



KDK ARCHAEOLOGY LTD

Historic Building Recording

Maltby's Farmhouse
40 Mill Lane
Wingrave
Buckinghamshire



Quality Check

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<i>Editor</i>	Karin Kaye MA MCIFA	<i>Version</i>	412/WMF/2	<i>Date</i>	25.02.2019
<i>Revision</i>		<i>Version</i>		<i>Date</i>	

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Summary

From November 2018 to January 2019 KDK Archaeology Ltd undertook a programme of Historic Building Recording at Maltby's Farm, 40 Mill Lane, Wingrave, Buckinghamshire as a condition of Listed Building Consent for renovations to the farmhouse on the site. This primarily entailed the recording of the north elevation and roof timbers of the house. The fabric of the building has undergone relatively little change from its original structure, being timber framed with brick in-fill. The hand-worked timber frame exposed in the north elevation is in-filled with red brick. The main part of the house is located in the west range, which has a three-bay staggered butt purlin roof, the exposed timbers of which revealed a series of carpenters' assembly marks, as well as a variety of mortice and tenon joints. Some machine-cut rafters were present on the west side of the roof indicating repair in the recent past. The roof over the east range, which appeared to be a single trenched or clasped purlin structure with two bays, had undergone more change. The rafters had been repaired and replaced in an ad hoc fashion, resulting in a far less uniform structure but more a patchwork of reused timbers and makeshift bracing. The east range did not possess the distinctive carpenters' marks of the west range.

1 Introduction

1.1 From November 2018 to January 2019 KDK Archaeology Ltd carried out Historic Building Recording of the north elevation and the roof of Maltby's Farmhouse, 40 Mill Lane, Wingrave, Buckinghamshire. The project was commissioned by Rory Cullen of Cullen Conservation on behalf of Paul and Diane Roberts, and was carried out according to a Written Scheme of Investigation prepared by KDK (Martin-Taylor 2018), and approved by Laura Levitt, Archaeological Advisor (AA) to the Local Planning Authority (LPA), Aylesbury Vale District Council. The relevant planning application reference is 18/02595/ALB.

1.2 *Planning Background*

This project has been required under the terms of the National Planning Policy Framework (NPPF) as Condition 14 of Listed Building Consent for renovations to the farmhouse on the site.

1.3 *The Site*

Location

The site is located to the east of Mill Lane within the village of Wingrave, in the parish of Wingrave with Rowsham and the administrative district of Aylesbury Vale. It lies at National Grid Reference (NGR) SP 87244 18870 (Fig. 1)

Description

Maltby's Farm is located within the Wingrave Conservation Area. The building is a large timber framed farmhouse with brick infill that consists of two ranges in an L-shaped plan. It is Grade II listed and is described in the National Heritage List for England (NHLE) as follows (List Entry Number 1219738):

'House. C17. Timber frame with C17-early C18 brick infill, part herringbone. Ground floor of front and right gables rebuilt in brick C19. Tiled roof, off-centre brick chimney. 2 storeys, 2 bays. 3-light wooden casements to left bay and upper right, C20 single casement to centre of first floor. Central lobby entry has half-glazed door with flat wooden hood. Small blocked windows to first floor and attic of left gable. Small lower range at right-angles to rear is part timber-framed.' (HE 1951)



Development

The works entailed essential repairs to external and internal parts of the house (Fig. 3). These included:

External:

- Re-roofing
- Urgent repairs to north elevation timber frame
- Replacement of north elevation attic window
- Removal of cement mortar to brickwork to south elevation, with re-pointing in lime
- Structural brickwork repairs to south elevation gable wall above double doors

Internal:

- Re-configuration of first floor bathroom
- Replacement of fibreboard to first floor 'Pink Bedroom' with lime plaster
- Replacement of gypsum plaster to attic Room with lime plaster
- Removal of modern paint to inglenook, & provision of lime plaster over modern brickwork

Only the recording of the north elevation and the roof structure was required under Condition 14 of Listed Building Consent.



Figure 1: General location (scale 1:25,000)

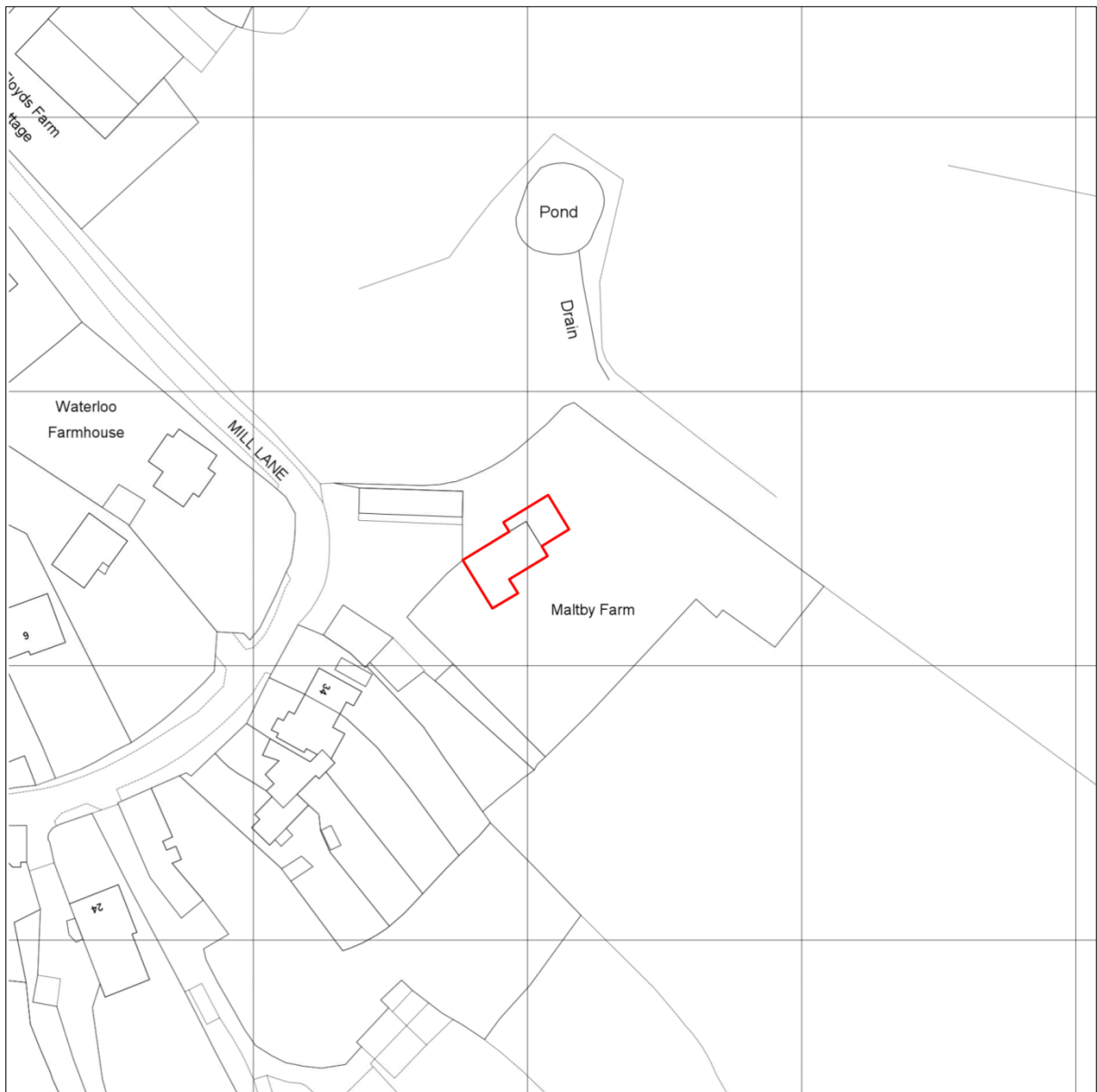


Figure 1: Site location (scale 1:1250)



Figure 3: Development specifications (scale 1:125)



2 Aims & Methods

2.1 Aims

As described in the Written Scheme of Investigation (Martin-Taylor 2018), the aims of the project were:

- To record the timber frame and brick of the north elevation prior to the commencement of works
- To record the roof structure following the removal of the roof tiles

2.2 Standards

The work conformed to the following requirements:

- The relevant sections of the Chartered Institute for Archaeologists' *Standard & Guidance Notes* (CIfA 2014)
- The Chartered Institute for Archaeologists' *Code of Conduct* (CIfA 2014)
- Current English Heritage guidelines (HE 2015, EH 2008)

2.3 Methods

The work was carried out according to the Written Scheme of Investigation (Section 2.3), which required:

- A programme of historic building recording to Historic England Level 3 (HE 2016).

2.4 Constraints

The constraints encountered were consistent with those to be expected when recording a building undergoing renovation works. The scaffolding unavoidably hindered photography to the north gable, preventing an image of the whole elevation. Recording of the roof was also hampered by an inability to remove the temporary plastic coverings for extended periods of time due to fears of damage to the roof from poor weather. Although measured sketches were made of the roof structure with the highest degree of accuracy possible, some sections of the roof were not accessible due to safety concerns, including areas nearer to the ridge that could not be reached. In these cases, measurements were made from the scaffolding and inaccuracies in recording were compensated for where possible. A small section of the south side roof on the east range was not visible as the tiles had already been replaced between recording visits.



3 Historical Background

A book published by Margaret and Kenneth Morley entitled *The Great Upheaval - an Account of the Enclosure of Wingrave & Rowsham in 1798* provides detailed historical context to the property. This source states that it was originally known as Castlewick Farmstead and that in the 1790s was owned by William Villiers of Bath who leased the farm to James Kirby and William Maltby, who was a grocer of Leighton Buzzard. William Maltby took over the farm entirely in 1806 and his name came to be associated with the property (Morley 1994, cited in Cullen 2018).

One of the earliest depictions of the property is a sketch of the west elevation of the house dating to circa 1798, which shows how the building has been changed relatively little since this time. A photograph from circa 1870 also shows this elevation, with only some small changes to the upper left window and the addition of a front porch having taken place in the intervening years. These images are reproduced in a Heritage Statement by Rory Cullen of Cullen Conservation (2018).

The earliest cartographic evidence of the structure is to be found in the Enclosure Map of 1798, which shows the original L-shaped footprint of the farmhouse without the modern extension to the east range. The Ordnance Survey maps dating to 1880, 1899, 1925 and 1980 show the same footprint with almost no change, although the 1980 map presents the east range as wider than in previous iterations, no doubt to represent the ground floor conservatory extension to the south elevation of the east range. This must have been built between 1925 and 1980, although the earlier Ordnance Survey maps show minor additions to this side of the building, in particular a small porch or lean-to in the corner between the two ranges. The 1925 map (Fig. 4) also shows a smaller structure to the southeast end of the east range. The extension to the eastern gable end of the range was constructed in 2002.

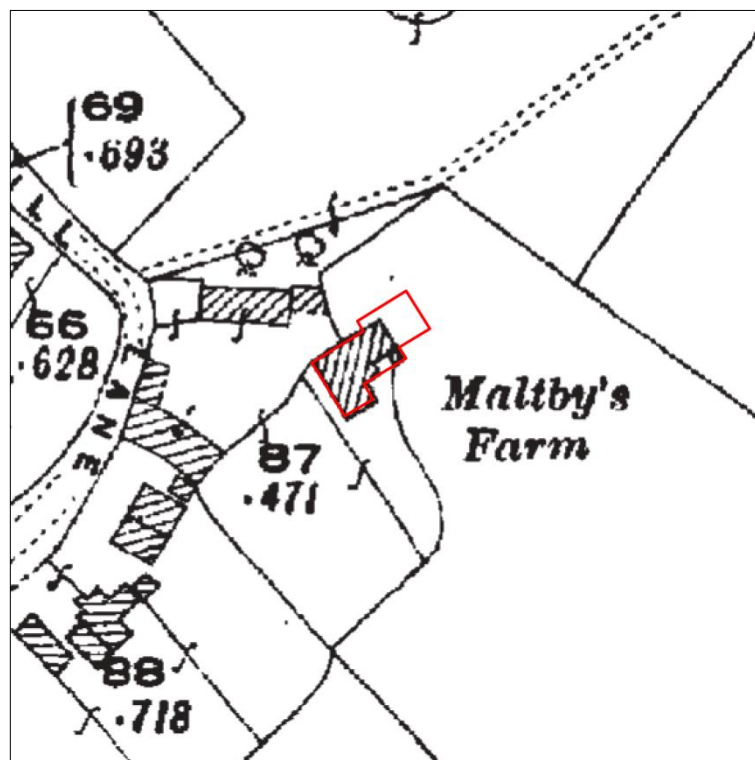


Figure 4: Ordnance Survey 1925 (scale 1:1250, originally 1:2500)



4 Description

4.1 *General*

The house at Maltby's Farm is a two storey structure with a largely exposed timber frame and two ranges in an L-plan. The west range represents the main part of the dwelling and dates to the 17th century, whereas the east range may have been a service wing added at a slightly later date. The exterior has red brick infill and the roof is tiled. The west range has three bays in a style typical of a hall house, although the central bay is comparatively narrow. Various changes have been made in the modern period, although these have been primarily to the east range. They include the lengthening of the east range and the construction of a glass conservatory to its south elevation.

4.2 *North Elevation* (Fig. 5, Plates 1 – 7)

The north gable of the west range shows the original timber frame, fully exposed and with brick infill. The timbers are entirely hand-worked, confirming a pre-industrial date. The frame consists of two studs either side of a central post to each storey, with five studs above the tie beam. The first floor has two diagonal braces either side of the central post. The ground floor and first floor each has a modern casement window placed between existing studs. Also on the first floor level is evidence for an earlier window in the form of a lintel, sill and mullion. There is a third window at the top of the elevation set between two collar beams. The red brick infill is generally in stretcher bond but is occasionally irregular. The pointing appeared to be a dense lime mortar. The bricks measure 22 x 9.5 x 5.5cm (8¾ x 3¾ x 2¼ inches), with 1cm (⅜ inch) joints. A section of wall at the western corner of the ground floor has been rebuilt in Flemish bond, most likely in the 19th century, using imperial red bricks measuring 22.5 x 11 x 6.5cm (9 x 4¼ x 2½ inches) with 8mm (¼ inch) joints. These bricks also replaced the principal post in this corner and are braced with an iron strap placed just below the mid-rail and the sloping jowl post, which has been cut at mid-rail level. The panel at the eastern end of the ground floor section has a layer of diagonally overlapping tiles just below the mid-rail.

The north elevation of the east range is mostly obscured by ivy, however some exposed hand-worked timber is visible. There are three studs that appear to be cut 0.85m above ground level. A mid-rail is also visible at the western edge. There is a single modern casement window. The bricks are similar in size and composition to the generally seen in the west range.

4.3 *Roof* (Figs. 6 and 7, Plates 8 – 24)

The exposed roof of the west range is primarily built of hand-worked timber. The general roof structure consists of three bays with staggered butt purlins, the rafters being tenoned into the purlins. Butt purlins were a method of providing longitudinal support in order to prevent racking, but were less common than full length purlins. They were first used in southern and eastern England in the late 16th century (Brown 1986:75). The earliest butt purlins were aligned, with the staggered form being a slightly later variation first seen in Surrey in the 1570s, they were introduced to Kent and Hampshire marginally later (Wild & Moir 2013:53). Although there is no way to definitively establish precisely when staggered butt purlins were introduced to Buckinghamshire, it was likely at approximately the same time.

The truss timbers are the most substantial in the roof elevations and vary in width from 18cm (7 inches) to 30cm (12 inches). The common rafters are positioned in two rows and are seated into the purlins. The common rafters are of a lesser scantling and generally measure between 6cm and 12cm in width (2¾ – 4¾ inches). They are mostly spaced 20cm to 30cm (8 – 12 inches) apart, although some voids are as wide as 80cm (31½ inches). The exception to this is the northern section of the west side of the roof, which consists of full length machine-cut rafters with no visible purlin, measuring 9cm (4 inches) wide. These are an entirely modern



replacement. The lower rafters on each side of the west range have been lengthened with machine cut wooden pieces in order to meet the eaves and extend past the point of the wall plate. This may date to the installation of a tiled roof, as it is likely that the property was originally thatched. The southern bay has diagonal bracing beneath the purlin on the west side, which is not present in the rest of the west range.

A number of mortice and tenon joints are visible on both sides of the west range roof, which mostly connect the rafters with the purlins. Centrally located or slightly off-centre tenons with unrefined shoulders are primarily used to connect the common rafters with the purlins (Plate 10), although on the east side the roof there is at least one instance of a central tenon with a spurred face shoulder (Plate 19). The common rafters also exhibit barefaced soffit tenons, though mostly on the west side of the roof. There is a relatively unusual joint that connects the central butt purlin to the south truss rafter on the west side of the roof, which consists of a central tenon with spurred shoulders (Plate 11). This form is a reversal of a diminished haunch tenon but is a less than perfect design, possibly indicative of a rural carpenter trying to improve upon well-established methods (Hewett 1980:282-283). Many of the roof timbers display carpenters' assembly marks that take the form of Roman numerals, albeit with slight variations. For example, the rafters on the east side of the roof over the southern bay, both above and below the purlin, appear to be numbered for the purpose of matching the top and bottom rafters although the method and the logic behind the numerical sequence are unclear. Also to the east side of the roof, the central and southern purlins are numbered 'II' and 'III' respectively. No 'I' could be seen on the northern rail.

The east range roof consists of two bays, and although the rafters were exposed, modern insulation obscured the internal structure. The section on the north side to the west of the modern dormer window appears to have a single purlin, which has greatly deteriorated. The timbers in the roof of the east range are in considerably poorer condition than those of the west range. Most are hand-worked, although there are some machine-cut replacements, particularly to the south side. The section of the north side roof between the dormer window and the west range is in particularly poor condition and very few full length rafters remain. Many have been replaced with reused timbers largely unfit for purpose, requiring later bracing with further short pieces of timber in order to bridge gaps. To the south side of the roof are two dormer windows and to the north side is a single gabled dormer. No carpenters' marks or joints of interest are visible in the east range.



Figure 5: North elevation (scale 1:50)

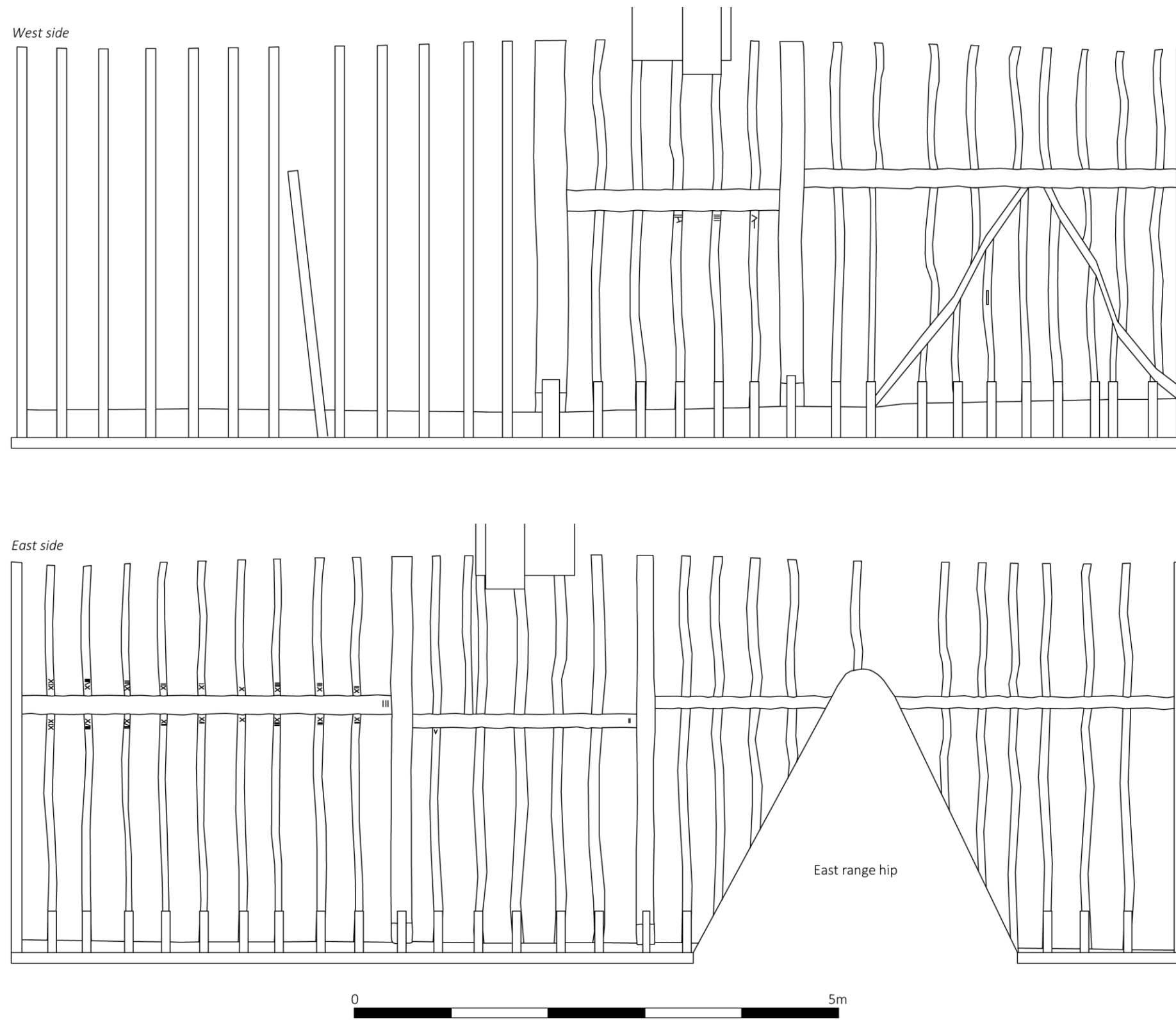


Figure 6: West range roof (1:50)

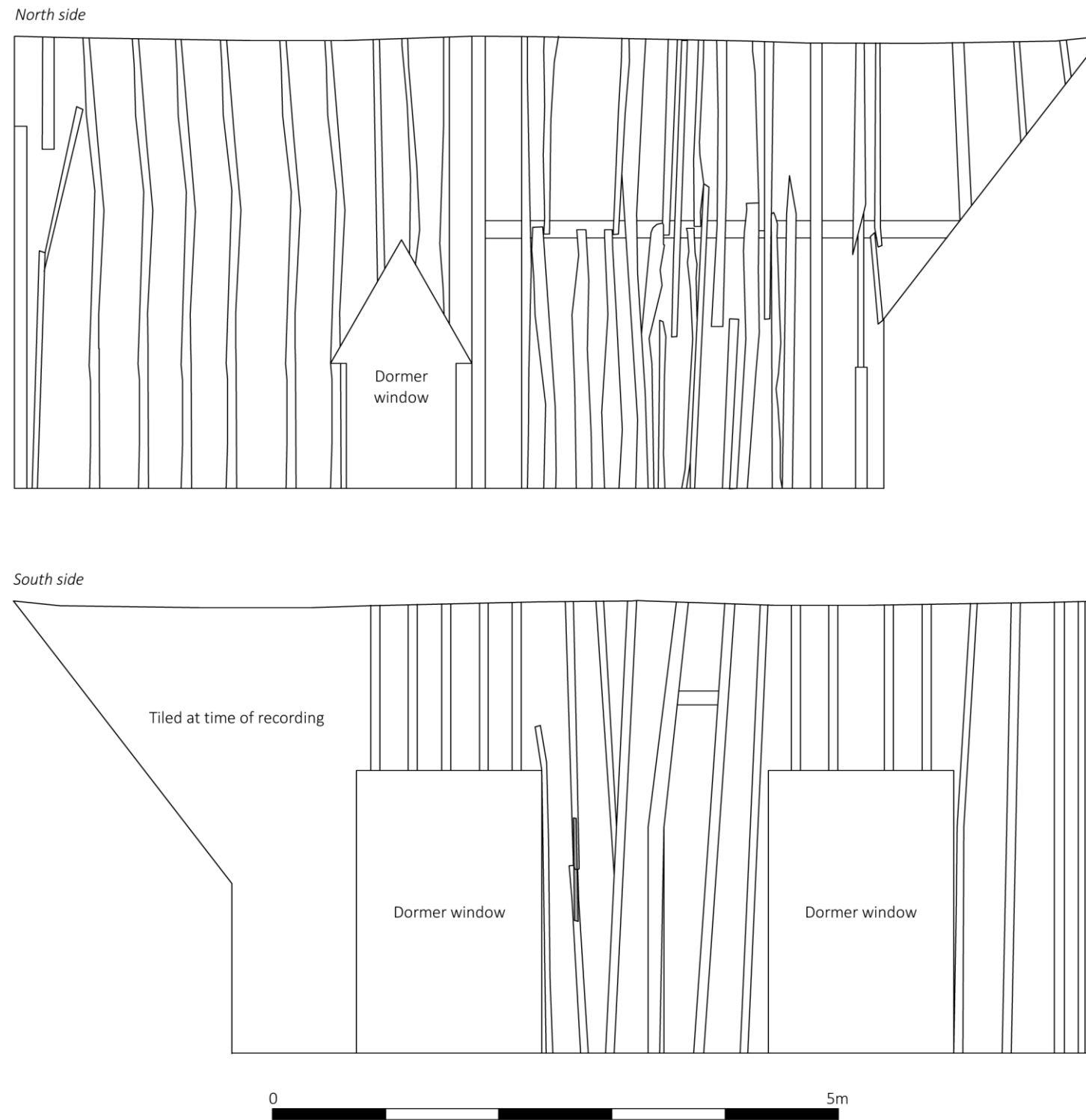


Figure 7: East range roof (1:50)

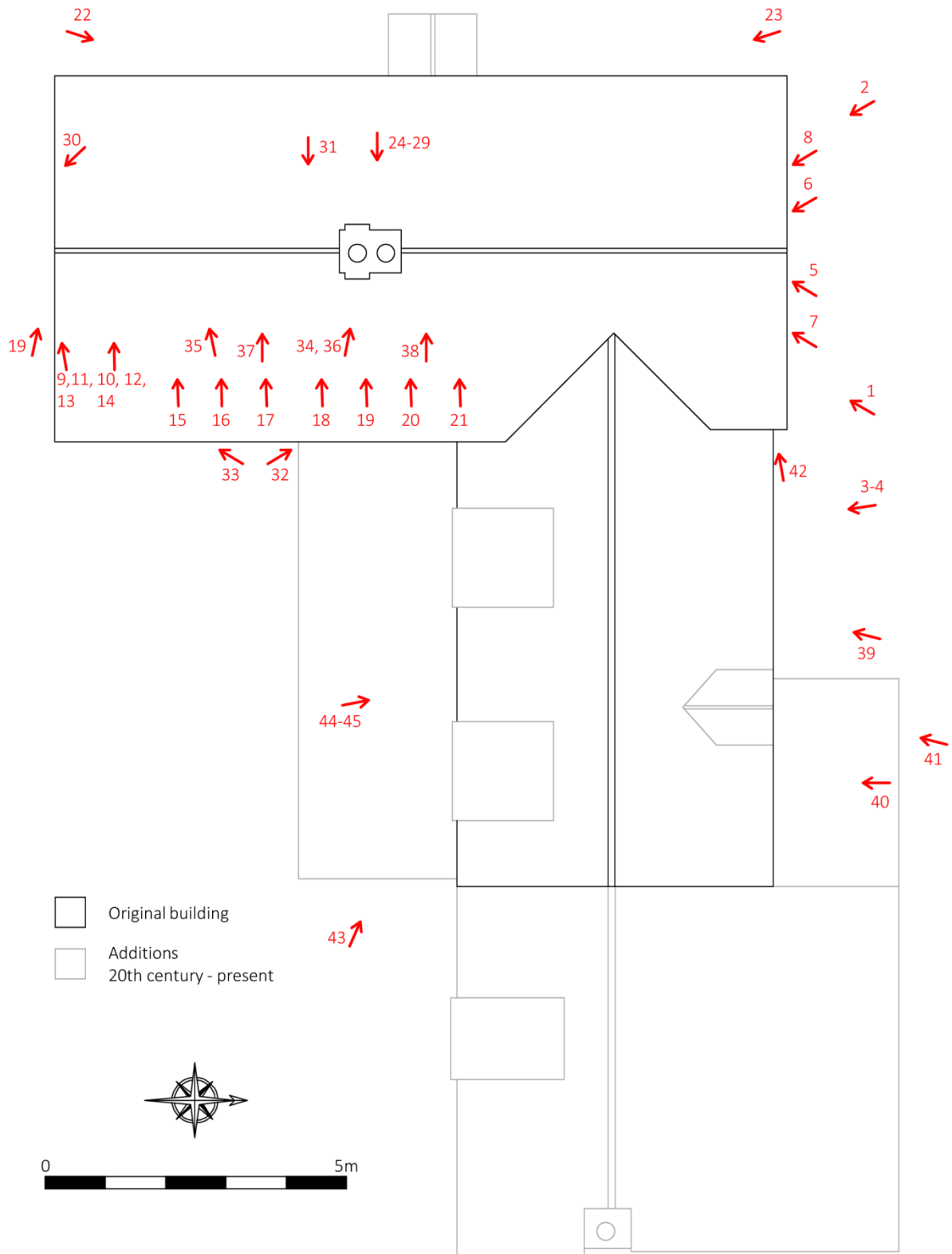


Figure 8: Photo plan (scale 1:100)

(NB. Not all of the photographs are included in this report: the shot number is given in red at the end of the caption for each plate)



Plate 1: North elevation, west range (1)



Plate 2: North elevation, west range (2)



Plate 3: North elevation, west range, upper level (5)



Plate 4: North elevation, west range, upper level (6)



Plate 5: North elevation, west range, upper level (8)



Plate 6: North elevation, west range, upper level (7)



Plate 7: North elevation, east range (3)



Plate 8: West range roof, west side (23)



Plate 9: West range roof, west side (22)



Plate 10: West range roof, west side: off-centre tenon joint between purlin and common rafter



Plate 11: West range roof, west side: central tenon with spurred shoulders between purlin and principal rafter (31)



Plate 12: West range roof, west side: carpenters' marks (25)



Plate 13: West range roof, east side (33)



Plate 14: West range roof, east side (32)



Plate 15: West range roof, east side (42)



Plate 16: West range roof, east side: carpenters' marks (9)



Plate 17: West range roof, east side: carpenters' marks (10)



Plate 18: West range roof, east side: carpenters' marks (37)



Plate 19: West range roof, east side: central tenon joints, one with a spurred face shoulder to the left, between purlin and common rafters (36)



Plate 20: East range roof, north side (41)



Plate 21: East range roof, north side (40)



Plate 22: East range roof, north side (39)



Plate 23: East range roof, south side (43)



Plate 24: East range roof, south side (44)



5 Conclusions

The house at Maltby's Farm originally dates to the 17th century, with the west range likely being the oldest part of the building. The east range may be contemporary with the west, or alternatively may have been constructed slightly later, but the form of the brickwork and timbers appears to be quite similar in the north elevation.

The original timber frame is entirely exposed in the north elevation and is well preserved, with the exception of the sloping jowl post at the western corner, the lower half of which has been cut away. The brick in-fill is unlikely to be an original feature as the walls would have been initially filled with wattle and daub. Some changes have taken place in the north elevation, for example the first floor window on the right hand side has been long since blocked and two windows have been added to the ground and first floors, the attic window at the top of the elevation is unlikely to be an original feature. The brick replacement to the ground floor corner of the house looks to be 19th century in date and resulted in the removal of the bottom half of the principal post. This phase of brickwork is also present in the west elevation and extends along the north bay, terminating at the modern front porch.

The roof of the west range shows at least three clear phases of timberwork. The main part of the roof structure is of hand-worked timbers with the rafters tenoned into staggered butt purlins, suggesting that these timbers are original. Many of the rafters and purlins exhibit carpenter's assembly marks in Roman numerals, mostly on the east side of the roof, the purpose of which were to match corresponding upper and lower rafters as well as to number the purlins. The timbers with carpenters' marks may represent a programme of repairs by a single craftsman. This is followed by relatively modern repairs, which include the section of full-length rafters in the north bay on the west side. At some stage the eaves have been lowered using small timber pieces to bridge the gap between the short original rafters, which rest on the wall plate, and the new gutter fascia board. The joints between the rafters and purlins consist of a range of mortice and tenon joints. These are primarily central or off-centre tenons used to connect the common rafters to the purlins, but there are some joints with barefaced soffit tenons or with spurred shoulders. At least one of the joints between the butt purlins and the principal rafters on the west side of the roof is a central tenon with spurred shoulders. This was not entirely successful and has become slightly disengaged from its housing.

The roof over the east range has undergone a great many changes, particularly on the north side, which appears to have been repaired on an ad hoc basis in the past, rather than in any single event. The rafters have been replaced with reused timber of lower quality and then patched together and braced at a later date with more modern pieces of timber.



6 Acknowledgements

KDK Archaeology is grateful to Rory Cullen of Cullen Conservation Ltd for commissioning this report on behalf of Paul and Diane Roberts. Thanks are also due to Rory Cullen for providing the heritage statement and other relevant documents, and to Laura Levitt of Aylesbury Vale District Council for monitoring the project.

Special thanks go to Paul Woodford and the staff of Chelmscote Construction Services Ltd for their assistance on site.

The fieldwork and illustrations were carried out by Chris Martin-Taylor BSc and Becca Bradford BSc. The report was written by Chris Martin-Taylor, and edited by Karin Kaye MA MCIfA.



7 Archive

7.1 The project archive will comprise:

- Written Scheme of Investigation
- Report
- Historical & Survey notes
- Architect's survey drawings
- List of photographs
- B/W prints
- B/W negatives
- CDROM with copies of all digital files.

7.2 The archive will be deposited with Buckinghamshire County Museum.



8 References

Standards & Specifications

- ClfA 2014 *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* Reading: Chartered Institute for Archaeologists
- ClfA 2014 *Code of Conduct* Reading: Chartered Institute for Archaeologists
- ClfA 2014 *Standards & Guidance Documents (Desk-Based Assessments, Investigation and Recording of Standing Buildings)*. Reading: Chartered Institute for Archaeologists
- HE 2015 *The Management of Research Projects in the Historic Environment: the MoRPHE Project Managers' Guide*. London: Historic England
- HE 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*. London: Historic England
- Martin-Taylor C 2018 *Written Scheme of Investigation for a Historic Building Recording: Maltby's Farmhouse, 40 Mill Lane, Wingrave, Buckinghamshire*. KDK library reference: 412/WMF/1.2
- SMA 1995 *Towards an Accessible Archaeological Archive - the Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales*. London: Society for Museum Archaeologists
- Walker K 1990 *Guidelines for the Preparation of Excavation Archives for Long-Term Storage*. London: United Kingdom Institute for Conservation, Archaeology Section

Books and Historical Sources

- Brown R J 1985 *Timber Framed Building in England*. London: Robert Hale
- Cullen R 2018 *Heritage Statement: Proposed Minor Alterations & Repairs to Maltby's Farmhouse, 40 Mill Lane, Wingrave HP22 4PL*. Cullen Conservation
- Hewett C A 1980 *English Historic Carpentry*. London and Chichester: Phillimore & Co Ltd
- Historic England (HE) 1951 *Maltby's Farmhouse*: <https://historicengland.org.uk/listing/the-list/list-entry/1219738> [Accessed 19th October 2018]
- Morley M 1994 *Great Upheaval: Account of the Enclosure of Wingrave and Rowsham in 1798*. Kenneth C Morley
- Wild R and Moir A 2013 *Key dating features for timber-framed dwellings in Surrey*. *Vernacular Architecture*, Vol. 44:46-61

Maps

- OS County Series: Buckinghamshire 1925 1:2500
<https://www.old-maps.co.uk/#/Map/487246/218870/12/100590>



Appendix 1: List of Photographs

SITE NO/CODE: 412/WMF			Site Name: Maltby's Farm, 40 Mill Lane, Wingrave, Buckinghamshire	
Shot	B&W	Digital	View	Subject
1	x	x	SE	West range, north elevation
2	x	x	SW	West range, north elevation
3	x	x	S	East range, north elevation
4	x	x	S	East range, north elevation
5	x	x	SW	West range, north elevation
6	x	x	SE	West range, north elevation
7	x	x	SW	West range, north elevation
8	x	x	SE	West range, north elevation
9		x	W	West range, east side, carpenters' marks
10		x	W	West range, east side, carpenters' marks
11		x	W	West range, east side, carpenters' marks
12		x	W	West range, east side, carpenters' marks
13		x	W	West range, east side, carpenters' marks
14		x	W	West range, east side, carpenters' marks
15		x	W	West range, east side, carpenters' marks
16		x	W	West range, east side, carpenters' marks
17		x	W	West range, east side, carpenters' marks
18		x	W	West range, east side, carpenters' marks
19		x	W	West range, east side, carpenters' marks
20		x	W	West range, east side, carpenters' marks
21		x	W	West range, east side, carpenters' marks
22	x	x	NE	West range, west side
23	x	x	SE	West range, west side
24		x	E	West range, west side, carpenters' marks
25		x	E	West range, west side, carpenters' marks
26		x	E	West range, west side, carpenters' marks
27		x	E	West range, west side, carpenters' marks
28		x	NE	West range, west side, joint
29		x	NE	West range, west side, joint
30		x	SE	West range, west side, joint
31		x	E	West range, west side, joint
32	x	x	NW	West range, east side
33	x	x	SW	West range, east side
34		x	W	West range, east side, carpenters' marks
35		x	SW	West range, east side, joints
36		x	NW	West range, east side, joints
37		x	W	West range, east side, carpenters' marks
38		x	W	West range, east side, carpenters' marks
39	x	x	SW	West range and east range connection
40	x	x	S	East range, north side
41	x	x	SW	East range, north side
42	x	x	W	West range and east range connection
43	x	x	NW	East range, south side
44	x	x	N	East range, south side
45	x	x	NW	East range, south side



Appendix 1: OASIS and Site Data

PROJECT DETAILS			
Project Name & Address	Maltby's Farmhouse, 40 Mill Lane, Wingrave, Buckinghamshire	Project Site Code	412/WMF
OASIS reference	kdkarcha1-331135	Event/Accession no	TBC
OS reference	SP 87244 18870	Study area size	112m ²
Project Type	Historic Building Recording	Height (mAOD)	123m
Short Description	<p>From November 2018 to January 2019 KDK Archaeology Ltd undertook a programme of Historic Building Recording at Maltby's Farm, 40 Mill Lane, Wingrave, Buckinghamshire as a condition of Listed Building Consent for renovations to the farmhouse on the site. This primarily entailed the recording of the north elevation and roof timbers of the house. The fabric of the building has undergone relatively little change from its original structure, being timber framed with brick in-fill. The hand-worked timber frame exposed in the north elevation is in-filled with red brick. The main part of the house is located in the west range, which has a three-bay staggered butt purlin roof, the exposed timbers of which revealed a series of carpenters' assembly marks, as well as a variety of mortice and tenon joints. Some machine-cut rafters were present on the west side of the roof indicating repair in the recent past. The roof over the east range, which appeared to be a single trenched or clasped purlin structure with two bays, had undergone more change. The rafters had been repaired and replaced in an ad hoc fashion, resulting in a far less uniform structure but more a patchwork of reused timbers and makeshift bracing. The east range did not possess the distinctive carpenters' marks of the west range.</p>		
Previous work	None	Site status	Grade II listed
Planning proposal	Renovations to exterior and interior including re-roofing and repair to timber frame	Current land use	Dwelling
Local Planning Authority	Aylesbury Vale District Council	Planning application ref.	18/02595/ALB
Monument type	Farmhouse	Monument period	Post-medieval
Significant finds	None	Future work	Unknown
PROJECT CREATORS			
Organisation	KDK Archaeology Ltd		
Project Brief originator	Rory Cullen	Project Design originator	KDK Archaeology Ltd
Project Manager	Karin Kaye MA MCifA	Director/Supervisor	Chris Martin-Taylor BSc
Sponsor/funding body	Paul and Diane Roberts		
PROJECT DATE			
Start date	01.11.2018	End date	15.01.2019
PROJECT ARCHIVES			
	Location	Content (eg. pottery, animal bone, files/sheets)	
Physical	Buckinghamshire County Museum.	-	
Paper		Report, WSI, all paper records, B&W photographs and negatives	
Digital		CD-Rom containing all digital files and photographs	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title	Historic Building Recording: Maltby's Farmhouse, 40 Mill Lane, Wingrave, Buckinghamshire		
Serial title & volume	412/WMF/2		
Author(s)	Chris Martin-Taylor BSc		
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