



KDK ARCHAEOLOGY LTD

Historic Building Recording and Archaeological Watching Brief

Wellwick House
Ellesborough Road
Butlers Cross
Buckinghamshire



Quality Check

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Summary

Between December 2018 and July 2019 KDK Archaeology Ltd carried out Historic Building Recording and a Historic Building and Archaeological Watching Brief of Wellwick House, Ellesborough Road, Wendover, Buckinghamshire.

Wellwick House was originally constructed c.1616 for Sir Thomas Brudenell who later became the Earl of Cardigan, in a style that had been popular some decades earlier. Originally mostly built of flint and rubble with brick dressings, the main elevation was later refaced in brickwork. The size and form of the bricks used suggests that this was done in the later 17th century. The house was extended in the 19th century to provide new kitchen facilities and a single storey structure to the west of it. The western end of this north wing was rebuilt in the early 20th century to provide a 2-storey addition, and an earlier outbuilding was replaced by the present garage/workshop. Internal as well as external alterations have been numerous, but many historic features have survived including a number of the stone mullioned windows, part of the original oak staircase, fireplaces and the 18th century panelling and staircase.

Archaeological investigations in the excavations for a swimming pool and a large pond documented extensive made-ground, and adjacent to the main house, the potential remains of a late 18th century, or later, brick wall. The absence of artefacts/structures pre-dating the 17th/18th centuries is probably a consequence of locally comprehensive soil truncation and landscaping pre- and post-dating the construction of Wellwick House.

1 Introduction

1.1 Between December 2018 and July 2019 KDK Archaeology Ltd carried out an Historic Building Recording and an Archaeological Watching Brief of Wellwick House, Ellesborough Road, Wendover, Buckinghamshire. The project was commissioned by Stephen Cardell, and was carried out according to a Written Scheme of Investigation prepared by KDK (Dodd & Summerfield-Hill 2018), and approved by Buckinghamshire County Archaeological Service, Archaeological Advisor (AA) to the Local Planning Authority (LPA), Wycombe District Council. The relevant planning application references are 18/07213/LBC and 18/07212/FUL

1.2 *Planning Background*

This project has been required under the terms of the National Planning Policy Framework (NPPF) as Condition 5 of planning permission and Condition 6 of Listed Building Consent for the development of buildings on the site.

1.3 *The Site*

Location

Butlers Cross is a small hamlet within the parish of Ellesborough and administrative district of Wycombe. The site is situated on National Grid Reference (NGR) 485238 207882 (Fig. 1)

Description

Wellwick House is a Grade II* listed Elizabethan manor house with 17th and 18th century additions. The house overlooks the Chiltern Hills and lies halfway between Wendover to the east and Ellesborough to the west (Fig. 2).

The building was listed in 1951 and is described as follows (Historic England List Entry Number 1332019):



3/26 Wellwick Manor (Part in Ellesborough Parish) 25.10.51 (formerly listed under Wendover Parish) GV II*

House. Dated 1616 on chimneys, altered C17 and C18. Rubble flint with stone dressings, brick facing and chimneys, the main S. front refaced in C18 brick, concealing original 'E' plan. Old tile roof, parapets, stone coped to gables with finials. Flanking brick chimneys with 2(LH) and 4 (RH) octagonal brick shafts on square brick bases, moulded strings and elaborately moulded concave offset heads. Central 3-light dormer. 2 storeys and attic. 7 bay front with an original 6 light stone mullioned and transomed window, blocked, flanked by C18 sashes with flat brick arches. Similar windows to ground floor except RH 2 bays with wide casement under segmental arch. Ledged central door in flat arched stone surround with carved spandrels and label mould, below a stone panel with carved arms of Brudenell family. Rear elevation has 3 gables, outer ones with 3 light-stone mullioned windows with hoodmoulds, central one broken by a massive brick chimney with 3 octagonal shafts similar to others and terracotta plaque with "AW 1616", some 2-light stone mullioned windows, others C18 sashes, door to RH with 2-light leaded fanlight, 3 brick steps. Later brick angle buttresses. 1-storey range of outhouses attached to N.W. corner. Interior: ground floor room to left has C18 moulded panelling and cornice, the rear wall with fine arched niche. C18 staircase to rear with twisted balusters and moulded handrail. Ground floor rooms have stop- chamfered doorcases, one C17, the others restored. C17 winder stair from first floor to attic. RCHM I p.311 MON 49.

Development

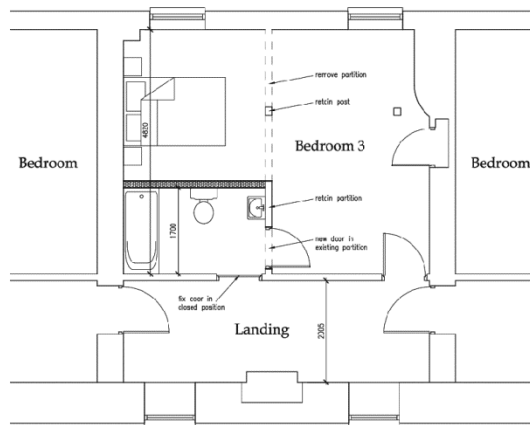
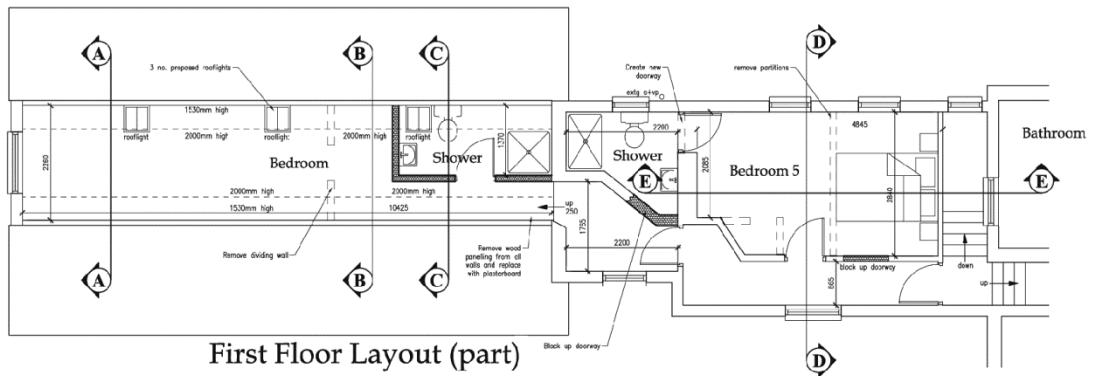
The development comprises the conversion of garages and store rooms to bedrooms, the creation of a new swimming pool, a patio to site a hot tub adjacent to it, a new greenhouse, a pond to the northeast of the dwelling, the associated laying of hard surfacing, and the redistribution of associated soil across the site are reported on separately (Figs. 3- 5).



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



Figure 1: Wellwick House location (scale 1:1250)



First Floor Layout (part)

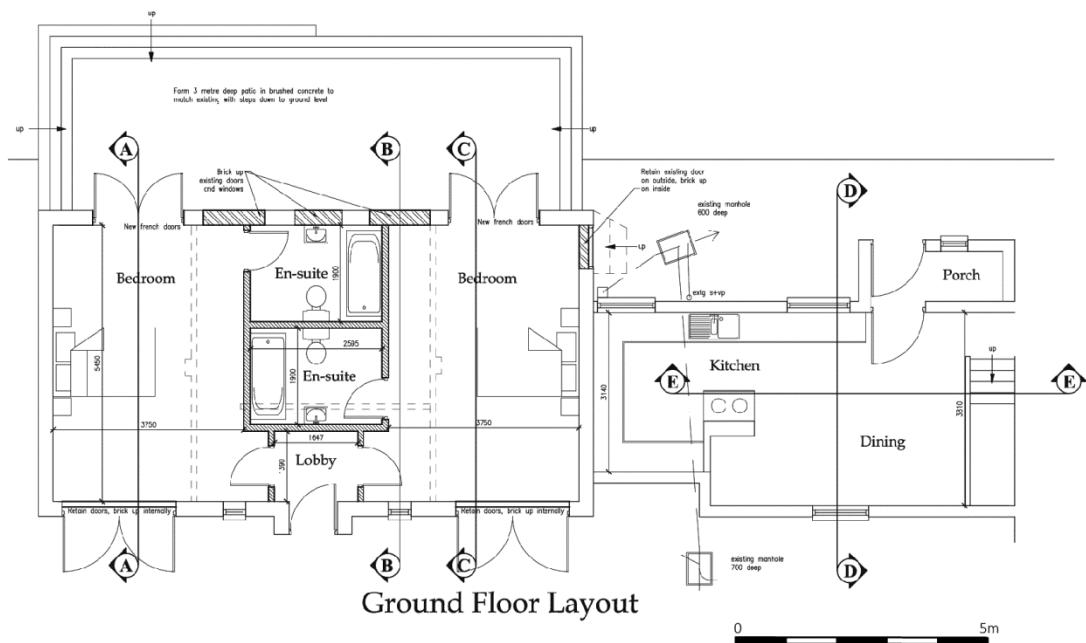


Figure 3: Ground and first floor development (scale 1:150)

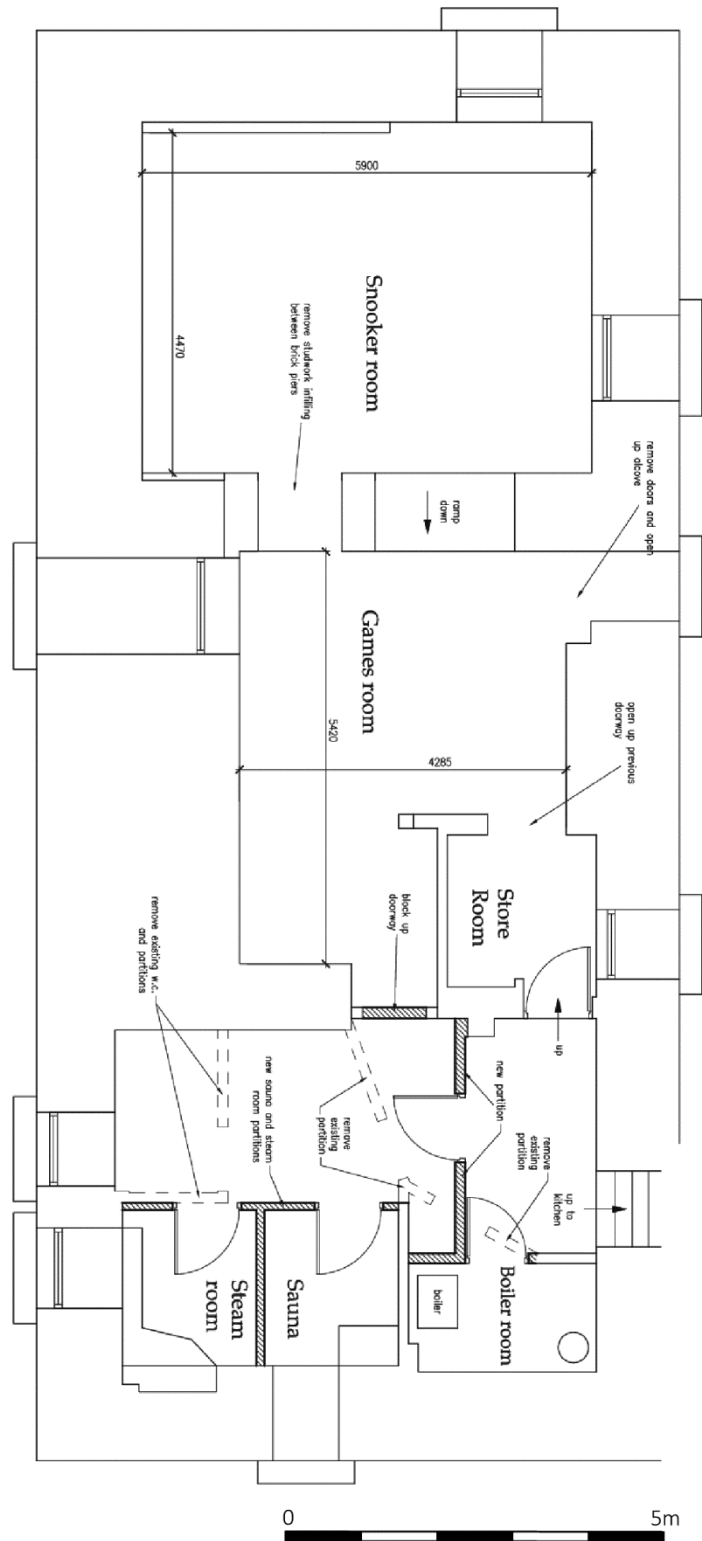


Figure 4: Basement development (scale 1:100)

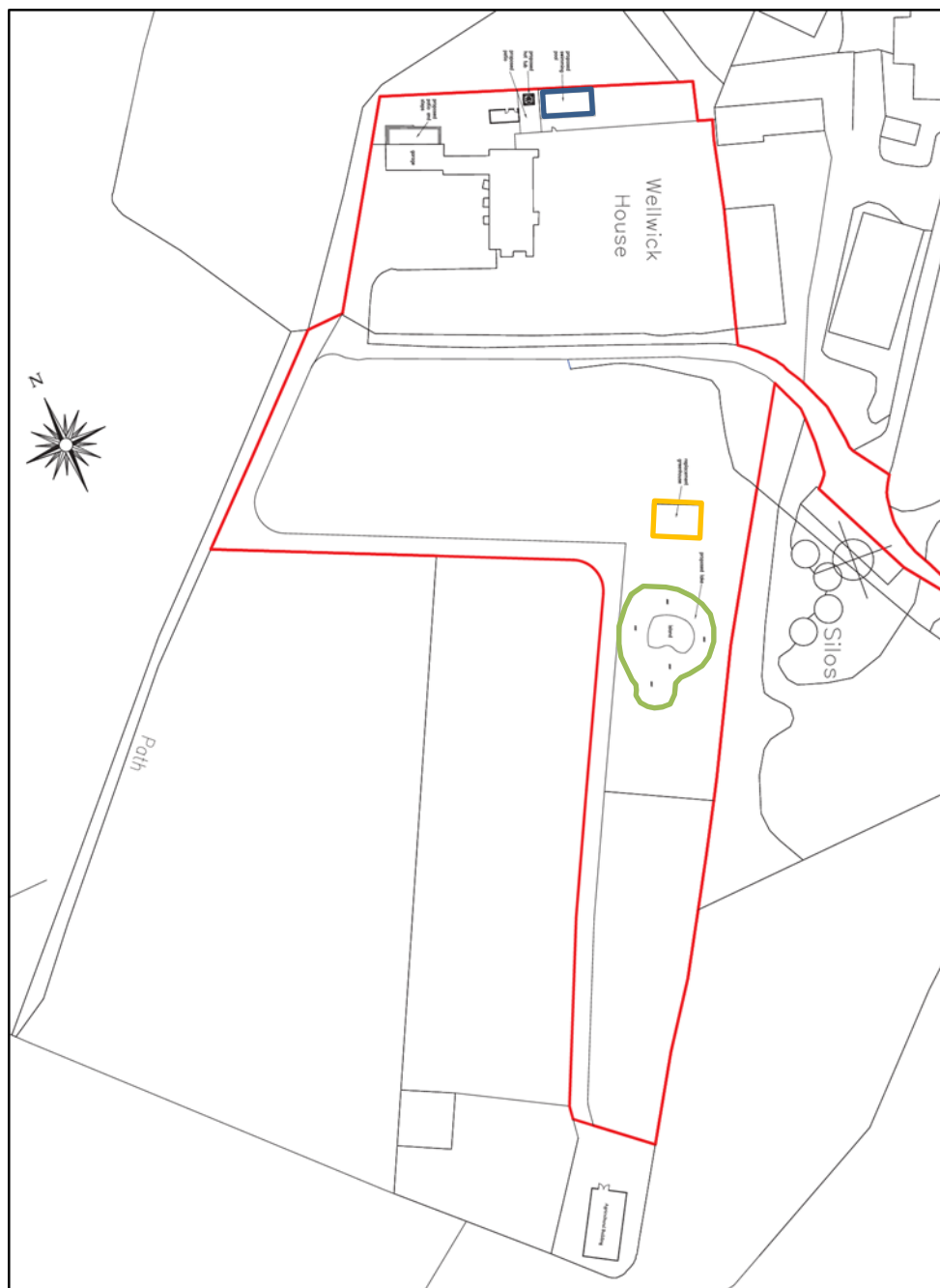


Figure 5: Sites within the grounds of Wellwick House: the swimming pool (blue), greenhouse (orange), and the pond (green) (not to scale)



2 Aims & Methods

2.1 Aims

As described in the Written Scheme of Investigation (Laura Dodd MSc ACIfA and Carina Summerfield-Hill MSc ACIfA 2018), the aims of the project were:

Historic Building Recording

- To compile a record of the building prior to conversion
- To examine the structural history and development of the building in relation to its historical and topographical context
- To provide a report that meets the requirements of the National Planning Policy Framework

Historic Building Watching Brief

- To ensure the archaeological recording of previously unexposed historic building fabric
- To ensure the archaeological recording of all aspects of the development programme likely to have an impact on the historic fabric of the building before and during the works

Archaeological Watching Brief

- To establish the date, nature and extent of activity or occupation within the development area
- To establish the relationship of any remains found to the surrounding contemporary landscape
- To recover palaeo-environmental remains to determine local environmental conditions

General aim

- To provide an adequately detailed project report that will place the findings of the investigations in their local and regional context, with reference to the relevant regional research agendas
- The analysis of the results of the archaeological work, with provision for the subsequent production of a report and archive, and the publication of results, as appropriate

2.2 Standards

The work conformed to the following requirements:

- The WSI
- 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, HE 2016, EH 2008)

2.3 Methods

Historic Building Recording

The survey was undertaken to Historic England Level 3 (HE 2016).

Historic Building Watching Brief

All alterations to the building that impact on the historic fabric or expose previously hidden structural and/or architectural material were monitored by an experienced archaeologist.



Archaeological Watching Brief

The archaeological monitoring of the groundworks associated with the development

2.4 ***Constraints***

KDK was not always kept informed of developments on the site, as a result of which not all of the groundworks were monitored. This particularly applied to the swimming pool and associated works to the north of the house. In this instance an inspection visit was made as soon as possible, although the swimming pool floor had been laid by this time.



3 Historical Background

- 3.1 Butlers Cross is a hamlet in the parish of Ellesborough, whose name is derived from the crossroads that exists along Ellesborough/Wendover Road and Chalkshire/Missenden Road, situated 600m east of the village of Ellesborough. The name Ellesborough derives from the Old English for 'hill where assess are pastured' (Mills, 1991: 120). The development site is situated away from this crossroad, 1.3km to the northeast in a rural location at Wellwick Farm. It is a Grade II* listed property dating from the early 17th century.

There is evidence of inhabitation in the surrounding area dating from the prehistoric period. For instance the prehistoric trackways Upper and Lower Icknield Way pass through the parish, whilst into the Roman period there have been many Roman findspots suggestive of settlement. The village of Ellesborough, situated 1.8km to the southwest of the development site has origins from the Saxon/medieval period.

This section has been compiled with information from the Buckinghamshire Historic Environment Record Office (HER, MBC; radius search 1km), KDK library and reliable internet sources. The HER data is presented in Fig. 10.

3.2 *Prehistoric – Iron Age* (before 600BC – AD43)

Neolithic activity has been found within the parish at Ellesborough Golf Course, situated some 885m southwest of the development site. Here a possible Neolithic burial was found at the club-house (HER 0091300000), along with fragments of antler (HER 0091300001), a worked flint flake (HER 0091300002) and animal bone (HER 0091300003).

A scatter of Neolithic to Bronze Age flint artefacts was found on the ground surface 100m southeast of Chalkshire Farm, situated 770m southwest of the development site (HER 0232700000). This scatter also included possibly Neolithic pottery, along with Iron Age and Saxon (HER 0232701000). Further scatters of Mesolithic and Neolithic to Bronze Age flint artefacts have also been found 230m east of Chalkshire Farm (HER 0232800000), along with Iron Age pottery (HER 0232801000).

Scatters of Mesolithic and Neolithic flint were recorded 300m southeast of Nashlee Farm, some 840m northwest of the development site, along with late Iron Age pottery (HER 0257600000, 0257601000, 0257602000). Also scatters found during fieldwalking 350m south-southeast of Nashlee Farm include Iron Age pottery, late prehistoric flints artefacts (HER 0250900000, 0250906000), a Mesolithic blade and Neolithic to Bronze Age scraper (HER 0250901002), and further Mesolithic and Neolithic to Bronze Age flint artefacts (HER 0250902000, 0250903002). Iron Age metalwork has also been found 350m south-southeast of Nashlee Farm (HER 0250905001-2).

In a field to the east-northeast of Wellwick Farm, some 515m of the development site, further finds of Iron Age and Roman pottery, were recovered and metalwork has also been noted as a result of metal detecting the area (HER 0592400002). To the northeast of Wellwick Farm, 700m north of the development site, surface scatters of Iron Age and Roman finds along with enclosures, pits and other linear anomalies have been identified suggestive of further settlement in this area (HER 0779700000). Fields to the north of Wellwick Farm have also contained a surface scatter of worked flints (HER 0779800000).

The HER also records that an Iron Age coin was found 340m northeast of the development site and a further coin found 258m to the northwest (MBC28670, 31924).

Part of Lower Icknield Way lies 835m north of the development. This was a route of a possible prehistoric trackway which was later used in the Roman period (HER 0414600000). Whilst



Upper Icknield Way lies 650m to the south of the development, also the route of a possible prehistoric trackway (HER 0994900000).

3.3 **Roman** (AD43-c.450)

Roman activity has been found throughout the parish suggestive of Roman settlement in the area. A sherd of Roman amphora was found in the scatters 230m east of Chalkshire Farm (HER 0232801000).

High quantities of Roman pottery, that includes 35 sherds of Roman Samian has also been found in the scatters 350m south-southeast of Nashlee Farm, along with Roman tile, and fragments of rotary quern (HER 0250900000, 0250901000, 0250901001, 0250902001, 0250902002, 0250903000, 0250903001, 0250903003, 0250904000, 0250905000, 0250906000). Twenty-five sherds of Roman pottery have also been found 300m southeast of Nashlee Farm (HER 0257603000).

Roman pottery and metalwork have also been found to the east of Wellwick Farm, some 515m northeast of the development site (HER 0592400000). A concentration of Roman coins was also found at Wellwick Farm to the west of the railway (HER 0592400001), with further coins found within the vicinity (MBC28671-3, 5, 28971, 28974, 30943). A Roman brooch (MBC28674), and a Roman, Saxon or medieval stylus was also found (MBC28681) along with further pottery and tile (MBC28969-70). Also, at the farm, a Roman votive axe has been found (MBC30375). As mentioned above, not only has Roman pottery been found to the east-northeast of Wellwick Farm, but also further pottery, tile and metalwork has been found to the east of the farm (HER 0592400003, 0613900000). To the north-east of Wellwick Farm, a Roman cremation accompanied by ceramic and glass vessels, a lamp and an adze hammer has also been excavated (HER 0637400000), and further pottery along with enclosures, pits and other linear anomalies suggestive of settlement (HER 0779700000).

Roman pottery has also been found near to Lower Icknield Way to the north of the parish 817m northwest of the development (MBC27502-4). Also, in this area a Roman seal box lid was found during metal detecting (MBC27548).

At Coneycroft Farm 750m to the southeast of the development site, a Roman or medieval loom-weight was found during metal detecting (MBC28678).

3.4 **Saxon - Medieval** (c.450-1500)

Activity dating to the Saxon period is hinted at within the search radius as several sherds of Saxon pottery have been found on the ground surface 230m east of Chalkshire Farm (HER 0232802000). Saxon pottery has also been found south-southeast of Nashlee Farm (HER 0250906000). At Wellwick Farm Saxon metalwork has been found during metal detecting, 711m north of the development (HER 0588600000, 0592000000), and also to the east of Wellwick Farm (HER 0592400003). A Saxon or medieval buckle was also found 950m southeast of the development site (MBC32193).

The hamlet of Butlers Cross is not mentioned in the Domesday survey of 1086, however, Ellesborough is mentioned. At this time, it states that Ralph holds of William 13½ hides that is worth £8, Otbert holds of William 1½ hides worth 5s and that Mainou the Breton holds 14½ hides £6 (Williams and Martin, 1992: 408 & 417). The village of Ellesborough also includes the parish church of St Peter and St Paul dating to the 14th century.

Medieval findspots have also been found within the parish; pottery has been found among the scatters found 350m south-southeast of Nashlee Farm (HER 0250900000). Metalwork has been found to the east of Wellwick Farm (HER 0592400003) and a medieval jetton, a medieval or post-medieval hawk bell, a medieval strap end and a spur, a trade token, coins were found during metal detecting at Wellwick Farm (MBC28677, 28975, 30942, 30945, 31219, 31227,



31693). A medieval seal matrix was found during metal detecting at the Pylon Field, 260m northwest of the development site (MBC 26751), a further medieval seal matrix was also found 987m southeast of the development site (MBC30307). A medieval coin was found 760m northeast of the development site (MBC29370) and a Flemish coin was also found 645m to the northeast (MBC32240).

Ridge and furrow have also been recorded 1km to the northeast of the development site (HER Object ID 104).

3.5 **Post-Medieval – Modern** (1500-1900-present)

The site itself, is listed as Wellwick Manor in the HER. It is a Grade II* house dating from the early 17th century with 17th and 18th century alterations on the Wellwick Farm estate (HER 1138600000). Further structures in the vicinity include a Grade II listed 18th century timber framed barn to the west and north-northwest of Wellwick Manor (HER 1138601000, 1138602000).

In terms of transport within the area, in 1795 the Wycombe-Risborough turnpike road was set up, a new section was added in 1822 from Terrick to Stoke Mandeville and a further branch from Princes Risborough to Thame was added in 1825 (HER 1504700000). In 1892 the Metropolitan Railway extension from Rickmansworth to Aylesbury, that included passing through Wendover was opened, providing direct access into London (HER 1481600000).

Post-medieval findspots within parish include a large concentration of clay pipe fragments that have found amongst the scatters found 350m south-southeast of Nashlee Farm, perhaps indicating a barn was formally in the vicinity (HER 0250901003, 0250902003), along with further post-medieval artefacts including a large piece of daub with wattle impressions (HER 0250902004).

During metal detecting at Wellwick Farm a number of post-medieval artefacts have been found; a sword belt fitting, buckles and a decorated button, a decorated pin, mounts, coins and a modern harness mount and buckle, undated metal fragments and a harness pendant (MBC28682-5, 28976-8, 29367, 30944, 31220, 31216, 31226, 31225, 28698, 28695-6, 31218). At Coneycroft Farm a post-medieval musket ball was also found (MBC28689).

Further findspots throughout the parish include a post-medieval decorative pipe tamper, found 925m northeast of the development site (MBC29367), a post-medieval trade token, found 783m to the northeast and 924m to the southeast (MBC29369, 31705), a post-medieval finger ring found 847m to the northeast (MBC31411), a post-medieval Danish coin found 696m to the southeast (MBC31703), and a post-medieval buckle found 933m to the east-southeast (MBC32208).

Further HER entries for this period include the site of a former chalk pit shown on 19th and 20th century mapping to the north of Tall Boys in Butlers Cross, 997m southwest of the development (HER 0873900000). Halton Camp railway, a 20th century railway from Wendover to Halton Camp, now disused. It had originally been used to transport timber from the Halton Estate in support of the First World War effort (HER 0951006000).

3.6 **Site Specific**

The early history of the house is associated with the Brudenell Family, whose coat of arms is over the front door. Thomas Brudenell of Deene, Northamptonshire, who was married to Mary, the daughter of Sir Thomas Tresham of Rushton, Northamptonshire, was knighted in April 1612 and made Baron of Stonton in 1628 and the Earl of Cardigan in 1661 (Cokayne 1911:57). The initials AW and EB found on the front and rear chimney stacks respectively are not those of any immediate family members and could be of the occupiers of the house at the time of its construction.



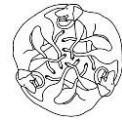
Despite extensive searches, there seems to be little documentary evidence for the earlier history of the building. Its size and style suggests that Wellwick House may have been a small country house, but there is no evidence to suggest that it has ever been a manor house even though it has been listed as such by Historic England (see Section 1.3 above). Unsubstantiated claims have been made that the house was associated with Judge George Jeffreys who sentenced Charles II illegitimate son and 300 of his followers to death in 1685 (Summerell et al 1989: 61).

It is depicted on a map of 1620 where it is noted it belonged to Mr Denton (CBS Ref. 48), Thomas Jeffrey's map of the county dating from 1770, and also on Bryant's map of 1825 (Buckinghamshire Archaeological Society 2000), although it is difficult to make out much because of the scale of the maps. It does not appear to be on the Tithe Map of 1841, although when the property was sold in 1923 it was still paying Tithes (Centre for Bucks Studies Ref. D-WIG/2/6/186). This is quite possibly because the parish boundary runs through the house. Available Ordnance Survey mapping is also scant, but the second edition map of 1899 shows the kitchen in the north wing and a separate outbuilding where the garage is now (Fig. 6). No further detailed maps are available until the 1972 edition, which shows the present layout completed.

At the time of the 1923 sale the house belonged to Lady Lawson Walton, although the entries in Kelly's directory in the years leading up to the sale suggest that it was occupied by the tenant farmer. George Billington is recorded in Kelly's Directory of 1864 and 1877 as living at the farm, but by 1907 a William Dell had taken over. The sales particulars of 1923 state that the farm was leased by Messrs Heley and that one of the tenants of the farm was living in the house at the time pending possession of one of the new cottages (*ibid*). The description of the ground floor rooms is of interest as the porch was flanked by two small observation rooms on either side, which have since been incorporated into the main room and form deep recesses. The original oak staircase, which now only survives between the first and second floor, was in the dining room. The dining room and the room beyond the porch are both described as being part of the Great Hall. Figures 7-9 show the house in the early 20th century.

It is not recorded who bought Wellwick farm and whether the asking price of £6000 was actually achieved, but by 1928 a Mrs Fearn was living at Wellwick (Kelly's Directory 1928:234). Three years later Group Captain Bertine Entwisle Sutton DSO, OBE, MC was in residence whilst serving on the directing staff of the Imperial Defence College (Kelly's Directory 1931: 290; https://www.rafweb.org/Biographies/Sutton_B.htm). It is recorded in the London Gazette on 9th January 1918 that he was awarded the DSO for 'conspicuous gallantry and devotion to duty. On very many occasions he carried out extensive and valuable reconnaissances and contact patrols at low altitudes, attacking infantry and transport with his machine gun and taking photographs which proved of the greatest value in subsequent operations. By his energy, skill, and courage he set a magnificent example to his squadron' (*ibid*). The son of a clergyman, Alfred Sutton, he was named after a distinguished member of his mother's family. Sir Bertine Entwisle fought at the Battle of Agincourt under Henry V, but fell at the first Battle of St Albans in 1455 (<https://www.houseofnames.com/entwisle-family-crest>).

It would appear that when Group Captain Sutton was sent to India he sold the property to William McDougall MB FRS (Kelly's Directory 1935:243). McDougall died in 1938, and the following year Charles Irving is noted as living at Wellwick House (Kelly's Directory 1939: 295).



The property has changed hands several times in more recent years, too. The 1988 sales particulars survive in the Centre for Bucks Studies (D/221/26 & SC/217), and online searches show that it was sold in 2003 and again by the present owner in 2018 (<https://www.zoopla.co.uk/property/wellwick-house/ellesborough-road/wendover/aylesbury/hp22-6er/10650676>).



Figure 6: Extract from the 1899 Ordnance Survey Map (scale 1:1250)



Figure 7: Front elevation in 1923 (CBS Ref: D-WIG/2/6/186)



Figure 8: Rear elevation in 1923 (CBS Ref: D-WIG/2/6/186)



Figure 9: Rear elevation in 1912 (RCHME 1912: plate 73)

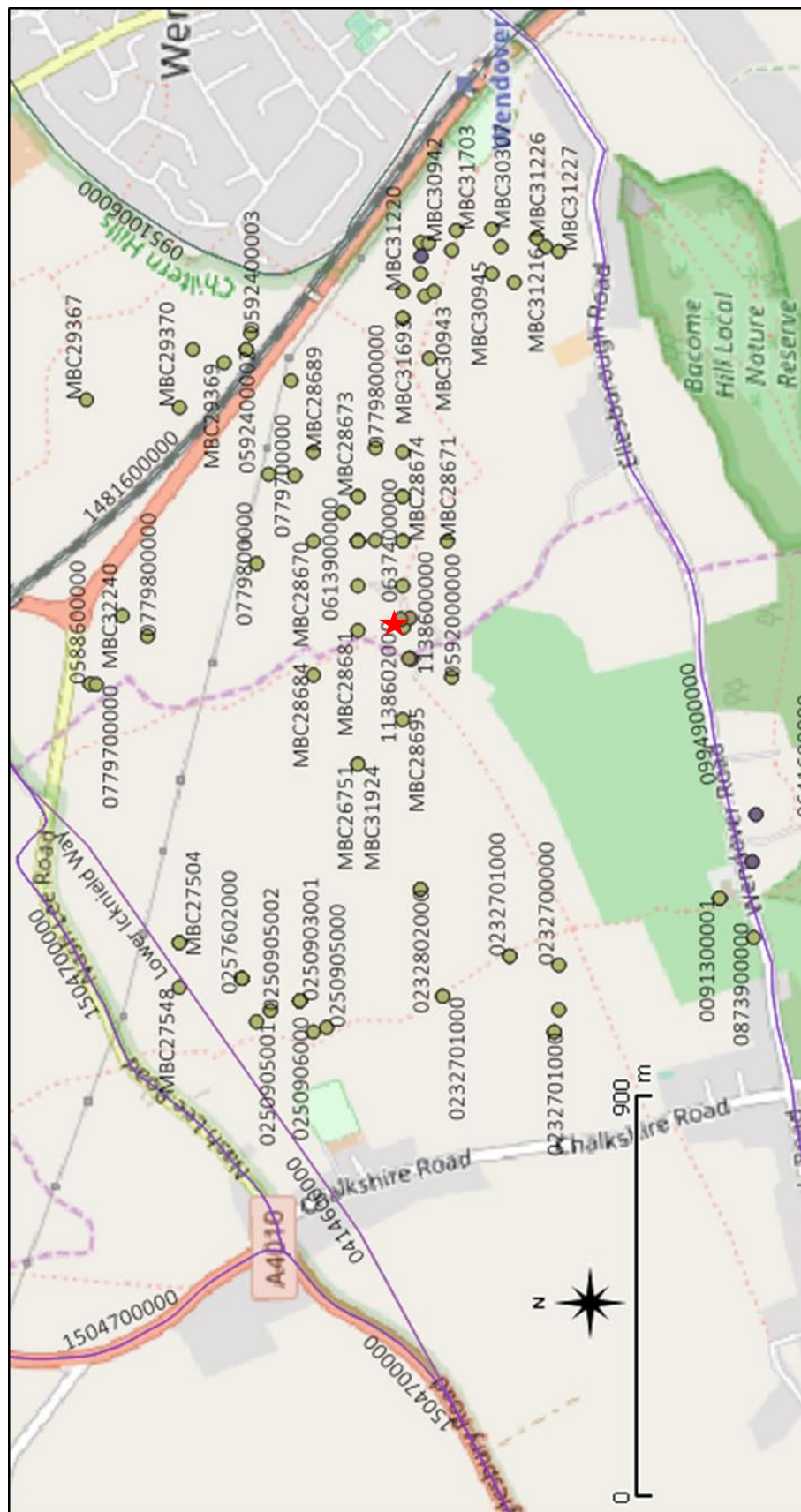


Figure 10: HER data plan. Red star = development site (scale 1:15,000)



4 Historic Building Recording

4.1 General

Wellwick House is an L-shaped building with the main range orientated north northeast to south southwest. For the purposes of this report the front elevation is considered to face east. The main range, which has two floors, cellars and an attic, has been extended westwards on three separate occasions to provide a kitchen with rooms above and a single storey building that houses two garages and workshops. Formerly part of Wellwick Farm, the house is now in separate ownership.

The survey sheets describing and illustrating the elevations and individual rooms can be found in Appendix 1.

4.2 Exterior (Plates 1-4, 16-26)

Main Range

The main elevation (Plate 16) is brick built with a substantial buttress to the southeast corner. The brickwork is predominantly in English Bond with some English Garden Bond and has been repointed. There is a string course above each of the floors with a plain parapet above the upper string course. The door frame is clunch built and has a four centred arch, spandrels and a hood mould. The door itself is oak. The clunch made coat of arms above the hood mould has eroded to the extent that it is no longer distinguishable. The Royal Commission of Historic Monument written in 1912 details it as *a chevron between three hats of estate, over the shield a helm and mantle with crest, now broken, apparently an arm holding an arrow* (RCHME 1912). Above the doorway is a stone mullioned window, also of clunch and considerably eroded. To the left of the door are three 6 over 6 timber sash windows on both floors. The first floor fenestration continues the theme at first floor level, but the ground floor has a single 6 over 6 timber sash immediately adjacent to the door and a 4-light timber casement under a segmental arch at the northern end. None of the other ground floor windows have brick arches, but all on the first floor have a relieving arch albeit of haphazard construction. The brickwork as a whole can be seen to have been the result of various building and/or repair programmes; this is clear in the different forms of brick used and in the irregular survival of queen closers on either side of the windows. Structural problems in the building are also clear in that the wall is bowed in more than one location and iron ties as well as a large brick built buttress have been deployed to stabilise the wall. Nonetheless, a number of fissures are apparent on the brickwork and the string courses. The size and fabric of the bricks suggest that the earliest are from the 17th century.

The rear elevation is predominantly of flint and field stones (Plate 25). The brickwork is largely confined to the central section, where there is a large chimney stack, as well as brickwork around the windows and in the gable. There are further, smaller areas of brickwork to the south of this, most significantly the edge of the wall and the diagonal buttress supporting it. The fenestration is more varied in this elevation, with several stone windows surviving in the northern and southern gables, with the central gable sporting 6 over 6 timber sash windows at ground floor level and 2-light timber casements above. In addition to the mullioned stone windows in the southern gable, there is also an 8 over 8 timber sash in the first floor and a rectangular 2-light window above the back door, which replaces a stone window that was noted by RCHME in 1912. The plank and batten door to the rear has three brick steps leading up to it.



The most striking feature of the rear elevation is the chimney stack with its octagonal shafts, a style that is replicated throughout the building. The date 1616 with the initial E B is inscribed on the eastern chimney stack, and AW 1616 can be seen on the northern chimney stack.

The north elevation is a mixture of flint and brickwork, with a stone mullioned window surviving in the attic, which is brick built (Plates 18-19). A 3-light timber casement under a segmental arch lights the first floor and a 2-light timber casement under a rowlock arch is set within brickwork at ground level. The area between the two windows is of flint and field stone, as is the lower section of the large chimney stack.

The south wall of the main range has only a 3-light stone mullioned window at attic level (Plate 26). The remainder of the wall is devoid of openings, but is of different building materials. With the exception of the wall above the window, flint and fieldstone make up most of the wall to the west of the brick built chimney stack and the wall to the east as well as the western edge of the elevation and the buttresses on both corners are of brick. Whereas the chimney stack has carefully laid bricks in English Bond with queen closers defining the edges on both sides, the brickwork in the wall to the east of the stack is less well laid, although also in English Bond. It would appear that the stack has seen some remedial work, which the adjacent wall is lacking. An interesting survival is the brick defined put log holes that can be seen at three levels in the flint walling.

Kitchen extension

The 2-storey extension to the north of the main range was constructed in two phases as is clear in the brickwork (Plates 20 & 21). The western end of the south elevation is slightly recessed and it is clear from this and the brickwork on the north elevation that this was added to the kitchen some decades later. Both the recessed part of the north range and the earlier kitchen section have 2-light timber windows on the first floor, and the kitchen has the same at ground floor level. Of interest is the different use of brickwork on this, in essence the front elevation of the building. Whereas the rear wall of the kitchen has an irregular variation of English Bond in stoney mortar, this elevation is of Flemish Garden Wall Bond. The north elevation of the western end is built in Flemish bond using recycled bricks in cement mortar. The porch, like the garage is in Stretcher Bond and is probably of a similar, mid-late 20th century, date. This entire range of buildings has dentilated eaves.

Garage

The west elevation of the garage is plain other than a 2-light timber casement under the eaves, whilst 2-light windows on either side of a timber door grace the north elevation (Plate 22). The south elevation of the garage has a central door flanked by a single window beyond which are double garage doors on either side (Plate 23).

All the roofs are of clay tiles.

4.3 **Basement** (Fig. 13, Plates 29-46)

The basement underlies the main range and is accessed by a brick staircase from the kitchen. The stairs lead to a recently subdivided cellar with a 'lobby' area (B1; Plates 29-31) leading to a boiler room (B7; Plates 45-46), a laundry (B5; Plates 42-43) and two older cellars, B2 (Plate 32) and B3 (Plates 33-38). The laundry is further subdivided with a small WC in the southeast corner.

With the exception of the Boiler Room and the lobby, the other cellars are lit by deep windows that are either modern or have been recently re-opened. In 1912 the east and west cellar windows were both blocked. All the windows are timber with rectangular cames and



mostly historical window furniture. A former opening in the north wall of B5, the laundry, was bricked up and the eastern return wall rebuilt at a later date. The recess to the east of this opening is bricked up and has a brick ledge in front of it that extends as far as the northern window in the east wall. In the northwest corner of B5 is a brick built buttress.

A further blocked opening is evident in the wall between cellars B2 and B3, where the lintel of an earlier door survives behind the larder shelves of B2. A blocked opening in a different form is present in the west wall of Room B3, where a deep cupboard has been created out of a former window recess. Whereas this recess is probably the original that was noted by RCHME to be blocked in 1912, the window opening in B2 is a later, possibly 19th century installation, and that in the west wall of B4 is modern.

Room B3 is the most interesting of the basement rooms. It is entered by a modern door to the north and has a 28cm wide spinal beam aligned north-south along the length of it. The beam has lambs tongue chamfer stops, which provide an approximate date range of 1560 – 1650. The beam is supported by a robust post next to the southeast corner of Room B2, which nestles in the northwestern corner of B3. The northernmost section of the beam is a separate timber, jointed into its neighbour with a bridle butted scarf joint. Many of the joists, which are c.5cm wide and on 44cm centring, also have lambs tongue chamfer stops, although later replacements are plain. At 8cm, the depth of the chamfer in the spinal beam could suggest an earlier date for the conversion of this timber.

The southernmost room in the basement, B4, has been thoroughly modernised so that the only historic fabric that remains exposed is the painted brickwork in the north and south walls making. It has modern timber windows in the south and west walls and a simple opening through to G3.

As the cellars have been converted to either house services or provide additional recreation rooms, the walls have been painted throughout and the flooring is appropriate for the use of the room. As such, the Boiler Room (B7) has a concrete floor, that to B2, which is a larder/pantry has quarry tiles, and the remaining rooms have stone effect ceramic tiles. Where present, the doors are modern, ledged and braced.

4.4 **Ground Floor** (Figs. 14 & 15, Plates 47-69)

Main Range

The main range is accessed by a door in the centre of the east elevation, which opens into Room G3 that extends the full width of the range (Plates 56-60). The room to the north of it (G2; Plates 51-54), like G2 is a reception room which, like Room G4 to the south (Plates 61-63) has additional small room to the west of it. To the west of G4 is a small lobby (G5; Plates 65-67) with a door to the rear and a staircase to the first floor. Beyond this is a small room (G6; Plates 68-69). To the west of Room G2 is another small lobby with a WC, staircase to the first floor and step down into the kitchen in the north wing (G1).

The main range has undergone considerable modernisation which has resulted in the walls being replastered and mostly painted. The most surprising exception to this is the west wall of Room G2 has what appears to be a Regency wall painting, but which is, in fact, wallpaper. Traditional Regency panelling survives in the dining room (G4), which also has the contemporaneous cornice. In general, the skirting boards and the floor boards are modern.

The ceiling in contrast has the original timbers exposed in Rooms G2 and G3. Both rooms have spinal and bridging beams with thin section joists aligned that are not chamfered. There is



evidence for lath and plaster, which has since been removed. The joists in G2 are aligned north-south, but those in G3 run east- west. This pattern is repeated on the first floor.

The doorframes have chamfered jambs, but the internal doors are often 4 or 6 panelled, re-used oak. However, there are three plank and batten doors in the rear lobby (G5) leading to G6, the garden and a cupboard under the stairs. The main door in G3 is a robust, late medieval door with long strap hinges, iron security bars top and bottom as well as lock and key.

The ground floor windows in the main range are mainly 6/6 timber sash windows with the exception of the Room G2 which has 4-light casement with secondary glazing to the east, G6 which has a stone mullioned window to the west, and the 2-light timber window in the north wall of the range, which has replaced an earlier door.

The fireplaces in Rooms G2 and G3 have seen considerable rebuilding. That in G2 is brick built with brick base and tiled hearth and a timber surround with chamfered sides. The semi-circular fireplace in G3 is also brick built with a raised brick and tile hearth. The brick piers supporting the timber lintel are modern. In complete contrast, the fireplace in G4 is typical of the Regency period.

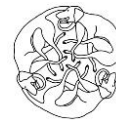
There are two flights of stairs to the first floor; an 18th century closed string stair with barley twist balusters and flat topped hand rail oak staircase in the southwest corner of the main range and an enclosed staircase in the 2-storey kitchen extension.

Kitchen extension

This part of the house has a lower floor level than the main range and has a short timber stair in the northwest corner of the room leading into the lobby between G1 and G2. Disregarding the later porch, the kitchen takes up the entire ground floor of this 2-storey extension (Plates 47-49). It has a large timber mullioned window to the south and two similar windows to the north, one lighting the main eastern area and the second the smaller recessed area to the west. An Aga is located against the former return wall of G1 which defines the cooking from the dining area. The floor has stone effect ceramic tiles and the walls are plastered and painted. There is little of historical interest in this room other than the relationship with the main range at both ground floor and basement levels, both of which are accessed by doors in the east wall. The door to the cellar is similar to that to the porch, both modern plank and ledged doors. However, that to the main range is 4-panelled and of some antiquity.

Garage block

The garage block consists of four rooms of which the two outer ones are garages. Of the two rooms between only the northern one (OB2; Plates 103-105) was accessible during the survey and was seen to be a workshop/store. Garage OB1, at the eastern end of the block, has a ledge and braced double timber door to the south and a single timber door in the northern end of the east wall providing access to the rear of the western range (Plates 100-102). The walls are built of Fletton brick set in Stretcher Bond with cement mortar, with the exception of a section of the east wall which is the west wall of the kitchen range. The garage has a plasterboard ceiling and a concrete floor. Garage OB3 varies only in that there is no door to the rear (Plates 106-107). The workshop/store (OB2) is accessed by a timber door in the north wall, which is flanked by a 2-light timber casement with traditional window furniture in the form of pigs' tail handles and stays on each side. The walls and ceiling are painted white, and there is a butler sink beneath the eastern window. This is the only feature in the room other than the two brick steps in the southwest corner leading to the door to the adjacent store, which was not surveyed.



4.5 First Floor (Fig. 16, Plates 70-102)

Main Range

The main rooms on the first floor are on the eastern side of the range to the west of which is a series of through room including a landing (F1; Plates 70-71) at the southern end and a small imitation of a Long Gallery (F3; Plates 75-78). A staircase at either end of the range gives access to the floor below, and another at the northern end leads to the second floor. Room F2 (Plates 72-74) has an en-suite to the west. Rooms F4 (Plates 79-81) and F5 (Plates 82-84) are subdivisions of the large central room and to the north of this is F6 (Plates 85-88). The bathroom to the west of F6 (F7: Plates 89-91) is distinguished by having a stone mullioned window in both the north and west walls.

The top of the staircase in Room F1 is lit by a 2-light stone mullioned window in the west wall. The room to the east of the small landing has an east-west aligned bridging beam and thin section joists aligned north-south, just as the room below, as are the joists in Room F6 at the northern end of the range. Of the central rooms, the joists are only exposed in Room F3, a small passage along the western side of the house, and these are aligned east-west. The only exposed beam in Rooms F4 immediately to the east of F3, is aligned north-south and marks the original eastern extent of these rooms. The beam is supported by vertical posts in the southern wall of both rooms and is jointed and tied with metalwork two thirds along its length in Room F5.

All the first floor doors are plank and batten and, although they generally appear to be original, with wide planks and long strap hinges, closer inspection suggests that one or two at least may be reproductions.

The windows in the east elevation are consistently 6 over 6 timber sash windows. Those in Rooms F2 and F6 have window seats. The fenestration in the west elevation is mixed, with timber mullioned windows in Room F3, and stone mullioned windows in F1 and F7. That in F7 is now blocked by the kitchen extension, but the rectangular frames and 17th century window furniture remains intact. It is uncertain whether the window furniture is original, but the fact that the exact same style of handle can be found in many of the later windows suggests not. Some hand blown glass was noted, as in Room F5.

The only timber flooring that is exposed is that in Room F3, where the wide oak planks may well be original. The fireplace in this room, however, which has a brick and tile hearth and a lozenge design in the fireback, has been rebuilt. In contrast the fireplace in the south wall of F2 is semi-circular, brick built with modern stone surround. There is also a brick built fireplace in the north wall of F6. The front is modern, but earlier brickwork survives at the back and on the rear of return walls. It has a stone base and a timber lintel.

As on the ground floor, considerable modernisation has taken place with walls and ceilings being replastered, skirting boards replaced, and bathrooms completely refitted.

Kitchen extension

This part of the first floor has no features of historical interest. The bedrooms F8 and F9 (Plates 76 & 77 respectively) have 4-panelled doors to the passage to the south (F13) and 2-light timber mullioned windows to the north. The skirting boards and architraves are modern. The wet room (F10 (Plate 78)) is completely tiled and has a 2-light timber mullioned window to the north.



Garage block

The upper floor of the garage has been converted to accommodate two rooms (F11; Plates 79-80 & 82 and F12; Plate 81) of which only F12 has a window at the western gable end. Apart from a small section of walling to the east, Room F10 is covered in Jacobethan style panelling. What appears to be a full height mirror in the west wall is a door to the dressing room beyond, which is completely fitted out with drawers, shelves and hanging space. Here as elsewhere on the first floor, the timber floor is carpeted.

4.6 **Second Floor** (Fig. 17, Plates 103-118)

The second floor has a series of interconnected rooms of which Room S1 (Plates 83-85) is a kitchen, S2 a landing (Plates 86-87 & 89) and S3 a bathroom to the east of S2 (Plate 88). Room D4 (Plates 90-92) is a living room and Room S5 at the southern end of the range is a bedroom (Plates 93-97).

The attic rooms are accessed by an enclosed oak winding staircase in the northwest corner of the main range. The timbers are largely original but the metal screen acting as a balustrade at the top is modern. The staircase is lit by a stone mullioned window in the west wall, which also provides light to the landing beyond (S2). This window also lights the kitchenette (S1) that has been carved out of the northern end of the landing. Another 3-light stone mullioned window is located within a recess in the north wall. The timberwork in the north wall, which is pitched to accommodate the roof of the northern gable, is exposed. The room has otherwise been modernised, as has the remainder of the second floor, with modern skirting boards, replastered walls and ceilings. The floors are carpeted, with the exception of the small shower room (S3) to the east of the landing. The timber boards, which are aligned east-west, are softwood and therefore not original. The window here has also been replaced and is modern. The parapet wall can be seen directly outside this window.

The central room (S4) has a rebuilt brick fireplace in the west wall and a timber dormer window opposite. The main characteristic of this room is the timberwork of the trenched purlin roof. The trusses have collars above the line of the purlins and metal ties to the west.

Room S5 at the southern end is lit by a 3-light stone mullioned window to the south and another to the west. The purlins, which are aligned east-west, are both reused. That to the north has three groups of three stud holes whereas that to the south has rectangular mortices. A door in the west wall opens into a large cupboard.

4.7 **Roof**

The main house has a trenched purlin roof with subsidiary roofs extending at both ends. It is oak built with iron straps providing additional stability in some areas such as the eastern side of the truss in Room S4. Stave holes and redundant mortices in the purlins of the southern roof indicates later rebuilding.



Plate 1: Aerial photo from the east (Courtesy of Fine & Country)



Plate 2: Aerial photo from the northeast (Courtesy of Fine & Country)



Plate 3: Aerial photo from the north(Courtesy of Fine & Country)



Plate 4: Aerial photo from the southwest (Courtesy of Fine & Country)



Figure 11: Front and rear elevation of the north wing (scale 1:100)

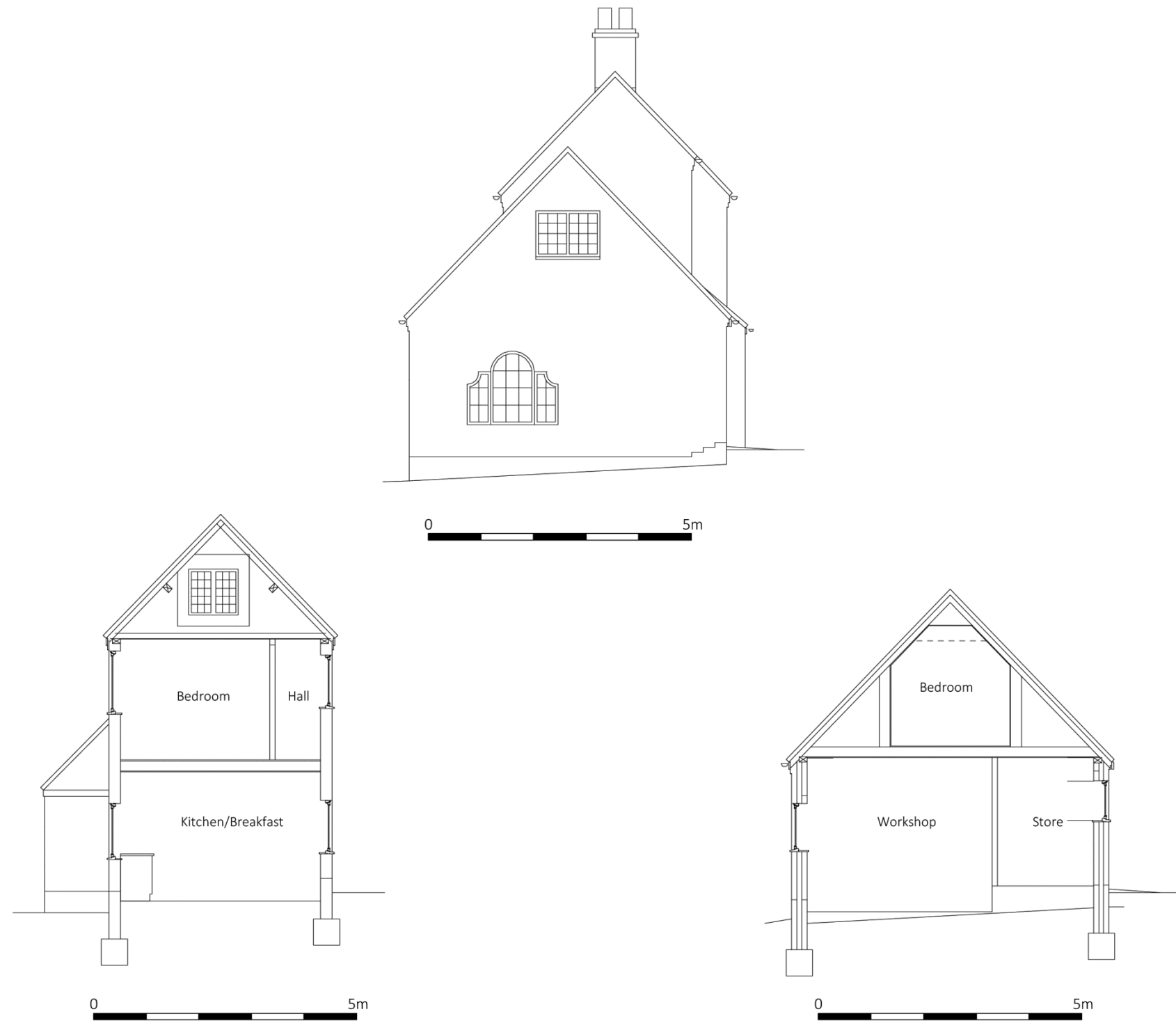


Figure 12: Gable end and sections of the north wing (scale 1:100)

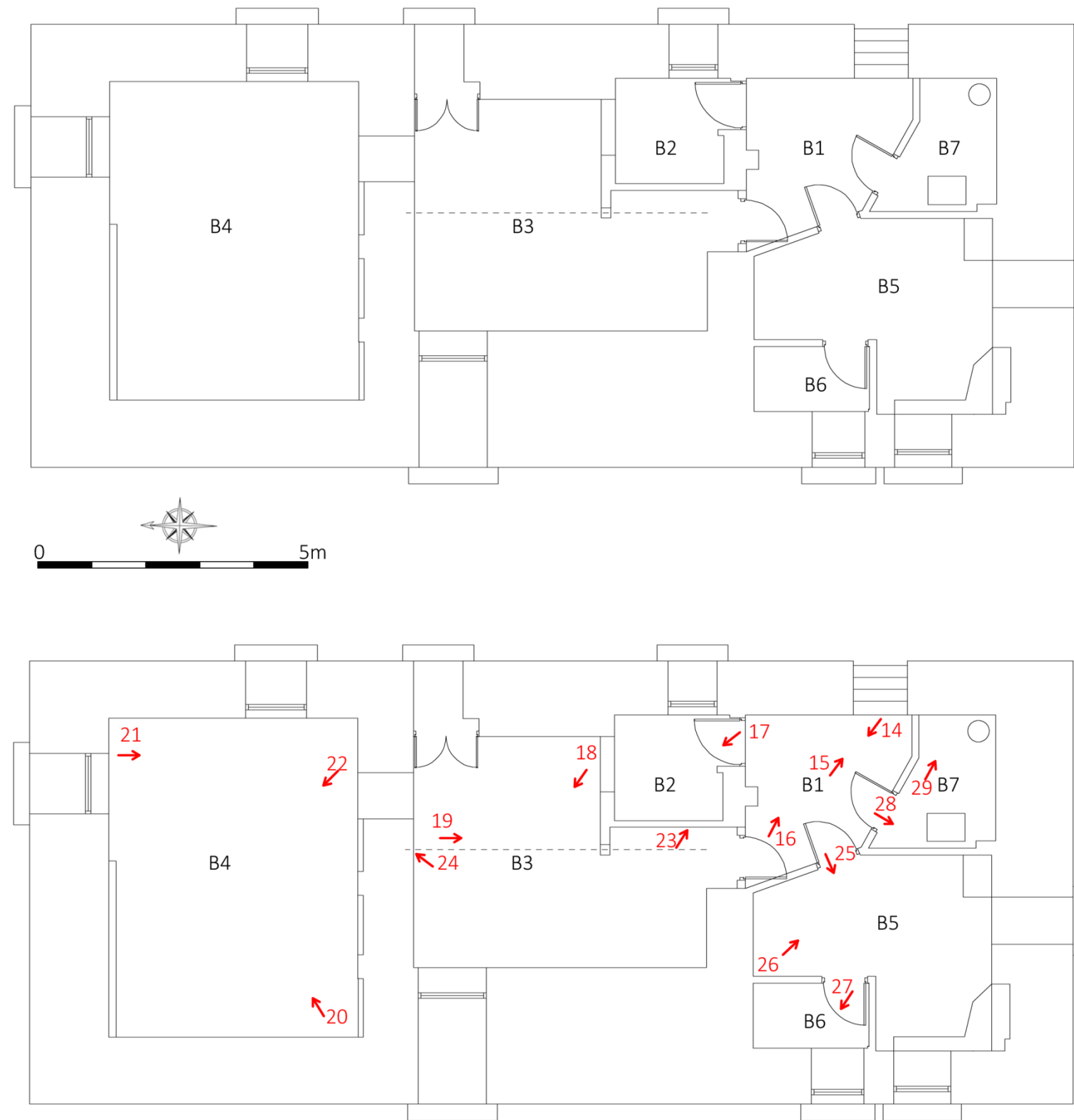


Figure 13: Floor and photo plans of the basement (scale 1:100)

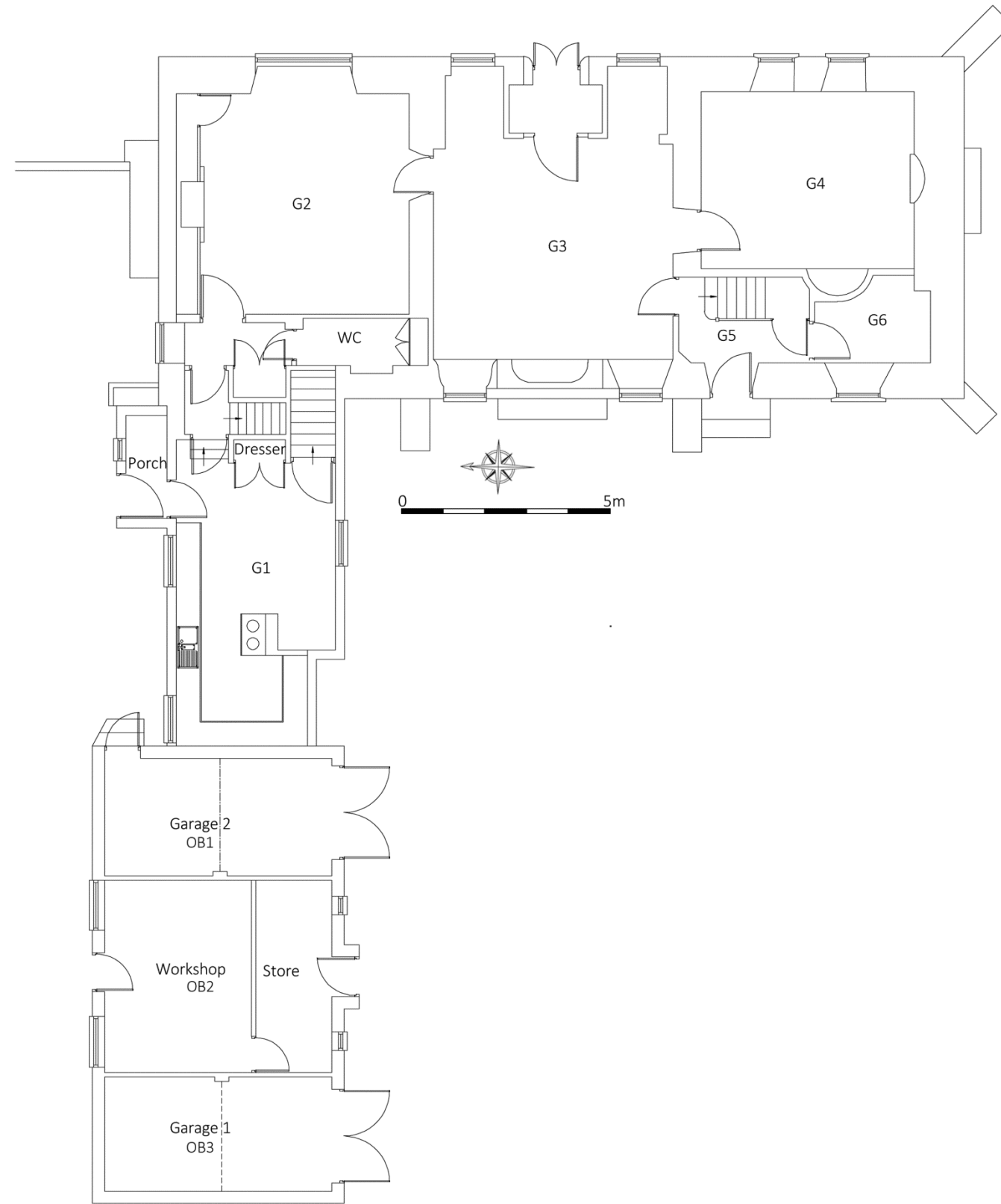


Figure 14: Ground floor plan (scale 1:125)

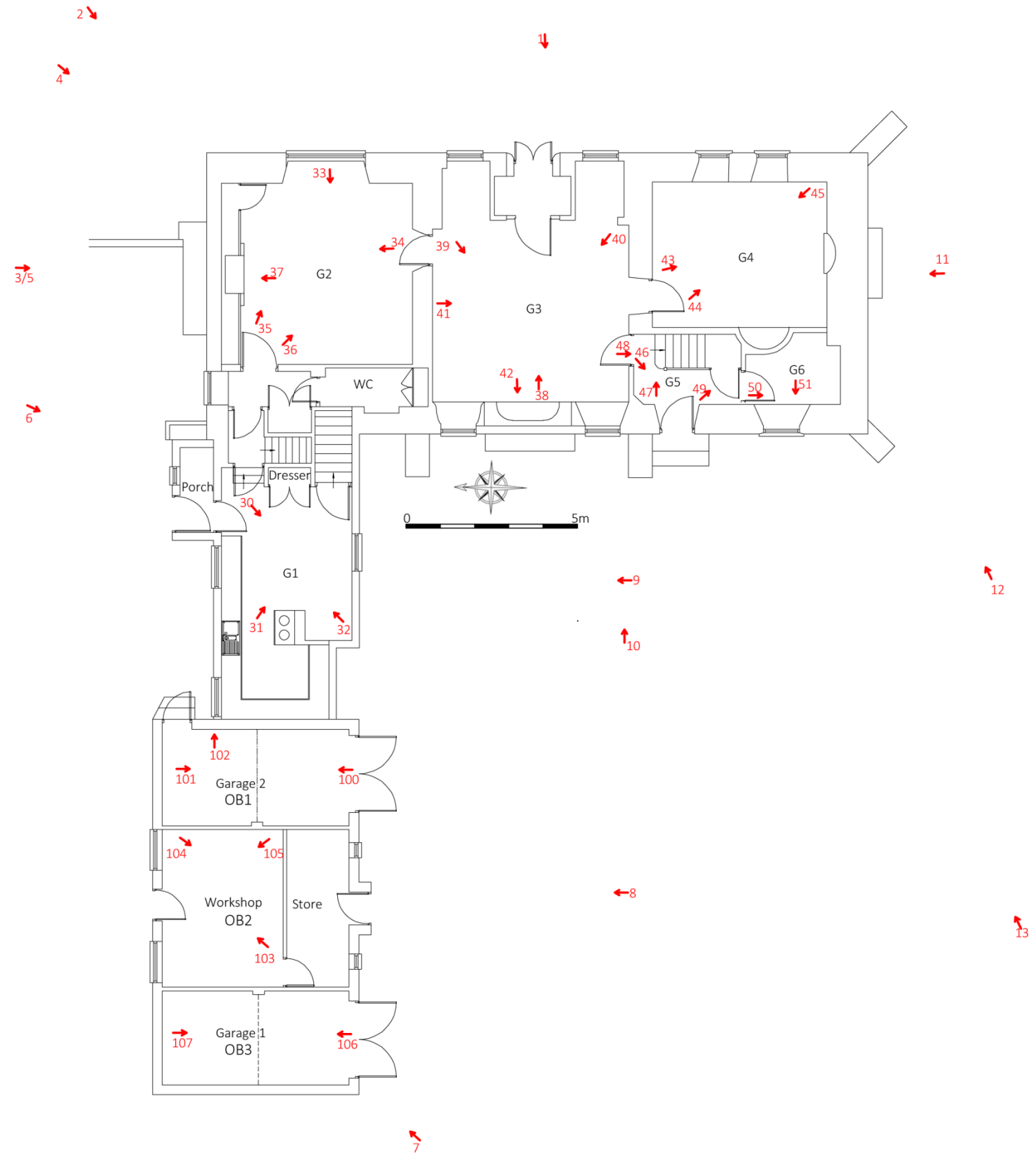


Figure 15: Ground floor photo plan: numbers are shot numbers and relate to survey sheets in Appendix 1 (scale 1:150)

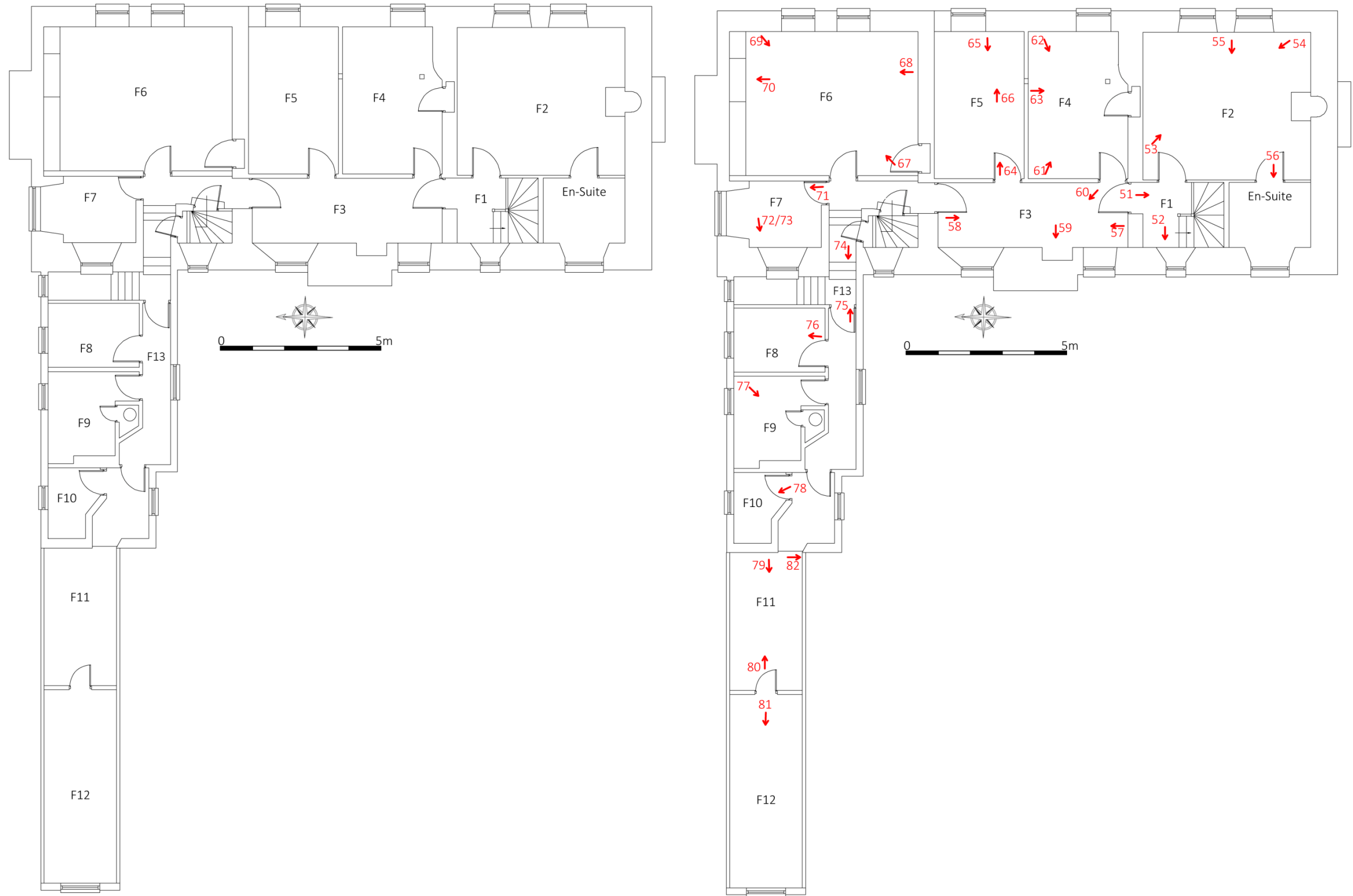


Figure 16: Floor and photo plans of the first floor; numbers are shot numbers and relate to survey sheets in Appendix 1 (scale 1:125)



Figure 17: Floor and photo plans of the second floor; numbers are shot numbers and relate to survey sheets in Appendix 1 (scale 1:100)

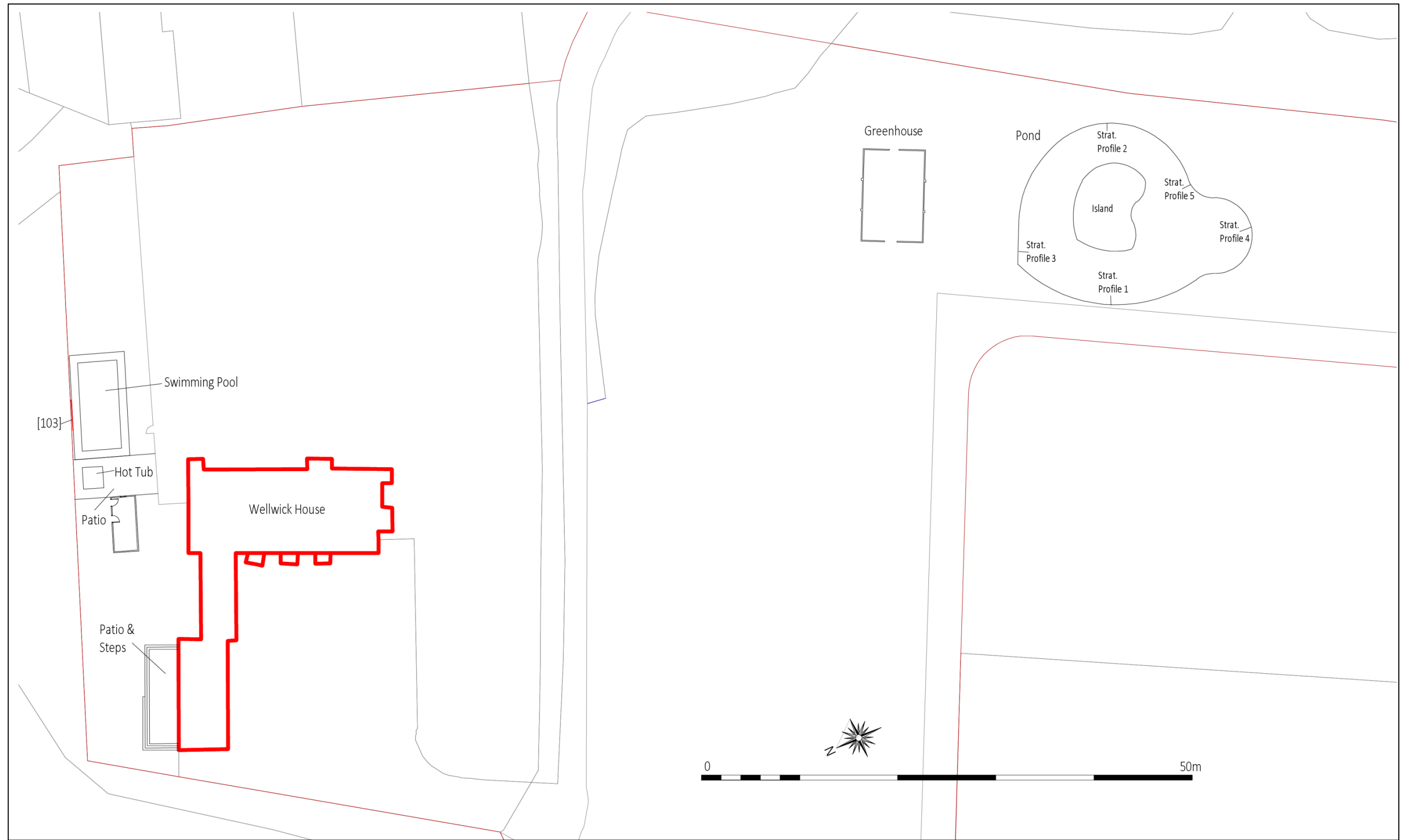


Figure 18: Wellwick House: location of the swimming pool and pond (scale 1:400)



5 Archaeological Observation and Recording

5.1 Introduction

In May and July 2019 KDK Archaeology Ltd undertook a programme of Archaeological Observation and Recording of excavations for the construction of a swimming pool, and a large pond within the grounds of the development site (Fig. 18).

5.2 The Swimming Pool

The swimming pool area was excavated and the internal concrete base was emplaced without first notifying KDK Archaeology Ltd that groundworks had commenced. The swimming pool is situated approximately 6m northeast of Wellwick House, and the area excavated was approximately 10.6m long x 5.6m wide (58.8sq. m) and between 0.8 and 1.5m deep (Fig. 18 & 19; Plates 5-7). Fortunately, the sections revealed within the excavation were recorded prior to completion of the building work.

The stratigraphy revealed within the swimming pool excavation comprised:

- Topsoil (101): 0.19 - 0.20m deep
- Subsoil (102): 0.21 - 0.53m deep, grey clay with flint inclusions.
- Natural (104): 0.23 - 0.35m deep (exposed), mid brownish clay.

A CBM deposit (103) with a grey clayey matrix, 2.70 long x between 0.25 and 0.30m deep, was observed 0.40m BGL on the north section, 4.5m from the northeast corner of the excavation, where it stratigraphically overlies the natural. The fragmentary bricks within the deposit were well puddled (i.e. the process of mixing water in with, and settling or consolidating the brick fabric) with spanish, which suggests these bricks were manufactured no earlier than the late 18th century. It is likely that these bricks represent the remains of a wall. A water-main pipe was revealed at the southern side of the excavation. No other archaeological materials/features were found within the footprint of the swimming pool excavation.

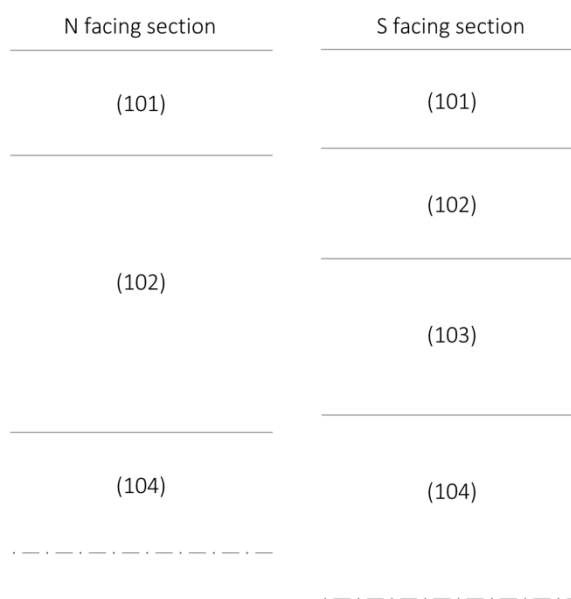


Figure 19: Schematic stratigraphy of the swimming pool (north & south facing sections)



Plate 5: Swimming pool - north facing section



Plate 6: Swimming pool - CBM deposit (103), south facing section



Plate 7: Swimming pool, general area

5.3 The Pond

The excavation for the pond, situated c. 70m southeast of Wellwick House (Figs. 18 & 20; Plates 8-14), was archaeologically monitored over the course of three days. The area excavated was 34.5m long x 18m wide and between 0.08m and 1m deep. A 7 tonne excavator with a 1m toothless bucket was used to excavate the pond.

The stratigraphy revealed within the large pond excavation was variable, and 5 stratigraphic profiles were documented:

- Stratigraphic profile 1: 0.46m deep; topsoil (105) - 0.18m deep, dark greyish brown, loose clayey silt; made-ground (106) - 0.28m deep, mid greyish brown, soft/loose, silty clay, with moderate sub-angular flint and stones.
- Stratigraphic profile 2: 1m deep; topsoil (105) - 0.18m deep; made-ground (106), 0.82m deep, as above.
- Stratigraphic profile 3: 0.08m deep; 0.03m deep topsoil/foilage (105) onto natural chalk.
- Stratigraphic profile 4: 0.37m deep; topsoil (105) - 0.28m deep; natural (107) - chalk, >0.09m.
- Stratigraphic profile 5: 0.51m deep; topsoil (105) - 0.18m deep; made-ground (106), >0.33m.



The eastern/south-eastern side of the site had been a dumping ground for modern waste including paint pots, metal, plastic, a mattress, fabric, and a carpet. On completion of this investigation, no archaeological materials/features were found within the footprint of the pond excavation.

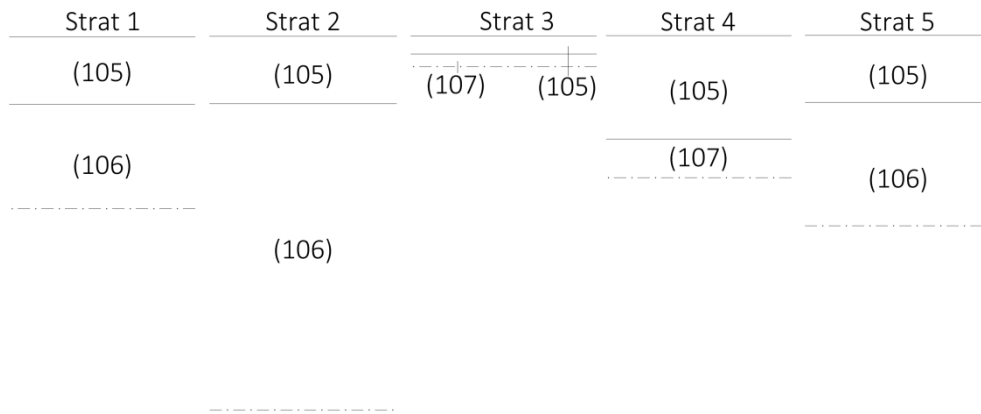


Figure 16: Schematic profiles of the pond stratigraphy



Plate 8: Pond, facing southwest



Plate 9: Pond, facing northeast



Plate 10: Pond, stratigraphic profile 1



Plate 11: Pond, stratigraphic profile 2



Plate 12: Pond, stratigraphic profile 3



Plate 13: Pond, stratigraphic profile 4



Plate 14: Pond, stratigraphic profile 5



5.4 The Greenhouse

The overgrown remains of a former green/glass house were situated c. 10m northeast of the pond (Fig. 18; Plate 15). The remains consist of a 9.4m x 6.2m rectangular structure, and a standing 0.8m high brick wall (equivalent to 10 courses). The bricks measured 225mm (L) x 110mm (W) x 65mm (D), with a shallow frog and were bonded with concrete mortar. As part of the development this green/glass house will be renovated back to its original use, though this did not involve any excavation.



Plate 15: The 'Greenhouse', facing southeast

<i>Context no.</i>	<i>Type</i>	<i>Dimensions (max)</i>	<i>Description</i>
101	Layer	0.19 - 0.20	Topsoil
102	Layer	0.21 - 0.53	Subsoil: grey clay with flint inclusions
103	Deposit	2.70 x 0.30	CBM in a grey clayey matrix found in south facing section 4.5 from NE corner of excavation. Well puddled brick fragments with spanish
104	Layer	0.23 - 0.35+	Natural: mid brownish clay
105	Layer	0.18-0.28d	Topsoil in pond area
106	Layer	0.28 - 0.88d	Made ground: mid greyish brown, soft/loose, silty clay, with moderate sub-angular flint and stones.
107	Layer		Natural chalk



6 Conclusions

Wellwick House was originally constructed c.1616 for Sir Thomas Brudenell who later became the Earl of Cardigan. The plan harks back to the Elizabethan period, when building in the form of the letter E was popular. This has since been obscured by the brickwork added to the main elevation that has been ascribed to the 18th century, but is more likely to be 17th century. The three massive chimneys are original, although the one to the south has been largely rebuilt.

A number of the original stone mullioned windows have survived, but are a little unusual in that they have a simple string course above rather than a hoodmould with labels. A refenestration programme clearly occurred in the 18/19th century when timber sash windows replaced many of the original windows, and again in the 19th century with the addition of the casement windows under segmental arches.

The alterations in the 19th century included the creation of the north wing with a 2-storey structure providing new kitchen facilities beyond which was originally a single storey structure. This was replaced in the 20th century by the present 2-storey extensions between the kitchen and the late 20th century garage/workshop range.

Although many historic features have survived, including the 17th century oak stair and the 18th century wall panelling, a considerable amount of modernisation has occurred in the last few decades. However, the only thing of note that was revealed during the current development was the clunch blockwork used to construct the basement walls.

Wellwick House is located within an archaeologically rich landscape, and the discovery of Iron Age to medieval artefacts and, in particular, a Roman cremation burial nearby, necessitated an Archaeological Watching Brief on any ground reduction. In the end this was limited to the excavations for the construction of a swimming pool and a large pond. The swimming pool excavation was situated adjacent to Wellwick House, and the stratigraphy revealed only the fragmented remains of a possible brick boundary wall. The pond excavations, c. 70m southeast of Wellwick House, revealed extensive made-ground overlying or interspersed with the natural chalk, and it is thought that this may have filled a natural hollow.

Despite the presence of archaeological remains from all periods in the wider area, and Roman to medieval finds within Wellwick Farm itself, the absence of archaeological features or finds pre-dating the 17th/18th centuries may be due to the location of the excavations falling between widely dispersed features or that there was no significant occupation of the site prior to that date. It is also possible that archaeological remains were lost in the areas that were excavated without being monitored.

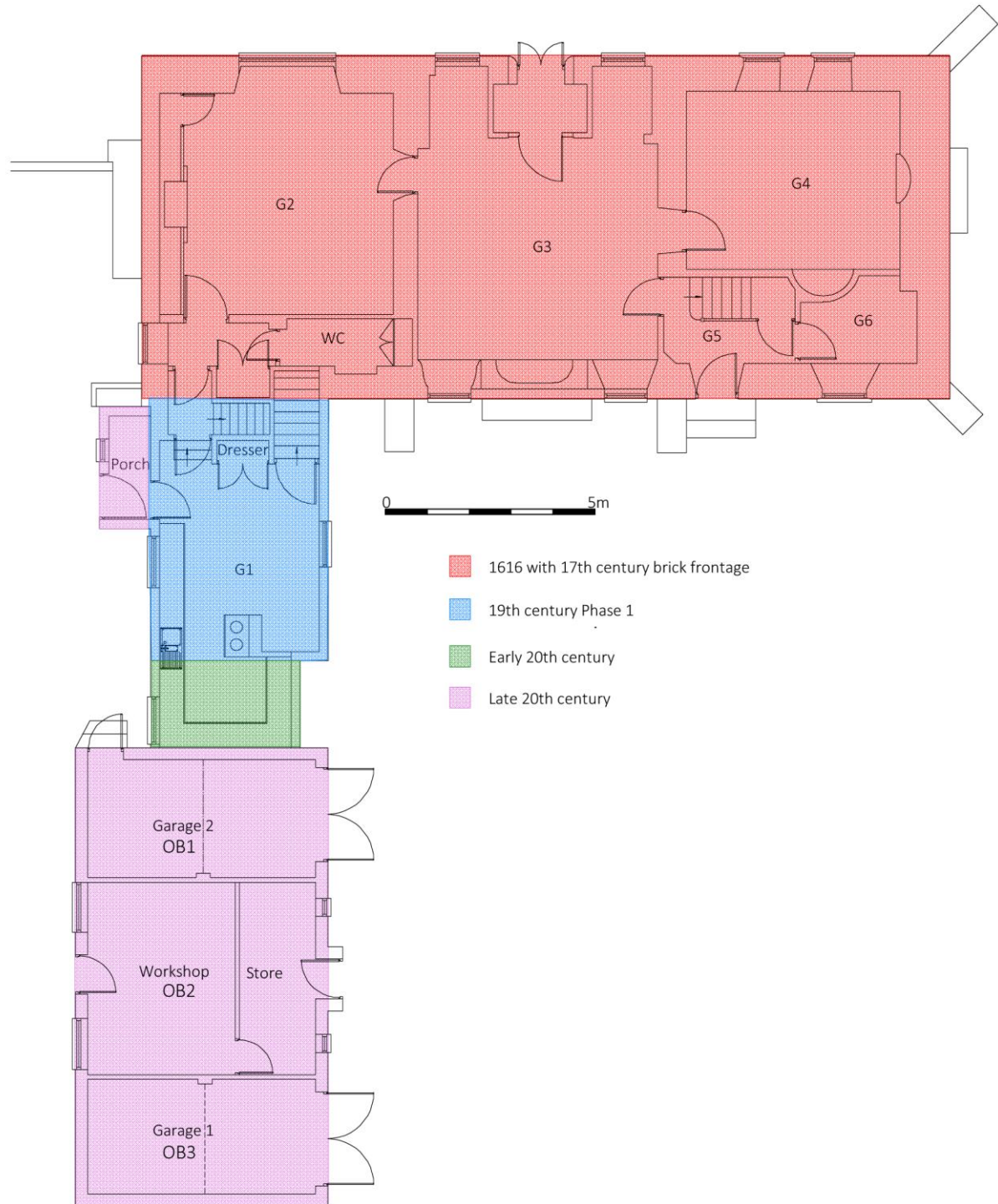


Figure 21: Phase Plan (scale 1:125)



7 Acknowledgements

KDK Archaeology is grateful to Stephen Cardell for commissioning this report. Thanks are also due to Julia Wise of the Buckinghamshire County Archaeology Service for providing the Historic Environment Records, the staff of the Centre for Buckinghamshire Studies for their assistance in the historic research and Lucy Lawrence of Buckinghamshire County Archaeology Service for monitoring the project.

Thanks are also due to the staff at the Chilterns office of Fine and Country Estate Agents, for providing the aerial photographs that have been use in this report.

The fieldwork was carried out by Karin Kaye MA MCIfA & Carina Summerfield-Hill MSc ACIfA. The report was written by Karin Kaye MA MCIfA & Derek Watson PhD, and edited by David Kaye BA ACIfA.



8 Archive

8.1 The project archive will comprise:

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

8.2 The archive will be deposited with Buckinghamshire County Museum (AYBCM: 2018.142).



9 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
- Dodd, L. & Summerfield-Hill, C. 2018 *Written Scheme of Investigation for an Historic Building Recording and Archaeological Watching Brief* KDK Archaeology 416/WER/1.2
- 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
- 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
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Books and Historical Sources

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- Cockayne, G. 1911 *Complete Baronetage Vol 1 1611-1625* Exeter: William Pollard & Co
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- Kelly's Directories for the years 1864, 1877, 1907, 1928, 1931, 1935, 1939
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- Soil Survey 1983 1:250,000 Soil Map of England and Wales, and accompanying legend (Harpenden).
- Williams A and Martin, G.H 1992 *Domesday Book. A Complete Translation*. Penguin Group, London.
- Zoopla <https://www.zoopla.co.uk/property/wellwick-house/ellesborough-road/wendover/aylesbury/hp22-6er/10650676>



Documents & Maps Consulted

Documents Consulted		
Ref.	Description	Date
D 221/26	Sale particulars (produced by Hamnett Raffety) for Wellwick House in Wendover	c1988
D-WIG/2/6/186	Auction sale particulars for Wellwick House and Farm (233 acres), Wendover, with plan and...	26 Jun 1923
D-X 250/23	News-cutting reporting sale of Wellwick House, Wendover, by Lady Lawson Walton (sold the estate to Messrs W Brown & Co, Tring for £6000) 1923	[20th cent]
D-X 1311/3/7	Marriage Settlement (copy)	30 Jan 1741
D-X 1324/1	Scrapbook of Frank Basil Purssell	1927-1972
PHX/214/1/2	Photographs of historic buildings and monuments in South Buckinghamshire (folios 51 - 101 from...	early 20th century
SC/217	Sale Particulars for Wellwick House, Ellesborough Road, Wendover	5 May 1988
Maps Consulted		
MaR 14T	Land belonging to Dame Mary Wolley	1620
See Bib. above	Thomas Jeffery County Map	1770
See Bib. above	A. Bryant County Map	1825
D/BMT/64/T	Part parish map	1805
414	Wendover Tithe Map	1841
XXXIV.13	1 st edition Ordnance Survey 25" to 1 mile	1881
XXXIV.13	2nd edition Ordnance Survey 25" to 1 mile	1899
	Ordnance Survey 6" to 1 mile	1900
	Ordnance Survey 1:2500	1972
D/BMT/65R	Parish map of Ellesborough	No date

Pictorial Sources

Centre for Buckinghamshire Studies
Aerial photos: Fine and Country



Appendix 1: Survey Sheets

The numbers in red beside the captions are the shot number shown in the photo plans



Project code: 416/WER	Project: Wellwick House	Building No/Elevation: 1 East elevation
Doors: Timber door set within a clunch built a doorcase with a coat of arms above		
Windows GF: Three 6/6 timber sash windows to the south of the door; one similar to the north of the door and a 4-light casement under a segmental relieving arch to the north.		
Windows FF: Centrally located clunch built mullion and transom window is flanked by three 6/6 timber sash windows on either side. The two southernmost have stone sills whereas the others are tiled or cement. Soldier course of brickwork above each window.		
Walling material: Brickwork with a stone string course above the ground and first floor windows. Bricks c. 22x10x5cm (8½x4x2") Various episodes of brick construction including historic repairs. Diagonal brick buttress at the southern end. A structural fault has resulted in a recess in the brickwork at the northern end of the wall.		
Other Architectural Features: Brick parapet behind which is a small roof at either end of the elevation in front of the main roof. All are clay tiled. Chimney stack at the northern end has 6 shafts and the initials E.B and 1616 on recessed bricks. Eight brick and stone steps lead up to the front door.		
Recorder: KK	Survey Date: 11.12.2018	



Plate 16: East elevation (1)



Plate 17: East elevation: chimney detail (4)



Project code: 416/WER	Project: Wellwick House	Building No/Elevation: 1 North elevation
Doors:		
Windows GF: 2-light casement with leaded glass		
Windows FF: 3-light leaded timber casement set under brick relieving arch		
Windows SF: 3-light stone mullioned window		
Walling material: Predominantly brick with some flint walling at first floor level. Ground floor brickwork is recent, but that above the first floor window is 17 th century. Extensive repairs evident in NW corner. String course beneath the parapet extends as far as the chimney stack.		
Other Architectural Features: End stack is predominantly brick built with a section of flint walling at ground floor level. It has a square base with 6 octagonal shafts and elaborately moulded heads.		
Recorder: KK	Survey Date: 11.12.2018	



Plate 18: Main house: north elevation, eastern end (2)



Plate 19: Main house: north elevation (3)



Project code: 416/WER	Project: Wellwick House	Building No/Elevation: 2 North wing, north
Doors: Timber door in lean-to porch		
Windows GF: Fixed light window to east of door and 2-light casement under brick segmental arch to the west. Both have timber sills. Queen closers to the western window. A further 2-light timber casement at the western end of the 2-storey section under brick soldier course. No queen closers.		
Windows FF: Three 2-light timber casements directly under the eaves with queen closers to either side. Single light window to the east.		
Walling material: 19 th century brickwork in Flemish bond with dentilled eaves. The walling to the east of the downpipe appears to be later than that to the west. A clear line of queen closers indicates the eastern end to be earlier.		
Other Architectural Features: Lean-to brick porch under clay tiled roof added later.		
Recorder: KK	Survey Date: 11.12.2018	



Plate 20: Building 2: north elevation (5)



Project code: 416/WER	Project: Wellwick House	Building No/Elevation: 3 North, east and west els
Doors: Timber door in north and east elevations		
Windows GF: 2-light casement on either side of the door		
Windows FF: 2-light timber casement in the west elevation		
Walling material: 20 th century brickwork in Stretcher bond with dentilled eaves.		
Other Architectural Features: Clay tiled roof		
Recorder: KK	Survey Date: 11.12.2018	



Plate 21: Building 3: north and east elevations (6)



Plate 22: Building 3: west elevation (7)



Project code: 416/WER	Project: Wellwick House	Building No/Elevation: 3 South elevation
Doors: Two modern double timber doors with a single door in slight projection in the centre of the elevation.		
Windows GF: 2-light top hung window on either side of the single door		
Walling material: Brickwork in Stretcher Bond		
Other Architectural Features:		
Recorder: KK	Survey Date: 11.12.2018	



Plate 23: Building 3: south elevation (8)



Project code: 416/WER	Project: Wellwick House	Building No/Elevation: 2 South elevation
Doors: None		
Windows GF: 2-light timber window under brick soldier course. Timber sill		
Windows FF: 2-light timber window with timber sill directly below the eaves		
Walling material: 19 th century brickwork in Flemish bond. No queen closers		
Other Architectural Features:		
Recorder: KK	Survey Date: 11.12.2018	



Plate 24: Buildings 2 & 3: south elevation (9)



Project code: 416/WER	Project: Wellwick House	Building No/Elevation: 1 West elevation
Doors: Timber door in southernmost section		
Windows GF: Two 6/6 timber sash in central section; 2-light stone mullioned window in southern section. Stone window in northernmost section half way between ground and first floors that lit staircase		
Windows FF: Two 2-light timber casements under relieving arches in central section; single light stone window and 8/8 timber sash in southern section; single light stone window in northern section. Stone window in southern section brick upped		
Windows SF: 3-light stone mullioned window in northern section. All stone windows have stone (not clunch) moulded string course serving as hoodmould		
Walling material: Predominantly flint built, the central section has a large brick chimney stack with brick surrounding the windows		
Other Architectural Features: Chimney has 3 octagonal shafts on rectangular base. AW 1616 inscribed in recessed bricks at the top of the base		
Recorder: KK	Survey Date: 11.12.2018	



Plate 25: Building 1: west elevation (10)



Project code: 416/WER	Project: Wellwick House	Building No/Elevation: 1 South elevation
Windows SF: 3-light clunch mullioned window		
Walling material: Flint to the west of the chimney stack and brickwork to the right and above the second floor window. Structural repairs evident to east of chimney. Stone string course from front elevation extends as far as the chimney in this elevation.		
Other Architectural Features: Two octagonal shafts on chimney stack the same style as the north and west elevations. Chimney appears to have been rebuilt, or heavily restored as the coursing is very regular and queen closers are present. The diagonal buttress is a later addition and is not keyed into the building.		
Recorder: KK	Survey Date: 11.12.2018	



Plate 26: Building 1: south elevation (11)



Plate 27: General view of the rear of the house from the southwest (12)



Plate 28: General view of the rear of the property from the southwest (13)



Project code: 416/WER	Project: Wellwick House	Room no: B1
Location: W end		Function: Lobby
Wall form & decor: South and west walls largely brick built, but modern stud partitions make up the rest. Earlier brickwork in east wall, 1.23m high. Bricks measure 20-22cm.		
Ceiling / roof structure: Modern painted plasterboard		
Doors: Four modern ledger doors		
Floor: Modern stone effect tiles		
Staircase: Brick built stairs of 8 treads in NW corner		
Recorder: KK		Survey Date: 11.12.2018



Plate 29: Room B1: northwest corner (14)



Plate 30: Room B1: southeast corner (15)



Plate 31: Room B1: east wall (16)



Project code: 416/WER	Project: Wellwick House	Room no: B2
Location: S of B1		Function: Pantry
Wall form & decor: Painted brick. North wall has queen closers at w end of wall. East wall is modern and built in stretcher bond. South wall has a bricked up doorway. West wall was breached in 20th century to install window		
Ceiling / roof structure: Three exposed joists aligned, c.13 cm wide on 40cm centring east -west		
Windows: Modern installation to west		
Doors: Modern door to north		
Floor: Quarry tiles		
Fireplace:		
Staircase:		
Other architectural details: South and east walls are shelf lined		
Recorder: KK	Survey Date: 11.12.2018	



Plate 32: Room B2: view to northwest (17)



Project code: 416/WER	Project: Wellwick House	Room no: B3
Location: Centre of basement		Function:
Wall form & decor: Painted modern brick partition walls to B2. Other walls are painted plaster		
Ceiling / roof structure: North-south aligned beam, c28cm wide, with lamb's tongue chamfer stop (LTCS) to north. A bridle butted scarf joint at northern end of beam extends beam northwards beam. Chamfer is 8cm deep. Joists, c.2 cm wide on 44cm centring. Some have seven replaced in antiquity and have no chamfers, others also have LTCS.		
Windows: Modern installation to east		
Doors: Modern door to north and another to B4. Double cupboard doors to west		
Floor: Modern stone effect tiles		
Fireplace:		
Staircase:		
Other architectural details: Deep cupboard to SW		
Recorder: KK		Survey Date: 11.12.2018



Plate 33: Room B3: view to northwest (18)



Plate 34: Room B3: view to south (19)



Plate 35: Room B3: timber detail (23)



Plate 36: Room B3: timber detail (24)



Plate 37: Room B3: north wall fabric exposed



Plate 38: Room B3: view to south during works



Project code: 416/WER	Project: Wellwick House	Room no: B4
Location: Southern end of basement		Function: Billiards room
Wall form & decor: Plasterboard painted dark blue throughout apart from two brick piers to north and one brick section to east of southern window.		
Ceiling / roof structure: Painted plasterboard.		
Windows: 2-light timber window to south and west.		
Doors: None.		
Floor: Stone effect tiles same as in B1 and B3.		
Fireplace:		
Staircase:		
Other architectural details: Air vents set in all four walls as continuous feature.		
Recorder: KK		Survey Date: 11.12.2018



Plate 39: Room B4: view to northeast (20)



Plate 40: Room B4: view to south (21)



Plate 41: Room B4: view to northwest (22)



Project code: 416/WER	Project: Wellwick House	Room no: B5
Location: NE corner		Function: Wash house
Wall form & decor: North and east walls are painted brick. All others are modern plasterboard. Bricks are various sizes with evidence of later work, such as in the western recess where the east wall was rebuilt. The eastern recess has been bricked up.		
Ceiling / roof structure: Modern plasterboard		
Windows: 2-light timber window with historical furniture to east.		
Doors: Modern doors to west and east		
Floor: Modern stone effect tiles		
Fireplace:		
Staircase:		
Other architectural details: Large brick buttress in NW corner.		
Recorder: KK		Survey Date: 11.12.2018



Plate 42: Room B5: view to southwest (25)



Plate 43: Room B5: view to southeast (26)



Project code: 416/WER	Project: Wellwick House	Room no: B6
Location: SE corner of B5		Function: WC
Wall form & decor: East wall brick otherwise modern stud partitions.		
Ceiling / roof structure: Painted plasterboard.		
Windows: 2-light timber million with modern rectangular cakes and early 17th window furniture.		
Doors:		
Floor: Modern stone effect tiles.		
Fireplace:		
Staircase:		
Other architectural details: Modern WC and basin to S and E respectively.		
Recorder: KK	Survey Date: 11.12.2018	



Plate 44: Room B6: view to northwest (27)



Project code: 416/WER	Project: Wellwick House	Room no: B7
Location: NW corner		Function: Boiler House
Wall form & decor: Brick to north and west		
Ceiling / roof structure:		
Windows:		
Doors: Modern door to south		
Floor: ? Concrete		
Fireplace:		
Staircase:		
Other architectural details:		
Recorder: KK		Survey Date: 11.12.2018



Plate 45: Room B7: view to south (28)



Plate 46: Room B7: southeast corner (29)



Project code: 416/WER	Project: Wellwick House, Wendover	Room no: G1
Location: East end of north wing		Function: Kitchen
Wall form & decor: Painted		
Ceiling / roof structure: Painted plasterboard		
Windows: Two timber mullioned casements to north, one of the same to the south		
Doors: Plank and batten door to external lobby to N and cellars to SE. 4-panelled door to main house to east		
Floor: Stone effect tiles		
Fireplace: Aga to south		
Staircase: Stairs up to main house and brick built staircase to cellars		
Other architectural details: The kitchen is in two main sections to either side of a return wall at the northern end of which is the AGA		
Recorder: KK		Survey Date: 11.12.2018



Plate 47: Room G1: view to southwest (30)



Plate 48: Room G1: view to southeast (31)



Plate 49: Room G1: view to northeast (32)



Project code: 416/WER	Project: Wellwick House	Room no: G2
Location: North end of main house (Building 1)		Function: Living room
Wall form & decor: Painted other than north wall which has wallpaper		
Ceiling / roof structure: Axial beam aligned east west then north south. Joists are thin section. No chamfers		
Windows: 4-light casement with secondary glazing to east		
Doors: 4 panelled door to west and 6 panelled to south (G3)		
Floor: Modern timber		
Fireplace: Brick built with brick base, tiled hearth and timber surround. Probably 20 th century		
Staircase:		
Other architectural details:		
Recorder: KK		Survey Date: 11.12.2018



Plate 50: Room G2: view to west (33)



Plate 51: Room G2: view to north (34)



Plate 52: Room G2: east wall (35)



Plate 53: Room G2: south wall (36)



Plate 54: Room G2: fireplace detail (37)



Project code: 416/WER	Project: Wellwick House	Room no: G3
Location: Central room in Building 1		Function: Main entrance
Wall form & decor: Modern skirting. Wallpaper to north painted elsewhere		
Ceiling / roof structure: Similar to G2, but aligned east-west		
Windows: 6/6 timber sash windows to east and west. Those in the east wall are set within deep recesses. Those to west are shuttered with window seats below.		
Doors: Original late med/early post-med door to east. Long strap hinges, iron security bars top and bottom as well as lock and key.		
Floor: Modern timber		
Fireplace: Semi circular brick built fireplace to west. Raised brick and tile hearth. Modern brick piers to front supporting lintel.		
Staircase:		
Other architectural details: Front door in recess flanked by 6/6 timber sash windows to either side		
Recorder: KK		Survey Date: 11.12.2018



Plate 55: Room G3: east wall (38)



Plate 56: Room G3: view to southwest (39)



Plate 57: Room G3: view to northwest (40)



Plate 58: Room G3: view to south (41)



Plate 59: Room G3: fireplace detail (42)



Plate 60: Room G3: door detail



Project code: 416/WER	Project: Wellwick House, Wendover	Room no: G4
Location: Southern end of Building 1		Function: Dining room
Wall form & decor: Full height panelling painted green with cornice above		
Ceiling / roof structure: Painted plasterboard		
Windows: Two 6/6 timber sash windows to east with window seats and shutters		
Doors: 6-panelled Regency style door to north		
Floor: Modern timber boards aligned north-south		
Fireplace: Regency style fireplace to the south		
Staircase:		
Other architectural details: Recessed arch to west		
Recorder: KK	Survey Date: 11.12.2018	



Plate 61: Room G4: south wall (43)



Plate 62: Room G4: east wall (44)



Plate 63: Room G4: west wall (45)



Project code: 416/WER	Project: Wellwick House	Room no: G5
Location: West of G5		Function: Back lobby
Wall form & decor: Painted plaster		
Ceiling / roof structure: Painted plasterboard		
Windows: Rectangular lights over the door		
Doors: Three late med plank and batten doors to rear, Room G6 and below stairs.		
Floor: Timber boards aligned east west. Not original.		
Fireplace:		
Staircase: Barley twist balusters to oak staircase. Closed string, winding stair.		
Other architectural details:		
Recorder: KK	Survey Date: 11.12.2018	

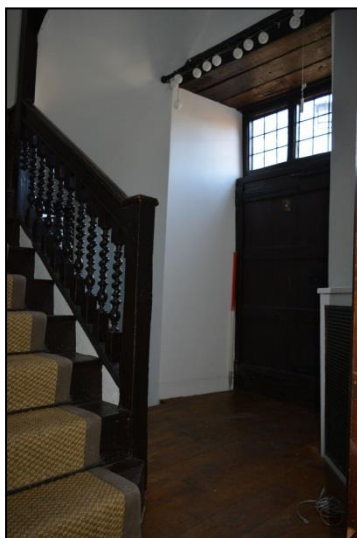


Plate 64: Room G5: view to southwest (46)



Plate 65: Room G5: stair detail (47)



Plate 66: Room G5: view to south (48)



Plate 67: Room G5: southeast corner (49)



Project code: 416/WER	Project: Wellwick House, Wendover	Room no: G6
Location: Southwest corner of the main house		Function: Unknown
Wall form & decor: Painted and lined with shelves		
Ceiling / roof structure: Painted		
Windows: Stone mullioned window with rectangular comes to the west		
Doors: Plank and batten door to the north		
Floor: Timber boards aligned east-west		
Fireplace:		
Staircase:		
Other architectural details: Recesses to south wall partly obscured by shelving		
Recorder: KK	Survey Date: 11.12.2018	



Plate 68: Room G6: view to south (50)



Plate 69: Room G6: window in west wall (51)



Project code: 416/WER	Project: Wellwick House	Room no: F1
Location: South end of Building 1		Function: Stairwell
Wall form & decor: Painted with plain skirting		
Ceiling / roof structure: Painted		
Windows: Stone window to West		
Doors: Oak plank and batten doors to north and east		
Floor: Carpet over tile		
Staircase: Barley twist balusters to oak staircase. Closed string, winding stair.		
Recorder: KK		Survey Date: 11.12.2018

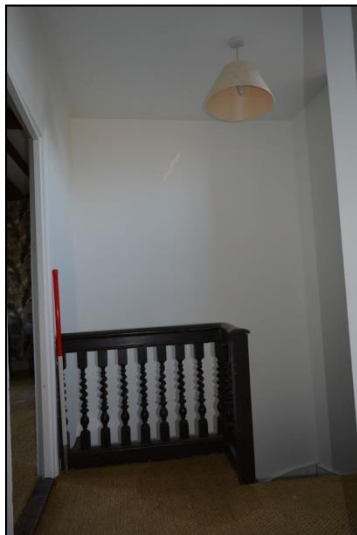


Plate 70: Room F1: view to south (52)

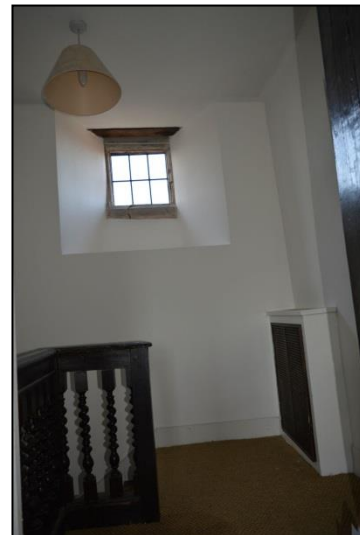


Plate 71: Room F1: view to west (53)



Project code: 416/WER	Project: Wellwick House	Room no: F2
Location: Southern end of Building 1		Function: Bedroom
Wall form & decor: Modern skirting		
Ceiling / roof structure: Axial beam north to south. Thin section joists. No chamfers.		
Windows: 6/6 timber to east		
Doors: Two plank and batten doors to west		
Floor: Carpe over boards		
Fireplace: Semicircular brick built fireplace with modern stone surround to south		
Staircase:		
Other architectural details:		
Recorder: KK	Survey Date: 11.12.2018	



Plate 72: Room F2: east wall (54)



Plate 73: Room F2: west wall (55)



Plate 74: Room F2: view into en-suite (56)



Project code: 416/WER	Project: Wellwick House	Room no: F3
Location: Between F1 and F11, Building 1		Function: Long gallery
Wall form & decor: Modern skirting		
Ceiling / roof structure: East west aligned thin section joists.		
Windows: Two timber mullioned to west.		
Doors: P&B to north and south.		
Floor: Wide oak planks, probably original.		
Fireplace: Rebuilt brick fireplace to west. Brick and tile hearth. Lozenge design in brick back.		
Staircase:		
Other architectural details:		
Recorder: KK	Survey Date: 11.12.2018	



Plate 75: Room F3: view to north (57)



Plate 76: Room F3: view to south (58)



Plate 77: Room F3: fireplace detail (59)



Plate 78: Room F3: window detail (60)



Project code: 416/WER	Project: Wellwick House	Room no: F4
Location: North of F4, Building 1		Function: Bedroom
Wall form & decor: plastered and painted. modern skirting		
Ceiling / roof structure: Painted plasterboard. Beam aligned north south at eastern end of room, with vertical post next to southern wall. Extends into F5.		
Windows: 6/6 timber sash to east		
Doors: O&B to west weigh long strap hinges		
Floor: Carpet over boards		
Fireplace:		
Staircase:		
Other architectural details: Wall curves in SE corner. Originally part of F5		
Recorder: KK	Survey Date: 11.12.2018	



Plate 79 Room F4: east wall (61)



Plate 80: Room F4: view to southwest (62)



Plate 81: Room F4: timber detail (63)



Project code: 416/WER	Project: Wellwick House	Room no: F5
Location: North of F4		Function: Bedroom
Wall form & decor: Plastered and painted. modern skirting		
Ceiling / roof structure: Painted plasterboard. Beam aligned north south at eastern end of room, with vertical post in southern wall. Beam jointed and tied with metalwork two thirds along.		
Windows: 6/6 timber sash to east with some handblown glass		
Doors: Plank and batten door to west with long strap hinges		
Floor: Carpet over boards		
Fireplace:		
Staircase:		
Other architectural details: Originally part of F4		
Recorder: KK	Survey Date: 11.12.2018	



Plate 82: Room F5: east wall (64)



Plate 83: Room F5: west wall (65)



Plate 84: Room F5: timber detail (66)



Project code: 416/WER	Project: Wellwick House	Room no: F6
Location: North end of Building 1		Function: Bedroom
Wall form & decor: Timbers around the door to west. Otherwise painted. Modern skirting		
Ceiling / roof structure: Axial beam east-west, thin section joists. No chamfers.		
Windows: 6/6 timber sash to east x2. Window seats.		
Doors: P&B to west. Not necessarily original		
Floor: Carpet over boards		
Fireplace: Brick built fireplace to north. Frontage modern, but earlier brickworks survives at the back and on rear of return walls stone base. Timber lintel		
Staircase:		
Other architectural details:		
Recorder: KK		Survey Date: 11.12.2018



Plate 85: Room F6: east wall (67)



Plate 86: Room F6: north wall (68)



Plate 87: Room F6: west wall (69)



Plate 88: Room F6: fireplace detail (70)



Project code: 416/WER	Project: Wellwick House	Room no: F7
Location: Northwest corner of Building 1		Function: Bathroom
Wall form & decor: Part-tiled, painted paper, modern skirting		
Ceiling / roof structure: Painted		
Windows: 3-light timber mullion to north. 2-light Stone million to west		
Doors: Modern plank and batten to south		
Floor: Tiled		
Fireplace:		
Staircase:		
Other architectural details:		
Recorder: KK	Survey Date: 11.12.2018	



Plate 89: Room F7: view to north (71)



Plate 90: Room F7: window detail (72)



Plate 91: Room F7: window furniture detail (73)



Project code: 416/WER	Project: Wellwick House	Room no: F8
Location: East end of Building 2		Function: Bedroom
Wall form & decor: Papered, modern skirting		
Ceiling / roof structure: Painted		
Windows: 2-light timber casement to north		
Doors: 4-panelled to south		
Floor: Carpet over boards.		
Fireplace:		
Staircase:		
Other architectural details: Stone mullioned window in F7 exposed during building works		
Recorder: KK		Survey Date: 11.12.2018



Plate 92: Room F8: view to north (76)



Plate 93: Room F8: view to east during renovation



Project code: 416/WER	Project: Wellwick House	Room no: F9
Location: West of F8, Building 2		Function: Bedroom
Wall form & decor: Paper over modern skirting		
Ceiling / roof structure: Painted plasterboard. Hatch to roofspace		
Windows: 2-light timber casement to north		
Doors: 4-panelled door to south		
Floor: Carpet over boards		
Fireplace:		
Staircase:		
Other architectural details: Built in cupboards to east of door		
Recorder: KK	Survey Date: 11.12.2018	



Plate 94: Room F9: view to southwest (77)



Project code: 416/WER	Project: Wellwick House	Room no: F10
Location: West of Room F9, Building 2		Function: Wet room
Wall form & decor: Fully tiled		
Ceiling / roof structure: Painted		
Windows: 2-light timber casement to north		
Doors: no door		
Floor: Tiled		
Fireplace:		
Staircase:		
Other architectural details:		
Recorder: KK		Survey Date: 11.12.2018



Plate 95: Room F10: view to northwest (78)



Project code: 416/WER	Project: Wellwick House	Room no: F11
Location: East end of Building 3		Function: Dressing room
Wall form & decor: Panelled		
Ceiling / roof structure: Hipped and painted		
Windows: None		
Doors: Mirror door to west		
Floor: Carpet over boards		
Fireplace:		
Staircase: Step down to east		
Other architectural details:		
Recorder: KK	Survey Date: 11.12.2018	



Plate 96: Room F11: view to west (79)



Plate 97: Room F11: view to east (80)

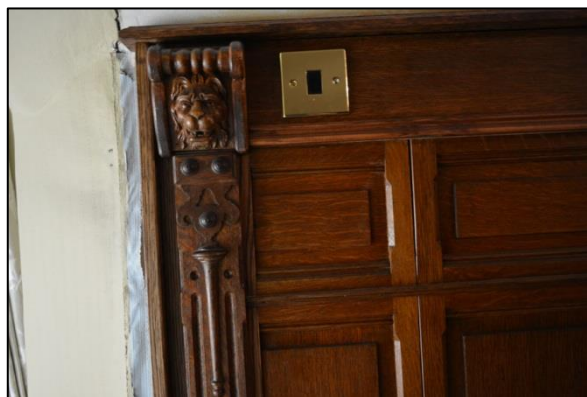


Plate 98: Room F11: panelling detail (82)



Project code: 416/WER	Project: Wellwick House	Room no: F12
Location: West end Building 3		Function: Dressing room
Wall form & decor: Fitted out		
Ceiling / roof structure: Hipped		
Windows: 2-light window to west		
Doors: Flush door to F11		
Floor: carpet over boards		
Fireplace:		
Staircase:		
Other architectural details:		
Recorder: KK	Survey Date: 11.12.2018	



Plate 99: Room F12: view to west (81)



Plate 100: Room F12: view to west after restoration



Project code: 416/WER	Project: Wellwick House	Room no: F13
Location: Building 2		Function: Passage
Wall form & decor: Painted		
Ceiling / roof structure: Painted		
Windows: Casement window to south		
Doors: Two 4-panelled door to north, one to east and one to west		
Floor: Carpet over boards		
Fireplace:		
Staircase: Steps up to Building 1 to east		
Other architectural details:		
Recorder: KK		Survey Date: 11.12.2018

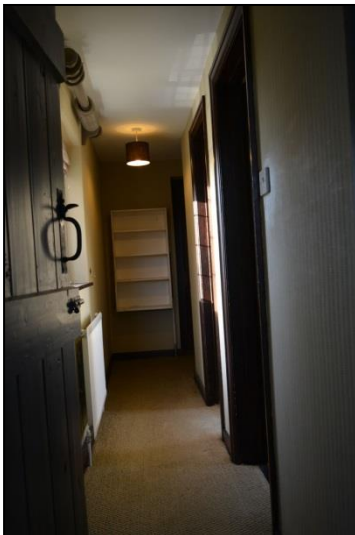


Plate 101: Room F13: view to west (74)



Plate102: Room F13: view to east (75)



Project code: 416/WER	Project: Wellwick House	Room no: S1
Location: North end Building 1, second floor		Function: Kitchen
Wall form & decor: Painted. Moulded skirtings.		
Ceiling / roof structure: Purlin and rafters exposed running east-west along northern side of room		
Windows: 3-light stone mullioned window to the north with glazed lights and 17 th century window furniture. 3-light stone mullioned window to the west divided by partition wall between S1 and S2		
Doors: Modern timber ledge and braced door to south		
Floor: -		
Fireplace: -		
Staircase: -		
Other architectural details: Hatch to roofspace. Cupboard to east		
Recorder: KK	Survey Date: 11.12.2018	



Plate 103: Room S1: view to west (83)



Plate 104: Room S1: view to northeast (84)



Plate 105: Room S1: north window detail (85)



Project code: 416/WER	Project: Wellwick House	Room no: S2
Location: South of S1		Function: Landing
Wall form & decor: Painted. Moulded skirtings.		
Ceiling / roof structure: Painted with exposed timberwork		
Windows: 3-light stone mullioned window to the west divided by partition wall between S1 and S2		
Doors: Modern timber ledge and braced door to north, east and south		
Floor: Carpet over boards		
Fireplace:		
Staircase: Original oak stair along west wall with rope handrail and iron balustrade in S2		
Other architectural details:		
Recorder: KK	Survey Date: 11.12.2018	



Plate 106: Room S2: view to south (86)



Plate 107: Room S2: view to north (87)



Plate 108: Room S2: window detail (89)



Plate 109: Room S2: stair detail (99)



Project code: 416/WER	Project: Wellwick House	Room no: S3
Location: East of S2		Function: Bathroom
Wall form & decor: Painted with moulded skirtings		
Ceiling / roof structure: Painted		
Windows: Timber casement in deep recess to east		
Doors: Modern ledge and braced door to west		
Floor: Timber boards aligned east-west		
Fireplace:		
Staircase:		
Other architectural details: Door in south wall of recess		
Recorder: KK		Survey Date: 11.12.2018



Plate 110: Room S3: view to east (88)



Project code: 416/WER	Project: Wellwick House	Room no: S4
Location: South of S2		Function: Living room
Wall form & decor: Painted. Moulded skirtings.		
Ceiling / roof structure: Painted with exposed trusses and purlins		
Windows: 3-light dormer window to east		
Doors: Modern timber ledge and braced door to north and south		
Floor: Carpet over boards		
Fireplace: Modern brick built fireplace to west		
Staircase:		
Other architectural details:		
Recorder: KK		Survey Date: 11.12.2018



Plate 111: Room S4: view to south (90)



Plate 112: Room S4: view to north (91)



Plate 113: Room S4: fireplace detail (92)



Project code: 416/WER	Project: Wellwick House	Room no: S5
Location: South of S4		Function: ?Bedroom
Wall form & decor: Painted. Moulded skirtings.		
Ceiling / roof structure: Painted with exposed trusses and (reused)purlins. Northern purlin has series of 3 adjoining stave holes at regular intervals. Southern purlin has redundant mortices and peg holes above		
Windows: 3-light mullioned clunch windows to south and west		
Doors: Modern timber ledge and braced door to north and east		
Floor: Carpet over boards		
Fireplace:		
Staircase:		
Other architectural details: Walk-in cupboard to east		
Recorder: KK	Survey Date: 11.12.2018	



Plate 114: Room S5: southwest corner (93)



Plate 115: Room S5: south wall (94)



Plate 116: Room S5: west wall (95)



Plate 117: Room S5: stave holes in northern purlin (97)



Plate 118: Room S5: redundant mortices in southern purlin (98)



Project code: 416/WER	Project: Wellwick House, Wendover	Room no: OB1
Location: East end of garage block		Function: Garage
Wall form & decor: Unpainted Fletton brickwork to all walls other than the east wall, which is largely late 19 th /early 20 th century with a Fletton built addition to the north.		
Ceiling / roof structure: Plasterboard		
Windows:		
Doors: Double timber doors to the south, single timber door at the northern end of the east wall		
Floor: Concrete		
Fireplace:		
Staircase:		
Other architectural details:		
Recorder: KK	Survey Date: 11.12.2018	



Plate 119: Outbuilding 1: view to north (100)



Plate 120: Outbuilding 1: view to south (101)

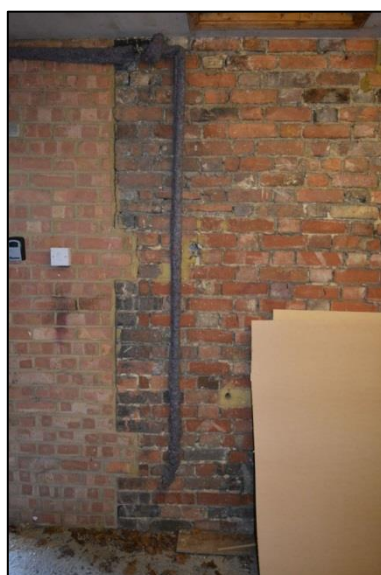


Plate 121: Outbuilding 1: junction of different brickwork in east wall (102)



Project code: 416/WER	Project: Wellwick House, Wendover	Room no: OB2
Location: East end of garage block	Function: Garage	
Wall form & decor: Painted Fletton brickwork to all walls		
Ceiling / roof structure: Painted plasterboard		
Windows: Two 2-light timber casements with traditional fittings to the north, door to south		
Doors: Single timber door to north and		
Floor: Concrete		
Fireplace:		
Staircase: Two brick steps up toe southern door		
Other architectural details:		
Recorder: KK	Survey Date: 11.12.2018	



Plate 122: Outbuilding 2: view to northeast(103)



Plate 123: Outbuilding 2: view to southwest(104)



Plate 124: Outbuilding 2: view to northwest(105)



Project code: 416/WER	Project: Wellwick House, Wendover	Room no: OB3
Location: East end of garage block		Function: Garage
Wall form & decor: Unpainted Fletton brickwork set in stretcher bond with cement mortar		
Ceiling / roof structure: Plasterboard		
Windows:		
Doors: Double timber doors to the south		
Floor: Concrete		
Fireplace:		
Staircase:		
Other architectural details:		
Recorder: KK	Survey Date: 11.12.2018	



Plate 125: Outbuilding 3: view to north (106)



Plate 126: Outbuilding 3: view to south (107)



Appendix 2: Photograph Lists

Shot no.	Raw	Jpeg	Description
1	X	X	East elevation
2	X	X	Main house: north elevation, eastern end
3	X	X	Main house: north elevation
4	X	X	East elevation: chimney detail
5	X	X	Building 2: north elevation
6	X	X	Building 3: north and east elevations
7	X	X	Building 3: west elevation
8	X	X	Building 3: south elevation
9	X	X	Buildings 2 & 3: south elevation
10	X	X	Building 1: west elevation
11	X	X	Building 1: south elevation
12	X	X	General view of the rear of the house from the southwest
13	X	X	General view of the rear of the property from the southwest
14	X	X	Room B1: northwest corner
15	X	X	Room B1: southeast corner
16	X	X	Room B1: east wall
17	X	X	Room B2: view to northwest
18	X	X	Room B3: view to northwest
19	X	X	Room B3: view to south
20	X	X	Room B4: view to northeast
21	X	X	Room B4: view to south
22	X	X	Room B4: view to northwest
23	X	X	Room B3: timber detail
24	X	X	Room B3: timber detail
25	X	X	Room B5: view to southwest
26	X	X	Room B5: view to southeast
27	X	X	Room B6: view to northwest
28	X	X	Room B7: view to south
29	X	X	Room B7: southeast corner
30	X	X	Room G1: view to southwest
31	X	X	Room G1: view to southeast
32	X	X	Room G1: view to northeast
33	X	X	Room G2: view to west
34	X	X	Room G2: view to north
35	X	X	Room G2: east wall
36	X	X	Room G2: south wall
37	X	X	Room G2: fireplace detail
38	X	X	Room G3: east wall
39	X	X	Room G3: view to southwest
40	X	X	Room G3: view to northwest
41	X	X	Room G3: view to south
42	X	X	Room G3: fireplace detail
43	X	X	Room G4: south wall
44	X	X	Room G4: east wall
45	X	X	Room G4: west wall
46	X	X	Room G5: view to southwest
47	X	X	Room G5: stair detail
48	X	X	Room G5: view to south
49	X	X	Room G5: southeast corner
50	X	X	Room G6: view to south



Shot no.	Raw	Jpeg	Description
51	X	X	Room G6: window in west wall
52	X	X	Room F1: view to south
53	X	X	Room F1: view to west
54	X	X	Room F2: east wall
55	X	X	Room F2: west wall
56	X	X	Room F2: view into en-suite
57	X	X	Room F3: view to north
58	X	X	Room F3: view to south
59	X	X	Room F3: fireplace detail
60	X	X	Room F3: window detail
61	X	X	Room F4: east wall
62	X	X	Room F4: view to southwest
63	X	X	Room F4: timber detail
64	X	X	Room F5: east wall
65	X	X	Room F5: west wall
66	X	X	Room F5: timber detail
67	X	X	Room F6: east wall
68	X	X	Room F6: north wall
69	X	X	Room F6: west wall
70	X	X	Room F6: fireplace detail
71	X	X	Room F7: view to north
72	X	X	Room F7: window detail
73	X	X	Room F7: window furniture detail
74	X	X	Room F13: view to west
75	X	X	Room F13: view to east
76	X	X	Room F8: view to north
77	X	X	Room F9: view to southwest
78	X	X	Room F10: view to northwest
79	X	X	Room F11: view to west
80	X	X	Room F11: view to east
81	X	X	Room F12: view to west
82	X	X	Room F11: panelling detail
83	X	X	Room S1: view to west
84	X	X	Room S1: view to northeast
85	X	X	Room S1: north window detail
86	X	X	Room S2: view to south
87	X	X	Room S2: view to north
88	X	X	Room S3: view to east
89	X	X	Room S2: window detail
90	X	X	Room S4: view to south
91	X	X	Room S4: view to north
92	X	X	Room S4: fireplace detail
93	X	X	Room S5: southwest corner
94	X	X	Room S5: south wall
95	X	X	Room S5: west wall
96	X	X	Room S5: timbers in cupboard
97	X	X	Room S5: stave holes in northern beam
98	X	X	Room S5: redundant mortices in southern beam
99	X	X	Room S2: stair detail
100	X	X	Outbuilding 1: view to north
101	X	X	Outbuilding 1: view to south
102	X	X	Outbuilding 1: junction of different brickwork in east wall



Shot no.	Raw	Jpeg	Description
103	X	X	Outbuilding 2: view to northeast
104	X	X	Outbuilding 2: view to southwest.
105	X	X	Outbuilding 2: view to northwest
106	X	X	Outbuilding 3: view to north.
107	X	X	Outbuilding 3: view to south
Historic Building Watching Brief			
108	X	X	Basement: clunch and brick opening in wall between B3 & B4
109	X	X	Basement: view to north following removal of B2 walling
110	X	X	Room F7 with expose mullioned window
111	X	X	Room F12 following removal of cupboards

Archaeological Watching Brief

Shot no.	Digital SLR	B&W	View	Description
1	X		N	North section
2	X		N	North section: Fragments of brick walling
3	X		N	North section: Fragments of brick walling
4	X		W	Swimming pool general shot
5	X		E	Swimming pool general shot
6	X		NE	Swimming pool general shot north section
7	X		SE	Swimming pool general shot south section
8	X		E	Ground reduction north of the house
9	X		SW	Ground reduction north of the house
10	X	X	SW	Pond
11	X		S	Pond
12	X		SW	Pond
13	X		SW	Pond
14	X	X	NE	Pond
15	X		NW	Strat shot 1
16	X		SE	Strat shot 2
17	X		NW	Strat shot 3
18	X		NW	Strat shot 4
19	X		SSW	Strat shot 5
20	X		NE	Existing greenhouse to be renovated
21	X		ESE	Existing greenhouse to be renovated



Appendix 3: OASIS and Site Data

PROJECT DETAILS			
Project Name & Address	Wellwick House, Wendover Road, Butlers Cross, Buckinghamshire	Project Site Code	416/WER
OASIS reference	kdkarcha1-332405	Event/Accession no	AYBCM : 2018.142
OS reference	SP 85238 07882	Study area size	N/A
Project Type	Historic Building Recording & Historic Building Watching Brief	Height (mAOD)	N/A
Short Description	<p>Between December 2018 and July 2019 KDK Archaeology Ltd carried out Historic Building Recording and a Historic Building & Archaeological Watching Brief of Wellwick House, Ellesborough Road, Wendover, Buckinghamshire.</p> <p>Wellwick House was originally constructed c.1616 for Sir Thomas Brudenell who later became the Earl of Cardigan, in a style that had been popular some decades earlier. Originally mostly built of flint and rubble with brick dressings, the main elevation was later refaced in brickwork. The size and form of the bricks used suggests that this was done in the later 17th century. The house was extended in the 19th century to provide new kitchen facilities and a single storey structure to the west of it. The western end of this north wing was rebuilt in the early 20th century to provide a 2-storey addition, and an earlier outbuilding was replaced by the present garage/workshop. Internal as well as external alterations have been numerous, but many historic features have survived including a number of the stone mullioned windows, part of the original oak staircase, fireplaces and the 18th century panelling and staircase.</p> <p>Archaeological investigations in the excavations for a swimming pool and a large pond documented extensive made-ground, and adjacent to the main house, the potential remains of a late 18th century, or later, brick wall. The absence of artefacts/structures pre-dating the 17th/18th centuries may be due to the location of the excavations falling between widely dispersed features or that there was no significant occupation of the site prior to that date. It is also possible that archaeological remains were lost in the areas that were excavated without being monitored.</p>		
Previous work	EBC 16276 (Wellwick Farm) EBC 16273; EBC 16972; EBC 16973; EBC 16974; EBC 17796; EBC 17797; EBC 17798 (Study Area)	Site status	Grade II* Listed
Planning proposal	Conversion of garages and store rooms to bedrooms, alterations to existing bedroom layouts, reconfiguration of the basement to create sauna and steam room, creation of patio to site hot tub adjacent to proposed new swimming pool. Erection of greenhouse and creation of pond to northeast of dwelling, laying of hard surfacing with associated spoil redistributed across part of the curtilage.	Current land use	Private residence
Local Planning Authority	Wycombe District Council	Planning application ref.	18/07212/FUL & 18/07213/LBC
Monument type	House	Monument period	Early post-medieval
Significant finds	N/A	Future work	Yes
PROJECT CREATORS			
Organisation	KDK Archaeology Ltd		
Project Brief originator	Bucks County Archaeology Service	Project Design originator	KDK Archaeology Ltd
Project Manager	Karin Kaye MA MCIfA	Director/Supervisor	Karin Kaye MA MCIfA



Sponsor/funding body	S. Cardell		
PROJECT DATE			
Start date	11.12.2018	End date	17.07.2019
PROJECT ARCHIVES			
	Location	Content (eg. pottery, animal bone, files/sheets)	
Physical	Buckinghamshire County Museum (AYBCM: 2018.142)	None	
Paper		WSI, report, site records	
Digital		CD containing all digital data	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title	Historic Building Recording and Archaeological Watching Brief: Wellwick House, Ellesborough Road, Wendover, Buckinghamshire		
Serial title & volume	416/WER/1		
Author(s)	Karin Kaye MA MCIfA & Derek Watson PhD		
Page nos	104	Date	22.05.2020