

BUILDING ACCOUNTS FOR A MID-SEVENTEENTH CENTURY TITHE BARN AND DWELLING HOUSE AT LOWER NORTH DEAN, HUGHENDEN, BUCKINGHAMSHIRE

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Building accounts for a tithe barn and house in the parish of Hughenden have recently come to light. Both structures date to the early 1650s and are identified with standing buildings in the hamlet of Lower North Dean. A reconstruction of their original appearance is attempted and a full transcription of the relevant documents is provided.

At two sales, held in November 2001 and June 2002, Bloomsbury Book Auctions of London sold an important collection of documents in one hundred and sixty lots. These documents had been handed down through the family of Dr William Harvey (1578–1667) who is famous for discovering the circulation of blood.

Dr. William Harvey was the eldest of seven brothers (and two sisters) of whom the four youngest, Daniel (1587–1649), Eliab (1589–1661), Michael (1593–1642) and Michael's twin brother Matthew (1593–1642), were merchants whose business was mainly concerned with the importation of fine cloth, especially silk and velvet, from places as far afield as Aleppo, Constantinople, Naples, Hamburg and Rouen. The founder of the family's fortune was the father of the Harvey brothers, Thomas Harvey of Folkestone (1549–1623), who came to prominence first as an alderman and then as mayor of the town.

While the chief attraction of the first of the Bloomsbury sales was undoubtedly the autograph copy of William Harvey's will, there were other unusual items, including a massive ledger or account book, containing over 1600 pages, which records the day-to-day financial transactions of the family firm from April 1623 to December 1646.² By contrast, one of the less prestigious items included in the second sale (lot 66) was described as:

BUCKINGHAMSHIRE. – Hammond (John, of *Hughenden*) John Hammons accmpt for ye P[ar]sonage of Hichendon [Hitchendon or Hughenden], *manuscript notes of accounts, on paper, folds, v.s., v.d., 1653–63* (sm. qty.).

Hichenden, or Hughenden as it is now called, is a parish of some 2360ha (5828ac) situated in the Chiltern hills close to the Bucks/Oxfordshire border. To-day, it is best known as the location of Hughenden Manor, the estate of Benjamin Disraeli, now in the care of the National Trust. And, as some readers will also be aware, Eric Gill, the sculptor and engraver, lived only 2½ miles north of Hughenden Manor, at Pigotts Farm, where he worked from 1928 until his death in 1940. Pigotts is situated towards the north end of the parish, close to the hamlet of North Dean where, as it happens, the Harveys too once owned land and property.

At the second Bloomsbury sale, the Hughenden accounts were sold to a dealer in manuscripts and, two years later, were bought by the first-named writer. As received, the collection comprised between 30 and 40 bundles of documents, each bundle containing a quantity of sheets or scraps of paper, neatly written in ink and carefully folded together. The whole archive, which ultimately proved to contain some 200 separate documents, had originally been wrapped up in a large sheet of paper inscribed on the outside "Hichenden & Buery [sic] Mead" in a contemporary seventeenth-

century hand. Except for a few bundles which had been opened for purposes of cataloguing, most had evidently not been touched since they were filed away in the late 1660s.

On further examination, it became clear the documents consisted of the annual accounts for the rectorial tithes of Hughenden parish kept by one or other of two successive bailiffs, Hugh Johnson and John Hammond. Both bailiffs were employed by Daniel Harvey and brethren and it was to their office in London that the accounts were sent. It was precisely this arrangement, which obliged the bailiff to render account to a distant employer, that necessitated the keeping of detailed financial records.

Typically, one year's accounts consists of a series of lists. On the credit side there are lists of the names and payments made by tithe payers who had bought back their tithe for cash. These often run to more than sixty names and are normally accompanied by lists of the crops, straw and chaff that have been threshed and sold at market, probably in High Wycombe, together with the prices realised. On the debit side, there are lists of 'harvest charges' representing sums paid out for labour needed to collect and thresh the crops, as well as for work done on land that was farmed in hand. Routine tasks, such as ploughing, sowing, reaping, hedging, manuring, and rick thatching were normally itemised separately. In addition to the cost of labour, rates and taxes figure prominently in the accounts. Rates were locally assessed and included separate charges for the relief of the poor, repairs to the parish church, maintenance of highways and pay for the constable. Unlike local rates, taxes were set by Parliament and receipts supplied by the collectors sometimes state the purpose for which the tax was raised – such as the maintenance of the (Parliamentary) Army or, once the Civil War had ended, the partial disbanding of the Army and the Navy. In July 1661 a separate tax was levied for 'his Majesties late glorious Coronacon'.

In addition to routine matters, the accounts contain detailed records of the building of a barn and a dwelling house. Eventually, it is hoped to publish the Hughenden tithe accounts in full, but the present short article seeks to draw attention to these building accounts. They are of particular interest, not least because the buildings involved are still standing.

Before discussing the building accounts them-

selves, it is appropriate to give an outline of the history of the ownership of the rectorial tithes of Hughenden as this has a direct bearing on the purpose of the barn and the role of the bailiff. According to the *VCH* for Buckinghamshire, the rectory of Hughenden was appropriated to Kenilworth Priory, Warwickshire, early in the reign of Henry II, and in any case not later than 1291. In 1535, at the Dissolution, the rectory was valued at £9. 1s. 4d. and in 1539 it was granted to Sir Robert Dormer in the sum of £387. The Dormers were also Lords of the Manor of Hughenden, a position they retained until 1737. Although the history of the tithes in the seventeenth century has not yet been fully investigated, documents listed by the Centre for Bucks Studies (CBS), and in sale catalogues, enable the rough outlines to be pieced together. By the early 1630s the rectorial tithes were in the possession of the second Baron Dormer, Sir Robert Dormer, who had been created first Earl of Carnarvon in 1628. In 1634 Robert Dormer leased or farmed out the tithes for a period of 21 years to two local men, Thomas Spencer of West Wycombe and Thomas Widmer of Hughenden, at an annual rent of £162. The tithes first came into the possession of the Harvey family in July 1641 when they were sold, for the considerable sum of £3,392. 10s., to Daniel, Eliab, Matthew and Michael Harvey described collectively as 'merchants of London'. Also included in the sale was a 22 acre meadow, known as Berry Meade, situated in the adjoining parish of West Wycombe. Thereafter the tithes remained in the possession of the Harvey family until 1703 when they were sold to Thomas Spencer of Hughenden and his son Hugh for the sum of £4,500.

For at least five years after the Harveys purchased the tithes, they were leased to the same Thomas Spencer who had previously leased them from the Earl of Carnarvon but at the slightly increased rent of £165 per annum. Payments made by Spencer commencing in November 1641 are recorded in the Guildhall ledger but this record does not extend beyond the end of December 1646, when the ledger entries end. Rental payments soon fell below the stipulated level and, in the years 1643 and 1646, failed even to reach half the amount paid in 1641. The reasons for this remain unclear. Harvest failure and disruption caused by the civil war are the most likely causes but local tithe payers may have taken advantage of an unstable political

situation to find reasons to withhold payments from lay impropiators who were also absentees. The fact that the Harveys were ardent Royalists may also have been a contributory factor. In any event, it may very well have been as a response to falling rents that the Harveys agreement with Thomas Spencer lapsed and a salaried bailiff was appointed to act on their behalf.

It is uncertain when this new arrangement started though it cannot have been later than March 1649 when Thomas Lane, yeoman of Hughenden, was appointed as bailiff at a salary of £30 a year. In March 1650, Lane's appointment was renewed on the same terms even though a different man, Hugh Johnson, yeoman of 'West Wyckham', had also been appointed as bailiff in February of the same year. It is not clear exactly what arrangement the Harveys had in mind though the two men may have been expected to work in tandem. Alternatively, one bailiff could have been responsible for managing the tithes while the other took care of the meadow, situated some distance away in the adjoining parish of West Wycombe. Either way it must be assumed that the Harveys intended to increase the return on their investment by taking a more direct hand in the collection and sale of the Hughenden tithes through a bailiff rather than a leasee.

The rendering of increasingly detailed accounts to the Harveys' London office was a consequence of this new management strategy. Assuming that the archive of documents sold in 2002 is complete – and there is no reason to doubt this – Hugh Johnson began to supply accounts in 1651. Two years later, in 1653, a new bailiff, John Hammond, took over and his accounts continue until the end of March 1663 [1662 o.s.]. After that date the Harveys reverted to a leasing arrangement and the tithes were again rented out, this time to a certain George Gosnold who is described in earlier documents as a gentleman of Beaconsfield.

Hugh Johnson's accounts for 1651 include a detailed record of the building of a barn whose purpose can only have been to store and process crops received from tithe payers who chose to pay in kind rather than in cash. For this purpose Johnson received a cash advance of £70 from the Harveys' London office of which £49. 3s. 6d. had been spent on materials and labour before the end of the accounting year, in or about the end of March 1652 [1651 o.s.].

Soon after the construction of the barn, and in

any case not later than the summer of 1653, the Harveys also paid for a dwelling house to be built. Although the purpose of this house is not explicitly stated, it must have been intended as a residence for the bailiff. Unlike the account for the barn, which is dated 1651, the first of two accounts relating to the building of the house is undated. However, as it is pinned to five receipts for taxes or local rates of which the four latest are for January 1653 [1652 o.s.], it seems certain that the house was begun in 1652. In any event, work on the house, and possibly also on the barn, continued into the spring or summer of 1653 as evidenced by two further, duplicate, accounts for expenditure 'beefore harvist 1653' which also contain items for building work such as 'glasing the howse' and 'a locke for the stable door' (Appendix, document 3). Finally, as the accounts for 1654 contain no mention of building work, both the house and the barn must have been completed not later than March 1654 [1653 o.s.] and probably some months before that.

Subsequent accounts for 1659, 1661 and 1663 contain items relating to the repair of the buildings. In particular, George Gosnold's account dated July 1663 includes significant amounts for 'repaireing of a houseing' and for 'timber & repaires' (Appendix, documents 4–7). These and other costs, it seems, were allowed as deductions from Gosnold's rent.

The location of the barn and the house can be deduced from the heading on the first account for the house which states that it is 'A Bill of the charge for building of 2 bay & a halfe of dwelling house for Mr Eliab Harvey upon the land which he bought of William Lane in hugenden parish' (Appendix, document 2).

The purchase by the Harveys of 38 acres of freehold land from Thomas and William Lane in July 1651 is attested by a sale document in the CBS³. The land was bought for £215 and is described in the CBS catalogue as 'Closes called Great Maunden and Wynards Croft (formerly two closes) (22a, arable and wood), Little Maunden (11a arable); Watering Dean (5a, arable and woody ground)'. The Lanes were a well established family in the area and had their main residence at Overhall, in the northern part of the parish, in what is now the hamlet of Lower North Dean. Although the buyers were two London merchants, Henry Pratt and John Prestwood, it is clear that they were acting as trustees on behalf of Eliab Harvey, the elder, and

it was in fact he who put up the purchase money.

The Lanes' farm at Overhall, or 'upper hall', is identified on a map or 'platt' surveyed by William Brudenell in 1673 and now in the CBS⁴. This shows the Lanes' farmhouse – at an exaggerated scale – at Lower North Dean on the south-west side of the road which leads through the hamlet of North Dean in the direction of Speen. On this plan the land bought by the Harveys is represented in part by the blank space which separates two closes named as Whitefield and Violets Croft.

This identification may eventually be confirmed by examination of the deeds of adjacent properties. Meanwhile the actual buildings put up by the Harveys have been identified. The barn, now converted into a house and known appropriately as "The Old Tythe Barn", stands next to North Dean House on the north side of the road. A record made prior to conversion describes it as a ten-bay structure with an old tiled roof and weatherboarded walls with its long axis aligned parallel to the road. In the middle of the south-west frontage a doorway big enough to admit a loaded cart or waggon is protected from the weather by a porch carried on

handsomely curved supporting timbers. What is especially striking is the size of the barn which has external measurements of 72 feet (22m) long by 22 feet (6.7m) wide. An aisle added to the south-west frontage increases the overall width to 31 feet (9.5m), giving an internal floor area of more than 2200 square feet (210m²). It is also clear that the dwelling house was simply tacked on at right angles at the north end of the barn giving the combined structure an L-shaped plan with one gable end of the house projecting slightly to the west towards the road (Fig. 1). No doubt this combination of house and barn would have been both convenient and secure.

The tithe barn was of five bays, each of which varies slightly in width, from 4.25m to 4.5m, as is common in mid-seventeenth-century barns. As the authors were not granted access to the interior the reconstruction drawings are limited in detail and the truss sections are derived from micro-fiche plans held at Wycombe District Council. The trusses are of interest because they are shown with curved principal trusses, that is a curved major timber rising from the tie beams to the collar,

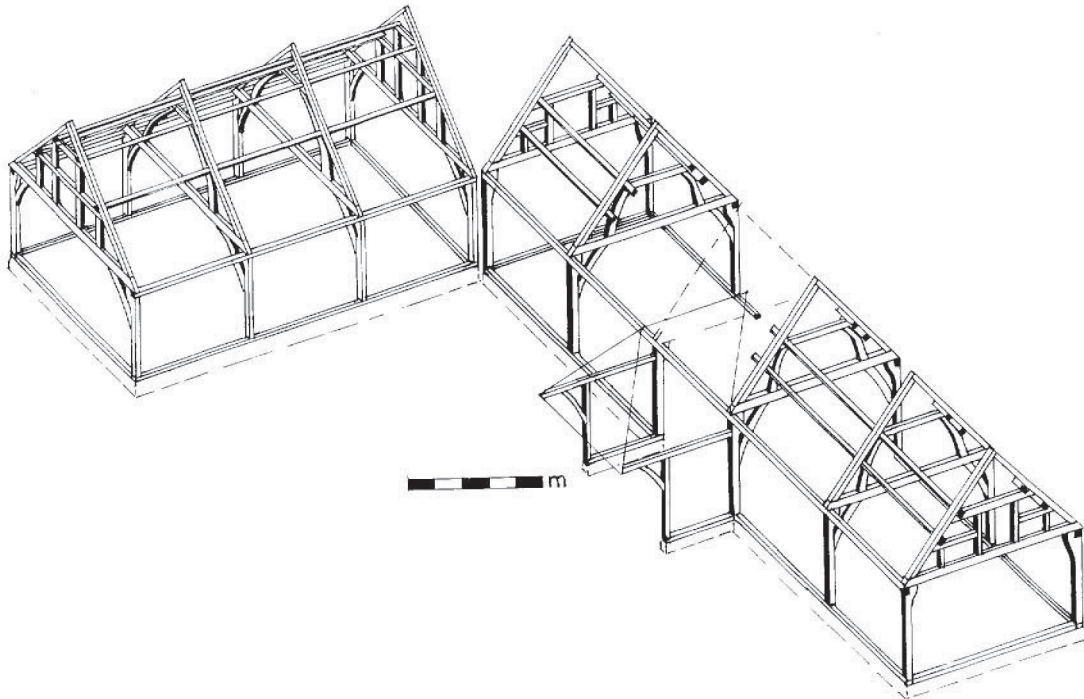


FIGURE 1 Reconstruction drawing of the barn (right) and the house (left).

instead of the normal vertical queen struts (Fig.2). The curved principal, as it is known, occurs in roofs with two purlins per roof pitch which had the advantage of leaving the central area of the truss unimpeded by timbers. This arrangement was of particular value in barns and stables with haylofts over as they could then be filled to the roof apex with hay, or corn sheaves, the latter to be threshed during the winter. This meant that agricultural labourers could throw down the top layers of sheaves to the threshing floor in the central waggon bay, represented at Lower North Dean by the central bay with the porch. Trusses of this type were common in Buckinghamshire and Oxfordshire in the eighteenth century, particularly in barns. They are particularly prevalent in the Vale of Aylesbury, where elm was widely used in the eighteenth and early nineteenth century for barns, and in the Chiltern Hills. Many others, dating from the first half of the eighteenth century, exist in parishes such as Cuddington, Chilton, Chearsley, Dinton, Haddenham and Fingest, Ibstone and Ellesborough in the Chilterns, as well as, Hughenden.

In houses, the curved principal truss is less commonly noted and even scarcer in the second half of the seventeenth century. A good example is in a high status farmhouse in Ford where a fine late seventeenth-century staircase leads to the attics with their curved principal trusses, and there is a

late seventeenth-century barn in Haddenham attached to The Dove House.

Closely-dated examples of houses with curved principal trusses are rare before 1700 but an exception is a house in Lower Winchendon in the Vale of Aylesbury, the Old Parsonage (formerly Parsonage Farm). This is an early seventeenth-century farmhouse which was altered in 1676. Here, a date plaque on a dormer was added when the roof was altered by the conversion of the older trusses into curved principal ones to allow better use of the attic, possibly to provide labourers' accommodation or storage.

This last example is nearly contemporary with the house and barn at Lower North Dean which, as we now know, date between 1651 and 1654. However, it must be remembered that the roofs of the latter could have been altered to this truss design at a much later date. Such conversions did not involve a dramatic rebuilding of the entire roof, merely the removal of the truss strutting system, with the tie beams, purlins and main principal rafters being left in situ, as at The Old Parsonage. Without a close inspection of the frame and trusses it is not possible to decide whether the roof trusses at Lower North Dean had curved principals from the start or whether these are later alterations.

In the past it was said that curved principals were a relic of the much older medieval cruck system of building. There may be some truth in this, as there are certainly visual similarities and Buckinghamshire is at the eastern edge of 'cruck country'. The curved principal only occurs where there are two purlins to each roof pitch and the curved or kneed nature solves the support problem in a very economical way.

The end trusses of the barn at Lower North Dean are very different from those in the main body of the building but only the upper parts of the south-east gable can be seen from public vantage points. Indeed this is the only area of exposed timber framing as the rest of the building is clad in weatherboarding or brick. Here there is a more straightforward truss with a collar supporting the upper purlins on queen posts rising from the tie beam, with the lower purlins supported on stub collars morticed into the queen posts and carried on their own short queen posts. This type of gable truss is associated with other barns with curved principal trusses, for example Townhill Farm in Chilton, Buckinghamshire. The other gables are hidden.

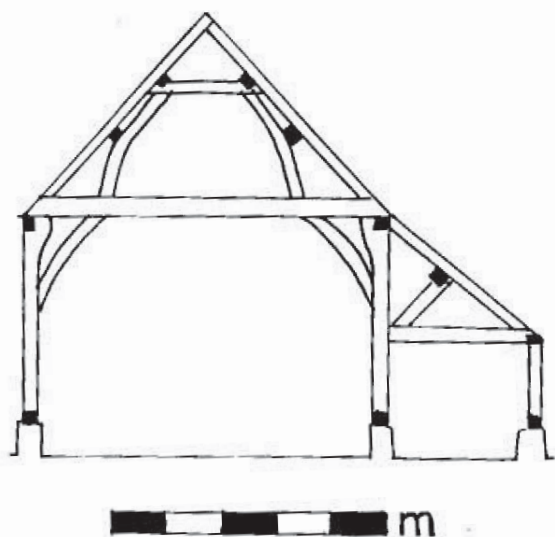


FIGURE 2 Cross section through the barn and aisle.

There are no walling timbers shown on the reconstruction as we have not had access to the interior of the converted barn but, judging by other barns of the seventeenth century, there would almost certainly have been a mid rail half-way between the sole or ground plate and the wall plate supporting the rafters. Also we would expect there to have been braces to the purlins from the principal trusses.

While the structure of the massive barn is relatively straightforward, the wing at right angles can be only partially reconstructed on the evidence presently available. The reconstruction drawing (Fig. 1) is based on the microfiche plans held by the Council and shows three bays rather than the two and a half bays mentioned in the building accounts (Appendix, document 2). The house roof has a steeper pitch than the barn, consistent with references in the building accounts to thatch, which was normally laid to a steeper pitch than tile. The articulation of the house and the barn remains somewhat problematic, unless the stable, whose position is otherwise unclear, occupied the angle formed between the north-east gable of the house and the north-west gable of the barn. As we shall argue, the aisle which now forms the south-west frontage of the barn (Fig.3) must be a later addition and not

part of the original design. Were this not so, the aisle would overlap the house frontage, obscuring two thirds of the northernmost bay of the house. The date at which the aisle was added has not been established but if, for the sake of argument, the house had ceased to be a dwelling when this took place, the resulting overlap between the two ranges would be less problematic.

Without access to the three-bay section, it is difficult to determine decisively if this is the house whose construction is documented in the accounts or to give a proper description of its structure. However, if it was the house that the Harveys built for their bailiff, as we believe, it is likely to have been of two storeys with a middle rail beam between ground and first floor. The building account is of considerable interest as it shows that the house was partly built of new timber (the four and a half loads of timber costing £2 11s. for 'a nother bay' referred to in Appendix, document 2), and partly of re-used timber apparently obtained from a dismantled building situated either on the same site or elsewhere in the vicinity. This would explain the sums paid to the carpenter 'for takeing downe the house' and to the mason 'for takeing doune the chimbe' (ie the chimneystack). However, as has been noted above, the 1652

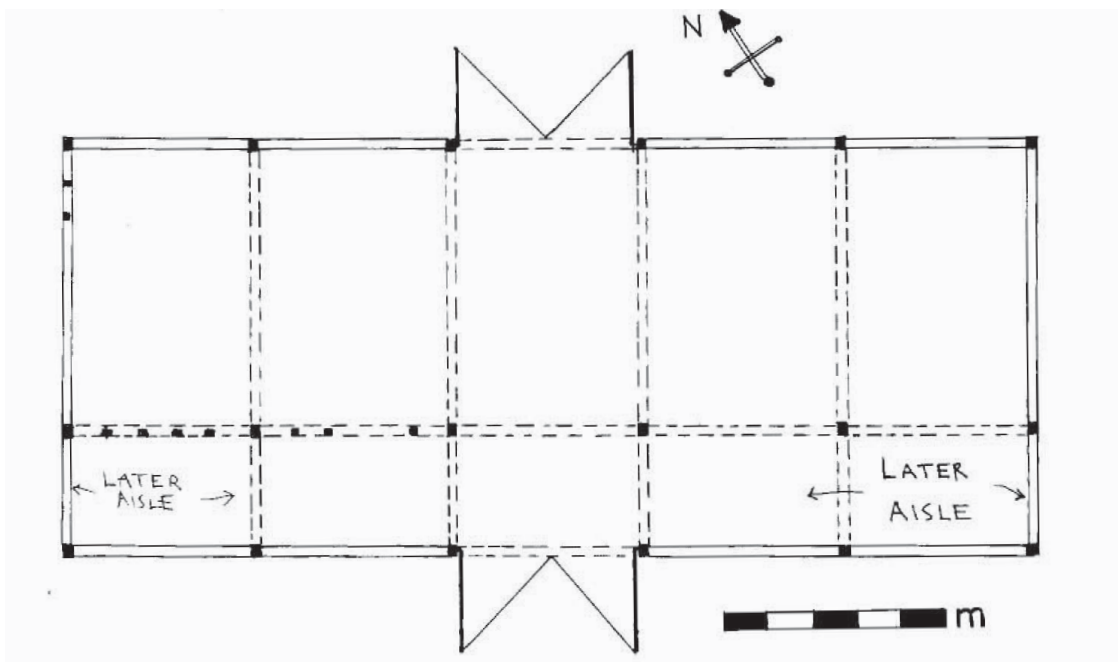


FIGURE 3 Ground plan of the barn and later aisle.

account (Appendix, document 2) refers to a house of two and a half bays whereas the structure as it now stands is of three bays. This remains a problem unless the house was subsequently extended to the north-east, as the 1898 1:2,500 scale OS map implies. At present this space is filled by the curiously truncated full height element at the north-west end of the barn which could represent the remains of the stable or some other addition linking the barn with the house. However this can be no more than a speculative suggestion and only an inspection of the interior could shed further light on this problem.

The loads of earth referred to in the accounts are almost certainly for mixing into the daub that clad the 'wall rods', the vertical staves sprung into the frame around which the 'laths' were woven as a ground for the daub. This produced the wattle and daub infill for the timber-framing.

The building account for the house (Appendix, document 2) indicates that it was provided with a brick plinth, and the three loads of stone referred to would be flints used as the base course, the first part of the foundation upon the which the brick plinth was built. The timber-frame would then sit on the plinth. It was normal for the plinth to be finished after the frames were reared, the sole or ground plates being laid on timber balks which could better absorb the forces applied when the frames were raised into their mortices on the sole plate. Some of the bricks would also have been used for the chimney. A well was dug for the house, (floor) boards laid and windows glazed in small panes and leaded. These include two casements, that is opening lights, with leaded lights set in iron frames on pin-hinges. Also listed are two iron latches and two iron pins, the latter part of the hinging system. The lock was presumably for the main entrance door. The labourers received only eleven shillings for 'rearing' the house, that is raising the pre-assembled trusses and adding the linking structural timbers. As the wage rate for unskilled labour at this time was about 12d. per day, this implies that eleven man days work was involved. Presumably the well shaft collapsed or partially collapsed as further money had to be spent 'for digging the well againe', while in 1653 the well had to be deepened.

The 1651 account for the building of the barn (Appendix, document 1) indicates that it was provided with a brick and flint (the 'stone' in the text) plinth. The number of bricks bought is listed

as 625 which is clearly inadequate for the plinth to such a large barn, so these must have been used as dressings with flint the main material for the plinth. It is noted that the weatherboards and framing timbers were sawn and shaped on site as Hugh Johnson paid 4s. 6d. for the digging of three saw pits.

The same account refers to a total 12,500 roof tiles (11,500 plus another 1000) for the barn, presumably made locally, and also to ridge and gutter tiles. These last would be used in the valleys where the waggon porch met the main roof. Assuming the itemised 12,500 tiles were all that were used, we can calculate from the area of the roof and the number of 'squares' of tiles that these would have clad the barn only. Richard Neve's 'City and Country Purchaser and Builder's Dictionary' published in 1726 gives an absolute minimum of 600 plain tiles to the 'Square', that is 100 square feet. Measuring the roof pitches and the porch produces 20 'squares' or 12,000 tiles. The extra 500 tiles would be for the waggon porch. Certainly there were not enough tiles bought to allow an aisle to be roofed, the current one having a roof area requiring seven and a half further 'squares' or 4,500 tiles. This supports the view that the aisle was a later addition, as noted above.

One curious entry in the barn account relates to a labourer who was paid for twelve days work gathering stones and moss. The stones are easily accounted for, and refer to field flints collected for use in building the barn plinth, but the moss is less obvious. Most likely it was used to 'torch' or line the roof tiles instead of lime mortar. The 'boards' in the accounts for the barn are not floor boards, but are the weatherboards used to clad the timber frame.

The barn doors, besides their hooks and hinges were provided with a lock. The lime and sand for the mortar used in the plinth brick and flint plinth were costly items.

The total cost of building the barn was £49. 3s. 4d. (Appendix, document 1). When the costs are broken down it can be seen that materials account for £26. 10s. 1d. (54%), labour £16. 8s. 5d. (33%) and transport of materials £6. 5s. 0d. (13%). For the house, total expenditure in 1652 came to £33. 15s. 3d. of which only £10. 18s. 2d. (32%) was for building materials perhaps reflecting the cost benefit of recycling parts of a demolished building. On the other hand, since the 1653 account (Appen-

dix, document 3) may refer in part to the finishing of the house as well as to the building of the stable, it is impossible accurately to calculate the cost of building the house alone. Incidentally, the use of a salvaged timber-frame is an indication that the house was intended for a person of relatively low social standing; if built for the lord of the manor or an independent yeoman farmer, say, it is likely that the house would have been constructed entirely from new timber. Here, the use of recycled timber is consistent with the idea that the land owner is providing for a tenant.

The account for 1653 (Appendix, document 3) relates both to the finishing of the house and to work on a stable building. As the sum of £4. 15s. 0d. paid to Christofer Horewood for timber is almost twice the amount paid the previous year (£2. 11s. 0d.) for enough timber to make one whole bay for the house, it can be inferred that timber bought in 1653 was intended for a different structure, presumably the stable range. Two and a half bushels of hair was clearly intended for the lime plaster (20 bushels of lime) to be used in plastering the interior of the house, as a stable would be most unlikely to have plastered walls. The common ratio of hair, usually ox or cow hair, to lime for 'white plaster' was 1:6 so either the plaster was mixed weaker or the surplus five bushels were used elsewhere. Combined with this plastering there was more work for the glazier, so one can assume that the house had not been completed for occupation the previous building season. The first load of straw may relate to finishing the thatching of the house and the second in this account relates to thatching the stable building. The first load at 8s. 6d. including carriage should be compared to the two loads including carriage the previous year at £1. 1s. 4d. which would indicate that at least one bay or one pitch was left unthatched over the winter.

Documents 4 to 7 in the Appendix relate to repairs. For example, in 1657 £1. 19s. 5d. was spent on repairs to the house and barn which included some re-tiling of the barn roof, re-thatching of the stable and weatherboarding of the house gables. As the cost of labour involved in repairing the thatched roof of the stable in 1657 amounted to only a shilling, we can infer that no more than a day's work was involved, this sum being the standard rate paid for a day's unskilled labour at the time.

The three hundred tiles bought in 1657 (Appendix, document 4) would have been sufficient to

cover one half of the standard 'square' of 100 square feet by which roof coverings were estimated. Unless they were used to clad the weatherings of an external chimney stack, or perhaps the roof of a bread oven, it must be assumed that they were used to repair the roof of the barn, as the house and stable were both thatched. In 1659 it is certain that the barn roof did require significant repair, as £1. 3s. 6d. was spent on tiles for this purpose plus another 10s. charged for their carriage (Appendix, document 5). Since the cost of roofing tiles in 1651 is given as 15s. per thousand for the first 11,500 (inclusive of transport), and 16s. per thousand for the extra 1,000, the number of tiles bought in 1659 can be estimated at around 2,000 tiles. If this is correct, it would represent a failure rate of around 16% of the 12,500 tiles originally used on the roof in 1651.

Further repairs were made in 1661 and 1663 (Appendix, documents 6 and 7). In 1663, the relatively large sum of £2. 0s. 0d. was spent on repairs to the house plus another £4. 10s. 3d. for timber and other, unspecified, items. Unfortunately we do not know what work was involved in either case.

These accounts are unusually interesting and give considerable insight into the construction of a mid-seventeenth century house and barn. It is, as we say, relatively rare for accounts to survive for a building which is still standing. It is also of considerable interest that both buildings were put up by the absentee owners of tithes as part of a strategy aimed at increasing the return on their investment.

APPENDIX: DOCUMENTS TRANSCRIBED.

All two hundred documents in the Hughenden tithe archive have now been transcribed but only those which relate directly to building work are reproduced here. As part of the archiving process each document or bundle of documents has been allocated a reference code in the form of a document number followed by a folio number as in 'Hughenden 1/1r'.

The transcribed documents which follow relate to the building of the barn and the house:

1. Hugh Johnson's account for the building of a barn, 1651. (Hughenden 5/1r)

A note of the Charge and moneys that I Hugh Johnson have layd out for the building of the barne

Anno 1651

	li	s	d
Imprimis			
payd for 18 lode of timber	09	05	00
pd. for 2 lode & $\frac{3}{4}$ of timber more	01	13	00
pd. for sawing 24 hundred of boords	03	00	02
pd. for a hundred of boords	00	08	00
pd. for Carpenters worke for building the barne	07	05	00
pd. for labourers to helpe rare up the barne	00	15	2
pd. for carriage of the timber	02	05	0
pd. for a labourer to help lode the timber	00	05	8
pd. for makeing of 3 sawe pitts	00	04	6
pd. for a 11 thousand & a halfe of tyles at 15s a thousand	08	12	6
pd. more for a thousand of tyles	00	16	0
pd. for on bushell & 3 pecks of tyle pinns at 1s – 8d a bushell	00	02	11
pd. for 16 hundred of laths	00	18	8
pd. for 7 thousand & a halfe of Lath nailes	00	11	3
pd. for 4 thousand of boord nailes	00	19	6
pd. for hooks & hinges for the barne doores & a locke	00	13	4
pd. for 10 quarter & 6 bushell of Lyme at 2s – 8d a quarter	01	08	8
pd. for 6 hundred & 25 bricks	00	06	3
pd. for ridge tyles & gutter tyles	00	14	8
pd. for halfe a hundred of 8d nailes	00	00	4
pd. for the carriage of stones lyme sand gravell water & some timber	04	00	0
pd. a labourer for 12 dayes worke for gathering stones & mosse	00	16	0
pd. more for gathering of 8 lode of stones	00	02	0
pd. for massons worke	02	19	11
pd. for makeing of a well	01	00	00
	li	s	d
The sume is	49	03	6

2. Hugh Johnson's account for building a house, undated but probably 1652. (Hughenden 7/1r)

A Bill of the charge for building of 2 bay & a halfe of dwelling house for Mr Eliab Harvey upon the land which he bought of William Lane in hugenden parish

	li	Ss	d
Imprimis			
pd for digging & carrying 6 loade of earth	0	09	0
pd for 6 hundred of wall-rods	0	04	0
pd for digging & carrying 3 lode of sand	0	05	0
pd for gathering & carrying 3 lode of stones	0	03	9
pd for 10 hundred of wall-rodds	0	06	8
pd for 6 loade of bricks & 2 loade of lime	3	06	0
pd for the carrying of the bricks & lime	1	04	0
pd for 4 hundred of Laths	0	04	8
pd for 2 thousand of Lath nailes	0	03	0
pd for one loade of timber & for sawing & carring	01	00	4
pd for the well buckett	0	03	6
pd for diging of the well	0	02	6
pd for diging the well againe	0	03	6
pd for yealming the straw	0	05	4
pd for 2 lode of straw and for the carring of it	01	01	4
pd more to the mason	00	06	2
pd for 8 hundred of wall rodde	0	05	0
pd for diging 7 loade of earth and carrying	0	10	6
pd for halfe a hundred of bricks	0	01	0
pd for the Carpenter	4	19	0
pd the Massen	3	15	2
pd the thetcher for thetching	0	13	6
pd for a thousand of brads	0	06	8
pd for hooks & henges	0	09	1
pd for a locke	0	02	0
pd for 2 hundred of 6d nailes	0	01	0
pd for 2 Iron latches	0	01	2
pd for 2 Iron pinns	0	00	3
pd for one bay of houseing	7	00	0
pd to the Carpenter for takeing downe ye house	0	03	8
pd the Massen for takeing doune the chimbey that belonged to it	0	02	6
pd for the Carriage of the house	0	10	0
pd for 4 loade & a halfe of timber to build a nother bay to that	2	11	0
pd for the Carriage of 5 lode & a halfe of Timber	0	16	6
pd for a hundred of boords	0	11	6
pd for glassing the windows and for 2 casements	0	16	0
pd labourers for helping rareing the house	0	11	0
	<hr/>		
Sume is	33	15	3
	<hr/>		

3. George Gosnold or John Hammond's account for building work 'before harvest 1653'. This bill is duplicated in H. 14/1r which is identical in all significant respects. For present purposes three entries relating to the payment of taxes and local rates have been suppressed. (Hughenden 16/4r)

A Bill of such charges as was at beefore harvist 1653

For nayles	00	8	4
For a cheyne for the well	00	1	8
For 20 bushill of Lyme	00	6	8
For 12 hund[red] of Layths	00	10	0
For 2 bushell and a half of heare	00	1	8
For carag of these goods and a load of straw	00	8	6
For glasing	00	15	0
For layth nayles	00	00	9
For 6d nayles	00	2	6
For hukes and hinges for the stable with nayles	00	3	0
For hukes and thimbles for a gate	00	1	10
For a weell rope	00	3	11
For masones hee and his labourer fower dayes	00	10	0
For Carpenters worke he and his man nine dayes	1	7	0
.....			
Payd to Cristofer Horewood for timber	4	15	0
Payd the sayres	00	4	6
For carage of the timber	00	6	0
For a locke for the stable door	00	1	6
For straw	00	6	0
For diging of the weell deeper	00	7	0
Payd to Danill Wells for 16 days work	00	16	0
	11	16	10

After 1653, various items relating to the repair of the buildings appear in the accounts as follows.

4. Hughenden 22/5r (extract):

A bill of what charges I John Hamand have bin at this yeare : 1657 : for repareing the house and houseing at the parsonig of Hichindon as followeth

	li	s	d
payd to Thomas Deverill for three hundred of tyles and one bushill of lime	00	04	08
and for feching of the lyme and tyles	00	01	00
payd for worke manship for laying on the tyles	00	03	09
payd for boords and neayles and worke manship for bording the end of the house	01	09	00
for theching the stable	00	01	00

5. Hughenden 24/5r (extract from the accounts for 1659, ending at Michaelmas):

	li	s	d
Payd for tyles	01	03	06
payd for lyme and sand	00	03	08
payd for feching home the tyles	00	10	00
payd to the masouns for mending the barne	00	07	05

6. Hughenden 27/2r (extract):

August the : 16 : 1661

paid for theching the house	00	03	04
paid to the massonns for repairing the tiling	00	03	03
paid to the massonns for pitching the stable	00	05	0

7. Hughenden 30/1r (extract)

25 ^o : July 1663	Ittm paid to Mr Hammond on a Bill for the repaireing of a houseing besides io ^l : I received to disburse	002	:	0	-	9
	Ittm To Mr Hammond on another Bill for timber & repaires	004	:	10	:	3

NOTES

1. The documents are in the possession of Tim Gates who has written the sections dealing with their historical context. Martin Andrew, Conservation and Urban Design Manager with Wycombe District Council, has contributed the reconstruction drawing and the detailed analysis of the buildings. The authors would like to Dr Chris Webb of the Borthwick Institute, University of York, who checked the transcription and Dr John Broad of London Metropolitan University who kindly commented on a draft of the text.
2. The ledger was bought by the Guildhall Library in London. Guildhall Library, Ms 35025.
3. CBS, D-MH/8/32. Bargain and sale dated 7th July 1651.
4. CBS, Ma 263.



FIGURE 4 The Barn from the west, taken in 1974.