

Report on

**Pendyce House, 12-14 Station Road, Ivinghoe,  
Buckinghamshire**

*Site Code: IVI-A*

*from*

The Medieval Peasant House in Midland England

**by**

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Fig. 1. View of Pendyce House, Ivinghoe

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***Oxbow Books***

IVI-A: PENDYCE HOUSE, 12-14 STATION ROAD, IVINGHOE,  
BUCKINGHAMSHIRE

Grid reference: SP 9447 1623

Survey Date: 1 June 1989

By: D. Miles

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References and abbreviations: Chenevix Trench, John (1992) 'Another thirteenth-century house for Buckinghamshire?', *Records of Buckinghamshire*, **34**, 14-29.

**ARCHITECTURAL DESCRIPTION**

**SUMMARY AND HISTORICAL DEVELOPMENT**

EARLY PHASES: The house is oriented E-W, facing the street to the south. Of the original structure, three surviving trusses define the hall and a service or passage bay; it formerly had a solar bay at the east. The presence of a further service bay at the west end was originally suggested but this now appears to be a later extension. Dendrochronology has dated two timbers, a primary phase tiebeam with a felling date range of *1250-77*, and an inserted crown post with a felling date range of *1288-1323*. The first phase is represented by an aisled structure and its coupled-rafter roof with passing braces, of at least four bays. In the second phase, the base cruck, the crown posts and collar purlin were inserted into the existing trusses and the service bay may have been added at this stage. The offset position of the base-cruck truss within the two hall bays has arisen because it was inserted 2 ft W of the original arcade post.

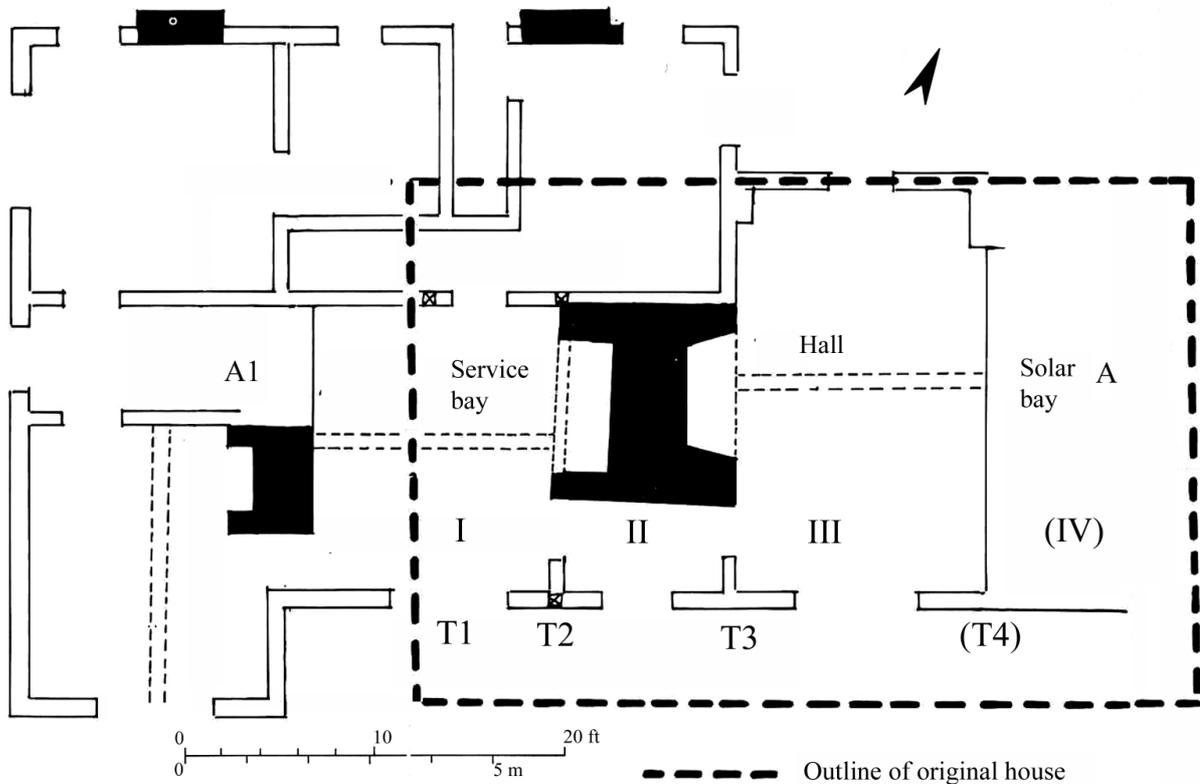


Fig. 2. Plan, showing truss and bay numbering (approximate scale only).  
(from Chenevix Trench, 1992 with amendments and added scale).

The house is described in detail in Chenevix Trench, 1992; a more complex development is proposed there, with the crown posts being inserted into the aisled hall before the base cruck. Only an outline description is provided here.

LATER PHASES: Later work has included removal of the south aisle, flooring of the hall and insertion of a central stack with a lobby entry; these changes were probably complete by the late 16th century (fireplace lintel and axial beam chamfered with bar & draw stop). The presumed solar bay was replaced in the seventeenth century by a two-bay cross-wing with a lean-to rear section corresponding to the profile of the hall rear aisle. Further details are given in Chenevix Trench, 1992.

### STRUCTURAL FEATURES

EARLY PHASES: Three early trusses of aisled form survive in whole or part, and the location of a fourth (T4) can be identified (Fig. 3). The hall is 26ft 6in long and measures 13ft 9in between the inner faces of the arcade plates; it was about 24ft 3in wide internally before the removal of the south aisle. The square-section arcade plates include top-splayed and tabled scarfs.

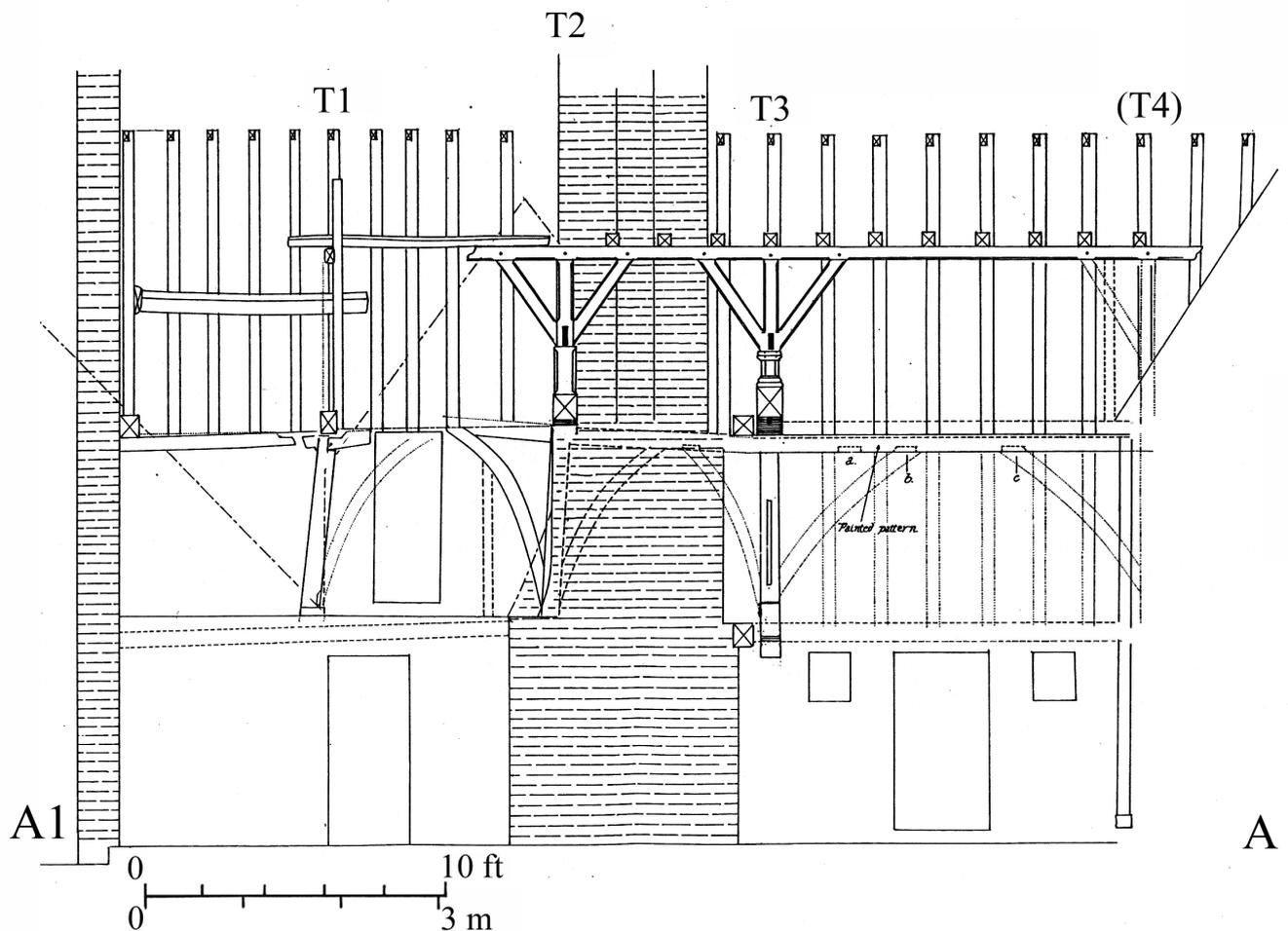


Fig. 3. Long section, A1-A (from Chenevix-Trenchy, 1992)

Truss T1 (west) contains double passing braces of plain square section, somewhat displaced from their original housings and cut off below the tiebeam. The north post is unjowled, with a short upstand on the inner side of the arcade plate; the south post appears to have been removed. The upper brace passed the post, extending across the aisle, while the lower brace was housed in an open notched lap joint (with refined entry). The joints use square pegs. In the upper roof, the collar has an extra set of halvings, indicating that the upper roof has undergone some reconstruction.

In truss T2, a single passing brace on the north side is cut off below the tiebeam, but did terminate in a notched lap joint in the wallpost (not crossing the post as originally stated); the brace on the other

side was removed by the insertion of the chimney. A chamfered crown post with chamfered upward braces has been inserted into the truss.

Truss T3 (Figs. 4-5) has a cambered tiebeam supporting a four-way braced octagonal crown post; it has a moulded cap and base. Long mortices in the tiebeam mark the positions of archbraces from base-cruck blades, one of which survives, birdsmouthed around the arcade plate. A single pair of passing braces cross above the collar and are set into halvings in the tiebeam, below which they are cut off. The pegs for these braces have octagonal heads.

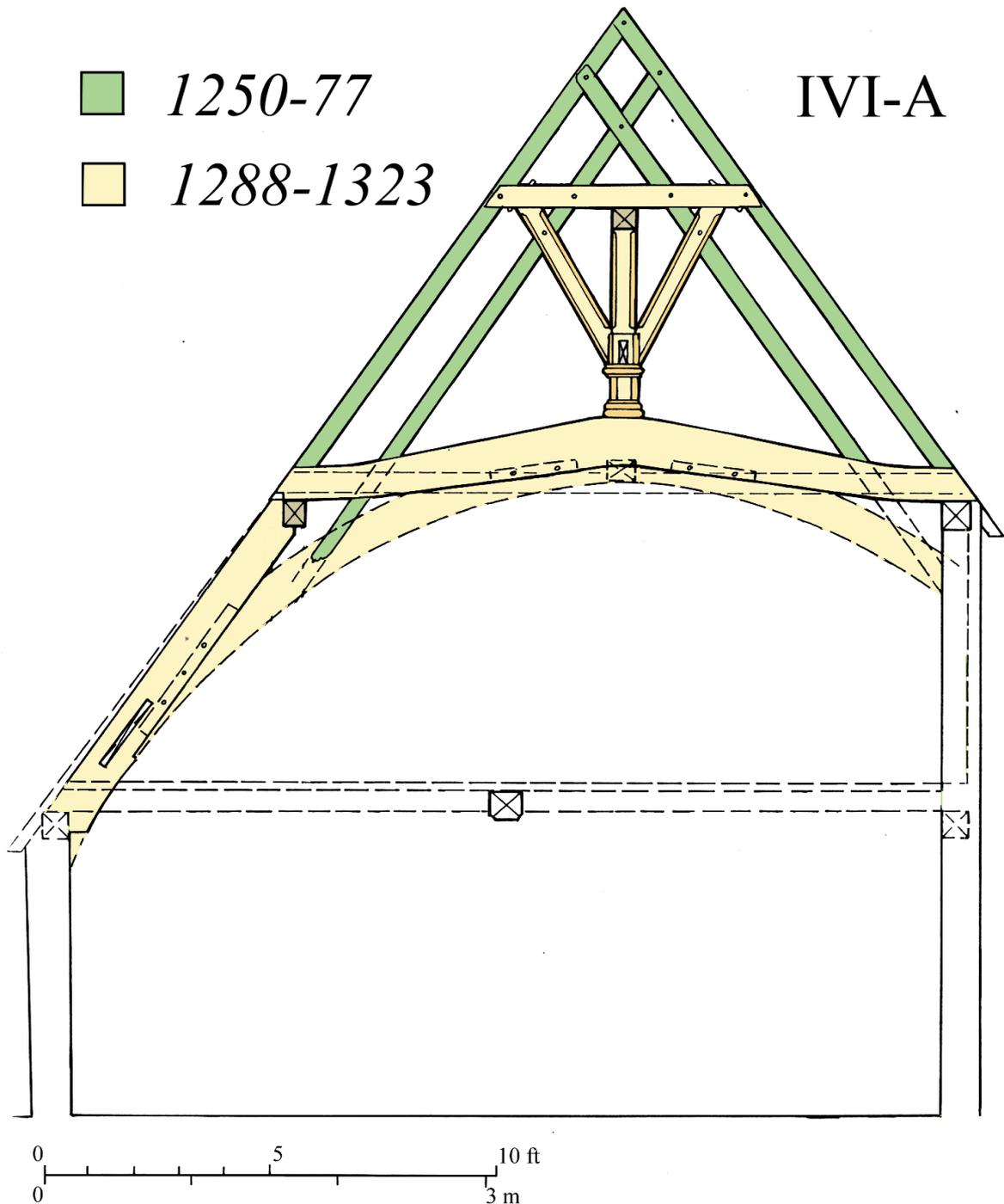


Fig. 4. Section of truss T3, from east

The position of the fourth truss at the E end of the hall is indicated by the mortices in the collar purlin for its crown post and brace. The collar purlin continues beyond this but is not sooted, indicating

the former existence of a further bay divided from the hall. The hall end wall is now entirely formed by the cross-wing framing, apart from the largely concealed north arcade post and the north aisle tie, which carries a halving for a passing brace.



Fig. 5. Crown post of truss T3, from east

At the west end on the north side, the arcade plate ends 7 in (17cm) west of the aisle post. The end of the plate and the west side of the post are heavily weathered, indicating that the hall ended here (*contra* Chenevix Trench, 1992). The plate on the south side is scarfed above the end of the arcade brace from truss B; the scarf uses smaller pegs than those found elsewhere in the primary structure. The plate now continues 6 ft beyond truss A but, with the evidence from the north side that the hall ended at truss A, this section of the arcade plate must have been replaced, perhaps when the roof was reconstructed. The collars in the common rafter trusses have the normal pegs through their dovetail halvings, but are also face-pegged from below; both sets of pegs have square heads.

Evidence for the roof being of two phases comes from the tree-ring dating and the use of chamfered crown post braces, contrasted to the plain passing braces. It is directly demonstrated by the presence of an empty mortice 2ft east of the base cruck truss. This is identifiable as the former location of the aisle post which was superseded by the base cruck. Clearly, in the insertion of the base cruck truss, the common rafter couple was also reconstructed, moving this couple with its passing braces from the original aisle truss position.

### **DOCUMENTARY HISTORY**

The house has been identified as the property of the wealthy parsonage of Ivinghoe (valued at £36 in 1291 and including 140 acres of glebe land). The living was a rectory until 1413 when it was granted to the College of Bonhommies, Ashridge; after the Dissolution it was known as the Rectory Manor. Pendyce House appears to have been the farmhouse of the tenant of the glebe, although it may have been the rector's house before the building of the separate rectory manor house.

### **DENDROCHRONOLOGY**

For dendrochronology abbreviations see page facing Introduction.

*Sampling Comments:* Nine samples were obtained through coring by Robert Howard on 1st June 1989. The trusses have been re-labelled as T1 (A); T2 (B); T3 (C) (A, B, C used in the original report and Chenevix Trench, 1992).

TREE-RING SAMPLE RECORD AND SUMMARY OF DATING

Sample Code	Sample Location	Total Rings	Sapwood Rings	FMR Date	LHR Date	LMR Date	Date Cat
IVI-A01	Tiebeam truss T2	31 NM	—	—	—	—	—
IVI-A02	Tiebeam truss T3	63	HS	1178	1240	1240	3a
IVI-A03	Passing brace from rear truss T3	29 NM	7	—	—	—	—
IVI-A04	Rear base-cruck blade Truss T3	48	HS	—	—	—	—
IVI-A05	Crown post, truss T3	101	HS	1175	1275	1275	1
IVI-A06	Crown post, truss T2	17 NM	HS	—	—	—	—
IVI-A07	Collar purlin	65	HS	—	—	—	—
IVI-A08	Tiebeam truss T1	56	HS	—	—	—	—
IVI-A09	Rear wall plate bay II	46	HS	—	—	—	—

Site sequences: Sample 2, 63 rings long dated to 1178–1240 with  $t$ -values of 4.6(ZACHS), 4.7(S.ENG); sample 5, 101 rings long dated 1175–1275 with  $t$ -values of 5.2(OXFORD), 5.0(S.ENG).

95% felling date ranges: Sample 2, OxCal-refined **1250-77** (unrefined 1249-1281; previous 1253–1278). Sample 5, OxCal-refined **1288-1323** (unrefined 1284-1316; previous 1288–1313).