
Grove Sarah, High st (land)
Harnam John (and poulterer) New
Harris Thomas, West Wycombe
Heningham Elizabeth, New land
Hobbs James, St. Mary st
Leppington William, Loudwater
Long George, Loudwater
Marshall William, Canal
Mend Thomas, West Wycombe
Mills John, Nowrefield row
Morris James, Marsh
Page Caroline, High st
Paine William & Henry, White Hart st
Pierce Stephen, Canal
Rippington William, Loudwater
Scott William, Marsh
Skull Ellen, Oxford road
Smith Joseph, West Wycombe
Spring William, Paul's row
Thompson Henry, Oxford road
Watson William, New land
Wright Edwin, Easton st

STRAW HAT MAKERS.
Atkins Ann, London road
Gilbert Margaret, Oxford road
Horn Harriet, Easton st
Lane Eleanor, New land
Markham Sally, New land
Talmage Eliza Ann, Oxford road
Warrell Eliza, Paul's row

SURGEONS.
Hayden William Henry, Easton st
Jackson William, High st
Rose William & Son, High st
Slater Richard Barry, M.D. Easton st
Turner John, High st

SURVEYORS—LAND, &c.
Cooper Henry (of taxes) Crown lane
Crook Henry, Easton st
Hussey William, Hughendon
Robinson Thos. (road) London road

TAILORS.
Marked thus * are also Drapers.
*Ball Seymour Pile, Church square
*Hughes William, West Wycombe
Lovegrove William, St. Mary st
Luttman Giles, Queen's square
Oakley Alfred, White Hart st
Oliver Benjamin, Queen's square
*Packer James, Easton st
Stallwood John, Queen's square
Tucker Edward, High st
Turner Samuel, New land
Wingrove John, West Wycombe

TAVERNS & PUBLIC HOUSES.
Anchor, William Fenner, St. Mary st
Angel, John Ashal, Oxford st
Angel, Patty Thompson, Paul's row
Antelope, Thomas Scott, Church square
Bell, Herbert Lyddon, Canal
Bird-in-Hand, Wm. Griffin, Nowre field
Black Boy, William Berry, Paul's row
Black Boy, Stephn. Taplin, West Wycombe
Bull, James Gomme, Bull lane
Catherine Wheel, Saml. Turner, New land
Coach & Horses, Richard Higgs, Easton st
Compasses, Thomas Harris, Easton st
Cow & Hare, James Biggs, Easton st
Cross Keys, Edward Tucker, High st
Crown, Thomas Brickwell, Crown lane
Crown, Joseph Collins, Loudwater
Fleece, Caleb Heningham, New land
George & Dragon, Chs. Bowler, West Wycmb
Goat, William Child, Easton st
Greyhound, Thomas Baynes, Easton st
Half Moon, Kezia Russell, Oxford st
Hare & Hounds, Richard Pitkin, Canal
King of Prussia, James Thomas, Marsh
King's Head, Thomas Miller, Oxford road
Lion in the Wood, Thos. Clark, Queen's sq
New Inn, John Hailey, Marsh
Pheasant, Edmund Atkins, London road
Queen's Head, Saml. Ball, Queen's square
Red Lion, Thomas Anstiss, Marsh
Red Lion, Joseph Cheese, St. Mary st
Seven Stars, Thomas Buggins, High st
Ship, Mary Jones, Oxford st
Swan, William Abbott, Paul's row
Swan, Emanuel Webb, Marsh
Swan, William West, West Wycombe
Three Horse Shoes, Thomas Wheeler, Blackwell heath
Three Tuns, Sarah M. Philby, High st
Wheat Sheaf, George Swinden, High st
White Black Bird, George Cole, Loudwater
White Horse, Edw. Burnham, Crendon lane
Woolpack, Thomas Dudney, Oxford road

Retailers of Beer.
Andrews William, Temple end
Asbald John, Oxford road
Ball Henry, High st
Barton Richard, Nowre field
Boot Hoses, Easton st
Brackley Jonathan, St. Mary st
Brown James, London road
Carr Joseph, New land
Church John, New land
Endall Richard, Paul's row
Goodchild John, New land
Hawes Richard, Oxford road
Hodson Charles, West Wycombe
Joel John, Oxford road
Jones John, New land
Langstone Thomas, Paul's row
Long William, Marsh

Mac Dermot James, St. Mary st
Marshall Thomas, Oxford road
Mayer James, Easton st
Mellott James, New land
Mills Thomas, St. Mary st
Nixon Samuel, New land
Phillips Thomas, New land
Pym Daniel, Loudwater
Scott William, Marsh
Smith Sarah, Nowre field
Stallwood Richard, Nowre field
Tapping Richard, Nowrefield row
Wayman William, Loudwater
Wingrove John, West Wycombe
Wooster Charles, Canal
Wooster John, Canal

TOY DEALERS.
Drewett Benjamin, White Hart st
Fontana Charles, Paul's row
Howland Solomon, Paul's row

WATCH AND CLOCK MAKERS.
Fehrenbach Joseph (clock) Easton st
Fontana Charles, Paul's row
Johnson William, White Hart st
Strange Charles, Queen's square
Venables Charles, Oxford road

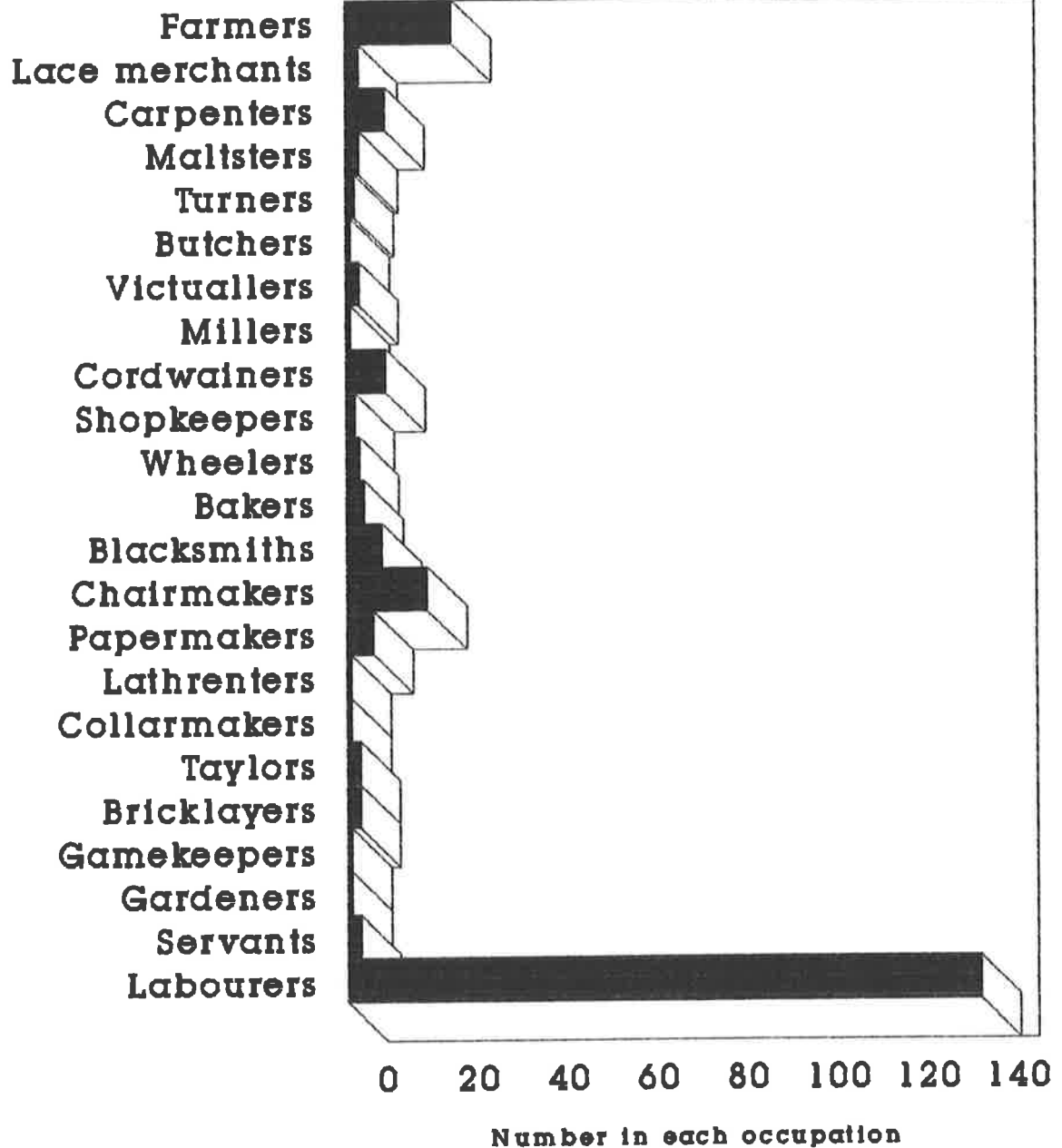
WHEELWRIGHTS.
Anstiss William, Marsh
Grimsdell William, Paul's row
Hunt George, Canal
Morris James, West Wycombe
Nash Thomas, Loudwater
Parslow William, Marsh

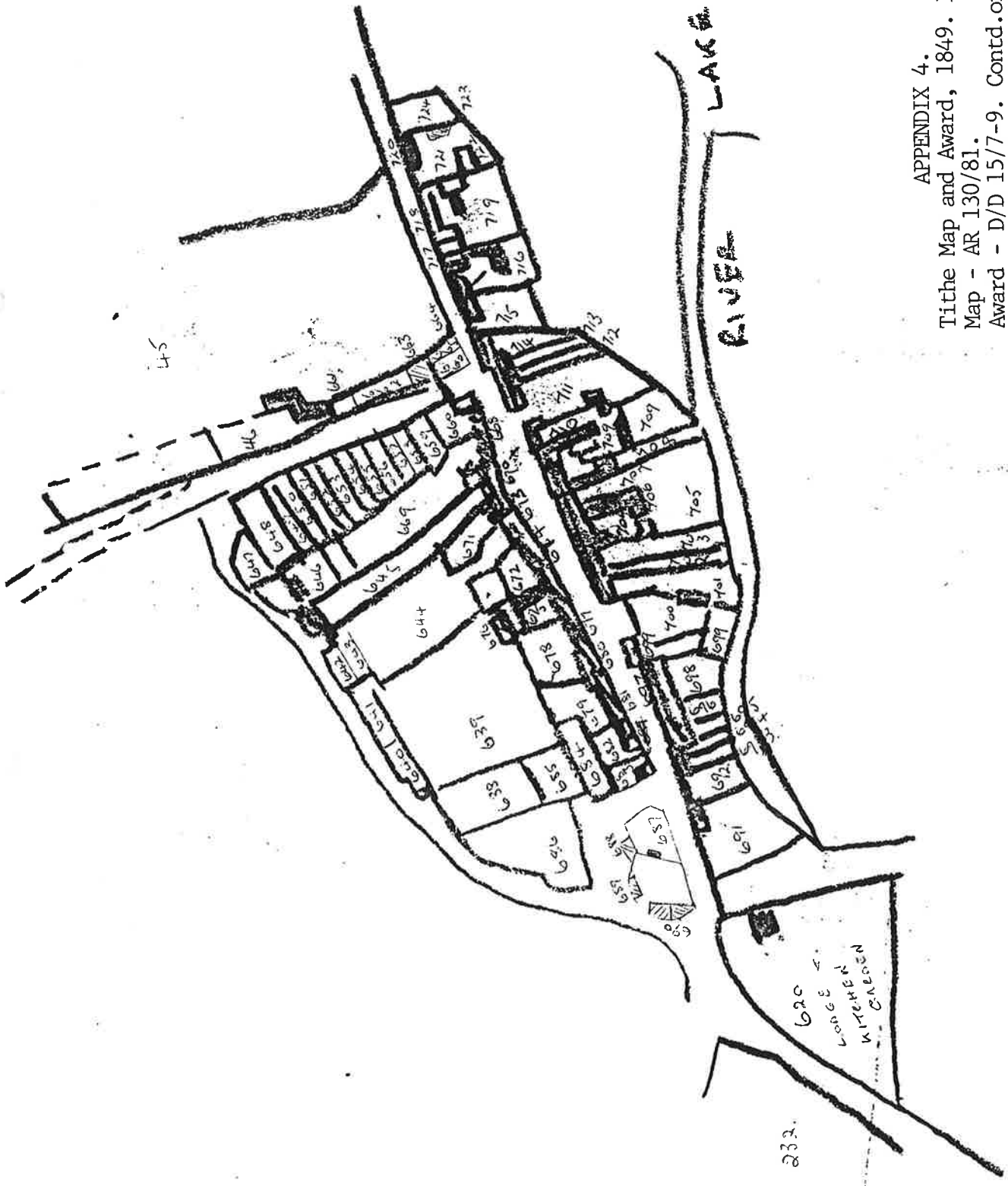
WHITESMITHS AND BELL-HANGERS.
Grimsdell William, Paul's row
Shepard James, Crown lane

Miscellaneous.
Anstiss Thomas, timber dealer, Marsh
Badcock Chas. patten maker, White Hart st
Ball Mary Ann, stay maker, Oxford road
Ball William, confectioner, Easton st
Beasley Nathl. Lucas, cooper, White Hart st
Broughton William, statuary and stone mason, Oxford road
Charter Robert, glover, White Hart st
Clarke John, picture dealer, Canal
Coltman William, millwright, High st
Coltman William and John Tobias, iron merchants, High st
Davis George, police constable and town crier, Church yard
Devereux James, supervisor, Oxford road
Edwards James, gunsmith, Oxford road
Fishwick William, china & glass riveter, Oxford road (West Wycombe)
Fryer Isaac, parish clerk and postman, Gas Works, White Hart premises
Hargrave Geo. umbrella maker, Oxford rd
Harman Charles, superintendent registrar of the Wycombe Union, Easton st
Hawkins James, fishmonger, Church yard
Hodson Henry, chair-cane dealer, Oxford rd
Ivatt Robt. Thomas, coach builder, High st
Jeffreys David, hatter, Queen's square
Jones Henry, fishmonger & fruiterer, New land (row)
Kingston Henry, relieving officer, Paul's
Leadbetter John, wine & spirit merchant, High st (Wycombe)
Mead Thomas, jun. lath render, West
Pitkin Rd. upholsterer & paper hangr. Canal
Pontyix Richard, organist, Easton st
Spencer William, parish clerk, Paul's row
STAMP OFFICE, High st—Thomas Essex, distributor
Steers Alfred, portrait painter, Canal
Tacey Wm. George, pawnbroker, Church sq
Tomlyn William, wood and ivory turner, and chair japanner, St. Mary st
TOWN GAOL, New land—Robert Eedes, governor (lane)
Treachor Frances, music teacher, Church
Treachor Thomas, tanner, Temple end
Tuck Buckmaster Joseph, oil and colourman, White Hart st (Easton st)
Turner Robert, registrar of births & deaths, Walker William, enting-house keeper, Crown lane (street)
Widgington Thos. timber dealer, St. Mary
Williams James, brick & tile maker, Canal
Younes Robert, eating-house keeper, Paul's row (Terrace)
Young Eleanor, boarding-house keeper, Young John, rope maker, Easton st

Buckinghamshire Posse Comitatus West Wycombe - 1798

Men aged 15-60





APPENDIX 4.

Tithe Map and Award, 1849. Bucks. R.O.

Map - AR 130/81.

Award - D/D 15/7-9. Contd. on following 6 pages...

D/D/ 15/7-9

TITHE AWARD

1847

Tithable land 4828 acres
4386 arable
442 meadow & pasture

Great Tithes Sir John Dashwood King
Small Tithes the vicar

Rent charge £1248 11s 7d in lieu of great tithes
£ 294 18s 9d " " small "

Total £1543 10s 4d

Based on :-

Wheat 7sh 0 $\frac{1}{4}$ d per bushel
Barley 3sh 11 $\frac{1}{2}$ d " "
Oats 2sh 9d *"

968 acres of wood exempt from tithe.

| No. | Description | Acreage. | | P. |
|-----|----------------------------------|----------|----|----|
| | | A. | R. | |
| 591 | Lower Breach Arable | 9 | 2 | 39 |
| 592 | Wycombe piece " | 6 | 2 | 12 |
| 594 | Mansion House & Pleasure grounds | 35 | - | 19 |
| 595 | Yard, stables & Offices | | 3 | 16 |
| 596 | Water in Park | 20 | - | 3 |
| 597 | The Park Pasture | 214 | 2 | 27 |
| 598 | Plantation | 2 | - | 30 |
| 599 | Kidlestone Arable | 11 | 1 | 8 |
| 600 | Gt Stoney Field " | 12 | 3 | 20 |
| 601 | Imbledon " | 8 | 2 | 30 |
| 602 | Park Farm House | | 1 | 36 |
| 603 | Pettiphers meadow | 3 | 3 | 29 |
| 604 | Platt | | 2 | 39 |
| 605 | Plantation | 2 | 2 | 31 |
| 606 | Plantation | - | 2 | 34 |
| 607 | Piece by Water Pasture | | 1 | 27 |
| 608 | Fishpond meadow " | 15 | 1 | 28 |
| 609 | Oziers Bed Oziers | | 2 | 1 |
| 610 | Pitt field Arable | 1 | 1 | 28 |
| 612 | Plantation | | 2 | 17 |
| 613 | Plantation | 1 | 3 | 19 |
| 616 | Private road to Pitt field | | | 18 |
| 620 | Lodge & kitchen garden | 1 | - | 5 |
| 691 | Wareshop shop & yard | | | 34 |
| 622 | Mausoleum | | | 30 |

Sir G.H. Dashwood In Hand

ROADS, WATER & WASTE IN THE PARISH

| No. | Description | Acreage | | P. |
|------|------------------------------|---------|----|----|
| | | A. | R. | |
| 75 | Road | 167 | - | 10 |
| 186 | Road & Loxborough Hill | | | |
| 827 | Passage | | | |
| 1029 | Water | 9 | 1 | 30 |
| 637 | Church hill | 28 | 1 | 4 |
| 865 | Wheeler End common | 61 | 3 | 9 |
| 1021 | Downley & Napple (Naphill) | 215 | 0 | 0 |
| 1022 | Piece at Cooks hill | 1 | 1 | 35 |
| 1023 | Plumer green | 3 | 2 | 16 |
| 1024 | Green end | - | 3 | 9 |
| 1025 | Towerage common | 3 | 1 | 38 |
| 1026 | Park Lane | 72 | 2 | 0 |
| 1027 | Booker common | | | |
| 1028 | Lane end common | 14 | - | 12 |
| 46 | Vicarage House & Garden | 3 | 3 | 36 |
| 621 | Church & churchyard | | 1 | 37 |
| 643 | Infant school | | | 7 |
| 666 | Church loft with rooms under | | | 3 |

VILLAGE

| | | | | |
|-----|------------------------------------|---|---|----|
| 611 | Gardens | | 2 | 23 |
| 614 | 2 cottages & gardens | | - | 20 |
| 615 | " " | | 1 | 4 |
| 617 | Cottage " | | 1 | 14 |
| 618 | Saw mill & premises | 1 | 3 | 6 |
| 619 | Garden | | | 27 |
| 638 | " | | | 30 |
| 639 | Orchard. Meadow | | 3 | 19 |
| 623 | Hill garden | | - | 22 |
| 624 | " | | | 7 |
| 652 | House & garden | | | 10 |
| 625 | Hill garden | | | 7 |
| 626 | " | | | 11 |
| 627 | " | | | 8 |
| 716 | " | | | 24 |
| 628 | " | | | 6 |
| 707 | House & garden | | | 7 |
| 629 | Hill garden | | | 7 |
| 667 | House | | | 1 |
| 669 | House & garden | | 1 | 4 |
| 679 | House & paddock | | | 30 |
| 683 | " & premises | | | 6 |
| 684 | workshop yard & gardens | | | 38 |
| 685 | garden | | | 28 |
| 719 | House workshop & garden | | 1 | 10 |
| 698 | House garden & outbuildings | | | 18 |
| 699 | Swan Inn & yard | | | 24 |
| 704 | Black Boy public house, yard & etc | | | 21 |
| 705 | Garden | | 1 | 10 |
| 709 | George Inn & yard | | 1 | 4 |
| 726 | 2 cottages | | | 3 |

| No. | Description | Acreage | | P. |
|------------|------------------------------------|----------------|----|----|
| | | A. | R. | |
| 727 | | | | 5 |
| 727 | 4 cottages & yard | | | - |
| 645 | House, beer shop & garden | | 1 | 6 |
| 655 | House & Garden | | | 6 |
| 656 | " " | | | 11 |
| 682 | 2 cottages & gardens | | | 4 |
| 673 | House | | | |
| 659 | Chapel & yard | | | |
| 630) | Hill garden & house | | | 11 |
| 665) | | | | 3 |
| | | | | 6 |
| 631) | Hillgarden | | | 6 |
| 706) | House & garden | | | |
| | | | | 6 |
| 633 | Hill garden | | | 24 |
| 678 | House & garden | | | 7 |
| 634) | Hillgarden & house | | | 2 |
| 718) | | | | |
| | | | | 6 |
| 636) | Hillgarden | | | 9 |
| 649) | | House & garden | | |
| | | | | 8 |
| 640) | Garden, house & workshop | | | 3 |
| 700) | | | | |
| | | | | 8 |
| 641 | Garden | | | 6 |
| 642 | Garden | | | 8 |
| 710 | House & garden | | | 25 |
| 646 | House & garden | | | 2 |
| 680 | House | | | 2 |
| 681 | House | | | 9 |
| 686 | Garden | | 1 | |
| | | | | 22 |
| 687 | House yard workshop | | | 12 |
| <u>692</u> | <u>Chairmakers shop & yard</u> | | | |
| 688 | House & Garden | | | 7 |
| 689 | " " | | | 6 |
| 690 | 2 cottages & gardens | | | 11 |
| 693 | Cottage & garden | | | 8 |
| 694 | " " | | | 8 |
| 695 | " " | | | 6 |
| 696 | " " | | | 8 |
| 697 | 2 cottages | | | 4 |
| 701 | House & garden | | | 31 |
| 702 | " " | | | 16 |
| 703 | " " | | | 16 |
| 708 | " " | | | 27 |
| 711 | House buildings & yard | | | 36 |
| 712 | Cottage & garden | | | 10 |
| 713 | " " | | | 10 |
| 714 | House " | | | 15 |
| 715 | " " | | | 20 |
| 717 | Cottage | | | 2 |
| 720 | " | | | 3 |
| 721 | 2 cottages | | | 4 |
| 722 | Cottage | | | 6 |
| 723 | 3 cottages | | | 5 |
| 724 | cottage & garden | | | 15 |

OCCUPIERS

| | | |
|------------|--------------------------------|--------------------|
| 611 | David Fryer & others | |
| 614 | " " & Widow Cartwright | |
| 615 | Widow Fastnedge & John Wooster | |
| 617 | Thomas Bristowe | |
| 618) | | |
| 619) | Job Pearce | |
| 638 | Thomas Harris | |
| 639 | William Goodchild | |
| 623 | Henry Gray | |
| 624) | | |
| 652) | Richard Mead | |
| 625 | Joseph Mead | |
| 626 | John Russell | |
| 627) | | |
| 716) | Thomas Mead | |
| 628) | | |
| 717) | Widow Whithen | |
| 629) | | |
| 667) | John Ford | |
| 669 | Richard Dredge | |
| 679 | Henry Hill | |
| 683) | | |
| 684) | | |
| 685) | | |
| 719) | Thomas Harris | |
| <u>698</u> | <u>William Goodchild</u> | |
| <u>699</u> | <u>William West</u> | |
| 704) | | |
| 705) | Stephen Taplin | |
| 726 | Price & Chilton | Owner- Alfred Lane |
| 645 | John Wingrove | |
| 727 | Harris & others | " - Alfred Lane |
| 655 | Enoch Chapman | |
| 656 | Daniel Stacey | |
| 682 | Thomas Mead & | |
| | Benjamin North | " - Thomas Mead |
| 673 | Ann Slatter | " - William Parker |
| 659 | Wesleyan Trustees | |
| 630) | | |
| 665) | William Stevens | |
| 631) | | |
| 706) | Samuel Hawes | |
| 633) | | |
| 678) | John Cock | |
| 634) | | |
| 718) | George Edmonds | |
| 636) | | |
| 649) | William Smith | |
| 640) | | |
| 700) | William Vesrey | |
| 641 | Edward Carter | |
| 642) | | |
| 710) | Isaac Fryer | |
| 646 | John Plumeridge | |
| 680 | Solomon Russell | |
| 681 | James Bristowe | |
| 686 | John Mole & others | |

Owner Sir G Dashwood unless shown otherwise.

687)

692)

688

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699

684)

685)

Mrs Mead

Joseph Hawkins

Richard Chalfont

William Styles & Richard Pusey

Charles Bristowe

Henry Hussey

Richard Auger

Matthew Auger

James Biggs; empty

Henry Harris

Daniel Smith

Jabez Harris

Caleb Harris

James Morris

James Mead

William Hughes

Edmund Barlow

Joseph Marshall

Edmund Harris

Widow Bryant

Jon Fryer; Widow Russell

Thomas Keen

John Woodman & others

John West

William West

Thomas Harris

| | | |
|------|-----------------------------------|----------------------------|
| 602 | In Hand | Park Farm |
| 46 | | Vicarage House & Garden |
| 621 | | Church & Churchyard |
| 643 | | Infants school |
| 620 | In hand | Lodge & Kitchen garden |
| 691 | In hand | Workshop, warehouse & y rd |
| 632) | | |
| 635) | Thomas Harris | Hill gardens |
| 644 | Edward Dobson | House & orchard |
| 647 | Alfred Hughes | House & Garden |
| 648 | Philip Moreton | House & garden |
| 650 | William Butler | " " |
| 651 | Widow Bonson | " " |
| 653 | William Steel | " " |
| 654 | James Plumeridge | " " |
| 657 | Widow Mead | " " |
| 658 | John Straw | " " |
| 660 | Matthew Avery | House |
| 661 | Joseph Harding | " |
| 662 | William Seymour & others | 3 houses |
| 663 | Widow Avery | House & garden |
| 664 | John Walker | " " |
| 666 | Churchwardens | Church Loft |
| 668 | John Aldridge & John Woodley | 2 houses & yard |
| 670 | William Mead & William Bowler | 2 houses & garden |
| 671 | Messrs Wethered | House, yard & garden |
| 672 | Mary Hester & Robert Rolfe | 2 houses & garden |
| 675 | Jeremiah Harman & John Langley | 2 houses & garden |
| 676 | C | Chapel & yard |
| 677 | John Mole & John Mann | 2 houses |

BUCKINGHAMSHIRE

*Within 2½ miles of High Wycombe, and situated on the Main Road
to Oxford. 26 miles from London.*

The Greater Part of the Village of **WEST WYCOMBE**

comprising the Licensed Houses

THE BLACK BOY

THE GEORGE AND DRAGON

THE SWAN

Chair Factories as let to Mr. Abbott and Mr. Giles,
Shops, Workshops, Wheelwright's Shop and Yard,
numerous Cottages, all, with the exception of a few
vacant Cottages, let to Old-established Tenants at
Moderate Rentals.

MESSRS.

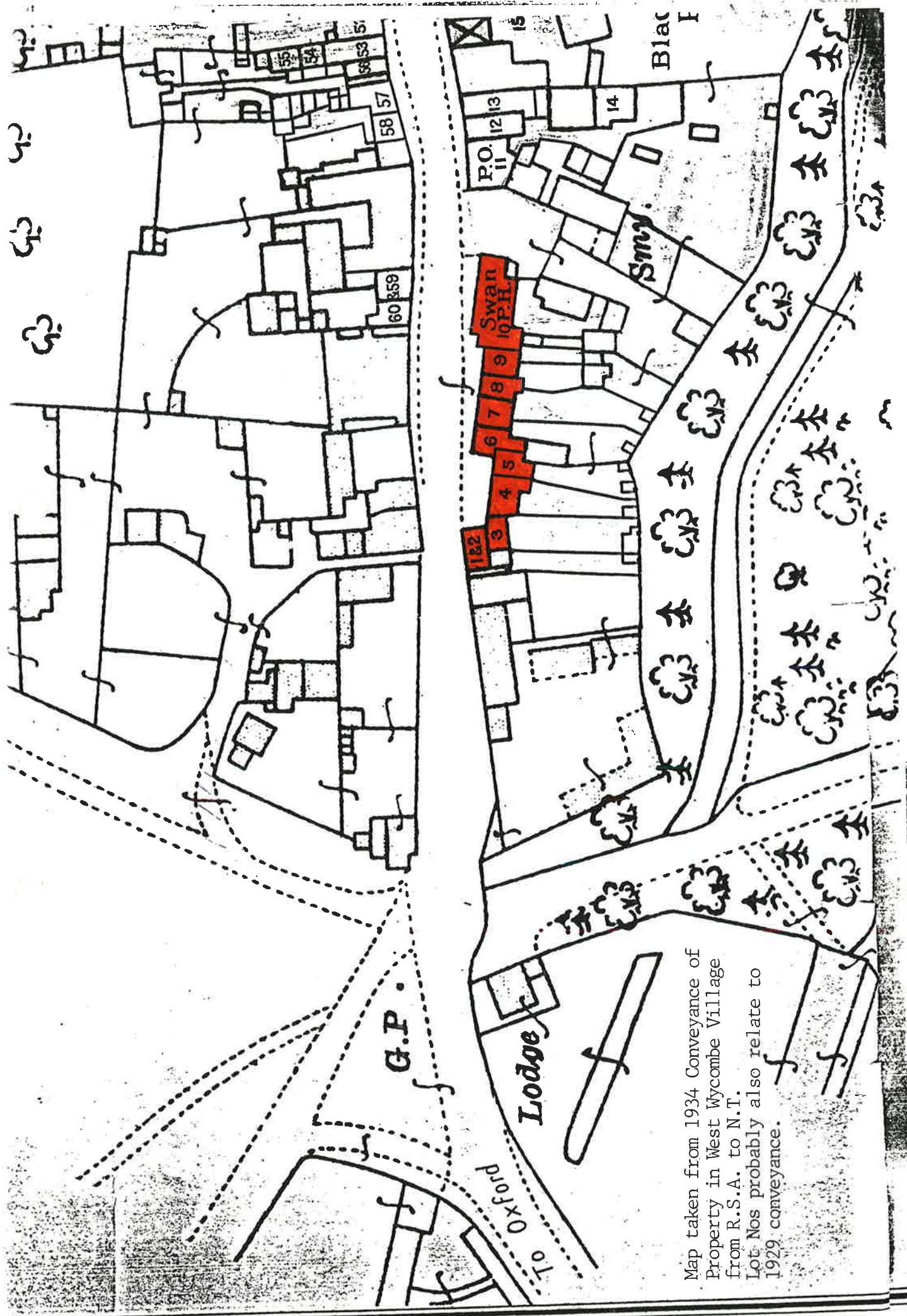
WHATLEY, HILL & COMPANY

are instructed by Sir John Dashwood, Bt. and the Directors of the West Wycombe Estate to offer the above PROPERTIES for SALE by AUCTION (unless sold privately to the tenants in the meanwhile) in 60 Lots, at THE GUILDHALL, HIGH WYCOMBE, on FRIDAY, MARCH 15th, 1929, at 2.30 p.m. punctually.

Messrs. E. VERNOR MILES & CO.,
Solicitors,
6, Raymond Buildings, Gray's Inn, W.C.1 ;
And 24, High Street, High Wycombe.

Captain E. STANLEY REX, P.A.S.I.,
Land Agent,
West Wycombe Estate Office,
Bucks.

Messrs. WHATLEY, HILL & COMPANY,
Auctioneers,
24, Ryder Street, St. James's, London, S.W.1.
Telephones: Regent 1611-1612.



Map taken from 1934 Conveyance of Property in West Wycombe Village from R.S.A. to N.T. Lot Nos probably also relate to 1929 conveyance.

Lot Nos probably refer to map on previous page, taken from 1934 conveyance.

SUMMARY OF LOTS

| LOT NO. | DESCRIPTION. | POSITION. | TENANT. |
|---------|------------------------------------|-------------------------------|-----------------------------------|
| 1 | Cottage | South Side of the High Street | Mr. G. Elliott |
| 2 | Cottage and Garden | " " | Estate Employee |
| 3 | Cottage and Garden | " " | Mr. F. Smith |
| 4 | Cottage and Garden | " " | Vacant |
| 5 | Cottage and Garden | " " | Mrs. Howland |
| 6 | Cottage and Garden | " " | Mr. Seymour |
| 7 | Cottage and Garden | " " | Mr. J. Sexton |
| 8 | Cottage | " " | Mr. J. Didcock |
| 9 | Cottage and Garden | " " | Mr. W. Hickman |
| 10 | The Swan P. H. | " " | Wheeler's Wycombe Breweries, Ltd. |
| 11 | Post Office | " " | Mrs. Edgington |
| 12 | Cottage and Garden | " " | Mr. Stratford |
| 13 | Cottage | " " | Mr. J. Webb |
| 14 | Workshop | " " | Mr. Lee |
| 15 | The Black Boy P. H. | " " | Wheeler's Wycombe Breweries, Ltd. |
| 16 | Cottage | " " | Mr. Darvill |
| 17 | Cottage | " " | Mr. Stone |
| 18 | The George and Dragon P. H. | " " | Wheeler's Wycombe Breweries, Ltd. |
| 19 | Cottage and Wheelwright's Yard... | " " | Mr. W. Brooks |
| 20 | Cottage and Garden | " " | Mr. Spicer |
| 21 | Cottage and Garden | " " | Mrs. Dobson |
| 22 | Cottage and Garden | " " | Mr. Hobson |
| 22A | Garden Ground | " " | Mr. Hobson |
| X 23 | Chair Factory | " " | Mr. A. A. I. Abbott X |
| 24 | Cottage and Garden | " " | Mr. Edmonds |
| 24A | Yard and Buildings | " " | Mr. Edmonds |
| 24B | Parcel of Ground | " " | Various |

PARTICULARS.

Lot 1

(Coloured *Red* on Plan).

Tenancy No. 62.

AN ATTRACTIVE COTTAGE

Situated on the South side of the High Street at the Western end of the Village, against the Estate Yard.

The Accommodation comprises:—

Comfortable Parlour, Kitchen fitted sink and pump, Pantry, and on the First Floor, Two Bed Rooms.

Part of Lot 2 on the Second Floor overlaps this lot for the greater part.

Water from a Well and Pump.

RENT.—Let to Mr. G. Elliott on a Monthly Tenancy at a Rent apportioned for the purposes of the Sale at £10 per annum.

OUTGOINGS.—Fee Farm Rent, £2 10s.

NOTE.—The Garden of this Lot is expressly excluded from this Sale and is retained by the Vendors who will arrange for so long as it is possible to Let to the Purchaser of this Lot on a Yearly (Lady-Day) Tenancy the Garden and Outsheds hitherto let with this Lot.

The Vendors agree to erect a suitable E.C. within Three months' of the date of Sale. The Fence on the Western Boundary will be erected and maintained by the Vendors.

EASEMENT.—This Lot is sold subject to the Right-of-way over the Passage on the Western Boundary hitherto enjoyed by the Tenant of Lot No. 2.

Lot 2

(Coloured *Blue* on Plan).

Tenancy No. 61.

A COTTAGE

Adjoining the last Lot and containing:—

Kitchen, Larder, Two Bed Rooms on the First Floor and Two Bed Rooms on the Second Floor, one of which is for its greater part over the site of the adjoining Lot No. 1 and also a Large Room which could be converted into another Bed Room.

There is a Small Garden.

Water is obtained from a Well and Pump shared with the occupier of Lot No. 3.

The E.C. at present let with this Lot is excluded from the Sale but the Vendors agree to erect an E.C. in the Garden of this Lot within three months of the Sale.

RENT.—The Cottage is at present occupied by an Estate Employee and Vacant Possession will be given on or before the 29th September, 1929.

OUTGOINGS.—Fee Farm Rent, £2 10s.

EASEMENTS.—1. A Small Portion of the Garden of this Lot, sufficient for the erection of an E.C. with the necessary Right-of-way to the same is reserved from this Lot.

2. See under Lot No. 1.

3. See under Lot No. 3.

Lot 3
(Coloured Yellow on Plan).

Tenancy No. 60.

A COTTAGE AND GARDEN

Adjoining the last Lot on the East. It contains:—

Good Kitchen, Scullery with sink, Two Bed Rooms.

Water is obtained from a well and pump shared with Lot No. 2.

Useful Garden. Woodshed with copper.

This Lot for the lesser part overlaps Lot No. 4.

RENT.—Let to Mr. F. Smith on a Monthly Tenancy at a Rent of £11 4s. per annum.
Landlord pays Rates.

OUTGOINGS.—Fee Farm Rent, £2 10s.

EASEMENT.—The site of the well from which water is obtained by this Lot and Lot No. 2 will be conveyed to the Purchaser of Lot No. 3 subject to the right of the Owner or Purchaser of Lot No. 2 to take water from the well for household and domestic purposes as heretofore enjoyed upon payment of a fair share of the cost of maintaining and cleansing the pump and well.

Lot 4
(Coloured Red on Plan).

Tenancy No. 59.

A COTTAGE AND GARDEN

Situated on the South side of the High Street at the Western End of the Village.

The Accommodation comprises:—

Shop or Front Parlour, Kitchen, Pantry, Good Scullery, Box Room and Four Rooms which are for the lesser part over the site of the adjoining Lot No. 5.

There is a Good Garden. Wood Shed.

Water is obtained from a Well situated on this Lot which is shared with the occupier of Lot No. 5.

RENT.—This Lot is at present unoccupied and Vacant Possession will be given on Completion of the Purchase.

OUTGOINGS.—Fee Farm Rent, £2 10s.

EASEMENT.—This Lot is sold subject to the right of the Owner or Purchaser of Lot No. 5 to take water for household and domestic purposes as heretofore enjoyed upon payment of a fair share of the cost of maintaining and cleansing the well and pump.

Lot 5

(Coloured *Blue* on Plan).

Tenancy No. 58.

A COTTAGE

Adjoining the last Lot on the East. It contains:—

Kitchen, Pantry and Two Bed Rooms One of which is for its lesser part over the site of the adjoining Lot No. 4.

Small Strip of Garden.

Water is obtained from a Well shared with Lot No. 4.

RENT.—Let to Mrs. Howland on a Monthly Tenancy at a Rent of £6 per annum. Landlord pays Rates.

OUTGOINGS.—Fee Farm Rent, £2 10s.

EASEMENT.—See under Lot No. 4.

Lot 6

(Coloured *Yellow* on Plan).

Tenancy No. 57.

A COTTAGE

Adjoining the last Lot on the East. It contains:—

Parlour, Kitchen with copper, Pantry, Two Bed Rooms, Wash-house, Woodshed.

There is a Small Piece of Garden.

Water is obtained from a Well and Pump shared with the occupiers of Lots Nos. 7, 8 and 9.

RENT.—Let to Mr. Seymour on a Monthly Tenancy at a Rent of £11 6s. per annum. Landlord pays Rates.

OUTGOINGS.—Fee Farm Rent, £2 10s.

EASEMENT.—See under Lot No. 7.

Lot 7

(Coloured *Red* on Plan).

Tenancy No. 56.

A SUPERIOR COTTAGE AND GARDEN

Adjoining the last Lot on the East.

The Accommodation comprises:—

Kitchen, Parlour, Scullery and Three Bed Rooms. E.C.

There is a Good Garden.

Water is obtained from a Well and Pump on this Lot.

RENT.—Let to Mr. J. Sexton on a Monthly Tenancy at a Rent of £19 18s. per annum.
Landlord pays Rates.

OUTGOINGS.—Fee Farm Rent, £2 10s.

EASEMENT.—This Lot is sold subject to the right of the respective Owners or Purchasers of Lots Nos. 6, 8 and 9 to take Water for household and domestic purposes as heretofore enjoyed from the Well and Pump situated on this Lot upon payment of a fair share of the cost of cleansing and maintaining the Well and Pump.

Lot 8

(Coloured *Blue* on Plan).

Tenancy No. 55.

A COTTAGE

Adjoining the last Lot and containing:—

Kitchen, Back Kitchen with copper, Two Bed Rooms, Small Back Yard with Store, E.C.

Water is obtained from a Well and Pump situated on Lot No. 7.

RENT.—Let to Mr. J. Didcock on a Monthly Tenancy at a Rent of £13 1s. per annum.
Landlord pays Rates.

OUTGOINGS.—Fee Farm Rent £2 10s.

EASEMENT.—See under Lot No. 7.

Lot 9

(Coloured Yellow on Plan).

Tenancy No. 54.

A COTTAGE

Adjoining the last Lot.

The Accommodation comprises:—

Kitchen, Good Parlour, Scullery with sink and Store, Two Bed Rooms, E.C.

Small Garden.

Water is obtained from a Well and Pump on Lot No. 7.

RENT.—Let to Mr. W. Hickman on a Monthly Tenancy at a Rent of £15 2s. per annum.

Landlord paying Rates.

OUTGOINGS.—Fee Farm Rent, £2 10s.

EASEMENT.—See under Lot No. 7.

Lot 10

(Coloured Green on Plan).

Tenancy No. 53.

A FULLY LICENSED PUBLIC HOUSE

KNOWN AS

THE SWAN

Occupying a Corner Site at the Western end of the Village.

The Accommodation comprises:—

Tap Room, Bar Parlour, Sitting Room, Kitchen, Scullery, Cellar, Four Bed Rooms, Two Attics.

The Outbuildings include: Urinal, E.C., Pigstye and Two Sheds, Stabling. There is a Good Pull-in.

Water is pumped from a Well.

The Total Area is approximately 0 Roods 19 Perches.

NOTE.—All rights (if any) of the Vendors in and over the yard on the East of this Lot will be conveyed to the Purchaser of this Lot.

RENT.—Let to Wheeler's Wycombe Breweries, Ltd., together with other property, on a 21 years' Lease from 29th September, 1911, at a Rent apportioned for the purposes of this Sale at £36 per annum. Tenant carries out all Repairs.

OUTGOINGS.—Fee Farm Rent, £2 10s.

APPENDIX 6. Contd. on following page...

WEST WYCOMBE VILLAGE

Schedule of Property belonging to the Royal Society of Arts

FEBRUARY, 1930

WEST WYCOMBE VILLAGE

Schedule of Property Belonging to the Royal Society of Arts

February, 1930

| NO. | DESCRIPTION. | ACCOMMODATION. | TENANT. | TENANCY. | RENT (per annum). | | RATES (per annum). | | CONDITION. | | REMARKS. |
|-----|---------------------|--|--------------------------|---|----------------------|---------|-----------------------|----------|------------|---|----------|
| | | | | | £ s. d. | £ s. d. | Inside. | Outside. | | | |
| 1 | Cottage. | Parlour, Kitchen, 2 Bed Rooms. | Mr. A. Elliott. | Controlled. | 12 10 0 | 5 14 8 | Bad. | Bad. | | The roof is in a bad condition. | |
| 2 | Cottage and Garden. | Kitchen, 4 Bed Rooms. | Sir J. Dashwood. | Controlled. | 4 15 0 | 3 4 0 | Bad. | Fair. | | Reserved for Estate Employees, recently became vacant. | |
| 3 | Cottage and Garden. | Kitchen, 2 Bed Rooms. | Mr. F. Smith. | Controlled. | 11 4 0 | 3 14 8 | Fair. | Bad. | | | |
| 4 | Cottage and Garden. | Parlour (or Shop), Kitchen, 4 Bed Rooms. | Vacant. | — | — | — | Serious. | Serious. | | This property is in a very dilapidated condition. | |
| 5 | Cottage and Garden. | Kitchen, 2 Bed Rooms. | Mrs. Howland. | Controlled. | 6 0 0 | 3 4 0 | Bad. | Bad. | | | |
| 6 | Cottage and Garden. | Parlour, Kitchen, 2 Bed Rooms. | Mr. H. Seymour. | Controlled. | 11 6 0 | 4 5 4 | Fair. | Fair. | | | |
| 7 | Cottage and Garden. | Parlour, Kitchen 3 Bed Rooms. | Mr. W. Sexton. | Controlled. | 19 18 0 | 5 6 8 | Bad. | Bad. | | | |
| 8 | Cottage. | Kitchen, 2 Bed Rooms. | Mr. J. Diddcock. | Controlled. | 13 1 0 | 4 5 4 | Serious. | Serious. | | The interior is in a very dirty condition and the roof is very bad. | |
| 9 | Cottage and Garden. | Parlour, Kitchen, 2 Bed Rooms. | Vacant. | — | — | — | Bad. | Serious. | | The roof is in a very bad condition. | |
| 10 | The Swan, P.H. | Tap Room, Bar Parlour, Sitting Room, Kitchen, Cellar, 4 Bed Rooms, 2 Attics. | Ashby's Staines Brewery. | Let on a 21 years' lease from 29th Sept., 1911. | 36 0 0 | 12 16 0 | Bad. | Fair. | | The Outbuildings are in a bad condition. The Tenants pay rates and do all repairs. | |

~~Strip and relay roof.~~
~~Point stacks.~~
~~Point brickwork where required.~~

~~Repair brickwork at corners of washhouse.~~

Repair roof of washhouse (No.1).
Repair door frame at end of passage.
Point round frames.
~~Provide and fix new garden gate and oak posts with
latch all to match existing.~~

No.3

Put new oak window cill to back ground floor window.
Patch roof over back door.
~~Patch main roof.~~
Put new door to washhouse as existing.
~~Trim up eaves to E.C. roof.~~
Repair slate roof to front porch and repair soffit.
Rebuild copper with short brick base to stack and C.I.
flue pipe all similar to existing.

NO.5.

New hood to front door to match existing.
Clean out air bricks.
Point round door frame.
Cut out decayed bricks and renew.
Point stacks.
Pull down portion of garden wall and rebuild.

NO.6

Point stacks.
Examine gutter for flooding and remedy.
Broken windows to be reglazed.

Put new gutter to eaves of washhouse picking up that of
outbuilding and renew R.W.P.

Repair canopy to front door.

NO.7

Make good cement plinth near front door.

Repair chimney caps.

~~Repair top of garden wall.~~
~~partition & cover all paint.~~

NO.8.

Make good cement plinth.

Repair stacks.

Repair roof tiling to Coals.

~~Strip roof and relay.~~

Repair tiling and

NO.9.

~~Strip roof and relay.~~

Put new 4" gutter R.W.P. to left of dormer with Swanneck leading to existing head.

Reinstate gutter to R.W.P. at rear and provide new R.W. Butt

Put new cement flashing against wall on leanto of

"Swan" P.H.

Put stop end to gutter over front door.

~~Cut out defective timber in rear wall and brick up.~~

do. do. brickwork and renew.

Repair chimney stacks and put long pot to copper chimney.

Repair door frame to coals, rehang door with new hinges and latch.

Repair roof tiling to coals.

Dig over yard and leave tidy.

Rebuild portion of garden wall and leave sound.

Provide and erect 4' close boarded fence with 4 x 4 oak posts deal rails out of 3 x 3; Put new gate similar pattern to existing.

Piece wood jamb lining to kitchen fire.

Take down dado to Sitting Room and render and set walls and put new skirting.

Make good rendering round Sitting Room fire.



Fig. 5 (a).—The backs of cottages Nos. 1-8 before reconditioning.



Fig. 5 (b).—The backs of cottages Nos. 1-8 after reconditioning.

The living room and store room and one of the bedrooms occupied a portion of the adjoining outbuildings with the low eaves, beyond which the building was open to the roof and used as a timber store. It has been converted into a cottage, No. 22A, containing a large living room, scullery and two bedrooms above with windows in the back wall.

Figs. 5 (a) and 5 (b) show the backs of cottages Nos. 1 to 8 inclusive, at the west end on the south of the street, which have been reconditioned with the exception of Nos. 5, 6 and 7. Nos. 1, 2 and 3 at the further end with the square chimney and limewashed walls were small, badly arranged cottages which have been converted

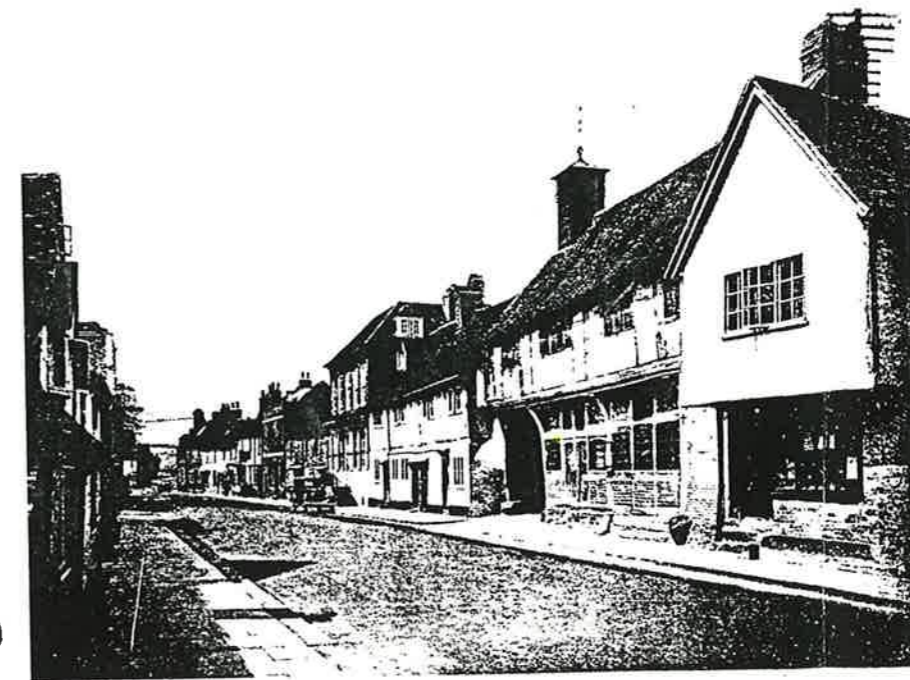


Fig. 6.—The village street from the east end looking west.

into two cottages. No. 4 is a large cottage of seventeenth century date, constructed with massive timbers in sound condition.

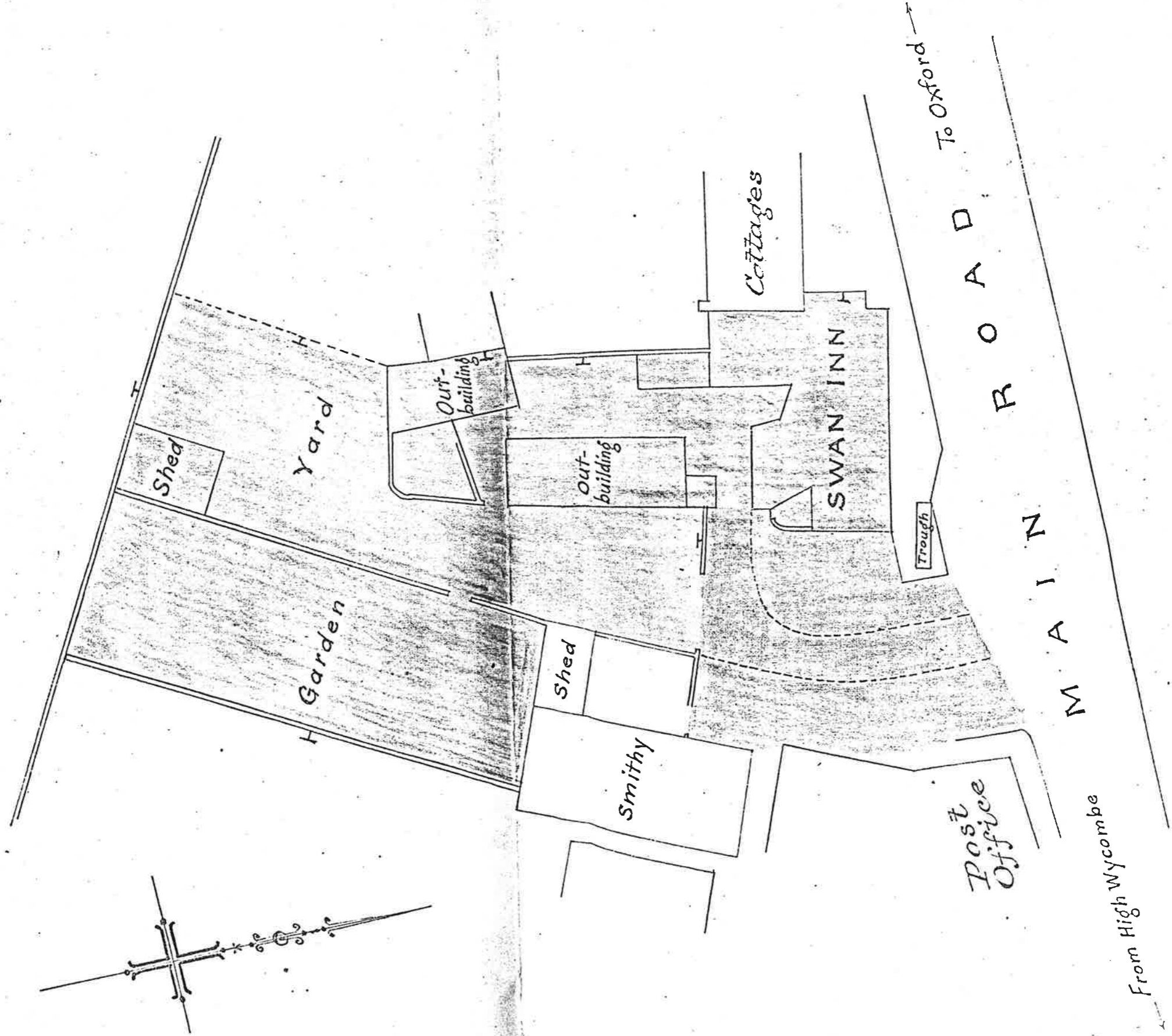
No. 8 with the back wall and gable of fl. work was in very bad repair. It is a small cottage with kitchen and scullery on the ground floor and two bedrooms above.

Fig. 6 shows the village street from the east end.

The building beyond the shop with the bell turret and clock is now used as a church room. The passageway at the far end leads into Church Lane. The old

THE SWAN INN

WEST WYCOMBE.



Scale of Feet.

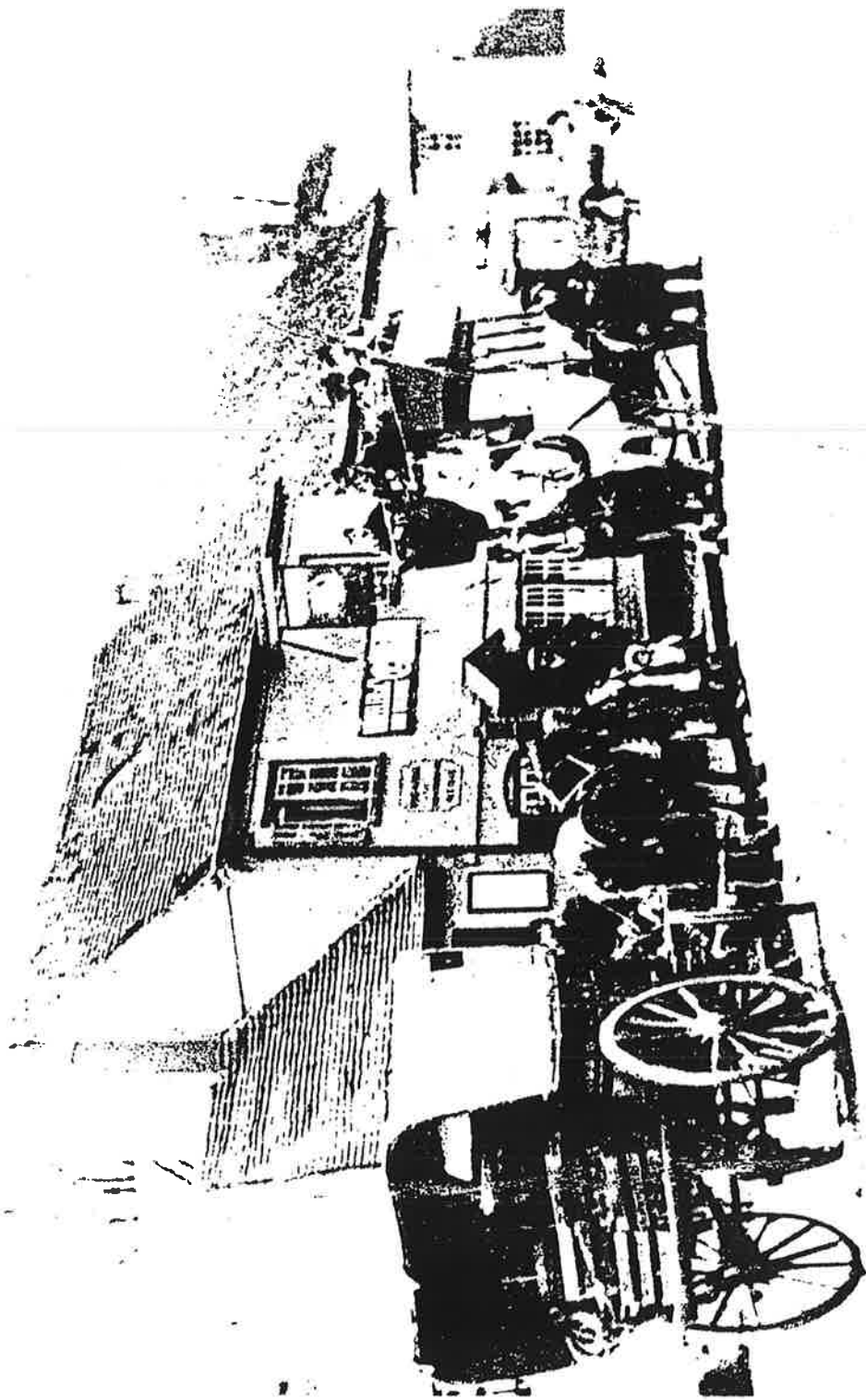


APPENDIX 10.

Historic photographs 1903-1988.

Copies of photographs in Blue Photo Albums,
Hughenden Manor, Bucks.

Contd. on following 15 pages....



Title: Swan Inn

Date: 1903

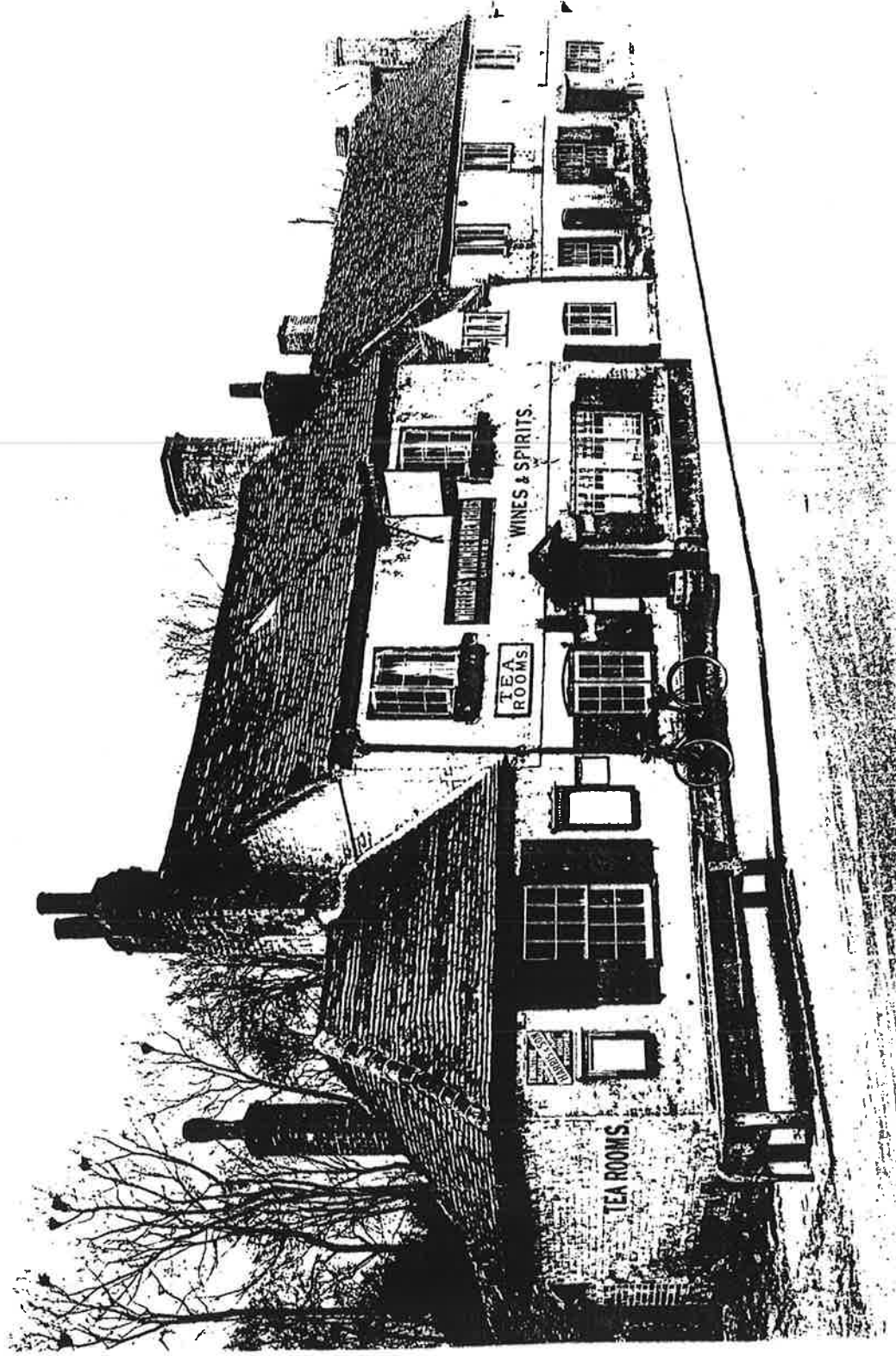
Phgr: C.E.Sweetland



Title: 2-7, High St.-S.elevation
(before RSA repairs)

Date: pre 1931

Phgr: (Country Life)



Title: Swan Inn

Date: 15.4.31

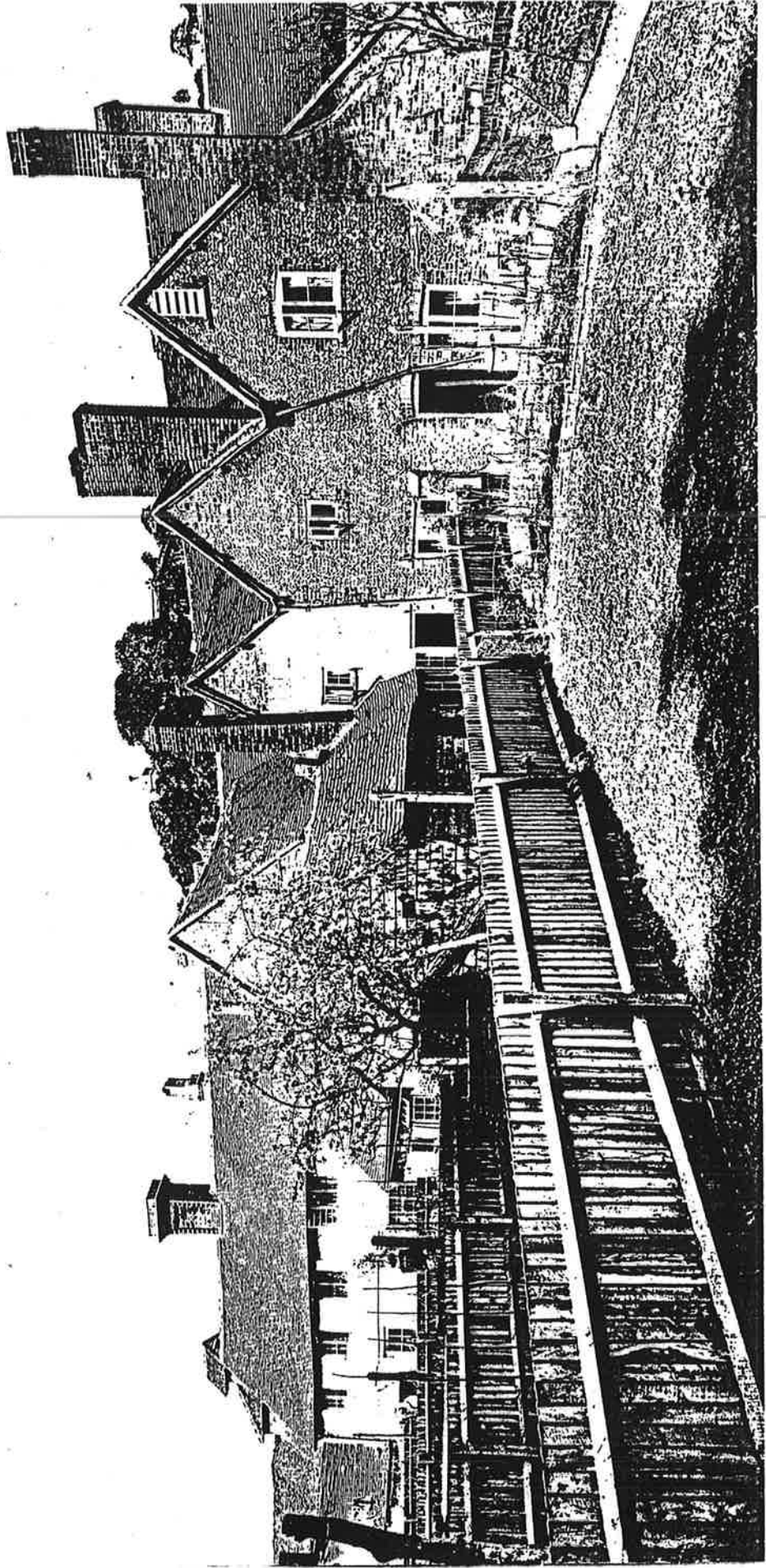
Phgr: ?



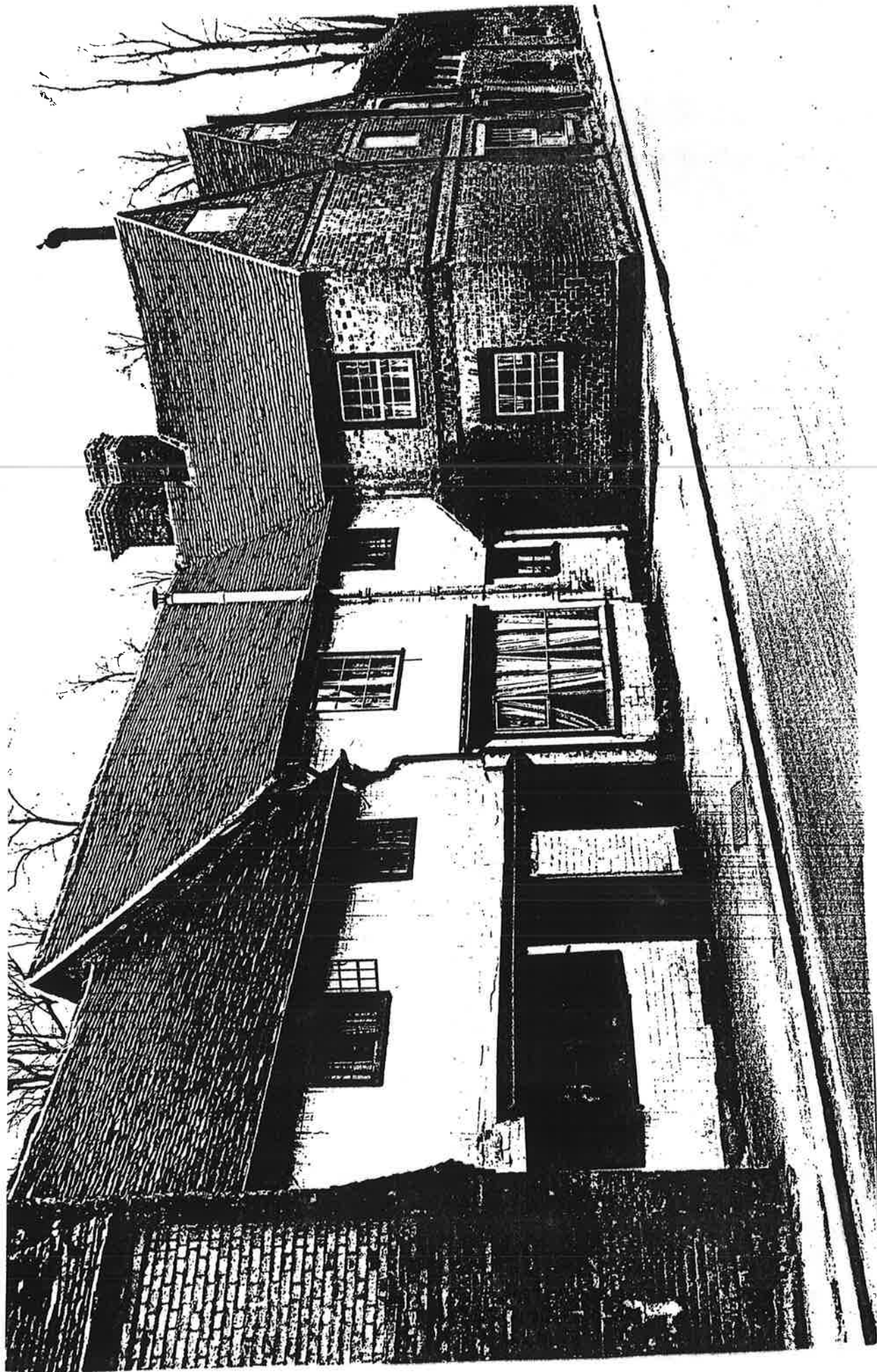
Nos 2 - 7, High Street, West Wycombe. Country Life, pre 1930.



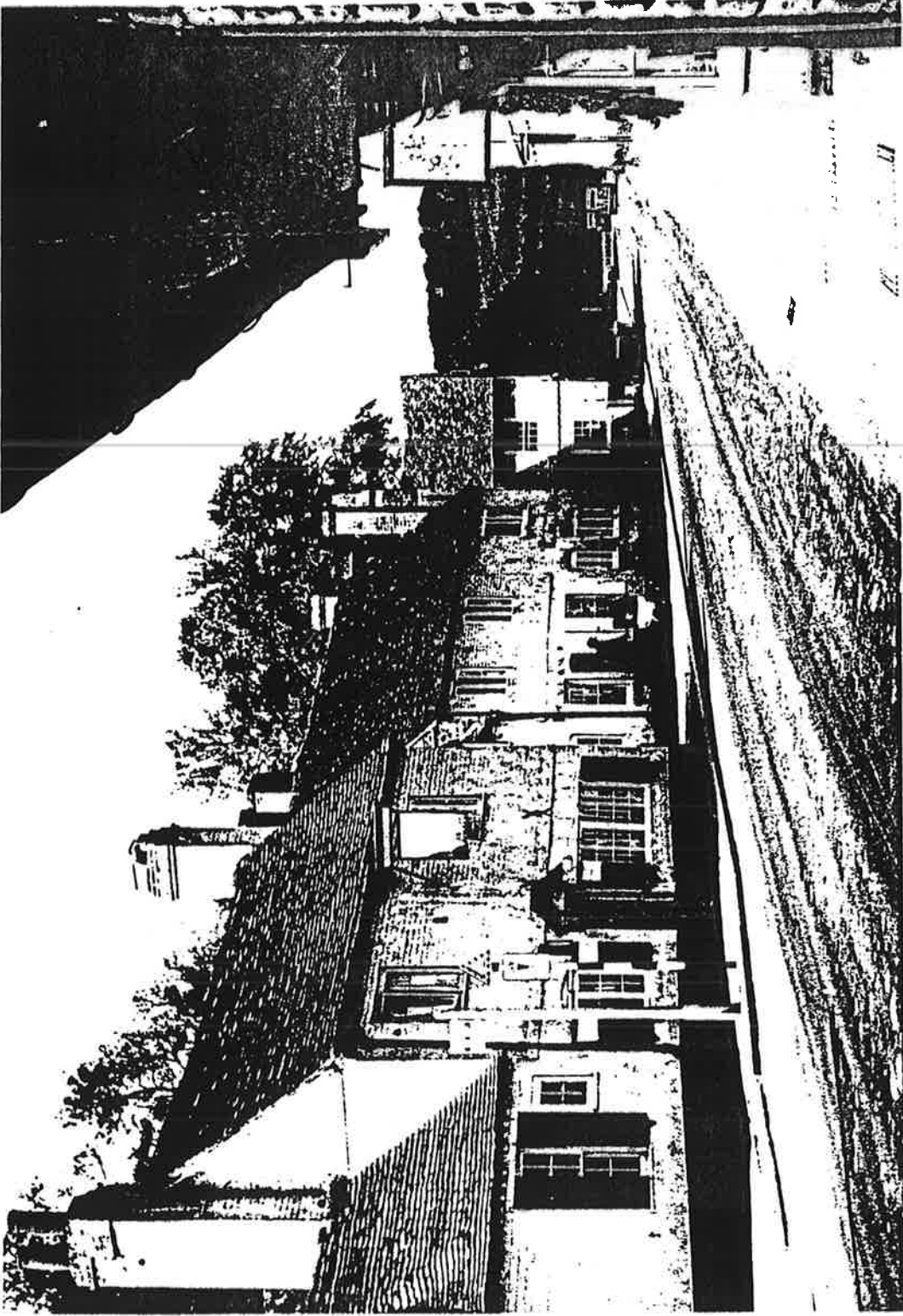
Nos 2 - 7, High Street, West Wycombe, 1931. Phgr: Millar and Harris.



Nos 2 - 7, High Street, West Wycombe, 1932. Phgr: Millar and Harris.



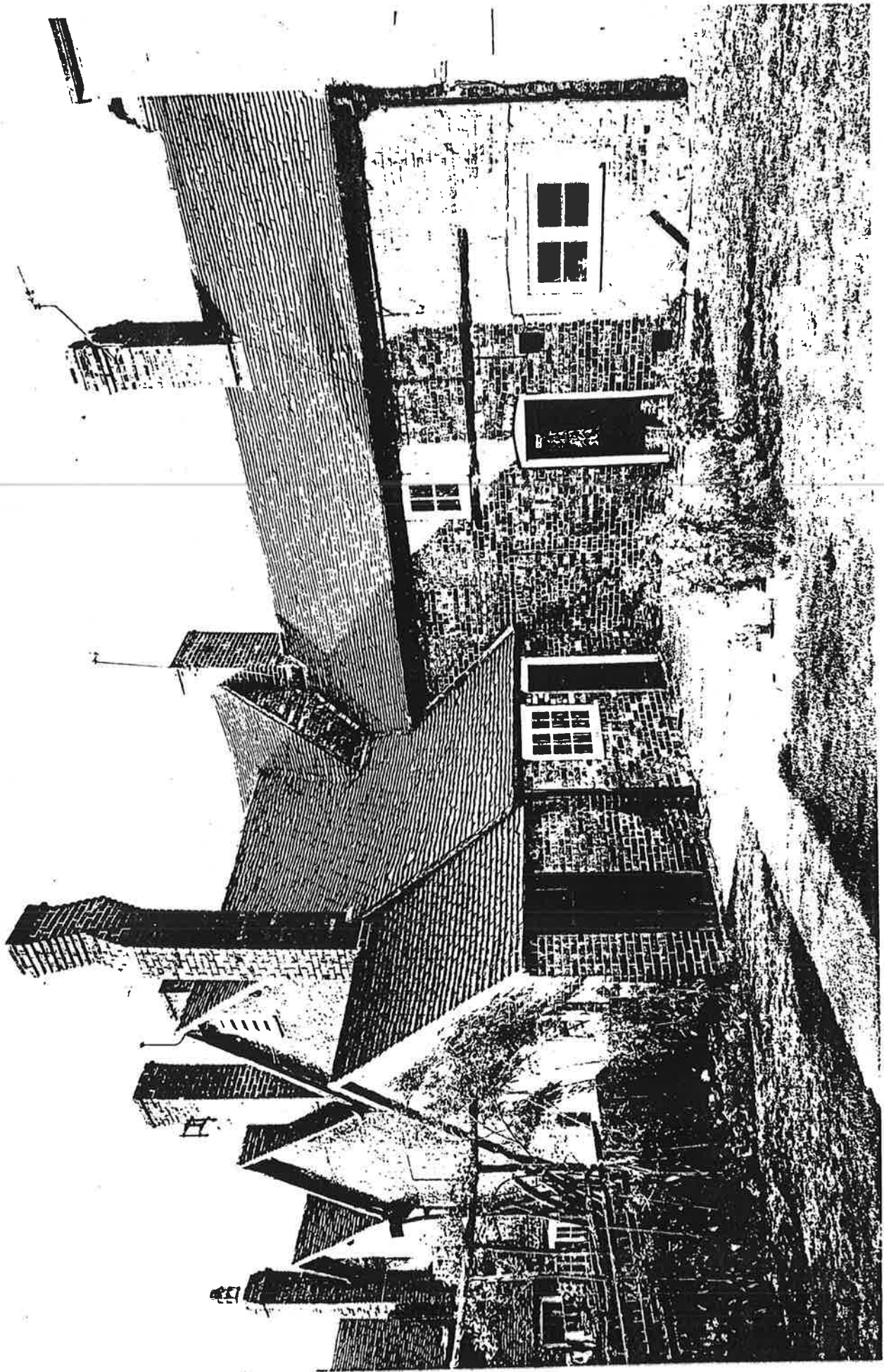
Nos 2 - 5, High Street, West Wycombe, 1932? Phgr: Harris.



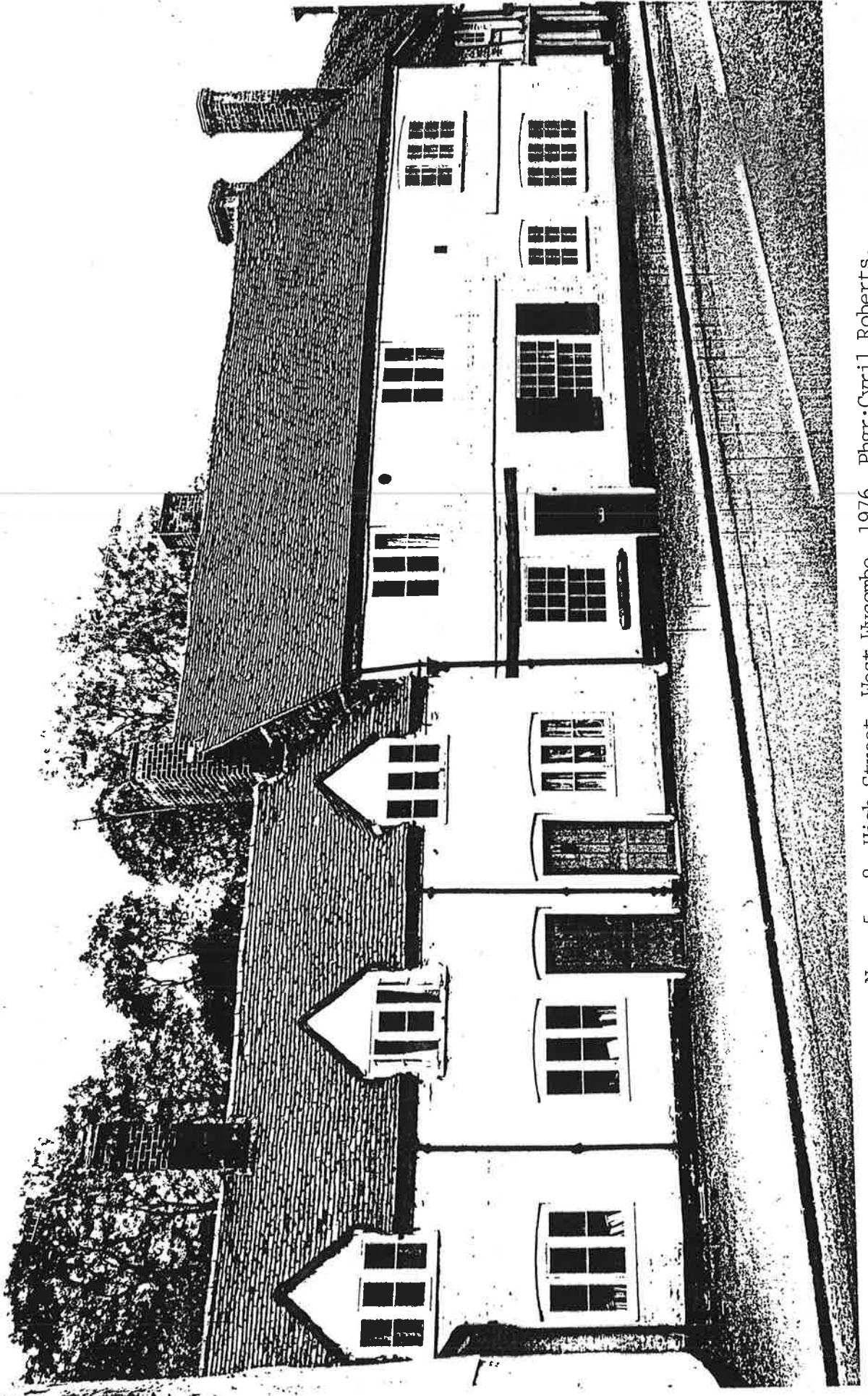
Title: Swan Inn

Date: 1946/7

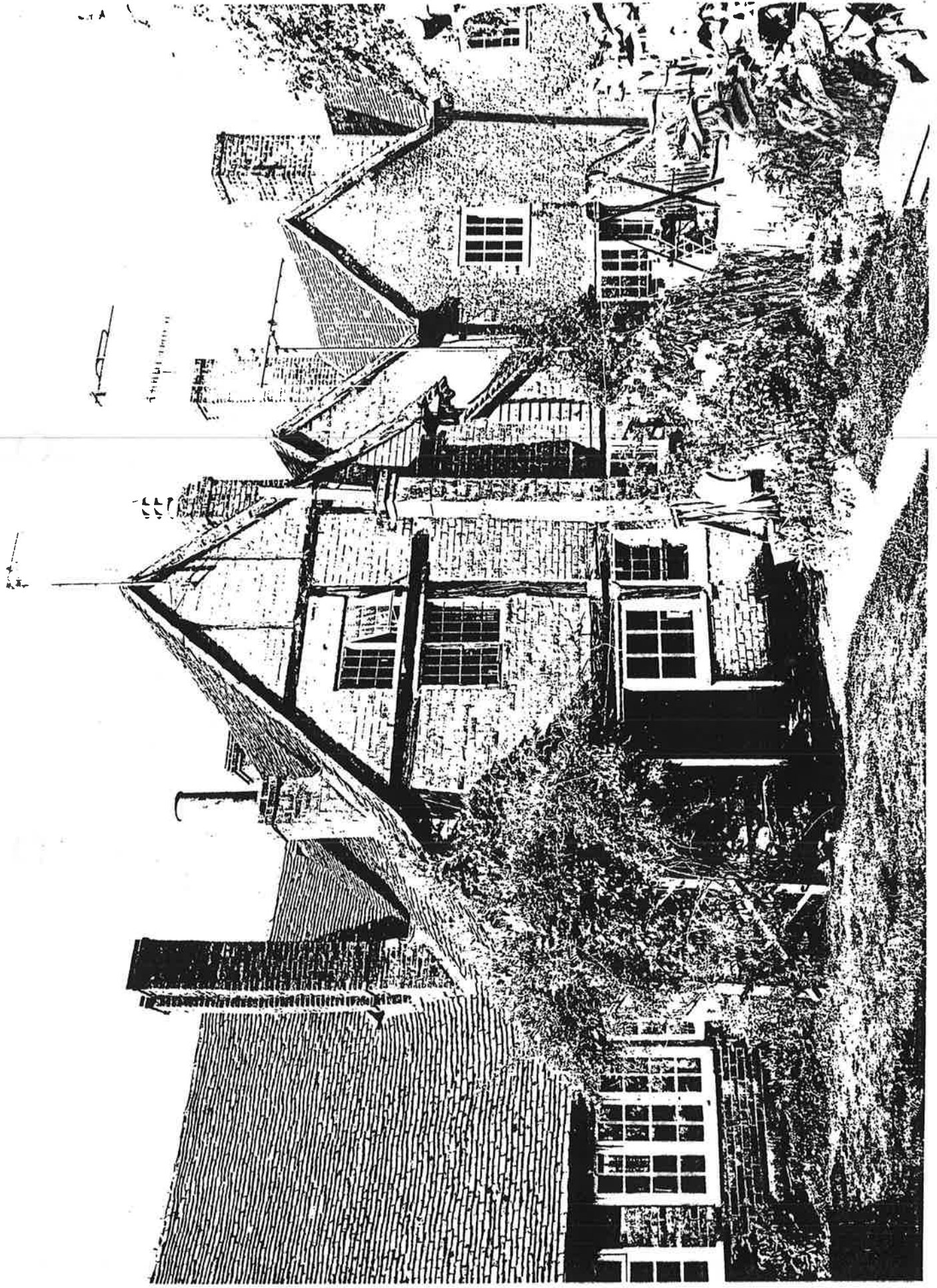
Phgr: Nat.Monuments Record



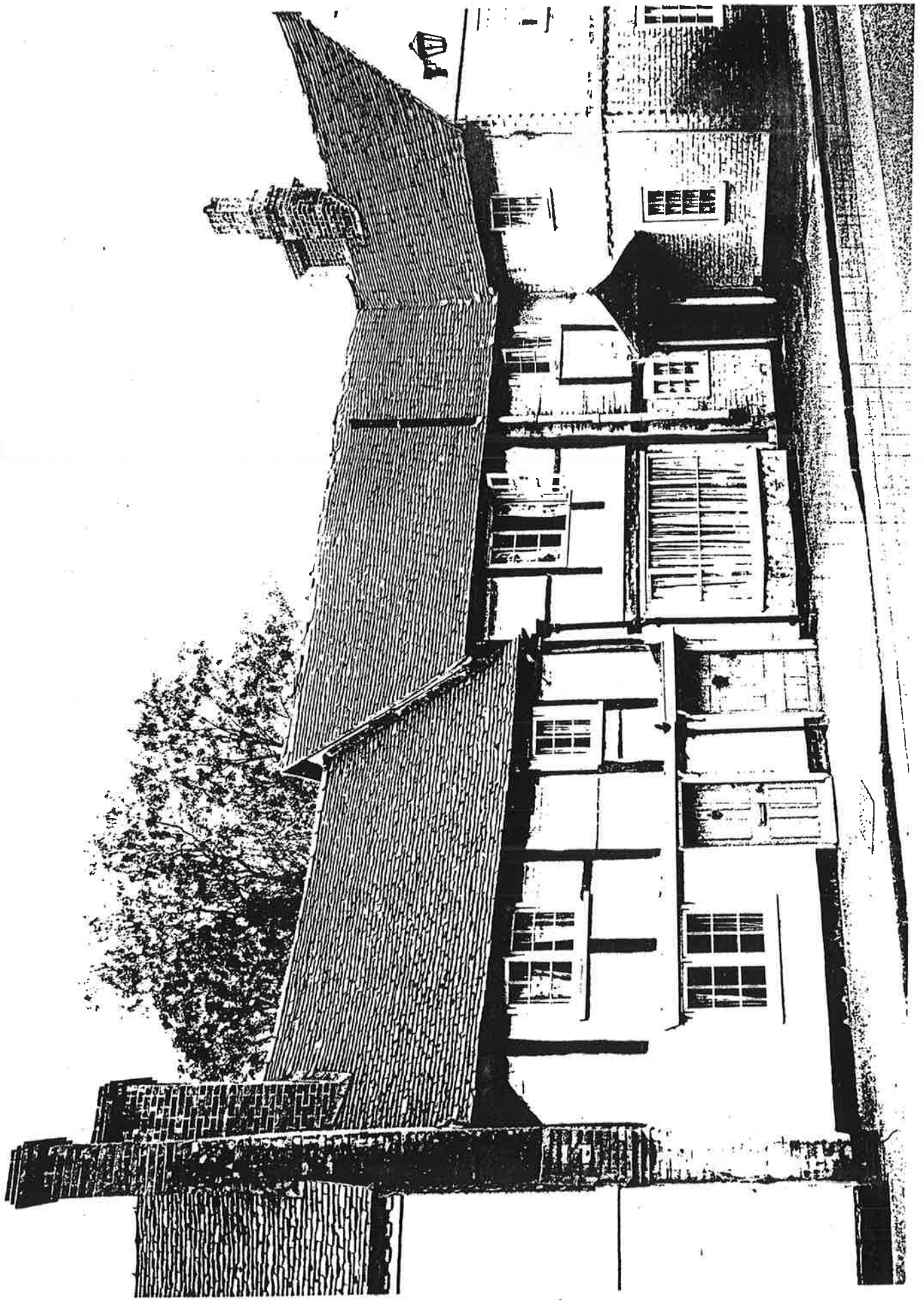
No 8, High Street, West Wycombe, 1976. Phgr: Cyril Roberts.



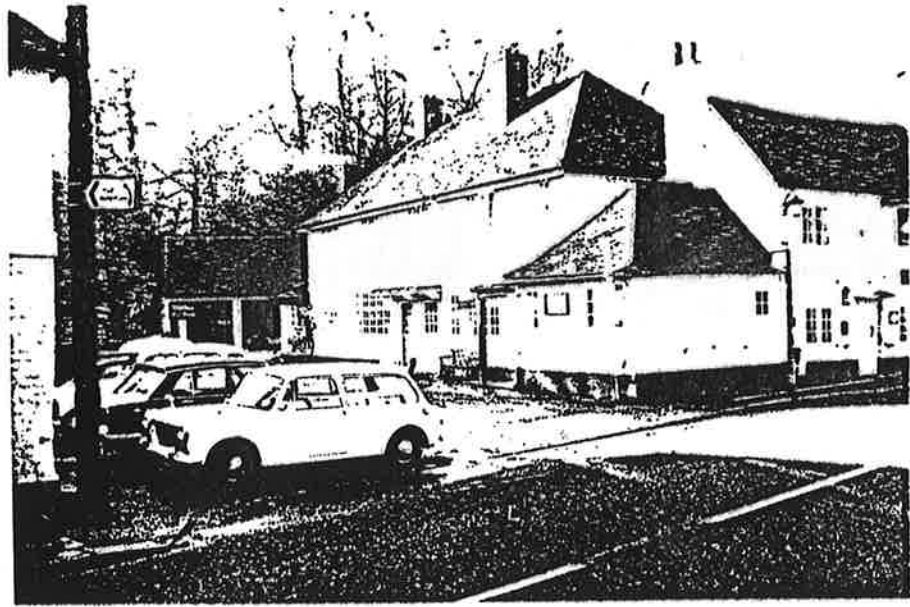
Nos. 5 - 8, High Street, West Wycombe, 1976. Phgr:Cyril Roberts.



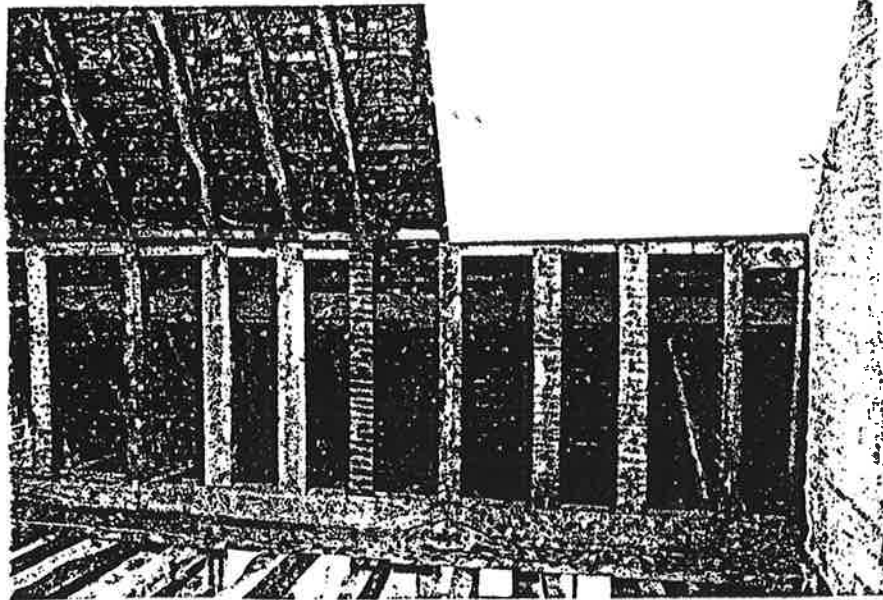
Nos 4 - 7, High Street, West Wycombe, 1976. Phgr: Cyril Roberts.



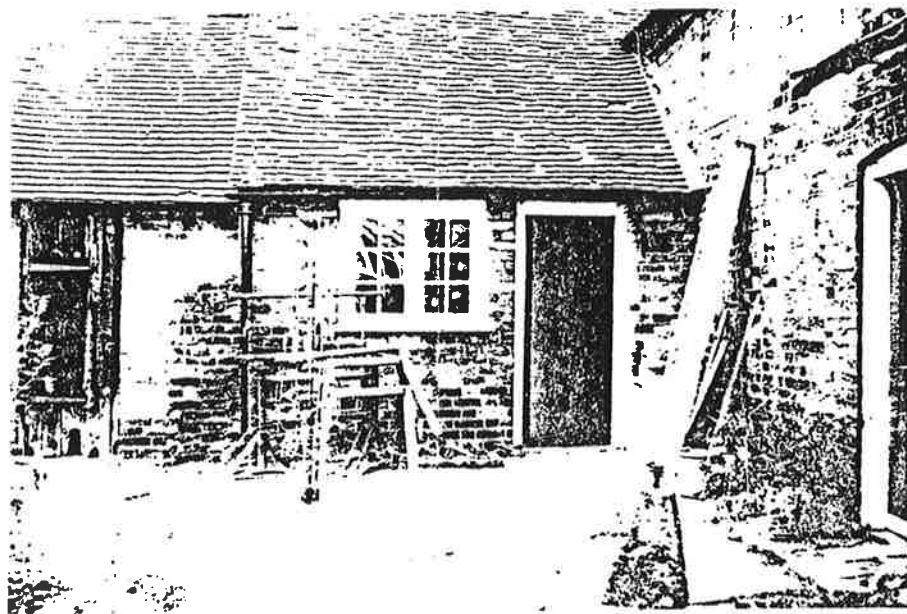
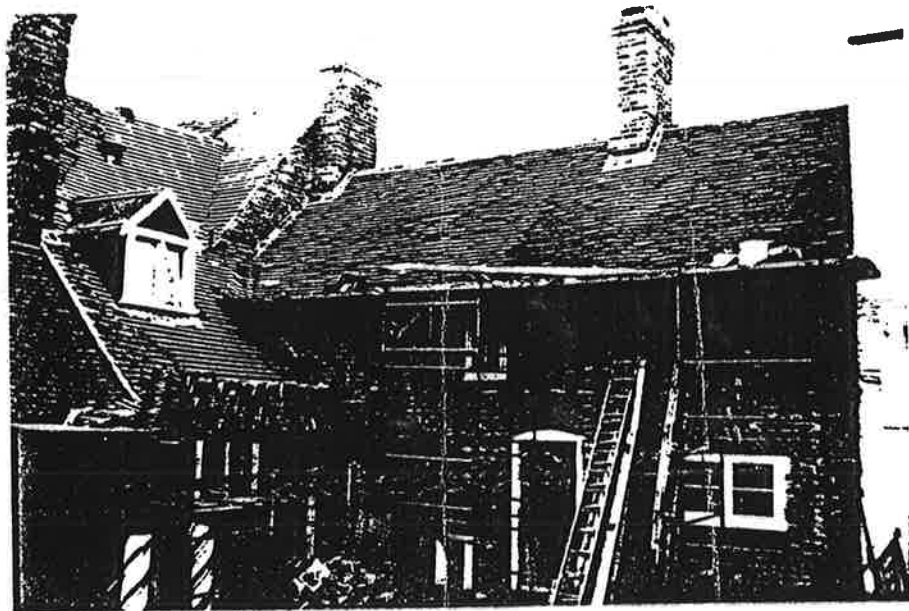
Nos 3 - 5, High Street, West Wycombe. 1976. Phgr: Cyril Roberts.



The Swan Inn car park, 1973.



No 8/9 High Street, West Wycombe, 1979.



No 8/9, High Street, West Wycombe, 1979.

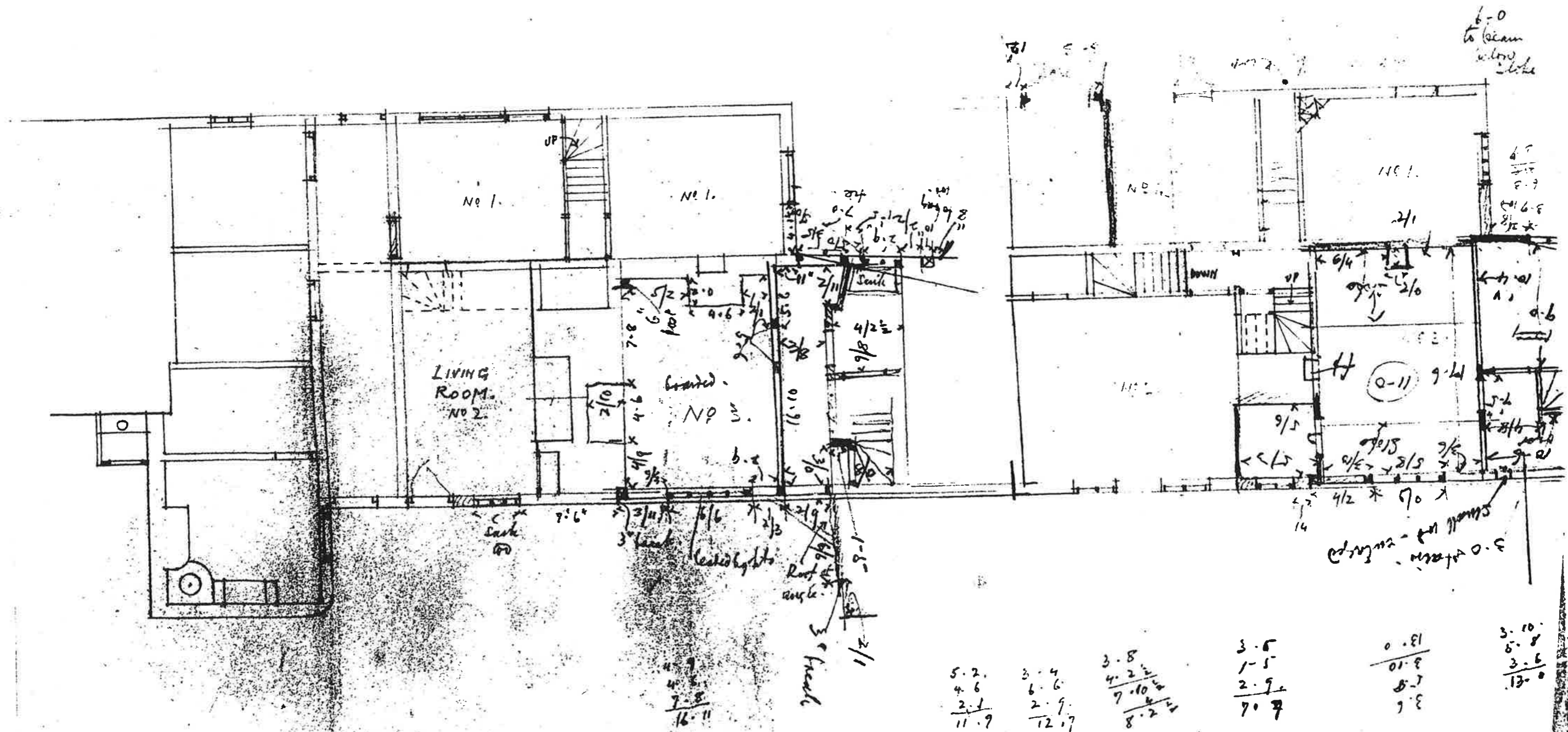


No 8/9, High Street, West Wycombe, 1979.



No. 4 prior to demolition of chimney. Pre 1977.

WEST WYCOMBE EUGENE 110 112



4.9
4.6
2.1
16.11

5.2
4.6
2.1
11.9

3.4
6.6
2.9
12.17

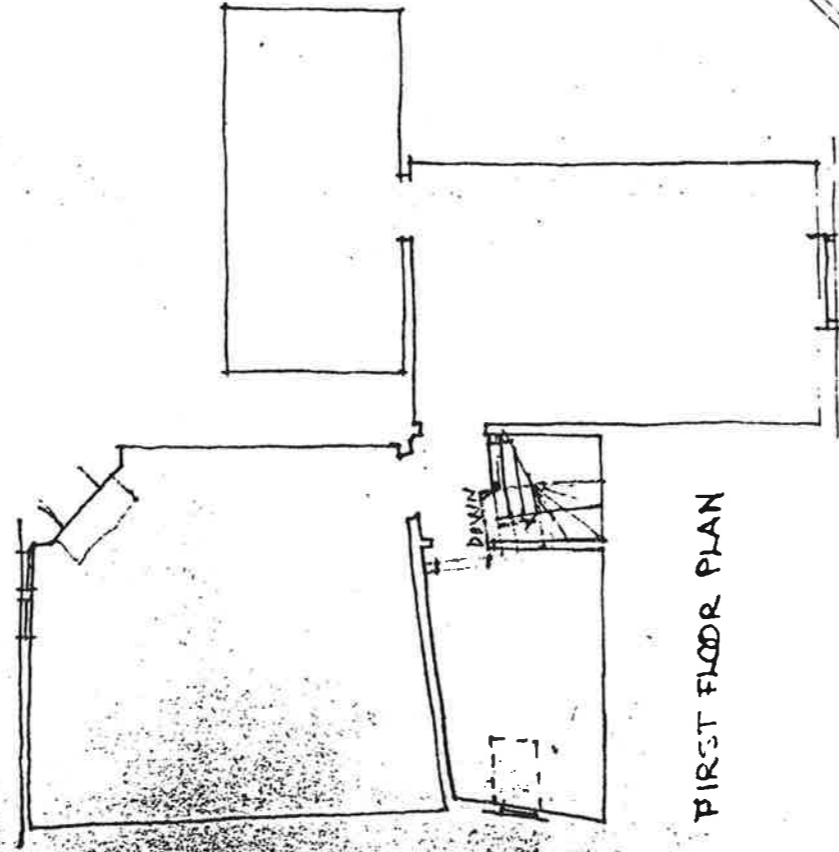
3.8
4.2
7.10
8.2

3.5
1.5
2.9
7.0

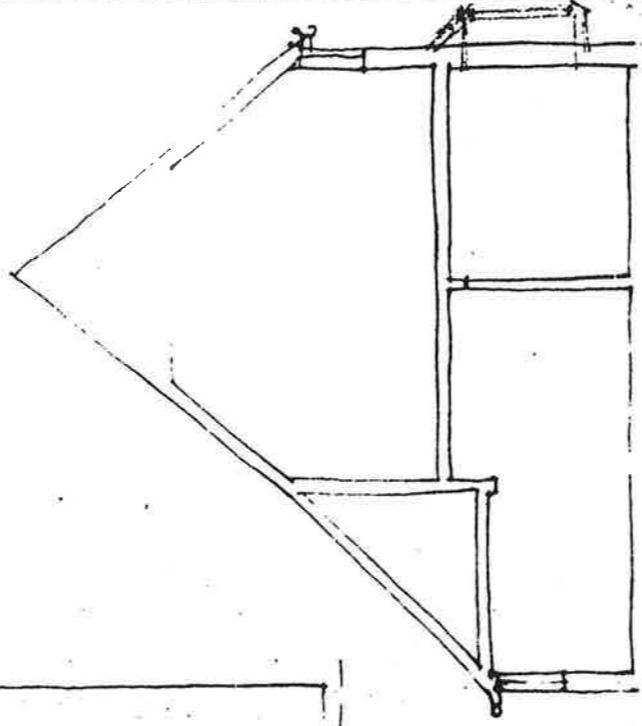
0.81
3.10
5.7
3.6

3.10
5.8
3.6
13.0

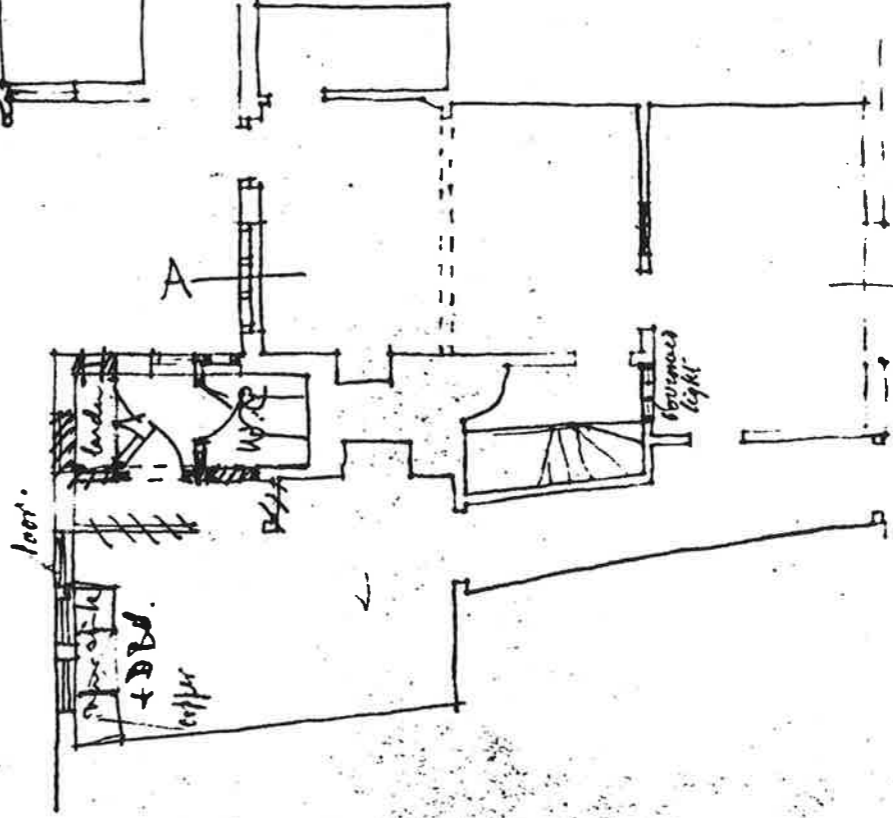
WEST WYCOMBE
COTTAGE No 4.
SCALE 8 FEET TO 1 INCH.



FIRST FLOOR PLAN

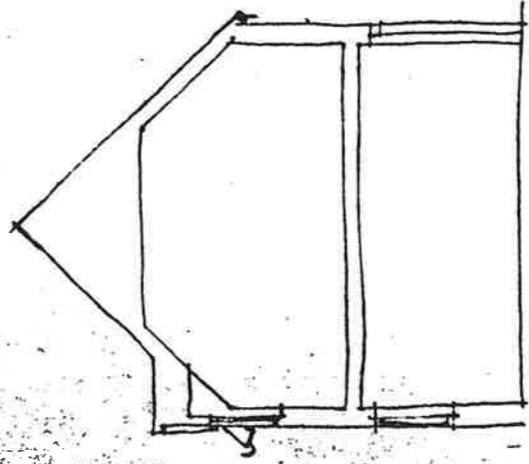


SECTION A.A

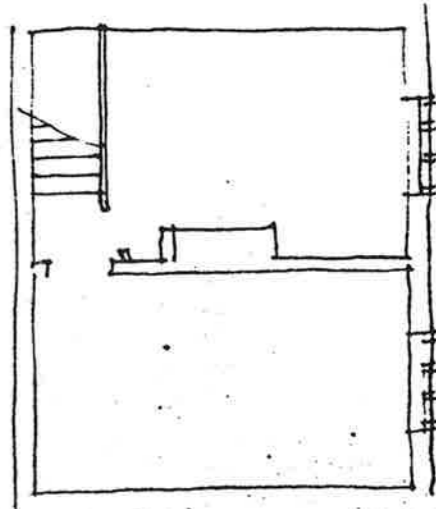


GROUND FLOOR PLAN

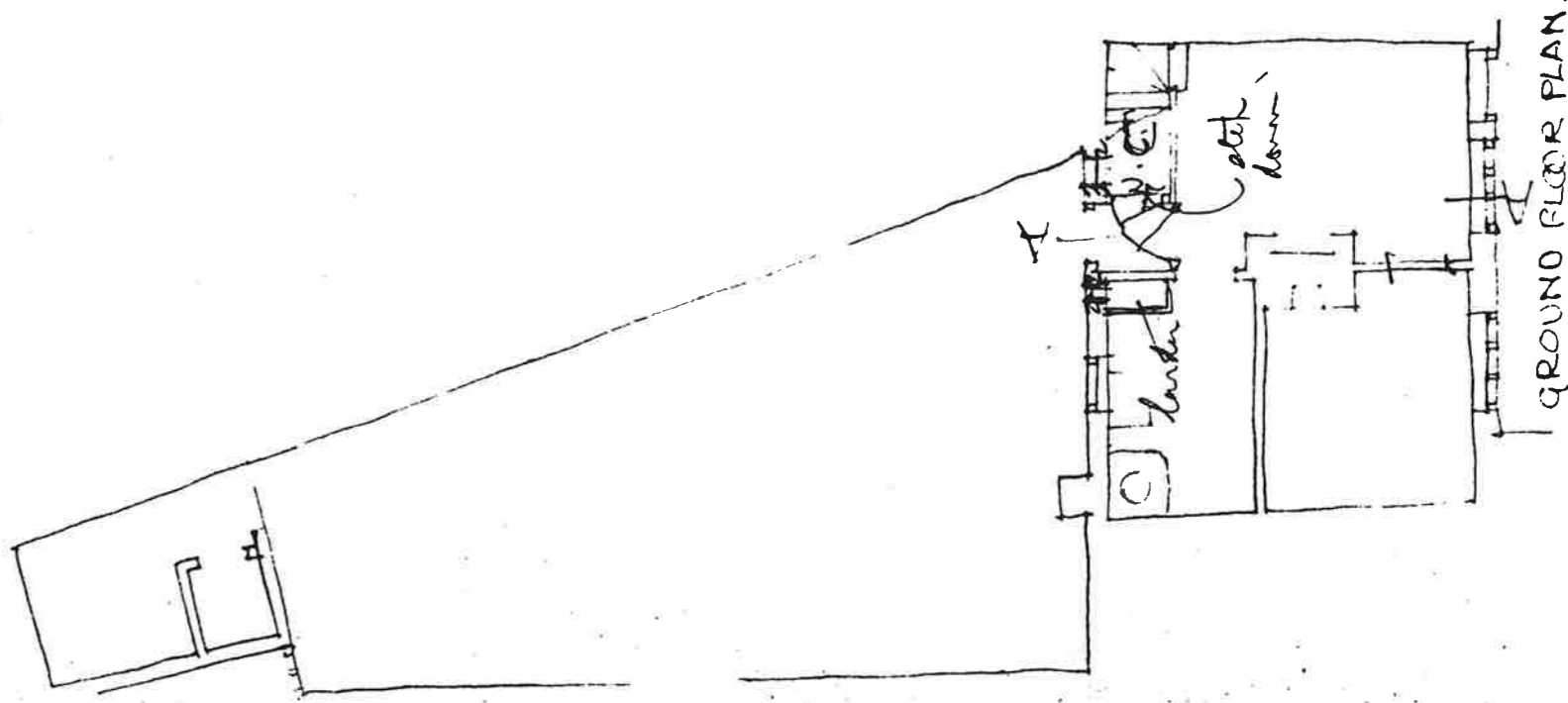
WEST WYCOMBE
COTTAGE No 9.
SCALE 8 FEET TO 1. INCH.



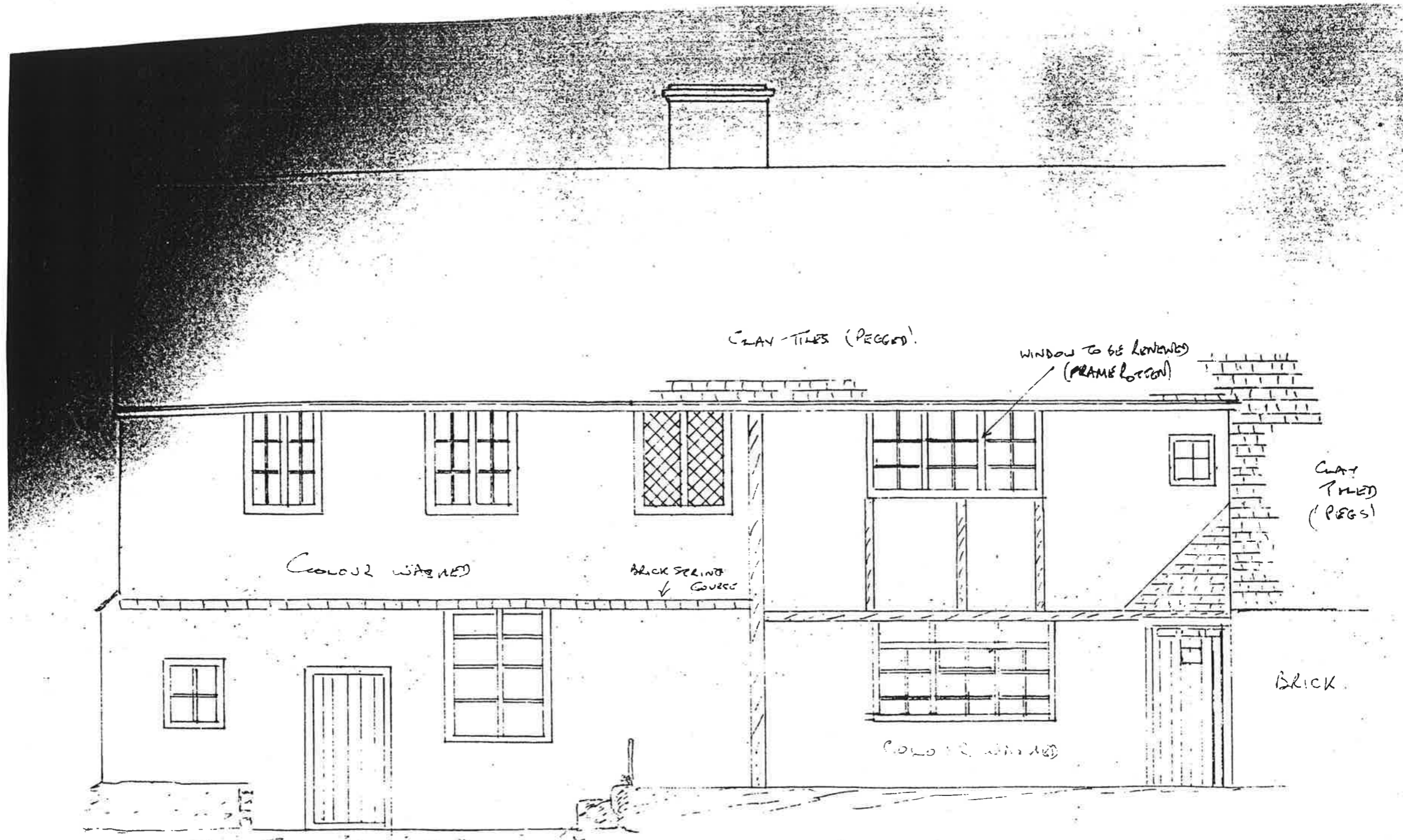
SECTION A. A.



FIRST FLOOR PLAN



GROUND FLOOR PLAN.



No 2 HIS VIEW

No 3 HIS VIEW

REAR ELEVATION



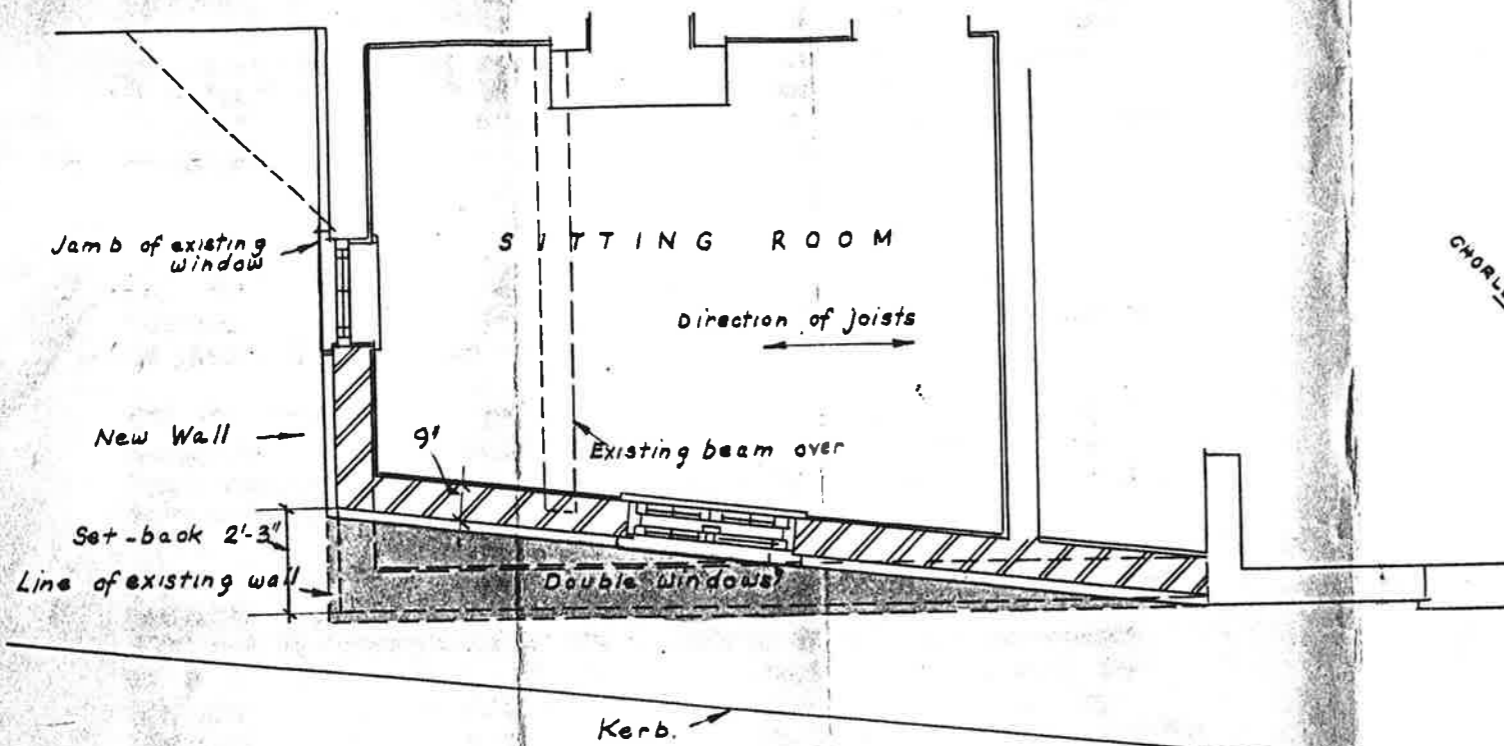
No 3.

REAR ELEVATION

RE: SWAN, WEST WYCOMBE.

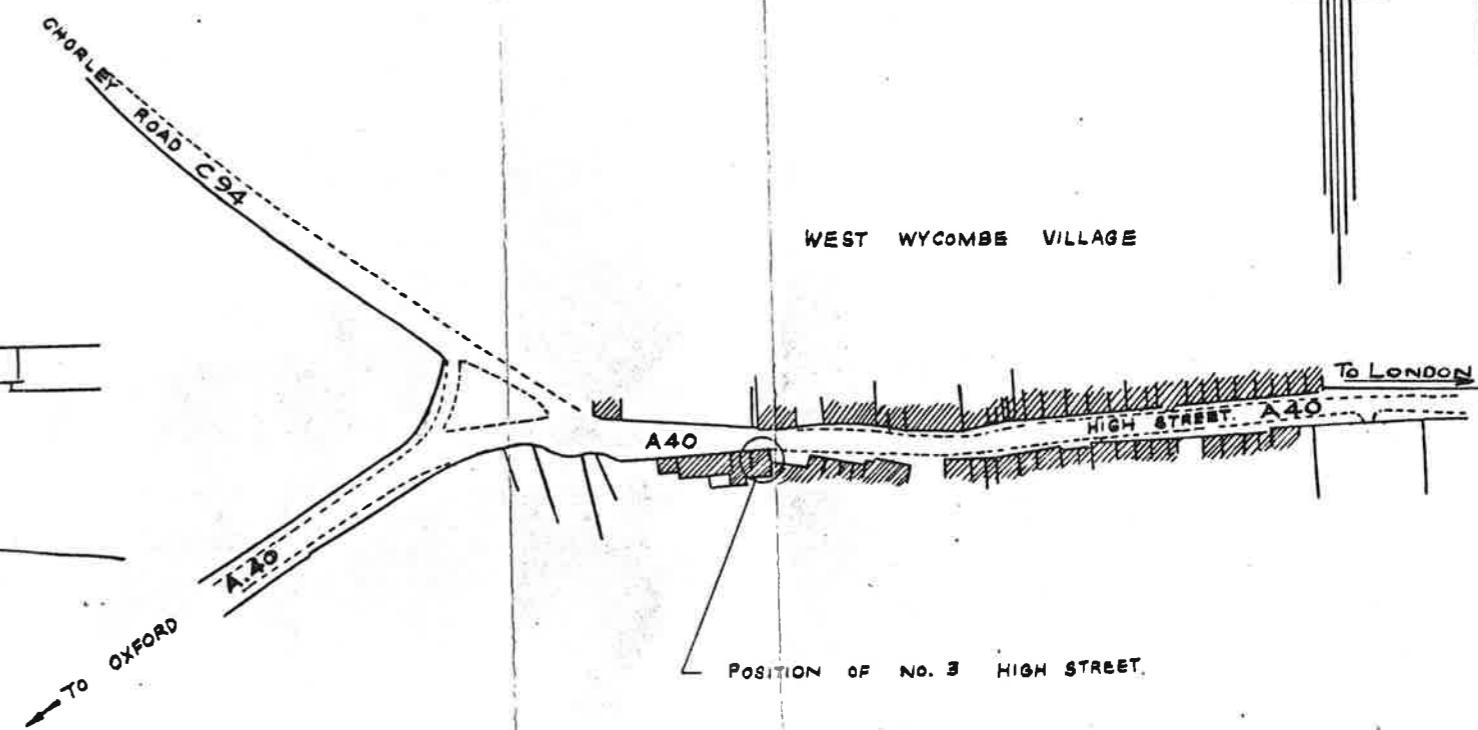


3, HIGH STREET WEST WYCOMBE.



GROUND FLOOR PLAN

SCALE 1/4" to 1'0"



POSITION OF NO. 3 HIGH STREET.

SCALE 1:2500

MINISTRY OF TRANSPORT

SOUTH MIDLAND DIVISION

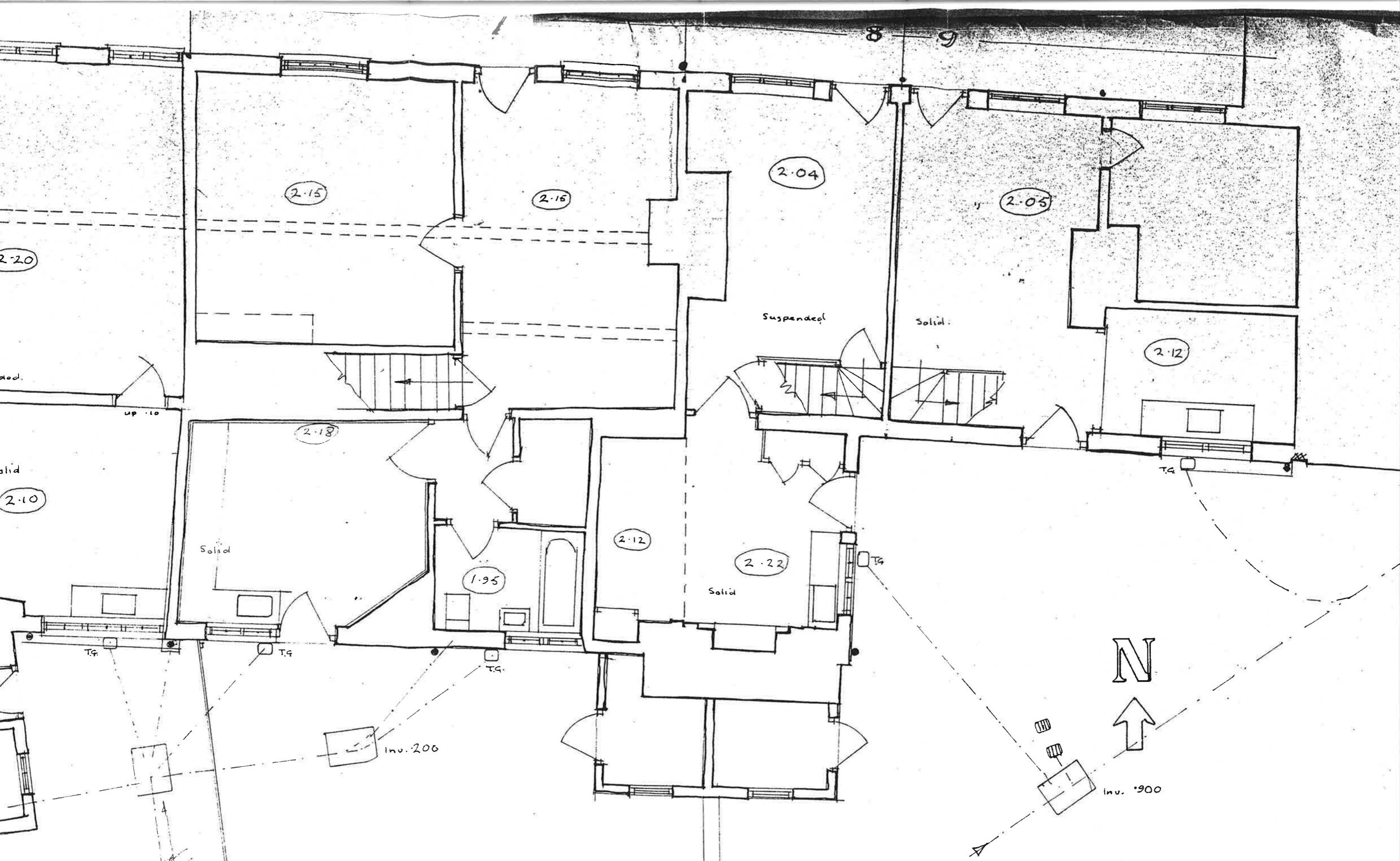
DRAWING No. DS.M/T.10/4.6

DATE 28/11/69

LONDON - FISHGUARD TRUNK ROAD A40.
 FOOTWAY WIDENING ADJACENT TO NO. 3, HIGH STREET, WEST WYCOMBE.
 REFERENCE PLAN.

PREPARED BY *gfr.*
 CHECKED BY
 DRAWING No. C. 1186
 DATE 20.11.68.

K. RICHARDS, B.Sc.(ENG.)
 A.M.I.C.E., M.I.MUN.E., A.M.T.P.I.,
 BOROUGH ENGINEER & SURVEYOR,
 HIGH WYCOMBE, BUCKS.

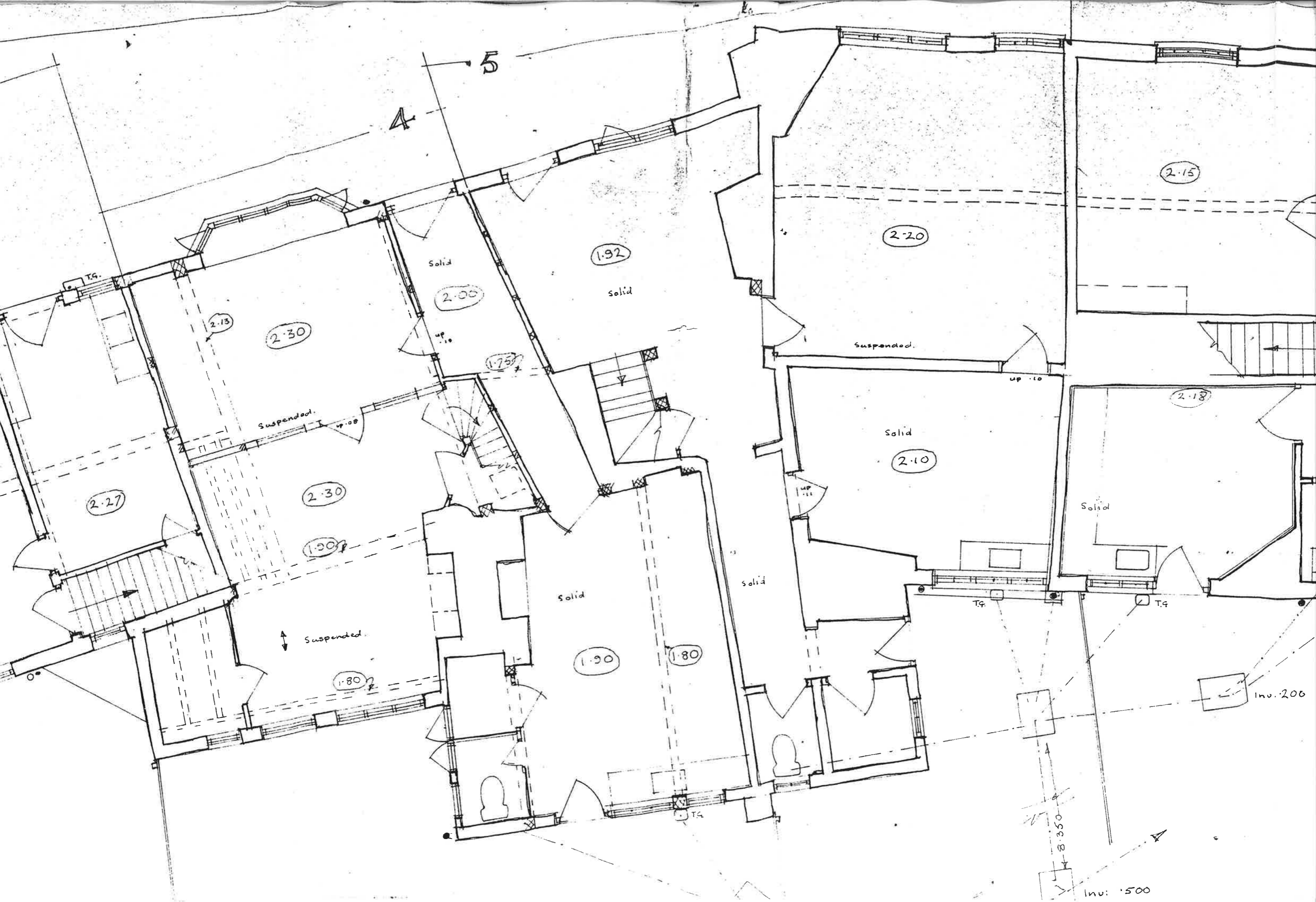


No 2. 3. 4. 5. 7. 8. 9.
 High Street
 West Wycombe, Bucks

dra N^o
 150/2.
 amendments

date
 May 1975.

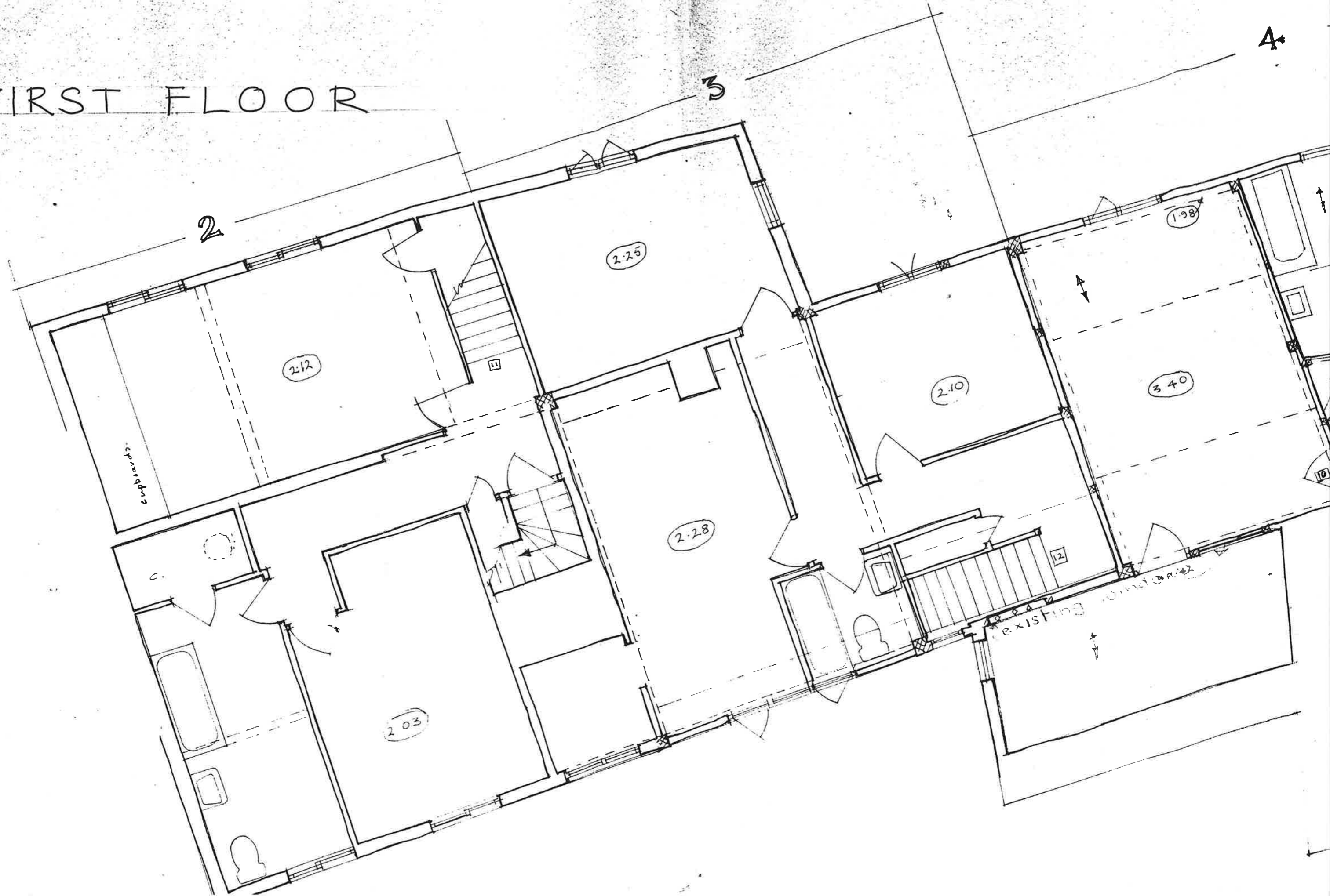
scale
 1:50
 Bagnall & Adamson
 Architects

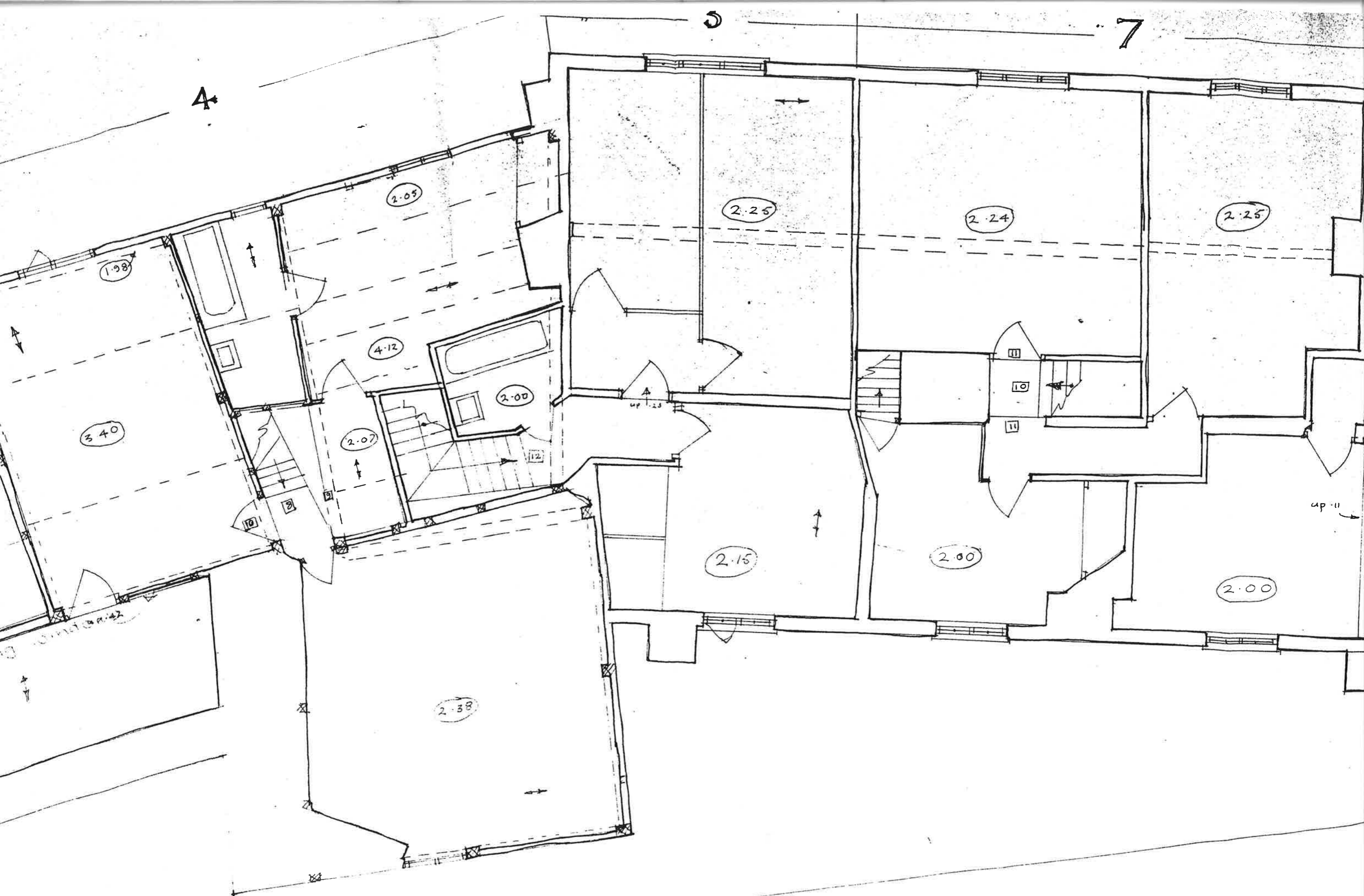


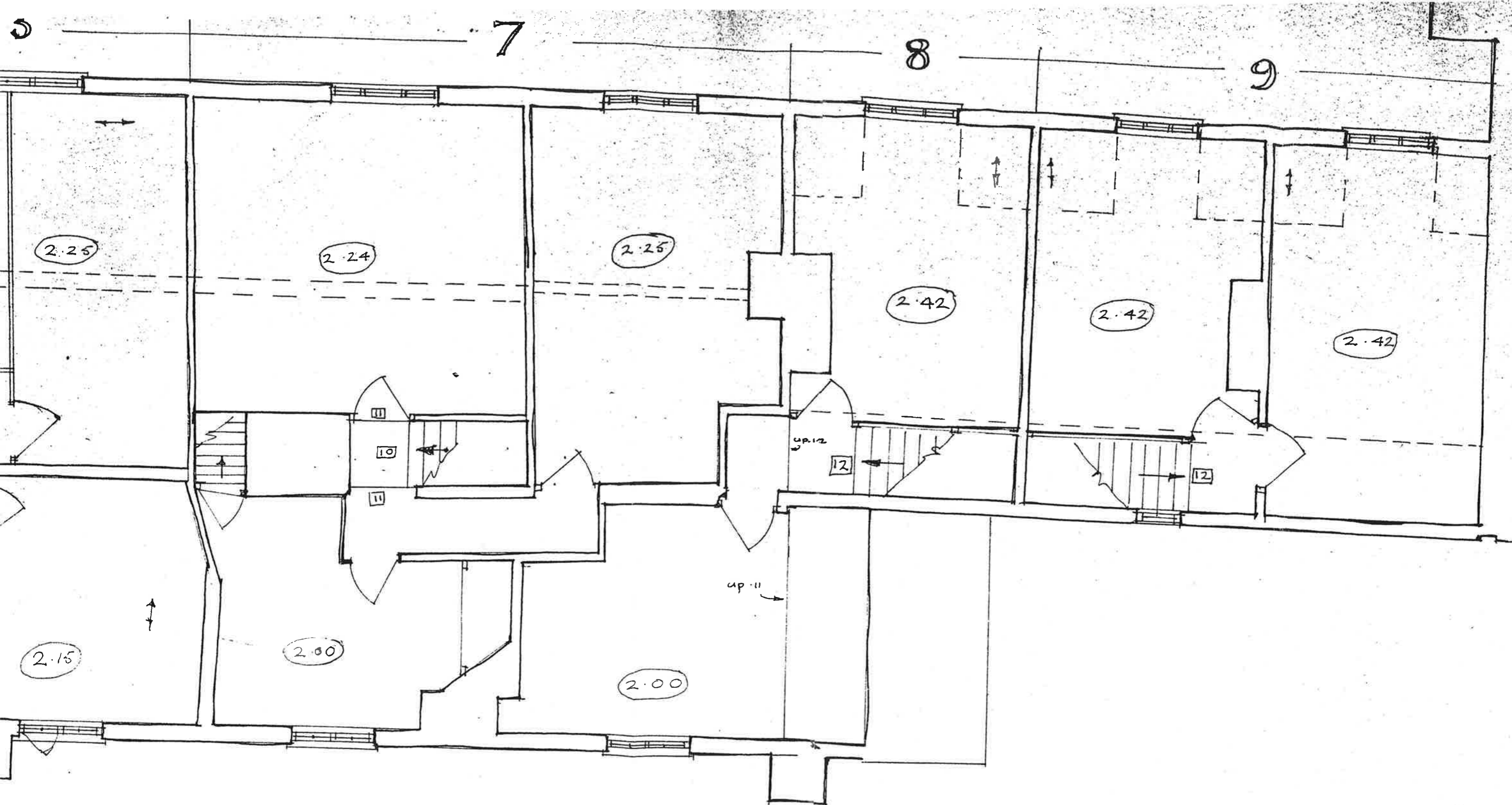
GROUND FLOOR

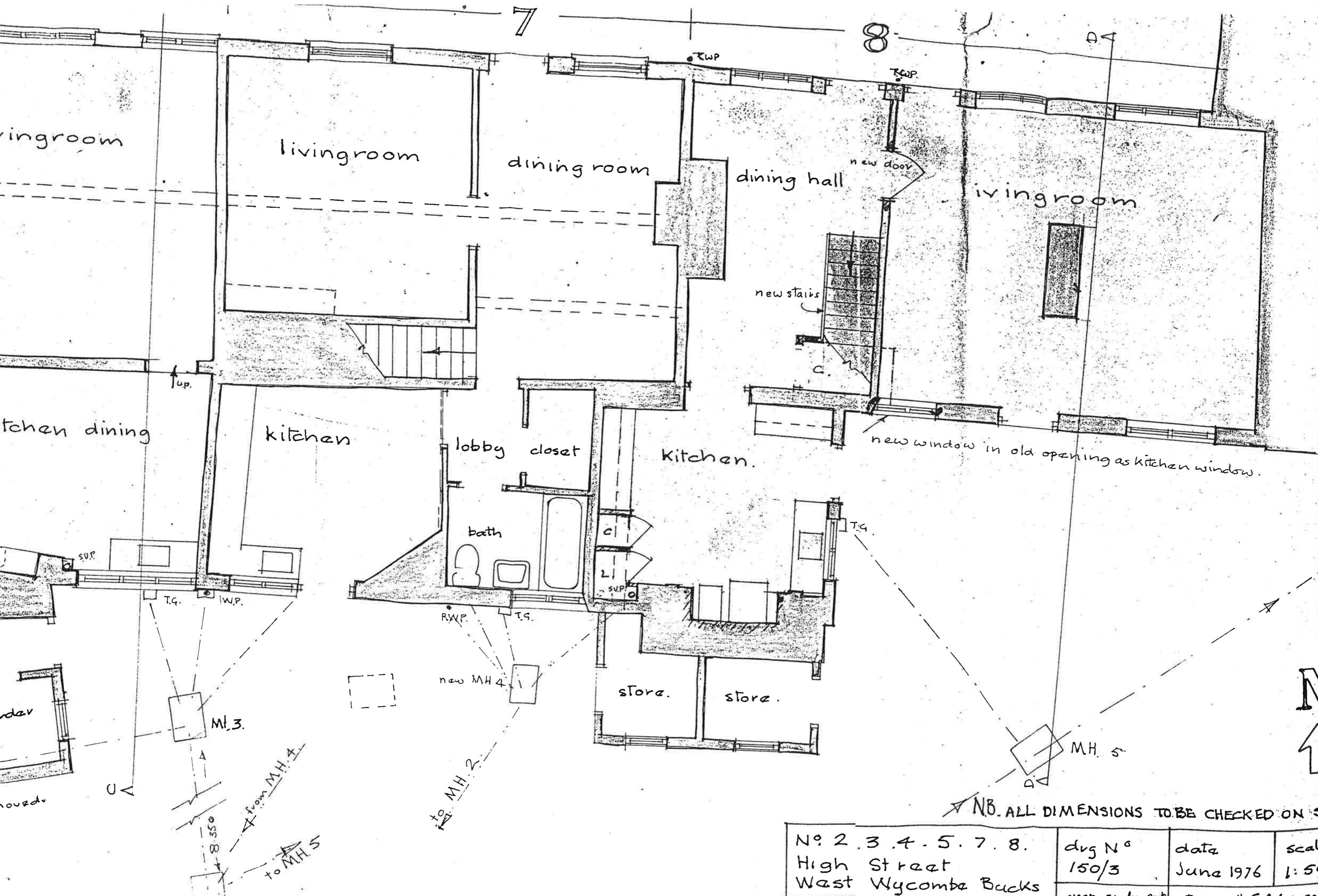


FIRST FLOOR

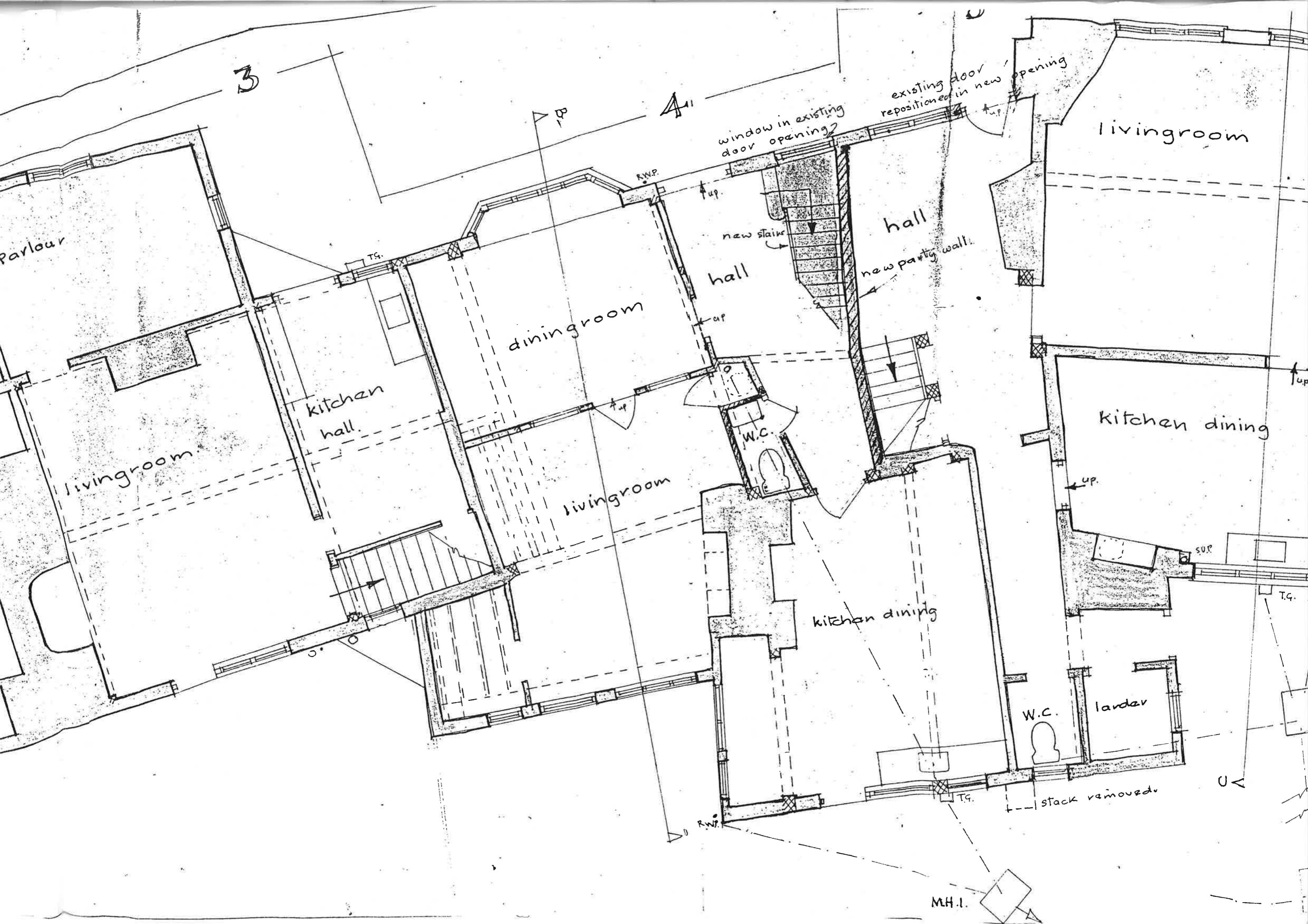




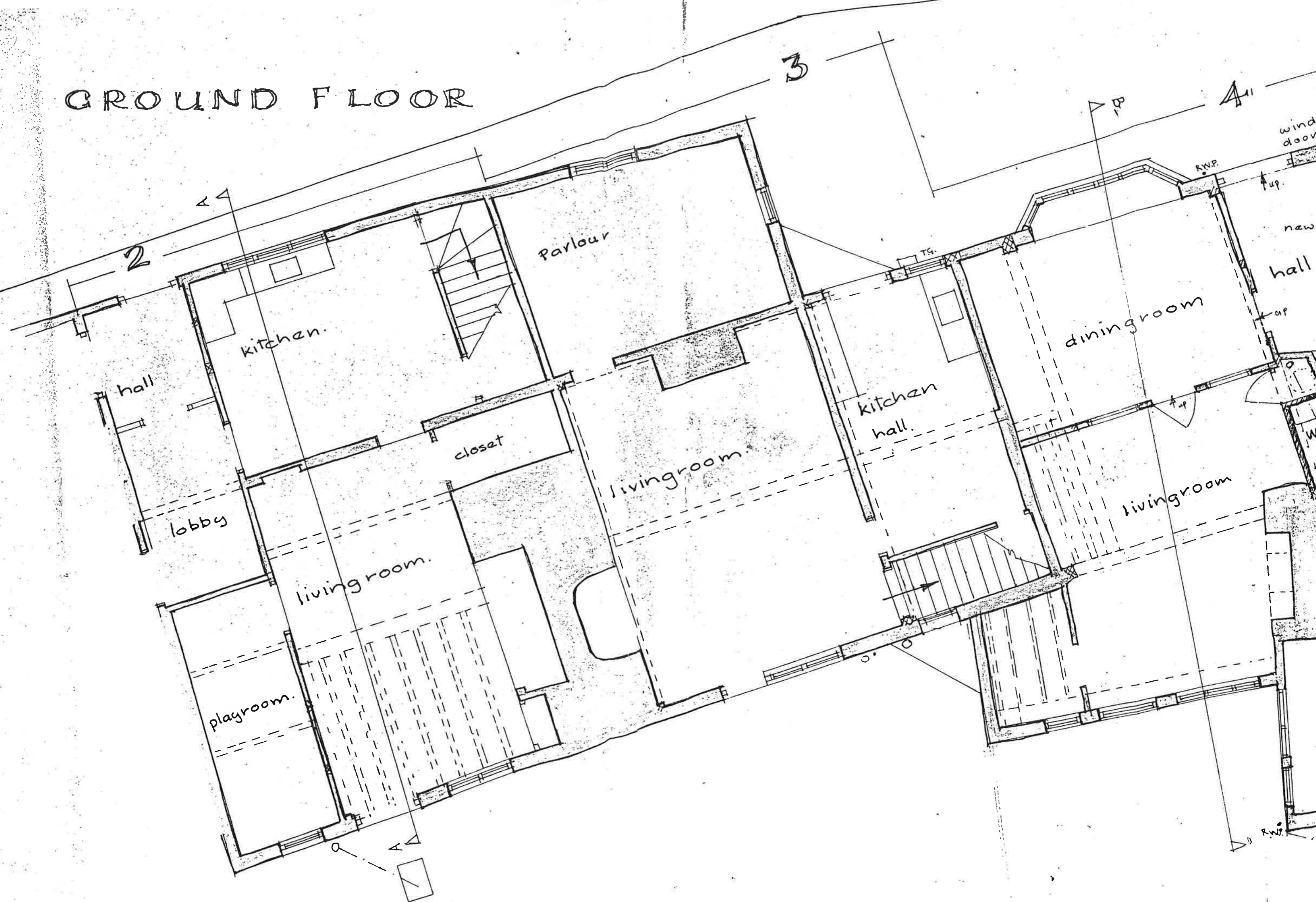




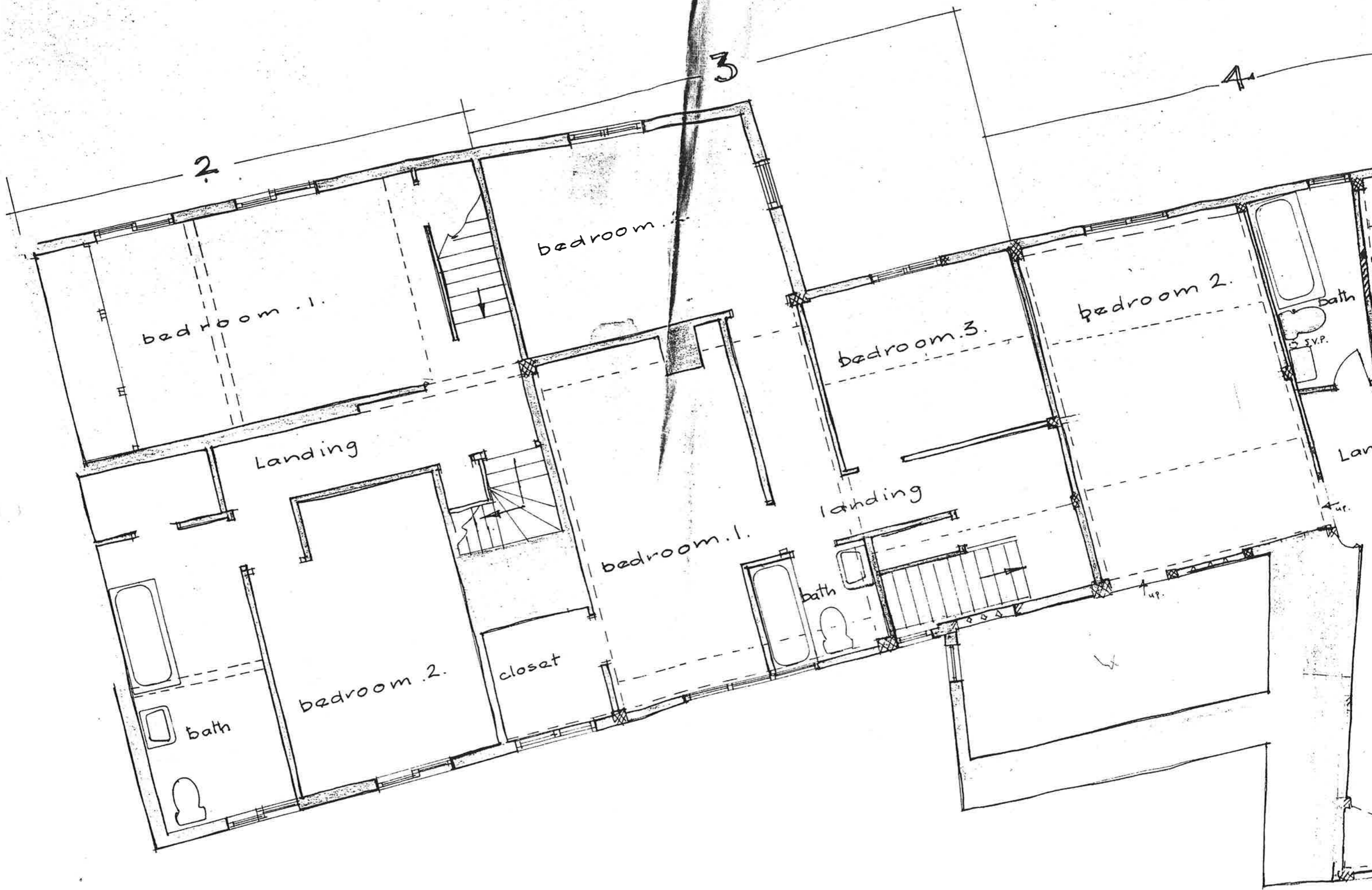
| | | | |
|----------------------------|--------------------|-----------|-------|
| Nº 2 . 3 . 4 . 5 . 7 . 8 . | dra N ^o | date | scale |
| High Street | 150/3 | June 1976 | 1:50 |
| West Wycombe Bucks | | | |



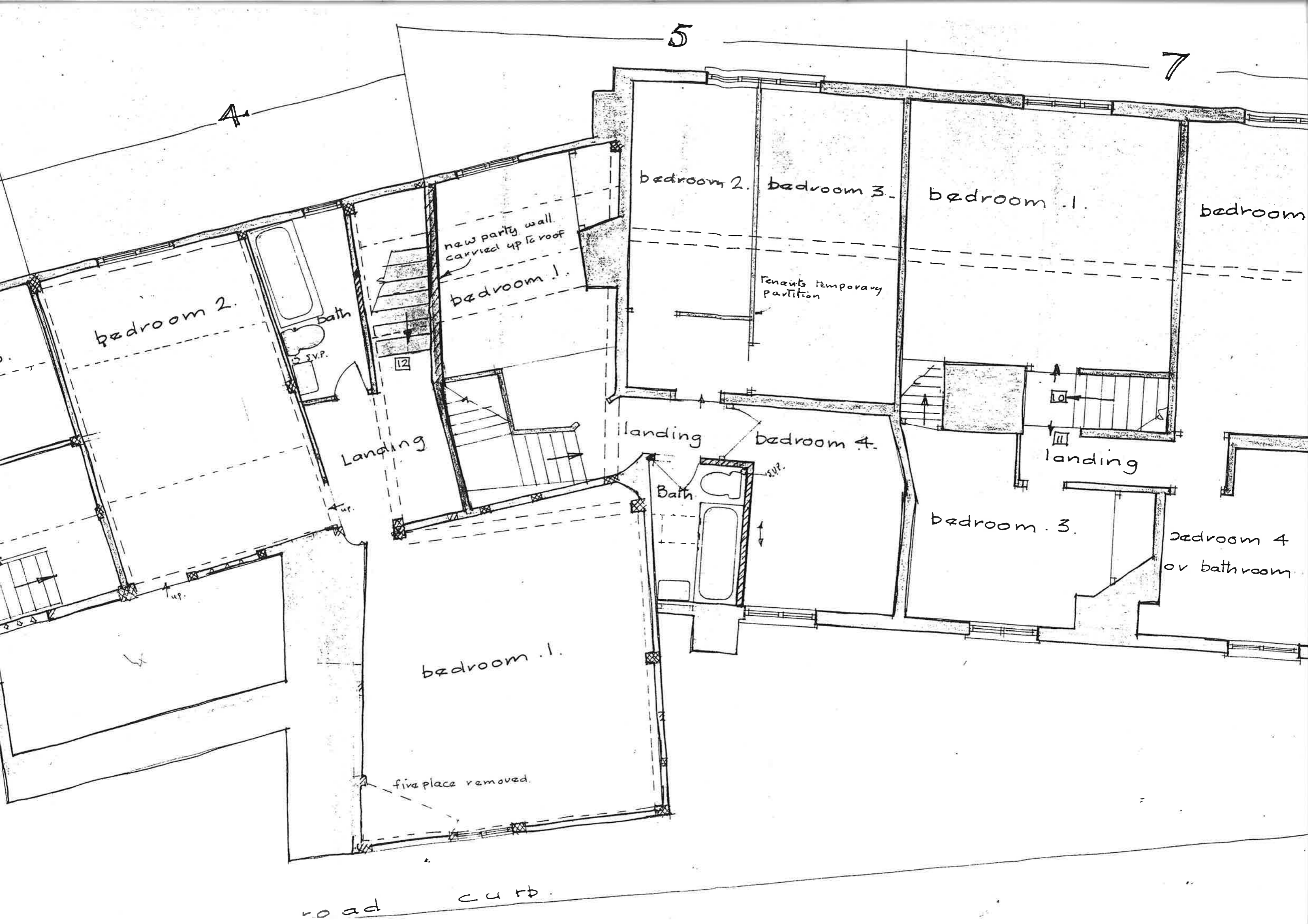
GROUND FLOOR



FIRST FLOOR



road



4

5

7

bedroom 2.

bath

S.V.P.

12

Landing

new party wall
carried up to roof

bedroom 1.

bedroom 2.

bedroom 3.

bedroom 1.

bedroom

tenants temporary
partition

landing

bedroom 4.

landing

Bath

S.V.P.

bedroom 3.

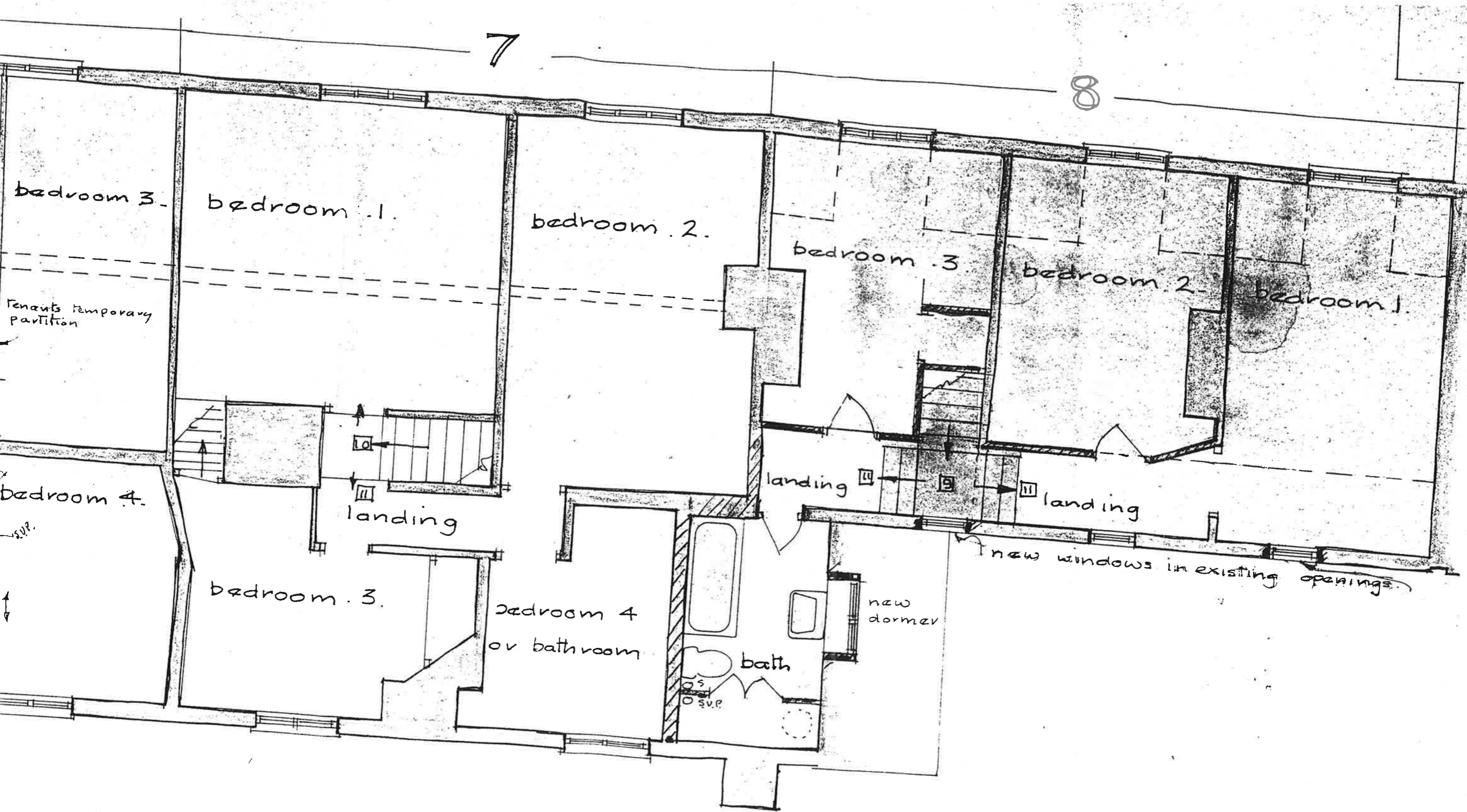
bedroom 4
or bathroom

bedroom 1.

five place removed.

road

curb.



7

8

bedroom 3.

bedroom .1.

bedroom .2.

bedroom .3

bedroom .2.

bedroom .1.

tenants temporary partition

bedroom 4.

landing

landing

landing

bedroom .3.

bedroom 4
or bathroom

bath

new dormer

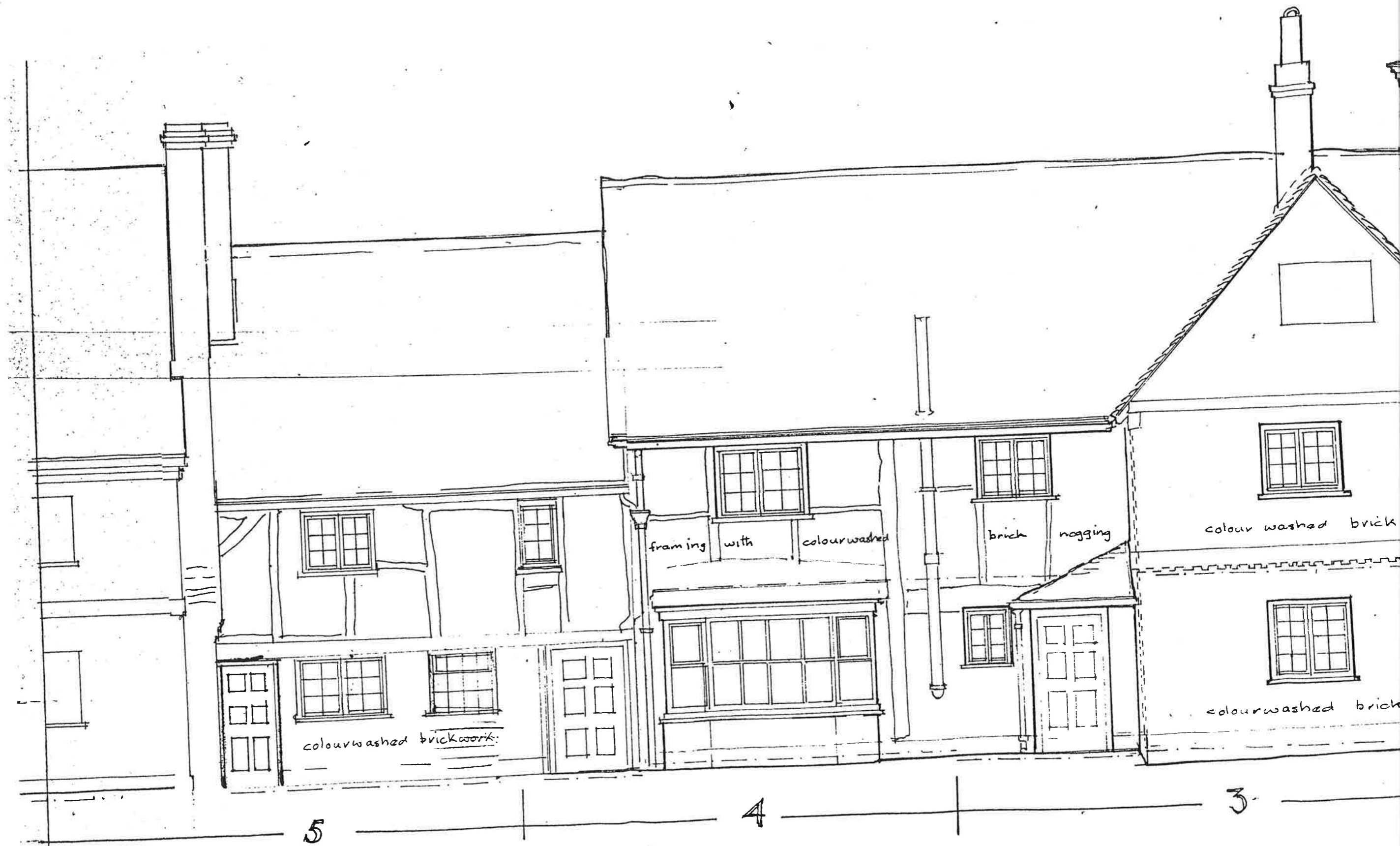
new windows in existing openings

pavement

APPENDIX 19.

Elevations of Nos 2,3,4,5 & 5,7,8,9 High Street, West Wycombe. Bagnall & Adamson, 1976.
 Contd. on following 9 pages...

| | | | |
|---|---|-------------------|---------------|
| No. 2.3.4.5. High Street West Wycombe Bucks | dg. No. 150/5. | date June 1976 | scale 1:50 |
| Survey: North South elevations | amendments overlay plans of alterations Bagnall & Adamson Architects. Shaford Mill, Surveys Tel. Guildford 72403. | | |



5 4 3
north elevation



framing with colourwashed

brick nogging

colourwashed brick

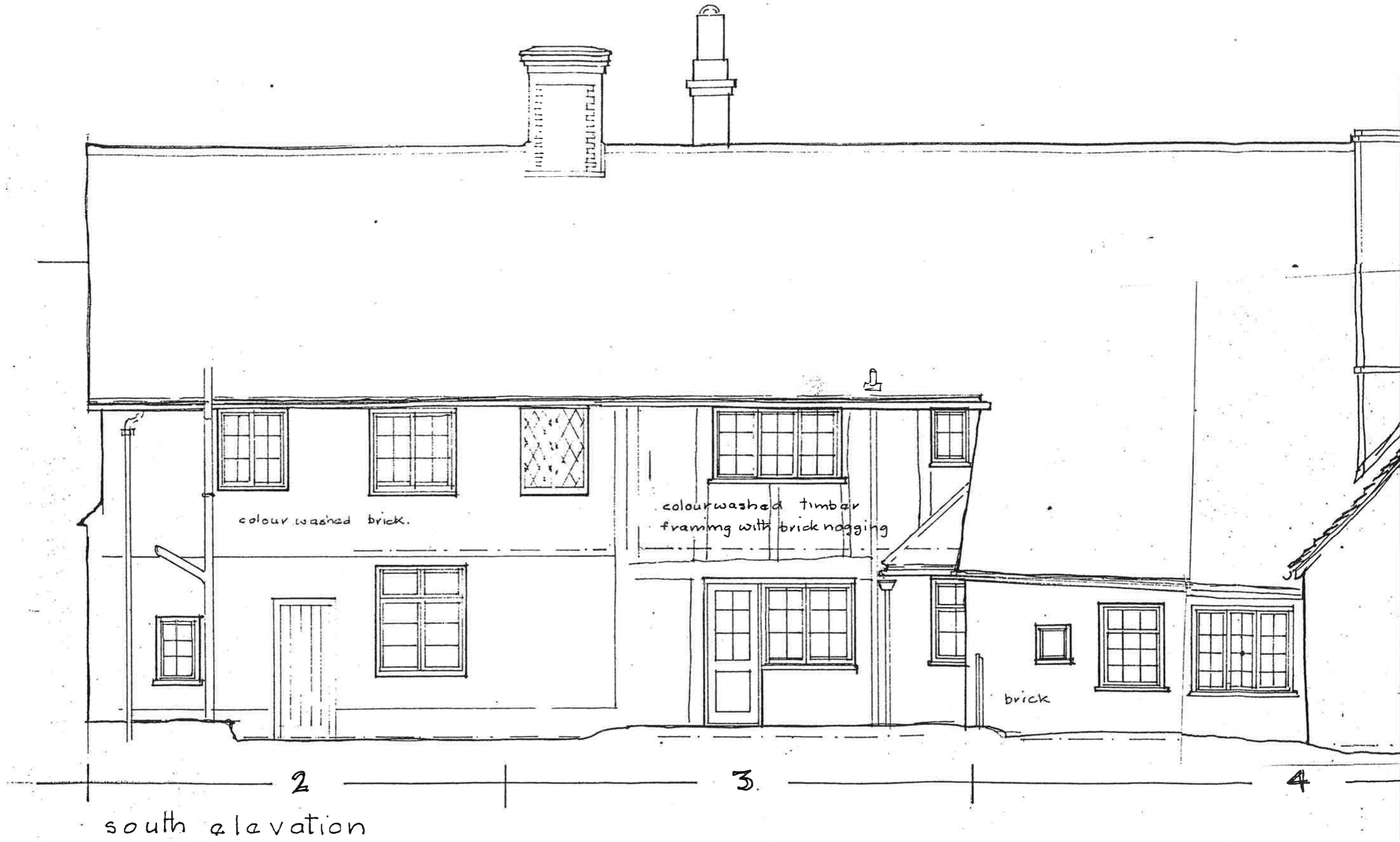
colourwashed brick

4

3

2

5



colour washed brick.

colour washed timber
framing with brick nogging

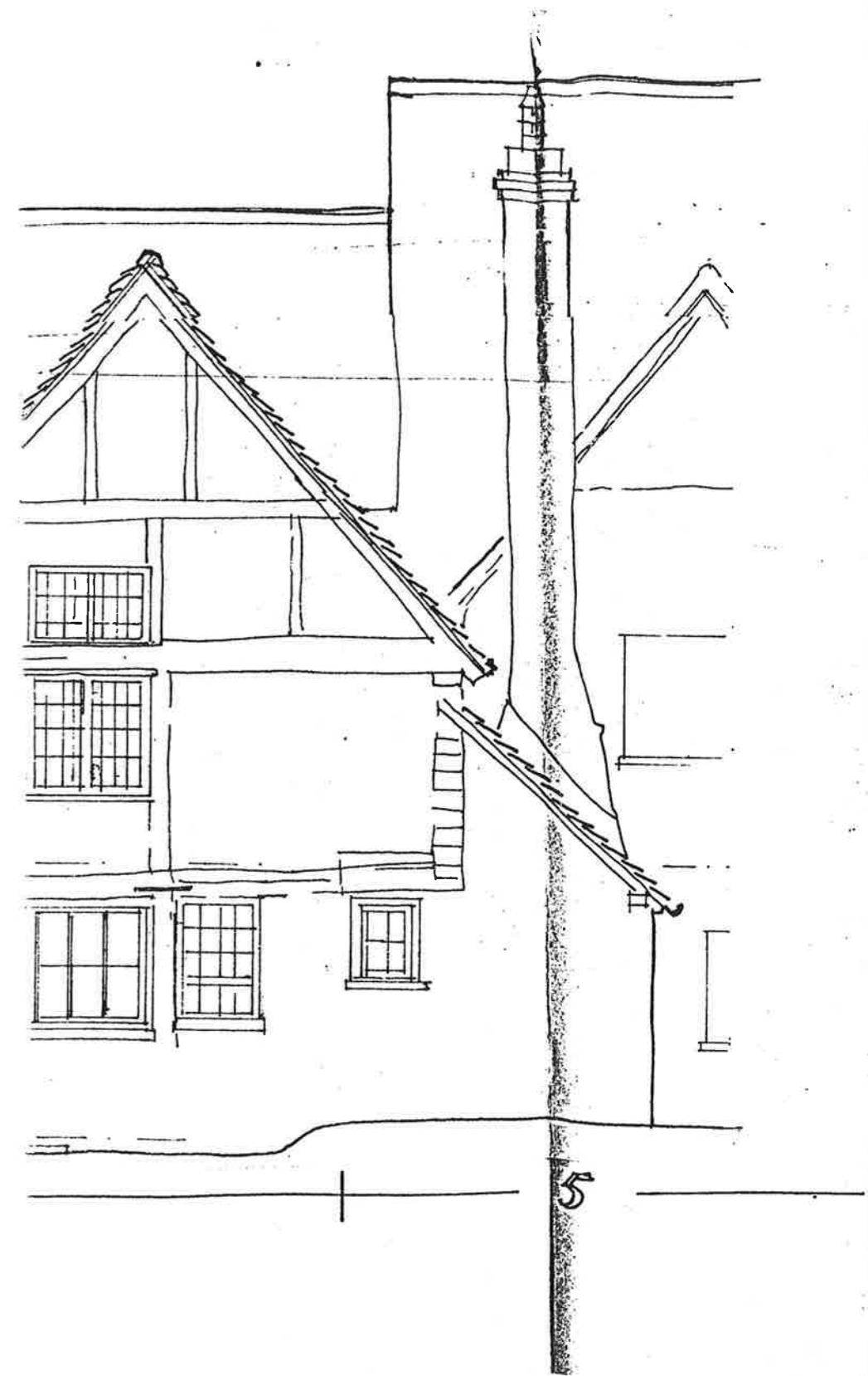
brick

2

3

4

south elevation





section through N° 2

A-A



section through N°4 B-B

| | | | |
|---|---|--|---------------|
| No. 5.7. 8.9. High Street West Wycombe Bucks. | dg. No 150/4 | date June 1976 | scale 1:50 |
| survey. North & South elevations. | amendments overlays + tops of alterations | Bagnall & Adamson Architects Shalford Mill Surrey. Tel. Galbford 72403. | |



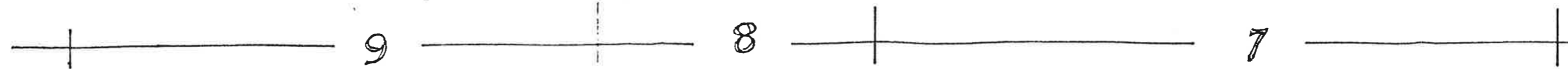
section through 3 D-D



section through N° 5 C-C



Swan Inn.



north elevation



ashed brickwork

colourwashed brickwork.

8

7

5



4 south elevation: 5 7 8



coursed flint with
brick quoins

rendering

brick

brick

7

8

9

Swan Inn.

CHURCH
HILL

Mastings
Meadow
F. II.

Jones -
Glover

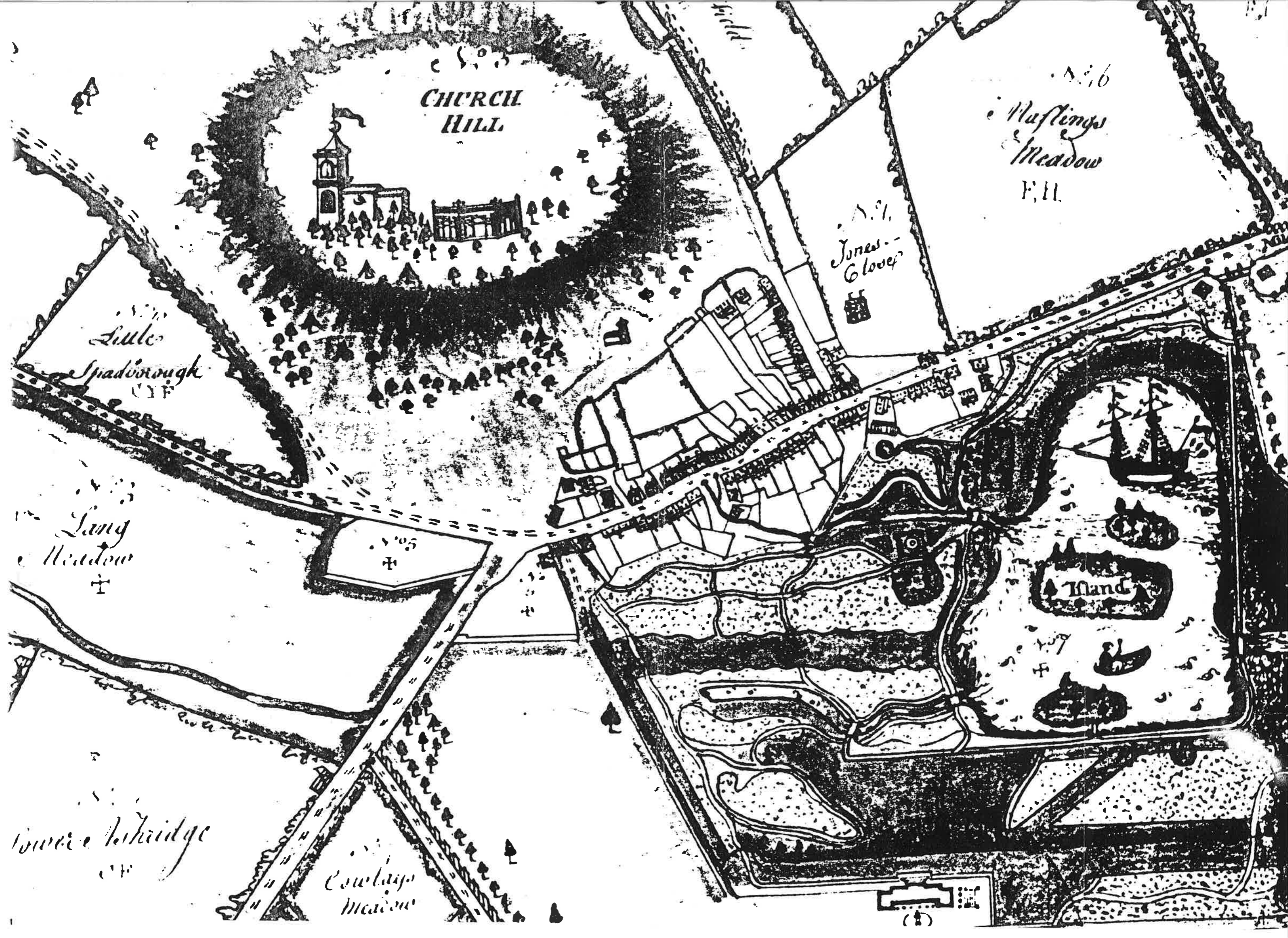
Lille
Spadborough
C. F.

Lany
Meadow
+

Island

Lower
Wharfe
C. F.

Cowbays
Meadow



EST-WYCOMBE

TOWN

County Bucks

1767

A PLAN OF WEST WYCOMBE

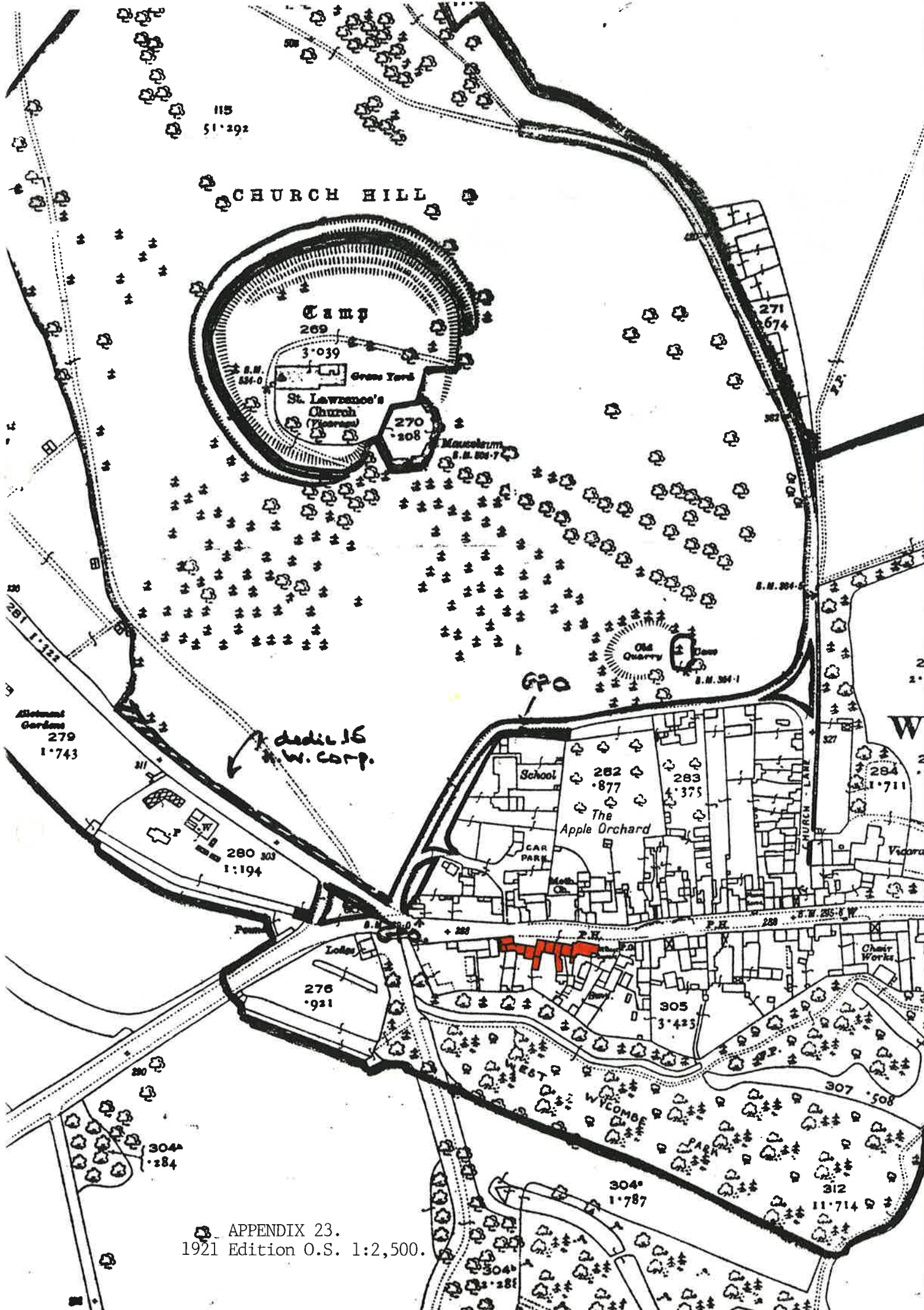
TOWN

1767

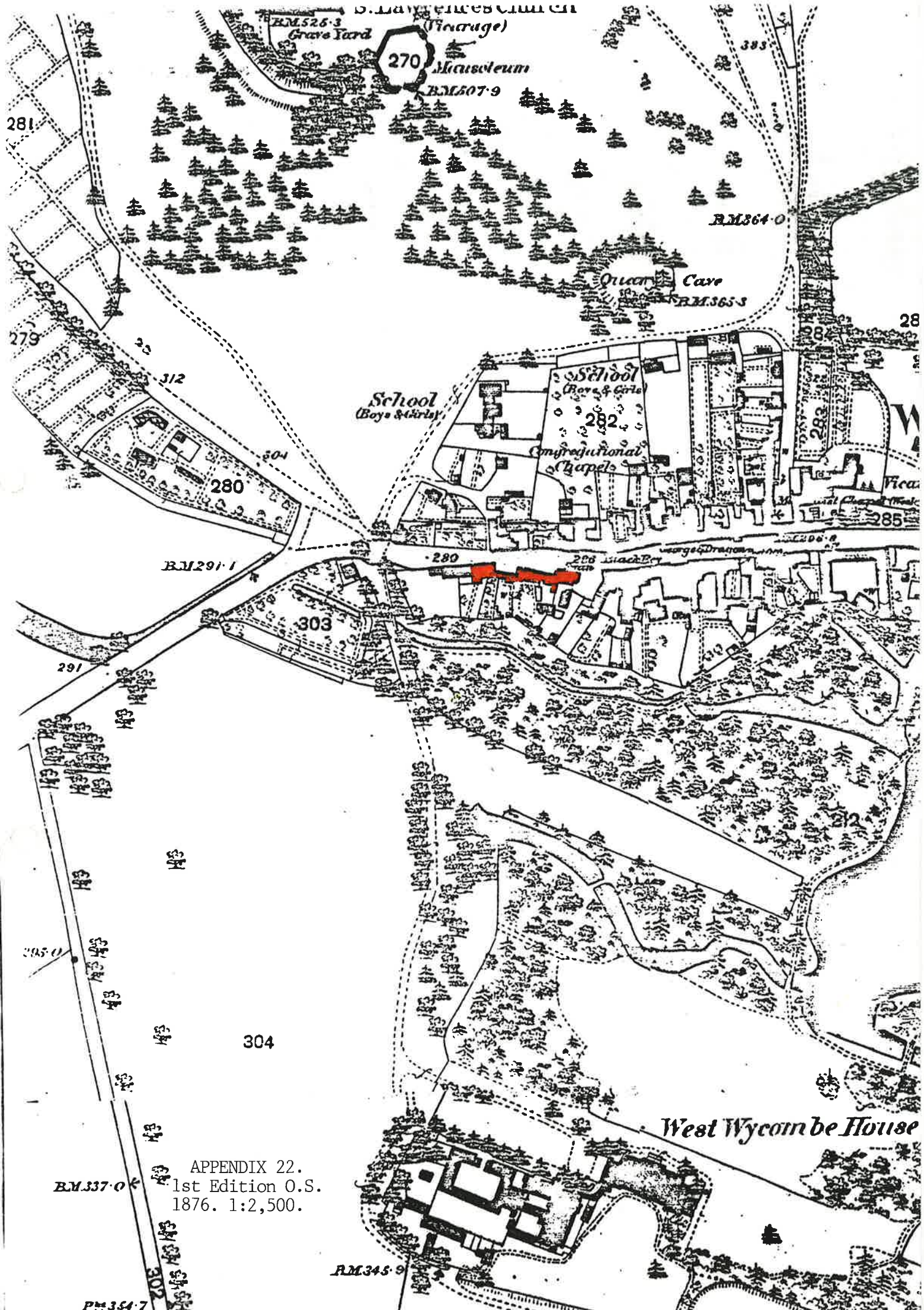


NOTE

All the Houses Colours & Red, The
Gardens, Orchards, Yards &c. colour'd
Yellow, belong to The Right Hon^{ble} Lord
De. Spencer. Those not Colour'd
belong to the several Owners.



APPENDIX 23.
1921 Edition O.S. 1:2,500.



APPENDIX 22.
1st Edition O.S.
1876. 1:2,500.

BM 337.0

PM 354.7

RM 346.9

West Wycombe House

Museum
BM 507.9

School
(Boys & Girls)

School
(Boys & Girls)

Congregational
Chapels

280

282

303

304

281

279

312

304

291

305.0

304

304

304

306

306

306

270

305

RM 364.0

RM 365.3

28

282

285

283

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288

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285

285

B. LAWRENCE'S CHURCH
(Vicarage)

Grave Yard

Owl's Cave

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Chapel

West Wycombe House



EXTERNAL APPEARANCE



THE SWAN INN,
BLOCKS C AND
E, FRONT
ELEVATION.
R.176 N 27A



VIEW FROM
SOUTH EAST,
BLOCKS A AND
B.
R.176 N 29A



VIEW FROM
ALLEY TOWARDS
WEST OF REAR
WING B.
R.176 N.30A.



VIEW FROM NORTH-EAST, BLOCK C,
THE SWAN. R. 176 N. 28A

VIEW OF EAST FROM WEST
R. 176 N. 32A



PERIOD WINDOW J2, BLOCK E. R. 176 N. 31A



No.8 BLOCK F
(TO CENTRE OF
PHOTOGRAPH)
VIEWED FROM
HIGH STREET
R.173 N 29A



FRONT
ELEVATION.
R.173 N 28A



FRONT DOOR
D3, AND
WINDOW D
R.173 N30A

REAR OF
No 8 SHOWING
RANGES F, G
AND H.
R 173 N 26A



AS ABOVE
R. 173 N 26A



REAR ELEVATION
OF BLOCK F AND
ADJOINING RANGE
173 N 27A





NOS 5 AND 7,
BLOCK L,
VIEWED FROM
NORTH-WEST
R. 175 N 10



AS ABOVE,
FROM NORTH-
EAST
R. 175 N 11



WINGS I, J AND
K, NOS 5 AND 7,
VIEWED FROM
REAR.
R. 175 N 15



REAR WING I AND SHED G, NO 7 VIEWED
FROM SOUTH-WEST R 175 N 16



REAR WING I NO 7, REAR ELEVATION
R. 175 N 17



SASH WINDOW E WITH PERIOD SHUTTERS, NO 7, BLOCK L,
R 175 N 13



Nº 7 BLOCK L, DOOR AND
GROUND FLOOR WINDOW D,
FIRST FLOOR WINDOW I
R. 175 N12



BRITISH FIRE OFFICE ASSURANCE PLATE, FRONT ELEVATION
BLOCK L, Nº 7 R.175 N14.



No. 3. 4 AND 5 FRONT ELEVATION (BLOCK P TO CENTRE OF PHOTOGRAPH.) R 176 N 4A



WINGS I, J, K, AND N, No^s 4, 5 AND 7, REAR ELEVATION
R. 176 N 3A.



No 5, REAR ELEVATION,
VIEWED FROM SOUTH-
EAST, WINGS K AND N
R.175 N 18

No 5 LEAN-TO M AND
REAR WING K, VIEWED
FROM SOUTH-EAST.
R. 176 N 1A.





NOs 4 AND 5, WINGS K, AND N
AND OUTSHUT M, VIEWED FROM
SOUTH. R. 177 N 36.



REAR WING N, NO 4 VIEWED FROM
SOUTH - WEST R. 178 N 21A



REAR WINGS J, K AND N VIEWED FROM SOUTH-EAST.

R. 177 N. 35



REAR WING N AND OUTSHUTS O AND Q, NO 4,
REAR ELEVATION. R.178 N 22A



REAR WING N,
NO 4, VIEWED
FROM SOUTH.
R. 178 N24A

OUTSHUT Q,
NO 4, VIEWED
FROM SOUTH-
EAST.

R.178 N 23A



NOS 3, 4 AND
5, VIEWED FROM
HIGH STREET
(RANGE R
TOWARDS CENTRE
OF PHOTOGRAPH.)

R 178 N 27A



NOS 4 AND 5,
VIEWED FROM
HIGH STREET
(BLOCK P TO
CENTRE OF
PHOTOGRAPH)

R 178 N 26A





BAY WINDOW D3, No 4, BLOCK R. R. 178 N 25A



NO 3, VIEWED FROM EAST. PROJECTING
FRONT WING T. R. 179 N 31



EARLY SIX-PANELLED DOOR F. NO 4
BLOCK P. R. 176 N 5A

REAR ELEVATION
NO 2 AND 3,
RANGES R. AND S.
R. 179 N 27



NO 3, REAR
ELEVATION,
BLOCKS S AND
R.
R. 179 N 25



17TH C LEADED
WINDOW,
BLOCK S
R. 179 N 28





NO 3 VIEWED FROM NORTH-WEST, SHOWING FRONT WINGS T AND U. R. 179 N 32.



FRONT ELEVATION, WING U, No 2
R. 177 N 31



NO 2 BLOCK 5 REAR ELEVATION
R. 177 N 27.

NOS 2 AND 3,
BLOCKS S AND R,
VIEWED FROM
SOUTH-WEST.
R. 177 N 28



PERIOD TRIPLE-
LIGHT L, N°2,
BLOCK S
R. 177 N 34



BASE OF WATER
PUMP AND
REMAINS OF
CAST-IRON HAND
PUMP SHARED
BETWEEN COTTAGES
NO 2 AND 3
R. 177 N 30



INTERNAL FEATURES - THE SWAN. cont...

LOUNGE BAR,
ROOM J, LOOKING
WEST.

R176 N14A



AS ABOVE,
LOOKING NORTH-
EAST.

R176 N15A.



PERIOD WINDOW,
J2.

R176 N18A.





DECORATIVE CHIMNEY
STACK, NOS 2 AND 3,
BLOCK 5, VIEWED FROM
NORTH.

R. 177 N 33.

INTERNAL FEATURES - THE SWAN.



DINING ROOM D, LOOKING SOUTH. R. 146 N 17A

INTERNAL FEATURES-

THE SWAN CONT....

BEDROOM L,
LOOKING SOUTH-
EAST.

R176 N 26A.



BEDROOM R,
LOOKING WEST.

R176 N20A.



PERIOD DOUBLE
LIGHT, R1.

R176 N21A.



INTERNAL FEATURES -

THE SWAN CONT...



FRONT DOOR J, AND
WINDOW TO EXTERNAL
LANTERN. R176 N16A.



LANDING, ROOM 0, LOOKING SOUTH-WEST.

R176 N24A.

INTERNAL FEATURES - N^o 7 HIGH STREET cont....



FIREPLACE, ROOM J. R175 N5.



PERIOD TRIPLE LIGHT, ROOM J.
R175 N7.

INTERNAL FEATURES - N^o 5 HIGH STREET.



ROOM E, LOOKING NORTH-WEST. R176 N6A.

INTERNAL FEATURES - NO 7 HIGH STREET.



BEDROOM I, LOOKING NORTH. R175 N8.



LANDING H, VIEWED FROM BEDROOM

G. R175 N9.



18TH CENTURY TWO-PANELLED

DOOR, J. R175 N6.

INTERNAL FEATURES - N°8 HIGH STREET cont....



DOOR II. R173 N34 A.



ORIGINAL TIE BEAM VIEWED FROM
LANDING G. R173 N33 A.



PART OF ORIGINAL TRUSS, ROOM H. R173 N32 A.

INTERNAL FEATURES - N°8 HIGH STREET.



KITCHEN FIRE
OPENING, ROOM
A.
R173 N31A.



TIMBER FRAMING
TO EASTERN END
WALL, VIEWED
FROM ROOM B.
R173 N36A.



VIEW OF DINING
ROOM/HALL D.
R173 N35A.

INTERNAL FEATURES - N° 5 HIGH St. Cont.....



PLANK PANELLING TO SOUTH STAIR WALL,
STUDS ABOVE ARE RE-USED TIMBERS.
R 176 N12A



SOUTH WALL, LANDING ROOM H.
SHOWING RE-USED TIMBERS.
R.176 N10A



PERIOD LATERAL WOODEN BEAM SUPPORTED BY
ROUNDED CORBEL. R176 N11A.

INTERNAL FEATURES - Nº5 HIGH STREET cont....



PASSAGEWAY C, FROM ROOM F.
R176 N9A.

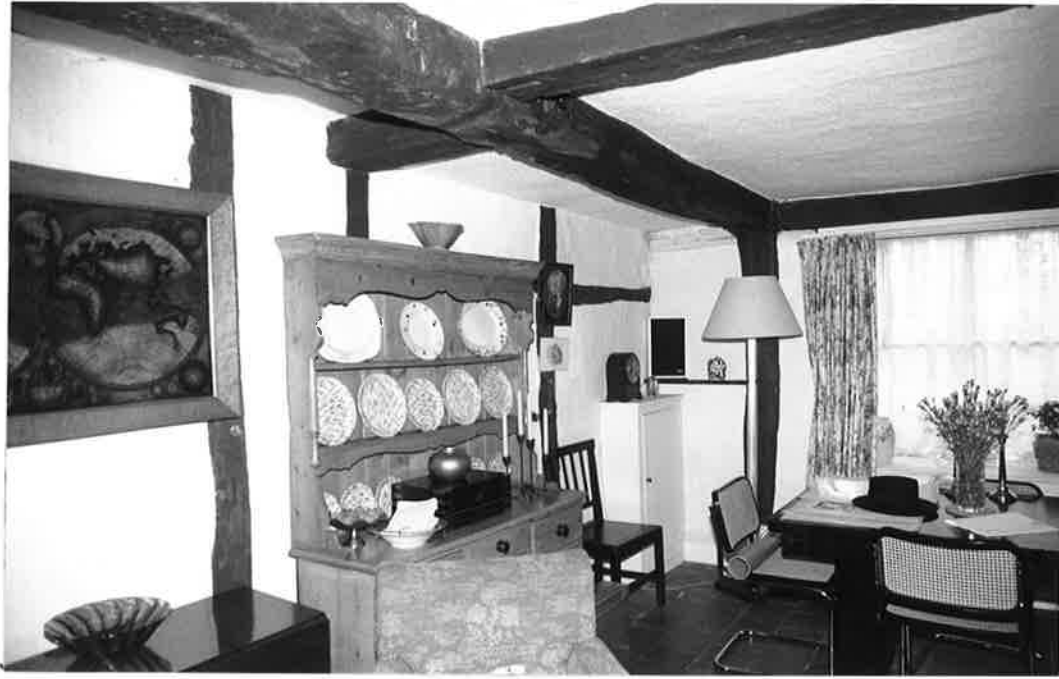


STAIRS, VIEWED FROM ENTRANCE
HALLWAY, ROOM F. R176 N7A.



ENTRANCE HALLWAY, ROOM F, LOOKING SOUTH-EAST.
R176 NBA.

INTERNAL FEATURES - Nº4 HIGH STREET CONT....



LIVING ROOM D, LOOKING NORTH-WEST. R178 N15A.



FIREPLACE, ROOM D. R178 N15A.



EARLY LEDGED AND BRACED DOOR,

TL R178 N15A

INTERNAL FEATURES - NO 4 HIGH STREET.



KITCHEN, ROOM A
LOOKING NORTH
WEST.
R17B N19A.



LIVING ROOM D,
LOOKING SOUTH-
WEST.
R17B N14A.



LIVING ROOM D,
LOOKING SOUTH-
EAST.
R180 N32.



INTERNAL FEATURES - N°4 HIGH

STREET - CONT....

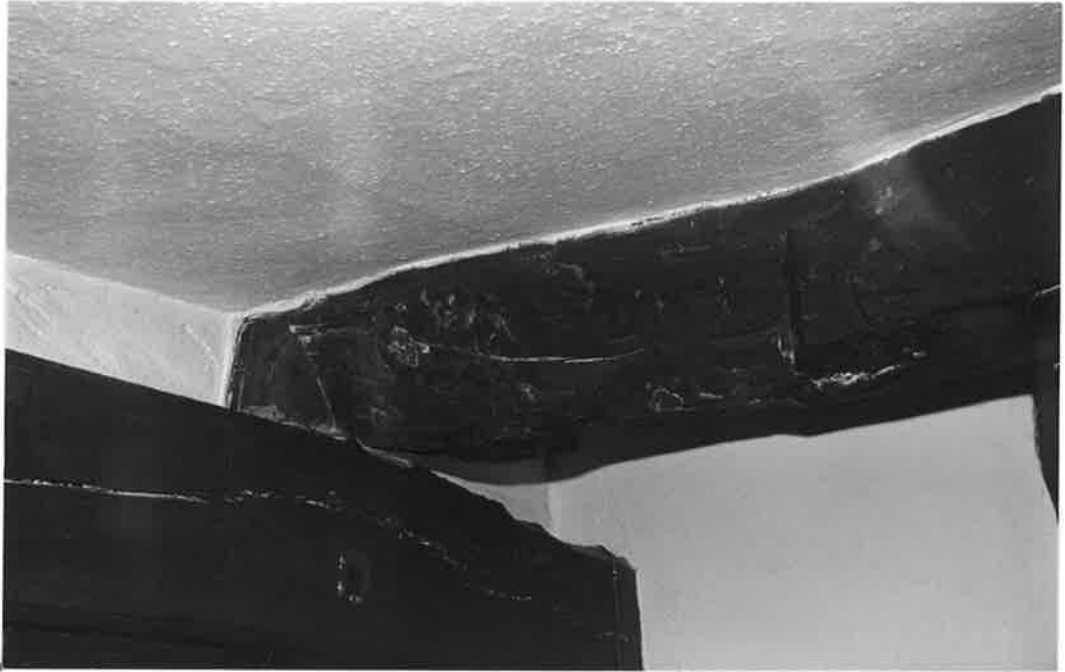
DETAIL OF JUNCTION BETWEEN
MAIN POST, BEAM D2, AND
BEAM OVER STAIRS.

R17B N17A.

18TH CENTURY FOUR-
PANELLED DOOR, D2.
R17B N16A.



INTERNAL FEATURES - N^o 4 HIGH STREET CONT...



DETAIL OF JUNCTION BETWEEN BEAMS DI AND DA.
R180 N29.



SOFFIT FACE OF BEAM DI, SHOWING ORIGINAL MAIN
POST CUT THROUGH. R180 N31.

INTERNAL FEATURES - N°4 HIGH STREET cont....



BEDROOM G, LOOKING SOUTH-EAST. R180 N34.



BEDROOM G, LOOKING SOUTH-WEST. R178 N8A.



INTERNAL FEATURES -

Nº4 HIGH STREET Cont....

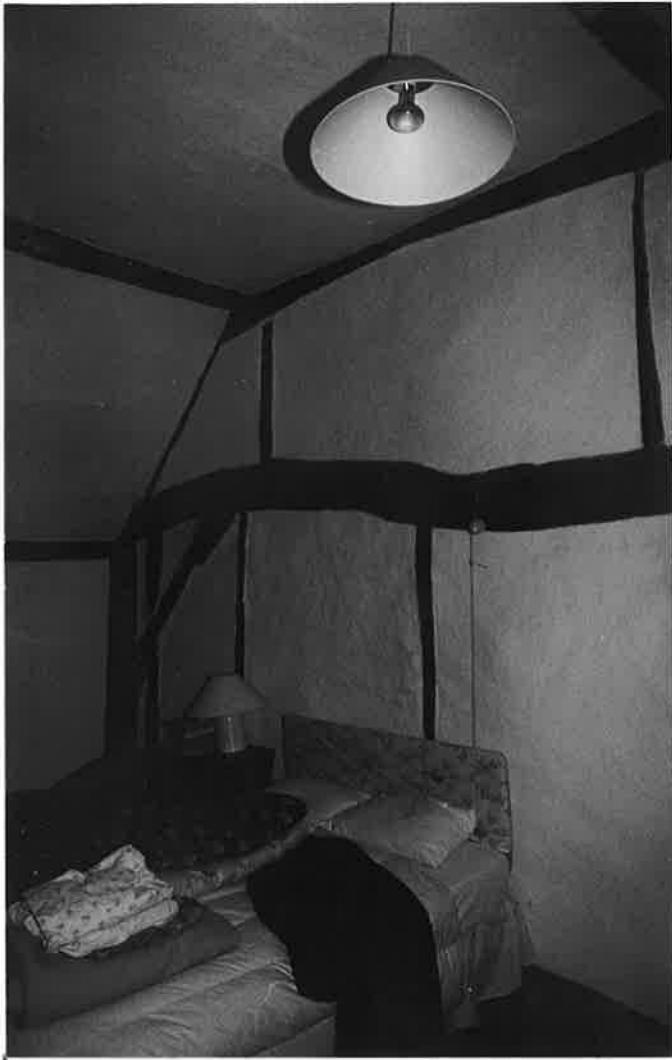
EARLY PLANK AND BATTEN

DOOR, A3.

R178 N 18A.

TIE BEAM AND MAIN POST,
ROOMS I AND J, VIEWED
FROM ROOM J.
R178 N10A.





INTERNAL FEATURES -

Nº 4 HIGH STREET cont....

BEDROOM L, LOOKING

SOUTH-WEST.

R17B N5A.



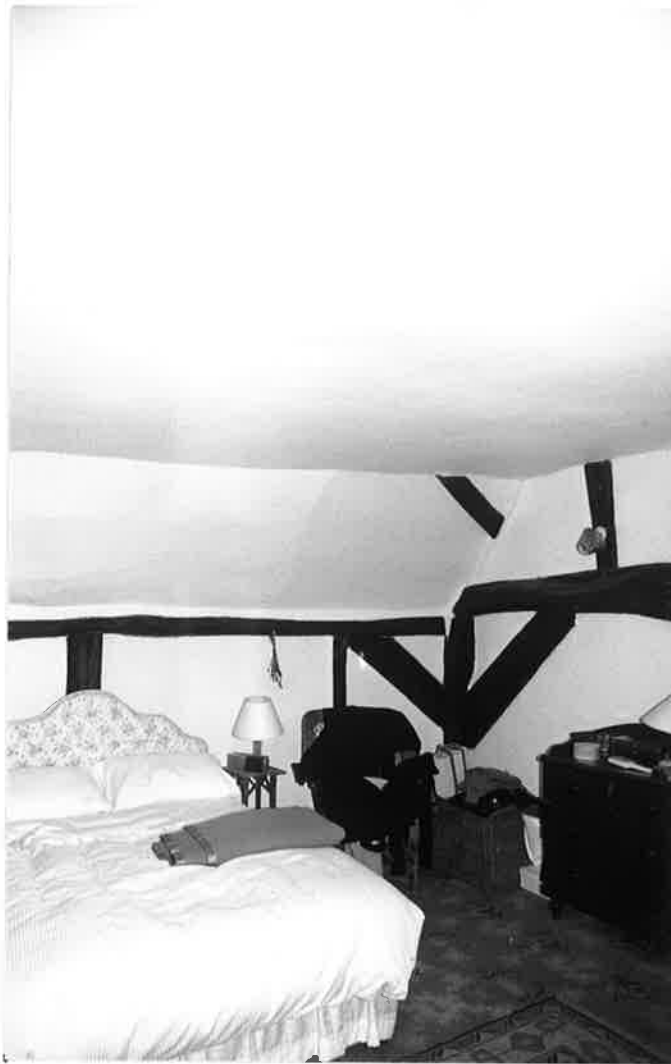
BEDROOM L, LOOKING

SOUTH-EAST.

R17B N4A.

INTERNAL FEATURES -

Nº4 HIGH STREET cont....



BEDROOM G, LOOKING

SOUTH-EAST.

R17B N9A.

BEDROOM L, LOOKING

NORTH-WEST.

R17B N7A.



INTERNAL FEATURES -

Nº4 HIGH ST. Cont...

LIVING ROOM B,
LOOKING NORTH-
WEST.

R179 N24.



FIREPLACE,
ROOM B.
R179 N19.



ENTRANCE
HALLWAY, ROOM A
LOOKING NORTH-
WEST.
R179 N30.



INTERNAL FEATURES - N^o4 HIGH STREET cont. ...



BEDROOM L, LOOKING SOUTH. R180 N33.



BEDROOM L, LOOKING NORTH-EAST.

R178 N3A.



PERIOD FLANK AND BATTEN DOOR,

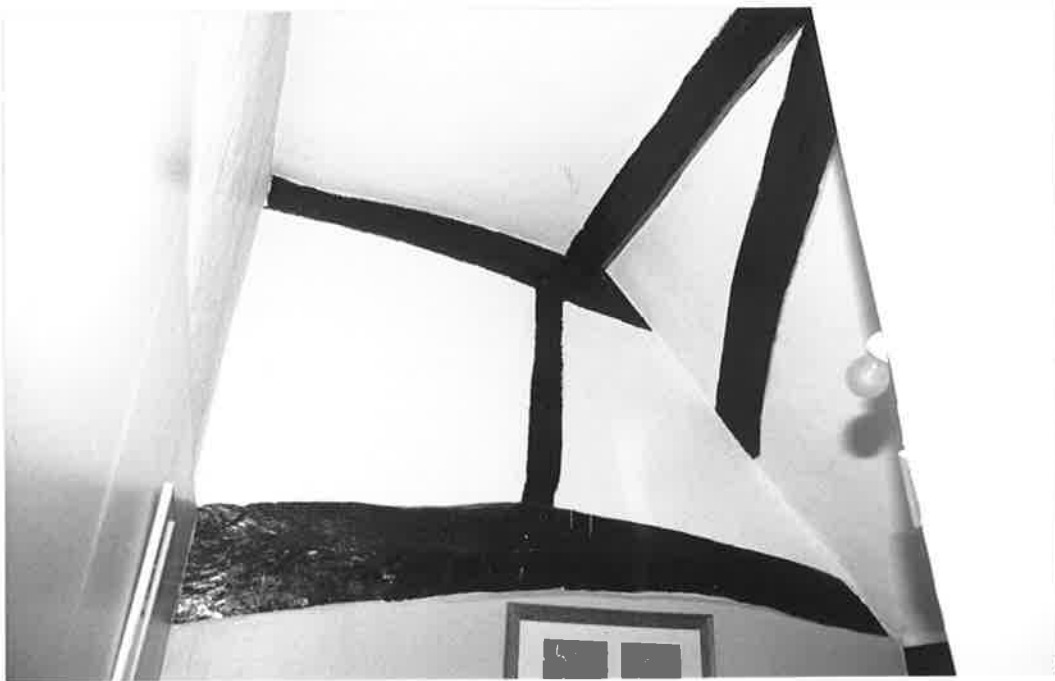
L2. R178 N4A.

INTERNAL FEATURES -

Nº3 HIGH STREET cont...



ORIGINAL TIMBER FRAMING
TO NORTH OF STAIRS,
ROOM E. R179 N23.



PART OF TRUSS, PURLIN AND WINDBACE, TOP OF STAIRS,
ROOM E. R179 N20.

INTERNAL FEATURES -

Nº 3 HIGH STREET.



17TH CENTURY FRONT

DOOR A1. R179 N18.



DETAIL OF ORIGINAL WOODEN BEAM, ROOM A.

R179 N29.

INTERNAL FEATURES -
№ 2 HIGH STREET.



LIVING ROOM A, LOOKING
SOUTH. R177 N14.



LARGE FIREPLACE, ROOM A. R177 N16.



INTERNAL FEATURES -

№ 3 HIGH STREET cont....

ROOM E, LOOKING NORTH.

R179 N21.

DETAIL OF MAIN POST, TIE
BEAM AND WALL PLATE,
ROOM E. R179 N22.





INTERNAL FEATURES -
Nº2 HIGH STREET CONT....

PERIOD PLANK AND
BATTEN DOOR C4.
R177 N12

ROOM E, LOOKING NORTH.

R177 N9.



INTERNAL FEATURES - Nº 2 HIGH STREET CONT.....



LIVING ROOM A, LOOKING NORTH-WEST, SHOWING
EXPOSED STUDS. R177 N15.



PERIOD PLANK AND BATTEN DOOR A2.

R177 N17.



PERIOD PLANK AND BATTEN DOORS

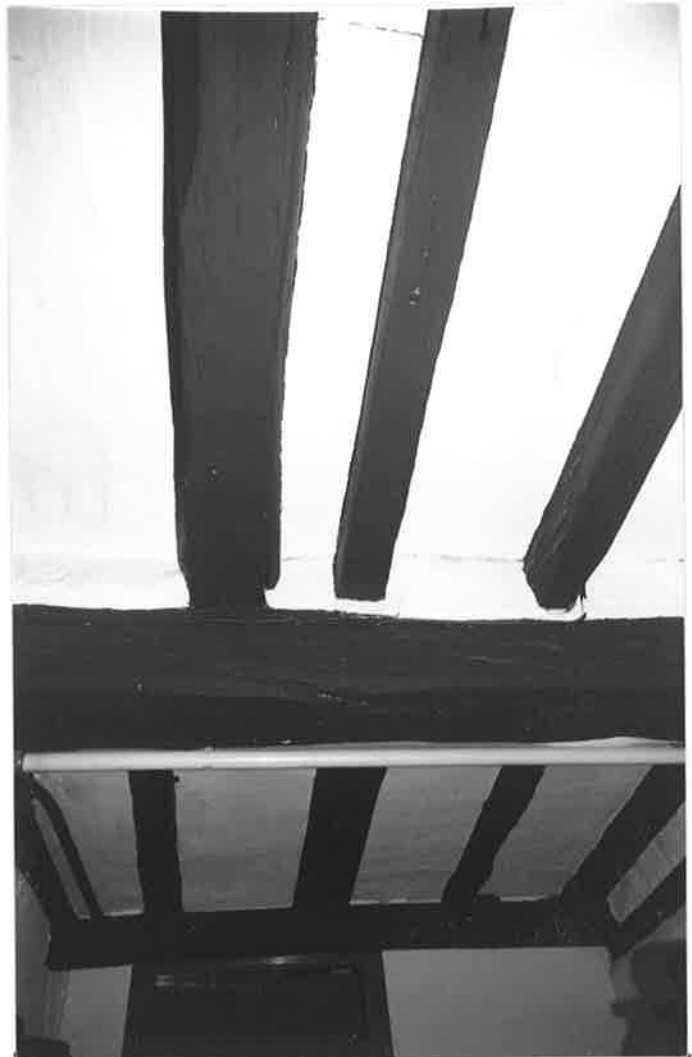
C1, C2 AND A2. R177 N13.

INTERNAL FEATURES -
№2 HIGH STREET CONT...



ROOM B, LOOKING SOUTH.
R177 N11.

DETAIL OF JOISTS AND BEAM
№3. ROOM B.
R177 N10.



INTERNAL FEATURES-

Nº2 HIGH STREET CONT. ...



STAIRS, VIEWED FROM
LANDING, ROOM H.
R177 N18.



PERIOD PLANK AND BATTEN DOORS. H1, H2 AND I.
R177 N21.

INTERNAL FEATURES - Nº2 HIGH STREET CONT...



BEDROOM J, LOOKING EAST. R177 N20.



PERIOD HORIZONTAL
SLIDING SASH, J2.
R177 N19.

INTERNAL FEATURES-

NO 2 HIGH STREET cont....



PERIOD IRON-FRAMED

CASEMENT KB.

R177 N24.



PERIOD TRIPLE LIGHT, L. R177 N25.

INTERNAL ROOF STRUCTURE.



THE SWAN - INTERNAL ROOF STRUCTURE
REAR WING, LOOKING NORTH-EAST.
R176 N19A.



NO 8 HIGH STREET - INTERNAL ROOF
SPACE LOOKING EAST. R173 N19A.



NO 8 HIGH STREET - INTERNAL ROOF SPACE LOOKING
EAST. R173 N20A.

INTERNAL ROOF STRUCTURE



Nº7 HIGH STREET - INTERNAL
ROOF STRUCTURE, SOUTH-
EASTERN WING, LOOKING
SOUTH. R175 N2.

Nº7 HIGH STREET - ROOF
STRUCTURE MAIN BLOCK,
LOOKING EAST.
R175 N1.



INTERNAL ROOF STRUCTURE.



Nº4 HIGH STREET - ROOF STRUCTURE, BLOCK P, ACCESSIBLE EASTERN TRUSS, LOOKING EAST. R178 NOA.



Nº4 HIGH STREET. TRUSS AGAINST GABLE OF BLOCK R, LOOKING WEST. R178 N1A.



Nº4 HIGH STREET - WINDBRACING TOWARDS FRONT OF BLOCK P. R178 N2A.

INTERNAL ROOF STRUCTURE.



Nº7 HIGH STREET - ROOF STRUCTURE, MAIN BLOCK LOOKING EAST. R175 NO.



Nº7 HIGH STREET - ATTIC STAIRS
VIEWED FROM ROOF SPACE. R175 N3.



Nº7 HIGH STREET - ATTIC STAIRS,
VIEWED FROM ROOM G. R175 N4.

INTERNAL ROOF STRUCTURE.



Nº2 HIGH STREET - ATTIC ROOM K, LOOKING WEST.

R177 N22.



Nº2 HIGH STREET - ATTIC ROOM K, LOOKING EAST.

R177 N23.



INTERNAL ROOF STRUCTURE

Nº2 HIGH STREET. DETAIL
OF TRUSS Nº1, ROOM K.
R177 N26.

BUILDING Nº2.



BUILDING Nº2 VIEWED FROM NORTH-EAST. R179 N26.

BUILDING N°3.



BUILDING N°3, VIEWED FROM NORTH. R178 N20A.



BUILDING N°3, ROOM B,
LOOKING SOUTH.
R176 N13A.

BUILDING Nº5.

BUILDING Nº5,
VIEWED FROM
SOUTH-EAST.
R173 N23A.



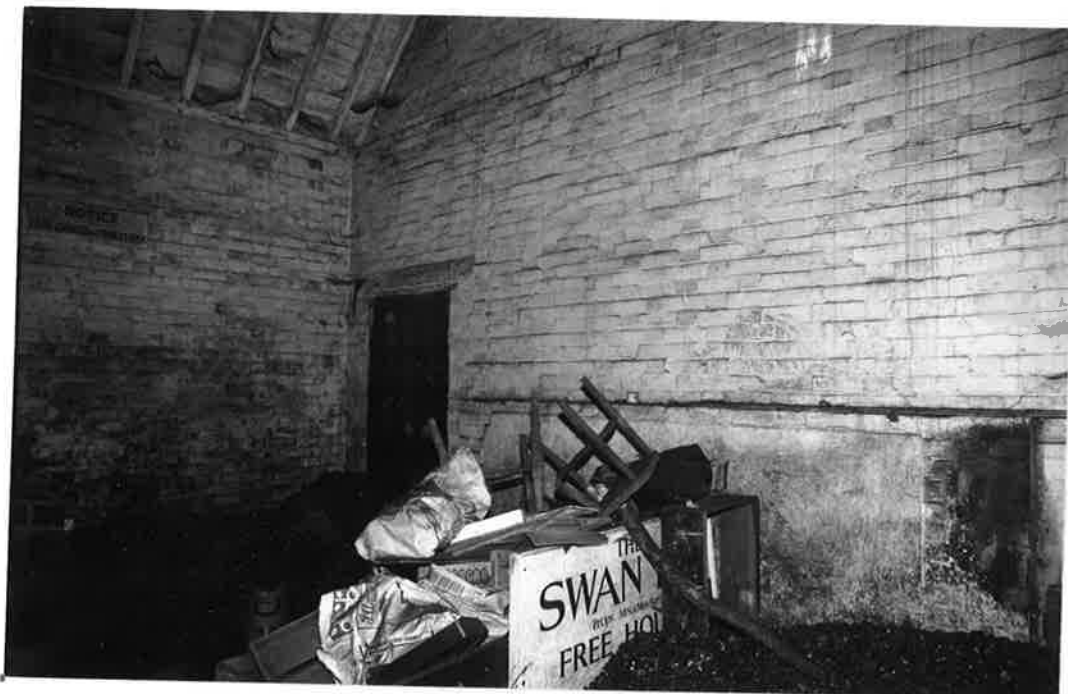
ROOM D, BUILDING
Nº5, LOOKING
SOUTH-EAST.
R173 N21A.



ROOM B, BUILDING
Nº5, LOOKING
SOUTH-WEST.
R173 N22A.

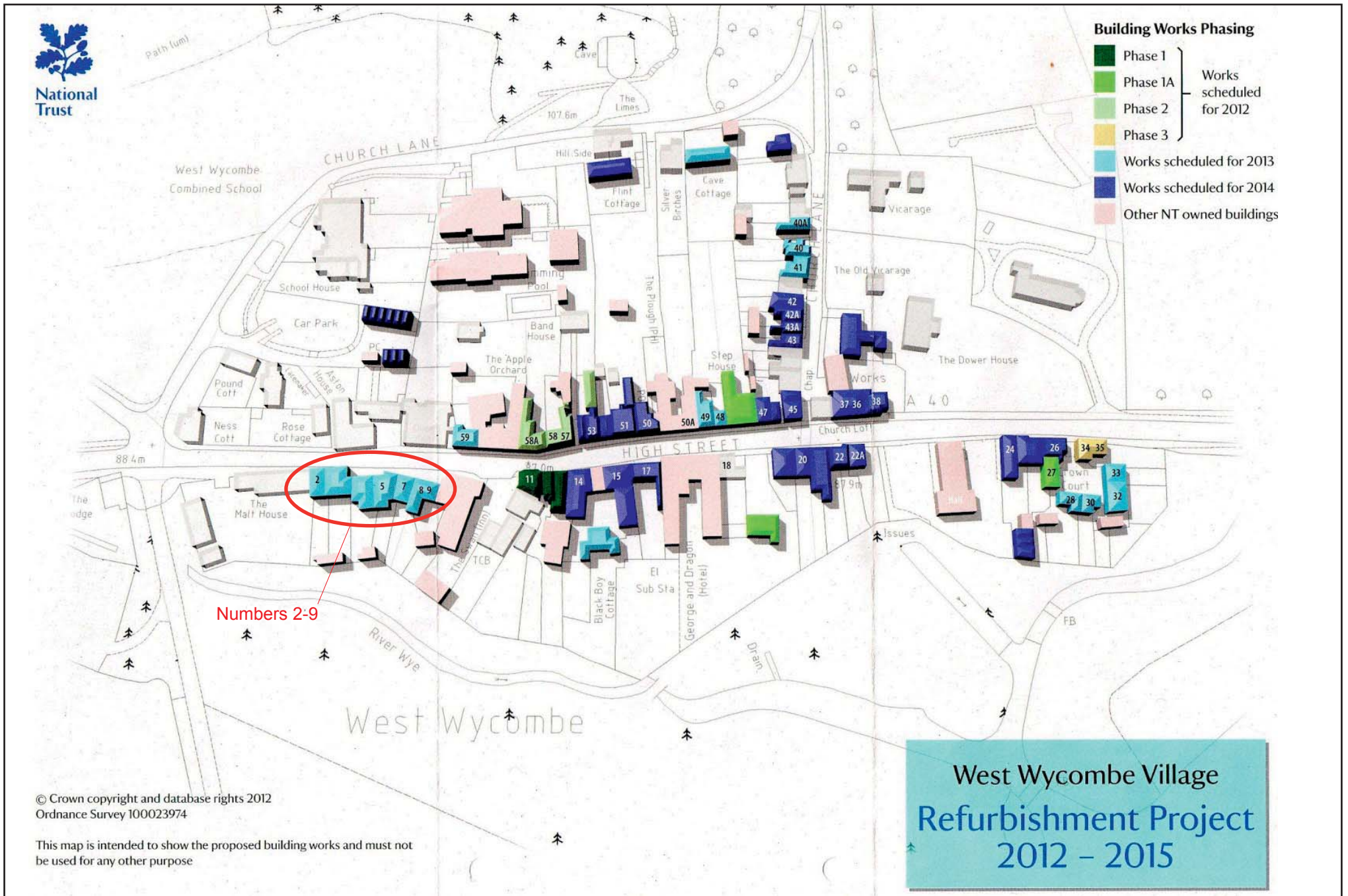


BUILDING N°6.



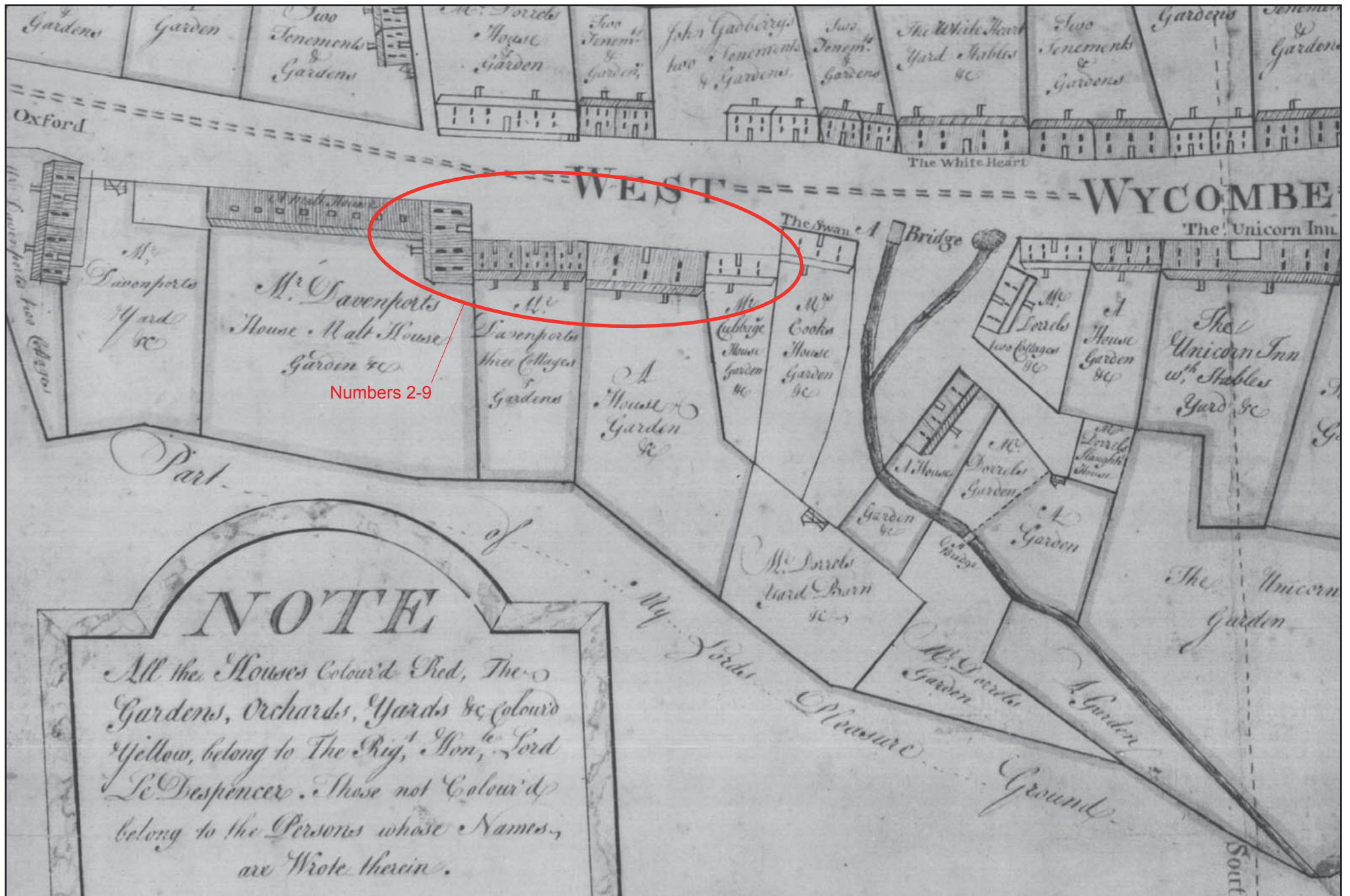
BUILDING N°6, ROOM A, LOOKING SOUTH-WEST.

R176 N34A.



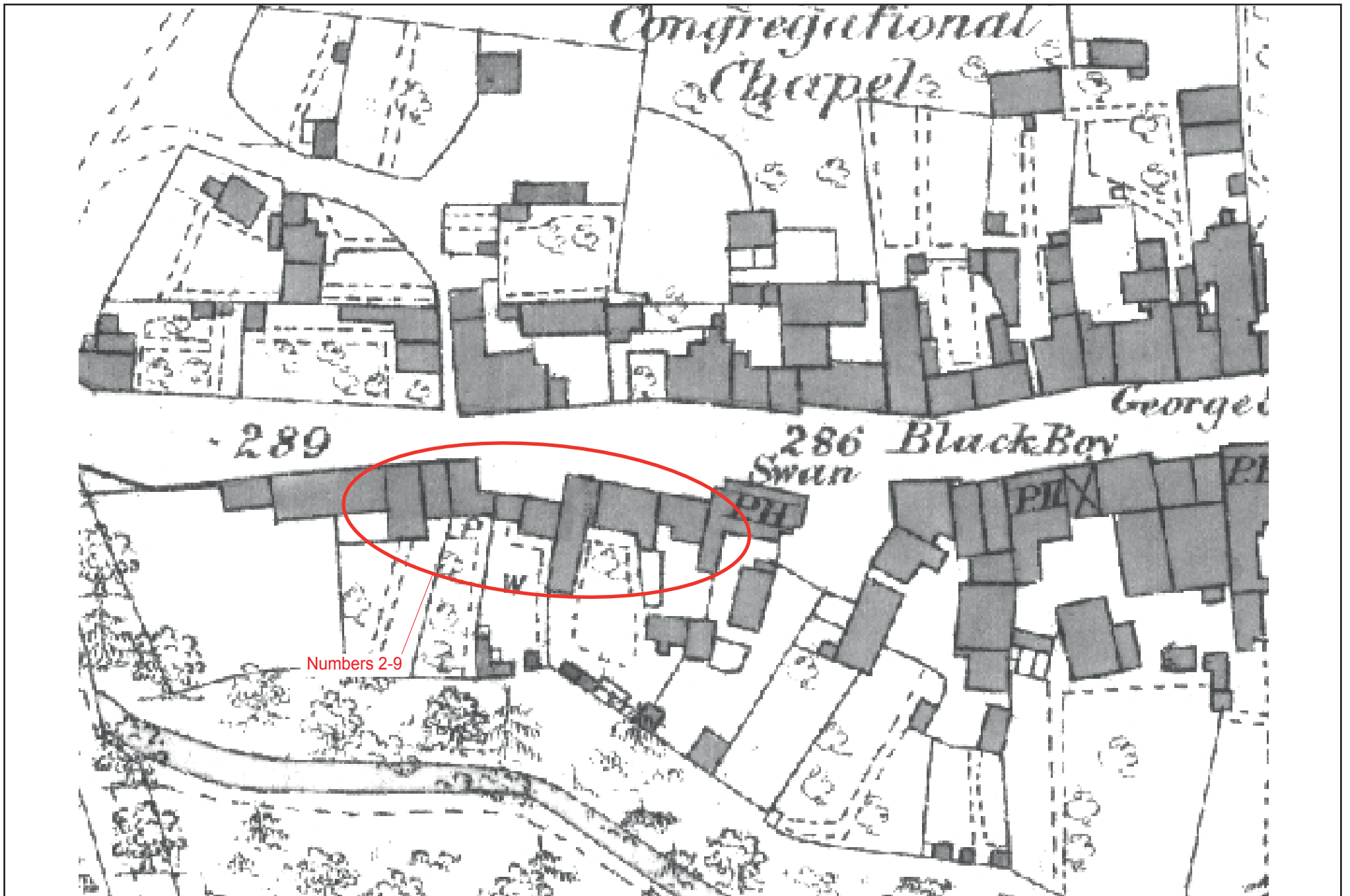
Not to scale

Figure 1: Location of No 2-9 High Street within West Wycombe



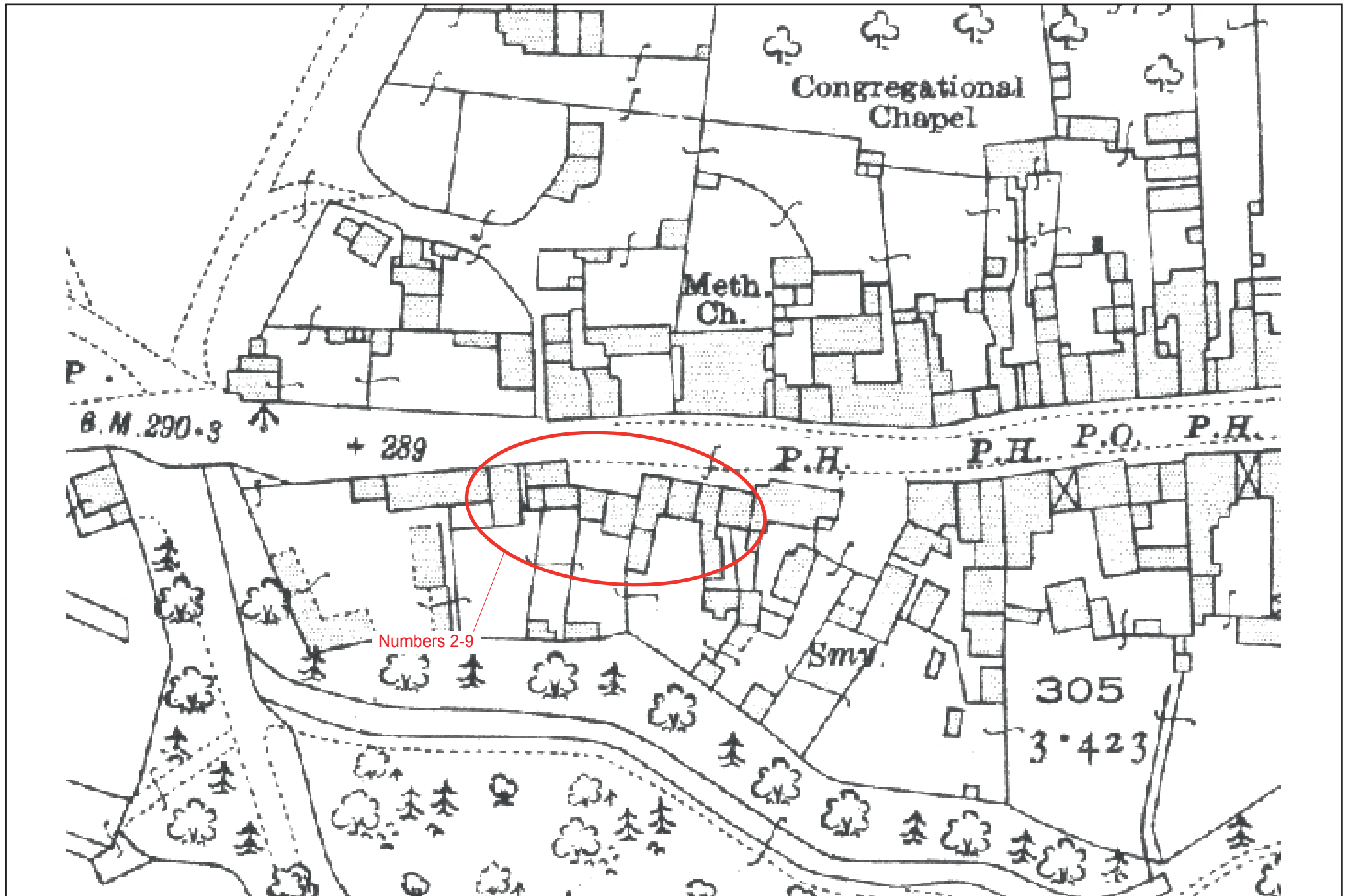
Not to scale

Figure 2: Extract from 1767 map



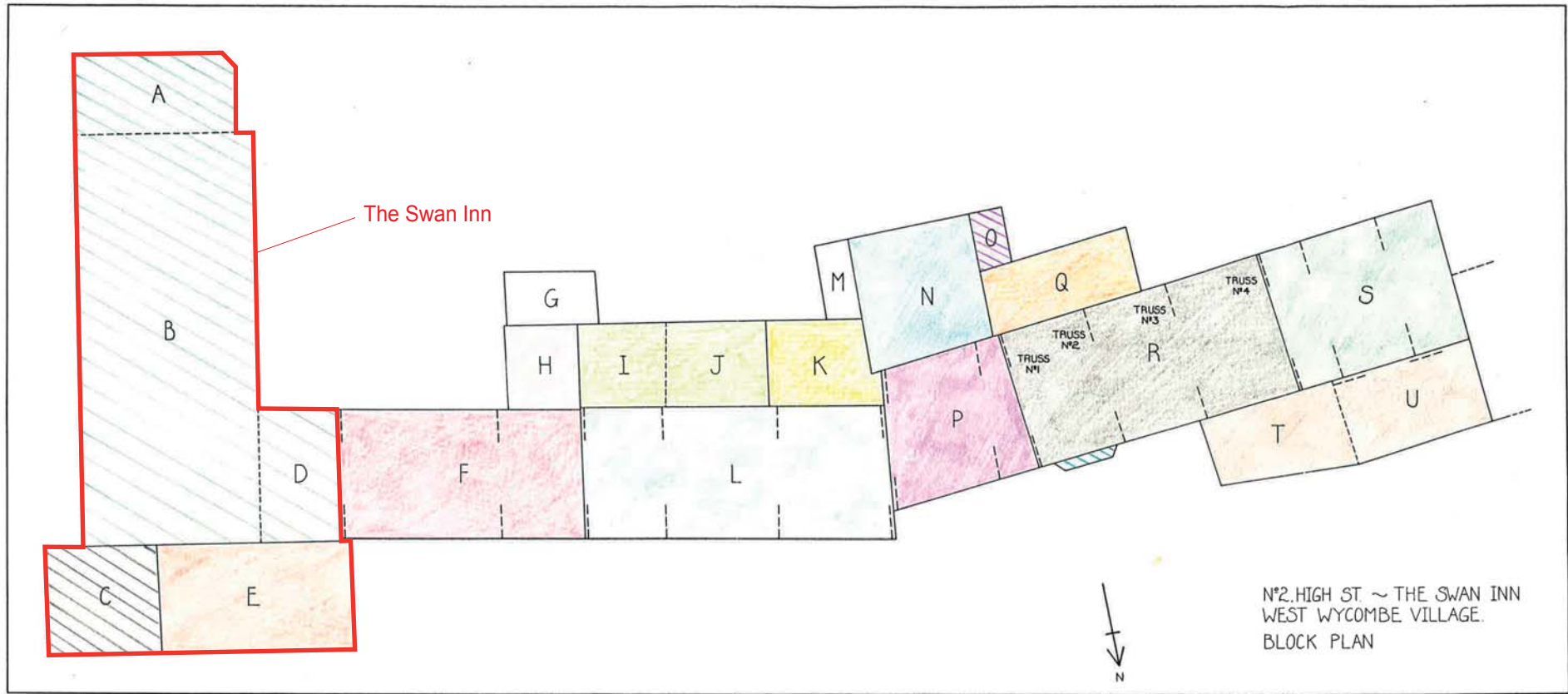
Not to scale

Figure 3: 1876 OS map (25 inch map)



Not to scale

Figure 4: 1921 OS map



SHADED TO SHOW PHASING OF MAIN BLOCKS.
IDENTIFYING LETTERS ARE REFERRED TO IN TEXT.

| | | | | | | | | | |
|--|--|--|---|--|---|--|--|--|-----------------------|
| | PERIOD I EARLY 16 TH C. | | PERIOD IV 17 TH C. | | PERIOD VI b MID 16 TH C. | | PERIOD VIII a EARLY 19 TH C. | | PERIOD X b MODERN. |
| | PERIOD II a MID 16 TH C. | | PERIOD V a EARLY 16 TH C. | | PERIOD VII a LATE 16 TH - EARLY 19 TH C. | | PERIOD VIII b EARLY 19 TH C. | | |
| | PERIOD II b MID 16 TH C. | | PERIOD V b EARLY 16 TH C. | | PERIOD VII b LATE 16 TH - EARLY 19 TH C. | | PERIOD IX LATE 19 TH C. | | |
| | PERIOD III LATE 16 TH C. | | PERIOD VI a MID 16 TH C. | | PERIOD VII c LATE 16 TH - EARLY 19 TH C. | | PERIOD X a MODERN. | | |

Not to scale

Figure 5: Block Plan phasing (from Vernacular Building Survey)



Figure 6: Roof plan showing phasing



Plate 1: North elevation of No's 5-8



Plate 2: North elevation of No's 2-5



Plate 3: North elevation of No's 5-8



Plate 4: North elevation of No's 2-3



Plate 5: Rear of No's 2-3



Plate 6: General view of roof of No.4



Plate 7: Rear projection of No.4



Plate 8: Rear range of No.4



Plate 9: Roof of rear wing of No.4



Plate 10: North slope of street front range (No.4) (Blocks P & R)



Plate 11: Curved wind brace in street-front range of No.4 (Block R)



Plate 12: Loft space of No.4 (N end of Block N)



Plate 13: Roof of rear projection of No.4 (Block N)



Plate 14: End of south projection of No.4 (Block N)



Plate 15: Roof of rear projection of No.4 looking east (Block N)



Plate 16: Roof of rear projection looking south (Block N)



Plate 17: Plaster and wattle and daub in No.4 looking south (Block N)



Plate 18: Lath and plaster at south end of No. 4



Plate 19: Side of wall of rear range (Block N)



Plate 20: Rear of No 4 showing exposed old features (Block N)



Plate 21: Rear of No.4, old laths (Block N)



Plate 22: Clasped purlin in No.4 (Block R)



Plate 23: Clapped purlin (Block R)



Plate 24: Blocked window at east end of No.4 (Block P)



Plate 25: Front slope of No.4 at junction with No.5



Plate 26: Curved windbrace in No.4 (Block R)



Plate 27: Blocked window at east end of No.4 (Block P)



Plate 28: General view of roof of No.5-7 looking west



Plate 29: General view of roof of No.5-7. Butt purlins



Plate 30: Roof of No.5-7 looking east towards the Swan Inn



Plate 31: Roof of No.5-7



Plate 32: Rafters and purlin of roof of No.5-7



Plate 33: Roof of No.5-7



Plate 34: General view of roof of No.5-7



Plate 35: View of roof of No.5-7



Plate 36: Roof of No.5-7 looking west



Plate 37: Roof of No.5-7



Plate 38: Roof of No.5-7 looking east



Plate 39: Roof of No.5-7, corner detail



Plate 40: Roof space of No.5-7 looking east



Plate 41: Roof space of No.5-7 towards rear range



Plate 42: West end of roof of No.5-7



Plate 43: Purlin detail in No. 5-7



Plate 44: Rear projection of No.5-7 (Block K)



Plate 45: Rear projection and rear of main roof (Block K)



Plate 46: Rear projection looking south (No.5-7) (Block K)



Plate 47: Rear slope of main range of No.5-7 (Blocks J & K)



Plate 48: Rear slope of main range of No.5-7



Plate 49: End of rear range of No.5-7 (Block K)



Plate 50: End of flint rear projection of No.5-7 (Block J)



Plate 51: Rear slope of No.5-7



Plate 52: Butt purlin detail in rear slope of No.5-7



Plate 53: Roof space of No.5-7 looking east



Plate 54: Rear slope of No. 5-7



Plate 55: Rafters in rear slope of No.5-7



Plate 56: Front slope of No.2-3



Plate 57: Roof space of No.2-3 (Front range – Block T)



Plate 58: Roof space of No.2-3 (Front range – Block T)



Plate 59: Roof space of No.4 (east end of Block R)



Plate 60: Roof space of No.4



Plate 61: Old plaster, looking east in roof space of No.2-3



Plate 62: Old plaster, looking west in roof space of No.4 (central truss of Block R)



Plate 63: Front slope of No.4



Plate 64: Rear slope of No.2



Plate 65: No 3 west end roof



Plate 66: Scarfed purlin in roof of No.2-3



Plate 67: Roof of rear range of No.2-3



Plate 68: Attic space, No. 3



Plate 69: Attic in No. 3



Plate 70: Apex of rafters in No. 3



Plate 71: Attic space of No.3



Plate 72: Rear slope general of No.3



Plate 73: Interior of No 2. Joists in front room looking east



Plate 74: Interior of No 2 front room ground floor



Plate 75: Interior of No 2. Rear ground floor room



Plate 76: Interior of No 2. Former passage



Plate 77: Interior of No 2. Former passage



Plate 78: Interior of No 2. Ground floor joists



Plate 79: Interior of No 2. Attic looking north



Plate 80: Interior of No 2. Attic looking east



Plate 81: Interior of No 2. Attic looking west



Plate 82: No 4. Ground floor front room looking north



Plate 83: No 4. Ground floor front room looking west



Plate 84: No 4. Ground floor front room looking south-west



Plate 85: No 4. Ground floor front room, north-east corner



Plate 86: No 4. Ground floor front room looking south



Plate 87: No 4. Ground floor front room looking south-east



Plate 88: No 4. Joists in rear extension



Plate 89: No 4. Underside of truncated post. Rear wall



Plate 90: No 4. Underside of truncated post from rear wall



Plate 91: No. 4. Fireplace in extension



Plate 92: No. 4. Stairs



Plate 93: No. 4. Roof at first floor



Plate 94: No. 4. First floor rear wall



Plate 95: No. 4. First floor rear projection looking south



Plate 96: No. 4. First floor rear projection looking south



Plate 97: No. 4. First floor main range roof.



Plate 98: No. 4. First floor rear projection



Plate 99: No. 4. First floor main range roof



Plate 100: No. 4. Floor boards lifted. Main range 1st floor.



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