

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

**Ruskin Works, Oakridge Road, High Wycombe,
Buckinghamshire**

Building Recording

by Danielle Milbank and Genni Elliott

Site Code: RWB16/80

(SU 8552 9359)

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High Wycombe, Buckinghamshire**

Building Recording

For Mr S Dadd

by Danielle Milbank and Genni Elliott

Thames Valley Archaeological

Services Ltd

Site Code RWB 15/80

November 2016

Summary

Site name: Ruskin Works, Oakridge Road, High Wycombe, Buckinghamshire

Grid reference: SU 8552 9359

Site activity: Building Recording

Date and duration of project: 2016

Project manager: Steve Ford

Site code: RWB 16/80

Summary of results: The building appears first on the Ordnance Survey map of 1925 and shows the rear and northwest blocks as already present. It is listed in postal directories from 1924 as belonging to H.J. Castle and Abbott chair makers. Later maps show that before 1966 the front and southeast blocks had been added. Internally it has been modified with additional rooms inserted breaking up the large room layout extensively lit by a large number of windows, some of which have been removed entirely whilst others have been blocked up internally only.

Location and reference of archive: The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with Buckinghamshire Museum Service in due course.

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Report edited/checked by: Steve Ford✓ 29.11.16
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by Danielle Milbank and Genni Elliott

Report 16/80

Introduction

This report documents the results of building recording at Ruskin Works, Oakridge Road, High Wycombe, Buckinghamshire (SU 8552 9359) (Fig. 1). The work was commissioned by Mr Shaf Dad, 156 West Wycombe Rd, High Wycombe HP12 3AE.

Planning consent (14/08128/FUL) has been granted by Wycombe District Council for the partial demolition and renovation of the former Ruskin Works building. The consent is subject to a condition which requires a historic building recording to be carried out in advance of the demolition. This report documents the results of the building survey. A separate condition relating to archaeology involves a watching brief to be carried out during groundworks, which is addressed in a separate Written Scheme of Investigation.

This is in accordance with the Department for Communities and Local Government's *National Planning Policy Framework* (NPPF 2012), and the Council's policies on the historic environment. The fieldwork was undertaken by Danielle Milbank and Anna Ginger on 26th May 2016 and the site code is RWB 16/80.

The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with Buckinghamshire Museum Service and a copy sent to the Historic England Archive in due course.

Location, topography and geology

The site is located to the northwest of the centre of High Wycombe (Fig. 1), in an area which combines residential terraced housing and commercial/industrial buildings. It occupies a triangular parcel of land with Oakridge Road at the west, the river Wye forming the northeast boundary, and to the south, modern housing.

The site lies at approximately 74.5m above Ordnance Datum and the underlying geology is recorded as being on the junction of alluvium above the New Pit Chalk Formation (BGS 2005). The building to be recorded lies at the northeastern part of the site, with a tarmac car park at the west and south.

Historical Background

The town's role as a centre of furniture production is well documented. The industry developed in the 18th century, having shifted from London due to the locally available beech, elm and ash. Samuel Treacher and

Thomas Widginton established chair factories there, and the town became renowned specifically for chair production throughout the later 18th and 19th centuries. The focus of the industry grew around the northeast of the town, c. 2.5km to the east of the proposal site, with a secondary concentration of furniture production sites in the area of the town between Oakridge Road and Desborough Avenue. The decline of the industry began after the Second World War and the majority of the factory buildings have been demolished or redeveloped.

Several modern HER entries relate to High Wycombe's furniture industry in the early 20th century, including the buildings of Hudson and Sons Ltd, Cherry Orchard Works, Simbeck Furniture Ltd, the 1920's factories of G-Plan and Ercol (both built in the 1920s, now demolished) and the mid-century (1950s to 1960s factory) of JC & MP Smith.

Ruskin works was home to H.J. Castle and Abbott chair makers from the 1920's.

Map regression

The earliest map available of the area is Saxton's map of Buckinghamshire from 1574 (not illustrated). According to Saxton, by the late 16th century High Wycombe (*High Wickhm*) was a well-established settlement located on the north side of an unnamed river, clearly a tributary of the Thames. A somewhat smaller settlement, West Wycombe, is located to the west of High Wycombe. The area of the site cannot be discerned on this map.

Jeffrey's map of 1770 (not illustrated) shows the site as undeveloped land to the south of the West Wycombe road. The tithe map of 1839 (Fig. 3) shows buildings, probably houses, fronting Oakridge Street at the west of the site, and a long, thin structure (perhaps stables) on a northwest-southeast axis at the centre, with a small block at the northeast side, adjacent to the river.

The First Edition Ordnance Survey map of 1876-7 shows isolated buildings at the north and south of the site, though the site overall remains largely undeveloped. A channel has been diverted from the river Wye to the south of the site (Fig. 3). The earliest map to show the Ruskin Works building is the 1925 Ordnance Survey map (Fig. 4), with the main building shown at the north of the site. It is approximately rectangular with a single storey shed or lean-to shown at the northwest end. Further to the northwest, adjacent to the river is a small outbuilding. There are a further three outbuildings to the south. The northwest of the site is occupied by a building on a southwest-northeast axis, along Oakridge Street. The site as a whole is labelled as a 'chair factory'. To the west, on the opposite side of Oakridge Street are further industrial buildings labelled as 'Lord's Mill (chair factory) timber yard.' Slightly further afield to the west is another chair factory and a clothing factory whilst to the east is yet another chair factory and a pipe factory. The next available map from 1966 (Fig. 5) shows significant change

with the main building being extended at both the northwest and southeast ends. At the northwest end the shed has been replaced by a rectangular block aligned northeast-southwest. At the southeastern end of the building an extension has been added following the site boundary as formed by the river tributary, angled round to form the southern boundary of the site. A small block has also been added to the centre of the southeast side. The small buildings at the centre of the site have been either enlarged or more likely replaced by a single building. The building fronting Oakridge Rd remains, and the site is labelled as 'Engineering Works'. The timber yard on the opposite side of the street is also labelled now as 'Engineering Works.' Further afield are a number of furniture factories, some of which are disused, and engineering works'. The next available map of 1983 (Fig. 6) shows further change with the northwest extension to the main building demolished, along with the building fronting Oakridge Street and the central building. A small additional building is present immediately to the southwest of the main building. The site is now labelled as a 'Depot'. The river tributary forming the southern boundary of the site has been in-filled or culverted. Further afield there are still a large number of factories and works'. Further significant change is shown on the most recent, 2016 (Fig. 2) map, with the demolition of part of the southern extension and all other buildings on the site. To the southwest residential flats, 'Ruskin House' has been built.

Methodology

The building survey was carried out in accordance with guidelines set out by the Royal Commission on Historic Monuments for a Level 2 record (RCHM(E) 1996). The survey comprised a photographic survey, paying attention to the methods of construction, chronological development and alterations, and features of special interest. The building has been recorded digitally which are catalogued (Appendix 1).

Description

The only surviving building of the Ruskin works is a three-storey, brick built structure which backs onto the River Wye. Aside from the original building, four extensions are apparent (Fig. 7) – at the northwest end, the southeast end, a block on the front elevation and single storey rear extension along the river bank. Various other changes to the building are also apparent.

The original building (Pl. 1) is brick built, laid in English bond with double brick arches above the openings. It has a gable end roof covered in corrugated steel sheets. The windows are metal, divided into 30 panes with a small horizontally hung casement at the top consisting of six panes (Pl. 2). No original doors were apparent. The

extension at the northwest end of the building (Pl. 1) is built of a combination of steel columns in-filled with brick laid in stretcher bond. This extension butts the original building with none of the brickwork keyed in. The extension itself is two storeys high with a sloping, lean-to roof covered in corrugated steel sheets. There are no windows and the doors are of roller shutter type, set beneath a concrete lintel. The extension within the centre of the southwest facing elevation (Pl.1) is three storeys high, and is rendered and painted white. The windows are tall and narrow consisting of just three panes set within a metal frame, and the roof is flat. The extension at the southeast end of the building (Pl. 3) is three storeys high and built to match that of the original building, with the same English bond brickwork, bricks arches above doors and windows and the windows themselves. The possible surviving original door was boarded over on the day of the survey. The roof is of gable end type, covered in corrugated steel sheets. The rear (northeast facing) elevation is single storey with a lean-to sloping corrugated steel roof, presumably also covered in sheets. The extension was largely inaccessible due to being immediately adjacent to the riverbank, only the gable end was viewed. The brickwork appeared to be a variation of Flemish garden wall bond (Pl. 4). There were no openings within the extension.

The front (southwest facing) elevation is complex, showing a number of changes, an extension and fire escapes (Fig. 8). The northwestern end of the building (Pls. 5 & 6) has seen the greatest number of changes; on the ground floor there is a double width, original blocked doorway, which has had a concrete lintel inserted within it, adjacent to which is a second blocked doorway as shown by the presence of a concrete lintel. Further along is a blocked window, a roller door and a window. On the first floor are five windows and a door. The two windows at the northwestern end have been blocked up. The door is at the southeastern end and accesses a fire escape that dog-legs round the later front extension. On the second floor are a further five windows and a door; only the two windows at the southeastern end have not been blocked up. The door accesses a fire escape which runs parallel to the building. The fire escapes are both steel, painted black.

The projecting (front) extension contains four windows on each floor. Adjacent to it is a goods lift (Pl. 7), which appears to be an original feature. On the ground floor is the external lift door, set beneath a concrete lintel.

The northwest facing elevation (Pl. 1, Fig. 9) consists solely of the lean-to extension. Within the wall are a pair of roller doors set beneath a large concrete lintel. One door is a loading sized door whilst the other, on the southwest end, is smaller and for access. Within the first floor it is possible to see three vertical steel posts.

The northwest facing gable end of the single storey rear extension contained no further details (Pl. 4).

The northwest facing elevation and angled corner of the southeast extension (Pl. 3) contained a door and window on the ground floor, with the door probably a later addition as it is set beneath a concrete lintel. On the first floor is a second door above that on the ground floor, a window and a blocked door. The second floor contains three windows.

The rear (northeast facing) elevation was not accessible (Fig. 8). However from internal examination there is a single window on the ground floor at the far southeast end, adjacent to which is a blocked window. On the first floor are sixteen windows with a further sixteen on the second floor.

The west facing gable end of the southeast extension clearly shows where a previous, single storey building has been removed with the former internal wall painted white (Pl. 8, Fig. 9). Evidence exists for an early building with the presence of three blocked doorways set beneath concrete lintels at ground, first and second storey height. It is also possible to see where the external walls were keyed in as the existing brickwork is now dog-toothed. The southeast facing elevation and angled corner of the southeast extension (Fig. 9) contains ten windows on each floor (Pl. 9).

Ground Floor (Fig. 10)

The ground floor has been sub-divided into 15 rooms with the original building altered significantly to provide access to the new extensions. Most notably the northwest wall has been removed, as well as parts of the rear wall at the northwest end.

The Northwest extension and Original Building

The northwest end of the original building has been largely removed, except for two brick columns to form a large room (room 1, Pl.10). The junction between the original walls and the new extension can clearly be seen due to the difference in width of the walls and different finish. The floor is covered in plywood sheets and a modern, suspended ceiling has been inserted. The room has two external doors in the northwest wall, including a loading bay with a roller door. Internally there is access to room 2 of the rear extension. A wide blocked door in the southwest wall suggests the thin brick wall at the south of the room is a later insertion. In the southeast corner of the room are a set of stairs giving access to the first floor; these are however accessed from room 3. The stairs themselves are enclosed within two brick walls and have concrete treads (Pl. 11).

Room 3 is one large room at the northwest end of the building. There is an external door in the southwest wall giving access to the northwest half of the building. The room itself has concrete floors and whitewashed brick walls. The room itself is six bays long with a small cupboard the width of one bay, located within bay five; it sits on a concrete plinth and contains a single window. Within the southwest wall is a blocked window and door. Within the northwest wall is a raised opening giving access to the stairs. These are accessed up set of wooden steps and is almost certainly an alteration from the original (Pl. 12). The rear of the room is open to room 2 within the rear extension with the exception of four surviving brick pillars to support the ceiling/first floor beams. Within the south corner are a pair of double doors that have been blocked but which would have given access to room 15. The doors are of simple tongue and groove construction and labelled as a 'fire exit' (Pl. 13). Within this corner is also access to room 4 of the front extension.

Access to the southeastern end of the original building was via an inserted door in the southwest (front) wall. In the front elevation this shows as a pair of doors, but later internal changes have reduced this to a single width door (Pl. 14). This entrance gives access to a short corridor constructed of concrete block walls with a suspended ceiling. The corridor in turn gave access to room 11 which was almost entirely enclosed and appeared to be a circulation area with access to the surrounding rooms, the rear extension and southwest extension (Pl. 15). A single window in the southwest wall gave some natural light. In the southeast wall was a former window, which had been blocked behind but the glass left in and access to the southwest block (Pl. 16). Along the southwest wall a kitchen with serving hatch had been added along with a pair of toilets; like the corridor they were all built of concrete blocks and are a later addition. At the northwest end of the room was access to room 15 which is again of concrete construction with no fittings or fixtures of note.

The Front Extension

Within the front extension (room 4, Pl. 17) is a small kitchen and cupboard. Not all of the area was accessible. It is accessed from room 3 and contained four windows; two in the kitchen area and two in the inaccessible area.

The Rear Extension

The rear extension is a single room wide and sub-divided into four rooms. Room 2 (Pl. 18) is approximately half the length of the building and is accessed from rooms 1 and 3, where significant sections of the original rear wall have been removed. The floor was of concrete and the walls of whitewashed brick. A blocked doorway was present at the southeast end of the room that would have given access to room 14. The roof trusses rested on the

pillars left from the former back wall and reinforced buttresses within the new back wall. They were of mono pitch type.

Rooms 12–14 formed the other half of the rear extension and were accessed from room 11. The floor was covered in wood effect flooring and the ceiling was boarded over. Like room 2, much of the back wall of the original building appears to have been removed but has been subsequently in-filled with concrete blocks to create more enclosed rooms (Pl. 19).

The Southeast Extension

The southeast extension consists of five rooms, a central corridor and stairs to the first floor. It is accessed via room 11 of the original building or separate, external access into a small hall with a cupboard that gives access to room 18. Room 18 is the largest room, located at the angled, southwest end of the block. The concrete floor is partially covered in wood effect laminate and the ceiling is made up of concrete joists, painted white and appear to be partially supported via a pair of steel columns (one in room 18, the other in room 19). Within the room are four windows, with a further two blocked up in the south wall (Pl. 20); externally these windows are still present, but have been in-filled with concrete blocks internally. A door in the northeast wall gives access to an internal corridor which provides access to all other rooms, the first floor and room 11 of the original building. Like the rest of the building the corridor has a concrete floor and utilitarian brick/concrete block walls (Pl. 21). The stairs are a straight flight to the first floor. They also have concrete treads with a simple wooden banister rail attached to the wall.

Room 19 is probably a later creation with concrete block walls rather than the brick found throughout the rest of the building. Like room 18 its three windows have been blocked up internally but the glass left in externally within the southeast wall (Pl. 22).

Room 20 is a small cupboard beneath the stairs located beneath the stairs that run between the first and second floors. Within the northwest wall is a blocked window that would have been present within the gable end of the original building.

Room 21, at the northeast end of the building contains a blocked window with the northeast wall; it is not known whether the glass is still present externally due to lack of access along the river bank. The dividing wall between rooms 21 and 22 is a continuation of that from room 19, in concrete blocks, and may well be a later addition. Within the dividing wall is a window opening and the door to access room 22. Room 22 (Pl. 23)

contains three windows, that appear to have been previously blocked up and a false ceiling put in, which has now been partially removed.

First Floor (Fig. 11)

The first floor has been sub-divided into nine rooms and a corridor, split between the original building, northwest extension, front extension and the southeast extension. The floor is accessed via a set of stairs at the northwest end of the original building and a second set within the southeast extension. The stairwell gave access to a long corridor running along the northeast wall of the building, which in turn gave access to rooms 5-9.

The Northwest extension and Original Building

The stairs, located at the northwest end of the original building gave access to room 23, which included the northwest extension. Like room 1 below brick pillars are all that are left of the original gable wall. Within the area of the northwest extension, room 23 is open up to the roof space with no floor above it (Pl. 24). At either end of the room, within the original building, is a window; the one in the southwest wall has been blocked up.

The stairwell gave access to a corridor which ran along the northeastern wall of the building (Pl. 25). The corridor in turn gave access to rooms 5-9. Room 5 was entered via a pair of doors and contained two windows in the southwest wall; both of the windows had been boarded up. Within the northwest wall was a blocked door, suggesting that the stairs were not originally in their current location (Pl. 26). A door in the southeast wall gave access to room 6, which also contained two boarded-up windows in the southwest wall. A door in the southeast wall gave access to the corridor, having turned a right angle to access a fire escape and rooms 7 and 8. Room 7 is a small kitchen area which in turn gave access to the front extension. Room 8 is a small cupboard, with no features of note. Room 9 (Pl. 27) is a large open room, nine bays long, with a window in each side of the bays, except where the front extension is present and the lift shaft in the southwest wall. In the northwest wall is a blocked door. Like the rest of the floor, the walls are of whitewashed brickwork, the floor of pine floorboards and the ceiling is constructed of steel I-beams supporting wooden joists. The lift doors were of concertina type in steel (Pl. 28). At the southeast end of the room was access to the southeast block.

The Front Extension

The front extension housed two sets of toilets; each contained a pair of toilet cubicles with a sink in between (Pl. 29).

The Southeast Extension

The southeast extension consisted of a single room (10) and a set of stairs giving access to the ground and second floors (Pl. 30). The room itself is divided into ten bays, including a pair of angled bays. Within each bay on an external wall is a window. The only wall not to have window is the west wall that was formerly an internal wall. Within that wall is a blocked doorway, with a second blocked doorway in the north wall at this end of the building. Adjacent to this is a double door of plank construction (Pl. 31). The floor is of pine boards, the walls of whitewashed brickwork and the ceiling constructed of I-beams overlaid with wooden joists.

Second Floor (Fig. 12)

The second floor has been sub-divided into five rooms, split between the original building, front extension and the southeast extension. The floor is accessed via a set of stairs at the northwest end of the original building and a second set within the southeast extension.

The Main Building

This comprises the original building. Stairs at the northwest end of the building gave access to a small landing that gave the appearance of being larger due to being located within the roof space of the northwest extension (Pl. 32). Brick pillars along the line of the former end of the building supported the roof and planks in between the pillars provided a rough barrier to the drop to the floor below. At either end of the landing was a window. The landing gave access through a pair of double doors to room 24.

Room 24 (Pl. 33) was a little under half the building long (six bays), with a window in each bay on the northeast side and four windows and two doors on the southwest side. One door gave access to the external fire escape and the other, access to the front extension. At the far end of the room was a dividing wall with two openings giving access to room 25.

Room 25 (Pl. 34) was nine bays long with a window in each of the bays on the northeast side and six windows on the southwest side (due to the lift shaft and front extension). The lift doors were the same as those seen on the first floor - concertina style. At the far end of the room was access to the southwest extension. Within the roof space at the northwest end of the room was a pair of water tanks (Pl. 35).

Throughout the original building the floors were pine floorboards and the brick walls had been whitewashed. The trusses were of king post design with a central ridge plank. They had also been whitewashed.

The Front Extension

The interior of the later 20th century concrete-built extension at the southwest houses toilets, with concrete walls rendered to half-height. To the south, the brick-built part was not accessible but contained the lift.

The Southwest Extension

The southwest extension consisted of a single room (26) out of which a set of stairs had been taken along the former end wall of the original building (Pl. 36). These stairs were encased in a brick wall and had a window giving light, in the northeast wall. The window is metal framed, divided into eight panes (Pl. 37). The room itself is divided into nine bays, including an angled bay. Within each bay on an external wall is a window. The only wall not to have window is the west wall that was formerly an internal wall. Within that wall is a blocked doorway. At either end of the room is a chimney or buttress with stepped brickwork. In the roof space above the chimney/buttress at the west end of the room is a water tank, supported on steel beams (Pl. 38). The floor was of pine boards; a large section of which had been replaced. Within the floor are areas of round headed iron nails with a diameter of 5mm. The brick walls are painted white. The roof trusses were king post with a central ridge plank. Within the roof space is an iron pipe connected to a hopper (Pl. 39) at one end and a motorised wheel (perhaps a rotary feeder type) at the other end (Pl. 40) with vents along the length. The controls for the machine, a unit produced by 'Memota' is located on the stair wall (Pl. 37). It is possible that this apparatus distributed material along the lengths to each workstation, or possibly removed dust produced at each station by vacuum.

Conclusion

The building appears first on the Ordnance Survey map of 1925 and shows the rear and northwest blocks as already present. It is listed in postal directories from 1924 as belonging to H.J. Castle and Abbott chair makers. Later maps show that before 1966, the southwest (lift) and southeast extensions had been added, which are likely to be early (1940's perhaps) on the basis of the brickwork and style. Further modification compromises the extension on the southwest elevation, and the blocking of windows.

Internally, it has been modified with additional internal walls to divide the space, which reflect its later use as music and dance studios. However the first and second floor rooms are largely unaltered, retain one example of

surviving machinery, and are lit by a large number of original large windows. These are typical of early 20th century light industrial workshop and factory spaces, which in turn are modelled on Victorian buildings.

Although the building has little in the way of architectural features of note, the first and second floor have been little altered and the building overall represents a fair example of its type.

References

BGS, 2005, *British Geological Survey*, 1:50,000, Sheet 255, Solid and Drift Edition, Keyworth

NPPF 2012, *National Planning Policy Framework*, Dept Communities and Local Govt, London

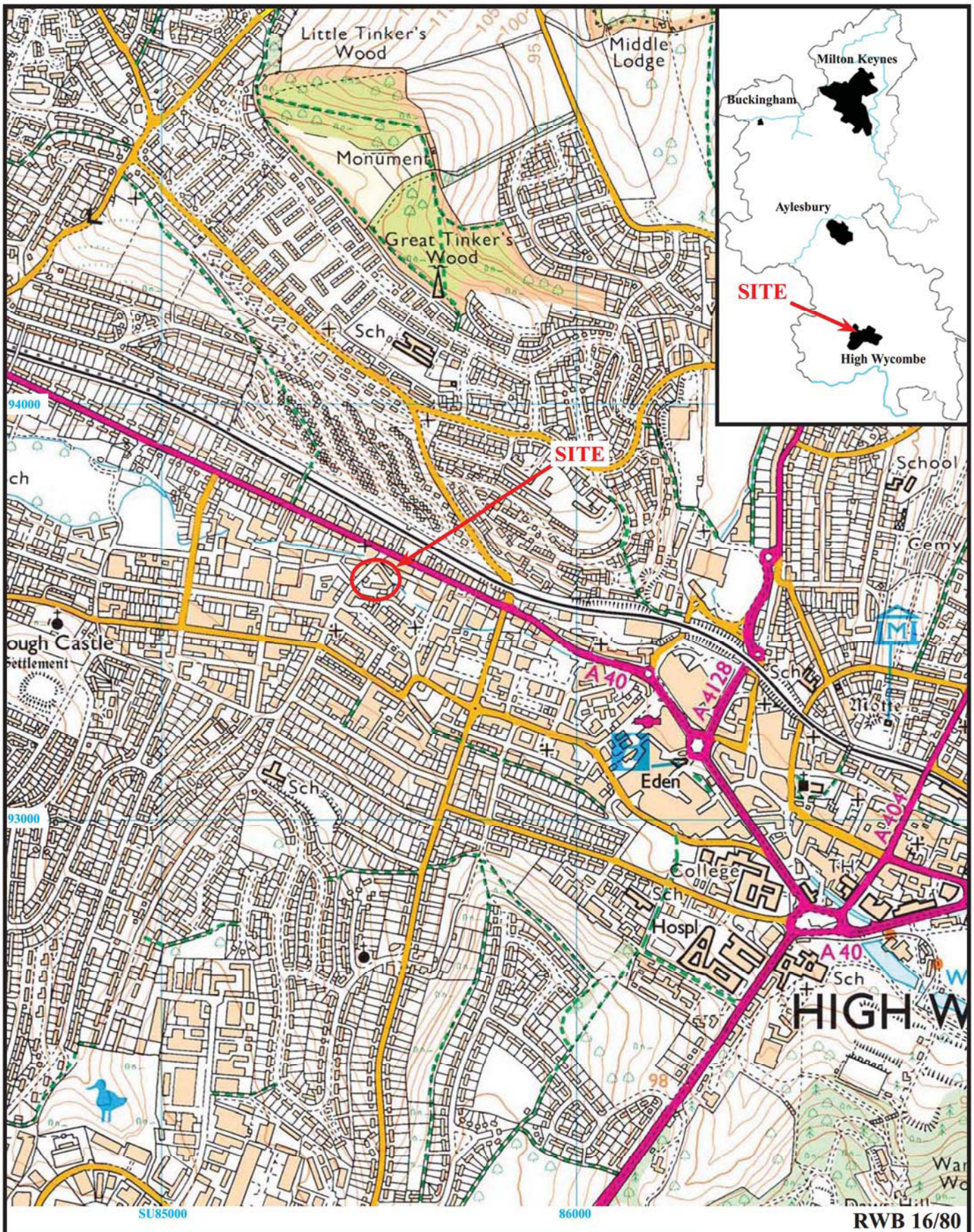
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APPENDIX 1: Photographic Catalogue

A. Digital

Cat. No.	Scales	Location	Direction	Description
1	1x1m, 1x2m	External	E	Oblique view of the building
2	1x1m, 1x2m	External	E	Oblique view of the building [PI. 1]
3	1x1m, 1x2m	External	SE	Northwest extension gable end
4	1x1m, 1x2m	External	NE	Northwest extension and end of original building [PI. 5]
5	1x1m, 1x2m	External	NE	Centre of original building [PI. 6]
6	1x1m, 1x2m	External	E	Lift shaft [PI. 7]
7	1x1m, 1x2m	External	NE	Southwest end of original building [PI. 2]
8	1x1m, 1x2m	External	SE	Southwest extension [PI. 3]
9	1x1m, 1x2m	External	E	Southwest gable end [PI. 8]
10	1x2m	External	N	Oblique view of southwest extension
11	-	External	N	Oblique view of southwest extension, looking up
12	-	External	NE	Oblique view of southwest extension [PI. 9]
13	-	External	N	Oblique view of southwest extension
14	-	External	W	Oblique view of southwest extension
15	1x1m, 1x2m	External	SE	Gable end of rear extension [PI. 4]
16	1x1m, 1x2m	Rm 1	E	View to stairs and room 2 [PI. 10]
17	1x1m, 1x2m	Rm 1	S	General view
18	1x1m, 1x2m	Rm 2	SE	Along room 2 to blocked door [PI. 18]
18a	-	Rm 2	SE	Blocked door detail
19	1x1m, 1x2m	Rm 2	NW	Along room 2
20	1x1m, 1x2m	Rm 3	NW	View to stairs and blocked door [PI. 12]
21	1x1m, 1x2m	Rm 3	SE	To fire exit and cupboard [PI. 13]
21a	1x1m, 1x2m	Rm 3	SW	Cupboard detail
22	1x1m, 1x2m	Rm 3	SE	Fire exit door detail
23	1x1m, 1x2m	Rm 4	SW	General view of kitchen [PI. 17]
24	1x1m, 1x2m	Stairs	NE	View up the stairs [PI. 11]
25	1x1m, 1x2m	Rm 23	NE	View to window
26	1x1m, 1x2m	Rm 23	SW	View to blocked window
27	1x1m, 1x2m	Rm 23	SW	View to gable end of northwest extension
28	1x1m, 1x2m	Rm 23	NE	View to gable end of northwest extension [PI. 24]
29	1x1m, 1x2m	Corridor	SE	Along corridor [PI. 25]
30	1x1m, 1x2m	Rm 5	W	View to boarded up windows
31	1x1m, 1x2m	Rm 5	N	View to blocked door [PI. 26]
32	1x1m, 1x2m	Rm 6	SW	View to boarded up windows
33	1x1m, 1x2m	Rm 6	SE	View to corridor from room 6
34	1x1m, 1x2m	Corridor	SW	View to fire escape door
35	1x1m, 1x2m	Rm 7	SW	View to toilet
36	1x1m, 1x2m	Rm 7	S	View to toilet and sink [PI. 29]
37	1x1m, 1x2m	Rm 7	W	Oblique view of toilet and sink
38	1x1m, 1x2m	Rm 8	E	General view
39	1x1m, 1x2m	Rm 9	S	General view [PI. 27]
40	1x1m, 1x2m	Rm 9	NW	View to blocked door
41	1x1m, 1x2m	Rm 9	SW	Detail of goods lift [PI. 28]
42	1x2m	Rm 9a	SW	View to sink and window
43	1x1m, 1x2m	Rm 10	NE	View to windows
44	1x1m, 1x2m	Rm 10	N	Window detail
45	1x1m, 1x2m	Rm 10	SW	View to blocked door and windows
46	1x1m, 1x2m	Rm 10	W	Blocked door detail [PI. 31]
47	1x1m, 1x2m	Rm 10	NE	General view [PI. 30]
48	1x1m, 1x2m	Stairs		View up the stairs
49	1x1m, 1x2m	Corridor	NE	Entrance hallway to room 11 [PI. 14]
50	1x1m, 1x2m	Rm 11	SE	Former gable end window [PI. 16]
51	1x1m, 1x2m	Rm 11	SW	View to window
52	1x1m, 1x2m	Rm 11	NW	General view [PI. 15]
53	1x1m, 1x2m	Rm 11	SW	View to window
Cat. No.	Scales	Location	Direction	Description
54	1x1m, 1x2m	Rm 12	SE	General view showing block work infill [PI. 19]
55	1x1m, 1x2m	Rm 13	NW	General view showing block work infill
56	1x1m, 1x2m	Rm 14	SE	General view showing internal partition wall
57	1x1m, 1x2m	Rm 15		
58	1x1m, 1x2m	Rm 16	SW	View to toilet
59	1x1m, 1x2m	Rm 17	SW	View to toilet
60	1x1m, 1x2m	Rm 18	W	General view showing steel column [PI. 20]
61	1x1m, 1x2m	Rm 18	NE	View to windows showing steel column
62	1x1m, 1x2m	Rm 18	N	View to window
63	1x1m, 1x2m	Rm 18	S	Blocked window detail
63a	-	Rm 18	E	Ceiling construction detail
64	1x1m, 1x2m	Rm 19	SE	Blocked window detail and steel column [PI. 22]

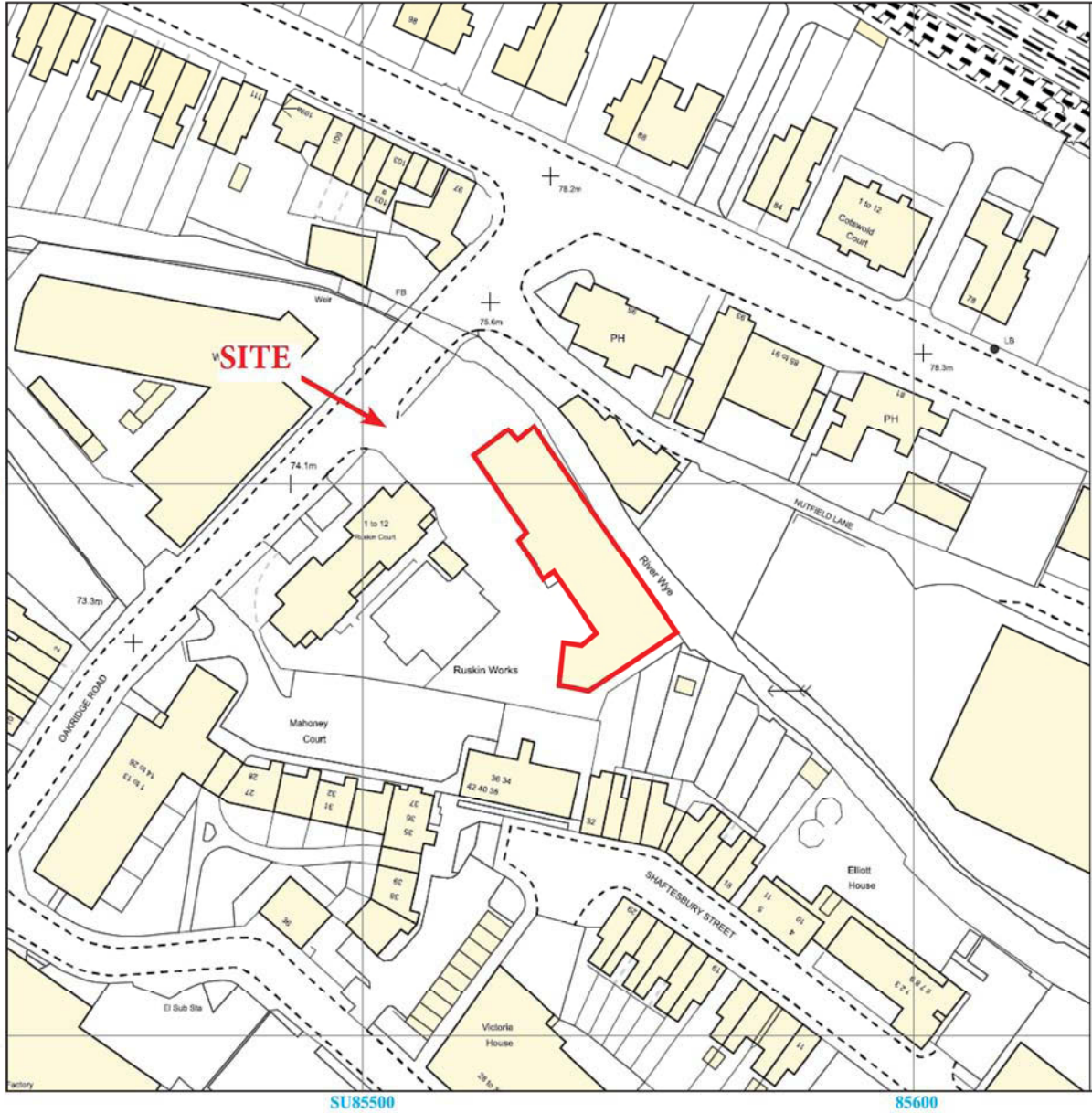
65	1x1m, 1x2m	Corridor	NE	View along corridor [PI. 21]
66	1x1m, 1x2m	Rm 20	W	Room under the stairs showing boarded up internal window
67	1x1m, 1x2m	Rm 21	NE	View to blocked window
68	1x1m, 1x2m	Rm 22	E	Oblique view to windows [PI. 23]
69	1x1m, 1x2m	Rm 22	SE	View to windows
70	1x1m, 1x2m	Stairs	NE	View up the stairs
71	1x1m, 1x2m	Stairwell	NE	View to window
72	1x1m, 1x2m	Stairwell	SW	Along landing to window [PI. 32]
73	1x1m, 1x2m	Rm 24	SE	Oblique view of room 24 [PI. 33]
74	1x1m, 1x2m	Rm 24	N	Oblique view to windows
75	1x1m, 1x2m	Rm 24	NE	View to window
76	1x1m, 1x2m	Rm 25	S	Oblique view of room 25 [PI. 34]
77	1x1m, 1x2m	Rm 25	N	Oblique view of room 25
78	-	Rm 25	NW	Looking up to tanks in the roof [PI. 35]
79	1x1m, 1x2m	Rm 26	SW	General view [PI. 36]
80	1x1m, 1x2m	Rm 26	NE	General view
81	1x1m, 1x2m	Rm 26	N	Blocked door in gable end and tank in roofspace [PI. 38]
82	1x1m	Rm 26	W	Detail of nails in the floor
83	-	Rm 26	NW	Hopper in the roof space [PI. 39]
84	-	Rm 26	NW	Vent detail
85	-	Rm 26	S	Motor and wheel detail [PI. 40]
86	1x1m, 1x2m	Rm 26	SW	New flooring detail
87	1x1m	Rm 26	SW	Stairwell window and motor controls [PI. 37]
88	-	Rm 26	SW	Motor control detail



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Figure 1. Location of site within High Wycombe and Buckinghamshire.

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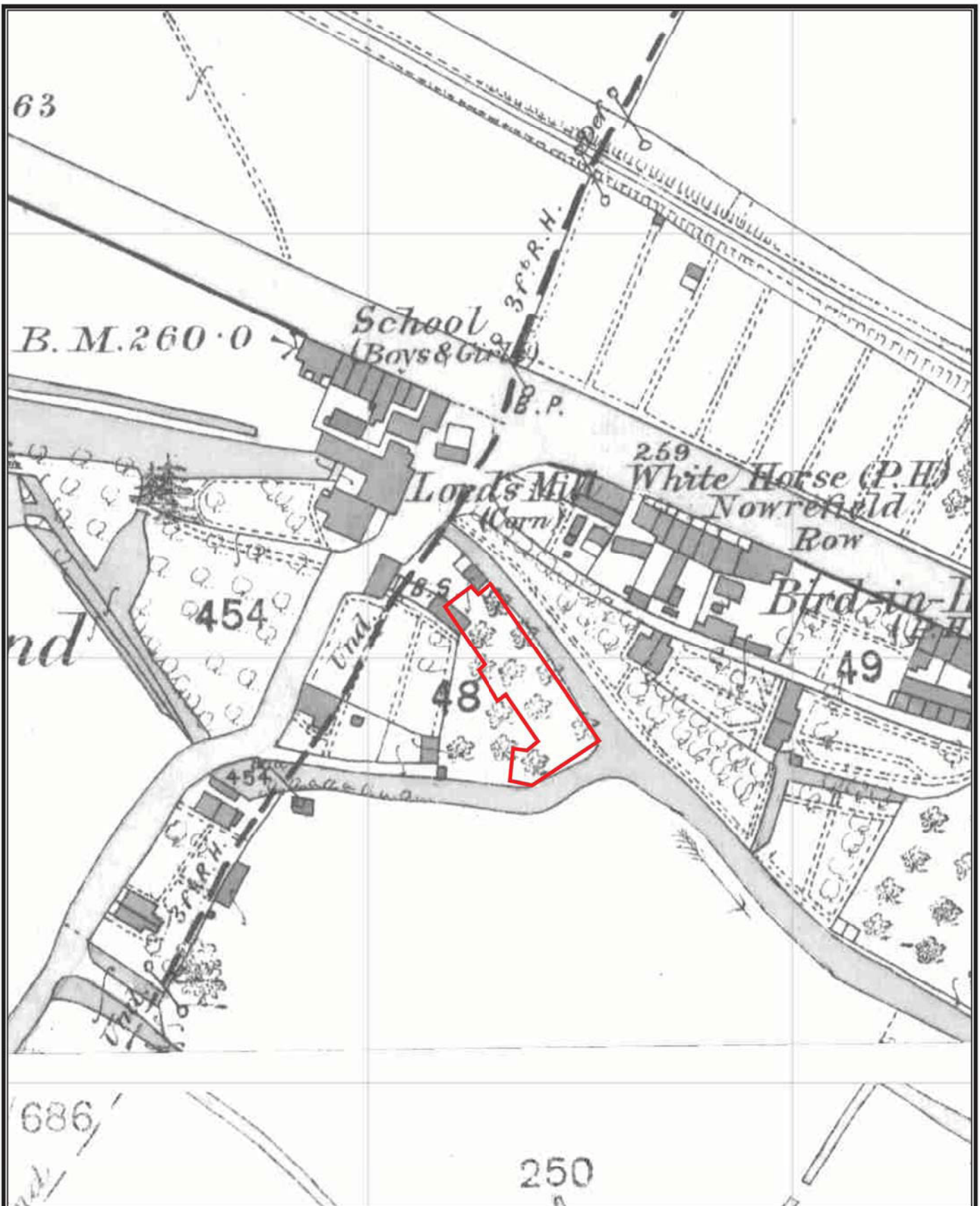


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Figure 2. Detailed location of site.

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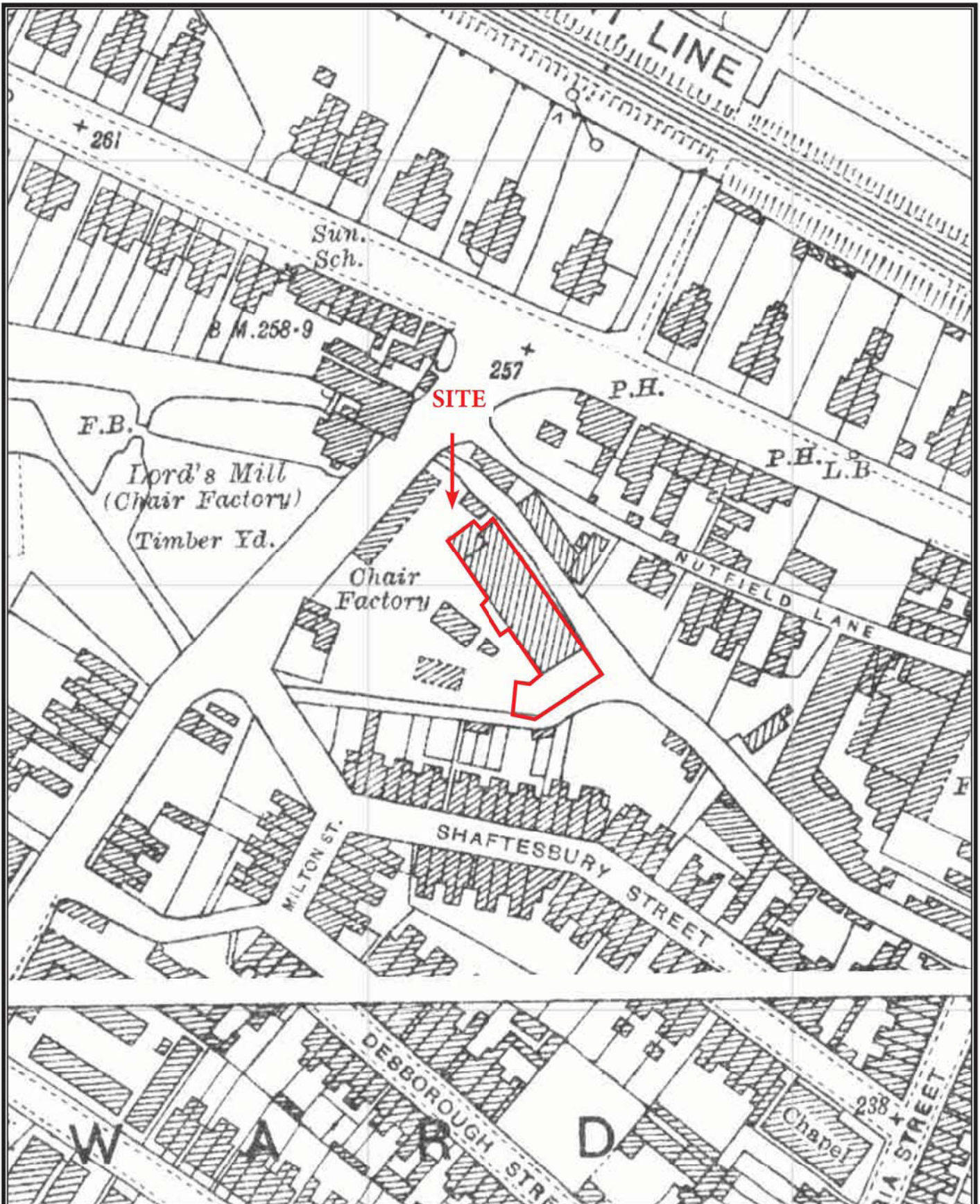


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Figure 3. First Edition, Ordnance Survey 1876-7.

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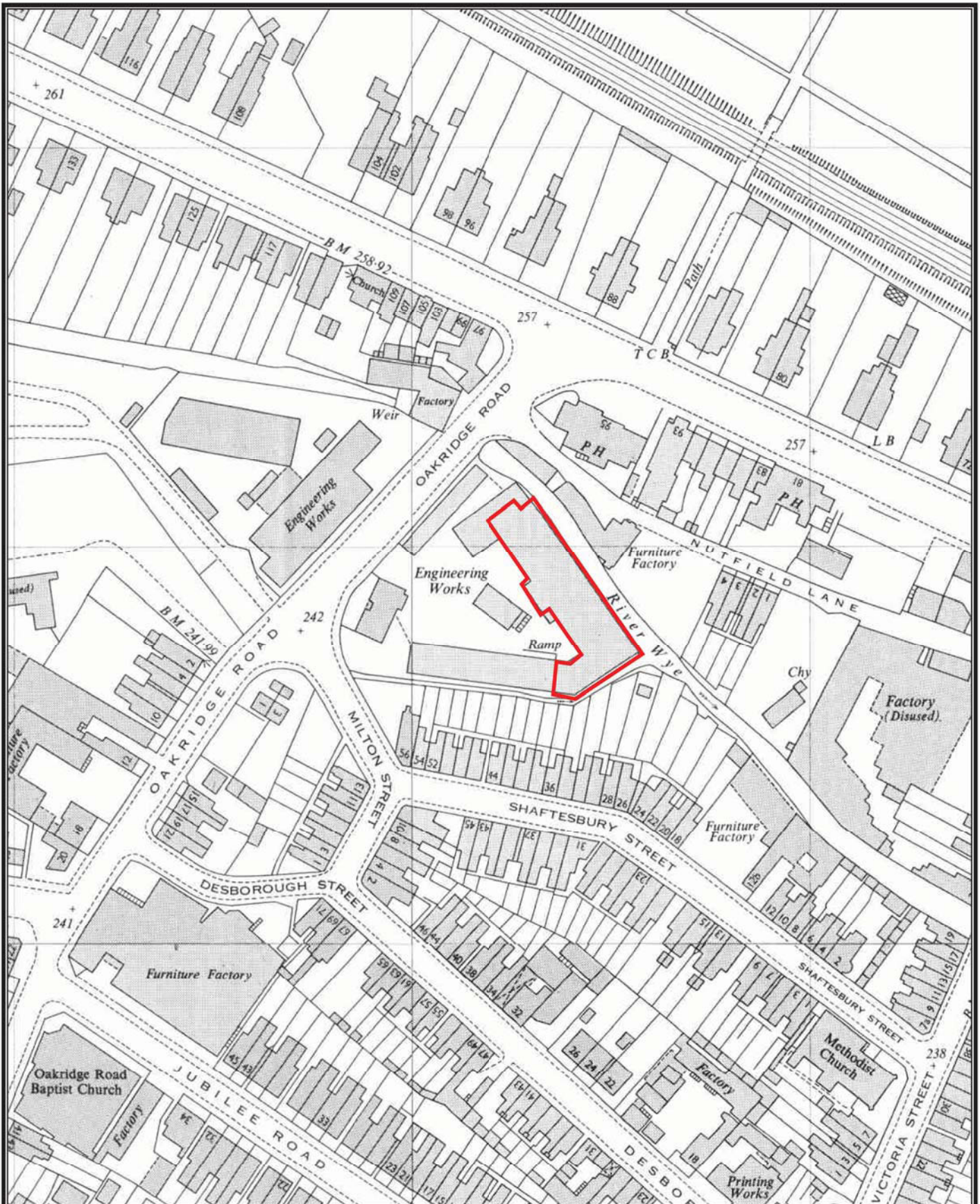
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Figure 4. Ordnance Survey 1925.

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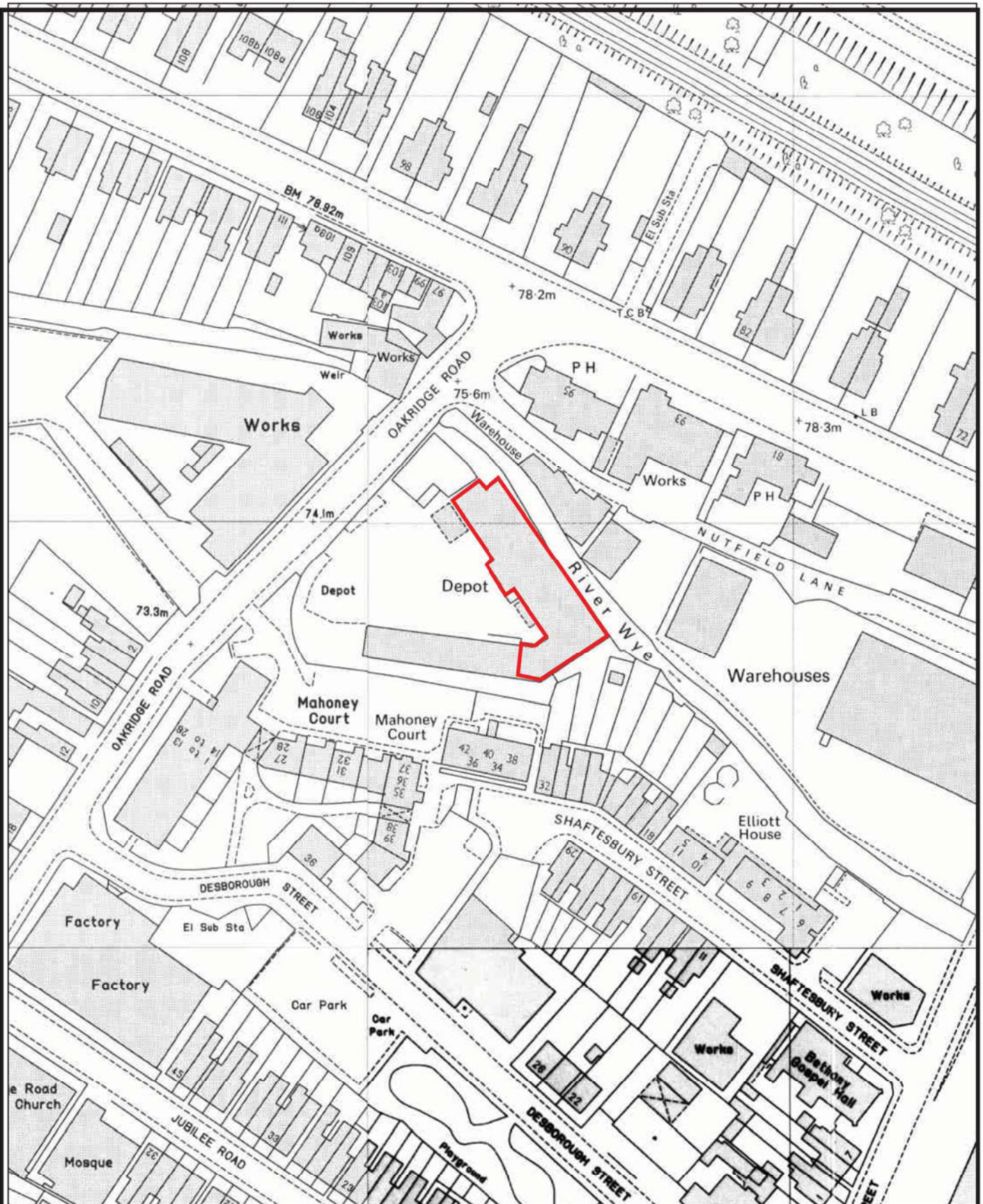


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Figure 5. Ordnance Survey 1966.

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Figure 6. Ordnance Survey 1983.

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Northwest extension



Original building

Northeast extension

Central extension

Original building

Southeast extension

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Figure 7. Block plan.



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Plate 1. Exterior, northwestern end of the building, looking southeast, Scales: 2m and 1m.



Plate 2. Exterior, original block, showing windows, looking northeast, Scales: 2m and 1m.



Plate 3. Exterior, southeast extension, looking southeast, Scales: 2m and 1m.



Plate 4. Exterior, rear extension, looking southeast, Scales: 2m and 1m.

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Plate 5. Exterior, original building, front elevation, north-west end, looking southeast, Scales: 2m and 1m.

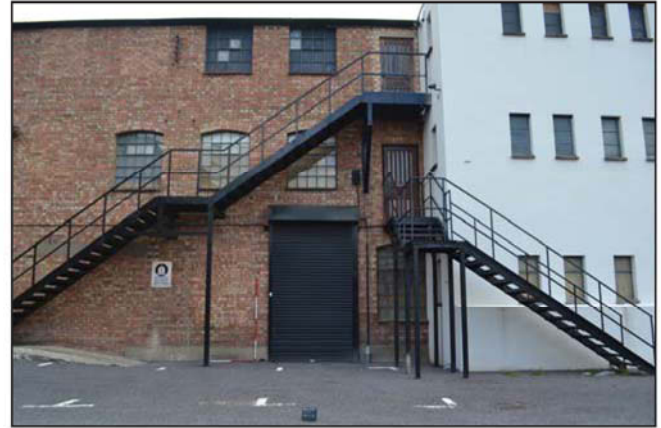


Plate 6. Exterior, original building, front elevation, centre, looking southeast, Scales: 2m and 1m.



Plate 7. Exterior, original building, front elevation, centre, looking southeast, Scales: 2m and 1m.



Plate 8. Exterior, southeast block, gable end, looking east, Scales: 2m and 1m.

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Plate 9. Exterior, oblique view of southeast extension, looking northeast.



Plate 10. Room 1, view to stairs and room 2, looking east, Scales: 2m and 1m.

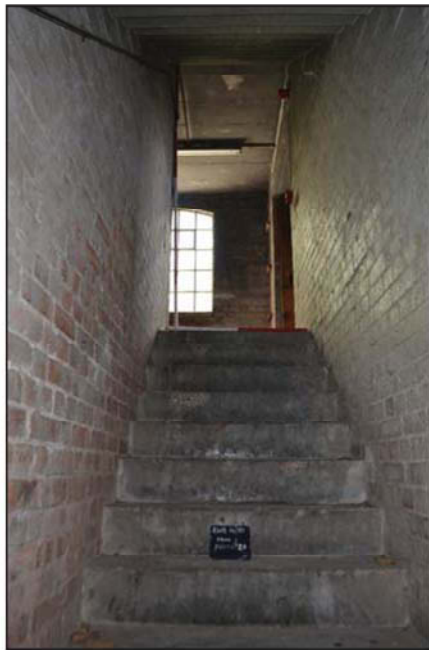


Plate 11. View up the stairs, looking northeast, Scales: 2m and 1m.



Plate 12. Room 3, view to stairs and blocked door, looking northwest, Scales: 2m and 1m.

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Plate 13. Room 3, view to fire exit and cupboard, looking southeast, Scales: 2m and 1m.



Plate 14. Entrance hallway to room 11, looking northeast, Scales: 2m and 1m.



Plate 15. Room 11, general view, looking northwest, Scales: 2m and 1m.



Plate 16. Room 11, former gable end window, looking southeast, Scales: 2m and 1m.

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Plate 17. Room 4, view of kitchen, looking southwest, Scales: 2m and 1m.



Plate 18. Room 2, view of room to blocked door, looking southeast, Scales: 2m and 1m.



Plate 19. Room 12, general view showing blockwork infill, looking southeast, Scales: 2m and 1m.



Plate 20. Room 18, general view showing steel column, looking west Scales: 2m and 1m.

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Plates 17 - 20.

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Plate 21. View along corridor, looking northeast, Scales: 2m and 1m.



Plate 22. Room 19, Blocked window detail and steel column, looking southeast, Scales: 2m and 1m.



Plate 23. Room 22, Oblique view to windows, looking east, Scales: 2m and 1m.



Plate 24. Room 23, view to gable end of northwest extension, looking northeast Scales: 2m and 1m.

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Plate 25. View along corridor, looking southeast, Scales: 2m and 1m.



Plate 26. Room 5, View to blocked door, looking north, Scales: 2m and 1m.



Plate 27. Room 9, General view, looking south, Scales: 2m and 1m.



Plate 28. Room 9, Detail of goods lift, looking southwest, Scales: 2m and 1m.

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Plate 29. Room 7, View to toilet and sink, looking south, Scales: 2m and 1m.



Plate 30. Room 10, General view, looking northeast, Scales: 2m and 1m.



Plate 31. Room 10, Blocked door detail, looking west, Scales: 2m and 1m.



Plate 32. Stairwell, looking southwest, Scales: 2m and 1m.

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Plate 33. Room 24, Oblique view, looking southeast, Scales: 2m and 1m.



Plate 34. Room 25, Oblique view, looking south, Scales: 2m and 1m.



Plate 35. Room 25, Tanks within roofspace detail, looking northwest.



Plate 36. Room 26, General view, looking southwest, Scales: 2m and 1m.

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Plate 37. Room 26, Stairwell window and motor controls, looking southwest, Scales: 1m.



Plate 38. Room 26, Blocked door in gable end and tank in roofspace, looking north, Scales: 2m and 1m.



Plate 39. Room 26, Hopper in roofspace, looking northwest.



Plate 40. Room 26, Motor and wheel detail, looking south.

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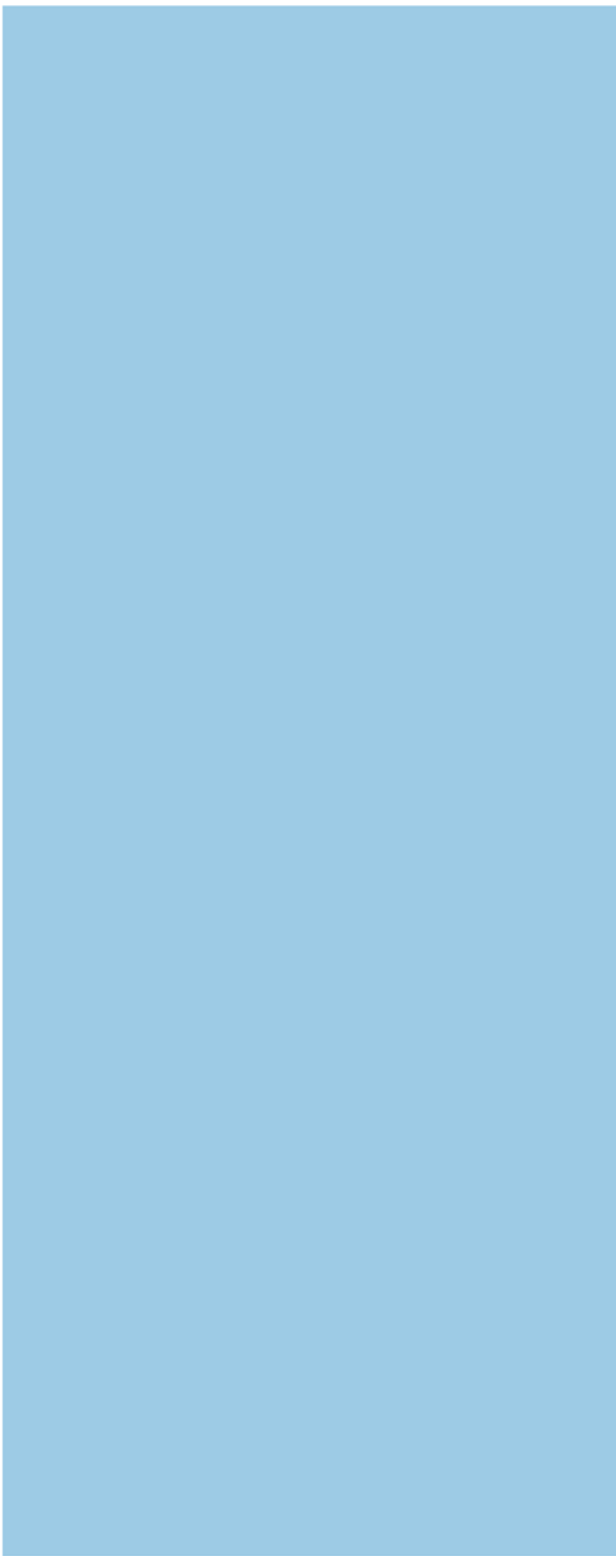
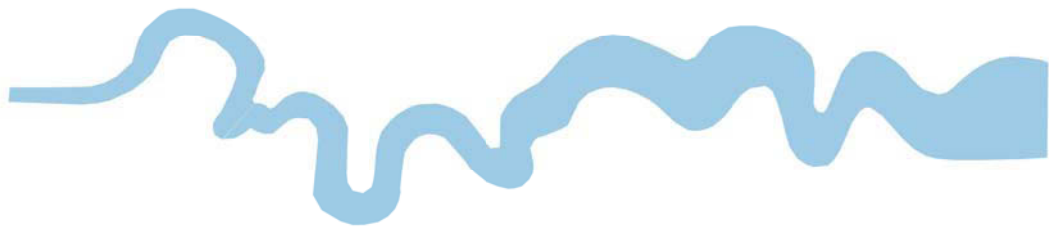
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TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
Iron Age _____	BC/AD 750 BC
Bronze Age: Late -----	1300 BC
Bronze Age: Middle -----	1700 BC
Bronze Age: Early -----	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





**Thames Valley Archaeological Services Ltd,
47-49 De Beauvoir Road, Reading,
Berkshire, RG1 5NR**

**Tel: 0118 9260552
Fax: 0118 9260553
Email: tvas@tvas.co.uk
Web: www.tvas.co.uk**