



ANKERWYCKE FARMHOUSE
Magna Carta Lane
Wraysbury

Royal County of Berkshire

Archaeological standing building survey

July 2007



MUSEUM OF LONDON

Archaeology Service

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Site Code: BR-AKW06
National Grid Reference: 500520 173240

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SUMMARY

The Museum of London Archaeology Service was commissioned by the National Trust to analyse and record a standing building, Ankerwycke Farmhouse (formerly Ankerwycke Cottage), on Magna Carta Lane, Wraysbury, Berkshire. The building had been badly damaged by fire and, although not statutorily listed, it was considered to be of sufficient architectural and historic interest to be investigated and recorded before being restored. The investigation took place in August–September 2006 and March 2007.

A small house, rectangular in plan, of red brick, on two storeys with a cellar in its south-eastern quarter, was constructed in a form suggesting a late 18th or early 19th-century date. Situated to the north of farm buildings of similar appearance and probably similar date, it is documented early in the 19th century as ‘Ankerwycke Cottage’, on an estate bounded by the left bank of the River Thames and Magna Carta Island. Several substantial roof and floor timbers appear to be of 16th-century origin, judging by their material, size and joinery, and would therefore have been reused in the cottage. These timbers may have come from Great Ankerwycke, a gentry house or mansion documented as having been built 500m to the south on the site of a medieval priory, which had been dissolved in 1540. The 16th-century house is documented as having been demolished in 1803–5 and replaced by a new house built 200m to the north of the priory ruins (the rebuilt house no longer survives), the date of demolition possibly indicating the date of construction of the cottage. The latter was extended to the north and east on different occasions in the 19th and early–mid 20th centuries, and its cellar was shut off, among other alterations. The main roof in its latest form, possibly original, was pitched and, in plan, U-shaped, being ranged from west to east along the southern front of the house, from where two ranges ran to the rear along the west and east sides of the house, with hipped ends; the extensions to the building to the north and the east were under a lean-to cat-slide roof and a small pitched, gabled roof, respectively. Occupied until about 2002, the empty building was later badly damaged by fire. A detached, small, single-storey shed to the north-west, timber-framed and boarded with a tiled roof, which may have been built in the late 19th century as stables, has collapsed.

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These sheets of annotated and dimensioned sketch drawings, drawn by hand on site, have been chosen mainly to show roof timbers in the farmhouse (see Appendix 3).

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1 INTRODUCTION

1.1 Site location and background

The buildings recorded are Ankerwycke Farmhouse and a small outbuilding, on the north side of Magna Carta Lane, Wraysbury, Berkshire (Fig 1). The farmhouse and the outbuilding are situated in a small plot of land within a bend of the road, hereafter called 'the site'. The Ordnance Survey national grid reference to the approximate centre of the site, and the farmhouse, is 500520 173240 (TQ 0052 7324). The site forms part of the Ankerwycke Estate, and is in the civil parish of Wraysbury, in Windsor and Maidenhead District of the royal county of Berkshire; until 1974 the site was in the county of Buckinghamshire.

The Museum of London site code, by which the records are indexed and archived, is BR-AKW06.

There are no known published descriptions of the buildings, except for brief mentions in recent surveys of the Ankerwycke Estate (Colson Stone Partnership 1995; Green *et al* 2001) and an entry in the local sites and monuments record (123 113).

1.2 Project background

The legislative and planning framework in which the archaeological building survey took place is relatively limited, as described in a method statement dated July 2006, which formed the project design for the survey (MoLAS 2006, Section 1.3).

The site and the rest of the Ankerwycke Estate are owned by the National Trust, having formerly been owned by Berkshire County Council and previously Buckinghamshire County Council. The main building on the site, the farmhouse, was badly damaged by fire in about 2002, and the National Trust is in the process of restoring this building to enable it to be occupied and tenanted. Although the buildings are not statutorily listed as being of special architectural or historic interest, the Trust considered them sufficiently interesting to be investigated archaeologically and recorded before and during preparatory building works. The Trust issued a brief for this work (2006), which governed the project design and the method of work.

An important aspect of the archaeological work, according to the brief, was to prepare plans for the use of the architect of the restoration. The condition of the buildings meant that only surveying by hand was considered practicable.

1.3 Origin and scope of this report

The archaeological work of analysis and recording, and the production of this report, were commissioned from the Museum of London Archaeology Service (MoLAS) by the National Trust for Places of Historic Interest and Natural Beauty. The work was carried out in accordance with a project design (MoLAS 2006), written in accordance with a brief issued by the National Trust (2006).

This report has been prepared within the terms of the relevant professional standards specified by the Institute of Field Archaeologists (IFA 2001) and corresponds approximately to the form of record and reporting at 'Level 2' and 'Level 3' in relevant

specifications by English Heritage, *Understanding historic buildings: a guide to good recording practice* (2006).

This report presents the results of an analytical survey carried out on the site for an aggregate total of 20 days in August and September 2006 and March 2007, combined with the results of limited documentary research.

The present document supersedes a draft version, dated June 2007.

1.4 Research aims

The research aims of this archaeological work were defined in the project design (MoLAS 2006), following a client brief (National Trust 2006), and were intended to be compatible with the provisions of *Policy Planning Guidance 15: planning and the historic environment (PPG15)* (DoE 1994) and applicable English Heritage guidelines and advice (English Heritage 1998 and 2006; Clark 2001).

The aims of the work may be summarised as follows:

- Analyse and record the fabric of the buildings to be restored, as feasible both before and during preparatory clearance works.
- Ensure that the record of the fabric contains evidence for the construction, development and function of the building, and for subsequent modifications in form and use. This record was to be accurate enough to be usable by an architect for the purpose of the repair and rebuilding. Recording was to include professional photography, accompanied by explanatory notes and drawings.
- Extract information from documentary sources for the history of the building sufficient to provide the historical context in which the building was constructed and used, to date its construction and explain its subsequent development.
- Report the results in suitable form.
- Archive the records.

The records and report would conform to the recommendations of *Recording historic building: a descriptive specification* (RCHME 1996), since superseded by English Heritage specifications (2006), and the Institute of Field Archaeologists relevant standards and guidance (IFA 1999).

Information about the history of the site was supplied by the National Trust (Colson Stone Partnership 1995; Green *et al* 2001), and little or no documentary research beyond this was to be undertaken at the present time.

1.5 Method of work

The site was very overgrown, and neither the farmhouse nor the outbuilding could be entered safely. The farmhouse had been badly damaged by fire; the roof and the 1st floor had collapsed into the body of the building, and the ground floor had collapsed over a cellar in one quarter of the building. The existence of a cellar had not previously been known (see 2, below), and at the time of preparing the brief and the project design the extent and character of the cellar were undetermined. The windows and doors of the farmhouse were securely boarded up to prevent unauthorised access and further damage. The outbuilding was in a state of collapse.

Initial photography of the exteriors was carried out before the buildings were securely fenced off and scaffolding was erected. As will be seen from Figures 16–22, the buildings were very overgrown. Subsequently, although vegetation was removed, it was not possible to take clear photographs of the exterior of the farmhouse because fencing and scaffolding

had been installed. The outbuilding was photographed on the initial visit (Figs 22 and 23) but was inaccessible later, as it was sandwiched between the northern edge of the site and the fence, which ran along its southern elevation. Much of this outbuilding collapsed before a complete record could be made of it.

Closer access to the farmhouse was possible at first only by means of the scaffolding, which gave access to the top of the external walls. The interior of the building was to be cleared of debris from this level downwards, so the survey began with the tops of the external walls, the chimney stacks and what remained of the roof timbers at roof level, proceeding then to a measured survey of the exterior at ground level, using the security fence around the building as the convenient equivalent of a continuous traverse around the exterior. As the interior was cleared and scaffolding inserted there, recording proceeded around the 1st floor and finally around the ground floor and basement. Only at the end of the survey was it possible to go in and out of the ground-floor doorways. The original upper floor and ground floor over the basement being lost or unsafe, the survey had to be carried out there from scaffolding stages, which were at different heights from the original floors. Many details of the interior were badly damaged or lost, and could not be recorded, such as the staircase between the ground and 1st floors, and a chimney stack in 1F2 which collapsed during the survey. Moreover, certain internal walls had to be recorded summarily before being demolished for reasons of safety.

The measured survey of the buildings was carried out by hand, using tapes and a laser distance measurer. Dimensioned sketch plans, elevations and drawings of details were produced on site. The plans were redrawn to scale later in CAD.

Timbers of interest were individually numbered before being removed from the building, if possible, and recorded in detail on the ground outside the building (Appendix 3).

Photographs were taken on site using colour negative film, 35mm colour transparencies and digital format as appropriate to the conditions and the subject (Appendix 2).

All work was conducted in accordance with applicable professional standards of the Institute of Field Archaeologists (2001), the Museum of London *Archaeological site manual* (1994) and the MoLAS *Health and safety policy* (2006).

The architect, Leslie Ellis, provided copies of small-scale sketch plans and elevations he had been able to draw some time previously. MoLAS supplied him with copies of all their site drawings as soon as practicable after they were made, in order to help plan the restoration. CAD plans were supplied as soon as they were finished. It should be noted that the timetable of the project forced the architect to draw up plans for the restoration even before the interior had been cleared and surveyed.

1.6 Organisation of this report and conventions used

The survey describes the development of the buildings and the site in chronological order, and outlines five main successive phases of development (4.1–4.5, below). For ease of reference, the storeys in the farmhouse are identified as B, G and 1F, and individual rooms and spaces are identified further by letter and number (e.g. G1 to G10 and 1F1 to 1F7). Details of the fabric of the building were noted directly on the record drawings. Except for individual timbers, elements of the fabric of the building were not assigned numbered ‘contexts’, or separate units of record, as might have been done were the building and its structure more complicated, and access easier.

The main frontage of the farmhouse faces slightly east of south, but in the site record drawings and the present text is taken to face south, for simplicity, with other directions following suit. The analytical description of the building is in the past tense, representing

what was seen at the time of the survey and acknowledging that these features may not be preserved in the reconstructed building.

All dimensions are given in metres or millimetres, and some brick sizes and timber measurements may also be given in inches, as these were in use at the time of construction. Where appropriate, heights above sea level are given in metres above Ordnance Datum (mean sea level), abbreviated 'm OD'.

Table 1: abbreviations used in this report

BGS	British Geological Survey
C	cupboard (on plans)
DoE	Department of the Environment
EH	English Heritage
F	fireplace (on plans)
MoLAS	Museum of London Archaeology Service
NA	National Archives (formerly the Public Record Office)
NMR	National Monuments Record
OD	Ordnance Datum (mean sea level at Newlyn, Cornwall)
OS	Ordnance Survey
RCHME	Royal Commission on Historical Monuments, England
RSJ	rolled steel joist
VCH	Victoria County History
WC	water closet

2 OUTLINE DESCRIPTION OF THE STANDING BUILDINGS

The following short outline description should be read in conjunction with the plans, sectional elevations and external elevations (Figs 2–10) and selected photographs (Figs 16–41).

The farmhouse is set back from the nearest road, Magna Carta Lane, by some 15m, and is approached from the south-west. The building is rectilinear in plan with small extensions projecting to the east and north, measuring some 12m square overall. This building, on two storeys with a basement in its south-eastern quarter, has external walls of brick and internal walls either of brick or of timber studs with brick infilling. Until it was destroyed by fire, the roof was timber-framed and covered mainly with clay peg tiles. The extensions were covered with slates or machine-made clay tiles.

The main entrance to the house is roughly in the centre of the south front, facing the road, and there are additional entrances in the west and north fronts. Several brick chimney stacks are prominent in the south, west and north fronts. The windows are timber-framed, generally with casement openings, and two sets of ground-floor windows project, an oriel in the south front and a square bay in the east front.

Internally a staircase rose in two short flights from the ground floor to the 1st floor, roughly in the centre of the building. At some distance to the east of this staircase a single straight flight of steps rose from the basement to the ground floor, from east to west; these steps were covered over and sealed up when the house was most recently in occupation and, indeed, two people who had occupied the house in the early 1980s, when they were children, did not know of the existence of a basement (Tim Phillips pers. comm.).

The outbuilding, about 10m to the north-west of the farmhouse and aligned roughly from east to west, with its north elevation along the edge of the site, was a single-storey timber-framed shed with walls of timber boards and a pitched roof covered with clay peg tiles. The interior, subdivided by timber partitions, was partially floored with hard non-slip paviments evidently to form stabling, entered by a stable door in the south front.

3 TOPOGRAPHICAL AND HISTORICAL BACKGROUND

3.1 Geology and natural topography

The site, in the middle Thames Valley, is situated in the flood plain of the River Thames on alluvium and post-Anglian fluvial deposits (Sumbler 1996). From Windsor downstream to Egham, the gravel river terraces extend relatively flat and level eastwards from the river, while Bagshot sand formations rise a short distance to the west. The site is about halfway along this stretch of the river, situated some 600m from the east (or left) bank, at a height of about 17m OD. Although the flood plain is fairly level, there are slight variations in level and numerous ditches and watercourses, all of which must acquire greater significance when the river floods. The site is on a slight but noticeable rise in the ground, on river terrace gravel, bounded to the south by Magna Carta Lane as it runs roughly from east to west, and to the east by a narrow watercourse which flows under the road. This watercourse flows towards the Thames from the north, roughly parallel to the Colne Brook and the River Colne, much further to the east. Other buildings nearby include, 50m to the north-west on a continuation of the slightly higher ground, the Old Vicarage, which is 15th-century in origin (Pevsner & Williamson 2003, 768). The ground immediately to the east of the farmhouse slopes down to the east.

3.2 Outline history of the site and buildings

The early history of the Ankerwycke Estate and the site is briefly summarised in Green *et al* (2001). A small religious house, Ankerwycke Priory, was established in the 12th century some 500–600m to the south of the site, near the Thames, and near an ancient yew. After the priory was dissolved in 1540, Sir Thomas Smith, courtier and diplomat, built a house on its site at some time between 1550, when he came into possession, and 1565, when Queen Elizabeth I is recorded as having visited him there (VCH 1925). This house, which must have been a substantial gentry house or mansion, became known as Great Ankerwycke, perhaps to distinguish it from Little Ankerwycke, a different house to the north, and so far not precisely identified. Great Ankerwycke is documented as having been demolished between 1803 and 1805, and was replaced by a new mansion, Ankerwycke House, on another site some 200m to the north of the priory ruins, the latter becoming a picturesque part of the landscape around the new house.

The origin of the buildings on the present site is not well documented. The enclosure map for the parish of Wraysbury, dated 1800 (Fig 11), shows Great Ankerwycke (the large building to the south, above ‘Grass Platt’) and the site of its replacement (on the spot then labelled ‘Mr Clarke’s House and Garden’). The road layout further to the north is recognisably the same as on later maps (and indeed to the present day), forming a kind of loop to the west of the main road, the latter running north-westwards to the village of Wraysbury. Just to the north of this loop, where the present site is situated, several buildings are depicted but not identified directly. Immediately to their west, however, two fields are labelled: one is described as ‘Field behind (Vicarage House Orchard) (Arable)’, which implies that one of the buildings to its east was probably the Vicarage, noted above as 15th-century and therefore to be expected on this map; the other is ‘Field behind Farm House (Arable)’, suggesting that one of the three buildings to its east is a farmhouse, possibly the largest and most southerly of these buildings. The position of this particular building appears to correspond to that of the farmhouse on the present site. It is possible,

therefore, that the present farmhouse is the building shown on the enclosure map, and thus was in existence in 1800, but this is not automatically to be assumed. It is also possible that the building shown was a different building, which was rebuilt after 1800. Moreover, the map may not necessarily show anything on the present site.

The first edition of the Ordnance Survey map at a scale of one inch to the mile, surveyed about 1812 (Fig 12), is at too small a scale to help identify the present farmhouse directly, although a group of four buildings is shown north of the road (later Magna Carta Lane). To the south of this road a more compact group of buildings is shown, which was not shown on the 1800 map. This latter group is probably to be identified as Ankerwycke Farm, whose buildings survive opposite the present site (Fig 21). The existence of the farm in 1812 suggests that the present farmhouse would also have been in existence by then, for the latter is documented as having originally been part of Ankerwycke Farm and called 'Ankerwycke Cottage'.

The tithe map of 1840 (Fig 13) seems both to be more accurate than previous maps, and to show a building on the present site, north of the main approach from the Wraysbury road to Ankerwycke Farm. This building is roughly square in plan, and could well represent the present farmhouse. It is worth noting that this map also shows the 19th-century Ankerwycke House, with a separate approach from the Wraysbury road, to the south of the approach to the farm. Subsequent Ordnance Survey maps, of 1869 (Fig 14) and 1932 (Fig 15), more clearly show the present farmhouse. The 1869 map labels it as 'Ankerwycke Cottage', as it also usefully labels 'The Vicarage' and 'Ankerwycke Farm'. The 1932 map contains these names, and also seems to show two outbuildings to the west of the present farmhouse, one of which, alongside a boundary or hedge on the north edge of the site, may be the present stable shed, while the other is a small, square structure further to the west, not otherwise known.

Little more can be said about the buildings at present from documentary sources. The 1901 census identifies seven premises as being in or appendages to Ankerwycke (NA/ PRO: RG13/ 1341), which corresponds roughly to the situation represented on the later Ordnance Survey maps (Figs 14 and 15). These were Ankerwycke House, its stables, a lodge and some cottages. Three cottages were inhabited and one was unoccupied, available to let. Ankerwycke House itself was occupied by Arthur Benson, his widowed mother and four sisters in their late 20s and early 30s and unmarried, supported by a cook, a nurse, two kitchenmaids, three housemaids and two parlourmaids. In the stables were James Keylock, 'coachman', his wife and four children, the eldest of whom, his son, was a 'groom'. Another part of the stables was lived in by three young men, one of whom was a coachman and two of whom were grooms. The lodge was occupied by Ellis Francis, 'gardener', his wife and four children. At least one cottage, possibly linked to the lodge, contained firstly, Henry Treen, 'head gardener', his wife and three children in at least five rooms, and secondly two under-gardeners, living in three rooms. Another occupied cottage, with at least five rooms, was lived in by William E Brooks, 'joiner carpenter', his wife and three daughters. All the employed men, with the possible exception of Brooks, were presumably out-servants of Ankerwycke House. There is no specific mention of the farm or of a farmhouse being inhabited, although at least some of the cottages, including the present farmhouse, would have been regarded as being among the farm buildings. Any labourers employed on the farm may have lived in the village, or perhaps the pastures on the floodplain were let out to other farmers for grazing, as they are now. It is difficult to say for certain which of the premises mentioned in the 1901 census was the present farmhouse, although it may have been either the cottage occupied by the Treen family and the two under-gardeners, or that occupied by the Brooks family.

As well as being in Buckinghamshire until 1974, it should be noted that until at least the early 20th century the name of the parish and village of Wraysbury was frequently spelled 'Wyrardisbury' or some variant of this.

4 DEVELOPMENT OF THE BUILDINGS

4.1 Phase 1: Construction of Ankerwycke Cottage

The earliest building on the site for which definite archaeological evidence could be seen was the southern half of the present farmhouse, represented by a rectangle encompassing, on the ground floor, the present rooms G1 and G2, G10, G3, G6 and G8, and the southern half of G4 (Fig 3). The outer wall of this rectangle consisted of a load-bearing brick wall of relatively uniform construction, mid-red bricks laid to Flemish bond, generally some 0.23m wide (i.e. two stretchers). The bricks were generally 4 inches or slightly more (103–105mm) in breadth, $2\frac{5}{8}$ – $2\frac{3}{4}$ inches (65–70mm) in thickness and $8\frac{1}{4}$ – $8\frac{1}{2}$ inches (210–215mm) in length, occasionally longer, set in friable off-white sandy lime mortar, and the joints on most of the surviving external faces of this wall were struck-pointed. The exterior of this wall was also marked by the presence of a brick plinth near ground level, which would have formed a level base from which to raise the wall, and by brick dentils under the eaves.

The plinth was visible all the way around the southern half of the present building (Figs 16 and 17), becoming obscured on the west by a chimney stack and alterations in the west wall of G4 and on the east by the later addition of a bay window in G10 and the extension, G9. The plinth continued around the north wall of G8, and may have survived inside the present building, at the base of the south wall of G7.

The brick dentils were visible all around the top of this wall, being especially clear to the north where they were preserved under the rafters of the later extension forming rooms 1F6 and 1F7 (Fig 33). Elsewhere they were visible from above where they had been exposed by partial removal of overlying courses of bricks (Fig 39).

Apart from a central internal wall, running from west to east, which was of brick, the other internal walls were generally constructed of hand-sawn timber studs with occasional braces, infilled with bricks and bats, so the width of the wall was usually the breadth of a brick (about 110mm). On the ground floor these walls were constructed on low brick footings. The faces of these walls were generally plastered but timber boards were applied to the face of the south wall of G8 and G6, which probably formed a single room originally (see below), as well as on walls in 1F5 and 1F7.

At least two chimney stacks, one to the south-east in G10 and 1F3 and the other to the south-west in G2 and 1F4, were original to this construction. There was no sign that either had been inserted, although both had subsequently been modified, and the external plinth went around the south-east chimney stack, which projected from the external face of the wall, and continued uninterrupted along the external face of the south-west stack, which did not project. The present basement contained an alcove in its south wall, under the projecting south-east stack; this alcove appeared not to have been added or inserted, implying that the basement was also original to phase 1 of the building.

The original building is therefore interpreted as having contained two storeys as well as the present basement. The floor frames and most of the internal layout are also interpreted as having been substantially unchanged from the initial phase of construction.

The internal central west–east wall contained at 1st-floor level the ends of joists embedded in its eastern half, the joists running from north to south (Fig 27). In the western half of this internal wall, by contrast, there were no such joists embedded or empty joist pockets; instead the ends of the joists were embedded in the external west wall and in a short internal

partition wall running from south to north (Figs 25 and 26). The floor joists, where they could be recovered and identified as such, were substantial oak timbers, and some at least had been laid so that they were as broad as they were thick. Some of these floor joists, like some of the roof timbers, bore evidence of previous use, and especially of joinery and carpentry of a type older than the likely date of phase 1, and probably to be dated to the 16th century (see below).

The floor joists embedded in the eastern half of the central internal wall ran to the north, over G3 and G8–G6, as well as to the south. Similarly the floor joists over the southern half of G4 would have run from west to east, like their counterparts over G2, although the floor structure above G4 had later been modified. The difference in alignment of the floor frames above G10 and G2 could have been related to the position of the chimney stacks and fireplaces in the two rooms, although why they should be so related is unclear, and as the different alignment of joists was continued to the north, this need not have been the only explanation.

Floor boards survived only on the ground floor, in G2 and G10, and on the 1st floor in 1F6, 1F7 and, partially, in 1F2. All these boards were relatively narrow.

There was no clear sign that the steps from the cellar up to the ground floor, in G3, had ever been in a different position, nor that the staircase between the ground and 1st floors had been moved. The latter was supported by timber posts and a relatively narrow partition wall, between G5 and G6, similar to those elsewhere, such as the wall between G8–G6, to the north, and G3, to the south, and between 1F3 and 1F4.

The only windows that seemed to belong to phase 1 were, on the ground floor, those with segmentally-arched brick lintels, such as in the east wall of G8 and the south wall of G10. A similar window had possibly existed in the north wall of G8, subsequently enlarged into a doorway, and a segmental arch survived behind an oriel window added later to the south wall of G2. The alcove in the south wall of the basement was also segmentally arched. Windows on the 1st floor were directly under the eaves and their lintels contained no diagnostic brickwork, but certain of them appeared to have been built in combination with, and interrupting, the course of brick dentils under the eaves, as opposed to having been inserted, breaking the dentil course. These windows were those in the west wall of 1F5, the south wall of 1F4, and the east walls of 1F3 and 1F2. In addition, an opening with a segmentally-arched brick lintel, subsequently blocked, was seen in the north wall of the stair compartment, G5 and 1F1, at an intermediate level between the ground and 1st floors.

The main entrance doorway in the south wall of G1 (and G2) had been remodelled, entailing removal of a segmentally-shaped portion of brickwork from above the doorway. This suggests that formerly the doorway had had a segmentally-arched brick lintel and was original to phase 1. Interestingly, a pegged timber seen in the east wall of G10, at the right height and position to have formed the joint of a lintel and jamb, suggests the possible presence there of another external doorway, subsequently blocked, situated just to the north of the present bay window.

Discussion

The form and character of the building in phase 1, and the materials and technique of construction, suggest a date of construction at some time in the late 18th or early 19th centuries. The cartographic evidence for the building is inconclusive, as one of the few buildings shown on a map of 1800 (Fig 11) may be either this building or an earlier building on the same site, if not another building on a different site. If constructed after 1800, the present building may well have been in existence by 1812, when associated buildings of Ankerwycke Farm, as well as possibly this building, are shown on the first

edition of the Ordnance Survey map (Fig 12). The present building was almost certainly in existence by 1840, when it seems to be shown on the parish tithe map (Fig 13).

The building materials included substantial oak timbers reused as floor and roof timbers. The previous use of these timbers was apparently as floor joists and beams, although the evidence for previous use varied from timber to timber. For instance, timber [120], a tie-beam over 1F5, was notched along one long upper arris, to the east, as if to receive the edge of a relatively thick board, and the upper face immediately above this was cut to seat rafters rising eastwards (Fig 32). In the position in which this timber was found in the present building, however, such rafters would have been most unlikely. The adjoining side faces contained relatively large, deeply cut mortices, some 3 or 4 inches by 1¼ or 1½ inches (76 or 101mm by 32 or 38mm), which had evidently been reused to hold the much smaller tenons of the ceiling joists in the present building. The previous use of such mortices would have been to hold the tenoned ends of more substantial floor joists. Some of the timbers were jointed to each other relatively carefully with, for instance, hidden dovetail lapped joints (Brunskill 1985), but the joints were nevertheless supplemented by iron straps nailed on (Figs 35 and 37). Other timbers, by contrast, were simply nailed together, without jointing (Fig 28), with no obvious sign that this was necessarily a later repair. The nails used were large-headed hand-forged nails, comparable to the iron straps.

The evidence of previous use of these timbers argues against them representing an earlier phase of construction retained *in situ*. It seems unfeasible, in any case, that the wall plates, roof frame and floor frames could have been retained while the external walls, internal walls and basement were rebuilt. It is possible, however, that these timbers came from an earlier building on the same site, which was demolished and its materials then partly reused, although the type, size and character of these timbers, in oak with elaborate joinery, suggest a date for their original use in the 16th century, and no such building is known on this site.

The reused timbers could conceivably have come from Great Ankerwycke, a gentry house or mansion built about 600m to the south of the site at some time between about 1550 and 1565 (see 3.2 above) and documented as having been demolished between 1803 and 1805. Other houses of similar date, but smaller size, were in the area and had been demolished at around the same time, and the timbers could alternatively have come from one of them (Pevsner & Williamson 2003). It is worth noting that the early 19th-century buildings in Ankerwycke Farm, 50m south of the site, contain ‘massive wooden beams’ and ‘wooden pillars’ (Green *et al* 2001, 20–1), which may also have been reused and for whose origin the same arguments could apply. As cartographic evidence suggests that the farm was built between 1800 and 1812, the reuse of materials from a 16th-century house on the same estate, being demolished at the same time, is to be expected. If Ankerwycke Cottage was constructed reusing timbers from this house, the date of demolition of the house would indicate the date when, or shortly after when, the cottage was built. If so, these timbers would be among the few material remains of the 16th-century house to have survived.

The probable appearance and internal layout of the building in phase 1 suggest that it was intended to look reasonably stylish, in the manner of model farm buildings of the time, reflecting well on the proprietor or builder, although it was clearly for use by farm workers or servants. For a farm cottage, in fact, it was impressively large. The exterior was arranged so that entrance doors were placed centrally in the south front and the east front. These external entrances would have opened directly into the main ground-floor rooms, however, assuming that originally G1 did not exist as a separate space. The fenestration was not symmetrical, except in the east front, and chimney stacks were allowed to project externally, so it was not the intention that the building should appear genteel.

The present G2 may have functioned as a parlour, while G10, directly over the cellar, could have been a kitchen; the southern half of G4 could also have been a kitchen or a laundry if

it possessed a fireplace (see below), and it was paved with stone flags, suitable for either function. The steps up from the cellar should have connected easily with a kitchen, and if G10 was a kitchen there may therefore originally have been a doorway through the central internal wall between G3 and G10, at the head of these steps, as there was in the corresponding position on the 1st floor, between 1F1 and 1F3. The present doorway in the eastern end of the north wall of G10 was a later insertion. A doorway in the south wall of G4, subsequently blocked, would have given access directly from this room to G2.

Of the smaller ground-floor rooms in the northern part of the building, G8, originally probably a single room combined with G6, and the southern part of G4, the former space, G8–G6, was definitely unheated. This room, with a window originally in its north wall, could perhaps have functioned as a dairy. There is no clear evidence that the door in the north wall of G6 existed in phase 1, when, if it had existed, it would have been external.

The basement cellar was lit by windows to the south and east, the latter at least being protected by a lightwell at ground level. The cellar, with its relatively low headroom and no heating, was probably for storage, perhaps of foodstuffs. The existence of this cellar seems a little risky, given the position of the building in the flood plain of the Thames and the obvious likelihood of flooding. Perhaps the site is surrounded by enough diversionary channels, and is just high enough, to minimise flooding of the cellar.

The 1st floor was divided into four rooms, 1F2, 1F5, 1F3 and 1F4, accessible from the stair landing, 1F1, the two latter rooms having definite evidence for fireplaces in the large chimney stacks rising from the ground floor. 1F2 had a narrow chimney flue constructed partly in the thickness of its north wall, with a chimney breast projecting into the room unsupported except by the floor frame below. Although this floor was not as thoroughly damaged as the floor structures elsewhere, it was not intact and unsurprisingly the chimney breast collapsed during clearance of the 1st floor. The flue appeared to have been part of the original construction of the wall and so could have belonged to phase 1, suggesting both that this room was a bedroom, and that the other 1st-floor room to the north in phase 1, 1F5, which was slightly larger, may have been heated similarly. The chimney stack serving 1F5 was situated externally, and if this was original, it indicates the likelihood that the stack would have risen from ground level and therefore could have contained a fireplace serving G4. This stack had been altered subsequently, and it could not be determined if it had been original to phase 1. Thus it is uncertain if G4 had a fireplace originally, and could therefore have been a kitchen or laundry.

The remains of a segmentally-arched window in the north wall of the stair compartment, G5 and 1F1, confirms that this wall was external in phase 1 and there would have been no door to 1F7 from the stair compartment. Probably the west wall of 1F2 had originally been further to the west, along the eastern edge of the staircase. This would have given more space to 1F2 and placed its fireplace centrally in its north wall.

Much of the evidence for the roof had been destroyed by the recent fire, but two trusses survived at least partially to the south-west and north-east. Enough of the former truss, over 1F4, survived, including associated rafters with battens for tiles nailed to them, originally horizontally (Figs 24, 25 and 26), to indicate that the corner of the roof there was hipped, with the position of the truss suggesting that the roof had been ranged from there eastwards parallel to the south front of the building, and northwards parallel to the west front. Evidence was also supplied by roof scars on the south-west chimney stack (Fig 29) and the form of a dormer or gablet attached to the north face of the south-east stack (Fig 24). The length and orientation of surviving rafters over the north-east corner of 1F5 (Fig 31) suggested that the roof had been hipped there, too. To the north-east a single short post survived nailed to a north–south tie-beam over 1F1, a short distance from a modern

partition wall between 1F1 and 1F2 (Fig 30), but with few or no associated rafters and other roof timbers.

The best explanation for the form of the roof was that a pitched roof had been ranged over the southern half of the building with its ridge running from west to east, and was hipped to west and east, and this is confirmed by a photograph (Green *et al* 2001, fig 24). Another ridge ran northwards from the west end of the southern ridge to cover the western half of the building, and was hipped to its north. This would imply that the north-east quarter of the building was covered, and the plan of the roof was completed, either by a ridge running from west to east parallel to the north front or by a ridge running from south to north parallel to the east front. Recent occupants of the building (mentioned in 2, above) remembered that the roof appeared to be double to the north, suggesting that the latter alternative was correct, and this is confirmed by a satellite photograph taken before the fire (www.earth.google.com). The U-shaped plan of the roof, with the ends of the U to the north to either side of a valley running from south to north over 1F1, would have fitted well with the presumed main frontage of the building being to the south, as well as the internal layout of the building. There is no reason to suppose that this was not the original arrangement of the roof.

The fire had damaged or destroyed many fixtures and fittings, including several doors and fire surrounds. The form of some of the surviving fittings, such as internal doors with four plain panels and doorframes with simple ovolo mouldings, suggested that these at least were of early 19th-century date and possibly original to phase 1. All the windows were casements, some of them with wrought-iron catches, which likewise may have been early 19th-century in date.

4.2 Phase 2: Addition to the north

Ankerwycke Cottage, as initially constructed in phase 1 (4.1, above), was later enlarged by the addition of at least one room, and possibly two, to the north, on the ground floor, represented now by G7 and possibly the northern half of G4 (Fig 3). The east and north walls of G7 were constructed of brick, but faced externally less well than the external walls of phase 1, and without the plinth at the base. The east wall was built as a half-gable against the north wall of the existing building (Figs 17 and 18), and the extension must therefore have had a lean-to or cat-slide roof, probably continuing the existing hipped roof downwards. The original extent westwards of this addition is uncertain, but the internal faces of the north wall and the northern half of the west wall of G4 contained horizontal timbers embedded in the courses of brickwork, which suggests that they, too, were of relatively early date and could have belonged to phase 2. Room G4 was floored with stone flags; those in the southern half were coursed from north to south, unlike those in the northern half, which were coursed from west to east; the former flags also bore more signs of wear *in situ* than the latter. The character of the floor suggests that G4 was doubled in size to the north while keeping its original function. Moreover, the wall at 1st-floor level was carried across G4 on a substantial oak bressumer. The exposed soffit of this beam was decoratively chamfered, but the chamfer did not respect the walls of G4; this and the size and species of the timber suggest that the timber was reused.

Room G7, floored with brick, may have been equipped with a chimney stack and fireplace on the ground floor, subsequently modified and then blocked (Fig 41). The stack was large enough to have contained two flues, and the existence in phase 2 of a fireplace on the 1st floor, in 1F7, would indicate that the addition was originally on two storeys. The stack may have been rebuilt later, however, and the fireplace in 1F7 could have been inserted then. In phase 2 there was probably only a roof space above the ground floor, accessible by a hatch that survived in the ceiling of G7 although it was redundant.

On the ground floor the east wall of G7 contained an external doorway, later blocked, in the space between the chimney stack and the north wall of the existing building. The presence of this doorway implies that there need have been no other external entrance into the addition, and this is supported by evidence for the present external entrance in the north wall of G7 having been constructed later. At an early date, possibly in phase 2, the window in the north wall of G8–G6 was partly blocked and the opening converted to a doorway. Both these external doorways seem to have been in use at the same time, as they were both sheltered by a porch constructed in the external corner formed by the existing building and the addition. The lean-to roof of this porch, evidenced by a scar in the external face of the east wall of G7, ran from south down to north, obviously sheltering the doorway into G8–G6, yet it extended out far enough to shelter the doorway into G7 equally well.

It is unlikely that a new external entrance in the east wall of G7 would have been made if another external entrance into G8–G6, immediately to its south-east, could have served this purpose just as well. The logic of this therefore implies that there was a significant division between the addition to the north, represented by G7, and the existing room to the south, G8–G6. Perhaps there was no ground-floor access at all from the existing building to the addition, or else it was functionally important that the addition be entered separately from the outside. The presence of a chimney stack and fireplace in the addition, and the absence of any in G8–G6, suggests that the separation of these two spaces and their external entrances indeed reflects different functions. While G8–G6 continued to be a dairy or similar, perhaps the addition served as a brewhouse or a laundry. A small arch in the north-east corner of G7 may have been to fix and shelter some associated apparatus, such as a copper, wash tub, or vat; whatever this arch was for, it necessitated reinforcement of the external corner of the wall.

The date of construction of this addition is difficult to estimate; it could have been at any time in the early or mid 19th century. The practice of incorporating horizontal timbers in brick walls as seen in G4, for a structural purpose rather than for attaching panelling, was discontinued after about the middle of the century. The external wall was carried across G4, at the level of the 1st floor, by a large timber bressumer. At any later date than about the middle of the 19th century a wrought-iron beam or, later on, a rolled steel joist, would be more likely to have been used.

4.3 Phase 3: Residential improvements

A series of structural modifications was made to the ground-floor rooms, G10, G4 and G2, suggesting that the function of these rooms was changed in some respects, and the building was being made more comfortable and attractive as a domestic residence.

A bay window was built out from the east wall of G10 (Figs 17 and 27), thereby covering the former lightwell in the east wall of the cellar below and, by implication, causing the probable external doorway in the east wall of G10 to be blocked, which otherwise would have been very close to the bay. Several other structural alterations were probably made at the same time or soon afterwards.

The addition of a bay window in G10 suggests that the previous function of this room as a kitchen, if such it was, must have been changed. In consequence, the chimney stack in G4 was either constructed or, if it already existed, modified, the latter probably including the enlargement of the fireplace in that room. This may have been done in order that G4 could function as a kitchen instead of G10, or possibly, if its function was already partly like that of a kitchen, to enable this room to function as the only kitchen in the building. This may have been more significant if the cellar was no longer used so much, or at all. The doorway between G4 and G2 could have been blocked in this phase, as it would have been

considered undesirable by this time to have direct communication between a kitchen and a more socially important room, such as G2 may have become.

A space under the first flight of stairs in G5 was paved and partly lined with brick and, judging by the residue of coal concentrated towards the foot of the overlying staircase, was used as a coal store, to which access was had from its northern half. This store is unlikely to have been entered from the north-east, under the stair winders, so was probably reached from the other side, from G4. A coal store would have been appropriate for a kitchen, but later it went out of use and the opening in the east wall of G4 was blocked by the insertion of masonry.

The window in the south wall of the cellar was also blocked, although this could have been done later if the cellar was still partly in use. Whenever light to the cellar was completely blocked, this would imply that the cellar was being put out of use and sealed off; it would have been logical for both cellar windows to have been blocked at the same time, in phase 3. It would have been at this time, therefore, that the stairs up from the cellar were covered over by a new floor, extending the area of G3 eastwards. The internal window in the south wall of G8, which was probably intended to transmit light to the cellar stairs, was no longer needed and was blocked. The fact that G3 was extended in this way to form a passage suggests either, if it led nowhere, that it was in use for storage, or that it may have been connected to G10. The present doorway at the east end of the north wall of G10 seems to have been made relatively recently, but this could have been a later enlargement of an existing doorway, first made in phase 3.

The opening in the north wall of G8–G6, originally a window, had been converted into a doorway in phase 2 (4.2, above). In phase 3 the lower part of the door was blocked up and the opening made into a window again, although narrower than the original window. This window shared a timber lintel with the doorway between G6 and G7, indicating that these were constructed at the same time. Inside G8–G6 a low brick platform with a surface of ceramic tiles was constructed running around the north, east and south walls of this room, effectively blocking the former doorway in the north wall. The north-west end of this platform respected the new doorway into G7. Boards were then applied to the south wall of G8–G6, blocking the internal window there.

A partition wall was constructed dividing G8 from G6, as if to keep internal access to G7 separate from that to G8. Although the new wall ran across the south-west part of the tile platform in G8–G6, the platform was still usable within G8. This partition wall consisted of timber studs and brick nogging, like the other original or early internal walls, and was presumably constructed at a relatively early date, perhaps not long after the tile platform was built.

These developments are difficult to date intrinsically, but would have been made after phase 2, probably no earlier than the mid 19th century, and before the end of the 19th century.

A small oriel window was built out from the south wall of G2 (Figs 16 and 24), and a screen wall was built around the external door in this wall, forming G1, which acted as a lobby. These alterations confirm that this room was intended to be a relatively comfortable, attractive and socially superior room, such as a parlour or a sitting room-cum-drawing room, and suggest that the door in its south wall was regarded as the principal entrance to the building, in the main front. These alterations to G2 need not have been made at the same time as those to G10 and G4, but are unlikely to have been made first. The style of the oriel suggests that it could have been constructed in the late 19th century or even very early in the 20th century. The style of several of the windows in the building suggests that they may have been replaced at about this time or later, in phase 4, although they remained casement windows.

By the middle of the 19th century distinct functions tended to be assigned to different rooms, with furniture to suit the function remaining in their respective rooms, and in this spirit if G4 functioned as a kitchen, and G2 as a parlour, sitting room and drawing room, then G10 may have been a dining room.

The outbuilding to the north-west of the farmhouse may have been constructed at about this time. This was a small, long, relatively narrow single-storey shed, timber-framed and boarded, under a tiled roof (Figs 22 and 23). This shed was divided into three spaces by transverse timber partitions, the two larger spaces to the east being paved with hard-wearing non-slip paviments and lined with smoothly-jointed boards, typical of stables. This outbuilding first appears on the 1932 map (Fig 15), and could have been added at any time between then and the date of the previous large-scale map, of 1869 (Fig 14), on which it seems not to appear. The paviments were of a type commonly used in the late 19th and early 20th centuries. There was no space in this outbuilding, nor doors large enough, for a pony trap or similar vehicle, although the existence of stabling sufficient for a pair of horses suggests they were intended to pull a vehicle. Possibly, if a vehicle were needed by the residents of the farmhouse they took it from Ankerwycke Farm or the stables of Ankerwycke House. Perhaps the other outbuilding shown to the west on the 1932 map, and not otherwise known, was intended to house a horse-drawn vehicle; later it may have been a garage; later still, it must have been demolished. A single cast-iron gate post survived in the south-west corner of the site, suggesting that the main approach to the house was from the road there, near the outbuildings.

4.4 Phase 4: Further enlargement to the north

An upper floor was added to the existing addition of phase 2 to the north, and further alterations were made to the north front of the building. The bricks used were generally mid red, $4\frac{1}{8}$ inches in breadth, $2\frac{1}{2}$ inches in thickness and $8\frac{3}{4}$ inches in length (105mm by 62mm by 222mm), laid to Flemish bond and set in grey cementitious mortar. The new external wall formed a half-gable to the west, and the extension therefore continued to be covered by a lean-to cat-slide roof, slated, continuing the western hipped roof from the phase 1 building. The rafters for this roof, of machine-cut softwood, were simply nailed to the existing wall plate of the phase 1 building (Fig 33). Either at this time or later the chimney and fireplace in G7 were adapted to house a boiler, since removed except for its flue (Fig 41), and one of the new upper rooms, 1F7 to the east, was equipped with a fireplace. The other room, 1F6, was unheated.

The upper floor of the extension, in 1F6 and 1F7, was at a slightly lower level than the 1st floor of the phase 1 building, two steps descending from 1F5 and 1F1 to enter these two new rooms. Presumably this change of level was to ensure sufficient headroom under the lean-to roof. It would have been at this time that the stair landing, 1F1, was enlarged to the east to permit access to 1F7 separately from access to 1F6. The rooms on the 1st floor were probably bedrooms, all but 1F6 enjoying their own access from the stair landing.

The west wall of the northern half of G4, rebuilt or refaced externally in phase 4, contained a wide external two-leaf glazed door, reached externally by brick steps. This doorway had a brick flat-arched lintel, like the lintels of ground-floor windows or doors elsewhere, as in the north wall of G7, the south door into G1, approached externally by similar brick steps, and the windows to either side of the chimney breasts and fireplaces in the south wall of G10 and the west wall of G2. These developments suggest that further, similar improvements were made to windows and doors generally at about the same time as the northern addition was raised.

The external door in the east wall of G7 may have been blocked at this time, if not before. The brickwork of this blocking resembled that which blocked the window in the north wall of G8, using cementitious mortar. The upper parts of all the chimney stacks were repointed, if not rebuilt, using similar mortar.

The date of the enlargement of the northern addition is uncertain, but on grounds of technique, materials and style it may well have been in the middle years of the 20th century, either in the period between the two world wars, in which case it was probably no earlier than the 1930s, or soon after the Second World War, possibly in the 1950s.

4.5 Phase 5: Addition to the east

The latest addition to the building was a brick extension on the ground floor, to the east, forming G9. This appears to have been constructed mainly in order to buttress the building on the east, where there were signs of structural failure and collapse. The upper part of the east wall was leaning outwards by this time, and had broken just to the north of the junction with the main west–east internal wall (Fig 38), and the bay window was breaking away from the rest of the building. Ground level to the east of the farmhouse is lower than elsewhere, and possibly the building was constructed in phase 1 with insufficient regard to this fact. Other breaks in the building, such as over the window in the south wall of 1F4 (Fig 39), a window which was apparently distorted when constructed, may perhaps be attributed to recent fire damage.

The addition, G9, was built up with three brick walls running from east to west, the central wall being a sleeper wall under the floor of G9, of honeycomb form to permit free ventilation. A pitched roof covered with machine-made clay tiles ran to a gable to the east. The addition of this room forced half an existing window in the east wall of G8 to be blocked (Fig 40) and effectively cut nearly all light to the northern wall of the bay window in G10. A doorway was opened up in the east wall of the phase 1 building to give access to G9, at the east end of G3. The new room functioned latterly as a very small kitchen.

The east wall of 1F1 was replaced by a relatively modern wall of studs and plaster board.

The addition, judging by its style and materials, which include Fletton bricks and a concrete lintel beam over the main window in its east wall, was constructed probably in the 1960s or 70s.

5 CONCLUSIONS, PUBLICATION AND ARCHIVING

5.1 Original research aims

It has proved possible to reconstruct in outline, at least, the history of the building on the present site, both from archaeological investigation of its fabric and from documentary sources. More documentary evidence for the construction, modification and function of the farmhouse, and the addition of the outbuilding, may be forthcoming from sources such as rate-books, deeds, census returns, sales particulars, land tax assessments, the 1910 Finance Act valuation, the farm survey of 1941–3, and so on.

The farmhouse has been surveyed for the architect's purposes, so far as was possible in the badly damaged condition in which it existed, and as and when access was feasible.

Within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the authors and MoLAS, correct at the time of writing.

5.2 Significance of the data and potential new research aims

The standing building is undoubtedly of significance for the history of the immediate locality, but nothing was found to suggest that it is of wider regional or national importance, either historically or architecturally.

5.3 Salvaged fixtures, fittings and materials

Many of the fixtures and fittings in the buildings had been destroyed or badly damaged by fire. The timbers of interest were removed from the structure for closer examination and recording outside (see 1.5 above), and no further archaeological use was required of them, although some may have been suitable for incorporation in the rebuilding. In particular, dendrochronology of these timbers was considered inappropriate or unfeasible.

5.4 Publication

A summary of the results of the survey will be published in the annual round-up of fieldwork in *London Archaeologist*, and will be repeated in relevant period journals with national distribution. Summary information will also be supplied to the relevant local historic environment record or sites and monuments record, as has been supplied to the Archaeological Data Service, York (Appendix 1).

Copies of the present report will be offered to the client, the architect, the local planning authority, English Heritage and the NMR, and a suitable local studies library and the Museum of London archaeological archive.

5.5 Archiving

The site records comprise a total of 131 paper sheets of site drawings and notes, one sheet of drawing film, one sheet of plans and elevations supplied by the architect, 229 photographic images in colour in 35mm or digital format (of which 27 have been selected

for reproduction in this report), and notes on the documentary evidence. No objects or samples were collected.

The site archive, containing the original records and preparatory documents for this report, as well as a copy of this report, will be presented to the National Trust within 12 months of the end of the survey, with copies made available to the NMR and the Museum of London archaeological archive. The Museum of London site code, by which the records can be identified and indexed, is BR–AKW06.

5.6 Copyright

Under the Copyright, Designs and Patents Act 1988 MoLAS retains copyright to this document, but grants a licence to the National Trust and to the architect of the rebuilding to reproduce the text and original artwork in connection with the rebuilding, provided the source is acknowledged. Crown copyright is reserved in modern Ordnance Survey maps, which are reproduced in this report under licence.

6 ACKNOWLEDGEMENTS

The archaeological survey and this report were commissioned by the National Trust for Places of Historic Interest and Natural Beauty, and the author and project manager wish particularly to thank Gary Marshall, archaeologist, and Nick Kelly, project manager, for providing information and assistance. Gary Marshall also kindly commented on a draft of this report. Many thanks are due to the National Trust staff, Gavin and Anthony, working on site clearing the roof timbers and 1st floor, and to Colin and Martin, of the contractors, R W Armstrong and Sons, who were all most helpful. The author is grateful to Leslie Ellis, the architect of the rebuilding, for his sympathetic interest and advice, and to Tim Phillips and his sister, who on one of the first days of the survey happened by a remarkable chance to pass by their childhood home and, under what must have been strange circumstances for them, very kindly answered questions.

Archaeological analysis and recording, and pencil drawings on site, were by Andrew Westman, assisted at different times by Charlotte North, Emma Dwyer, Maria de los Angeles Utrero Agudo and Tony Mackinder. CAD drawings were constructed by Andrew Westman and Maria de los Angeles Utrero Agudo. The archaeological photographs of the standing building were taken by Maggie Cox, who also processed the images; additional photographs were taken by the field archaeologists. Sandra Rowntree prepared the illustrations for the report.

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Appendix 1: OASIS form

7.1 OASIS ID: molas1-28826

Project details

Project name	Ankerwycke Farmhouse, Magna Carta Lane, Wraysbury
Short description of the project	A small house, rectangular in plan, of red brick, on two storeys with a cellar in its south-eastern quarter, was constructed probably about 1803-5. It is documented early in the 19th century as 'Ankerwycke Cottage', on an estate bounded by the left bank of the River Thames and Magna Carta Island. Several substantial roof and floor timbers appear to be of 16th-century origin, reused in the cottage, and these may have come from Great Ankerwycke, a mansion documented as having been built to the south on the site of a medieval priory, dissolved in 1540. The 16th-century house was demolished in 1803-5 and replaced by a new house (which no longer survives), the date of demolition possibly indicating the date of construction of the cottage. The cottage was extended to the north and east on different occasions in the 19th and early to mid 20th centuries, and its cellar was shut off, among other alterations. Occupied until about 2002, the empty building was later badly damaged by fire. A detached, small, single-storey shed to the north-west, timber-framed and boarded with a tiled roof, built in the late 19th century as stables, has collapsed.
Project dates	Start: 10-08-2006 End: 30-03-2007
Previous/future work	No / No
Type of project	Building Recording
Site status	National Trust land
Current Land use	Other 2 - In use as a building
Current Land use	Other 5 - Garden
Monument type	FARMHOUSE Modern
Monument type	ESTATE COTTAGE Post Medieval
Methods techniques	& 'Annotated Sketch', 'Measured Survey', 'Photographic Survey', 'Survey/Recording Of Fabric/Structure'

Prompt Conservation/ restoration

Project location

Country England

Site location BERKSHIRE WINDSOR AND MAIDENHEAD WRAYSBURY
Ankerwycke Farmhouse, Magna Carta Lane

Study area 0.30 Hectares

Site coordinates TQ 0052 7324 51.4487186822 -0.553300245499 51 26 55 N 000 33 11
W Point

Project creators

Name of MoLAS
Organisation

Project brief National Trust
originator

Project design MoLAS
originator

Project director/manager Stewart Hoad

Project supervisor Andrew Westman

Type of Landowner
sponsor/funding
body

Name of The National Trust
sponsor/funding
body

Project archives

Physical Archive No
Exists?

Digital recipient	Archive	National Trust
Digital available	Media	'Images raster / digital photography', 'Survey', 'Text'
Paper recipient	Archive	National Trust
Paper available	Media	'Drawing', 'Miscellaneous Material'

**Project
bibliography 1**

Publication type	Grey literature (unpublished document/manuscript)
Title	Ankerwycke Farmhouse, Magna Carta Lane, Wraysbury, Berkshire: archaeological standing building survey
Author(s)/Editor(s)	Westman, A
Date	2007
Issuer or publisher	MoLAS
Place of issue or publication	London
Description	A4 spiral-bound paper

Entered by	Andrew Westman (awestman@molas.org.uk)
Entered on	16 July 2007

Appendix 2: List of archaeological photographs

Image number	View to	Description
193/06/01	NE	Exterior, S and W fronts, before scaffolding
193/06/02	N	Exterior, S front, before scaffolding
193/06/03	W	Exterior, E front, before scaffolding
193/06/04	W	As previous, closer up
193/06/05	W	As previous, further away
193/06/06	S	Exterior, G7, G4, N wall, before scaffolding
193/06/07	S	Exterior, N front, before scaffolding
193/06/08	E	Exterior, W front, S half, before scaffolding
193/06/09	E	Exterior, W front, N half, before scaffolding
193/06/10	SE	Exterior, W front, before scaffolding, farm buildings beyond road
193/06/11	N	Exterior, outbuilding, S front, before scaffolding
193/06/12	N	As previous [AW at work]
193/06/13	NW	As previous, E end and S front
193/06/14	W	Interior, outbuilding, paviours, boarded walls and ceiling, internal unglazed window to room to W
193/06/15		Number not used
193/06/16	E	Magna Carta Lane, S front of farmhouse to N, farm buildings to S
193/06/17	SE	Ankerwycke Farm, buildings S of Magna Carta Lane
279/06/01	SW	1F4, tie-beam and roof truss
279/06/02	W	1F4, detail of tie-beam and vertical struts nailed on
279/06/03	S	1F3, detail of gablet or dormer attached to chimney stack
279/06/04	NE	1F3, detail of iron strap fixing tie-beams to wall plate on central wall
279/06/05	NW	1F3, detail of side-brace between tie-beam and wall plate on central wall
279/06/06	W	1F4, wall plate on S wall and S end of tie-beam
279/06/07	NE	1F3, detail of joint of wall plates on central wall and E wall, with iron strap
279/06/08	W	As previous
279/06/09	W	As previous
279/06/10	SW	1F1, general view [CN at work]
279/06/11	SW	1F1 and 1F7, general view
279/06/12	S	1F5, general view
279/06/13	SE	1F7, 1F1, general view
279/06/14	E	1F7 chimney stack
279/06/15	NE	1F5, tie-beam and wardrobe
279/06/16	NE	As previous
279/06/17	NW	1F5, detail of tie-beam, E face, notched arris and empty mortices
279/06/18	W	As previous
279/06/19	N	1F5, wardrobe, collapsed rafters and roof tiles
279/06/20	E	1F1, modern E wall, tie-beam
279/06/21	NE	1F1, N wall, roof tiles
279/06/22	S	1F1, S wall, top of doors to 1F3 and 1F4
279/06/23	S	1F1, S wall, empty mortice in wall plate on central wall
279/06/24	NW	1F1, NW corner, roof tiles
279/06/25	N	1F1, N wall, empty mortice in wall plate
279/06/26	E	1F1, detail, post nailed to tie-beam
279/06/27	SE	As previous
279/06/28	E	1F1, tie-beam, N end
279/06/29	W	1F2, W wall, tie-beam
279/06/30	NW	As previous

Image number	View to	Description
279/06/31	NW	As previous
279/06/32	SE	1F6, 1F5, chimney stack, roof timbers
279/06/33	SE	1F4, chimney stack [Gavin and Tony at work]
279/06/34	SW	1F5, tie-beam, notches for seating rafters
279/06/35	SW	1F7, 1F1, 1F5, general view
279/06/36	S	As previous
279/06/37	E	1F5, 1F4, wall plate on central wall
279/06/38	E	As previous, junction of wall plates on central and W walls, iron strap
279/06/64		Door, removed from building
279/06/65	W	Exterior, G8, E wall
279/06/66	E	G7, NE corner
279/06/67	E	G7, E wall, blocked fireplace, boiler flue
279/06/68	SE	G7, SE corner
279/06/69	SW	G7, SW corner
279/06/70	S	G7, S wall
279/06/71	N	G7, N wall
279/06/72	N	Exterior, G2, oriel window, 1F4
07/122/01		Burnt door from between G2 and G5
07/122/02	SE	G10; B being cleared; G1
07/122/03	E	As previous
07/122/04	W	G2, W wall, S window
07/122/05	E	1F7, E wall, window, top of fire surround
07/122/06	W	1F7, W wall and cupboard
07/122/07	W	1F6, W wall, window
07/122/08	E	1F5, E wall, cupboard removed
07/122/09	SE	G4, S wall, graffiti
07/122/10	S	G4, S wall, detail of graffiti
07/122/11	S	As previous
07/122/12	S	As previous, includes lintel over blocked doorway
07/122/13	SE	G4, SE corner
07/122/14	E	G2, E wall
07/122/15	E	G4, E wall, S doorway, wallpaper adhering to door jamb
07/122/16	E	G4, E wall, timber frame and brick nogging
07/122/17	W	G4, W wall, window with arched lintel
07/122/18	SW	G4, ceiling beam N--S
07/122/19	W	G4, N wall, window
07/122/20	SW	G4, SW corner
07/122/21	E	G4, E wall, S half
07/122/22	W	G4, fireplace, chimney breast
07/122/23		G4, fragment of lath and timber from chimney breast
07/122/24	E	G7, E wall
07/122/25	W	1F1, W wall, boards form W face, lath and plaster form E face
07/122/26	N	1F1, N wall, segmentally-arched brick lintel of window, blocked
07/125/01	NE	G4, coal cellar under G5, brick walls around G5, stair scar; G6 beyond
07/125/02	E	As previous
07/125/03	N	As previous, detail of coal cellar brick floor and wall footings
07/125/04		Underexposed
07/125/05	NE	G6, NE corner
07/125/06	N	G6, N wall, box under upper flight of staircase [landscape format]
07/125/07	N	As previous [portrait format]
07/125/08	N	G5, G6, N wall, stair scar [landscape format]
07/125/09	N	As previous [portrait format]

Image number	View to	Description
07/125/10	N	G5, N wall, stair scar [portrait format]
07/125/11	NE	G5, G6, N wall
07/125/12	W	G5, W wall, G4, E wall, brick footings and timber sill beam
07/125/13	W	G4, S half, floor flags
07/125/14	W	As previous
07/125/15	NW	G4, floor flags, division between S and N half
07/125/16	E	G5, G3, general view [demolition contractor, ED and MUA?]
07/125/17	SE	G10, S wall, SE corner, B, S wall
07/125/18	W	G10, E wall, bay window
07/125/19	N	G10, E wall, bay window, N side
07/125/20	SW	Exterior, G2, oriel window, E side
07/125/21	W	1F4, W wall, N window
07/125/22	W	G2, W wall, N window
07/125/23	S	G2, S wall, site of G1, E wall removed
07/125/24	N	G2, N wall, E wall removed
07/125/25	E	B, E wall, window
07/125/26	E	As previous, detail of window
07/125/27	S	B, S wall, window, scar of ground floor
07/125/28	S	As previous, detail of window
07/125/29	SW	B, S wall, G10, S wall
07/125/30	N	B, N wall, G10, N wall
07/125/31	W	B, steps up, floor above not removed
07/125/32	NW	As previous
07/125/33	W	B, W wall, joist pockets of ground floor
07/125/34	NE	B, N wall, G10, N wall
07/125/35	N	B, steps up after removal of floor above
07/125/36	E	G3, steps down to B
07/125/37	E	As previous
07/125/38	E	G3, steps down to B, G9 beyond
07/125/39		Timbers
07/125/40		Timbers, detail of joint
07/125/41		As previous
07/125/42		As previous
07/125/43		Timber
07/125/44		Timber fragments
07/125/45		Timbers, detail of tenons
07/125/46		Timber fragment
07/125/47		Timber
07/125/48		Timber, detail
07/125/49		Timber, detail
07/125/50		Timber
07/125/51		Timber
07/125/52		Timber
07/129/01	SE	G6, G8, S wall after removal of boards; window
07/129/02	SW	As previous
07/129/03	W	G6, W wall [landscape format]
07/129/04	W	As previous [portrait format]
07/129/05	NE	G3, N wall
07/129/06	E	G5, E wall, G6 W wall, G8 beyond
07/129/07	NE	G3, N wall, doorway to G6, W jamb
07/129/08	NW	G3, N wall
07/129/09	E	G3, G5, doorframe at foot of staircase, G9 beyond

Image number	View to	Description
07/129/10	SE	G5, G6, G8, G3, general view
07/129/11	SE	G8, S wall, window
07/138/122	NE	G7, E wall, NE corner
07/138/123	E	G7, detail, objects on mantelshelf
07/138/124	NE	G7, NE corner
07/138/125	NW	G7, N wall, doorway, window
07/138/126	NW	G7, W wall, NW corner
07/138/127	S	G7, S wall
07/138/128	E	G7, E wall, blocked doorway
07/138/129	SW	G7, SW corner
07/138/130	W	G7 W wall, G4 E wall, door sill
07/138/131	E	As previous
07/138/132	N	G6, N wall, G7, S wall, door sill
07/138/133	S	G8, floor, tile platform, S wall footings (most of S wall demolished)
07/138/134	S	As previous
07/138/135	SE	As previous
07/138/136	E	G8, E wall, tile platform, WC, window
07/138/137	E	As previous
07/152/071		Timber
07/152/072		Timber
07/152/073		Door, painted face
07/152/074		Door, unpainted face
07/152/075		Door, painted and burnt face
07/152/076		Door, burnt face
07/152/077		Timber
07/152/078		Timber
07/152/079		Fragment of ?bay window
07/152/080		As previous
07/152/081		Timber
07/152/082		Timber
07/152/083		Timber
07/152/084		Timber
07/152/085		Timber, joint
07/152/086		As previous
07/152/087		As previous
07/152/088	N	G8, W wall, WC, window
07/152/089	N	As previous
07/152/090	N	G6, G5, N wall, doorway, stair scar
07/152/091	N	G5, stair scar
07/152/092	E	G8, E wall
07/152/093	SE	As previous
07/152/094	E	G9, from doorway
07/152/095	E	G10, E wall, bay window, floor
07/152/096	E	As previous
07/152/097	SE	As previous
07/152/098	S	B, S wall, G10, S wall
07/152/099	NW	B, NW corner, ground-floor joists
07/152/100	W	G4, W wall, S half, chimney breast, windows, 1st-floor scar
07/152/101	W	As previous
07/152/102	N	G4, N wall, W-E beam across width
07/152/103	E	G4, E wall removed, S half, G5, G6, G8, G3
07/152/104	E	As previous [landscape format]

Image number	View to	Description
07/152/105	E	As previous [portrait format]
07/152/106	SE	As previous
07/152/107	E	B, E wall, G10, E wall
07/152/108	SE	B, SE corner, G10, SE corner
07/152/109	NE	Exterior, 1F4, S wall, window frame after dismantling of brickwork
07/152/110	N	Exterior, S front, scaffolding
07/152/111	NE	Exterior, W front, scaffolding
07/152/112	SE	Exterior, N front, W front, scaffolding
07/152/113	S	Exterior, NE corner, G9, N wall, G8, wall
07/152/114	SW	Exterior, 1F2, E wall, window
07/152/115	SW	As previous, eaves above
07/152/116	W	Exterior, E front
07/152/117	SE	G10, SW corner, displaced m
07/152/118	SE	As previous
07/152/119	E	G4, E wall, N half, doorway to G7
07/152/120	N	G2, G10, N wall, doorway to G3 and G5
07/152/121	N	As previous
07/152/122	E	G4, E wall, G5 etc, N wall, brickwork
07/152/123	E	As previous, detail
07/152/124	W	G9, W-E sleeper wall, W wall, doorway
07/152/125	W	As previous, detail
07/152/126	NE	G10, NE corner, possible timber doorframe partly exposed
07/152/127	NE	As previous
07/152/128	S	G3, S wall
07/152/129	SE	G3, SE corner, G8, tile platform, SE corner
07/152/130	SW	G8, G6, tile platform, doorframe to G3

Appendix 3: List of drawings

Drwg	Date	Room	Description
1	10/8/06		Supplied plans: room numbers [A3]
2	10/8		Photos from eaves level before roof & interior scaffolded: list; viewpoints: plan
3	10/8	1F4	SW chim stack: plan; W elev. SW roof truss: sect detail.
4	10/8	1F3	SE chim stack: plan; elevs
5	8/9	1F6, 1F7	NW outshut roof: plan [3 shts]
6	8/9		[ditto]
7	8/9		[ditto]
8	8/9	1F4	SW roof truss: E elev
9	8/9	1F4	SW roof truss & ceiling joists, wall plates etc to W: plan
10	8/9	1F4	SW roof truss & ceiling joists etc to W: S elev
11	8/9	1F2	NE roof beam, wall plates: plan
12	8/9	1F4	W wall, wall plate: plan
13	8/9	1F5	W wall, wall plate: plan
14	8/9	1F4, 1F3	S wall, wall plate: plan
15	8/9	1F7	E wall, wall plate: plan
16	11/9		Roof level: plan
17	11/9	1F3	S wall, SE corner, wall plate: plan
18	11/9	1F3	E wall, wall plate: plan
19	11/9	1F2	N wall, NE corner, wall plates: plan
20	11/9	1F7	E wall, NE chim stack, wall plate: plan
21	11/9	1F7	NE chim stack: N & W elevs
22	11/9	1F5	NW chim stack: W & N elevs
23	11/9	1F4	SW chim stack: W & E elevs
24	11/9	1F3, 1F4	1F3 S wall plate, dovetail mortice; S-N tie-beam between 1F3 & 1F4, N end.
25	11/9	1F3, 1F4	S-N tie-beam, studs & brick nogging wall between 1F3 & 1F4: E & W (partial) elevs
26	13/9	1F3	SE chim stack E face: elev
27	13/9	1F3	SE chim stack W face: elev
28	13/9	1F1, 1F2, 1F5	Wall plates & tie-beams in N half of bldg: plan
29	13/9	1F1	N-S tie-beam, W face: elev
30	13/9	1F1, 1F2	1F1, N-S tie-beam, E face: elev. 1F2, E wall plate: elev.
31	13/9	1F5	N-S tie-beam, E face: elev; section
32	13/9	1F1, 1F5	1F5, N-S tie-beam, W face: elev. 1F1, N & S wall plates, details of ?dovetail joints for missing tie-beam.
33	13/9	1F2	Plan
34	13/9	1F1	Plan
35	13/9	1F5	Plan
36	14/9	1F3, 1F4	Plan
37	14/9	1F4	S, W & N walls: S-N sect elev
38	14/9	1F4	S wall, window: elev & plan
39	14/9	1F3	E wall, window: elev
40	14/9	1F3	E wall, window: elev, plan
41	14/9	1F6, 1F7	Plan

Drwg	Date	Room	Description
42	14/9	1F4	N-S tie-beam, soffit: plan
43	15/9	1F4, 1F3, G10	N wall: partial elev
44	14/9	1F7	E wall: elev; window details
45	15/9	1F6	W wall: elev; window details
46	15/9	1F7	W wall: elev; details
47	15/9	1F6	S wall, door: elev, plan
48	15/9	1F6	W wall, exterior, window: elev, details
49	15/9	1F6	N wall, eaves: section
50	15/9	1F7	E wall, exterior, window: elev, plan
51	15/9	1F5	W wall, window: elev, partial plan
52	15/9		Exterior, incl triangulated fence: overall plan
53	19/9		Exterior, S half: triangulation plan
54	19/9		Exterior, N half: triangulation plan
55	19/9		W wall, exterior, G: plan
56	19/9		S wall, exterior, G: plan
57	20/9		E wall, exterior, G: plan
58	20/9		N wall, exterior, G: plan
59	20/9	G7	N wall, door, exterior: elev, porch roof sect
60	20/9	G7	E wall, exterior: elev
61	20/9	G9	E wall, exterior: elev
62	20/9	G10	E wall, bay window, exterior: elev
63	20/9	G7	N wall, windows, exterior: elev
64	20/9	G8	E wall, exterior: elev
65	20/9	G8	N wall, exterior: elev
66	20/9	G10	S wall, windows, exterior: elev
67	20/9	1F4	S wall, window, exterior: elev
68	20/9	G1, G2	S wall, exterior: elev
69	21/9	G2	S wall, oriel window: details during demolition
70	21/9	G2	S wall, oriel window: elev, sect
71	21/9	G2	S wall, oriel window, exterior: elev, sect
72	21/9		W wall, N half, exterior: elev
73	21/9		W wall, S half, exterior: elev
74	21/9		Photos
75	21/9		Detached door [132]: details
76	21/9		S wall, W half, top: plan
77	21/9		S wall, E end, top: plan
78	21/9		W wall, top: plan
79	19/9		Photos
80	19/9		G & 1F plans: location of W-E & N-S sect elevs
81	29/9		E wall, N end, top: plan
82	29/9		E wall, C & S end, top: plan
83	29/9	G10	N wall: partial elev
84	3/10		Stables: plan
85	2/3/07		Annotated supplied plan
86	2/3	G7	Plan
87	17/3	G4	E wall, elev
88	21/3	G4	Plan
89	21/3	G5	Plan under staircase
90	21/3	G4, G5	Perspective sketch
91	21/3	G4	W wall, plan
92	21/3	G4	W wall, elev
93	21/3	G4	N wall, W wall, window details

Drwg	Date	Room	Description
94	21/3	G10	Plan
95	21/3	G7	E wall, elev
96	21/3	B	S wall, elev
97	21/3	B	Plan
98	26/3	G8, G6	S wall, elev
99	26/3	G6	E wall, elev
100	26/3	G3	N wall, elev
101	22/3	G7	Plan; window detail
102	22/3	G2	Window details
103	22/3	B	Steps, plan
104	28/3		Photo list
105	28/3	G9	Plan
106	28/3	G5, G6, G3	Plan
107	21/3	G	Plan
108	28/3	B	E wall, plan
109	28/3	G10	E wall, bay window, plan, sect elev
110	21/3	G2	S wall, oriel window, sect elev
111	30/3	B, G10	W-E sect elev
112	30/3		Notes on bldg
113	22/3		Timbers [134]–[137]
114	22/3		Timbers [138]–[140]
115	28/3		Timbers [141]–[144]
116	28/3		Timbers [145]–[147]
117	28/3		Timber [149]
118			List of timbers, [101]–[130]
119			List of timbers, [131]–[149]
120	15/3/07		G, printed plan, demolition zones
121	15/3/07		1F, printed plan, demolition zones
122	16/3/07	G4	Ceiling, 1F joists from below
123	16/3/07	G4	As previous, details
124	16/3/07	G4	W wall, elev
125	16/3/07	1F1, 1F5	Partition wall, elevs
126	16/3/07	G7	Plan, E wall, elev
127	16/3/07	G4	Fragment from chimney breast
128	16/3/07	1F6, G2, G5	1F6, plan; G2–G5, door
129	16/3/07	1F7	Plan, W wall, partial elev
130	16/3/07	G4	E wall, S half, elev [also scale drawing on film]
131	16/3/07	G2	Plan

[15,157 words]

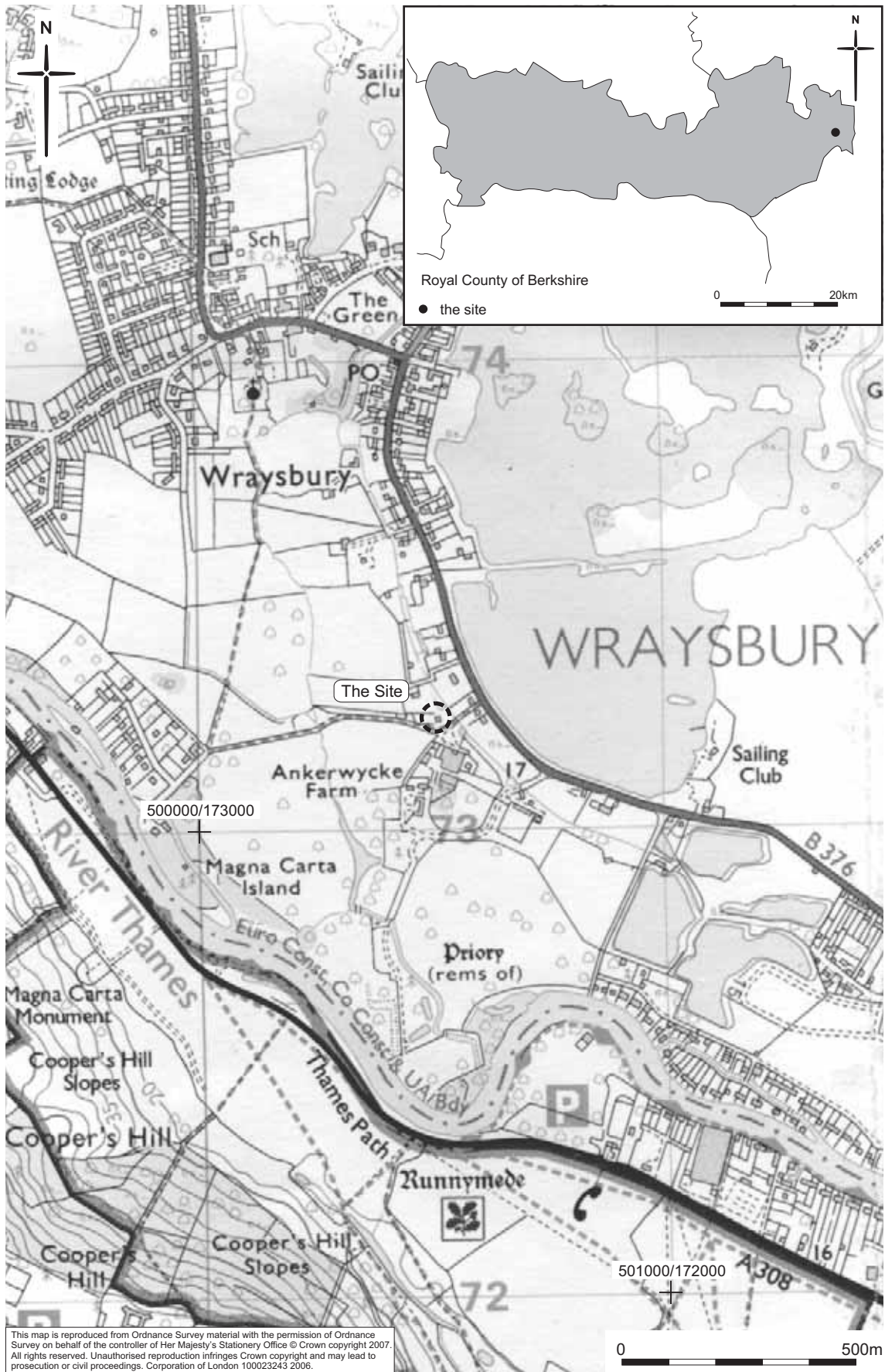


Fig 1 Site location

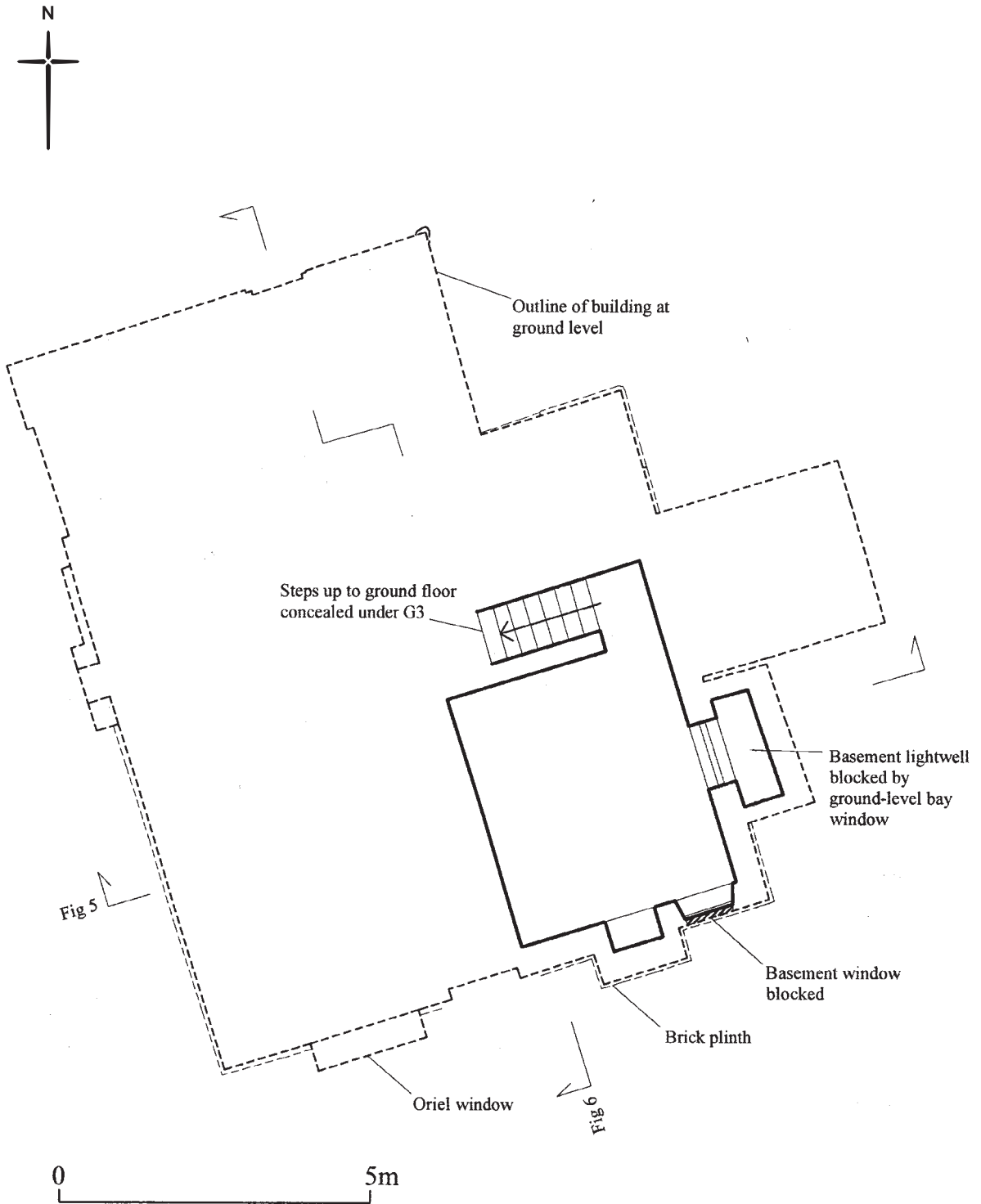


Fig 2 Plan of the farmhouse at basement level (1:100)

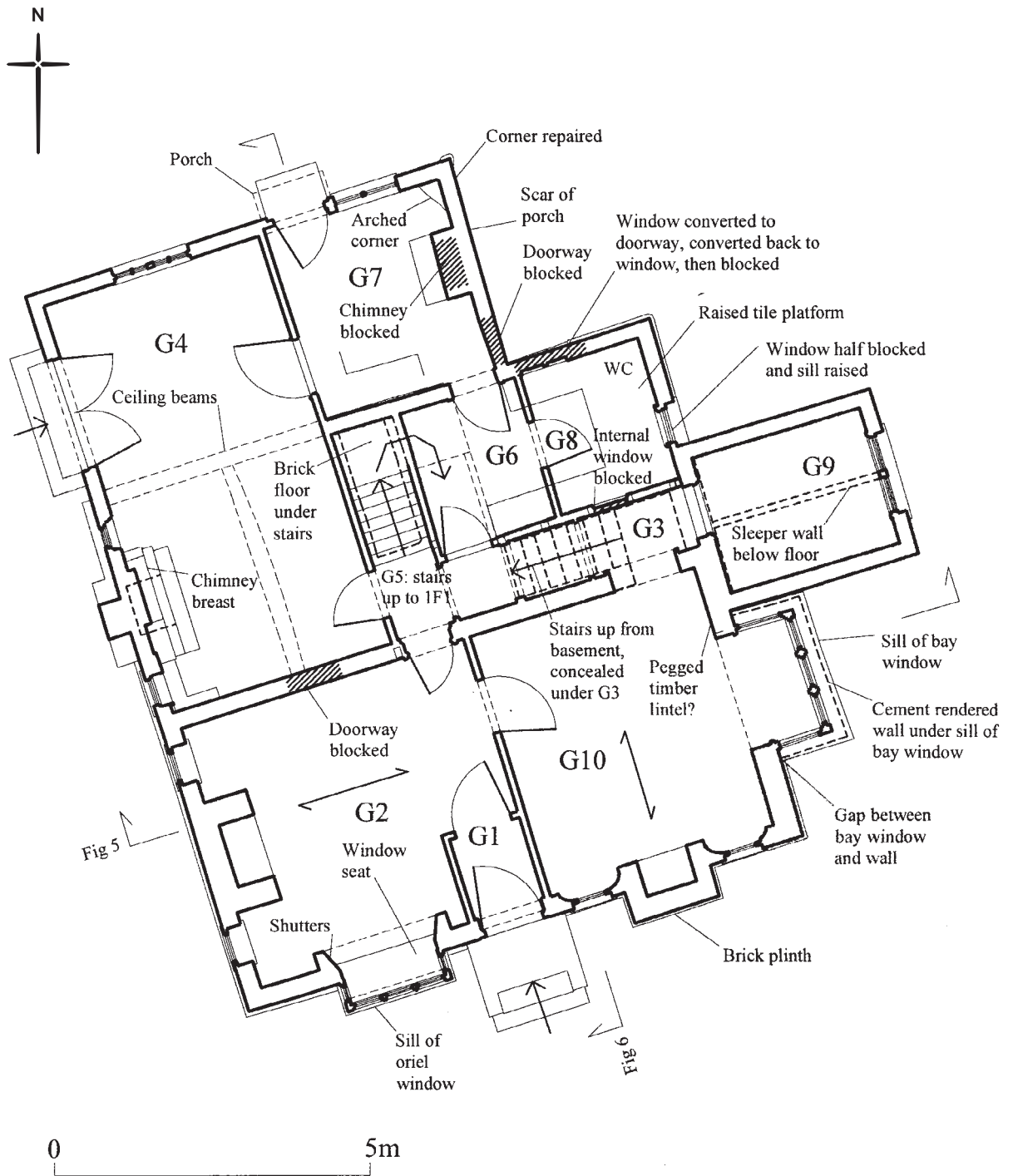


Fig 3 Plan of the farmhouse at ground-floor level (1:100)

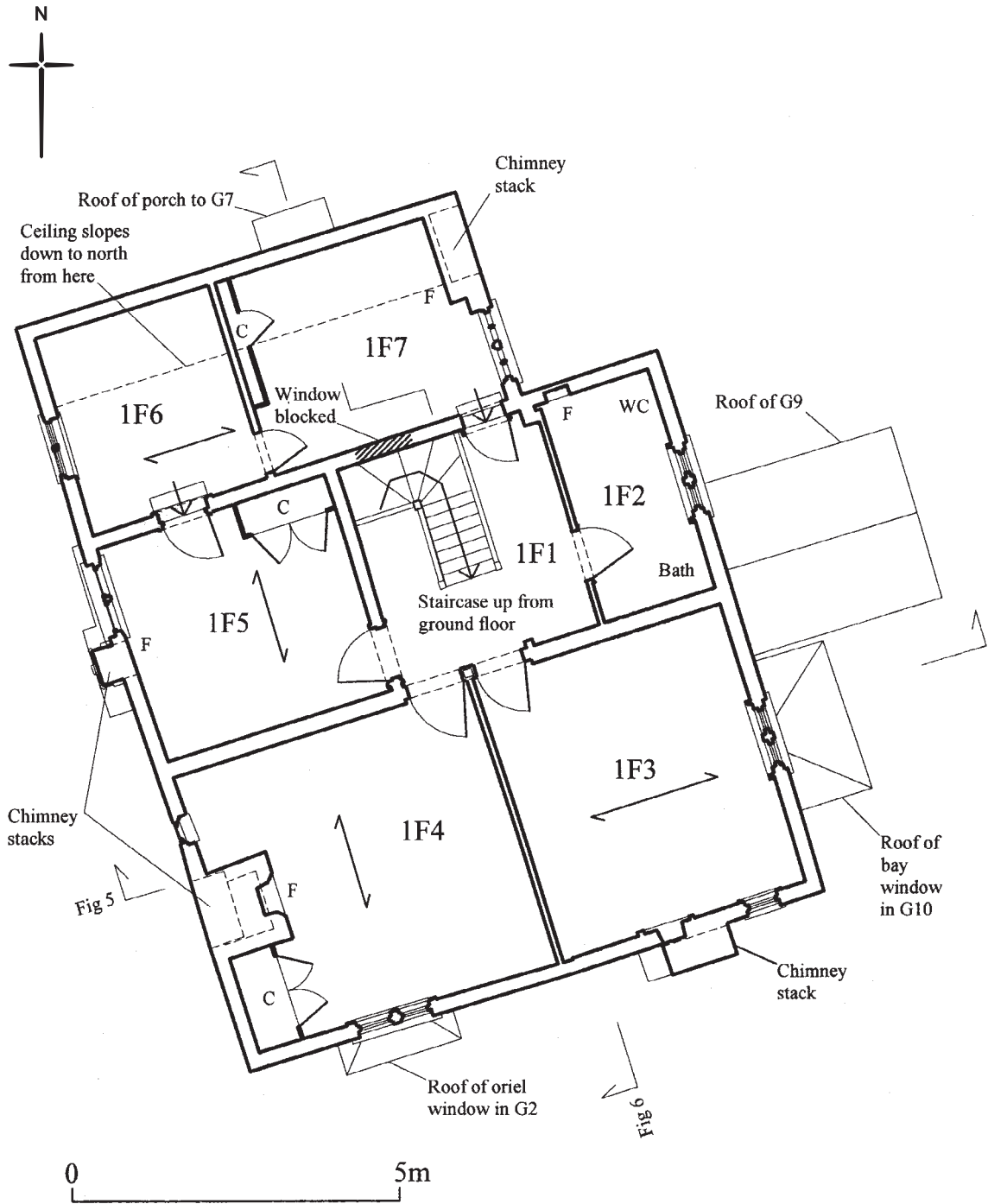


Fig 4 Plan of the farmhouse at 1st-floor level

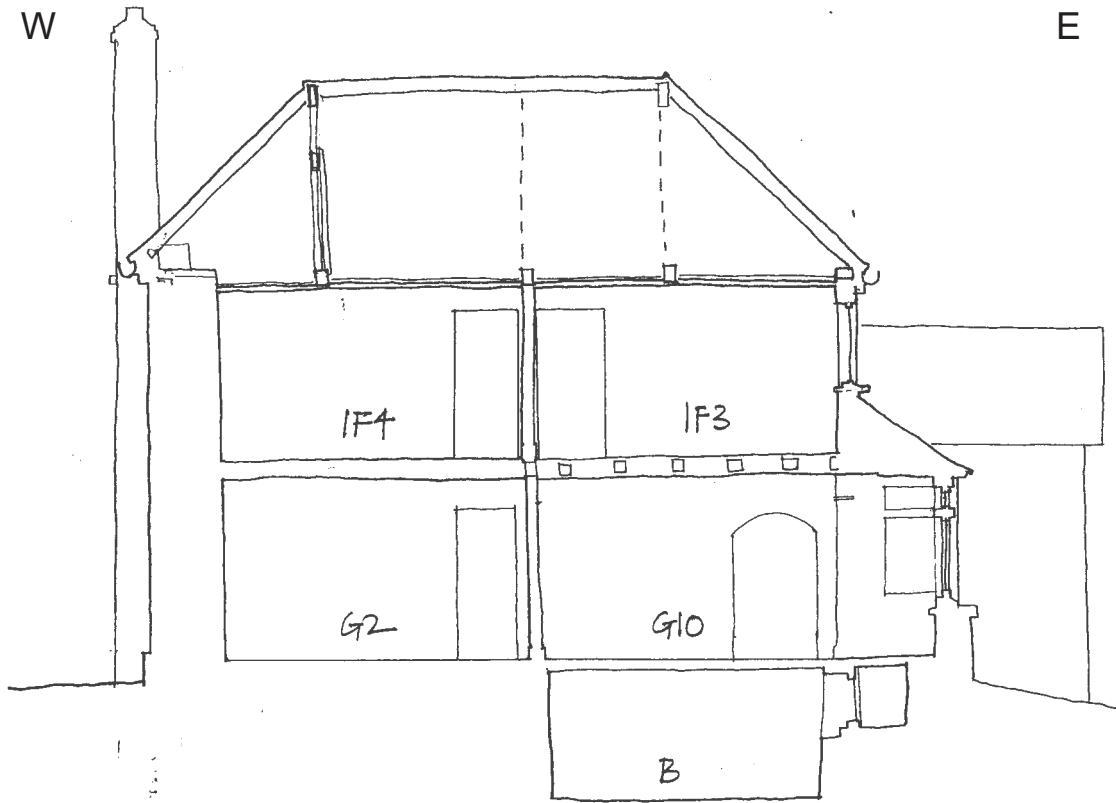


Fig 5 Sectional elevation west-east (1:100)

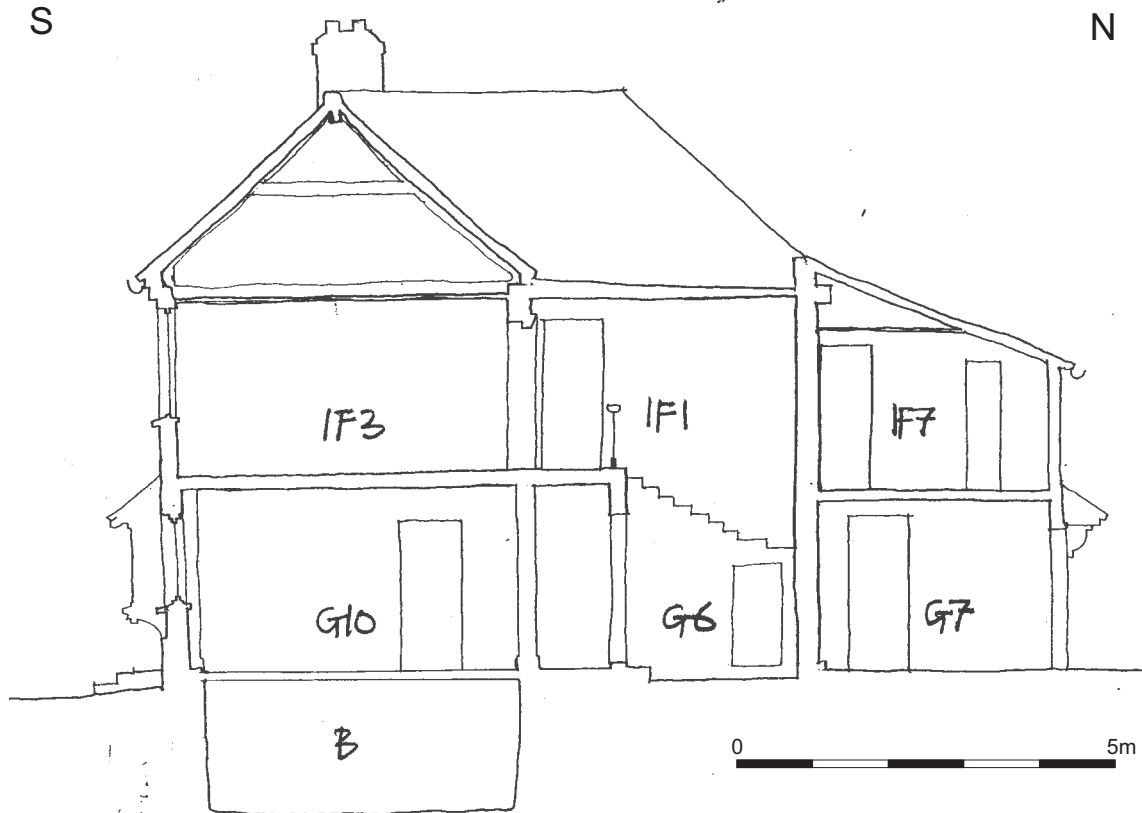


Fig 6 Sectional elevation north-south (1:100)

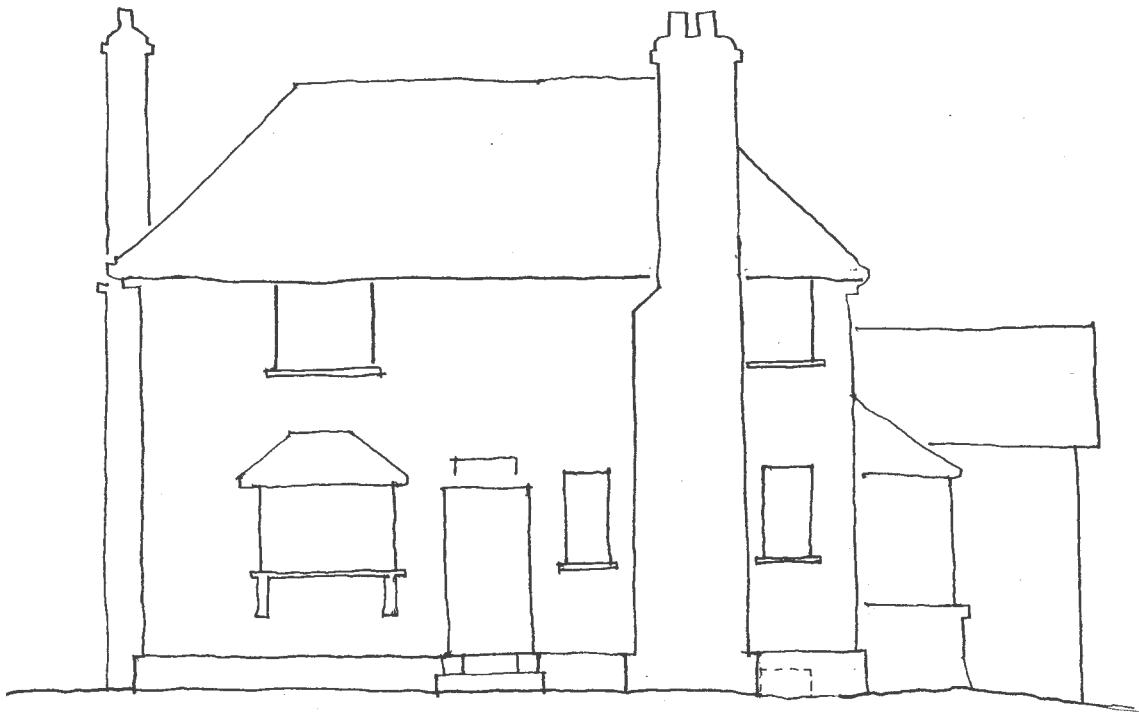


Fig 7 South elevation



Fig 8 East elevation

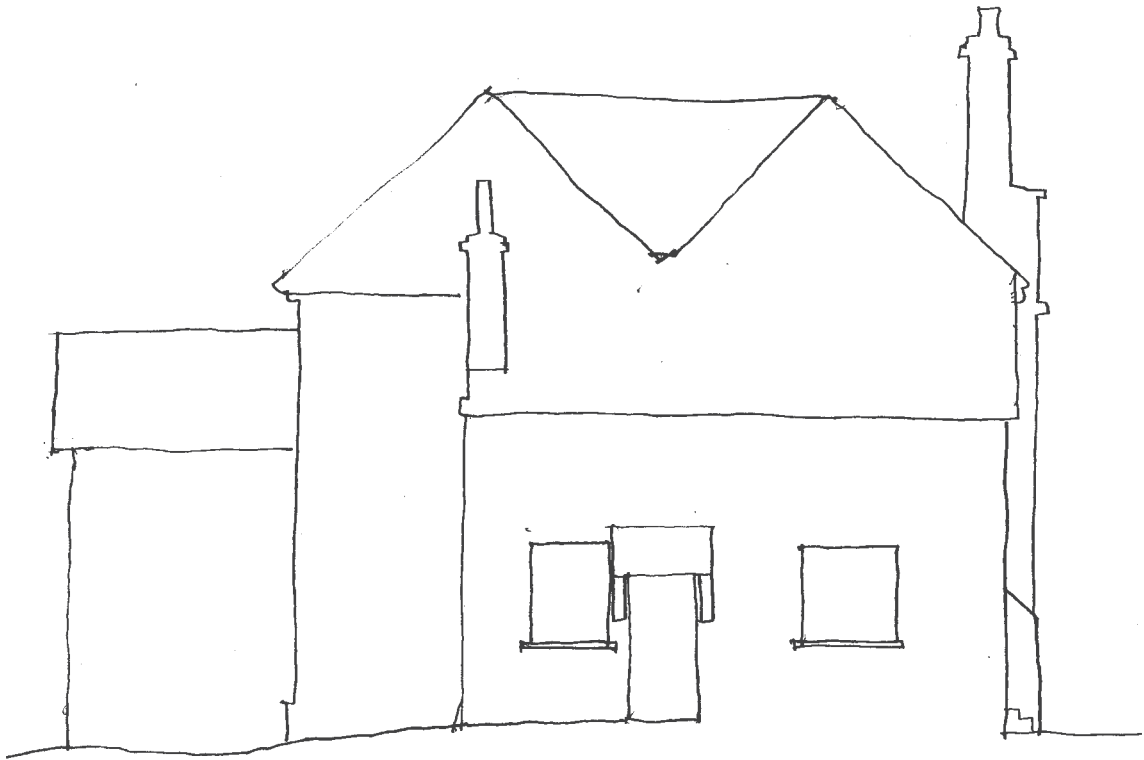


Fig 9 North elevation



Fig 10 West elevation

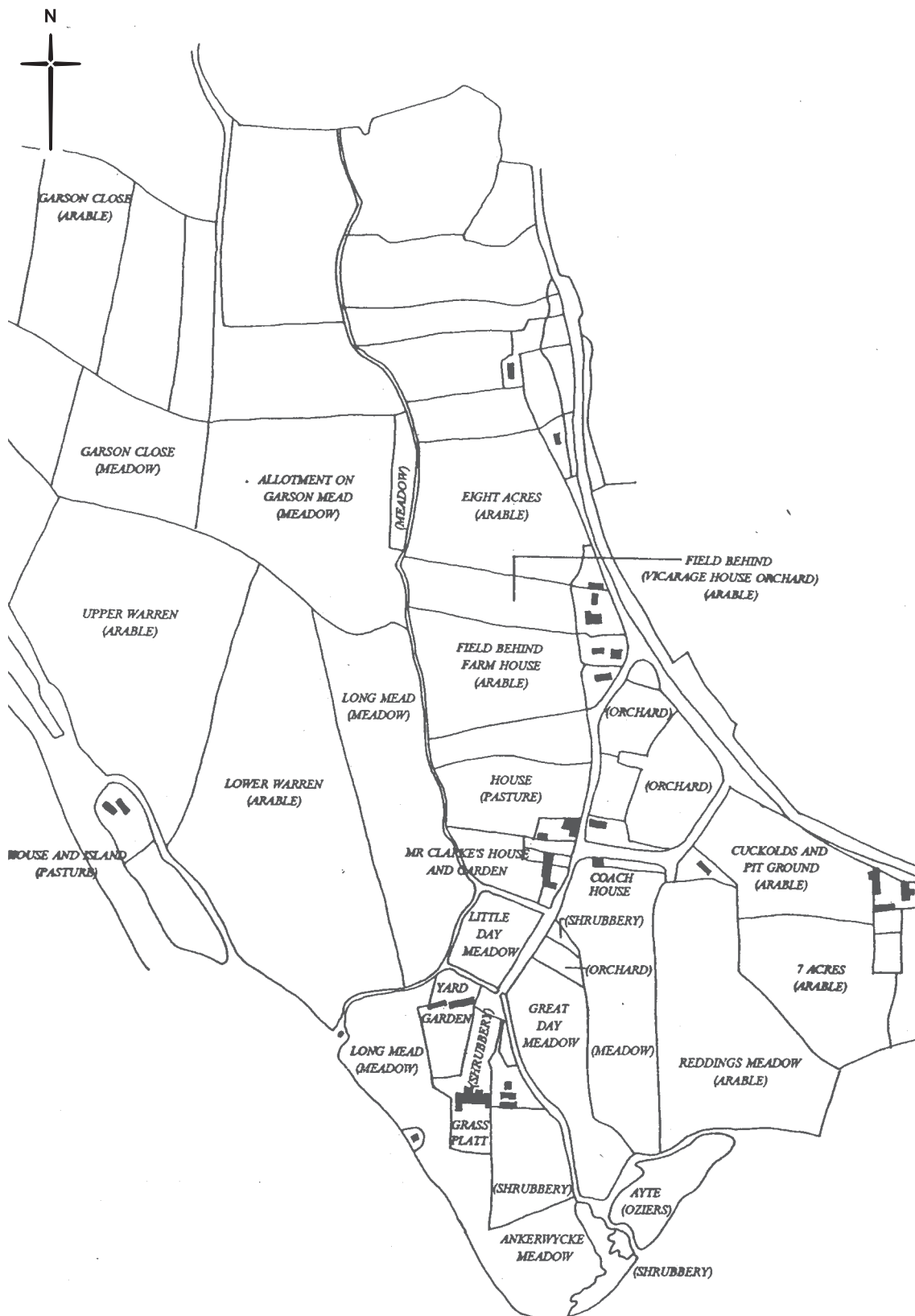


Fig 11 Transcription of Wraysbury enclosure map, 1800



Fig 12 Ordnance Survey one-inch map, first edition, c 1812

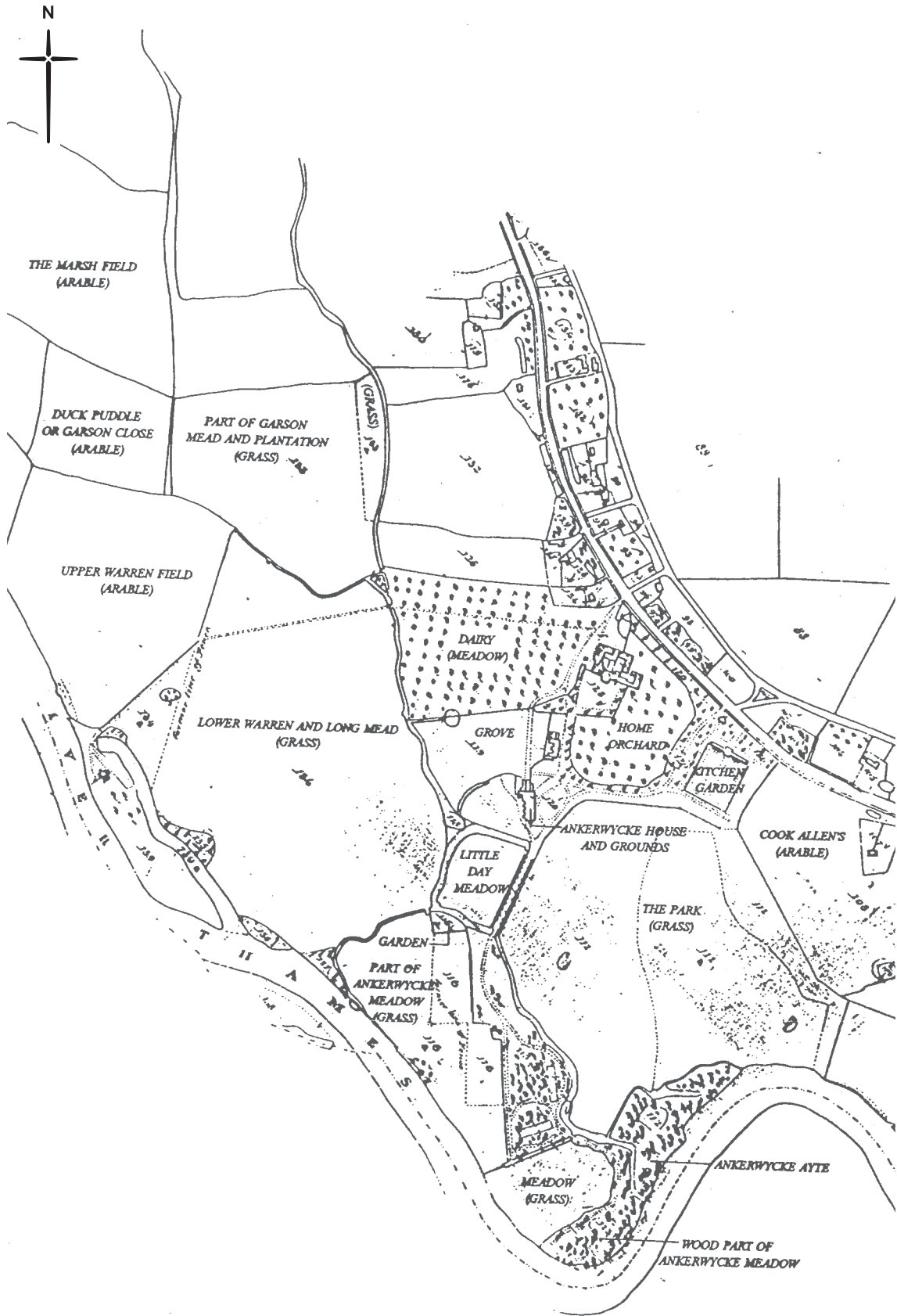


Fig 13 Transcription of Wraybury tithe map, 1840



Fig 14 Ordnance Survey six-inch map, first edition, 1869



Fig 15 Ordnance Survey six-inch map, third edition, 1932



Fig 16 Looking north at the south front of the farmhouse



Fig 17 Looking west at the east front of the farmhouse



Fig 18 Looking south at the north front of the farmhouse



Fig 19 Looking east at the west front of the farmhouse



Fig 20 Detail of the north end of the west front of the farmhouse, looking east



Fig 21 General view of Magna Carta Lane, the south front of the farmhouse and the farm buildings opposite, looking east



Fig 22 Exterior of the stable shed, looking west



Fig 23 Interior of the stable shed, looking west



Fig 24 Looking south-west at eaves level into IF3 and IF4. The roof truss was the only major group of roof timbers still in situ



Fig 25 Looking north at eaves level into IF4 and G2. The stud and brick north-south partition wall had partially collapsed



Fig 26 Looking west at eaves level into IF3, G10 and B2 (below), and IF4 and G2 (beyond)



Fig 27 Looking north at eaves level into IF3 and G10, with B1 and B2 visible below



Fig 28 Tie-beam of surviving roof truss over IF4, looking west



Fig 29 Chimney breast projecting into IF4, looking south-east



Fig 30 Tie-beam and post over IF1, looking east



Fig 31 Partially collapsed roof remaining over IF5, looking north



Fig 32 Detail of east face of tie-beam over IF5, looking north-west



Fig 33 Dentilled brick eaves of the original external north wall of the cottage (foreground), to which a lean-to extension was later added, looking south



Fig 34 Detail of empty joints for seating rafters in a tie-beam over IF5, looking south-west



Fig 35 West end of wall plate on the main internal wall, strappes to plate on external wall, looking east



Fig 36 North face of internal wall and wall plate in IF1, looking south



Fig 37 Iron strap across central wall plate, nailed to tie-beams to north and south (the latter burnt away), looking north-east



Fig 38 East end of central wall-plate, strapped to the plate on the external wall. The latter wall has moved outwards, breaking the wall plate on it immediately to the north of this joint



Fig 39 Wall plate on south external wall, broken where it has been pulled north by a tie-beam over IF4, looking west



Fig 40 External face of east wall of G8, looking west



Fig 41 North-eastern corner of G7, looking east

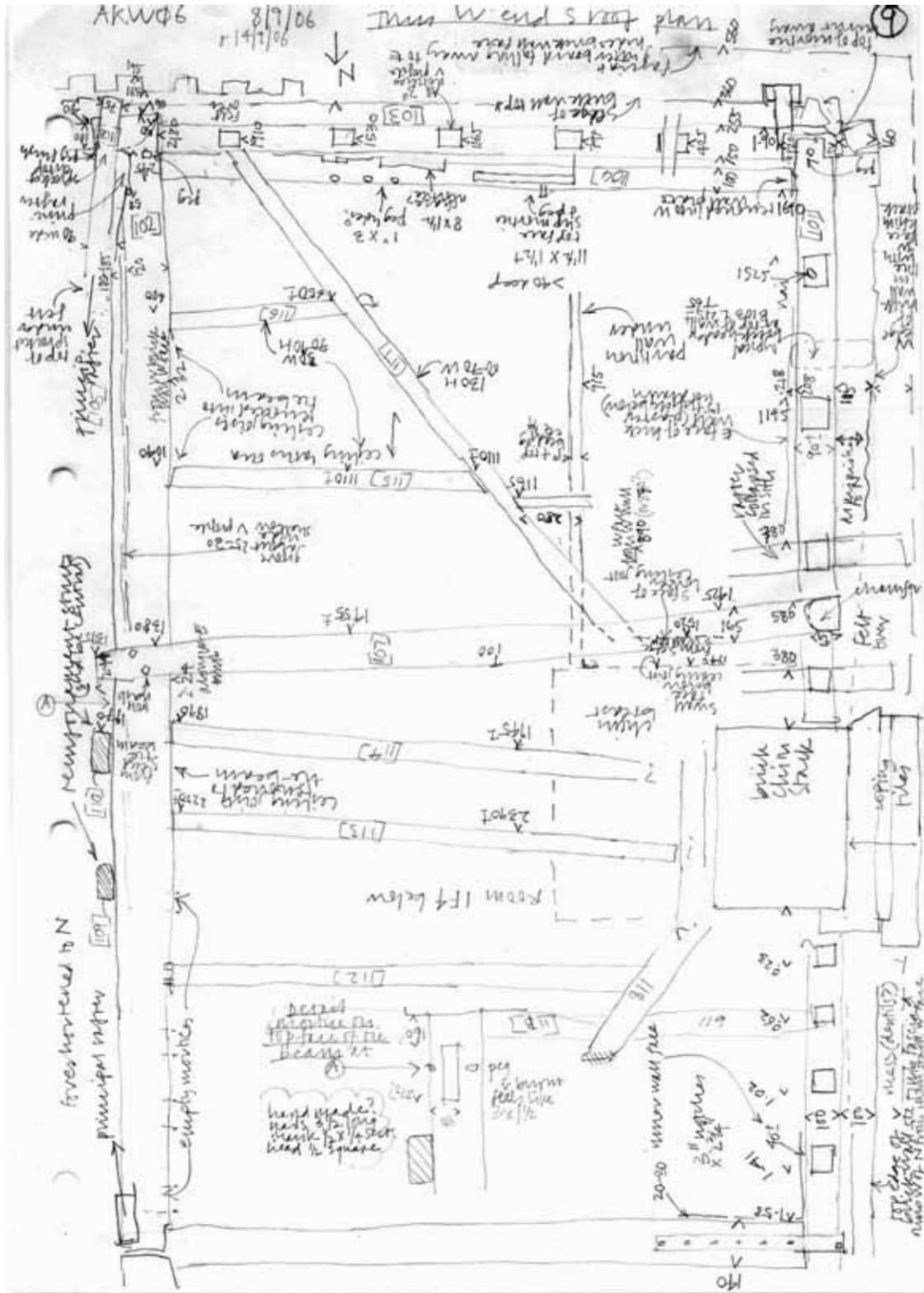


Fig 43

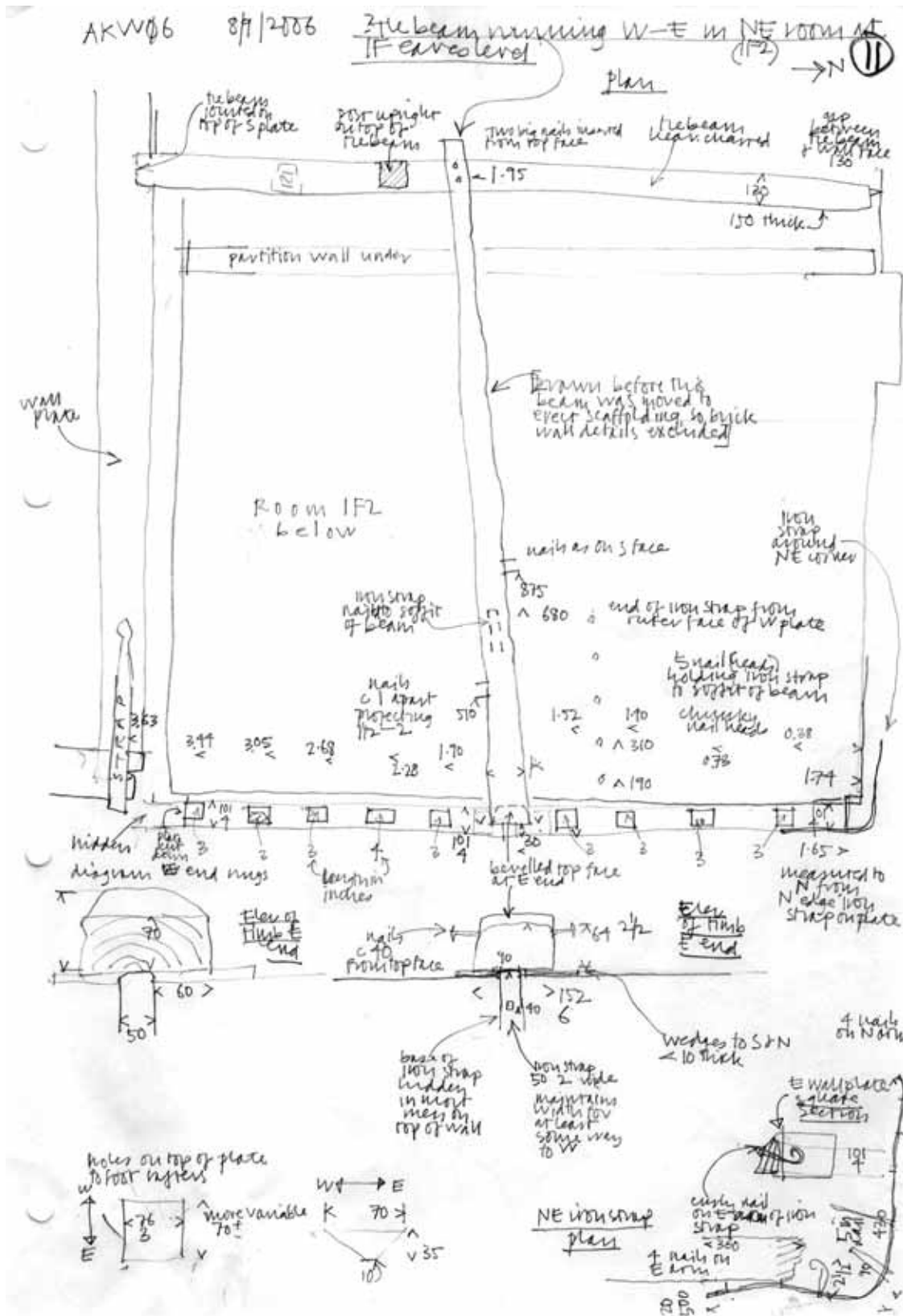


Fig 45

