

A Historic Building Assessment
at
32 AYLESBURY ROAD
WENDOVER
Buckinghamshire



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for
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A HISTORIC BUILDING ASSESSMENT
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Introduction

This historic building assessment of 32 Aylesbury Road Wendover, Bucks, a grade II listed building (see appendix) was commissioned to inform a planning application for alterations to the interior. It is proposed to floor over the garage space at the south end of the house to create a new bedroom and to open a blocked window in the front wall. The report is concerned principally with the area where works are proposed and does not consider the wider history and development of the house in detail; it is a cruck-framed building thought to date to the 15th century (Alcock 1981, 100). The plans used as the basis of Fig 2 were supplied by Douglas R Foster, Building Design Consultant and show the modernisation of the building carried out in the late 1960s; the cruck elevation (Fig 2) was compiled by the author.

Description (Figs 1-2)

The house is situated on the eastern side of the street, which has a wide grass verge at this point and forms part of a continuously built up frontage. It has two storeys and is three bays long with a central door flanked by paired casement windows. The façade is brick in Flemish bond with vitrified headers. There is a plinth course, a string course at storey height and the initials L N (reversed) M picked out on the first floor over the door; the roof is tiled. There is a straight joint with a fourth bay at the south end which is plain brickwork, formerly limewashed. This is butted against the taller adjoining property No.30 which has an early 18th century façade. On the ground floor there is a modern garage door under an old wooden lintel and on the first floor there is the rebated outline of a blocked opening largely obscured by ivy. Offset above the lintel is a circular plaster plaque with a moulded edge. The rear east elevation of the house was completely rebuilt in brick in the 1960s and has windows of that period with dormers in the roof.

The interior of the house was not examined in detail but has an exposed timber-frame of three true cruck trusses; two are built into the end walls and the third adjoins an

inserted central chimney stack with an open hearth. The rooms were originally open to the roof and the first floor is also inserted.

Garage

The front half of the garage area is open to the roof; at the rear there is a modern first floor compartment encased in boarding which houses a bathroom accessed from the house. The reverse of the front wall is rough brickwork with an extensive band of cement repointing over the garage door and a long wooden lintel over the blocked window. It is butted against the south wall which forms the end of the adjoining property (No.30), consisting of a timber box frame with a tie beam and mid-rail linked by posts. It is infilled with brick except in the apex where there is surviving wattle and daub on staves. An oblique scar marks the line of a former lower roof to the garage area; the wall is plastered below and limewashed above.

One of the cruck trusses is exposed in the north wall. The curved western blade rises from floor level to a high-level collar; the apex is void and it is not clear whether this is original or has been altered at a later date. There is a spur to the front wall and a packing piece above. The truss appears to have been closed as there is a mid rail with two visible upper and one lower post; the ends of the inserted first floor joists are lodged on the mid-rail. The centre of the frame is infilled with brick but the upper part to the west of the cruck is plastered. The eastern side is hidden by the bathroom at first floor level and has a modern door and plaster on the ground floor.

The front roof slope has a series of common rafters and a single waney purlin; this is carried at the south end on a bracket nailed to the timber frame. At the north end an overlapping purlin joint is propped from the top of the cruck truss. The rear roof slope is modern.

Structural development

The house is a two-bay cruck building of probable 15th century date which had an upper floor and a central chimney inserted c.1600 to create a lobby entry plan. The façade was refronted in brick and the eaves level raised in the 18th century. The garage bay at the south end was rebuilt in a plainer style at a later date, probably c.1800, to incorporate a cart-door providing access to the rear of the plot with a loft

above. This was lit by a window in the west wall, now blocked. The extensive band of repointing and rebuilding above the door lintel probably marks infilled floor joist sockets. The partition to the north incorporates a closed cruck truss and the partition to the south is the end wall of the adjoining house. The roof over this bay has been raised from its original level which is indicated by the scar on the adjoining wall; the front slope dates to c.1800 the rear slope is modern.

Conclusion

The garage bay where the alterations are proposed was rebuilt in storied form in the early 19th century and was modernised in the 1960s when the back wall was rebuilt and the bathroom inserted. The timber-framed flanking walls incorporate older fabric, notably a cruck truss but it is not proposed that the new works will impinge directly on these.

References

Alcock, N W, 1981 *Cruck Construction: an introduction and catalogue*, CBA Research Report 42

Figures

Fig 1 Photographs

Fig 2 Plan, elevation and photographs

Appendix: statutory list

SP 8608 WENDOVER AYLESBURY ROAD east side 9/200 Nos. 32 & 34A(formerly listed as Cottage adjoining Chiltern 21.12.67 House) GV II Small house and cottage. C15 and C17, timber framed refronted in brick in C18. No. 34A partly rebuilt. Old tile roof, brick chimney to centre of No. 32. 2 storeys. 4 bay front, No. 34A to LH bay has half glazed door to RH, 3-light casement to LH, and 2-light casement to 1st floor, all with wood lintels. No. 32 has chequer pattern brick, 1st floor band of red and blue bricks. Initials L and M flanking a reversed N in centre of 1st floor above 4 panel half glazed door. 2-light casement to LH, 3-light to RH, two 2-light casements to 1st floor. RH bay has carriage door with wood lintel and above to LH a circular plaster plaque. Interior 3 cruck trusses with blades terminating under cambered collars.



Fig 1

Principal (west) elevation, garage to right

North partition wall showing top of cruck

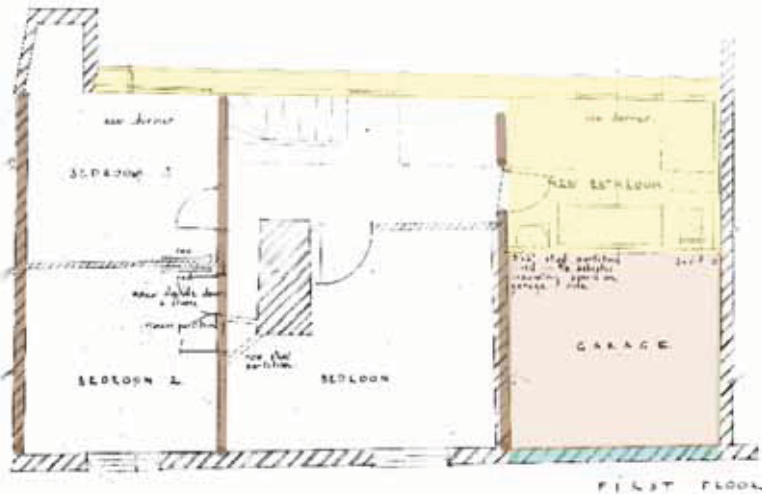
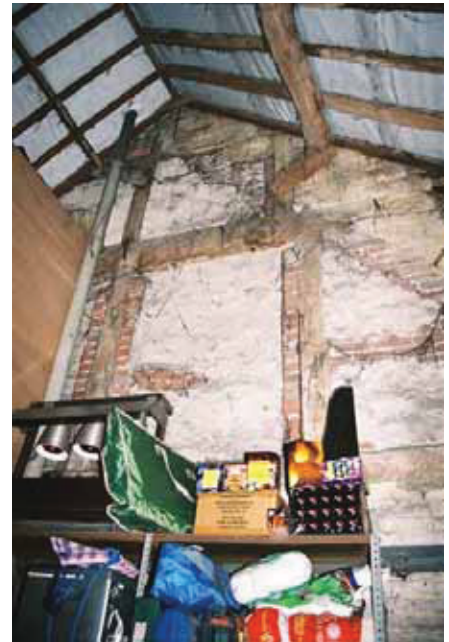
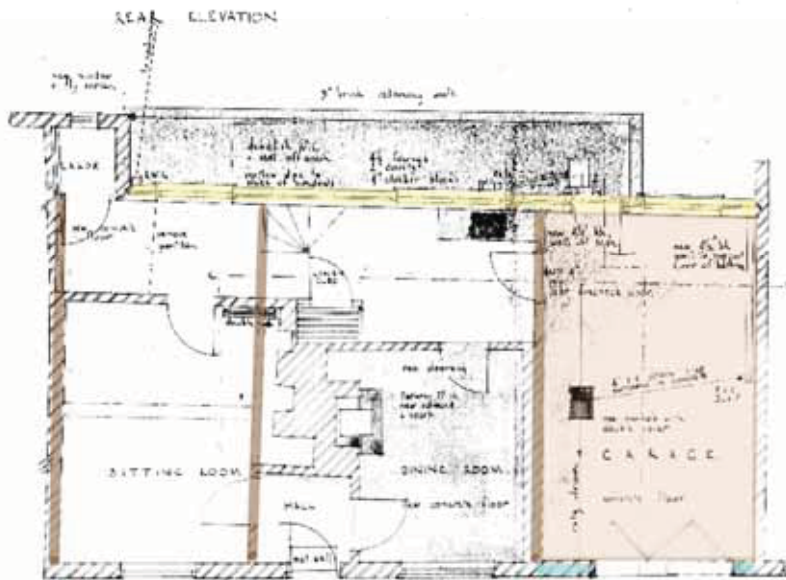
West wall interior showing blocked window

Garage door with blocked window over

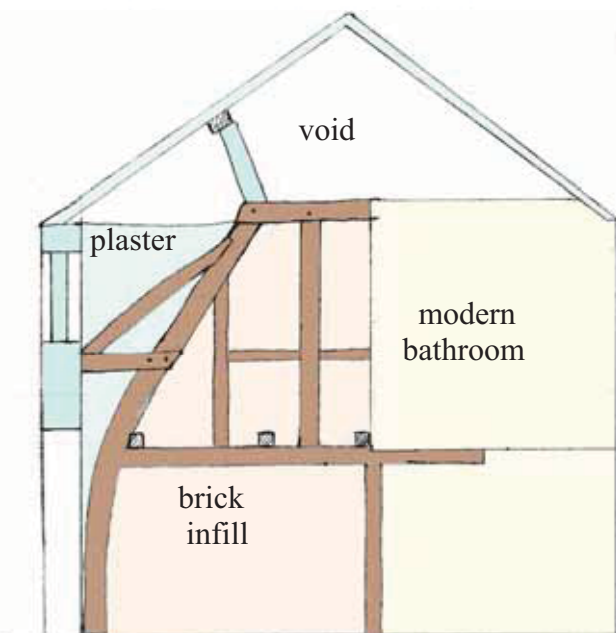
Rear (east) elevation, rebuilt in 1960s

Interior looking east with inserted bathroom





Street frontage (west)



W

E

Fig 2 Garage

Ground floor plan

First floor plan

brown – cruck trusses
buff - garage area
blue - c.1800
yellow - modern

Elevation: North partition showing cruck truss

South partition wall showing former roofline (above)

North partition wall showing cruck (below)