

# No's 24-27, 34-35 Crown Court West Wycombe Village



**Historic Building Investigation  
and Recording**

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## 24–27, 34-35 Crown Court, West Wycombe Village, Buckinghamshire

### Report on Historic Building Investigation

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## 24-27, 34-35 Crown Court, West Wycombe Village

### Historic Building Investigation and Recording

#### 1 INTRODUCTION

##### 1.1 Background

1.1.1 Oxford Archaeology (OA) have been commissioned by the National Trust to carry out historic buildings recording and archaeological investigation during conservation works to a number of properties within the village of West Wycombe, Buckinghamshire. The work relates to a programme of on-going refurbishment works and the current report covers the recording of a group buildings in the Crown Court complex towards the eastern end of the village. Previous reports have been produced on No.s 29-30 and 32-33 Crown Court and the current study focuses on the buildings facing the High Street and adjoining immediately to the rear (ie No's 24-27 and 34-35 Crown Court). The National Trust HBSMR event No for this work is ENA7361. No. 24 has not been investigated by OA in the current works and only a very small part of the roof of No.25 has been recorded but they are included in parts of the discussion because dendrochronology was undertaken on the westernmost range (No. 24) and some figures from a previous unfinished investigation by another consultant have been included.

##### 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 main Crown Court group is covered by four 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 these buildings in Crown Court and similar reports are being produced on the other buildings investigated at West Wycombe. The information contained in all these reports will then be distilled into a wider context study which will discuss the overall development of the village and highlight common themes or features between buildings.
- 1.2.6 The recording at Crown Court focused almost entirely 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 no significant internal recording was undertaken. 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 the Crown Court buildings was undertaken on five separate visits between 22 February 2013 and 26 March 2013. The main investigations focused on parts of the roof while it was exposed but some notes were also made on parts of the interior. Various internal works were undertaken such as inserting double glazing and re-wiring but it was agreed that it was beyond the scope of the current project to undertake a comprehensive watching brief during all these works. Some observations were made on the interior while recording visits were made to look at the roofs but it was felt that the roofing work had much greater potential to help in understanding the complex and thus the project budget was concentrated here.

- 1.3.5 Dan Miles 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).
- 1.3.6 In addition to the National Trust's in-house Vernacular Building Survey undertaken in 1993-4 further recording on this group was undertaken in 1996 by Andrew Hunn focusing on the west elevation of No.24 which was being reconstructed. A formal report has not yet been produced on these 1995 works but the site elevations have been recently digitised and they are included here as Figures 7 and 8.
- 1.3.7 Also a watching brief was carried out to the interior of no.25 during 1999 when large areas of floorboards were lifted to allow for the renewal of services and strengthening of the joists (Marshall, 2013). Samples were taken for dendrochronology dating of the interior of no. 25 during this project.

## **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 donated to the National Trust and they remain as a tenanted estate today.

### **1.4.6 Crown Court**

- 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 17<sup>th</sup> 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 the houses do appear to continue east as far as Crown Court. The courtyard ranges behind the street frontage that

forms Crown Court are not shown on the 1698 map although it is believed that they had been constructed by this date.

- 1.4.8 The next map dated 1767 (Plan of West Wycombe Town) is more detailed and although its style is again somewhat schematic, for example showing the elevations of houses, it does appear to be relatively accurate in showing plots and it is possible to identify the individual buildings of the village. Crown Court is easily identified with four ranges around the court and an entrance from the High Street in the same location as the current carriage way. The Crown Court complex is labelled '*Mr Dorrels, eleven cottages with gardens and yard*'. Those eleven cottages are shown comprising two street-front properties to the east of the carriage entrance (now No's 34-35), two to the west of it (now 24-26), two to the western rear range (now No.27), two to the southern rear range (Now 29-30) and three to the eastern rear range (now No. 32-33).
- 1.4.9 The Tithe Map of 1849 suggests that the tenancy boundaries had changed slightly since 1767 with regard to Crown Court and in particular everything to the west of the carriage entrance (ie the buildings that are now Nos 24-27) were part of a larger group of structures which extended to the west rather than forming part of the Crown Court complex. This tenancy (No.719 on the plan) comprised a House, workshop and garden in the occupancy of Thomas Harris. The building that is now 34-35 High Street was shown on the Tithe map as a cottage occupied by Widow Bryant (No.720). The two other buildings at Crown Court which are outside the current report (ie 29-30 and 32-33) were each cottages. It is interesting to note that the range that is now No.27 is shown as having been detached from the adjacent street-front range (No.26) and also this same range is shown with a long westward projection.
- 1.4.10 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 blocks that comprised Crown Court. Numbers 34-35 to the east of the carriage arch are shown with extensions to the rear of No.34 while to the west of the arch there is a run of four adjoining properties which can be traced as today's No's 24-26. The map shows the building that is today No.25 as comprising two distinct elements or properties. The rear projection (today's No.27) is shown as having been divided into three elements.
- 1.4.11 The 2<sup>nd</sup> edition map of 1898 shows the same layout as the 1876 map but some differences are shown on the 1921 map, although the overall footprint of the complex is shown essentially the same. The 1921 map suggests that No.34 had been divided into two properties with a distinct, narrow north-to-south section adjoining the carriage entrance and also the two westernmost bays (ie No.24 and the west half of No.25) as having been united together since the earlier map. Also, the map suggests that the separate dwellings in the rear projection (No.27) had also been joined together.
- 1.4.12 The next evidence relating to Crown Court is contained in the 1929 auction sales particulars which preceded the RSA's acquisition of much of the village. This information is detailed in the table below.

| <b>Information from 1929 auction sales particulars relating to Crown Court</b> |                      |                               |                 |                            |
|--|----------------------|-------------------------------|-----------------|----------------------------|
| <b>Lot</b>   | <b>Current House</b> | <b>Tenant and annual rent</b> | <b>Position</b> | <b>Summary Description</b> |
|  |                      |                               |                 |                            |

|     | No.                    |                            |  |   |
|-----|------------------------|----------------------------|--|---|
| 24  | 24 and west half of 25 | Mr Edmonds.<br>£24 pa      | S side High St                                 | Cottage and garden. Sitting Room, Kitchen, Pantry, Outside scullery with copper, two bedrooms, attic. Adjoining are premises having workshop, living room and kitchen combined, three rooms above. Water from well and pump. Drain in washhouse. Useful garden. |
| 24a | -                      | Mr Edmonds<br>£6 pa        | S side High St                                 | Yard and buildings. Situated at rear of No.24, 25 and Crown Court and having entrance from main road.   |
| 24b | -                      | Various.                   | S side High St                                 | Parcel of ground let as part of the holdings of the tenants of lots 32, 33, 34.   |
| 25  | East half of 25        | Vacant (No rent shown)     | S side High St adjoins lot 24.                 | Large kitchen with small room off, scullery with sink, two bedrooms, washhouse and small garden. Water from well in Crown Court.  |
| 26  | North half of 26       | Vacant (No rent shown)     | S side High St adjoins lot 25                  | At entrance to Crown Court. Large kitchen, parlour, scullery with copper, store room, two large bedrooms. Water from well in Crown Court.   |
| 27  | South half of 26       | Mr Page.<br>£5 4s pa       | Crown Court adjoins lot 26.                    | Large kitchen, scullery, one large bedroom, one small landing bedroom, wood shed and small garden a small distance from cottage. Water from well in Crown Court.  |
| 28  | 27                     | Mr Gomm.<br>£6 pa.         | Crown Court adjoins lot 27                     | Kitchen, one bedroom, Two attics. Water from well in Crown Court.   |
| 29  | 29                     | Mr Gomm<br>£4 15s pa       | Crown Court adjoins lot 30                     | Kitchen, scullery, with copper, two bedrooms. Water from well in Crown Court.   |
| 30  | 30                     | Mr Gomm<br>£4 15s pa       | Crown Court adjoins lot 29                     | Kitchen Scullery with sink and copper, two bedrooms. Water from well in Crown Court.  |
| 31  | Part of 32             | Mr Carpenter<br>£13 pa     | Crown Court adjoins lot 32                     | Kitchen, scullery with sink, two bedrooms, wood shed. Water from well in Crown Court.   |
| 32  | Part of 32             | Mr Thorne<br>£10 7s 6d     | Crown Court adjoins lot 31                     | Kitchen, scullery with sink, two bedrooms, wood shed and wash house. Small garden partly in Lot 24b. Water from well in Crown Court.  |
| 33  | 33                     | Mr HT Cousins<br>£12 5s 6d | Crown Court adjoins lot 32                     | Kitchen, scullery and sink, Two good bedrooms, wood shed and wash house. Small garden partly in Lot 24b. Water from well in Crown Court.  |
| 34  | 35                     | Mr Gomm.<br>£4 7s 6d pa    | S side High St. Adjoins covered archway to CC. | Kitchen scullery and sink. Two large bedrooms. Part of one bedroom is over the archway approach to Crown Court. Water from well in Crown Court. Small garden a short distance from cottage part of which is in lot 24b.   |
| 35  | 35                     | Mr Hoing.<br>£13 1s pa     | S side High St. Adjoins lot 34.                | Kitchen, small scullery with sink Two good bedrooms, attic and good garden. Water from well in Crown Court.   |

## 2 DESCRIPTION

### 2.1 Summary of phasing of building from VBS

2.1.1 Prior to the current project the Vernacular Building Survey (VBS) has provided the main assessment of the evolution or phased development of the Crown Court complex. The VBS stresses the difficulty with interpreting the phasing due to the subdivision of

properties and the intermittent changes to these tenancies. The VBS states 'it is difficult to firmly place the construction dates of discrete houses in strict chronological order' although it does try to and in its overall interpretation the VBS divides the complex into three buildings.

- 2.1.2 In the VBS study **Building 1** comprised No.24 and the west half of No. 25 and it was considered to be the earliest surviving structure in the complex, probably dating from the early 16<sup>th</sup> century. This was a two storey main block, jettied to the front and a smaller two storey extension to the rear. The VBS felt that in the mid 18<sup>th</sup> century the front of this building was stepped out and reconstructed in brick. The house was also subdivided into two tenancies.
- 2.1.3 **Building 2** in the VBS report probably originated in the late 16<sup>th</sup> century and consisted of the eastern half of what is now No.25. The VBS believed that this was a small two storey timber-framed house with gable facing the street front. The building seemed to have been slotted in between Buildings 1 and 3 and thus the VBS speculated that it therefore probably post-dated them.
- 2.1.4 **Building 3** in the VBS study is the large L-shaped range that includes No.s 26, 27, 28, 34 and 35. The VBS speculated that the original building may have been broadly contemporary with Building 1 and was a 5-bay, two-storey house jettied to the street front and with a two storied rear wing. The carriage entrance was a primary feature, albeit with a slightly lower ceiling than at present. The VBS states that the internal layout of this building appears to have remained little changed although at some point in the mid to late 17<sup>th</sup> century the main range was extended to the east by one bay and the primary jetty was underpinned by a new brick wall.

## 2.2 Summary of revised phasing from current investigation

- 2.2.1 The current investigation has examined large areas of the complex's structure which was largely hidden when the VBS was undertaken, particularly the roof, and this, together with the dendrochronology sampling, has greatly helped us refine our understanding of the evolution of this Crown Court group. Indeed, Crown Court has proved to be one of the most successful areas of the West Wycombe study in terms of the dendrochronology analysis with a relatively high number of samples providing useful felling dates.
- 2.2.2 The main description of the investigations is therefore based on the new interpretation of what are the main distinct individual buildings of the complex. The table below summarises our new understanding of how the complex divides into its constituent parts and this is then examined in more detail in the subsequent description.

| Building | Property                       | Dendro Date | Notes  |
|----------|--------------------------------|-------------|--|
| A        | Eastern three bays of No.34-35 | 1640s       | Dendro samples from various floor joists provided slightly divergent dates from the 1640s. |
| B        | Western bay of No.33/35        | 1543        | Four dendro samples taken from carriage arch.  |

|   |                            |   |  |
|---|----------------------------|---|--|
|   | and two main bays of No.26 |   |  |
| C | Rear range (No. 27/28)     | 1560/1  | Three out of four wind braces. The fourth windbrace, whilst not dating absolutely, did match consistently with the principal rafter and collar of the central truss, such that the bark edge dates all would end in the same year. So assuming the fourth windbrace was the same date as the other three, i.e. 1560/61, then the principal rafter and collar would also date to the same date. So these, it could be said, have been dated by association. NB Some evidence suggests that this roof may have been dismantled and reused from a previous building so Building C could be later than 1560. |
| D | Eastern half of No.25      | No dendro but apparently pre-1531. (possibly late 15 <sup>th</sup> century) |  |
| E | 24 and west half of 25     | 1531-2 (main building)<br>1656-7 (for rear extension)                       | Two samples taken from the western stud frame in the main building dated from 1531/ and 1532/3.<br><br>Also, a sample taken in 1999 from a stud frame on the east wall of room 25G (ie the east wall of Block E) also dated from 1531.<br><br>Two samples from the southern rear wing dated from 1655/6 and 1656/7.  |

2.2.3 It is also useful to briefly consider the other two detached ranges of Crown Court which have previously been investigated and reported on: No. 29-30 which forms the southern side of the courtyard and No.32-33 which forms the eastern side of the yard. Unfortunately the timbers in these buildings were not suitable for dendrochronology sampling but the investigations have suggested that No. 29-30 is likely to be of mid 17<sup>th</sup>-century date (so could be broadly contemporary with Building A in the current work) while the detached eastern range (No.32-33) probably dates from the late 17<sup>th</sup> or early 18<sup>th</sup> century.

## 2.3 Summary description of overall building

### 2.3.1 *Introduction:*

2.3.2 As outlined elsewhere the current project is not intended to be a full descriptive record of this building. It has principally focussed on areas previously obscured and it is intended to supplement rather than replace the VBS. However a brief outline description would be of use, particularly in relation to features noted in the current project. This short description follows the revised division of the complex into Buildings A-E (see Fig 5).

2.3.3 **Building A** is a two storey rectangular plan structure with a tile-covered gabled roof. The main elevation (north) facing the High Street comprises timber studding at first floor, with painted brick nogging infill, above solid brickwork at ground floor level and a flint plinth. The solid brickwork at ground floor was probably added in the 18<sup>th</sup> century, replacing a previous jetty, and includes several openings (some blocked) beneath segmental arched lintels. There are six windows (four at ground floor, two at first floor) which have largely been heavily repaired. The rear elevation is dominated by a large

brick chimney stack which is likely to be a secondary addition as well as a single storey brick lean-to which is constructed around it and may have been added in the 18<sup>th</sup> century.

- 2.3.4 There has only been a very limited inspection of the interior in the current study although it is clear that the primary first floor largely survives with the underside of joists visible at ground floor. One area of interest which is worthy of note, even though there haven't been any significant intrusive works, has been the western end of the building at first floor, where Building A adjoins Building B. The adjoining bays from the two historically separate buildings are now both within the same tenancy (No.35 High Street) but it is clear from the timber framing that they were constructed as distinct structures. In particular there are two cross frames and trusses from the two buildings constructed against each other. The frame which formed the western end of Building A has a queen-post truss with straight corner braces between the tie-beam and posts but no evidence that this frame was ever closed with studs. The high current ceiling in this room is at collar level.
- 2.3.5 Access is today possible between the two first floor rooms in the west half of No.35 through a hatch formed in the framing but as these were historically separate buildings the floor height in the fourth bay from the east (ie Bay B1) is c.1 m above that in the adjacent bay (Bay A3). (See Fig 6)
- 2.3.6 **Building B** is also a three-bay, two-storied structure and it is included within the same continuous roof which extends over Building A. The front elevation facing the High Street divides into two distinct elements. The eastern bay comprises timber framing with brick infill at first floor, over the raised carriageway at ground floor and with a small dormer in the roof. The western two bays are of solid brick (18<sup>th</sup> century) with two transom-and-mullion windows at first floor flush with the brick face and two further windows at ground floor either side of the doorway. The rear of the western two bays are largely obscured by adjoining structures but the rear side of the eastern bay over the carriageway incorporates timber framing with two curved braces to posts. The front of this building would originally have been jettied.
- 2.3.7 The interior comprises two ground floor rooms to the west of the carriage entrance and three first floor rooms. As mentioned above the eastern first floor room is now in a separate tenancy (No.35) from the western two rooms (No.26) and only the eastern room above the carriage entrance has been accessed in the current work. In this room (35K in the VBS) there are impressive cross frames visible to each side as well as four curved windbraces. On the western side at first floor level (ie beneath Truss B2) is a fine cross frame with cambered tie, collar, clasped purlins, three struts between tie and collar and arched braces below tie. The arched braces confirm that this was an internal frame within a longer building. On the east side of the room there is a broadly similar cross frame and truss (lower part visible at first floor) with straight tie, cambered collar and three struts below collar but this frame was closed with studs below the tie and no arched braces confirming that this frame formed the end of a building. It is also worth noting that the east face of this cross frame is weathered suggesting that it was formerly external. As detailed above there is a separate frame immediately east of this point which was the westernmost frame of Building A.
- 2.3.8 **Building C** is a two-storey building with gabled, tile-covered roof and the walls are all constructed from relatively consistent flint with brick dressings. The ground floor



openings (windows and doors) are beneath segmental arches while those at first floor are square headed and just beneath the eaves. There is a single storey lean-to at the southern end of the range also largely constructed from flint with brick dressings and a two-storey brick-built stair projection at the angle with Building C. This serves No.26 Crown Court.

- 2.3.9 The north elevation of **Building D** is a striking structure with jettied first floor gable comprising exposed timber box frame and various patterns of secondary brick infill. At ground floor there are two 6-over-6 sashes with shutters and between these is a former doorway that has been infilled with brick and a six-light window. The lintel over this doorway carries an elaborate moulding which is not currently visible but was exposed in 1999 when an area of render was removed from above the doorway (Marshall, 2013). The interior of Building D comprises three rooms at ground floor, a large chimney stack and two rooms at first floor. The interior of this building has not been seen or investigated in the current project but was examined in 2010 when a series of internal elevations drawings were produced of blocked doorways and windows and earlier fireplace outlines (Marshall, forthcoming). It may be that this was the cross wing from a former hall house of possible later 15<sup>th</sup>-century date.
- 2.3.10 **Building E** is a two storey building with a tile-covered roof and it divides into three distinct sections: the original main timber-framed building constructed in c.1532 is towards the centre and has a rectangular plan. It would have had a jetty to the street but this has now been entirely lost or obscured by later building. At the rear there is a small square-plan extension which was added in c.1657 while to the front there is an 18<sup>th</sup>-century extension which stepped the building out towards the road. The north elevation of Building E is now of painted brick dating from the 18<sup>th</sup> century extension. At ground floor there are separate doors to each of the two properties (No.s 24 and 25) and three sash windows. The eastern three openings (to 25) are each beneath matching segmental arch lintels with bricks on their ends while the two western openings (to 24) are beneath shallower segmental arch lintels with bricks on their sides. There are five first floor bays beneath segmental-arch lintels (bricks on ends) with three blind windows divided by two open mullioned casements. The interior of Building E is now divided into a western section (24 High St) that is accessed from the car park to the west and an eastern section (part of 25 High St).

### 3 DESCRIPTION OF CURRENT INVESTIGATIONS

#### 3.1 Introduction

- 3.1.1 The key investigations in the current project 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. Almost all of the roof works focused on the building which was identified in the VBS as Building 3 and which in the current study has been divided into Buildings A-C. None of the roof above Building E has been exposed in the project and the only section of the roof of Building D to be exposed has been where it adjoins Building B.
- 3.1.2 Some limited 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 Roof of Building A: (Eastern 3 bays of No. 34-35)

- 3.2.1 As detailed above Building A in the current study forms the eastern three bays of No.34-35 High Street. It is clear from the examination of the recently exposed roof structure that these three bays are from a distinct (and later) single-phase historic building than the western bay of No.34-35 which forms the eastern bay of a separate three-bay building which extended to the west (Building B). The recent work also suggests that the easternmost bay of Building A is primary to the main rest of this building rather than being a secondary addition as speculated in the Vernacular Building Survey. Dendrochronology suggests that Building A dates from the 1640s.
- 3.2.2 The main roof of Building A is largely of elm and the three bays are divided by four trusses supporting a single clasped purlin to each slope with rafters overlying them. The rafters are pegged at the apex without a ridge piece. The roof encloses an attic storey with plasterboarding fixed to the undersides of the rafters which partly obscures the trusses. The bays and trusses are numbered sequentially from east to west.
- 3.2.3 *Eastern bay (Bay A1):* The truss at the eastern end of the building is immediately inside (to west of) the line of the flint and brick eastern gable strongly suggesting that the wall has been refaced. Relatively little of the truss was visible from the external scaffolding due to plaster boards immediately beneath the rafters that form the ceiling of the attic room but the end of the tie-beam (15 cm<sup>2</sup>) was visible and a principal rafter above (11 cm<sup>2</sup>). There is a purlin (21 cm tall), which appears to be clasped (although the detail is largely obscured by the sloped ceiling boards) and which has a series of large peg holes (c.3-4 cm diameter) in the upper face. These are from a former set of rafters suggesting that the current rafters are secondary (or primary but re-set). This is also suggested by the wall plate on the north slope which is 13 cm tall by 14 cm deep and it has a series of shallow trenches in its upper face which must have formerly held a set of rafter feet. The trenches don't follow a clear regularly spaced pattern and they do not line up clearly with the peg holes in the purlin above so the evidence is not entirely conclusive and the trenches could suggest that the wall plate has been reused from elsewhere.
- 3.2.4 The current rafters on the north slope (six in this Bay A1) which run over the purlin do look old and waney and they are laid flat (Average c.10 cm wide x 6 cm tall) and it may well be that these are the primary rafters but re-set. Secondary softwood strips have been added to the backs of most of the rafters, probably done in the RSA's 1930s works, to slightly re-profile the roof and counter the sag. The rafters in the south slope also suggest that the roof has been overhauled in this bay (possibly when the gable was refaced) with some clearly secondary rafters and others apparently re-set or reused.
- 3.2.5 In most of this bay the sloped plasterboarding which forms the attic ceiling continues right down to the eaves but close to the western end it steps down with secondary ashlar studs. The ashlar studs are nailed and suggestive of a possible 1930s date while the plasterboards, which are stamped 'Thistle' appear later.
- 3.2.6 In the eastern side of the south slope there is a very straight windbrace between the underside of the purlin and the principal rafter but none in the western side of the bay (or evidence of a former windbrace). On the northern slope there is an empty notch in the underside of the purlin from a former windbrace in the eastern half of the north slope but similarly to the south slope there is no evidence for any windbrace to the west side of the

- bay. This area is partly obscured however so it is not possible to absolutely confirm that there was never a windbrace here.
- 3.2.7 Old iron straps have been added at each end of the tie-beam of the easternmost truss (Truss A1) to help secure it to the wallplate.
- 3.2.8 At the south-east corner of the roof there is a small fragment visible from what appears to be the corner post which has now been encased by the re-facing around this corner.
- 3.2.9 In **Bay A2** (ie central bay of Building A) there would originally have been six pairs of rafters and unlike in Bay A1 it appears that most of these primary rafters remain in-situ, dovetailed over the wall plate. Only one original rafter appears to have been lost in the each slope, replaced by two secondary timbers towards the centre of the bay. There is only a single empty trench in the northern wall plate like in Bay 1 and also no peg holes in the purlin on the north slope.
- 3.2.10 The tie beam of Truss A2 is slightly larger than Truss A1 (20 cm wide by 22 cm tall) and there is a scarf in the northern wall plate just to the west of Truss 2.
- 3.2.11 Immediately to the west of Truss 2 there are straight, in-situ windbraces extending between the purlin and the principal rafter and similarly to Bay 1 there are no windbraces, or evidence for former windbraces, in the western half of the bay. The sparing use of windbraces in this building (in the eastern half of Bays 1 and 2, rather than the more impressive double wind braces in each bay) is an interesting feature of the building. Both the simpler, sparing use of the windbraces and the fact that they are relatively straight are diagnostic features suggesting a slightly later date for the building.
- 3.2.12 There are ashlar studs for the full width of Bay 2 holding the lower halves of the rafters below the purlin and thus slightly more of the roof space is visible than in Bay 1.
- 3.2.13 At the west side of Bay 2 there is a projecting chimney stack on the south side of the building which is believed to have been a secondary addition but the tiles were not entirely cleared from this area so the junction was not exposed. It is interesting to note that from this chimney to the SE corner (ie Bays A1 and A2) the wall plate is inset by c.17 cm (ie to the north of) from the face of the flint wall below confirming that it has been refaced similarly to the east gable. At the top of this wall there are tiles set in mortar at an angle to form a shoulder below the wall plate.
- 3.2.14 **Bay A3** again largely retains its six primary rafters, laid flat, and in this part of the building there is lath and plaster to the underside of the slope right down to the eaves. The main lath and plaster to the slope is probably no older than the 19<sup>th</sup> century but at the north-eastern corner of this bay there is a vertical section of older wattle and daub plasterwork. This section is formed by lengths of wattle woven in and out of a number of vertical staves with a plaster applied to its west side. The daub/plaster is similar in consistency and appearance to a typical lime plaster from the 18<sup>th</sup> or 19<sup>th</sup> century but the wattle technique would imply that it is earlier, possibly from the original 17<sup>th</sup>-century construction of the building.
- 3.2.15 Similarly to Bay 2 there are scarf joints in both the northern and southern wall plates just to the west of Truss 3 although the upper face of this northern wall plate is obscured by

plaster packing at the eaves so it is not possible to confirm whether there are any empty trenches.

- 3.2.16 The eaves of Bay A3 on the southern side of the building are of some interest because unlike in the eastern two bays this section of the rear elevation was not refaced in the 18<sup>th</sup> century. In Bay A3 the wall plate is directly flush with the main face of the wall below and the southern face of the plate has several peg holes from former posts and wall plates. The wall below is now rendered which obscures any surviving timber framing but the peg holes provide clues to the possible layout below. Measured from the west end of the post at the west end of this bay there are peg holes in the face of the wall plate at these points: 7 cm (existing post at corner), 42 cm, 54 cm, 70 cm, 77 cm, 109 cm, 185 cm, 210 cm, 220 cm, 225 cm. It is likely that the peg holes at 70 & 77 cm relate to a sloped brace on the west side of the bay and the holes at 220 and 225 relate to a brace on the east side of the bay. Those at 109 and 210 cm are posts either side of the window.
- 3.2.17 There are no windbraces in Bay 3 or visible evidence of former braces but it is possible that mortices could be hidden by the rafters and 20<sup>th</sup>-century bearers to the side of the principal rafter.
- 3.2.18 Similarly to many other buildings in West Wycombe there remains evidence of attempts from the 1930s works to counter the sagging profile of the roof. In this building this was attempted largely with the use of single, thick but tapering timbers laid on the back of the primary rafters and this is slightly different to the more common use in other buildings of piles of several thin strips (like laths) of differing length.

### **3.2.19 *Internal notes on Building A***

- 3.2.20 In the central bay of Building A some works were undertaken in the southern half of the first floor room (Room 35H in VBS) relating to the installation of new bathroom units and this exposed part of a timber lintel from a former fireplace in the south wall adjacent to the chimney stack which projects from the rear wall.
- 3.2.21 In the eastern two bays of Building A there is a small attic room, accessed by a 20<sup>th</sup>-century set of stairs at the north-east corner, and access was possible here during the recent works. The floor in the eastern half appeared to be of 20<sup>th</sup>-century date, as do the ceilings through these bays, but the floor in the west half (ie the central bay of Building A) was older and less regular. The wind braces are visible here to the south slope on the west side of each of the two trusses. There are straight raking struts supporting the two purlins along the central N-S line of the room (ie aligned with truss A2).

### **3.3 *Roof of Building B (No. 26 and western bay of No.35)***

- 3.3.1 Building B has been identified in the current work as a distinct 3-bay structure to the west of Building A.
- 3.3.2 The fact that this building was earlier in date than Bays 1-3 (Building A) is partly suggested by dendrochronology, which has provided a felling date of 1543 for one timber in this structure, c.100 years earlier than Building A (detailed further below) but also by various pieces of physical evidence showing slightly different constructional techniques used for each structure.

- 3.3.3 The main evidence to show that they were separate buildings is that there are two immediately adjacent trusses (Trusses A4 and B1) at the junction between the two buildings, each one with their own separate queen posts, tie beams and collars (both cambered) clasping a single purlin to each slope. It is interesting to note that the principal rafters are halved in depth well above the clasped purlin, clearly to allow the purlin to be slid into place after the truss was already in-situ.
- 3.3.4 In addition the western end of these two trusses (ie the east end of Building B) is closed, suggesting that it was once the external end of a building whereas the eastern truss (the western end of Building A) is open because it was built against an existing frame. The infill to Truss B1 which is visible in the open roof space above collar height divides into secondary brickwork to the southern third and very old lath and plaster to the northern two-thirds. This old plaster is applied to wide laths which are woven in and out of a set of staves (or thin studs) similar to wattle and daub rather than being nailed to studs as with later conventional lath and plaster.
- 3.3.5 The roof above Building B comprises eight pairs of largely primary rafters (c.11 cm x 7 cm) to each bay, laid horizontally with the slope and pegged at the apex without a ridge piece. The rafters run directly over a single purlin to each slope and there are pairs of wind braces to each slope in each bay extending from the sides of the principal rafters to the underside of the purlin. These braces are larger and curvier than those in Building A, which suggests an earlier date for Building B.
- 3.3.6 The wind braces themselves are partly hidden by the lath and plaster but there are two large peg holes in the upper face of the principal rafter from Truss B2 relating to the two wind braces (one to each side). It's interesting to note that in this area the lath and plaster is partly sandwiched between the primary rafters and windbraces suggesting that the laths are also primary.
- 3.3.7 Immediately to the west of Trusses B2 and B3 there are two large peg holes in the upper face of the purlin suggesting that the purlin is scarfed at the truss.
- 3.3.8 The feet of the rafters are dovetailed over the wall plates (12 cm tall x 15 cm wide) to each side of the building.
- 3.3.9 An interesting feature of Building B is a series of small holes in one side of all the rafters, towards their base. These holes are c.3 cm in diameter and they project most of the way through each rafter but not entirely through. It is interesting to note that these holes all face towards the central line of the building so in the eastern half of this building the rafter holes are on the western side of the rafters while in the western half they are on the eastern side.
- 3.3.10 Rafter holes such as these are a recognised feature of many historic buildings and they have been the subject of some speculation in a number of articles (eg *Further Thoughts on Rafter Holes* by BH Johnson, *Archaeological Journal*, 1987). It is believed that they may have related to the initial temporary setting out of the roof timbers on the ground before all the joints are firmly fixed together and the holes probably had small ties to temporarily hold the roof together. This interpretation would seem to correspond with the fact that the holes all face towards the centre of the building because it would be

logical to gradually set the building out towards each side from the central line. Similar holes have also been noted on the Church Loft roof at West Wycombe.

- 3.3.11 In Bays B1 and B2 there has clearly been a lath and plaster ceiling to the underside of the rafters but this area appears not to have been used as an attic space for many years this lath and plaster ceiling has largely been lost (particularly in the central bay, Bay B2). This allows some visibility into the roof space and of the trusses. These laths are relatively wide and irregular and they are probably primary, particularly suggested by the fact that some of the surviving laths are again sandwiched between the windbrace and rafter.
- 3.3.12 The two internal trusses of Building B (Trusses B2 and B3) are each closed although it is possible to confirm that they are queen strut trusses (with additional central post and clasped purlins). Truss B2 has wattle and daub and plaster to the west side while Truss B3 has brickwork laid on edge. The bricks are painted so it is difficult to confirm their age but they are suggestive of a 19<sup>th</sup>-century date.
- 3.3.13 The joists in the loft space of Bays B1 and B2 are partly obscured by modern insulation but some small sections of this were lifted and this confirmed that although the joists are relatively old (19<sup>th</sup> century?) there does not appear to be a surviving primary loft floor in-situ. Beneath the modern insulation there is a lot of straw which may have been added in the 1930s works.
- 3.3.14 In Bay B1 two secondary, shorter, softwood rafters (10 x 6 cm) have been added towards the centre of the north slope which relate to a projecting dormer window in this location and similarly to the other members which form the dormer itself they are suggestive of a 19<sup>th</sup> century date. We know that it pre-dates 1930 because the RSA's schedule of works for this building refers to adding a dormer to the south slope to match that already existing on the north slope.
- 3.3.15 Roman numeral carpenter's marks which appear to have been formed with a race knife (as opposed to scratched or chiselled) are visible to the underside of several of the southern rafters, close to the apex.
- 3.3.16 Truss B4, at the western end of Building B has a principal rafter (10 cm deep x 13 cm wide), tie-beam (24 cm tall x 13 cm wide) and queen struts (13 cm wide x 9 cm tall). Both Trusses B3 and B4 have brick nogging infill painted white and with the bricks laid on their edge.
- 3.3.17 There are small gabled dormers in both slopes of Bay 1 (above the carriage entrance) and each of these are constructed with a ridge piece and nailed softwood rafters suggestive of a 1930s date. Other works in this building from the 1930s refurbishment include the addition of piles of thin strips to the backs of rafters to counter the sag of the primary roof. This use of piles of thin strips has been seen in other buildings in West Wycombe and is slightly different to the use of larger tapering timbers in Building A (mentioned above).
- 3.3.18 Other evidence from the 1930s works includes large quantities of straw that remained beneath the tiles and many sprockets or short secondary extensions added to the feet of rotting rafters to hold the eaves boards and guttering.

- 3.3.19 One of the most interesting and complex parts of the Crown Court complex is the western bay of Building B (Bay B3) which forms the junction between Buildings B, C and D and there are a number of features here relating to the evolution of the complex. The main features at the junction between Buildings B and C are detailed below in the description of Building C but those at the junction of Buildings B and D are detailed here. Only the northern half of the eastern slope of Building D has been exposed in the current project however.
- 3.3.20 The key point at the junction of Buildings B and D is that it strongly appears that Building B is later than Building D and therefore, although no dendrochronology was undertaken on Building D it appears that this building was constructed before 1543 (the possible date for Building B provided by a single dendro sample).
- 3.3.21 The belief that the eastern building at this junction (Building B) is later than the western one is partly suggested by the fact that it has been constructed over the roof of Building D and the fact that this overlying section strongly appears to be primary to Building B rather than being secondary infill. The purlin on the northern slope of Building B cantilevers west over the westernmost truss of Building B (Truss B4) in the area where it overhangs the earlier slope below of Building D. This could be interpreted as meaning that Building B formerly continued west along the street front but a key piece of evidence countering this is the fact that with the other two trusses of Building B (Trusses B2 and B3) the purlins are scarfed at the truss with peg holes in the purlin immediately to the west of the truss. This is not the case at the western end where the purlin cantilevers over Truss B4. This strongly suggests that the roof of Building D was already in-situ and the roof of Building B was constructed against it.
- 3.3.22 Another interesting and curious feature of this junction between Buildings B and D is a horizontal 'floating' (cantilevered) timber, aligned north-to-south close to the bottom of the roof valley where the adjoining slopes of the two buildings meet. Although the area has not been fully cleared of tiles and detritus this timber strongly appears to be the southward continuation of the western wall plate of the rear range of Building C (No.27) projecting into the roofspace of the adjacent building. This apparent wallplate is just above the rafters of Building D and their spatial relationship suggests that it must post date them but interpreting the wall plate in relation to the phasing relationship of Buildings B and C is more complex. Unfortunately there is a significant section where this wall plate is obscured beneath a walkway so it cannot be absolutely confirmed that it does continue through as a single timber from Building C.
- 3.3.23 This apparent wall plate of Building C projects c.1.25 m into the roofspace of Buildings B and D, beyond the northern end of Building C and one interpretation could be that Building C formerly continued northwards towards the High Street before this end was removed to allow for the construction of Building B. This interpretation is also supported by the fact that there is a tenon in the northern end of the 'floating' wall plate suggesting that there was a scarf joint here and that the building formerly continued north. It is also supported by the fact that there is a trench in the upper face of the wall plate (with peg in-situ), apparently for a rafter which would now be impossible due to the proximity of the western truss of Building B (Truss B4), as well as the simple fact that it would be unusual for the builders of Building C to leave a totally unnecessary section of new wall plate from Building C in the roofspace of Buildings C and D.

- 3.3.24 However, as outlined elsewhere dendrochronology suggests that Building C is later in date than the two street-front ranges and this interpretation is also supported by various pieces of archaeological evidence detailed below in the description of Building C. Therefore it seems most likely that the 'floating' wall plate is an evidential red herring and rather than suggesting that Building C formerly continued north towards the High Street it was left in-situ because this was easier than cutting off the end. The tenoned north end of the wall plate and the trench in the top of the timber are presumably evidence of it being reused from another building.
- 3.3.25 The relatively small section of the roof of Building D that was exposed is detailed below in the relevant section.
- 3.3.26 It is interesting to note that on the south slope of Building B in this area of the junction with Building C (ie principally Bay B3) there are lots of nail holes on the upper face of rafters from battens but these only appear to be visible above the line of where the roof of the Building C adjoins Building B. This could suggest that Building C is earlier than Building B because if the rafters in the slope of Building B were once external then they would have required battens for the roof tiles whereas if this section of the roof of Building B was always covered by the roof of No. 27 then there would never have been a need for battens. This evidence is unconvincing however, especially when put against all the other evidence to suggest that the front range (Building B) is earlier, and it's probably explained by the fact that the upper faces of these rafters are weathered and the nail holes have probably worn away.

### **3.4 Roof of Building C (No.27-8)**

#### **3.4.1 Introduction**

- 3.4.2 The main Building C (not including the single storey lean-to at the southern end probably added in the 18<sup>th</sup> century) has two wide bays and the roof is divided by three east-to-west trusses although these trusses have been largely obscured in the current recording works, undertaken from outside the roof, by the attic ceiling. Various pieces of archaeological evidence in the roof suggest that Building C is later than the adjoining building to the north (Building B) and this is confirmed by the dendrochronology work in the current project which suggests that while Building B to the north was constructed in c.1543 the roof of Building C to the rear dates from c.1561.
- 3.4.3 Indeed, some evidence suggests that the roof of Building C has been dismantled and reused from a previous building which itself may have been built in c.1561, so Building C may only have been constructed in its current form long after 1561, possibly as late as the 18<sup>th</sup> century. This evidence partly relates to the nature of some smoke-blackened timbers which don't seem to match this building (discussed further below) and partly the fact that the external walls are of flint which is more suggestive of an 18<sup>th</sup> or 19<sup>th</sup> century date.
- 3.4.4 It is of course possible that it is a refaced timber-framed structure but the relatively consistent flintwork does not appear to be a re-facing and it would seem unlikely that a rear range such as this would be comprehensively refaced in the way that more prominent ranges on the High Street may have been.
- 3.4.5 The previous Vernacular Building Surveys in West Wycombe have highlighted other structures where existing timber-framed buildings have been not just re-faced but have



had their external shells apparently entirely reconstructed (eg No.19 High St) so it could be that this is also the case with Building C at Crown Court. OA has not investigated the interior of Building C at all in the current project but photographs have been seen showing an old, transverse stud frame across the first floor at its mid point so this could be evidence of an old (16th-century) core to the structure.

### **3.4.6 Roof structure**

- 3.4.7 The roof of Building C has three trusses dividing the two bays although as referred to above the trusses were largely obscured in the current investigation. The tie of the northernmost truss is 23 cm tall). There are eight pairs of rafters to the southern bay and ten to the northern bay, the large majority of which are primary with occasional 20<sup>th</sup>-century replacements (1930s?). The primary rafters are laid flat and there are a wide variety of sizes (eg 9-13 cm wide x 7 cm tall). They are pegged at the apex without a ridge piece and they are supported by a single purlin to each slope. At their feet the rafters are dovetailed over a wall plate and this is largely primary to both slopes although the southernmost section on the west slope has been reused and has slots in the side from former upright posts.
- 3.4.8 The rafters are supported by pairs of wind braces in each of the two bays between the underside of the purlin and the principal rafters although the brace at the north-western corner of the building is no longer in-situ. Mortices and peg holes confirm that there was formerly a wind brace here. It is noticeable that these braces, which are c.14 cm wide, are relatively straight and with the appearance of being less old than those in some of the older buildings (eg Crown Court Building B).
- 3.4.9 A particularly interesting feature of the roof is the fact that there are many smoke blackened rafters although it seems likely that this is due to the rafters being reused from a different older building than this being a former open hall house. This analysis of the rafters being reused is partly based on the fact that in some areas there are light and dark old rafters adjacent to each other but also more significantly because at the rafter feet (especially towards the northern end of the west slope) the blackening continues outside the line of the buildings which could not have been caused by the fire of an open hall.
- 3.4.10 The roof of Building C encloses an attic floor with lath and plaster extending up to a simple horizontal bearer extending between (and nailed to) each pair of rafters towards the apex like a low yoke. In the southern bay there is also a row of ashlar studs to each slope, again clad in lath and plaster but it is interesting to note that there are two phases to the lath and plaster. The older phase is fixed to the ashlar posts and continues up the slope to what was presumably a primary, horizontal ceiling at purlin level. This plaster has the character of a relatively old daub with straw mixed in (but not wattle and daub) and the laths are relatively irregular but above the purlin the plaster is much smoother and the laths more regular. This continues up to the higher, secondary horizontal bearers referred to above but there is no evidence of laths ever continuing right up to the apex. The higher ceiling was probably a 19<sup>th</sup>-century alteration to give a more comfortable head height inside although it could relate to wider internal alterations such as changes in the first floor height. The window in the southern gable is above the height of the purlins and the primary ceiling.
- 3.4.11 At the north-eastern corner of Building C, at the angle with Building B, there is a small eastward staircase projection which is clearly a secondary insertion and has a simple roof

formed from irregular rafters of various sizes nailed to a thin ridge piece. This roof is suggestive of a 19<sup>th</sup>-century date.

- 3.4.12 At the south-west corner of the roof there is a secondary chimney of possible 19<sup>th</sup>-century date and on the east slope immediately above the purlin there is a skylight.
- 3.4.13 Similarly to other buildings in West Wycombe the roof retained a considerable amount of straw to the upper face of the rafters which would have been used in the 1930s works to bed the tiles.
- 3.4.14 The northern end of Building C has been constructed to abut the older Building B and there is complex phasing evidence in this area. This end of the building is clearly very different to the other three external flint walls of the building and the northernmost truss is infilled with rough exposed brick nogging (and some tiles) with many of the bricks laid on their edge. This brick nogging partially encloses the secondary staircase.
- 3.4.15 Immediately to the north of Building C's northernmost truss is a large brick chimney stack which effectively straddles the junction between Buildings B and C and which is constructed from bricks of probable 18<sup>th</sup> (or possibly early 19<sup>th</sup>) century date. It is interesting to note that at this point the primary purlins of Building C continue beyond the truss and cantilever towards Buildings B. This could be interpreted as evidence to suggest that the building formerly continued for a further bay north but as detailed elsewhere it is clear that Building B is older and the extensions to the purlins was simply to roof over the valley space between the buildings. One piece of evidence confirming that the building did not continue north is the fact that unlike in the other bays of Building C there is no evidence of any former windbraces on the north side of this truss.
- 3.4.16 Little of significance was exposed in the roof void beneath the rafters on the eastern side of the chimney, partly due to insulation on the base of this area, and the brickwork of the main c.18<sup>th</sup>-century chimney stack continues down in a consistent vertical face adjacent to the structurally separate brick nogging of the truss.
- 3.4.17 However more interesting (and complicated) features were exposed in the void on the western side of the chimney. At this point the chimney stack is 1.6 m long (north-to-south) and the area to the west of this is c.1.3 m wide (east-to-west) up to the edge of Building C. This space is enclosed by the rafters of Building C but it also includes the lower sections of the earlier rafters of Building B. There are three common rafters from Building B in this area, extending down to the west of the stack, as well as the related section of wall plate (10 x 9 cm) from Building B, but the feet of the rafters are so heavily worn that they no longer actually reach the wall plate. The western end of this wall plate appears to abut (and be later than) the adjacent structure of Building D and at a similar point it supports the southern end of the western truss of Building B. This tie is 25 cm wide x 19 cm tall.
- 3.4.18 Beneath the section of wall plate of Building B there are four timbers which appear to be joists or bearers set on an old brick wall (bricks 5 cm tall x 21 x 12 cm). Only the very top of this wall is visible but it has mortar on its upper surface suggesting that it may previously have continued higher. At its west end this E-W brickwork continues beneath five courses of later N-S brickwork (c.18<sup>th</sup> century?) which supports the wall plate (16 x 14 cm) of Building C. This is the wall plate referred to above in the description of

Building B because it strongly appears that it continues through into the roofspace of Building B. This c.18<sup>th</sup>-century brickwork sits on a horizontal timber plate which continues south in Building C and the brick nogging in the truss of Building C (70 cm to the south) abuts this timber plate.

- 3.4.19 The south side of this enclosed space includes the western end of Building C's northernmost truss. Within the truss there is brick (and tile) nogging similar to on the eastern side of the chimney but here more is exposed so it is possible to see that the truss is set on brickwork. The five uppermost courses immediately below the truss are larger and later in date than the c.seven courses below this. The higher later bricks may be 18<sup>th</sup>-century in date while the older lower ones appear to be the same as the bricks referred to above just to the north supporting bearers (5 cm tall).
- 3.4.20 In this area the brickwork of the main c.18<sup>th</sup>-century stack continues down beneath the rafters but beneath this it is set on c.8 courses of older brickwork visible in the roof space and again apparently the same as the two other sections of old brickwork in the northern and southern faces of this area. These older bricks with rough lime mortar and their face slopes slightly to narrow the profile of the stack.
- 3.4.21 The base of this enclosed roof void was largely obscured by detritus (dirt, dust, straw, ash, laths etc) but the clearance of some of these revealed a board (27 cm wide) immediately in front of the stack and apparently entering the old brickwork to the south below the roof truss. It also appears to enter the old brickwork in the adjacent stack. This was presumably a simple ceiling board above a cupboard or alcove below and similar boards probably extended across this whole area beneath the detritus.
- 3.4.22 At the northern edge of this area, beneath the three rafters of Building B, there is a low east-to-west brick wall of possible 18<sup>th</sup>-century date which continues behind (ie to north of) the main chimney stack. This brickwork is of a similar date to the stack but it is not bonded to it and it was largely obscured so clearly interpreting it was not possible.

### **3.5 Roof of Building D**

- 3.5.1 The current refurbishment project has included very little work on Building D and the only area examined in the building recording has been the northern half of the east slope of the roof which was temporarily exposed by the works undertaken on the adjacent building (Building B: No.26). Building D is orientated north-to-south, unlike the main east-to-west street-front buildings and as outlined above the rafters of this part of the roof of Building D are now covered over by the later roof of Building B. In the current project the scaffolding only extended up to the junction between Buildings B and D and thus only a small part of this roof could be examined.
- 3.5.2 The eastern slope of Building D is formed by an east-to-west truss with a single purlin and rafters overlying it. The rafters in this part of Building D are laid flat with the slope (c.10-15 cm wide x 6 cm deep) and they are all pegged over the purlin. They are also pegged at the apex with no ridge piece and although there is evidence of an historic lath and plaster ceiling up to the apex this has largely collapsed. A later ceiling has clearly been formed at purlin level but this is largely obscured from the external scaffolding by the old collapsed laths. There are two wind braces to the roof, one to either side of the truss, and although they are largely obscured by laths they do appear to be relatively long

and old. This corresponds with other evidence suggesting that this building is one of the older sections of this complex.

- 3.5.3 The north-to-south wall plate of Building D is almost entirely hidden at the junction between the two buildings. At the north end a tiny stub from the wall plate is visible but the opening has been largely infilled with brick, probably dating from the 1930s works.
- 3.5.4 The rafters are blackened but this appears to be at least partially from a modern fire because there also appears to be dark smokey residue to fibreglass insulation between the rafters.
- 3.5.5 The date of construction or phasing of Building D is one of the most interesting parts of Crown Court, particularly now that we have dendrochronology dates for other parts of the overall complex. As detailed above no dendrochronology samples were taken for Building D and it has been little investigated in the current project. Only a small section of the roof was uncovered and this confirmed that Building D is earlier than Building B to the east which dates from c.1543.
- 3.5.6 In 1999 Gary Marshall, the National Trust Archaeologist, maintained a watching during building works inside No.25 High Street and evidence observed at this time suggested that Building D also pre-dated Building E, at the east end of the complex, which dendrochronology suggests was probably constructed in 1531. During the 1999 works it was possible to look southwards down the gap between the two stud frames of Buildings D and E (25G and 25K) and the interpretation reached was that the frame of Block D (25K) was older than the western frame as it showed some evidence of external weathering and also apparently retained some evidence of limewash which could only have been applied if it was external facing. The stud frame of 25G is the one dated by dendrochronology to 1531 so this suggests that Block D is older than this, possibly having been built in the late 15<sup>th</sup> century.
- 3.5.7 It may well be that Block D is a surviving cross wing from a former hall house and this would explain why it is orientated north-to-south with its gable facing the High Street, in contrast to the neighbouring buildings.
- 3.5.8 The possibility that Building D could be a late 15<sup>th</sup> century structure was also suggested by the removal of a small section of plaster from the front wall of Building D which exposed an elaborate moulded timber of early date.
- 3.5.9 This evidence goes against the interpretation of the Vernacular Building Survey which suggested a late 16th-century date for Building D but clearly the VBS did not have the benefit of so much exposed fabric.

## 4 CONCLUSION AND DISCUSSION

- 4.1.1 Crown Court is among the most interesting complexes of buildings in West Wycombe and it is also one where our understanding of its evolution has been most clearly clarified by the current investigation. This is an area of the village where the dendrochronology sampling has proved particularly informative by producing a number of clear dates relating to most of the distinct structures in the complex.

- 4.1.2 The phasing and evolution of the Crown Court group which was suggested in the Vernacular Building Survey, which had neither of the benefits of dendrochronology or exposed roof structures, has been significantly altered in some areas and confirmed in others. The current work suggests that the group divides into five main buildings and that Crown Court has spread gradually eastwards along the street front and south-eastwards with the two detached ranges around the courtyard.
- 4.1.3 The earliest two parts of the complex are Buildings D and E which form No.25 High Street at the western end of the group. Neither of these buildings have been significantly investigated in the current project but dendrochronology has been undertaken (both recently and in a previous phase of investigation) and this suggests that Building E at the west end was probably constructed in 1532.
- 4.1.4 A watching brief in this area was undertaken in 1999 and this suggested that Block D probably pre-dated Block E immediately to the west and therefore this is probably the earliest surviving part of the Crown Court complex. It may be that it was the north-to-south cross wing of a hall house, possibly of 15th-century date, and this may explain why this block is gabled to the street front, unlike its neighbours and unlike almost all the other buildings in the village. A single dendrochronology sample previously taken from Building E gave a date of 1450/1 and although this seems to be something of a 'rogue' date from a reused member it is possible (although highly speculative) that this member was taken from the possible former hall house on this site.
- 4.1.5 The current Building E constructed in c.1532 was a relatively high-status timber-framed building, possibly a merchant's house, with jettied front. The current structure appears to be the truncated eastern bay of a larger building that extended west into the courtyard, possibly facing onto an open hall or parlour with chamber above. In c.1657 an extension was constructed to the rear of this range.
- 4.1.6 Then in 1543 a new three-bay building (Building B in current work) was constructed to extend the group eastwards along the street front. Archaeological evidence strongly suggests that this structure post-dates the adjacent Building D. The external timber framing has been significantly altered and a carriage way inserted (or heightened) although in places the internal framing of this range survives well.
- 4.1.7 The next stage in the evolution of the complex is less clear because although dendrochronology samples from the roof of the rear range (Building C) suggests that this structure was built in c.1561 there is evidence to suggest that the roof may have been dismantled and reused from a different building. This evidence is partly the fact that the walls are of flint rather than timber framed, and it does not appear to be refacing, but it is also partly the nature of the smoke blackened timbers which do not seem to match this building.
- 4.1.8 Therefore the next main constructional phase after the 1543 building may be a phase from the 1640s when Crown Court was again extended to the east with a new 3-bay range (Building A). This building was again timber framed and although it follows many vernacular traditions of the earlier ranges it does exhibit features or evidence which are diagnostic of a slightly later date. One example is the sparing use of wind braces and the fact that the wind braces are relatively short and straight.

- 4.1.9 Also in this general mid 17<sup>th</sup>-century period the southern extension to the original block (Building E) was constructed (in c.1657) and also probably Building 29-30 to form the southern range of Crown Court. The eastern detached range (Building 32-33) was probably added in the later 17<sup>th</sup> century.
- 4.1.10 If, as discussed above, Building C was not constructed in c.1561 then it seems most likely to have been built in the 18<sup>th</sup> century and therefore the last main structure to have been added.
- 4.1.11 In the past there has been speculation that Crown Court was probably formerly a coaching inn, similarly to so many other buildings in West Wycombe, and its courtyard form with a carriageway to the rear is tentatively suggestive of this. We know that it was not marked as a coaching inn on the town plan of 1767 and other than the courtyard plan form there seems to be no other evidence to strongly suggest this was ever its use.
- 4.1.12 As outlined above the earliest ranges on the street front were likely to have been high-status buildings such as merchant's houses and the group may only have taken the courtyard form when the two detached ranges were constructed, probably in the mid or later 17<sup>th</sup> century. There appears to be little in their form to suggest that they were ever stables for a coaching inn or anything other than cottages.

Oxford Archaeology  
February 2015

### **Bibliography**

*Johnson BH 'Further Thoughts on Rafter Holes' Archaeological Journal 144 (1987)*

## APPENDIX A. LISTED BUILDING DESCRIPTIONS

## 26 AND 34, HIGH STREET

Grade: II

Date first listed: 09-Jan-1954

HIGH STREET 1. 963 (South Side) WEST WYCOMBE Nos 26 & 34 SU 8394 9/85 9.1.54. II GV 2. C17 altered pair of cottages facing street with central carriageway leading to Crown Court. Red brick ground floors, timber framed and colour washed brick nogging to 1st floors, old tiled roof. Exposed timber corbels to central carriage- way. 4 ground floor casements with cambered relieving arches, modern right hand oriel; 3 1st floor 2 light lattice casements with wooden mullions, 2 with transoms. Later 1st floor 3 light casement, with glazing bars, on left. Cut bracketed doorhoods. Flint walling in carriageway on west side. Nos 24 to 26 (consec) and No 34 form a group.

Listing NGR: SU8309294658

List entry Number: 1332358

## 27 AND 28, CROWN COURT

Grade: II

Date first listed: 09-Jan-1954

CROWN COURT COURT 1. 963 WEST WYCOMBE Nos 27 & 28 SU 8394 9/86 9.1.54. II GV 2. C18 pair of cottages. Flint rubble with red brick dressings and quoins, old tiled roof. 2 storeys, 2 casements flush set with glazing bars. Bracketed doorhood on left. 1st floor band. Nos 27 to 30 (consec), Nos 32 and 33 form a group.

Listing NGR: SU8309394652

List entry Number: 1125188

## 25, HIGH STREET

Grade: II

Date first listed: 09-Jan-1954

HIGH STREET 1. 963 (South Side) WEST WYCOMBE No 25 SU 8394 9/84 9.1.54. II GV 2. C16, altered. Gable ended house of colour washed brick with timber framed 1st floor. Old tiled roof. 2 storeys and attics. Ground floor has 2 double hung sashes with shutters and plain door, now altered to window, all with narrow bracketed hood over. 1st floor has 2 light casement; attic 1 light casement. Nos 24 to 26 (consec) and No 34 form a group.

Listing NGR: SU8308694660

List entry Number: 1125132

## 24, HIGH STREET

Grade: II

Date first listed: 09-Jan-1954

HIGH STREET 1. 963 (South Side) WEST WYCOMBE No 24 SU 8394 9/83 9.1.54. II GV

2. Early C18 front of colour washed brick with old tiled roof gabled on west side. 2 storeys and attic; 1st floor band. Ground floor has 3 double hung sashes, 2 C19 without glazing bars, 1 with 2 flush panel shutters. 1st floor has 2 wood mullioned 2 light casements, 1 lattice with wooden transom, 1 with glazing bars. All windows have cambered relieving arches. Sprocket eaves. Timber framed back wing. Nos 24 to 26 (consec) and No 34 form a group.

Listing NGR: SU8308094654

List entry Number: 1125131

## APPENDIX B. VERNACULAR BUILDING SURVEY FOR CROWN COURT



24, 25, 26 + 34/35 HIGH STREET

27/28 CROWN COURT



# The National Trust

VERNACULAR BUILDINGS  
SURVEY

THAMES AND CHILTERN REGION

CONTENTS.

INTRODUCTION TO SURVEY; LISTED BUILDINGS

SUMMARY SHEET

1977 EDITION O.S. 1:2500 LOCATION MAP

\* SUMMARY OF HISTORICAL VALUE

HISTORY OF OWNERSHIP, OCCUPANCY AND USE

HOUSE : SUMMARY SHEET

STRUCTURAL DEVELOPMENT

PLANS : as existing at time of  
survey

BUILDING DESCRIPTION : External Appearance  
Internal Features

BUILDINGS : SUMMARY SHEET

STRUCTURAL DEVELOPMENT

PLANS : as existing at time of  
survey

BUILDING DESCRIPTION : External Appearance  
: Internal Features

\* ARCHIVE PHOTOGRAPHS AND DOCUMENTS

HISTORICAL MAPS

\* PLANS FOR PAST CONVERSIONS / MODERNISATION

PHOTOGRAPHIC SURVEY

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

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

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

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Listed Buildings                      There are three grades.

- Grade I     - buildings of exceptional interest.
- Grade II\*  - particularly important buildings of more than special interest.
- Grade II    - buildings of special interest which warrant every effort being made to preserve them.

Listed Building Consent from the Local Planning Department is required for any proposal to demolish, extend or alter a listed building in any way that affects its character.

A building's character is easily marred by minor but inappropriate alterations. Details such as the materials and techniques used in repointing or rendering, the arrangement and design of doors and windows and internally the surface treatment of walls and timberwork are all critical.

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

1.  
963

HIGH STREET  
(North Side)  
WEST WYCOMBE

-----  
Nos 35 & 36  
(No. 37 & 38)

SU 8394 9/87

9.1.54.

II

GV

2.  
Pair of early C19 cottages. Red and grey brick, old tiled roof. 2 storeys, 2 flush casements with glazing bars, ground floor windows with cambered relieving arches. Plain doors, cambered arches. on left.

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

1.  
963

HIGH STREET  
(North Side)  
WEST WYCOMBE

-----  
No 37  
(No. 36)

SU 8394 9/88 ✓

9.1.54.

II

GV

2.  
C16, altered. Colour washed brick ground floor of later date, oversailing timber framed 1st floor, plaster covered with only angle posts exposed. Old tiled roof with gable to street. C19 shop window; 6 panelled door up 2 stone steps, 2 panels now glazed. 1st floor 3 light wooden mullioned casement window. R.C.H.M., p319.

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

963

WEST WYCOMBE

HIGH STREET  
(South Side)  
WEST WYCOMBE

-----  
No 25

SU 8394 9/84

9.1.54.

II

GV

2.

C16, altered. Gable ended house of colour washed brick with timber framed 1st floor. Old tiled roof. 2 storeys and attics. Ground floor has 2 double hung sashes with shutters and plain door, now altered to window, all with narrow bracketed hood over. 1st floor has 2 light casement; attics 1 light casement.

Nos 24 to 26 (consec) and No 34 form a group.

1.  
963

WEST WYCOMBE

HIGH STREET  
(South Side)  
WEST WYCOMBE

-----  
Nos 26 & 34

SU 8394 9/85

9.1.54.

II

GV


26 34 35

2.

C17 altered pair of cottages facing street with central carriageway leading to Crown Court.

Red brick ground floors, timber framed and colour washed brick nogging to 1st floors, old tiled roof. Exposed timber corbels to central carriageway. 4 ground floor casements with cambered relieving arches, modern right hand oriel; 3 1st floor 2 light lattice casements with wooden mullions, 2 with transoms. Later 1st floor 3 light casement, with glazing bars, on left. Cut bracketed doorhoods. Flint walling in carriageway on west side.

Nos 24 to 26 (consec) and No 34 form a group.

|   |  |  |                      |
|---|--|--|----------------------|
| Estate: West Wycombe village                  | Parish: West Wycombe   | Names: 24, 25, 26, 27/28, 35 - Crown Court | Grid Ref: SU 830 946 |
| Listed Grade:<br>II                           |  |  |                      |
| Archaeological Survey Numbers:<br>153 218-226 |  |  |                      |
| Survey Dates:<br>1993 - 1994                  |  |  |                      |
| Surveyors:<br>H.G, G.I, A.W.                  |  |  |                      |

Situation: The south side of the High Street, towards the east end of the village.

Likely Date: Originally mid 16th century, extended mid 17th century. Later alterations.

**Historical Value:**

This is arguably one of the most intriguing groups of properties in the village, consisting of a number of timber-framed buildings which have undergone periodic alteration. The Crown Court complex has the plan-form and other elements usually associated with courtyard inns, although no documentary evidence has been found to support this idea.

Whilst in some ways it is unfortunate that later alterations have paid no respect to the structural limits of the individual buildings in the group, creating a number of 'flying tenancies', such change is a fundamental part of the history of the buildings. It is important that future works are fully informed, to avoid the process going too far, and the loss of any more of the structural elements of the individual buildings.



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

West Wycombe Park



STRUCTURAL DEVELOPMENT  
24, 25, 26, 27/28, 34/35 CROWN COURT  
WEST WYCOMBE

This group of properties represent an amalgamation of houses of different periods. Analysis of structural and historical development is extremely complex, due to the subdivision and expansion of tenancies which has taken place with little regard to the original limits of individual buildings. Only the basic skeleton of the layout can be determined, and it is difficult to firmly place the construction dates of discrete houses in strict chronological order.

For purposes of clarity, this group is discussed by each original building in turn. The discrete individual buildings have been given **Building Numbers**, which relate to the accompanying plan. These are not an attempt to phase the buildings.

Building 1

This is probably the earliest surviving house of the group, originally dating to the early 16th century. The original form was a two storey main block, with a smaller, two storey extension to the rear. The main block was jettied to the street frontage. This building consisted of the greater part of No.24, and the western part of No.25.

The main block was of two unequal bays, with a timber-framed partition (possibly panelled) dividing both floors. On the ground floor, the smaller bay was divided into two rooms. The larger bay was open on both floors; the ground floor room was the Hall and the first floor room the principal bedchamber.

The rear wing had a single room on both floors. A stair was constructed within the body of the wing, in the same position as the present stair. Access between the main block and the rear wing was via a doorway beneath the stair. A large contemporary external chimney served the hearth and breadoven within the wing, which presumably functioned as the kitchen.

This layout remained until the middle of the 18th century, when the main block was extended out towards the street. This was built of solid brick, and at the same time much of the exterior of the original timber-framed house was repaired in brick. The house was subdivided into two tenancies; the Hall was axially divided into two rooms, in the northern of which a staircase was constructed to serve the new easternmost property. The north-west corner of the original building was partially dismantled to allow the construction of a chimney and fireplace, to heat the newly enlarged front room of the western tenancy. An attic floor was created in the main block roof.

During the later years of the 20th century, further alterations took place which involved the encroachment of the property

immediately to the east into the building; this is discussed below.

### Building 2

This was built as a small two storey timber-framed house, placed gable-end on to the street; this suggests that it was 'slotted in' between two pre-existing buildings. It was constructed immediately against the east gable-end of Building 1, which runs along the street, and Building 3, which does the same. The conclusion is therefore that both Buildings 1 and 3 pre-date Building 2. A probable construction date for the house is the end of the 16th century.

The building forms the greater part of present tenancy No.25. The house was of two approximately equal bays, with a dividing wall on both floors along the bay division. The front ground floor room had a large fireplace, served by an internal brick stack constructed against the party wall with Building 1. The original stair may have been placed in the angle between the chimney breast and the front wall, in the position now taken by a doorway. The rear bay was probably a single room.

### Building 3

This building spans the main carriage-entrance block of Crown Court, and the west rear range inside the court. This includes the following tenancies: all of No.26; the two bays immediately to the east of the carriage-entrance in No.35; and No.27/28. It is difficult to fit this building into the overall chronology of the block, due to later works. It may possibly be a replacement for an earlier building. The relationship with Building 2 suggests that it may date to the same period as Building 1.

The building was first constructed as a five-bayed, two storeyed house, jettied to the street front, with a two storeyed rear wing. The carriage-entrance appears to be contemporary with this initial phase, albeit in a slightly different form. Originally, the 'ceiling' of this bay was lower than at present, at the same level as the jetty bressumer and rail.

The internal layout of this building has remained virtually unchanged; the chimney stack serving room 26.A and 27.C appears to be contemporary with the original construction, as does the large external stack to the rear of No.35.

At some point in the mid to late seventeenth century, the main range of the building was extended by one bay to the east. This work involved matching the construction materials to the rest of the building, but at the same time the jetty of the original was underpinned by a new solid brick wall. A false bressumer was included at storey level on the extension, which was unjettied. During the same period, the rear range was extended, adding a further service room.

Later additions included the single storey leanto against the south gable of the rear wing, and the two storey block constructed in the angle between the main block and the rear wing. A single storey leanto was also added to the south side of No.35, constructed around the large external first phase chimney. This work appears to have been carried out in the early 18th century.

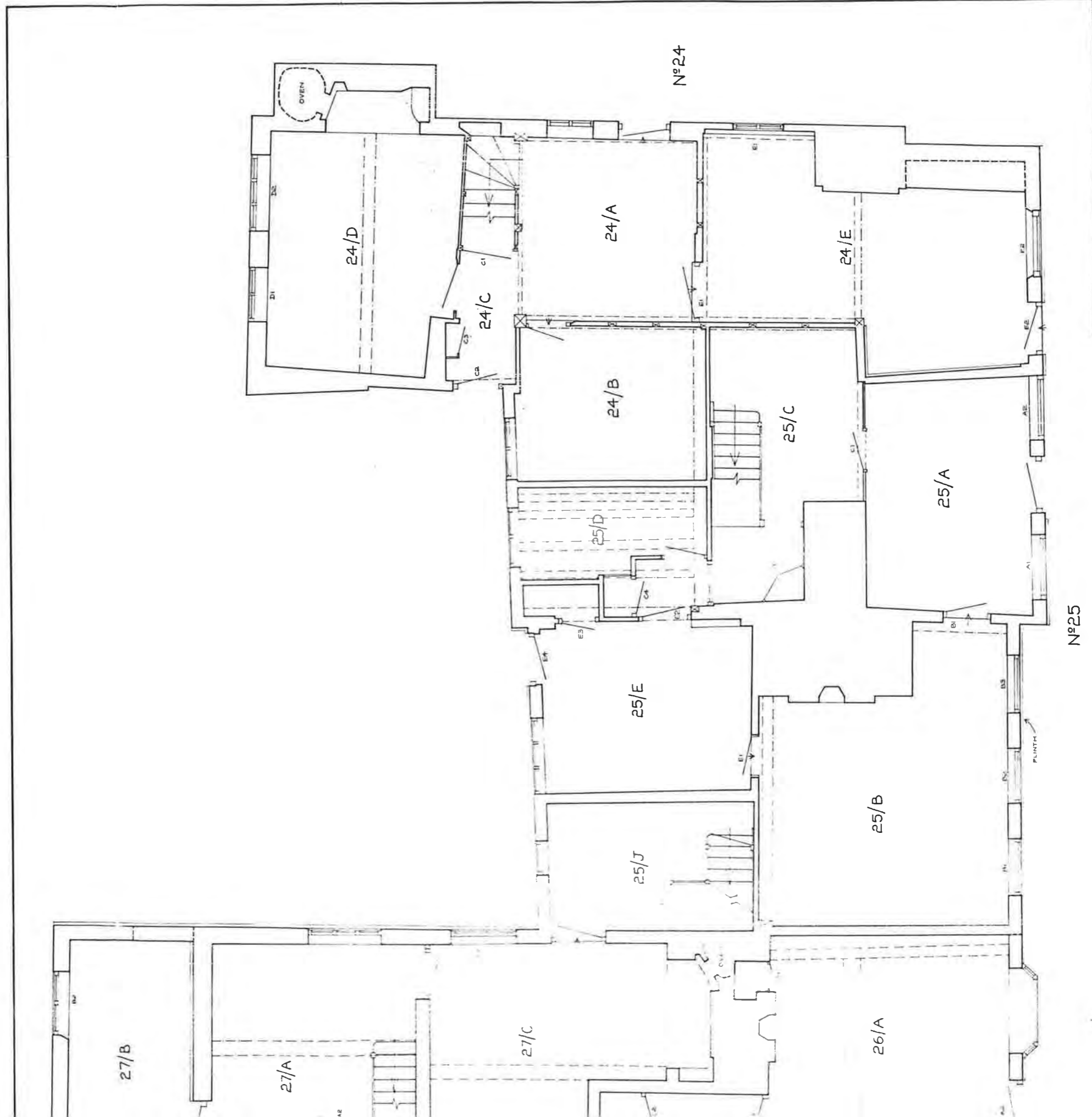
The building complex should really be studied in the context of the whole of Crown Court, with which there is an integral relationship. The width of the main range and frontage in the first phase suggests that it was built upon the consolidation of three adjacent tenements. This is supported by the line of the tenement boundaries to the rear of the Court proper, where the gardens back onto the Park wall. The eastern extension to the main block was built within a tenement plot running at right angles to those on the High Street; this tenement was one of three, possibly four, laid out in the angle between the High Street and the corner of the 'back lane'.

Perhaps the most interesting aspect of this building is the possibility that it was originally built as an inn. The form certainly suggest this, although no documentary evidence has been found to confirm the idea. The 'Richardson' map of 1767 gives no indication that the property was functioning as an inn at that date, and other inns in the village are clearly marked as such, by name. The whole of Crown Court is described as being '...eleven cottages and gardens...'

Market forces may have driven this inn out of business at a relatively early date. Competition from 'The George' and 'The Unicorn' must have been fierce, with their possible added advantage of a more central location.

#### Summary

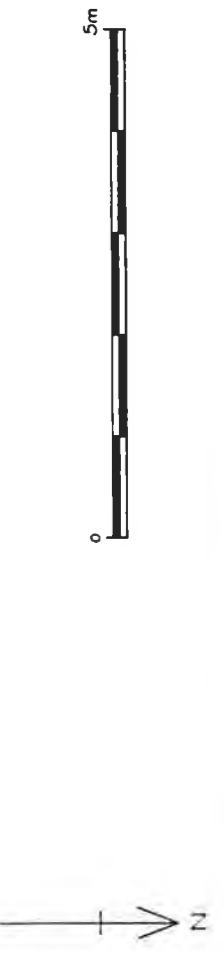
Crown Court and the adjacent buildings is an intriguing complex, and should be the subject of more detailed survey and study as and when possible. Further documentary research is also necessary to elucidate the alteration to tenancy boundaries and ownership.

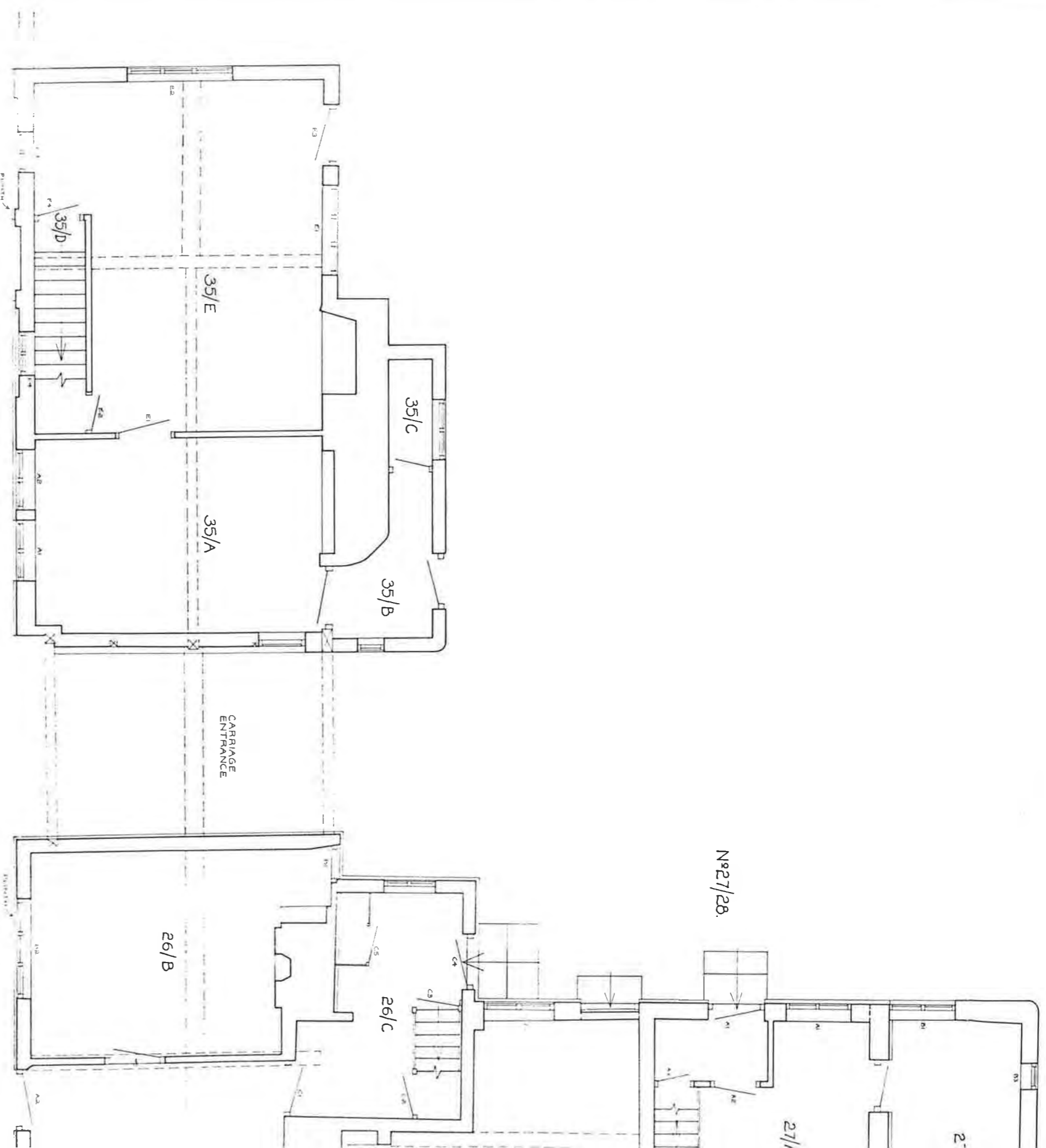


Nº24

Nº25

Nº24, 25, 26, 27/28 & 34/35.  
 CROWN COURT, WEST WYCOMBE.  
 GROUND FLOOR.  
 SURVEYED : NOV. 1993 ~ MAR. 1994.





PLANS N<sup>o</sup> 34/35 BASED ON SURVEY BY  
 BAGNALL & ADAMSON, JUNE 1975.  
 PLANS N<sup>o</sup>s 24-27/2A BASED ON SURVEY  
 BY A. S. FELL & J. CAVILL, OCTOBER 1974.  
 REDUCED FROM 1/4" TO 1/50" (ON ORIGINAL)

N<sup>o</sup> 34/35

N<sup>o</sup> 26

N<sup>o</sup> 27/2B

27

27/1

CARRIAGE  
ENTRANCE

35/C

35/B

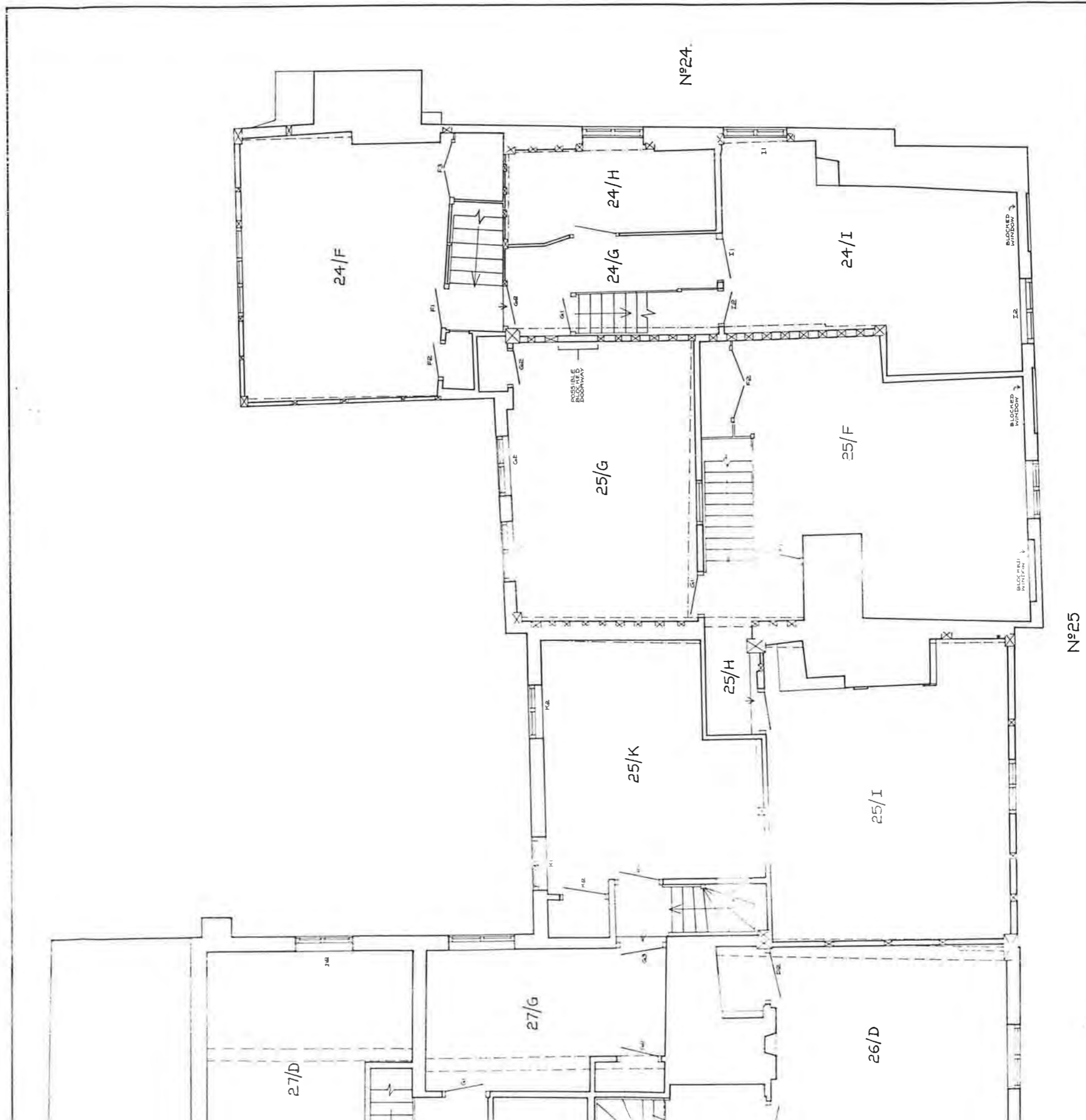
35/A

35/E

35/D

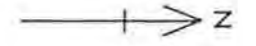
26/B

26/C



N°24,25,26,27/28 & 34/35.  
 CROWN COURT, WEST WYCOMBE.  
 FIRST FLOOR.  
 SURVEYED : NOV. 1993 ~ MAR. 1994.

N°25





Nº 34/35

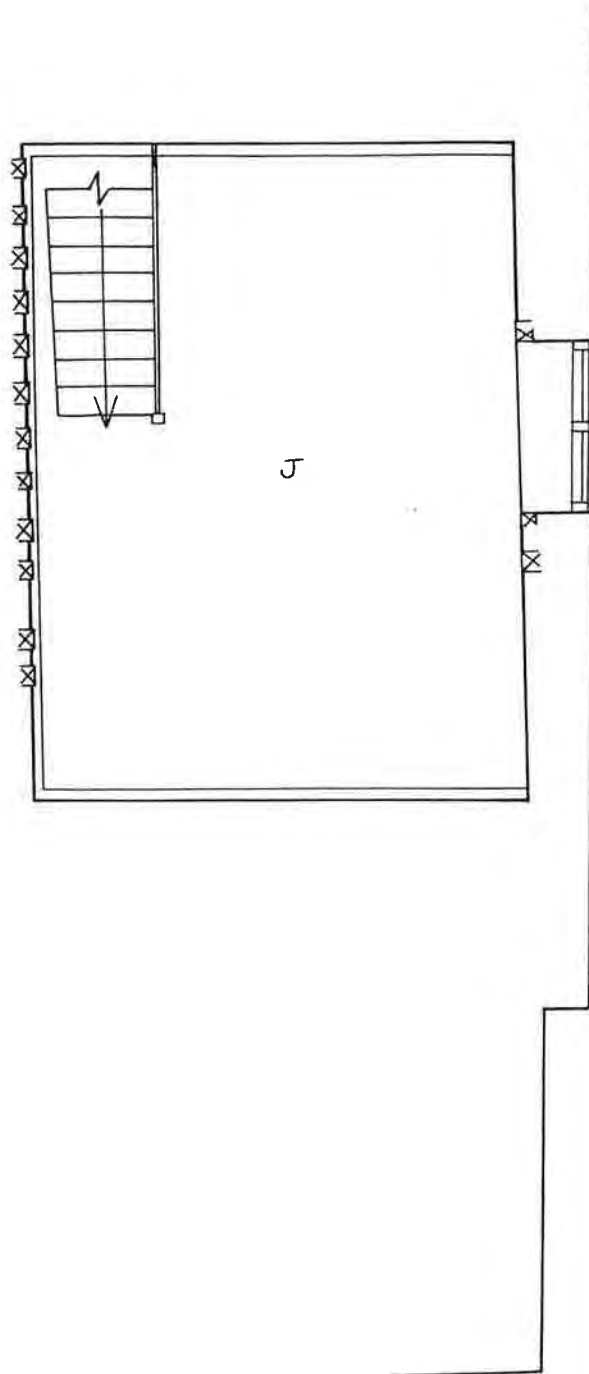
Nº 27/28

Nº 26

PLANS Nº 34/35 BASED ON SURVEY BY  
BAGNALL & ADAMSON, JUNE 1975

PLANS Nº 24-27/28 BASED ON SURVEY  
BY R S FILL & J CAREY, OCTOBER 1974  
REDUCED, FROM 1/4" TO 1/50" (ON ORIGINAL)

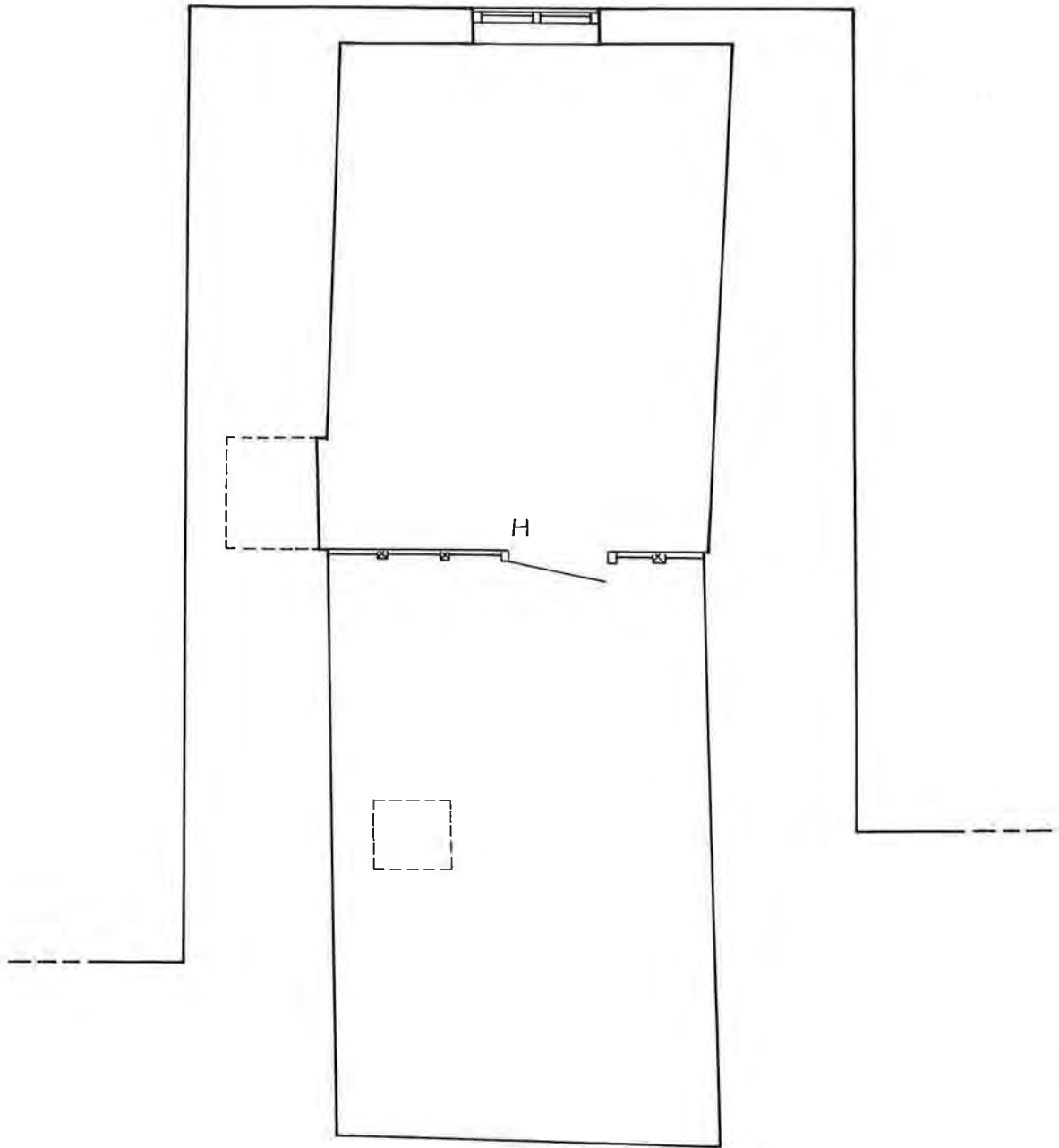
PLANS BASED ON SURVEY BY R.S. FELL &  
J. CAREY, OCTOBER 1974.  
REDUCED FROM 1" / 4' TO 1:50.



|                                  |       |
|----------------------------------|-------|
| Nº24 CROWN COURT.                |       |
| ATTIC FLOOR.                     |       |
| SURVEYED: NOV. 1993 ~ MAR. 1994. |       |
| SCALE                            | 1:50. |
|                                  |       |

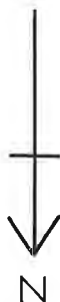
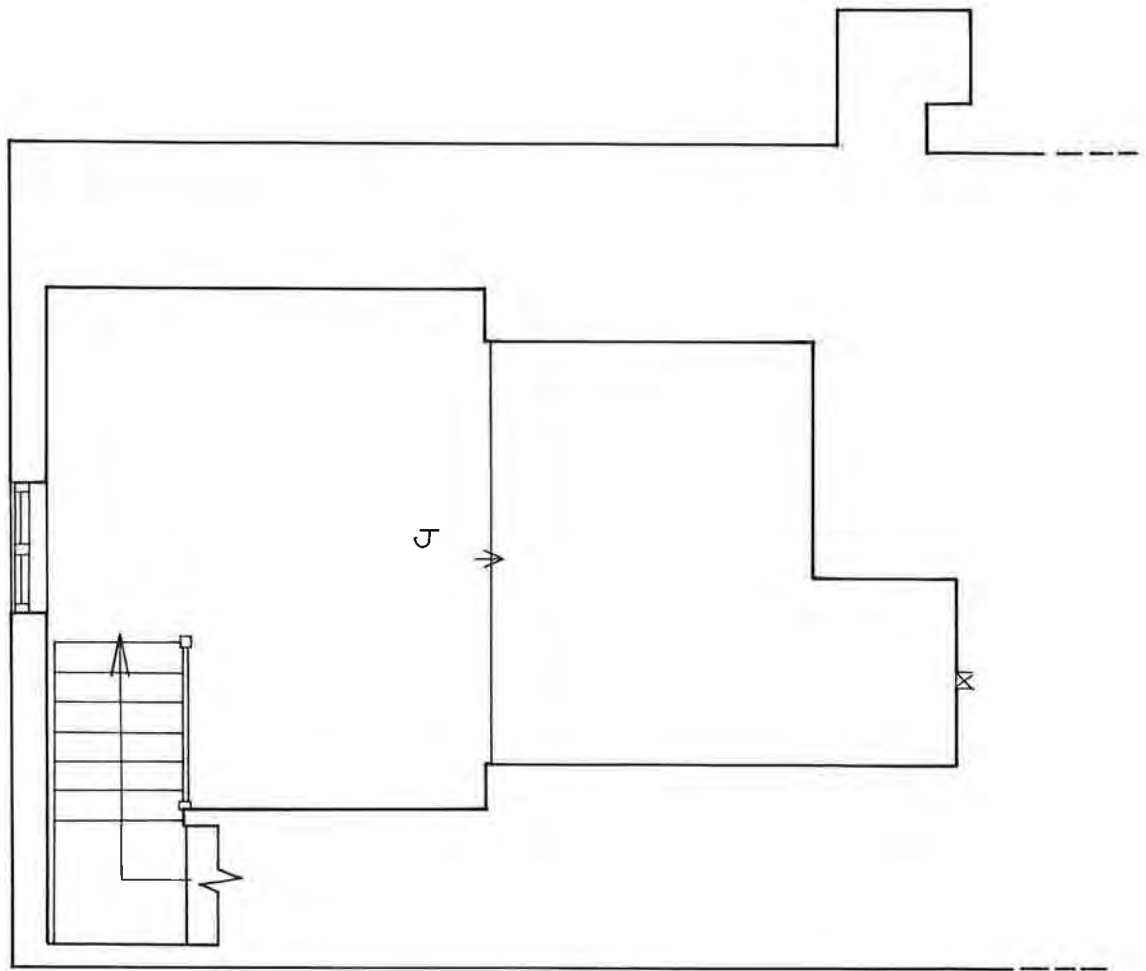


PLANS BASED ON SURVEY BY R.S. FELL &  
J. CAREY, OCTOBER 1974.  
REDUCED FROM 1"=4' TO 1:50 AND AMENDED.



|                                  |
|----------------------------------|
| No 27/28 CROWN COURT.            |
| ATTIC FLOOR.                     |
| SURVEYED: NOV. 1993 ~ MAR. 1994. |
| SCALE 1:50.                      |
|                                  |

PLANS BASED ON SURVEY BY BAGNALL  
& ADAMSON, JUNE 1975. AMENDED.



|                                  |       |
|----------------------------------|-------|
| No 34/35 CROWN COURT.            |       |
| ATTIC FLOOR.                     |       |
| SURVEYED: NOV. 1993 ~ MAR. 1994. |       |
| SCALE                            | 1:50. |
|                                  |       |

**BUILDING DESCRIPTION,**  
**NO.S 24,25,26,27/28 AND 34/35 CROWN COURT.**

**EXTERNAL APPEARANCE.**

**Plan/Form.**

Complex, continuous range of structures. Comprises two main blocks fronting the street, a cross wing divides the two, the gable end of the wing abuts the street. Carriage entrance through depth of main block towards east end. Parallel rear wing towards west end, runs onto west elevation of a projecting rear wing. Second projecting rear wing towards centre of range; small block within angle to the east of the central rear wing and main block and lean-to against rear elevation. Lean-to against rear elevation of main block towards east. All, except lean-tos, are two-storey with the attic space in use in part. Lean-to is single-storey.

**Walling.**

**Front Range:-**

**West Block**

- **Front Elevation:** brick. Projecting brick string course at storey-level, raised towards west end.
- **West Elevation:** brick.
- **Rear Elevation:** brick. Single main post cut away and carried on brick.

**Cross Wing**

- **Front Elevation:** brick to ground floor. Timber framing exposed in gable. Corner posts with splayed heads carry tie-beam. Collar and principal rafters clasp the purlin ends. Walling studs exposed. Brick infilling, mostly decorative herring bone pattern.
- **Rear Elevation:** flint with brick to gable; brick quoins. Tie-beam and walling studs exposed in gable.

**East Block**

- **Front Elevation:** all, except first floor to east of carriage entrance, brick in Flemish bond; slightly projecting brick plinth. Storey-rail exposed to east of entrance, regular studs jointed into top face of rail. Brick infilling.

**Rear Blocks:-**

**Parallel Rear Wing**

- **West Elevation:** brick. Concrete rendered to ground floor.

**Projecting Rear Wing Towards West**

- **West Elevation:** concrete render to ground floor. First floor is timber-framed with brick infilling.
- **Rear Elevation:** ground floor heavily rebuilt, mostly modern brick, some 16th century brickwork with 19th century infill. Timber framed above, mostly R.S.A. restoration, early brick infill.

- **East Elevation:** rendered ground floor. Timber framed above with brick infill.
- Projecting Central Rear Wing** - **All Elevations:** flint with brick quoins. Brick string course; flint and brick string plinth.
- Lean-to to Rear of Wing** - **All Elevations:** flint with brick quoins. Weatherboarded to gables.
- Block to east of Central Rear Wing Lean-to to Rear of Main Block** - **All Elevations:** brick, Flemish bond.
- **All Elevations:** brick. Modern brick towards east end of rear elevation.
- Carriage Entrance** - **West Wall** - wooden storey-rail, flint with brick quoins below, studs with brick infilling above. Projecting flint plinth with brick plinth course. Original corner post and jetty joist towards front. Post towards rear, truncated towards base and built under in brick.
- **East Wall** - brick plinth carries wooden cill. Rail at ceiling level. Storey-rail jointed into posts towards centre and rear. Later post towards front tied to post with metal strap. Studs above and below storey-rail. Brick infill, rendered above rail.

### Roofs.

- All, except lean-tos** - gabled roofs. Plain tile covering, circular section ceramic ridge tiles. Gabled dormer to front and rear elevation over carriage entrance, contained within roof; roof as main roof, rendered gable.
- Lean-tos** - plain tile covering.

### Chimneys.

- Main Block:-**
- West Block** - internal ridge stack in each gable. Brick, plain bands towards top.
- East Block** - internal lateral wall stack to No.26. Brick, plain band towards top.
- large, projecting lateral wall stack. T-shaped flue, brick plain brick bands towards top. Shouldered towards east, plain tile covering. Linked to main roof by small gable also with plain tile covering.

**Rear Blocks:-**

**Projecting Rear Wing Towards West** - large projecting lateral wall stack. Early 16th century brickwork.

**Projecting Rear Wing Towards Centre** - internal ridge stack at junction with front range. Brick with plain brick band towards top.

**Openings.**

**Front Range:-  
West Block**

- **Front Elevation** - set below segmental brick arches, brick jambs. Windows have wooden cills.

- **Rear Elevation** - ground floor openings set below flat brick heads, brick jambs, wooden cills.

**Cross Wing**

- **Front Elevation** - ground floor openings have flat brick heads, brick jambs and wooden cills. Large opening has panelled shutters with two recessed panels. Lower first floor opening has flat brick head, wooden rail below. Brick jambs. Upper opening set between tie-beam and collar, and between walling studs.

- **Rear Elevation** - flat brick heads, brick jambs. Upper window set between collar and tie-beam, brick jambs.

**East Block**

- **Front Elevation** - ground floor openings have segmental brick arches and brick jambs. Central window is set in a partially infilled doorway. Two windows towards east set into recessed brick panels. Carriage entrance below wooden lintel which is jointed into a transverse timber in the east wall and is bedded into brick wall at other end. Large sandstone padstones either side of entrance.

- **West Elevation** - flat brick heads, brick jambs, dropped and returned hood moulds. Wooden cills.

- **Rear Elevation** - first floor opening towards east has flat brick head, brick jambs, wooden cill. First floor opening towards west is set below wooden wall plate, rendered jambs. Ground floor openings set below brick header arches, brick jambs. Carriage entrance below wooden lintel, jointed into post at either end.

**Rear Blocks:-**

**Parallel Rear Wing** - **West Elevation** - windows have flat brick heads, brick jambs, wooden cills.

Door has rendered jambs, plain, mono pitched door hood.

**Projecting Rear Wing  
Towards West** -

**Rear Elevation** - ground floor openings set below flat brick heads, brick jambs. First floor opening between walling studs, set below tie-beam and above rail.

**Projecting Rear Wing  
Towards East** -

**West Elevation** - ground floor openings set below segmental brick arches, first floor openings set below flat brick heads. Brick jambs.


- **Rear Elevation** - flat brick head, brick jambs.

- **East Elevation** - set below segmental brick arches; brick jambs.

**Miscellaneous.**

**Carriage Entrance Ceiling**

- squared, axial beam comprising two parallel timbers. Joists jointed into beam.

|  |  |                          |                         |
|--|--|--------------------------|-------------------------|
| Estate: West Wycombe Village   | Parish: West Wycombe   | Name:<br>24, High Street | Grid Ref:<br>SU 830 946 |
| Listed Grade:<br>II  |  |                          |                         |
| Archaeological Survey Number:<br>153 218   |  |                          |                         |
| Survey Date:<br>November 1993  |  |                          |                         |
| Surveyor:<br>A. Waters<br>H. Garside   |  |                          |                         |
| <p>Situation: The south side of the High Street, towards the east end of the village.</p>  |  |                          |                         |
| <p>Likely Date: Mid 16th century in origin</p>   |  |                          |                         |
| <p>Historical Value: This property forms part of a terraced group of cottages, all of which contain evidence of their timber-framed origins. This example has a wealth of surviving framing and joinery.</p>   |  |                          |                         |
| <p>Other Sources:<br/>See West Wycombe Omnibus Appendix Volume.</p>  |  |                          |                         |
| <p>Rooms and Facilities:</p> <ul style="list-style-type: none"> <li>A: Entrance Hall</li> <li>B: Dining Room</li> <li>C: Hall</li> <li>D: Sitting Room</li> <li>E: Kitchen</li> <li>F;I: Bed Rooms</li> <li>G: Landing</li> <li>H: Bathroom</li> <li>J: Attic</li> </ul> |  |                          |                         |

## INTERNAL FEATURES - No. 24 WEST WYCOMBE

### Floors

A,B,C,D : Quarry tiles  
E,F,G,H,  
I,J : Boarded

### Ceilings

A : Plastered; deeply chamfered girding beam with stops in west wall.  
B : Plastered, with deeply chamfered axial bridger visible north wall, with deeply cut straight stops.  
C : Plain plastered.  
D : Plastered; chamfered transverse beam with ogee stops to both ends.  
E : Plastered; chamfered storey rail visible in west wall; chamfered axial bridger visible above south wall.  
F,G,H,I : Plain plastered.  
J : Plastered at collar level, truss members exposed.

### Partitions

A-C : Studwork, lath and plaster.  
A-B : Timber-framed crosswall, with brick panels.  
A-E : Timber-framed, brick infilled panels.  
C-B : Brick.  
C-D : Studwork and lath and plaster.  
F-G,H : Timber-framed, lath and plaster.  
G-H : Modern studwork, plasterboard.  
G,H-I : Solid brick.

### Stairs

Two flights of stairs.

One period dogleg from ground floor room (A) to first floor landing (G). The stair is actually constructed within the rear extension, and screened by studded and boarded partitions. The second stair is a straight flight from landing (G) to the attic room (J).

### Fireplaces

D : Large brick inglenook, partially re-constructed; stone hearth, wooden lintel; iron fire-back dated 1588, initials 'I.F.C'.  
E : Blocked, converted to take flue from stove.  
F,I : Blocked.



## Doors

|       |   |  |
|-------|---|--|
| A1    | : | Modern boarded and ledged, strap-hinges, thumbblatch, rimlock.                                       |
| B1    | : | Solid boarded and ledged, thumbblatch, modern strap hinges.  |
| C1    | : | Framed, boarded panels, butt hinges, thumbblatch.  |
| D1    | : | Modern plywood boarded, ledged, strap hinges, thumbblatch.   |
| E1    | : | Framed and panelled, glass panes to the upper two panels; butt hinges.                               |
| E2    | : | Sealed street door. Framed and panelled, with boarded double skin to back. Butt hinges, thumbblatch. |
| F1    | : | Period framed and panelled, 'LI' hinges, thumbblatch.  |
| F2,F3 | : | Modern hollow cored.   |
| H1,I1 | : | Modern boarded and ledged, strap hinges, thumbblatch.  |

## Windows


|       |   |  |
|-------|---|--|
| A1    | : | 2 lights, 1 fixed, 1 sidehung, each of 2 panes, ovolo glazing bars.          |
| B1,D1 | : | 2 lights, both sidehung, each of 6 panes, ovolo glazing bars.                |
| D2    | : | 3 lights, inner sidehung, others fixed, each of 6 panes, ovolo glazing bars. |
| E1    | : | 2 lights, both sidehung, each of 2 panes, ovolo glazing bars.                |
| E2    | : | Vertical sash, each of 8 panes, narrow ovolo glazing bars.                   |
| F1    | : | 3 lights, others sidehung, inner fixed, each of 6 panes, ovolo glazing bars. |
| H1,I1 | : | 2 lights, both sidehung, each of 6 panes, ovolo glazing bars.                |
| I2    | : | 2 lights, sidehung, each of 8 panes, narrow ovolo glazing bars.              |
| J1    | : | 2 lights, 1 sidehung, 1 fixed, each of 4 panes, ovolo glazing bars.          |

## INTERNAL ROOF STRUCTURE - 24, WEST WYCOMBE

The roof structure of the main block is partly visible in attic room (I), which occupies one bay. The roof of 24 is essentially the same structure as that shared in part by No.25 to the east. This roof is a large queenpost truss construction, with a single tier of purlins clasped by massive principal rafters and cambered collars. One windbrace visible in room (I) suggests that others were inserted elsewhere.

There is no access to the internal roof of the rear (south) wing, but the framing visibly internally and evidence seen in the gable proves it to be a typical queenpost structure.

The front (north) extension block is covered by a double pitched narrow roof, with no access to view the internal structure.

|   |  |                          |                         |
|---|--|--------------------------|-------------------------|
| Estate: West Wycombe Village                      | Parish: West Wycombe   | Name:<br>25, High Street | Grid Ref:<br>SU 830 946 |
| Listed Grade:<br>II                               |  |                          |                         |
| Archaeological Survey Number:<br>153 219          |  |                          |                         |
| Survey Date:<br>November 1993                     |  |                          |                         |
| Surveyor:<br>A. Waters<br>H. Garside<br>G. Izzard |  |                          |                         |

**Situation:** The south side of the High Street, towards the east end of the village.

**Likely Date:** Mid 16th century in origin

**Historical Value:** This property forms part of a terraced group of cottages, all of which contain evidence of their timber-framed origins. This example has a wealth of surviving framing and joinery.

**Other Sources:**

See West Wycombe Omnibus Appendix Volume.

**Rooms and Facilities:**

- A: Dining Room
- B: Sitting Room
- C: Hall
- D: Bathroom
- E: Kitchen
- F, G, I: Bed Rooms
- H: Landing
- J: Vacant
- K: Vacant

## INTERNAL FEATURES - NO. 25, CROWN COURT, WEST WYCOMBE

### Floors

A,B,C,D,F,G,H,I:      Boarded  
E                        :      Quarry tiles

### Ceilings

A,C,E,F                :      Hardboard and battened  
B                        :      Plastered, with transverse bridger visible  
                          above partition wall B - E.  
D                        :      Plastered between exposed joists  
G                        :      Plastered above tie beam level  
H                        :      Plastered.  
I                        :      Plastered across above collar level, with  
                          exposed purlins and windbraces plastered  
                          between.

### Partitions

A - B                    :      Timber framed with brick infill  
A - C                    :      Stud and matchboard  
B - E                    :      Stud, with lath and plaster infill  
C - E                    :      Stud and plasterboard  
D - E                    :      Timber frame, with brick panels  
F - G                    :      Brick  
F - I                    :      Timber frame, with brick double skin

### Stairs

Single straight flight between flimsy wooden partition walls.

### Fireplaces

B                        :      Large brick surround, tile hearth, earlier  
                          brick hearth fragments visible.  
F                        :      Brick, tile hearth, Victorian surround.  
I                        :      Large brick stack, with cast iron surround  
                          to large square opening.

### Doors

A1                       :      Framed and boarded (double skinned)  
B1,C1,C4,D1,E1,  
E2,E3                   :      Modern hollow cored  
C2                       :      Modern boarded and ledged, strap hinges  
C3                       :      Twin framed and boarded doors  
E4                       :      Boarded and ledged; strap hinges  
F1,G1,I1                :      Boarded and ledged, strap hinges, thumb  
                          latch

## Windows

|       |   |   |
|-------|---|---|
| A1,A2 | : | Vertical sashes, each of 2 panes, ovolo glazing bars.                             |
| B1,B3 | : | Vertical sashes, each of 4 panes, ovolo glazing bars.                             |
| B2    | : | Fixed light, of 6 panes, thick, chamfered glazing bars.                           |
| D1    | : | Two lights, side hung, 6 panes, ovolo glazing bars.                               |
| E1    | : | Three lights, outers side hung, inner fixed, each of 6 panes, ovolo glazing bars. |
| F1    | : | Cruciform, lower lights of 20 panes, uppers of 12 panes, lead comes.              |
| G1,G2 | : | Two lights, side hung, each of 6 panes, ovolo glazing bars.                       |
| I1    | : | Apex window: single fixed light of 30 panes, lead comes.                          |
| I2    | : | Two lights, side hung, each of 4 panes, ovolo glazing bars.                       |

## Miscellaneous

There are exposed timbers throughout the property:

|   |   |  |
|---|---|--|
| B | : | Transverse bridger, morticed into the face of a main post.   |
| C | : | A jowled ground floor post is exposed in the NW corner of the room. A storey rail, with studs in situ beneath, is visible in the west wall of the room.  |
| F | : | West gable truss is exposed, tiebeam, one principal, and a corner jetty post. Studs and a brace are visible in situ beneath the tie beam.  |
| G | : | The other side of the gable truss visible in room F is exposed, with the SW corner main post of the building visible. The corresponding east gable truss is also visible, forming the east wall of this room. There is a gunstock-headed main post exposed in the SE corner. |
| H | : | On this landing both the east gable tiebeam of the west wing and the west wall plate of the main block are visible, adjacent to each other.  |
| I | : | Wall plates, main posts and intermediate studs are visible in the walls of this room.  |

## INTERNAL ROOF STRUCTURE - 25, CROWN COURT, WEST WYCOMBE

There are three separate roofs covering this property, two of which also cover the adjoining tenancies.

The main roof is double-pitched and gabled, and orientated North-South, with a gable on the street front. This roof is of two bays, composed of queen post trusses, with clasped purlins and windbraces. The apex is not accessible.

The west wing roof is also double-pitched and originally gabled, constructed against and partially over the west side of the main range. This roof is of shallower pitch, and is apparently of only one bay. It too is composed of queen post trusses.

In front of the west wing is a narrow, double-pitched roof, running parallel to that at the rear of the property. This roof would appear to be 19th century in date. The south slope partially covers the lower north slope of the west wing roof. There is no access to the roof space.

## INTERNAL FEATURES NO.26.

### Floors.

- All, except Room C - inaccessible wooden floorboards.  
Room C - concrete.

### Ceilings.

- Room A - large, squared axial wooden beam jointed into transverse towards east.  
B - large, axial wooden beam, plain chamfered with notched run out stops. Jointed into transverse beam over partition A-B.  
C - plain plastered. Beam over partition A-B projects slightly into room C.  
D, E, F and G - plain plastered.  
H - squared wooden beam towards east.

### Partitions.

- Rooms A-B - stud wall, rail over.  
D-E - stud, lath and plaster partition rail over.  
D - east wall: large transverse beam in front of partition carried on jowled main post towards front and a second post positioned behind the former. A large knee brace runs between the second post and the soffit of the beam. To partition beyond beam studs are morticed and tenoned into rail slightly below ceiling level. Brace runs from side of stud behind large brace described above.  
E - jowled main post, splayed towards base. Post carries rail. Stud, lath and plaster partition.  
G - rail, continued from room E, carried on jowled post towards rear. Wall plate also carried by post.

### Stairs.

- Room C - straight run onto quarter turn with winders, straight steps lead onto first floor landing. Modern balustrading.

### Fireplaces.

- Room A and B - modern tiled surround.  
D - fireopening boarded over. Plank mantel shelf carried on moulded plank brackets. Recess above mantel shelf.

### Doors.


- Room A1 - small two panelled period cupboard door. Panels plain and recessed, period metal hinges.

- A2 - period four-panelled door, modern internal skin.
- B - modern ledged and braced door, re-used period metal thumb latch.
- C1, C3 - modern ledged and braced door.
- C2, C5 - modern plank and batten door.
- C4 - period plank and batten door with modern skin. Large arrow-headed cross garnet hinges period metal thumb latch.
- D1 - period plank door. Arrow-headed cross garnet hinges, period metal thumb latch with decorative back plates.
- D2 - period plank and batten door. Arrow-headed strap-hinges, decorative metal latch.
- E1 - period plank and batten door. Flange-ended strap-hinges
- E2 - period plank door, modern skin to one face. Decorative, period metal thumb latch.
- H1 - modern plank and batten door.
- H2 - modern ledged and braced door.

### Windows.

- Room A - oriel window. Eighteen glass panes to centre, three glass panes to each side. Metal frame and glazing bars. Four top panes within central light are side-hung with period metal ring catches and stays.
- B1 - modern side-hung casement. Six glass panes, moulded glazing bars.
- B2 - triple-light. Single period side-hung casement, two modern fixed-lights. Beaded mullions. Six glass panes, squared glazing bars.
- C - modern double-light. Beaded mullion. One fixed-light, one side-hung casement. Two glass panes to each light, moulded glazing bars.
- D and E - 1930s mullioned and transomed window. Squared wooden mullion and transomed. One fixed-light and one side-hung casement to lower part, with six glass panes. One fixed-light and one top-hung vent above with four glass panes. Moulded glazing bars.
- G - metal-framed, leaded double-light. One fixed-light, one side-hung casement, diamond leaded panes. 17th century ovolo moulded surround and mullion.
- H - modern double-light, squared mullion. One fixed-light, one side-hung casement. Six glass panes to each light, rounded glazing bars.



|                                       |  |                       |                      |
|---------------------------------------|--|-----------------------|----------------------|
| Estate: West Wycombe Village          | Parish: West Wycombe   | Name: 26, Crown Court | Grid Ref: SU 830 946 |
| Listed Grade: II                      |  |                       |                      |
| Archaeological Survey Number: 153 220 |  |                       |                      |
| Survey Date: Nov 1993                 |  |                       |                      |
| Surveyor: H. Garside G. Izzard        |  |                       |                      |

Situation: The south side of the High Street, at the east of the village.

Likely Date: Mid to late 16th century in origin


Historical Value: This property forms part of a terraced group of cottages, all of which retain evidence of their timber-framed origin. This example has a wealth of surviving framing and joinery.

**Other Sources:**

See West Wycombe Omnibus Appendix Volume.

**Rooms and Facilities:**

- A: Dining Room
- B: Living Hall
- C: Kitchen
- D: Bedroom
- E: Bedroom
- F: Landing
- G: Bathroom

|   |  |                             |                         |
|---|--|-----------------------------|-------------------------|
| Estate: West Wycombe Village                      | Parish: West Wycombe   | Name:<br>27/28, High Street | Grid Ref:<br>SU 830 946 |
| Listed Grade:<br>II                               |  |                             |                         |
| Archaeological Survey Number:<br>153 222          |  |                             |                         |
| Survey Date:<br>November 1993                     |  |                             |                         |
| Surveyor:<br>A. Waters<br>H. Garside<br>G. Izzard |  |                             |                         |

**Situation:** The west side of the Crown Court, to the south of the High Street.

**Likely Date:** Mid 16th century in origin

**Historical Value:** This property is an integral part of a court, enclosing a cobbled yard. Its importance lies in this group context, despite the few surviving early features within the property itself.

**Other Sources:**

See West Wycombe Omnibus Appendix Volume.

**Rooms and Facilities:**

- A: Dining Room
- B: Kitchen
- C: Sitting Room
- D: Bed Room
- E: Landing
- F: Bathroom
- G: Bedroom

## INTERNAL FEATURES - 27, CROWN COURT, WEST WYCOMBE

### Floors

A,B,C : Concrete  
D,E,F,G,H : Wooden boarded

### Ceilings

A : Plastered; axial chamfered beam with concave stops to north end.  
B : Plastered slope to purlin level, then level across. One exposed diagonally set purlin.  
C : Plastered; narrow axial chamfered beam with runout stops.  
D : Plastered, with chamfered axial beam with straight-cut stops to south end.  
E : Plastered; transverse bridger with sockets and mortices to soffit.  
F : Plain plastered.  
G : Plastered; chamfered axial beam with stepped stops to south end. Supported on moulded wooden bracket at south end.

### Partitions

A - B : Brick  
A - C : Stud and plasterboard  
D - E,G : Brick  
E - F : Stud and plasterboard  
G - F : Stud and plasterboard

### Stairs

Modern straight flight to half-landing, two small flights to first floor.

### Fireplace

C : Large brick-lined opening, with quarry-tiled hearth.

### Doors

A1 : Boarded, ledged and braced, strap hinges, thumb latch.  
A2 : Framed and panelled, with 12 lights above lock rail.  
B1 : Boarded and ledged, thumb latch, strap hinges.  
C1 : Beaded-boarded, ledged and braced, thumb latch, strap hinges.  
C2 : Period, wide-boarded, thumb latch.  
D1 : Period, boarded and ledged, strap hinges, thumb latch.  
F1 : Boarded and ledged, thumb latch, butt hinges.  
G1 : Boarded and ledged, thumb latch, strap hinges.

G2 : Blocked door (inaccessible).

Windows

A1,C1,C2 : 2 lights, each of 6 panes, one fixed, one side hung, ovolo glazing bars.  
A2 : 3 lights, each of 6 panes, inner is side hung, outers fixed, ovolo glazing bars.  
B1,D2 : 2 lights, each of 4 panes, one side hung, one fixed, ovolo glazing bars.  
B2 : 2 lights, each of 4 panes, both fixed, ovolo glazing bars.  
D1 : 2 lights, each of 8 panes, one fixed, one side hung, ovolo glazing bars.  
F1 : 2 lights, each of 6 panes, both side hung, ovolo glazing bars.  
G1 : 2 lights, each of 6 panes, one fixed, one side hung, ovolo glazing bars.  
H1,H2 : 2 lights, each of 12 panes, one fixed, one side hung, lead glazing bars.

**INTERNAL ROOF STRUCTURE**

The roof is of queen post truss construction, with diagonally set purlins clasped by the collar and principals to each truss. There are three trusses delineating two bays; small wind braces are situated in both bays. The bay division is partitioned by studding wall constructed within the truss; the collar has been cut through to create access between the two attic rooms so formed. Some of the panels appear to contain original wattle and daub.

The roof has been boarded across below the apex, preventing access to view the common rafters or ridge form.

## BUILDING DESCRIPTION, BUILDING NO.2.

### EXTERNAL APPEARANCE.

#### Plan/Form.

Single-storey rectangular block.

#### Walling.

Weather-boarded stud walling on brick plinth.

#### Roof.

Gabled, plain tile covering, circular section ridge tiles.

#### Chimney.

Lateral wall stack, brick with plain band towards top.

#### Openings.

All set within weatherboarding.

### INTERNAL FEATURES.

#### Floors.

Concrete.

#### Ceilings.

- |               |   |   |
|---------------|---|---|
| Rooms A and B | - | modern common rafters sandwich a vertically-set plank ridge. Collars are nailed against rafters at intervals. |
| Room C        | - | plain plastered   |

#### Partitions.

- |           |   |                                    |
|-----------|---|------------------------------------|
| Rooms A-B | - | boarded stud wall on brick plinth. |
| B-C       | - | vertical wooden boards.            |

#### Doors.


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

#### Windows.

- |          |   |  |
|----------|---|--|
| Rooms A1 | - | modern fixed-light, four glass panes, moulded glazing bars.        |
| A2 and C | - | modern louvred vent.   |
| B        | - | modern side-hung casement, four glass panes, moulded glazing bars. |

#### Miscellaneous.

- |        |   |                               |
|--------|---|-------------------------------|
| Room A | - | brick base of copper remains. |
| B      | - | copper remains.               |

|                                       |  |                       |                      |
|---------------------------------------|--|-----------------------|----------------------|
| Estate: West Wycombe Village          | Parish: West Wycombe   | Name: 35, Crown Court | Grid Ref: SU 831 946 |
| Listed Grade: II                      |  |                       |                      |
| Archaeological Survey Number: 153 226 |  |                       |                      |
| Survey Date: Nov 1993                 |  |                       |                      |
| Surveyor: H. Garside<br>G. Izzard     |  |                       |                      |

Situation: The south side of the High Street, to the east of the village.

Likely Date: Mid to late 16th century in origin

Historical Value: This property forms part of a terraced group of cottages, all of which retain evidence of their timber-framed origin. This example has a wealth of surviving framing and joinery.

**Other Sources:**

See West Wycombe Omnibus Appendix Volume.

**Rooms and Facilities:**

- A: Kitchen
- B: Lobby
- C: Toilet
- D: Lobby
- E: Bedroom
- F: Bedroom
- G: Landing
- H: Bathroom
- I: Bedroom
- J: Bedroom
- K: Bedroom

## INTERNAL FEATURES NO.34/35.

### Floors.

- |             |   |                                  |
|-------------|---|----------------------------------|
| Room A      | - | modern quarry tiles.             |
| B,C,D and E | - | concrete.                        |
| All others  | - | inaccessible wooden floorboards. |

### Ceilings.

- |           |   |   |
|-----------|---|---|
| Room A    | - | large axial wooden beam, slender chamfer and run out stops. Squared joists, those to rear of beam are modern. Rail over west wall, arch towards rear indicates earlier entrance. Squared post towards front, slender brace runs from post and is pegged into soffit of rail. Rails over rear wall and partition A-D/E.  |
| B,C and F | - | plain plastered.  |
| D         | - | large transverse wooden beam and squared joist, continued from room E.  |
| E         | - | large axial wooden beam, slender chamfer and run out stops. Axial beam is halved and lapped over a large transverse wooden beam, which deepens towards rear. Beam is jointed into truncated post over window towards rear. Mortice in soffit of beam towards rear originally received brace.  |
| G         | - | soffit of tie-beam exposed where earlier stud partition removed. Plain plastered to either side.  |
| H         | - | beam over partition F-H, towards rear of building main post with gunstock head jointed into rail. Plain plastered.  |
| I         | - | single diagonally-set purlin exposed each side of roof. In partition H-I part of truss exposed comprising tie-beam, collar and principal rafters. Purlins are clasped between collar and principals. Studs between tie-beam and collar and below tie-beam.  |
|           | - | tie-beam and storey-rail exposed in west wall, studs also exposed. Post within front wall, jowled main post towards rear. Brace jointed into each post and into soffit of tie-beam. Second truss stands in front of wall. This comprises a slightly cranked waney-edged tie-beam, collar beaded principal rafters and two squared struts. Towards front tie-beam is carried on post flush to wall, towards rear carried on post with gunstock head. Brace each side of the roof is jointed and nailed into soffit of tie-beam and to posts. |
| J         | - | single tier of diagonally-set purlins each side of the roof. Tie-beam in external wall, raking struts rise from top face of tie-beam to purlin. Tie-beam towards centre of room, also two raking struts rising to purlins as  |

## Windows.

- Room A1 - modern double-light, plain chamfered mullion. Two fixed-lights. Two glass panes to each light, moulded glazing bars.
- A2 - 19th century double-light, plain chamfered mullion. One fixed-light, one side-hung casement. Two glass panes to each light, slender moulded glazing bars.
- A3 - modern double-light, no mullion. One side-hung casement, one fixed-light. Two glass panes to each light, moulded glazing bars.
- B - modern metal-framed fixed-light with bottom-hung vent above. Six glass panes to bottom part with flat metal glazing bars. Single glass pane to top part.
- C - modern double-light, plain chamfered mullion. One fixed-light, one side-hung casement. Four glass panes to each light, moulded glazing bars.
- E1 - 19th century triple-light, chamfered mullions. Two fixed-lights, one side-hung casement. Six glass panes to each light, slender moulded glazing bars.
- E2 - as E1 except mullions are beaded.
- E3 - modern fixed-light with bottom-hung vent above. Fixed-light has four glass panes, vent has two. Moulded glazing bars.
- E4 - period double-light, plain chamfered mullion. Four glass panes, slender moulded glazing bars.
- F - modern triple-light, plain chamfered mullions. Two fixed-lights, one side-hung casement. Six glass panes to each light, moulded glazing bars.
- G - triple-light, 19th century beaded mullions. Two fixed-lights, one side-hung casement. Four glass panes to each light, moulded glazing bars.
- H - modern double-light, squared mullions. Two side-hung casements. Six glass panes to each light, moulded glazing bars.
- I1 and K1 - early 19th century leaded double-light, plain chamfered mullion. One fixed-light, one metal-framed side-hung casement. Rectangular leaded glass panes and rectangular section reinforcing bars.
- I2 - early 19th century leaded triple-light, squared mullions. Two fixed-lights and one metal-framed side-hung casement. Rectangular leaded panes, circular section reinforcing bars.
- J - modern double-light, plain chamfered mullion. One fixed-light, one side-hung casement. Six glass panes to each light, moulded glazing bars.
- K2 - double light as I1, except mullions are squared.



- before, soffit faces of principal rafters in plain of roof. Cambered collar and studs exposed in west wall. Rafter braces.
- K - single tier of diagonally-set purlins each side of the roof, wind bracing to each corner. Tie-beam and collar in each wall, studs run between tie-beam and collar.

### Partitions.

- Rooms A-B, B-C - brick.  
 A-D/E - stud wall brick infilling.  
 D-E, G-H - hollow core.  
 F-H - stud wall, lath and plaster, boarded out to room F.  
 All others - see ceilings.

### Stairs.

- Rooms D-G - modern straight run, quarter turn with winders at top leads onto first floor landing.  
 G-J - modern stairs. Two straight runs separated by quarter landing. Modern balustrading.

### Fireplaces.

- Room A - rectangular opening set below wooden lintel. Opening plastered out.  
 E - rectangular fire opening set below wooden lintel. Brick to back and sides.  
 H - cambered wooden lintel. Brick jambs. Fire opening infilled.

### Doors.

- Room B1 - modern ledged and braced door with glazed panel in upper part.  
 B2, C and G2 - modern ledged and braced door.  
 E1 and I - large early 19th century plank and batten door, beaded planks. Period metal thumb latch and spoon-ended strap hinges.  
 E2 - modern plank and batten door.  
 E3 - modern, split, ledged and braced door.  
 E4, F2 and G1 - modern plank and batten door.  
 F1 - modern plank and batten door. Re-used metal thumb latch.  
 H - re-used 19th century plank and batten door. Period spoon-ended strap-hinges, and thumb-latch.  
 K - small, late 19th century plank and batten door.



No. S 26 AND 27 R73 N2A. R73 N2A



CABLE TO REAR OF  
No. S 26 AND 27.  
R73 N1A.



DETAIL OF GABLE TO REAR OF NOS 26 AND 27. R73 N 0A.



NO. 27.  
KITCHEN ROOM B, LOOKING  
EAST R70 N 14.



No.27, ROOM A , LOOKING NORTH-EAST R 70 N 15.



No.27, LIVING ROOM C , LOOKING NORTH R 70 N 16.



NO. 27.  
PERIOD LEDGED AND BRACED  
DOOR, ROOM C. R70 N17.



NO. 27. WINDOW A2 R70 N18.



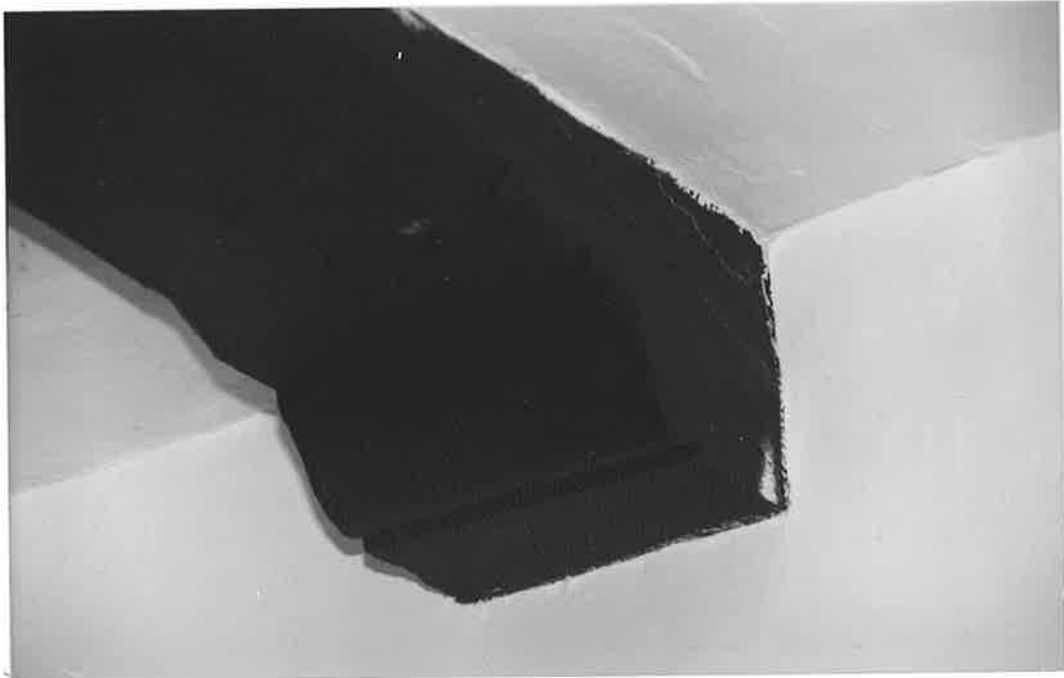
BEDROOM D, NO. 27  
LOOKING NORTH-EAST  
R70 N25.



BEDROOM G, NO. 27, LOOKING NORTH-EAST R70 N26.



BEDROOM G, NO. 27, LOOKING SOUTH R70 N27.



STOP AND MOULDED WOODEN BRACKET TO BEAM ROOM G, NO. 27.

R70 N23.



NO.27 INTERNAL ROOF STRUCTURE, LOOKING SOUTH R 70 N 10.



AS ABOVE, LOOKING NORTH, SHOWING PURLINS AND WINDBRACES.

R 70 N 11.





INTERNAL ROOF STRUCTURE, LOOKING NORTH, NO. 27. R70 N12.



ATTIC WINDOW, NO. 27 R70 N13.



DOOR LEADING FROM CROSS WING  
TO ROOM C, NO. 27.  
R70 N36.

BLOCKED-OFF GROUND FLOOR  
ROOM WITHIN CROSS WING  
LOOKING NORTH. R70 N34.

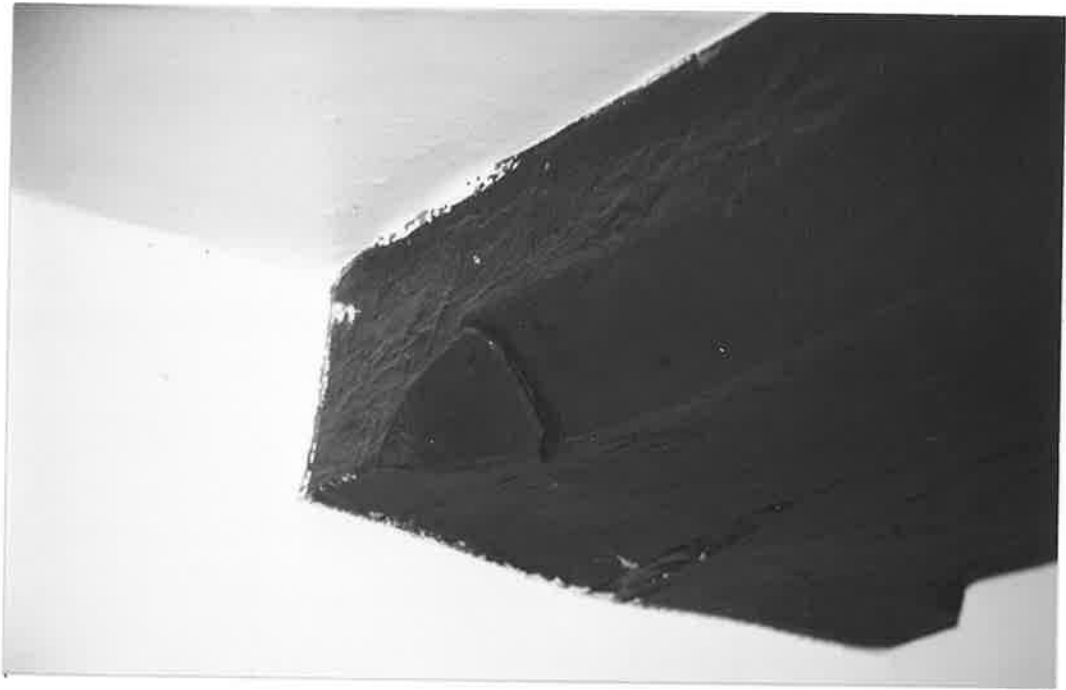




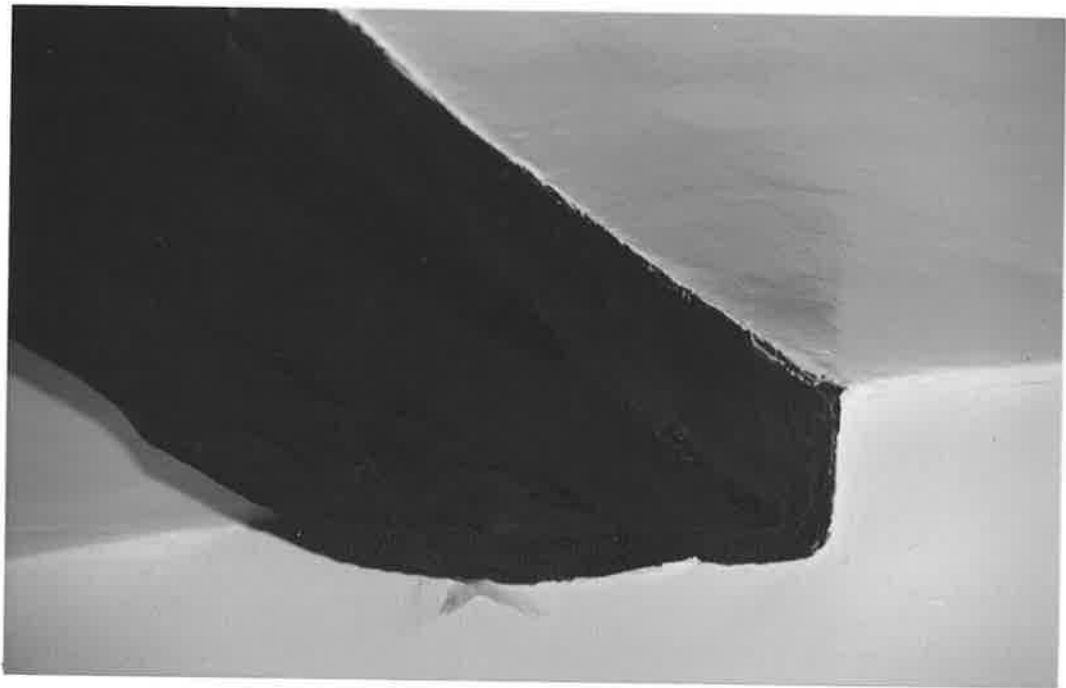
BENEATH STAIRS WITHIN  
CROSS WING, R70 N36.



BOTTOM SECTION OF STAIRS  
WITHIN CROSS WING  
R70 N31.



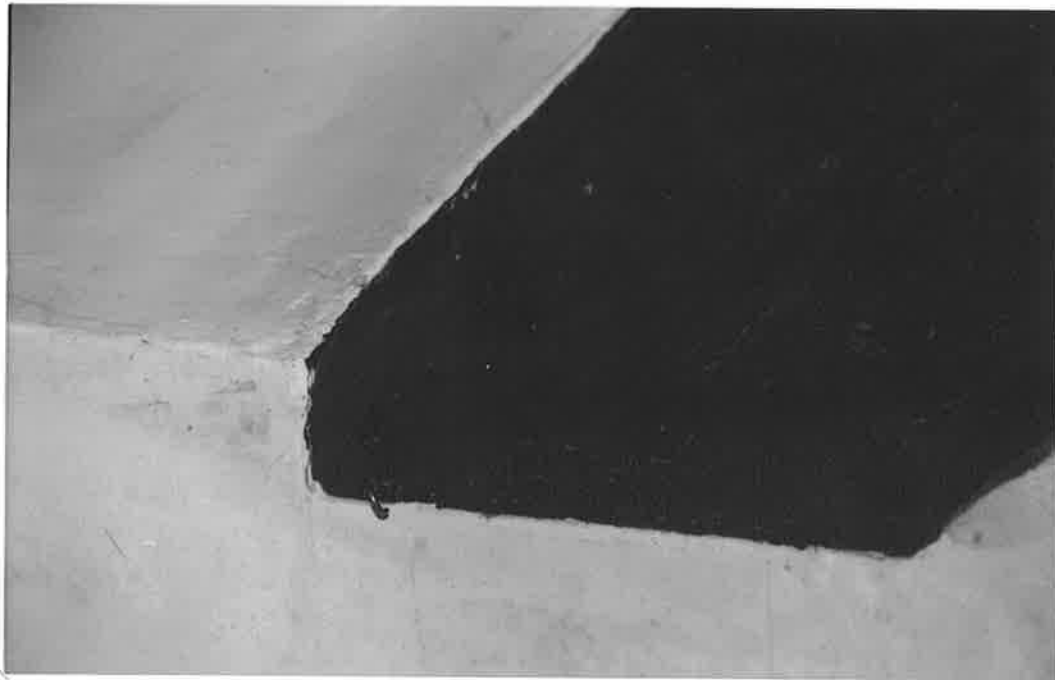
STOP TO BEAM, ROOM A, NO. 27 R70 N19.



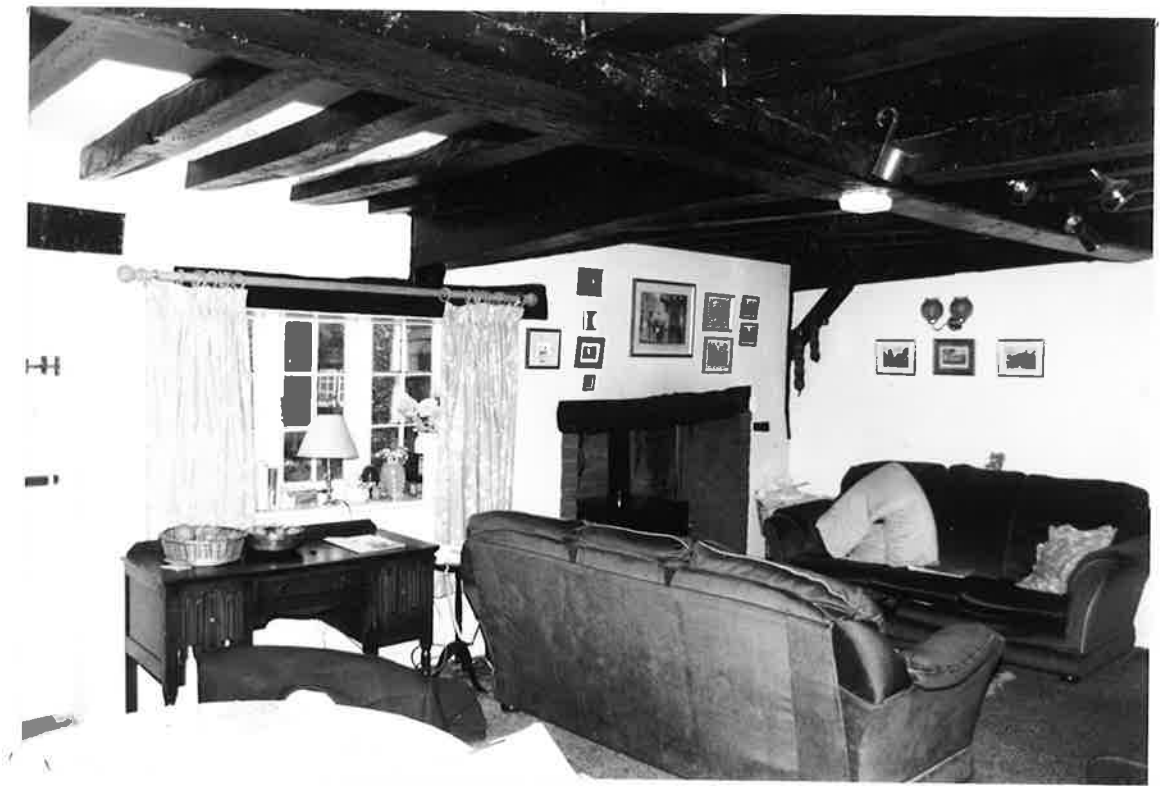
STOP TO BEAM, ROOM C, NO. 27 R70 N20.



STAIRS VIEWED FROM BEDROOM D,  
No. 27. R 70 N24.



STOP TO BEAM, ROOM D, NO. 27 R70 N22.



NO 34/35 LIVING ROOM E, LOOKING SOUTH-WEST R253 N31.



AS ABOVE, LOOKING SOUTH-EAST R 253 N30.



LANDING ROOM G, NO. 34/35 LOOKING EAST R253 N33.



NO. 34/35 BATHROOM H,  
LOOKING SOUTH-EAST  
R253 N34.



NO. 34/35 BEDROOM I, LOOKING NORTH-  
EAST R235 N6A



AS ABOVE, LOOKING SOUTH - EAST  
R235 N5A



AS ABOVE, LOOKING SOUTH - WEST  
R235 N3A



AS ABOVE, LOOKING NORTH - WEST  
R235 N4A





BEDROOM I, NO. 34/35,  
 LOOKING SOUTH-WEST  
 R253 N35A.



No. 34/35. ATTIC ROOM K, LOOKING  
 EAST R235 N10A.



No. 34/35. ATTIC ROOM K, LOOKING  
 WEST R235 N9A.



NO. 34135.  
ATTIC ROOM J  
LOOKING NORTH-  
EAST R235 N7A



AS ABOVE,  
LOOKING WEST  
R235 N8A.

SHED TO REAR OF  
NO. S 25 AND 27/28  
R229 N19A.



OUTBUILDING TO  
EAST OF NO. 34/35  
235 N14A.





NO. 24. STAIRS, VIEWED FROM LANDING,  
ROOM C. R227 N19.



LANDING C, NO. 24, LOOKING SOUTH-EAST  
R227 N22.



NO. 24, BEDROOM F, LOOKING SOUTH-EAST R227 N24



NO. 24. BEDROOM F, LOOKING SOUTH-WEST R227 N25.



NO. 24. PERIOD PANELLED DOOR F1  
R227 N23.



NO. 24. BEDROOM F, LOOKING NORTH-WEST  
R227 N26.



NO. 24. WINDOW IZ R227 N21.



NO. 24. BEDROOM I, LOOKING  
SOUTH-EAST R227 N20.



NO. 24. PARTITION BETWEEN STAIRS AND  
ROOM F, VIEWED FROM LANDING ROOM G.  
R227 N27.



NO. 24. ATTIC ROOM J, LOOKING WEST.  
R227 N28.

NO. 24. INTERNAL  
ROOF STRUCTURE  
LOOKING SOUTH  
R227 N36.



AS ABOVE  
R227 N34.



PART OF EARLIER  
BRICK STACK,  
WITHIN ROOF  
SPACE, NO. 24  
R227 N35.



No. 25.



ROOM B, LOOKING  
SOUTH-EAST  
R229 N21A.



ROOM C, LOOKING  
NORTH - WEST.  
R229 N 20 A.



ROOM F, LOOKING  
WEST. R229 N 26A.





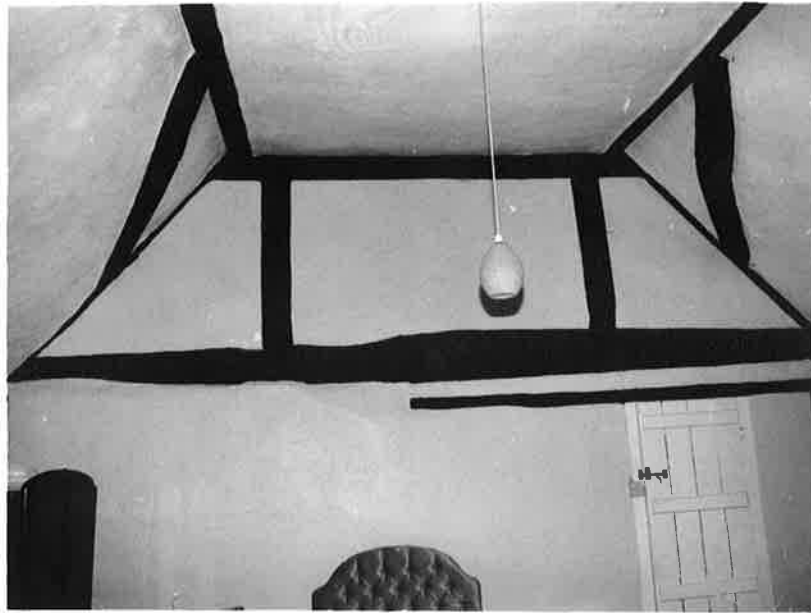
NO. 25. LANDING, ROOM H, LOOKING EAST  
R229 N 27A.



AS ABOVE, VIEWED FROM SOUTH-WEST  
(ROOM Q). R229 N 28A.



ROOM Q, NO. 25, LOOKING WEST R229 N 29A.



NO. 25. BEDROOM I, LOOKING SOUTH R229 N23A.



AS ABOVE, LOOKING SOUTH-WEST  
R 229 N 22A.



AS ABOVE, LOOKING NORTH-WEST  
R229 N25A.

BEDROOM I, LOOKING  
NORTH-EAST, NO. 25.  
R229 N24A.



NO. 25 DETAIL OF TRUSS  
ROOM K, LOOKING  
SOUTH R251 N10.



NO. 25, ROOM K, LOOKING SOUTH R251 N8



NO. 25. DETAIL OF GABLE WALL TRUSS, ROOM K, LOOKING SOUTH-WEST  
R251 N9.

No. 27/28.



LIVING ROOM C, LOOKING WEST. R251 N1



STAIRS VIEWED FROM  
ROOM A, LOOKING  
NORTH-EAST  
R251 N2



No. 27/28 ATTIC ROOM H , LOOKING SOUTH R251 N6.



AS ABOVE R251 N7.

No. 34/35.



KITCHEN, ROOM A, LOOKING SOUTH - WEST R 253 N 29.



LIVING ROOM E,  
LOOKING SOUTH - EAST  
R 253 N 32.



STAIRS, VIEWED FROM  
BLOCKED-OFF FIRST FLOOR  
ROOM WITHIN CROSS WING,  
R70 N30.

DETAIL OF ROOF STRUCTURE  
TO CROSS WING, LOOKING  
NORTH-EAST R70 N33.







BLOCKED-OFF FIRST FLOOR ROOM WITHIN CROSS WING LOOKING EAST  
R 70 N 29.



DETAIL OF ROOF STRUCTURE TO  
CROSS WING, LOOKING SOUTH-EAST  
R 70 N 32.



BLOCKED-OFF FIRST FLOOR ROOM WITHIN CROSS WING LOOKING  
SOUTH R 70 N 28.



EXTERNAL  
APPEARANCE.

VIEW FROM NORTH-  
WEST R227 N30.



FRONT ELEVATION  
No. 3 24 AND 25  
R229 N15A.



FRONT ELEVATION  
No. 3 25 AND 26  
R227 N31.



VIEW FROM SOUTH-WEST R227 N32.



VIEW FROM SOUTH R227 N33.



REAR ELEVATION, NO. 25. R229 N17A.



EAST ELEVATION R235 N 13A.



VIEW FROM SOUTH  
R251 N5.



VIEW FROM SOUTH-EAST R251 N4.



REAR ELEVATION NO. 35 R 235 N11A



CARRIAGE ENTRANCE, VIEWED FROM  
REAR R235 N12A.

No. 24.

HALLWAY, ROOM A,  
LOOKING SOUTH.

R227 N18.



FIREPLACE, LIVING  
ROOM D.

R227 N17.







Figure 1 : Location of Crown Court within West Wycombe





Figure 2 : Extract from 1767 map



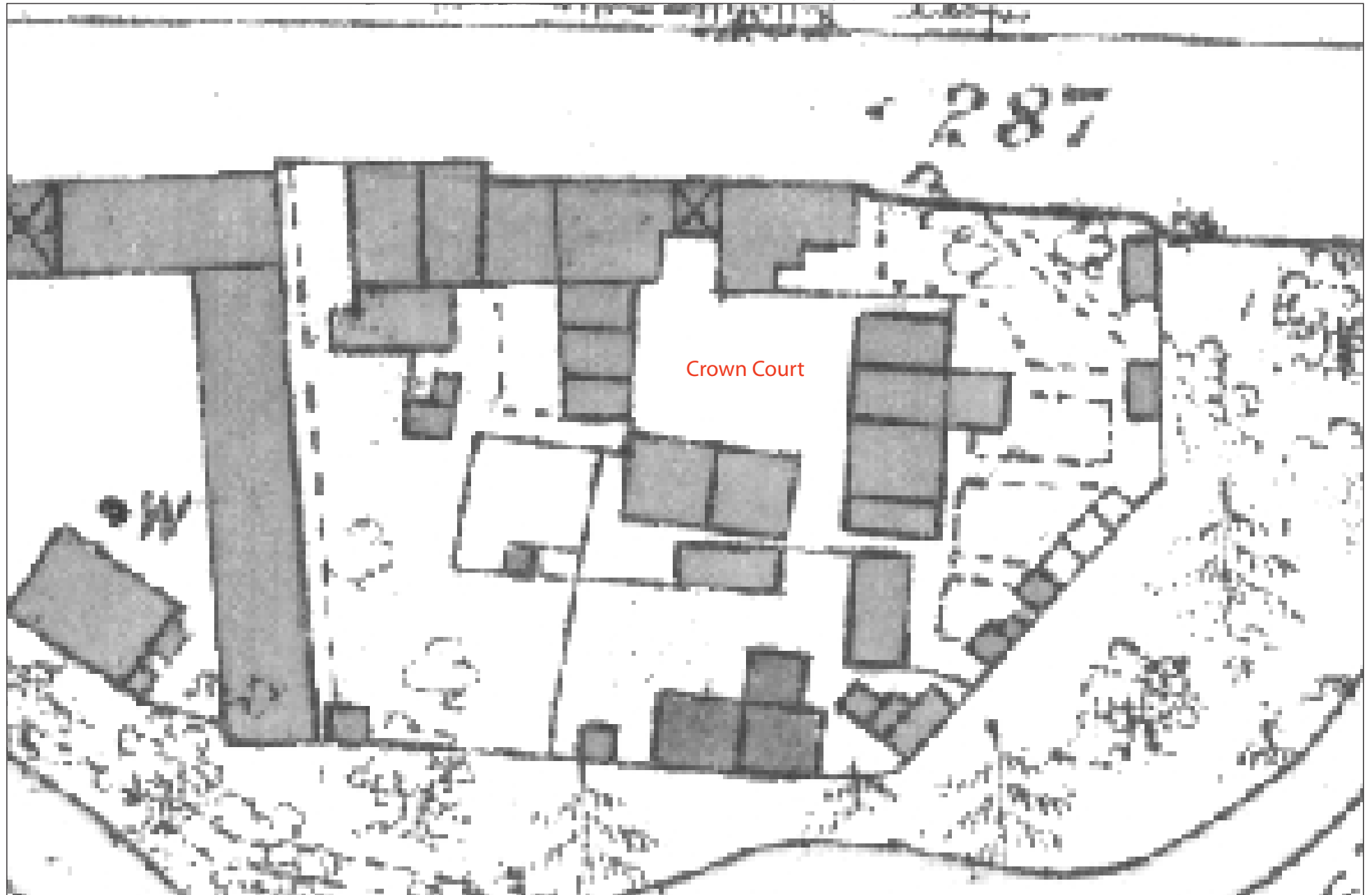


Figure 3: 1876 OS map (25 inch map)



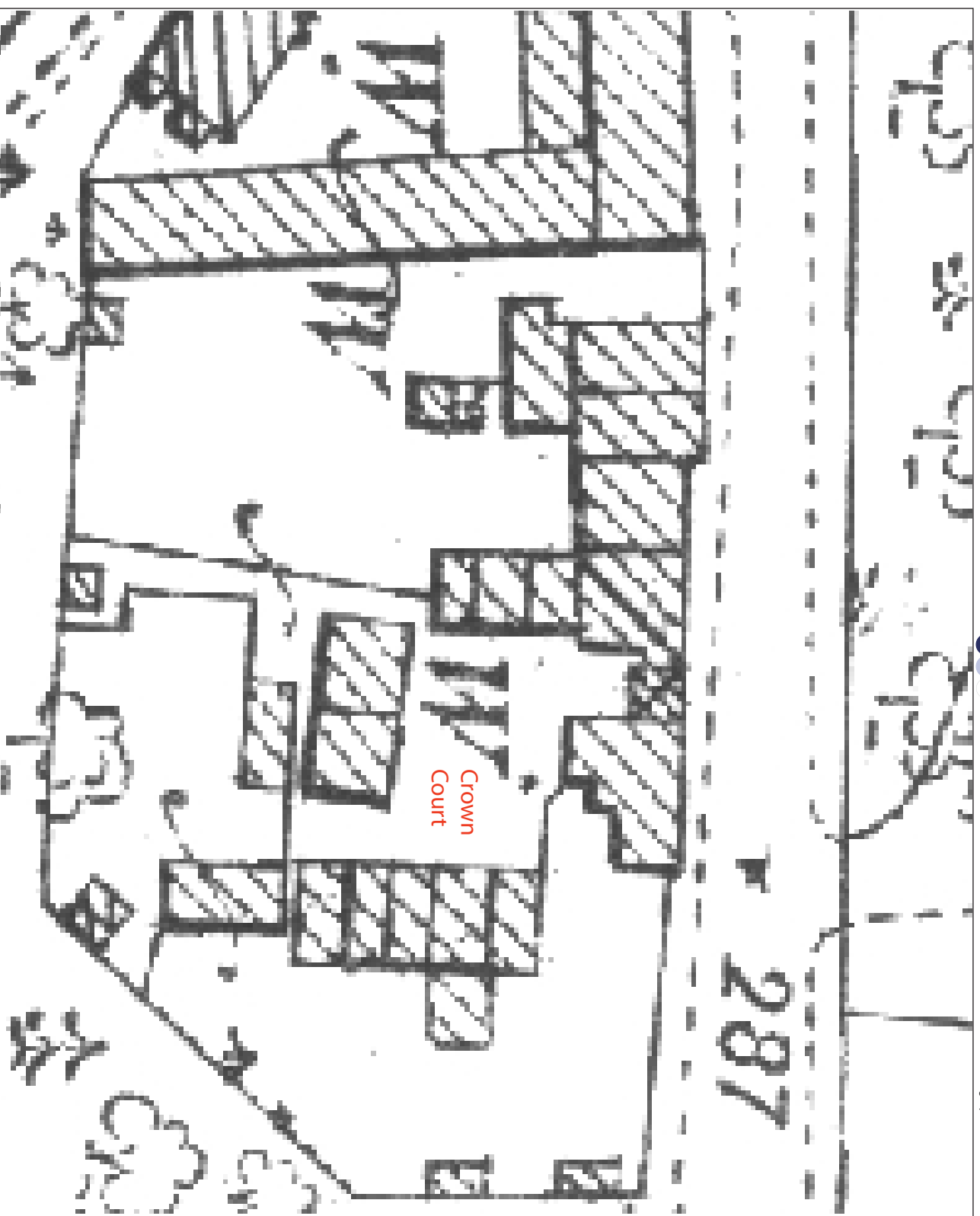


Figure 4: 1898 OS map (25 inch map)





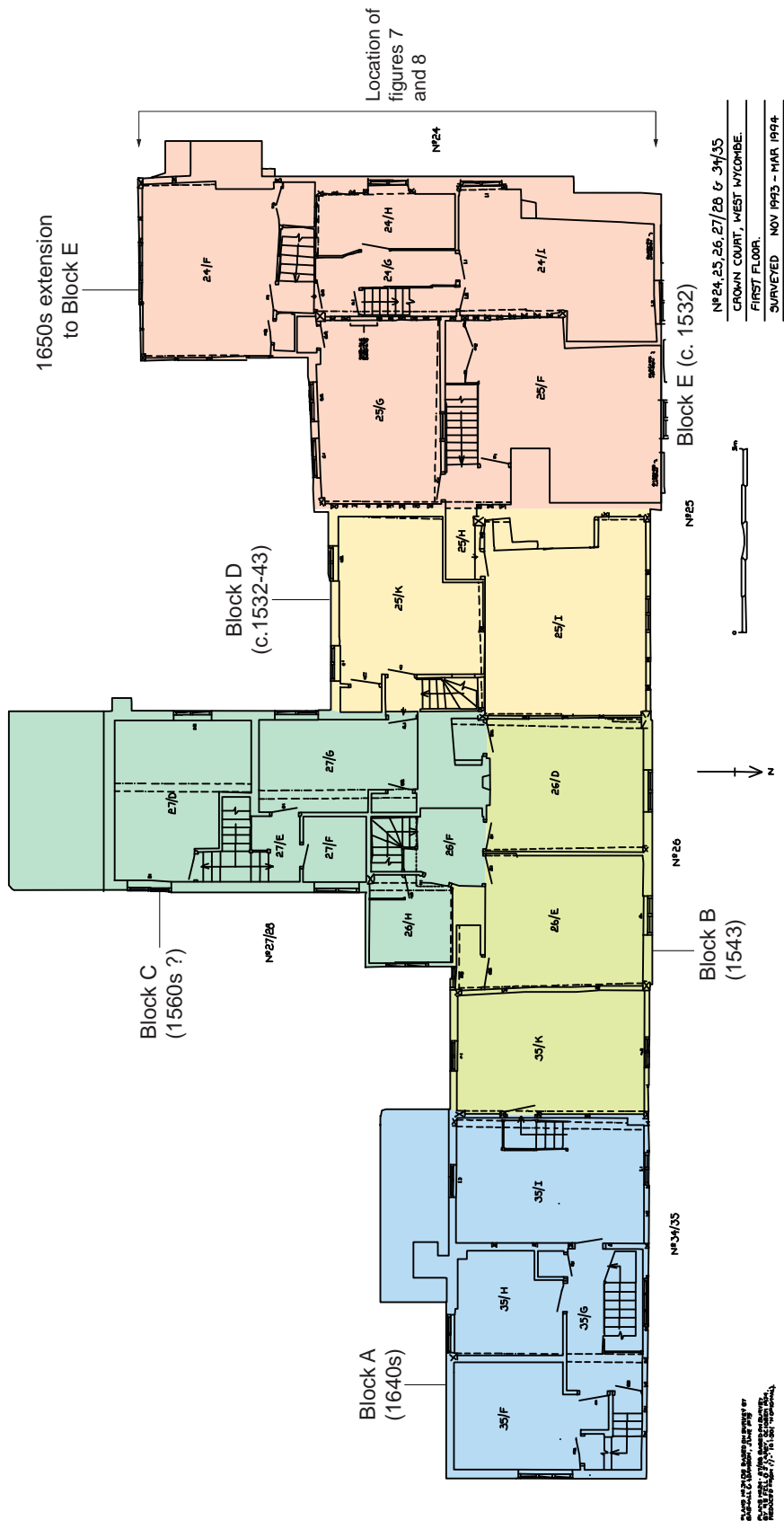


Figure 5: Block plan showing distinct range



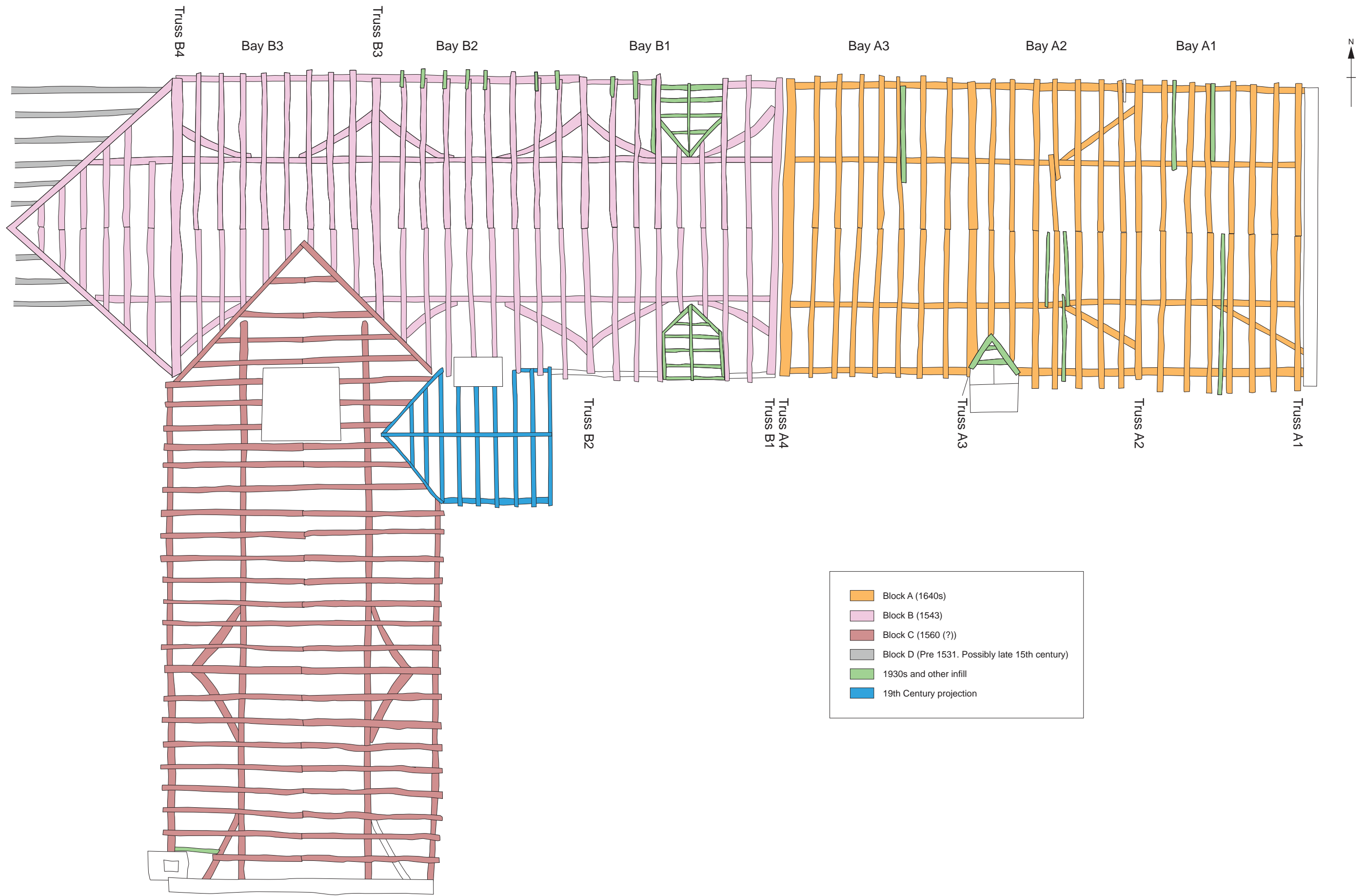


Figure 6: West Wycombe Crown Court



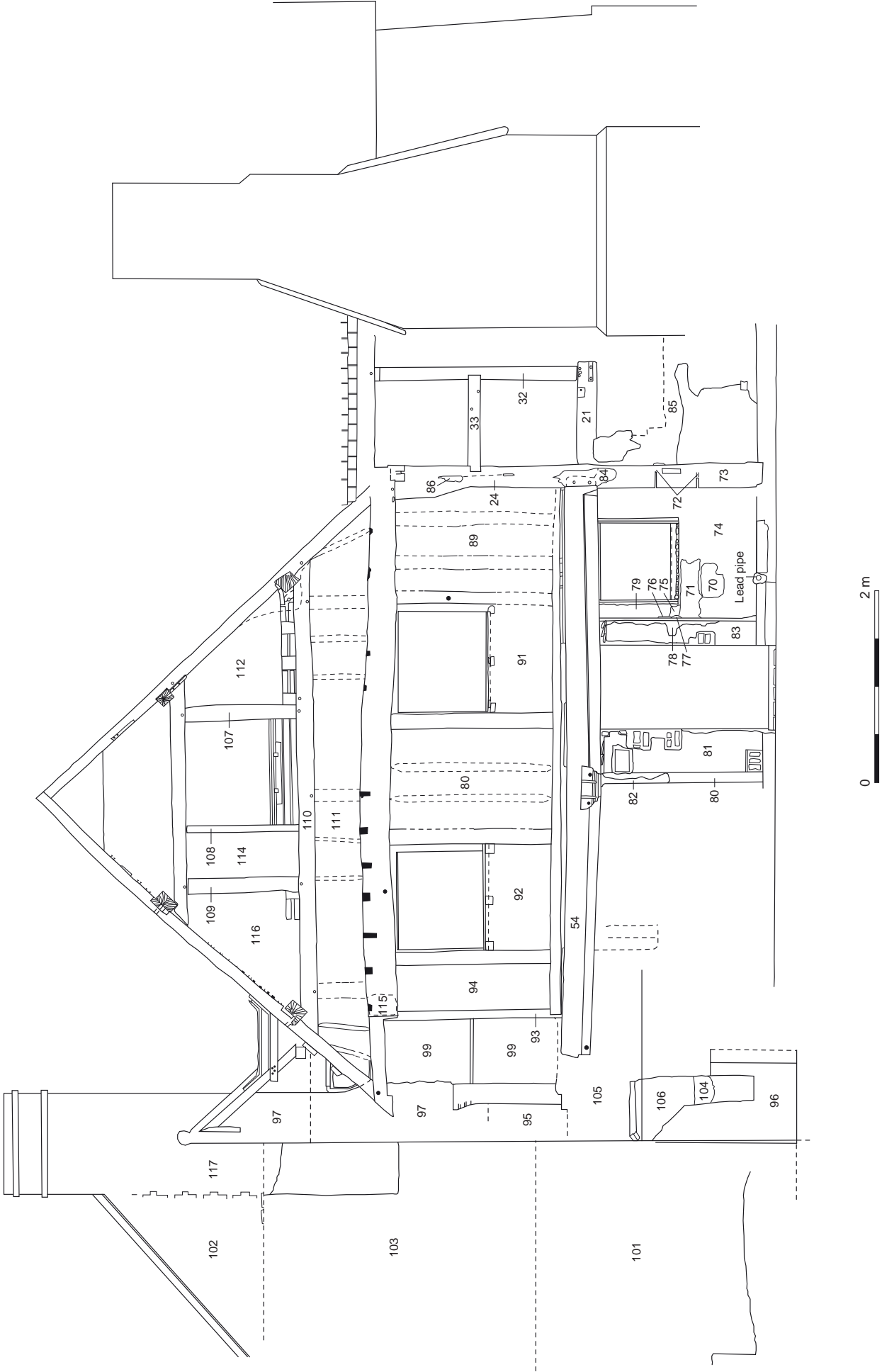


Figure 7: Part of west elevation of No 24 prior to the removal of brick and tile cladding (from 1996 investigations by Andrew Hunn)











Plate 1: General view of complex from NW



Plate 2: 18th-century street front elevation of Block E



Plate 3: Street front elevation from NE



Plate 4: Street front elevation of Block A



Plate 5: North elevation of Block D (gabled) with Blocks A and B to left



Plate 6: Rear elevation of Block A and part of Block B



Plate 7: East elevation of Block C to left and Block B to right



Plate 8: Re-faced east elevation of Block A



Plate 9: Empty rafter mortices in wall plate.



Plate 10: North slope of Block A.



Plate 11: Straight wind brace in north slope of Block A



Plate 12: Wall plate scarf detail in N slope of Block A



Plate 13: Wind brace detail in N slope of Block A



Plate 14: Block A Bays A2 and A3 north slope.



Plate 15: General view of north slope viewed from NW



Plate 16: General view of south slope of Block A



Plate 17: South east corner of Block A



Plate 18: South slope of Block A



Plate 19: Dormer above carriage entrance. Block B north slope



Plate 20: Wind brace at east end of north slope of Block B



Plate 21: Dormer above carriage entrance. Block B north slope



Plate 22: Wattle and daub in formerly external E end of Block B



Plate 23: Wattle and daub in formerly external E end of Block B



Plate 24: Wind brace in north slope of Block B (Bay B2)



Plate 25: Pegs from scarf in purlin of Block B. North slope. Truss B2



Plate 26: General view of north slope of Block B and side of gabled Block D



Plate 27: Wind brace in N slope of Block B. Truss B3



Plate 28: Clasped purlin detail. N slope of Block B. Truss B3.



Plate 29: General view of north slope of Block B



Plate 30: North slope of Block B. Infilled Truss B3



Plate 31: West end of Block B at junction with Block D (from N)



Plate 32: Clasped purlin detail at N end of truss at W end of Block B.





Plate 33: Roof of Block B overlying earlier roof of Block D



Plate 34: Rafter feet at west end of north slope of Block B.



Plate 35: West end of Block B at junction with Block D. From south



Plate 36: Clasped purlin detail. South end of westernmost truss of Block B



Plate 37: Junction between Blocks B and D with 'floating' wall plate projecting north from Block C



Plate 38: East slope of rafters of Block D overlain by roof of Block D



Plate 39: Block B to right and Block C to left



Plate 40: South slope of Block B with adjoining rafters from Block C (to left)



Plate 41: South slope of Block B with adjoining rafters from Block C (to left)



Plate 42: South slope of Block B. Truss B2



Plate 43: Wind brace to south slope of Block B. Truss B2.



Plate 44: South slope of Block B. Dormer over carriage entrance.



Plate 45: South slope of Block B at junction with Block A.



Plate 46: Flint south end of Block C



Plate 47: East slope of Block C from south



Plate 48: Southern end of the east slope of Block C



Plate 49: Secondary projection on east side of Block C



Plate 50: General view of Block C from NE



Plate 51: East side of chimney stack at N end of Block C



Plate 52: East side of north end of Block C



Plate 53: East side of north end of Block C



Plate 54: Brick nogging infill at north end of Block C (east side of chimney)



Plate 55: West slope of Building C



Plate 56: Detail of west wall plate of Building C



Plate 57: Central section of west slope of Building C



Plate 58: West slope of northern bay of Building C



Plate 59: General view of west slope of Building C



Plate 60: General view of west slope of Building C



Plate 61: Towards north end of west slope of Building C



Plate 62: View looking north of junction between Buildings B, C and D



Plate 63: Northern end of Building C at junction with Building B



Plate 64: North-western corner of Building C





Plate 65: North western corner of Building C



Plate 66: Northern end of Building C, overlying earlier rafters of Building B



Plate 67: North-western corner of Building C



Plate 68: Roof void to west of chimney at north end of Block C. Looking east



Plate 69: Roof void to west of chimney at north end of Block C.  
Looking south



Plate 70: Roof void to west of chimney at north end of Block C.  
Looking west



Plate 71: Roof void to west of chimney at north end of Block C.



Plate 72: Underside of first floor joists towards east end of Block A



Plate 73: Attic space in Block A



Plate 74: Open truss at west end of Block A adjacent to closed truss of Block B



Plate 75: Open truss at west end of Block A adjacent to closed truss of Block B



Plate 76: Internal cross frame in Block A



Plate 77: First floor cross frame and truss at east end of Block B



Plate 79: Internal truss on west side of Bay B1 (above carriage entrance)



Plate 78: Wind braces in eastern bay of Block B (south slope)



Plate 80: Moulded beam in Block E. Probably formerly faced open hall to west.





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