

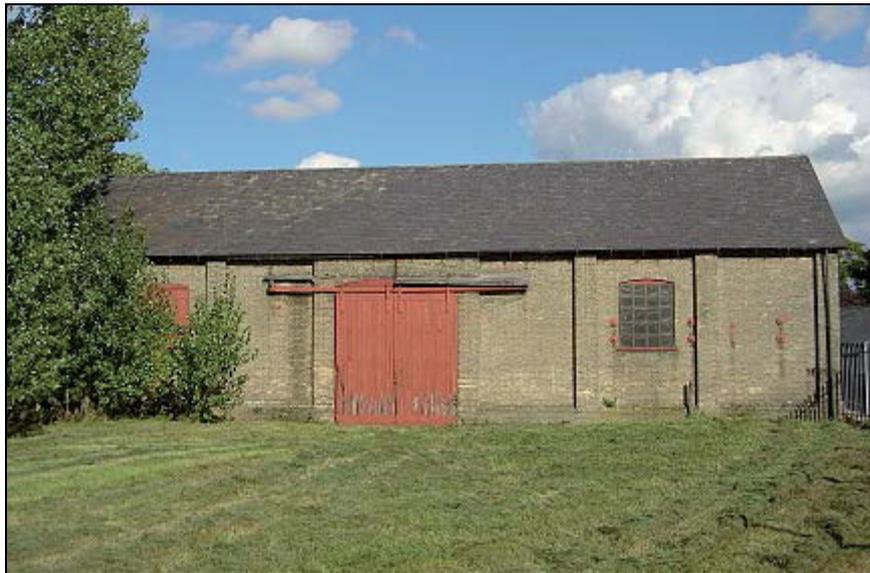


NEW FARM, WESTON WAY, BALDOCK HERTFORDSHIRE

AN HISTORIC BUILDING SURVEY

on behalf of

*Hertfordshire County Council
(Children, Schools and Families Service)*



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September 2005

Project No: 33.61

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Summary

In September 2005 an historic building survey was conducted upon the farm buildings at New Farm, Weston Way, Baldock, Hertfordshire. The survey was required in response to a planning application to demolish the buildings which are considered to be of local importance.

The farm buildings at New Farm, Weston Way, Baldock form part of a multi-period planned site that once included a farmhouse to the north, and early 19th century maltings to the south. The farmhouse probably dates to the early – mid 18th century, and although it survives, the building no longer forms part of the farmyard. The maltings to the south of the farm were demolished and replaced by Brandles Close School in the mid 20th century. The early 19th century yellow brick farm buildings comprise stables, a store and granary, a cartshed with a hayloft, and a large barn. These are highly decorated with blind arcading, polychrome brick, chamfered brick to doorways and windows, chamfered door and window frames, iron ventilation grills, and gothic style door hinges. They were probably purpose built for the storage and processing of crops (barley or wheat) grown and harvested in local fields. Some or all of these crops were then taken to the neighbouring maltings which dated to the same period. Other later buildings in the farmyard date from the mid 19th century to the early 20th century. These were constructed of timber posts on concrete plinths/concrete floor with external weatherboarding and were mainly cowsheds/milking sheds. A covered area constructed of timber posts and a corrugated iron roof was built to house cattle overnight. Remains of walls built to enclose the farmyard were also recorded. It is likely that from the mid to late 19th century the farm diversified into mixed farming before becoming a fully operational dairy farm. Later in the 20th century the farm closed and some of the buildings were used by the neighbouring school for vocational work.

1 Introduction

In September 2005 BEAMS Ltd conducted an historic building survey of New Farm, Weston Way, Baldock, Hertfordshire (NGR TL 24257 33469). The project was commissioned by Hertfordshire County Council (Children, Schools and Families Service). It was carried out in accordance with the Brief prepared by Jonathan Smith (CAO) dated 12/8/2005 (planning ref: 3/02/1804) and the Written Scheme of Investigation (WSI) provided by BEAMS Ltd. The survey was required by Hertfordshire County Council following their application to demolish the farm buildings and replace them with a residential children's home.

1.1 Location

New Farm is located 0.5km south west of Baldock town centre in Hertfordshire, on the west side of Weston Way near the junction with Letchworth Road (Fig. 1; NGR TL 24257 33469). To the north of the site are a sports centre and Greyslates Court, to the south are Brandles Close School and a Fire Station. Immediately to the west is a grassed area, beyond which are open playing fields.

1.2 Site description

The site is relatively flat, sloping slightly from east to west. It is bounded by a fence on its north side, and the farm buildings form its east, south and west boundaries.

Access to the farm buildings is gained from a gate in the north side and also through Brandles Close School to the west. The site comprises a number of different types of farm buildings (Fig. 2). These are,

- A large 'L' shaped, single storey, yellow brick building that runs along the east and the south side of the site (building 1). The east range forms part of a stable block with a store on the ground floor and granary to the first floor at the northern end. The south range is now partly used as a vocational education centre.
- An 'L' shaped building along the west and north range comprising a large yellow brick barn (building 5), a yellow brick cartshed and stables with a hayloft above (building 2), and a timber open sided shed (building 3).
- Several other buildings in the centre of the yard comprising two weather boarded timber cattle sheds (buildings 6 & 7), a timber open sided shed (building 4), and a large open building constructed with timber posts and a corrugated iron roof (building 8).
- The farmhouse stands to the north of the site and does not form part of the proposed re-development.

1.3 Survey

The survey was conducted over three days in September 2005 and access was granted to most buildings on site by a contact at the neighbouring school, Brandles Close. However only partial access was gained to some of the buildings due to health and safety issues (we were informed that the floors in both haylofts were deemed unsafe) and the presence of tree stumps in front of doors prevented entry to some buildings.

There was also an added difficulty with access to the farm buildings due to the welfare of pupils at the neighbouring school (a facility for boys with emotional and behavioural difficulties). Some farm buildings and parts of the farmyard were being used by the school and metal fencing had been erected.

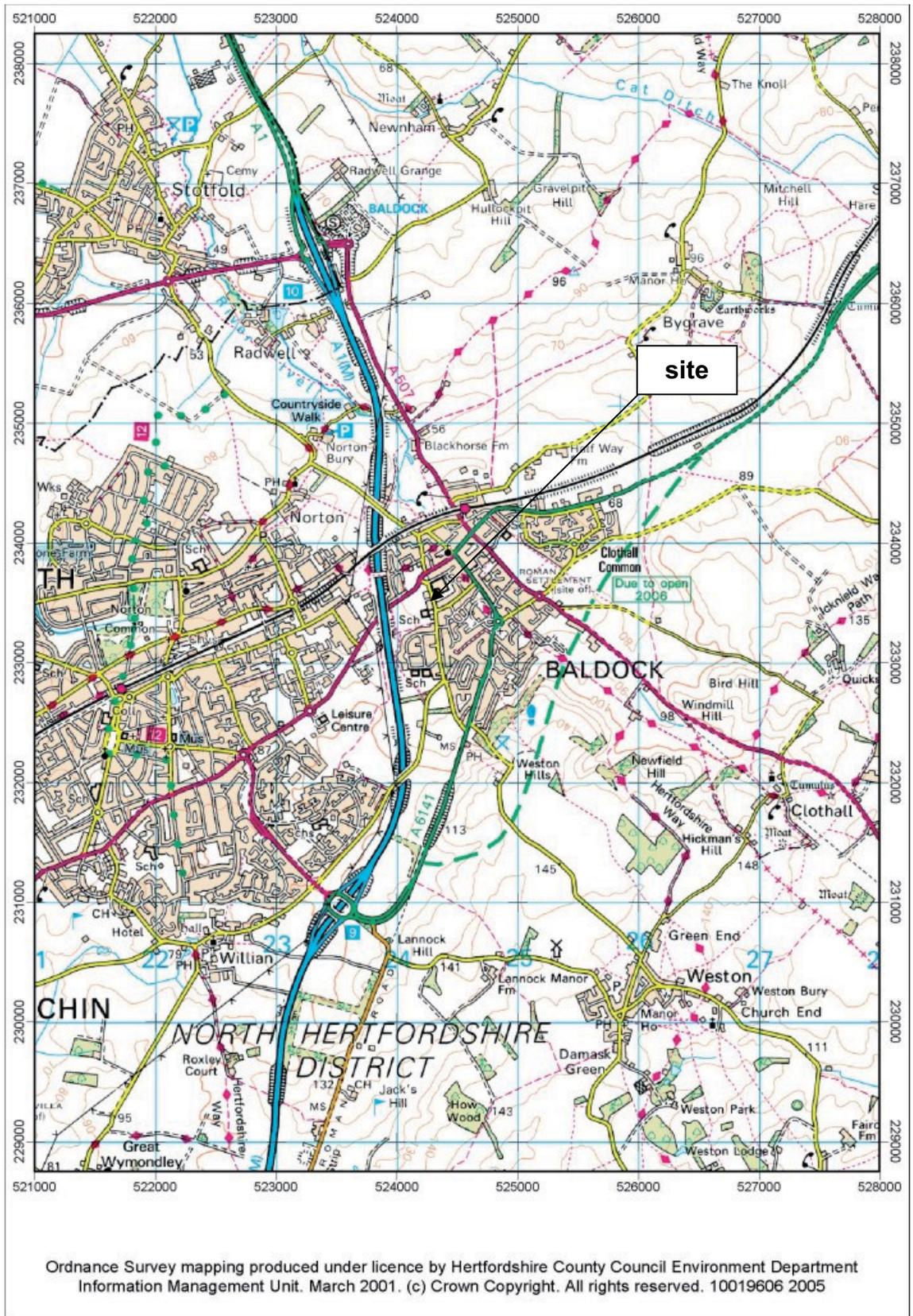


Figure 1: General location supplied by Hertfordshire County Council
(scale 1:50,000)

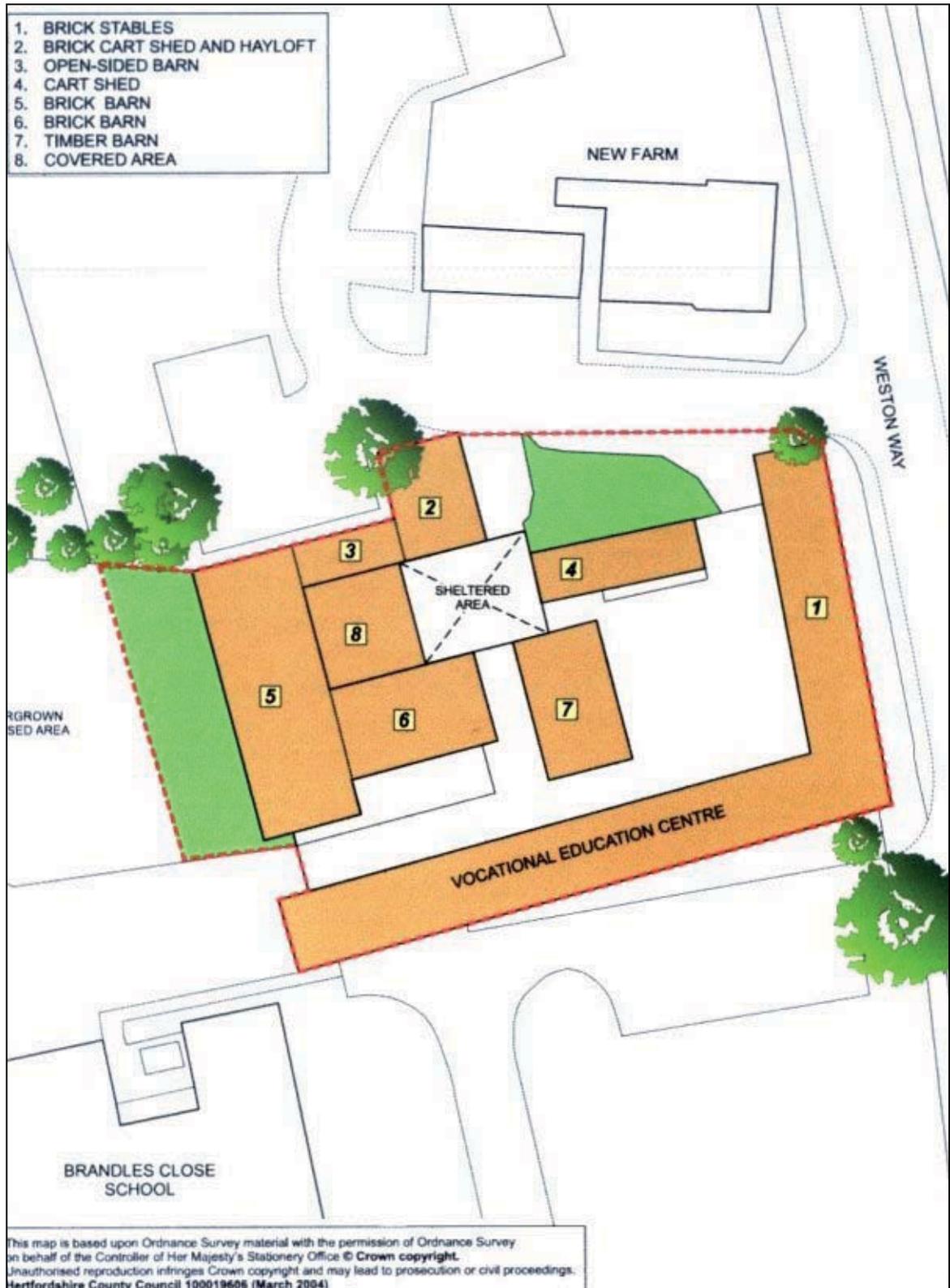


Figure 2: Site plan of current buildings supplied by Vincent and Gorbing Planning and Design (scale 1:1250).

2 Project Aims

As described in the Brief (section 3), the aims of the building survey were:

- To provide a comprehensive and high quality record of the structures, with analysis and interpretation of those structures with an associated documentary survey
- To provide a review of the local and regional historical context of the structures recorded
- To produce a high quality, fully integrated archive for long-term deposition in order to 'preserve by record' the buildings in their current form

3 Methodology

3.1 Methods

In line with the requirements of the Brief (Section 4 and 6), the methods adopted for this survey were:

- An historic building survey at RCHME Level 3 standard (RCHME 1996). This includes detailed plans and section drawings, and where appropriate elevation drawings, and a photographic survey. Access was arranged through Mike Wheeler at Brandles Close School, Weston Way, Baldock.
- Historic research was conducted to obtain material held at the Hertfordshire Archives and Local Studies Library, Hertford. The historic assessment previously prepared by BEAMS on the site (Wilcox 2004) was also utilised.
- North Hertfordshire District Council's description of the buildings as part of their list of locally important buildings (NHDC 2003).

3.2 Standards

The work conformed to the requirements set out in the WSI, to the relevant sections of the Institute of Archaeologists' *Standard & Guidance Notes* (IFA 2001a; IFA 2001b), ALGAO's *Standards for Field Archaeology* (Gurney 2003) and *Code of Conduct* (IFA 2000) and the RCHME's *Building Recording Specification* (RCHME 1996). The data produced shall be used to inform the research and archaeological agenda for the Eastern Counties (Glazebrook 1997; Brown & Glazebrook 2000). Data will also be entered on the OASIS Project website (Online AccesS to Index of archaeological investigationS) as stipulated in the Brief.

3.3 Copyright

Beams Ltd shall retain full copyright of this report under the *Copyright, Designs and Patents Act 1988*, with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters relating to the project, as described in this report.

4 Archaeological & Historical Background

4.1 General

Baldock is a market town and parish in the hundred of Broadwater, 37 miles from London and 18 miles from Hertford (Royal National and Commercial Directory and Topography of Herts 1839). Situated in a fertile valley, surrounded by chalky hills, it has a long history of settlement (*ibid*).

Prehistoric to Iron Age (before 600BC – AD43)

An ancient track, the *Ickniold Way*, runs along the north side of Baldock forming an old boundary to the later town (*ibid*; Rider 1982). Bronze Age human remains have been recorded to the west of the site during works conducted at Tesco's in the 1980s (HER 10077). A large Late Pre-Roman Iron Age settlement stood on the north edge of the present town and spread southwards beyond Clothall Road (Burleigh, 1995; Thompson 2002). A small number of late Iron Age finds, pits, a well, ditches and post holes have been recorded at three locations east of the site along the High Street (HER 11876, 11880 & 11883).

Roman to Saxon (AD43-1066)

The Roman town of Baldock developed from the Late Iron Age settlement and excavations identified that the main occupation area lay to the north east of the High Street towards Clothall Road (Hunn, 1998). After the third century AD Baldock began to decrease in size until it was reduced to a few scattered farmsteads (Ashworth, 2002). A number of Roman deposits have been recorded to the east and north east of the site along the High Street (HER 1080, 11878, 11881). To the south east of the site Roman pits were discovered with pottery, animal bone and coins (HER 487). Along Weston Way to the north further pottery and animal bone have been recorded (HER 1075), while to the south along Weston Way a Roman coin was discovered (HER 1064). The closest find was recorded at Brandles Close School in the playing fields to the west of the site where a coin of Constantine I was found in 1978 (HER 622). No Saxon finds have been recorded close to the site.

Medieval (1066-1500)

Baldock is mentioned in The Domesday Book as part of Weston, which belonged to William de Ow (Page 1912). In the Mid 12th century Gilbert de Clare, Earl of Pembroke, granted 10 librates from his manor at Weston to the Knights Templar which became Baldock (*Baudac*) parish (*ibid*, HER 9). The town (*Baldac*) was granted a market in 1199 and during the 13th century the Knights Templar built St Mary's Church (*ibid*, HER 4062 10871). The Templars re-planned the town and held Baldock until the dissolution of their order in 1309 when it was given to the Knight Hospitallers (Page 1912). Medieval pottery was discovered in a pit behind a building on the High Street in 1992 (HER 11879).

Post-Medieval (1500-1900)

Following the dissolution of all monastic orders by 1540, the manor of Baldock was given by The Crown to John Bowles in 1542 (Page 1912). It was later sold to Thomas Revett in 1558 whose daughter sold it to James Jevre and John Hurst in 1635 (*ibid*). The manor descended to Pierce Cleaver but was left to Edward Chester on his death (*ibid*). Chester sold it to Adolphus Meetkerke whose son sold it to Thomas Pryor (*ibid*). Pryor sold it onto Asplan Beldam in 1870 who retained it until the early 20th century (*ibid*). The High Street and Whitehorse Street were the principle streets in Baldock until the town began to expand from its market prosperity to include Church Street, Norton Street and Hitchin Street during the medieval period (*ibid*). Its main trades were malting, brewing, and straw-platting (*ibid*). Several maltings and

breweries have been recorded in the town on High Street, Park Street, Hitchin Street, Mansfield Road and Simpsons Drive (HER 5339, 5340, 5341, 5342, 5343, 5442). These supplied a number of coaching inns within the town which fed travellers passing along the old north road from London to Edinburgh (Page 1912; Royal National and Commercial Directory and Topography of Herts 1839; HER 11199 & 11200). A milestone marked '37 miles' to London formerly stood outside 23 High Street (HER 11197). The railway station was opened in Baldock in 1850, and by the late 19th century long distance coaching became a less popular means of transport. Therefore the prosperity of the town relied upon its other industries – malting, brewing and straw plating. Baldock was lit with gas in 1837 when the gas works opened, and piped water only came to the town in 1902 (Page 1912; Rider 1982).

Modern (1900-present)

Baldock was again to change with the advent of Kosmos Photographics, a Letchworth company who constructed the Bondor, now Tescos, in 1919/1920 (Hawthorne & Maddren 1991; HER 9910). They were taken over by The Full Fashioned Hosiery Company in 1928, who made silk stockings and attracted a significant number of new employees to the town in the early to mid 20th century (*ibid*). The Full Fashion Hosiery Company became Kayser-Bondor in 1936, however it closed in 1983 and the building became a supermarket in 1986 (*ibid*). A view over Baldock south towards the Weston Hills can be seen below and shows the rural environment that still surrounded the town during the early to mid 20th century (Fig. 3).



Figure 3: A photograph of the view over Baldock towards the Weston Hills, 1905 (HALS D/EHx/I1/3/7)

4.2 Site-Specific

The farmhouse associated with the farm buildings stands immediately to the north, but is no longer part of the farm (Wilcox 2004). Although the farm buildings and the farmhouse are not statutory listed, they are considered to be of local importance and are included in the local list produced by North Hertfordshire District Council. It states;

19th century farm buildings to farmhouse. Forming a courtyard to south of farmhouse. Constructed of gault brick with recessed semi-circular arches forming a feature over the openings. Hipped slate roofs. Included as evidence of the importance of surrounding farmsteads to the historical development and original character of Baldock.

Farmhouse appears to have origins in the 18th century, largely altered and extended in the 19th century. Double gabled, plain tile, symmetrical façade. Original sashes replaced with UPVC windows. Flat roofed porch with columns and bay window to ground floor. 19th century brick side wing.
(NHDC 2003)

The farm buildings were also recorded as being built of Cambridge yellow brick with decorative red brick and had blind arcading (HER 10820).

18th century

Nothing is known about New Farm, Weston Way before the 18th century. The first possible evidence of the site comes from a document dating to 1711 – title deeds belonging to William Hale (HALS 78363). He sold a malting house with orchards, outhouses, two barns, stables and other buildings which may relate to the maltings and a farm that appear on later maps. However, there were five maltings in Baldock during the 18th / 19th centuries and so this document may relate to another site and not the one on Weston Way.

A map dating to 1766 shows a building or series of buildings roughly in the location of the current farm buildings (Fig. 4). They are three sided in plan and lie along the side of the road / track that led south to Weston. No other information could be obtained and it is possible that this structure pre-dates any of the current buildings on site.

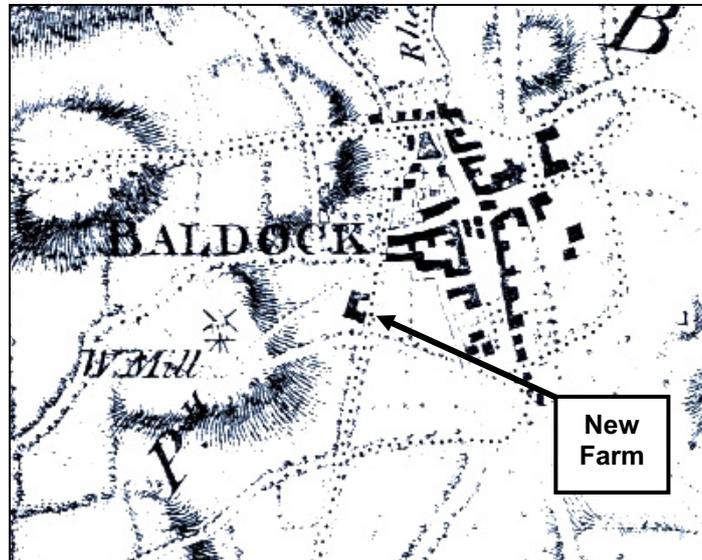


Figure 4: 1766 Dury and Andrews Map

19th century

By 1839 the plan of New Farm appears clearly upon the William Tithe Map and is different in its arrangement (Fig. 5). It comprises three distinct parts;

- a small farmhouse (shown in red) with outbuildings and a garden/orchard at the northern edge of the site,
- a series of farm buildings south of the farmhouse forming an almost enclosed farmyard on the west side (the long building on the west range has opposed doorways), and there is a long 'L' shaped building that forms the east and south ranges,
- a malt house with an 'E' shaped plan south of the farm buildings, which may also date to the early 19th century.

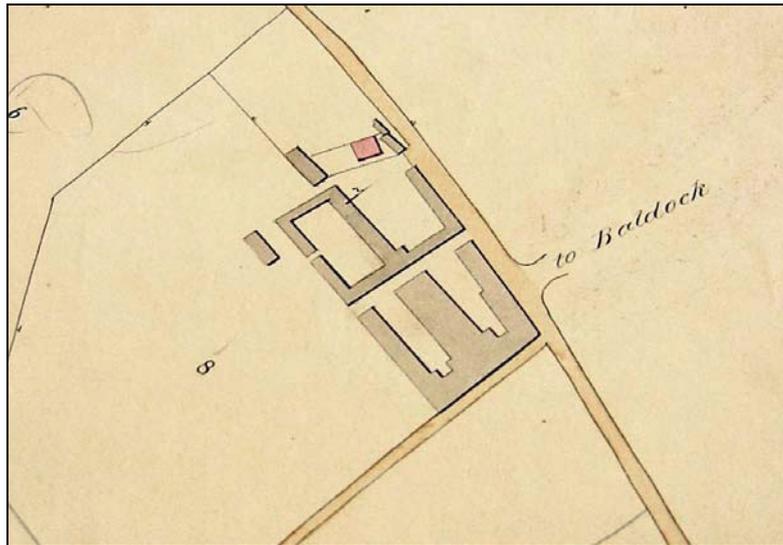


Figure 5: 1839 Willian Tith Map (HALS DSA4/119/2)

None of these buildings conform to the foot print of the earlier building shown on the late 18th century map and therefore the earliest buildings would have been constructed between the 1770s and the 1830s. The buildings at New Farm during this period were probably used for the storage and processing of crops (barley or wheat) grown in the surrounding fields, some or all of which were then perhaps taken to the neighbouring malthouse. In 1837 the owner of the farm and maltings was Vickris Pryor (HALS DSA4/119/1). Vickris had been the owner and resident of the site since at least 1833 and lived there until at least 1839 (Pigots Directory 1833-39). Vickris Pryor may have even been related to Thomas Pryor who at that time owned the manor of Baldock.

By the 1880s the plan of New Farm had changed as had its ownership. While the south, east, north and west ranges of the farm buildings remained, a central wing that had projected out into the yard from the south range had been removed (Fig. 6). This was either replaced by or reduced in size to a much smaller single building between 1839 and 1884. In addition a small (unshaded) building/pen appears at the north east corner of the farmyard.



Figure 6: 1884 Ordnance Survey Map

In 1855 New Farm was inhabited by James Low (Kelly's Directory 1855). Low was listed as a farmer, not a maltster, and remained at New Farm until the early 1870s when John William Cole took over the farm (Kelly's Directories 1862, 1870 & 1878). Cole appears to have been in residence at New Farm until at least 1902 (Kelly's Directories 1878, 1882, 1890, 1898 & 1902).

By the late 19th century the plan of the farm and its maltings seems to have remained unchanged (Fig. 7).

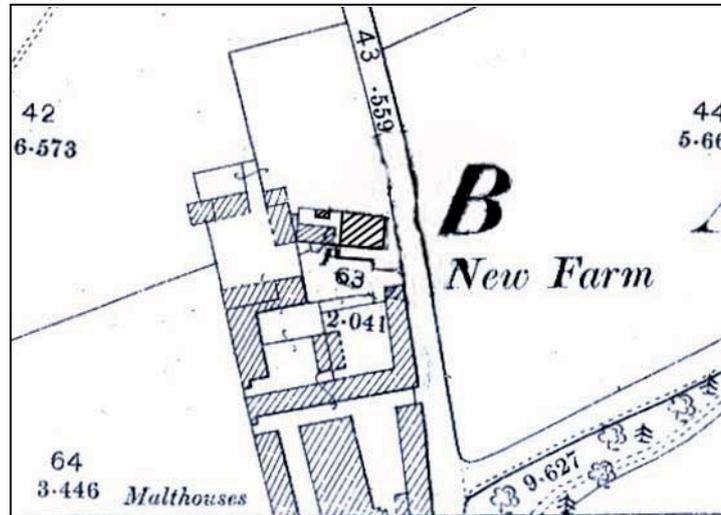


Figure 7: 1898 Ordnance Survey Map

20th century

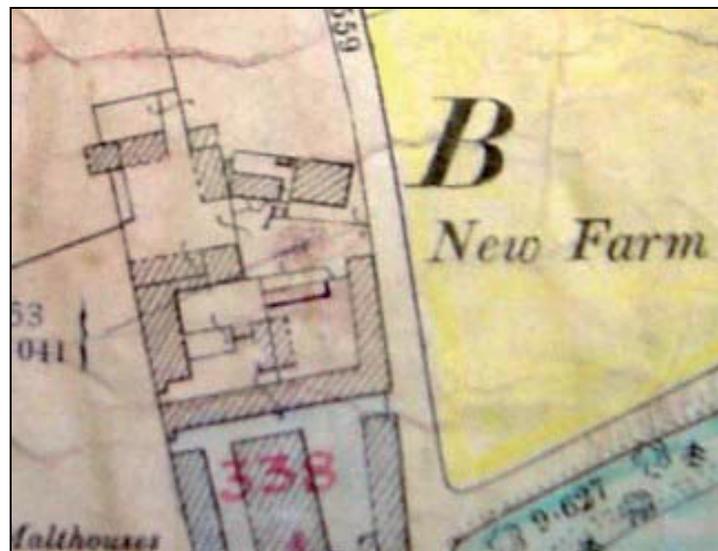


Figure 8: 1910 Inland Revenue Map (HALS IR2 10/1)

The Inland Revenue Map showing New Farm suggests that between the 1880s and 1910 two structures have been added to the plan of the farmyard (Fig. 8). These were a building that stood alone toward the north east corner of the farmyard in front of the building/pen near the 'L' shaped building, and another that had been constructed on the east side of the large building on the west range. Both are shown only in outline.

In 1910 the ownership of the farm and the maltings were recorded as being separate. According to the Inland Revenue Survey, New Farm Maltings was owned/inhabited by JW Cole. Meanwhile New Farm was inhabited by W Savill and the land owned by The First Garden City Corporation (HALS IR 50/2).

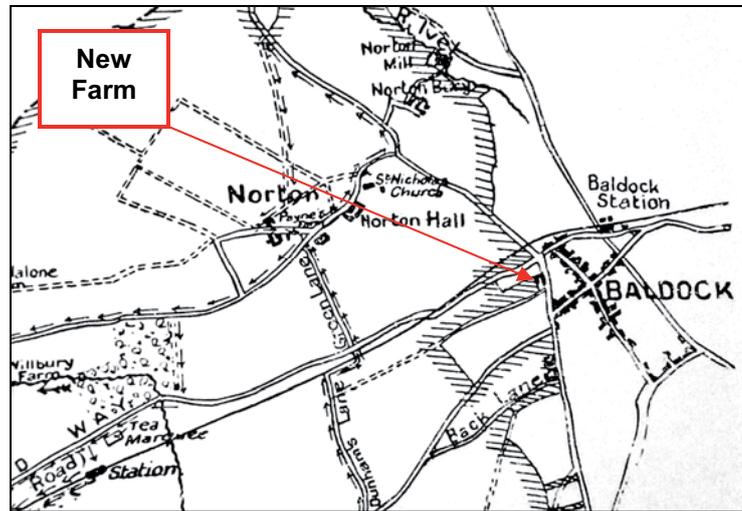


Figure 9: 1903 map of land purchase in Letchworth, Norton and Willian for the construction of Letchworth Garden City (Johnson 1976)

In 1903 the Clerk to the Company, James Brown, purchased land in Letchworth, Norton and Willian, including 438 acres from the Pryor family, so that plans could be drawn to build Letchworth Garden City (Johnson 1976). On a map of the proposed site for the city, New Farm can be seen lying on the border between Willian and Baldock (Fig. 9). Despite its inclusion into the proposed site plan for Letchworth Garden City, New Farm remained standing - probably because it was on the periphery of the allocated area.

The plan of the buildings at New Farm appeared unchanged in 1922, although the two buildings previously outlined on the 1898 and 1910 Ordnance Survey maps are shown more clearly (Fig. 10). By 1937 an additional structure had been erected in the centre of the courtyard (Fig. 11).

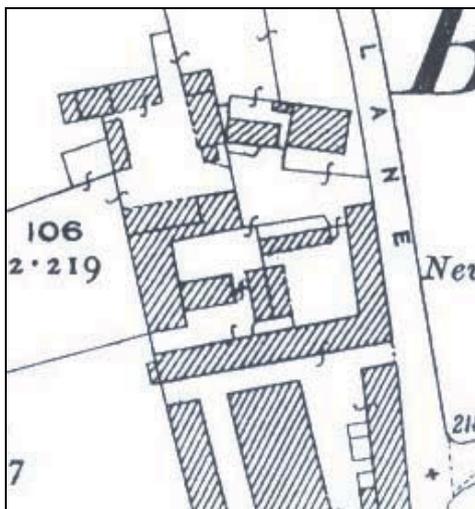


Figure 10: 1922 Ordnance Survey Map

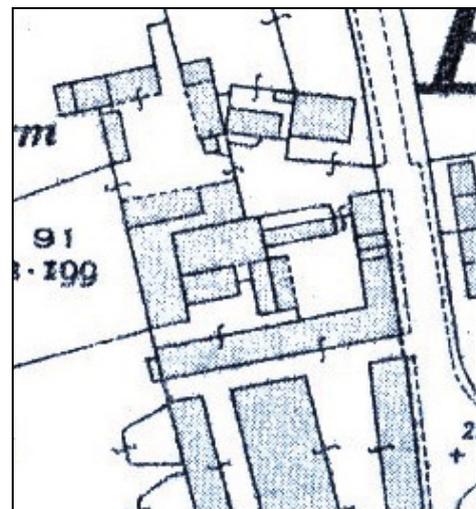


Figure 11: 1937 Ordnance Survey Map

During the early to mid 20th century the owners of New Farm are likely to have remained the First Garden City Corporation. In 1929 W Savill still lived at the property and remained there until at least 1937 (Kelly's Directories 1929, 1933 & 1937). During the 1950s until 1968 J Webb lived at New Farm (Letchworth & Baldock Directory, 1953/4; Letchworth & Baldock Directory 1962/3; The Regency Directory of Letchworth and Baldock, 1968).

A photograph of "hay making" taken along Farm Lane shows the type of farming that was still being practiced in rural England during the early 20th century (Fig. 12). At this time Weston Way was known as Farm Lane and it is possible that the people in the photograph worked at New Farm. By 1937 the road had been renamed Weston Way.



Figure 12: Early 20th century photograph of hay making on Weston Way (Hawthorne and Maddren 1991)

During the 1950s Weston Way had to be widened due to the increase in traffic (a housing estate had been constructed to the east of Weston Way along Mansfield Road and Park Lane between 1922 and 1937). A photograph taken during the widening of the road shows the maltings and the south east corner of New Farm on the left (Fig. 13).



Figure 13: Photograph taken in the 1950s during the widening of Weston Way (Hawthorne and Maddren 1991)

The plan of New Farm appears to have remained unchanged from 1937 through to 1974. However New Farm Maltings had been demolished by 1974 (Fig. 14). This probably occurred during the 1950s/1960s.

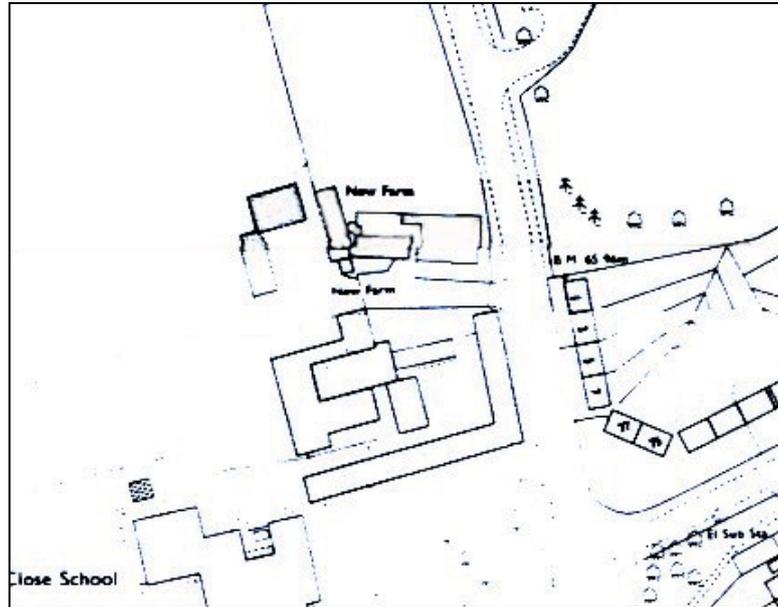


Figure 14: 1974 Ordnance Survey Map

Although it is not clear when the farm finally closed, part of the stable block was divided into rooms for use by children at the school next door sometime during the late 20th century. In 2001 the farm buildings continued to be used by the school; there was a shop selling eggs, park benches and manure, and in the remaining farm buildings horses and poultry were kept (HER 10820).

5 Description

5.1 General (Fig. 2)

There are eight buildings within the farmyard at New Farm that lie to the south of the former farmhouse. They are built of either yellow brick (23cm x 7cm x 10cm deep) with red brick dressings or are timber framed with their posts on concrete plinths/concrete floor and have external weatherboarding. Some of the brick buildings are highly decorated with blind arcading, polychrome brick, chamfered brick to doorways and windows, chamfered door and window frames, iron ventilation grills, and gothic style door hinges. The largest buildings are building 1 (brick stables with an attached store and granary above), building 5 (a brick barn), and building 8 (an open timber post structure with a corrugated iron roof).

5.2 Building 1 (Figs. 15 – 25, 45 - 47)

Building 1 is 'L' shaped, constructed of yellow brick in Flemish bond with a hipped slate roof and a row of red brick along the eaves to all elevations. The two storey north end of the east wing has a store on the ground floor and a granary above and is joined to the single storey stabling block to the south which forms part of the east and south wings of the building (the south wing was not recorded – several windows and doorways have been inserted along its north and south elevations).

The north end of the east wing has a ground floor doorway that leads into a store with chamfered brick reveals that are stopped at the top of the opening. Its segmental brick arch above comprises a row of red brick voussoirs with a row of alternate black and red brick voussoirs below. The door frame is also chamfered and stopped on its external inner side and has a tongue and groove timber panelled door. The two ground floor windows set either side of the doorway are set within two storey blind arcading with rounded heads comprising a row of alternate black and red brick voussoirs with a row of red brick voussoirs below. Above each window is a brick segmental arch also comprising a row of red brick voussoirs with a row of alternate black and red brick voussoirs above. Both window openings have timber sills and chamfered brick reveals which are stopped at the top of their openings. The doorway on the first floor of the north elevation has chamfered brick reveals and a timber panelled door. It leads into the granary that would be accessed by an external ladder (found lying inside the room). To the right of the door is metal hoist with a curved brace. The east elevation has two decorative metal grills for ventilation.

The stable block along the remainder of the east wing has four doorways along its west elevation, three are traditional stable doors with metal gothic style hinges and have timber slatted ventilation head panels. Each of these three doors enters into a single room, none of which interconnect. In front of the three doorways is a small area comprising individually laid small square brick/concrete block work. The doorway at the south end of the stable block has been replaced (forms part of the building used by the school). There are also two timber casement windows either side of one of the doors at the southern end of the wing with timber sills.

Some cast iron guttering remains. The main rainwater head is a five-sided cast iron design located on the west elevation at the corner of the eave of the granary.

Room 1

Size: 8.5m x 5.3m Height: 2.3m

Function: store with granary above and attached stabling block

Ground floor. White washed brick walls to all elevations. The casement windows have a series of panes with timber ovolo glazing bars and are boarded over. Metal security bars to window interior. Exposed timber joist ceiling (east to west) with lath and plaster to underside of floorboards above. Joists rest on two beams (north to south) that are supported on four timber posts. Concrete floor with evidence of possible grain bins now removed.

First floor. No access as unsafe

Room 2

Size: 2.75m x 5.56m Height: 4.49m

Function: stable

White washed brick walls to all elevations. Stable door to west elevation. Decorative ventilation metal grill to east elevation. Timber post with tethering ring from a former feeding trough located along the east elevation. Open to common rafter roof with ridge piece. Principal purlins supported by and cut into the collar within brick walls to north and south elevations. A further beam runs centrally north to south resting on the collar within the brick walls. Brick blocked former small opening to west elevation right of the doorway - possible former small water bowl/trough. Concrete floor.

Room 3

Size: 1.98m x 5.55m Height: 4.44m

Function: stable

White washed brick walls to all elevations. Stable door to west elevation. Decorative ventilation metal grill to east elevation. Timber post with tethering ring supports the feeding trough along the east elevation. Hatch with timber boarded door to south elevation above floor level. Open to common rafter roof with ridge piece. Principal purlins supported by and cut into the collar within brick walls to north and south elevations. Concrete floor.

Room 4

Size: 8.60m x 5.59m Height: 4.41m

Function: stable

White washed brick walls to all elevations. Stable door to west elevation with two windows either side. Timber casements with metal bars to interior. Three bays. Open to roof with two tiebeams, each braced (Queen strut roof), and a ridge piece. Hatch with timber boarded door to north elevation above floor level. Concrete floor.

5.3 Building 2 (Figs. 26 – 29, 48 - 50)

Building 2 is a rectangular structure constructed of yellow brick in Flemish bond with a hipped slate roof and a row of red brick along the eaves to all elevations. Its west elevation abuts building 3. It comprises a cartshed and a stable with a hayloft above. This is evidence of a former lean to on the west elevation.

The north side of the east elevation has a ground floor doorway that leads into the cartshed. It has a timber panel between the top of the door and the head of the doorway arch. The brick segmental arch above the doorway comprises a row of red brick voussoirs with a row of alternate black and red brick voussoirs below. Timber panelled double doors (probably replaced a pair of arch headed double doors). To the south is a single doorway leading into a store area with a brick segmental arch above comprising a row of red brick voussoirs with a row of alternate black and red brick voussoirs below. The doorway has chamfered brick reveals and a timber panelled

door with window above. The door and window frames are chamfered and stopped on their external inner side. There are three plain ventilation grills between both doors. In the centre of the first floor is an opening with a timber sill and brick segmental arch above comprising a row of alternate black and red brick voussoirs. It leads into the hayloft from the exterior of the building. The north elevation has an inserted window, now boarded, on the ground floor and a doorway to the first floor that leads into the hayloft. The doorway has chamfered brick reveals that are stopped at the top of the opening. The door frame is also chamfered and stopped on its external inner side and it has a timber panelled door. The south elevation has a door constructed of part timber and part metal with a barred opening to the top. There is a concrete doorstep that drops down into the room (room 3). There is also a window on the first floor of the south elevation. Three ventilation grills to west elevation.

Room 1

Size: 3.07m x 6.75m Height: 2.79m

Function: cartshed

White washed brick walls to all elevations. Double doors to east elevation and a boarded window to the north elevation. Concrete floor to front, cobbled floor to the central area and brick flooring to the rear that corresponds with evidence of a former partition in the floor and west wall. In the north west corner there is an area of burnt brick on the west wall above the brick floor next to the inserted window on the north wall. The imprint on the wall shows the structure may have had a gothic arched head and may have functioned as an oven. Exposed timber joist ceiling (north to south) with floorboards above.

Room 2

Size: 6.73m x 5.43m Height: 2.75m

Function: store

White washed brick walls to three elevations, timber and metal partition to west wall. Door to east elevation with window above. Ventilation grills to east elevation. Cobbled floor. Exposed timber joist ceiling (north to south) with floorboards above. Joists rest on a beam (east to west) that is supported by the east and west brick walls. Access hatch in ceiling up into the hayloft above is located to the south side of the room. Ladder attached to south elevation below.

Room 3

Size: 4.5m x 2.23m Height: 2.75m

Function: stable. Possible later bull pen

White washed brick walls to three elevations, timber and metal partition to east wall. Door to south elevation. Ventilation grills to west elevation. Cobbled floor. Concrete feeding trough to south elevation. Exposed timber joist ceiling (north to south) with floorboards above. Joists rest on a beam (east to west) that is supported by the east and west brick walls.

Room 4

Function: hayloft

White washed brick walls to all elevations. Timber partition wall to centre. Accessed through a hatch in floor from room 2 below. Window to south elevation. Two tiebeams (east to west).

5.4 Building 3 (Figs. 27, 30, 51 & 52)

Size: 9.33m x 3.74m Height: 4.48m at highest point

Function: cowshed/shelter. Later stable

Building 3 is a rectangular structure comprising a yellow brick north wall with external buttressing in mixed bonds (some Flemish, some Stretcher bond). It has some red bricks along its north wall and its height has been raised. The south side of the north wall is abutted by a roughly constructed timber framed structure that stands on a concrete sill. It has external weatherboarding to the south elevation and has a sloping slate roof. The building has been divided into three rooms of similar dimensions by two timber partition walls. Two main timber posts on the south elevation with curved braces each carry a tiebeam (north to south) and abut these partitions. The post has a further brace that supports the roof purlin (east to west).

Each of the three rooms has its own door along the south elevation with a half stable door. Brick feeding troughs with tethering rings located along the north wall of each room are found throughout. They are constructed in stretcher bond and covered with concrete. The floor is built of brick and a gulley runs along the south side of the length of the building into a drain at the south east corner. It is likely that it functioned as a cowhouse/shelter and later as a stable.

5.5 Building 4 (Figs. 31, 32, 53 & 54)

Building 4 is a rectangular five bay structure with a sloping corrugated iron roof over an earlier timber boarded roof. The corrugated iron roof projects over the original roof line and is supported by added braces to wall posts along the south elevation. Its north elevation is constructed of yellow brick in Flemish bond that has four buttresses to its north side and six buttresses to its south side. The west elevation is also constructed of yellow brick in Flemish bond and is abutted by a short wall that returns to the west forming a gate with the east elevation of building 2. The top of the wall has curved bricks. Further short yellow brick wall to east elevation. The east wall is constructed of yellow brick in Flemish bond, is not keyed into the north elevation and has curved red bricks to its south east corner. The two bay east end of the south elevation is timber framed and rests on a brick sill. There are two large posts with bracing and large external timber vertical boards, probably of re-used oak. The north end has a half stable door and three slated ventilation openings under the eaves of the roof. The three bay west end of the south elevation comprises four posts that sit on concrete bases. Attached to these is a low corrugated iron wall with chicken wire above.

Building 4 is divided into two rooms by a timber partition wall and was probably a cartshed before being altered. Room 2 can only be entered from room 1

Room 1

Size: 5.51m x 3.46m

Function: cowshed. Later chicken shed

White washed brick to north and west elevations, timber partition to west with timber boards, and timber framing to the south elevation. Doorway and ventilation grills to the south elevation. Small timber door in east elevation leads into room 2. Part of former timber feeder to north elevation. Gulley to south side. Concrete floor. Two tiebeams (north to south) with curved brace from main posts, and straight brace to principal rafter.

Room 2

Size: 8.37m x 3.54m Height: 3.61m at highest point

Function: cowshed. Later chicken shed

White washed brick to north and east elevations, timber partition to east and timber framing to the south elevation. Doorway and ventilation grills to the south elevation. Small timber door in west elevation leads into room 1. Gulley to south side. Concrete floor. Three tiebeams (north to south) with curved brace from main posts, and straight brace to principal rafter. The roof has been extended requiring additional bracing from the four main posts.

5.6 Building 5 (Figs. 33 – 37, 55 & 56)

Size: 23.8m x 7.9m Height: 8.36m at highest point

Function: barn

Building 5 is a large rectangular seven bay open barn constructed with yellow brick in Flemish bond with a broad brick plinth in English bond. It has a slate gable roof and a row of red brick along the eaves to the east and west elevations. The west elevation has six buttresses and a central area that breaks forward. This contains the main doorway with large double timber panelled sliding doors. There is also a multi paned casement window at the south end and a hatch with timber shutters to the north end. The segmental arches above the sliding doorway, window and hatch have yellow brick voussoirs.

The opposing west elevation is abutted by buildings 3, 6 and 8. It has eight buttresses with a large doorway, now brick blocked, opposite that in the east elevation within the midstrey. There is no brick plinth in the centre of the elevation. There are also two smaller doorways at the north and south ends of the west elevation with timber tongue and groove doors with gothic hinges. Both have a brick segmental arch above comprising a row of alternate black and red brick voussoirs with a row of red brick voussoirs below.

The south elevation has two large blind arcades with rounded heads from above the plinth with a large third semi circular blind arcade in the gable end. The north elevation may have mirrored the south elevation, however the two blind arcades within the north elevation now have flat heads – probably following the addition of an earlier structure (since removed).

The interior walls are all white washed brick. There is a concrete floor with a step towards the north end. There are six Queen Post roof trusses. Each truss is attached to a post that rests upon a stepped brick corbel with a brace from the post to the tiebeam. The collar near the apex of each truss is braced by a vertical metal tie to the ridge piece.

5.7 Building 6 (Figs. 38 – 40, 57 & 58)

Building 6 is a four bay rectangular building that abuts the east brick wall of building 5 to the west. It is constructed of a timber frame that rests upon a concrete plinth, is covered with timber boarding, and has a gabled slate roof. There is also a hatch with a door in the east gable. The structure is divided into two parts down its length by a timber partition and is open to the roof. On the north side are two rooms and to the south there are four rooms. The exposed roof comprises four tiebeams that rest on timber posts situated along the north and south elevations of the building crossing over the partition wall. Each tiebeam has two braces from its centre to a purlin on each side. The floor is concrete throughout.

Room 1

Size: 3.59m x 3.1m Height: 5.36

Function: pen

Room 1 has a timber east, south and west elevation. There is a timber feeding trough with tethering rings on the south elevation with a further timber trough above. The room was formerly open sided, however the bay was extended to the north by posts and timber wall with a half door which is situated within the floor space of building 8.

Room 2

Size: 3.59m x 9.1m

Function: cowshed

Room 2 forms the largest space within building 6. It is open along its north side which has three round posts, one of which sits on a concrete plinth. Each post is braced into the tiebeam of the open roof above. The building has a timber east and south elevation and the brick wall of building 5 forms its west elevation. There is a timber feeding trough with tethering rings on the south elevation and there is a further timber trough above.

Rooms 3 to 6

Size: ~3.61m x ~2.98m

Function: stables

Rooms 3, 4, 5 and 6 lie along the south side of the building and are roughly equal in size. Each are access by a timber panelled stable door. The lower halves of the doors have gothic style hinges, while the upper halves have been added or replaced at a later date. Rooms 3 and 4 have a timber feeding trough with tethering rings on the north elevation and there is a further timber trough above. Room 5 has had its timber feeding trough with tethering rings removed and only the timber trough above remains. Access was not gained into room 6.

5.8 Building 7 (Figs. 41 – 43, 59 & 60)

Building 7 is a four bay rectangular building constructed partly of brick and partly of timber. Its north elevation is built of yellow brick in Flemish bond and it has a central buttress with additional buttressing to its north east and north west corners. There is also a similarly constructed brick buttress in the centre of the south elevation. The east, west and south elevations comprise a timber frame, which rests upon a concrete plinth and is covered with timber boarding. It has a gabled slate roof with a window in its south gable. The structure is divided into three parts. Although no access could be gained into room 1 it has timber double doors along its east elevation. There were also two hatches and slated ventilation windows further along the east wall. The south elevation had a doorway with a stable door and there were two other doorways with plain timber doors along the west elevation. The exposed roof comprises three tiebeams that rest on timber posts situated along the east and west elevations of the building. The north tiebeam forms part of a timber partition wall (east to west) which divides room 1 from rooms 2 and 3. The remaining tiebeams cross over a brick partition wall between rooms 2 and 3. Each tiebeam has two braces from its centre to a purlin on each side. The floor is part concrete and part brick.

Room 1

Size: no access

Function: equipment store/garage

No access gained. Brick wall to north elevation, timber partition to the south. Timber framed walls to east and west with a door in the east elevation.

Room 2

Size: no access

Function: cowshed/milking shed

No access gained, however it could be partially viewed over the brick partition wall. Timber framing to east and south elevation, timber partition to north elevation, brick partition wall to the west. Two timber hatches with doors and ventilation windows to the east elevation. Doorway to the south elevation. Concrete covered brick trough with tethering rings along the west wall and shelving to the north wall.

Room 3

Size: 8.77m x 3.49m Height: 4.3m

Function: cowshed/milking shed

Timber framing to west and south elevation, timber partition to north elevation, brick partition wall to the east. Two doorways to the west elevation with concrete sloping ramps up to doors. Concrete covered brick trough with tethering rings along the east wall and shelving to the north wall. Additional timber post located to the west side supporting the tiebeam above. Brick flooring along west side of room.

5.9 Building 8 (Figs. 34, 44, 61 & 62)

Size: 18.76m x 8.72m Height: 6.07m

Function: covered area, probably for overnight housing of cattle

Building 8 is an open sided structure of six bays comprising six pairs of timber posts most of which are set in the concrete floor (two are on concrete plinths along the south side). It abuts building 5 to the west and also building 6 to the south. The floor is largely level in the centre with a step up to the north, east and south. The ground rises slightly to the east and there is a sharper slope to the south towards the extended animal pen of building 6. There are six king post roof trusses with metal ties through the main post up to the ridge piece and the roof is constructed of corrugated iron. Each tiebeam is braced into each post and also joined to a principal rafter. There are also four through purlins to each side of the roof that support the corrugated iron covering.

There are a number of carpenter's marks along the wall plates, tiebeams and braces of building 8. Some are construction markings in Roman numerals, others are length measurements of certain timbers. All marks appear on different faces of each timber and are not always in numerical order. However, roman numeral markings on the wall plate at the point where the post and tiebeam meet (sometimes partly hidden) are suspected to start along the north side at the north east corner, run west (I, II, III, IV, V & VI) and return along the south side (VII, VIII, VIII, X, XI & XII) to the south east corner.



Figure 15: building 1, north elevation



Figure 16: building 1, east elevation



Figure 17: building 1, west elevation

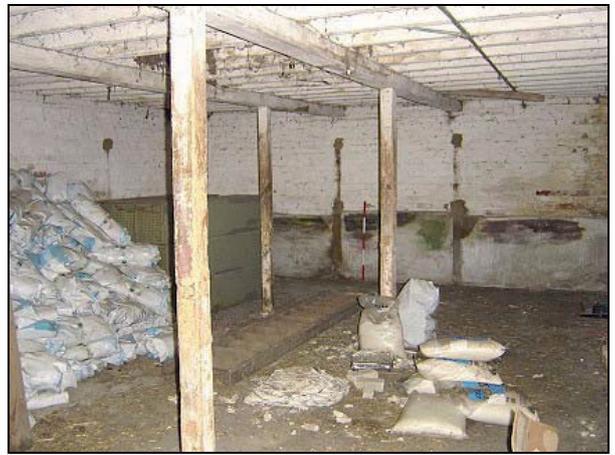


Figure 18: building 1, room 1, NW – SE view



Figure 19: building 1, chamfered and stopped doorway reveal and door frame

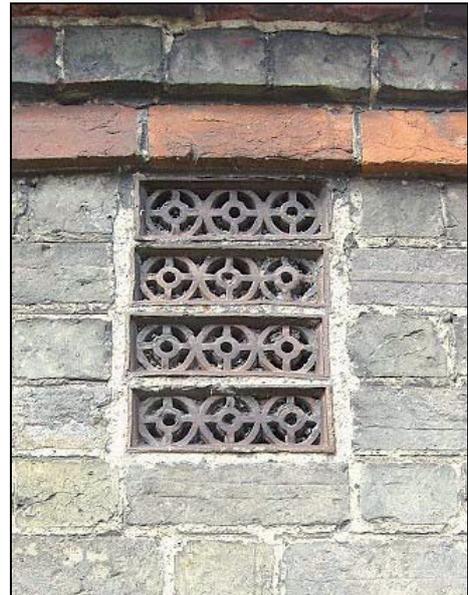


Figure 20: building 1, ventilation grill



Figure 21: building 1, gothic door hinges



Figure 22: building 1, external block flooring



Figure 23: building 1, cast iron rainwater head

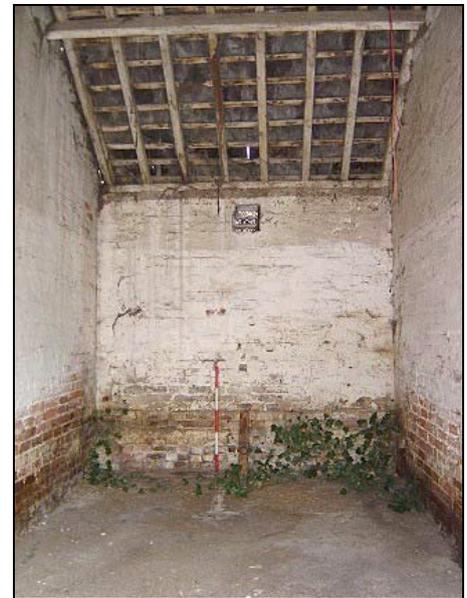


Figure 24: building 1, room 2, W - E view



Figure 25: building 1, room 4, SW - NE view



Figure 26: building 2, east elevation



Figure 27: building 2, south elevation and building 3, south elevation



Figure 28: building 2, room 1, E – W view



Figure 29: building 2, room 3, NW – SE view into room 2

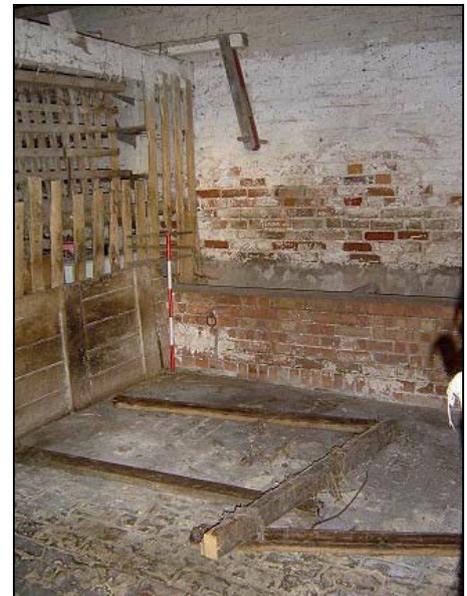


Figure 30: building 3, room 1, SE – NW view



Figure 31: building 4, south elevation



Figure 32: building 4, room 2, W - E view



Figure 33: building 5, west elevation



Figure 34: building 5, east elevation and building 8 E – W view

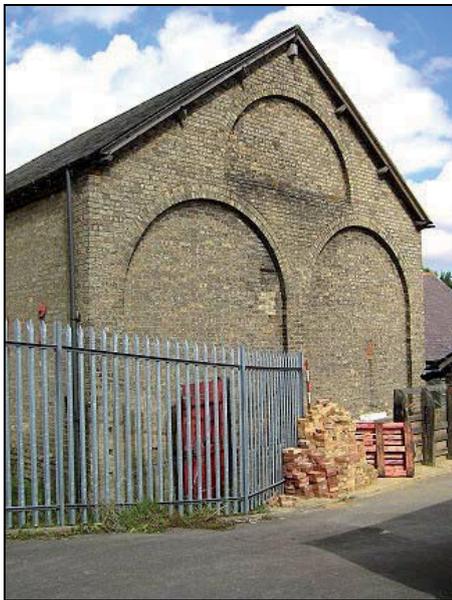


Figure 35: building 5, south elevation



Figure 36: building 5, roof truss and corbel

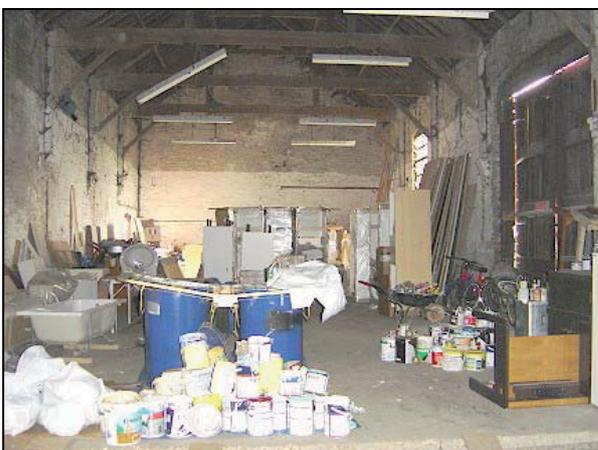


Figure 37: building 5, N - S view

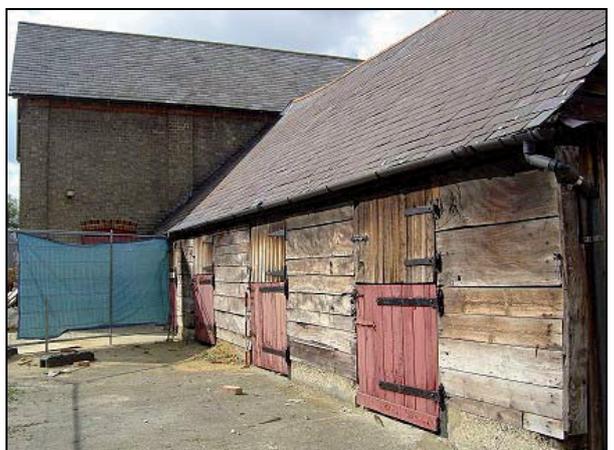


Figure 38: building 6, south elevation and building 5, east elevation



Figure 39: building 6, room 2, W - E view



Figure 40: building 6, room 3, N – S view



Figure 41: building 7, north and west elevation

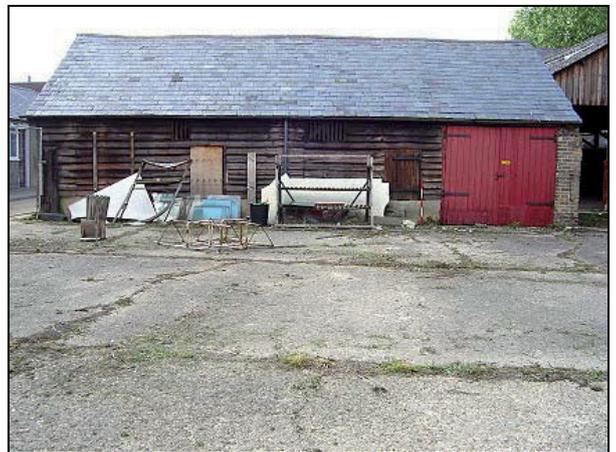


Figure 42: building 7, east elevation

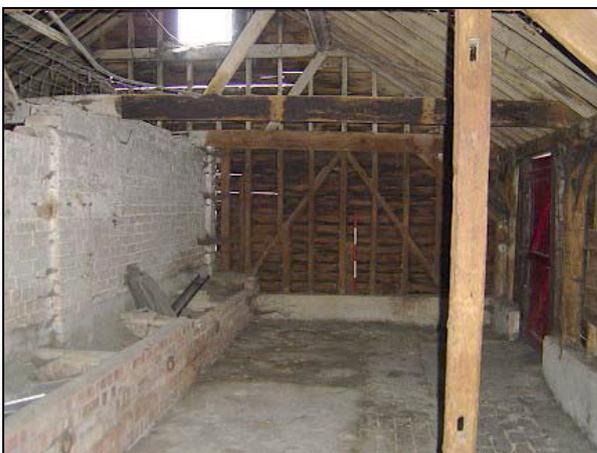


Figure 43: building 7, room 3, N - S view

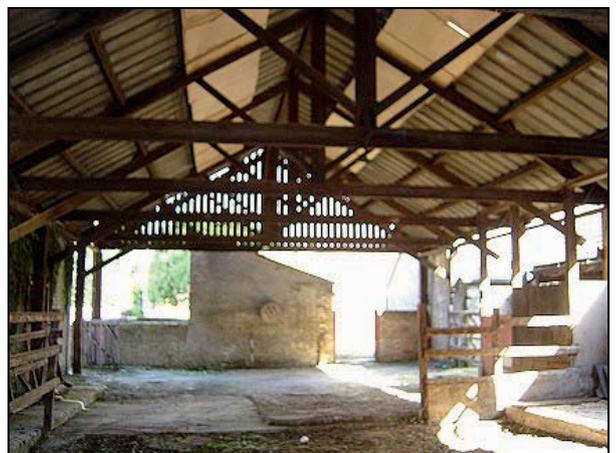


Figure 44: building 8, W - E view

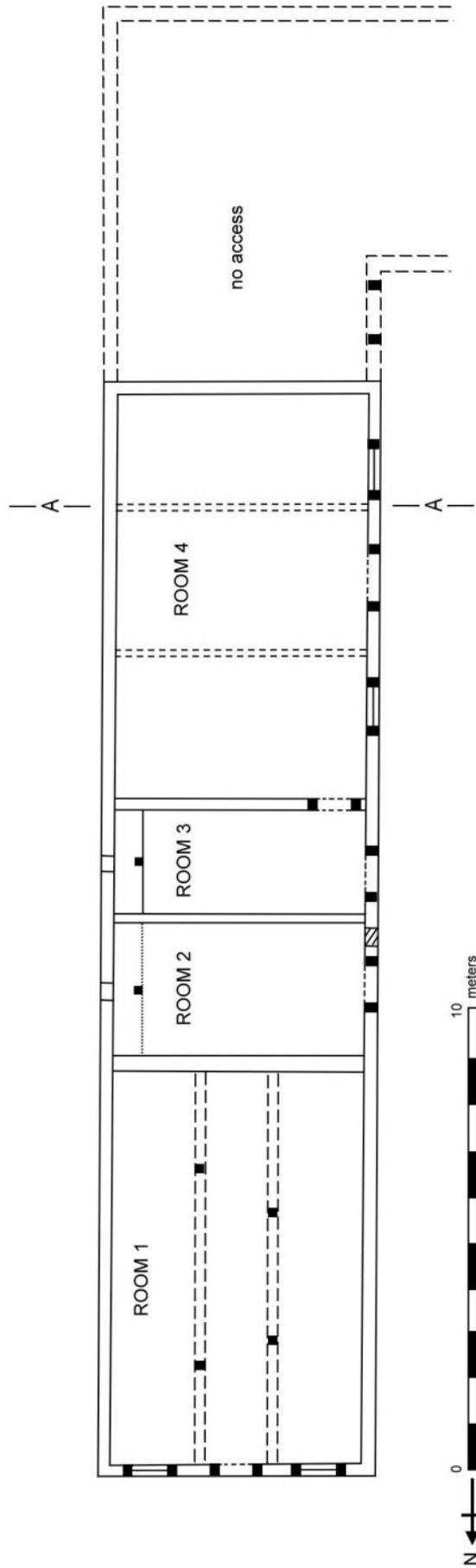


Figure 45: building 1 ground floor plan

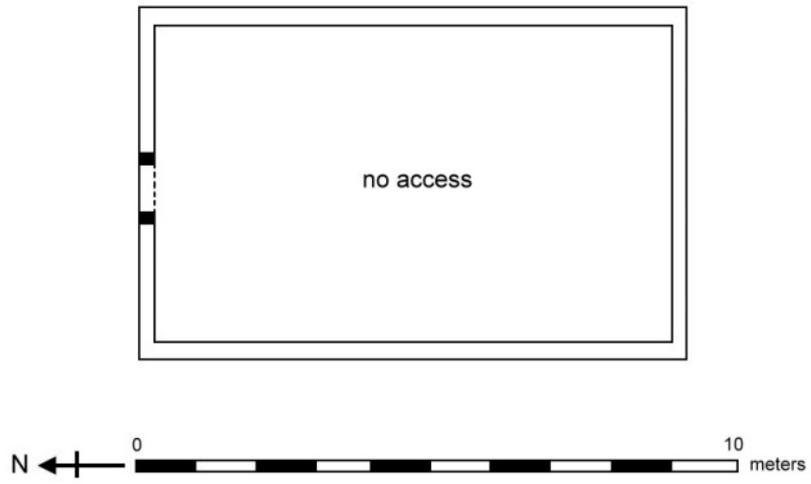


Figure 46: building 1 first floor plan

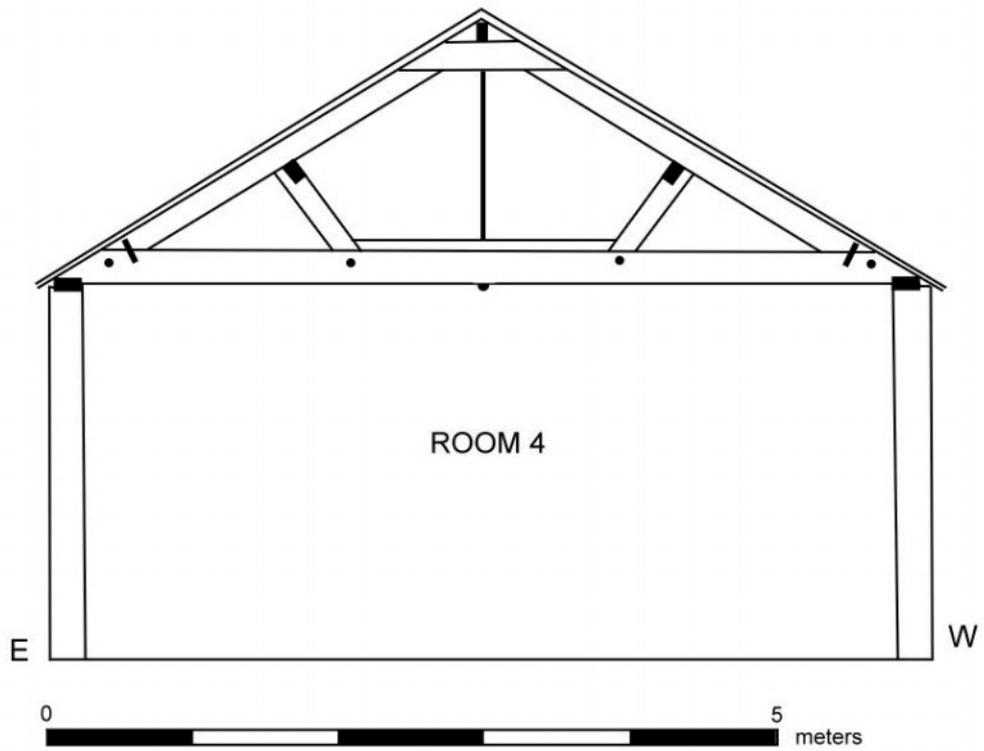


Figure 47: building 1 section A-A

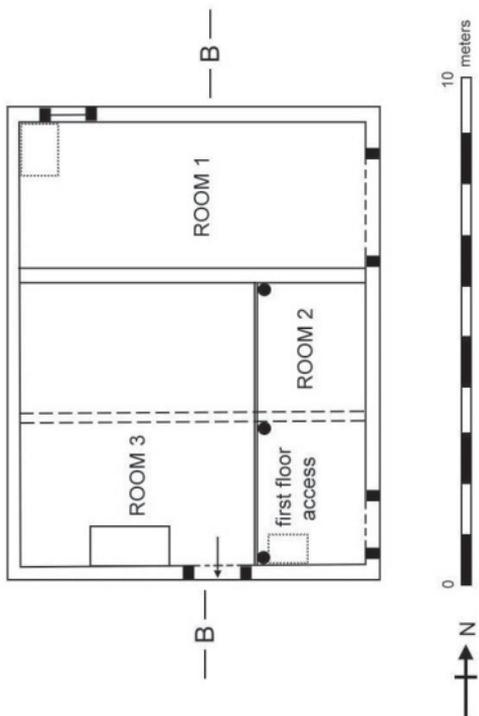


Figure 48: building 2 ground floor plan

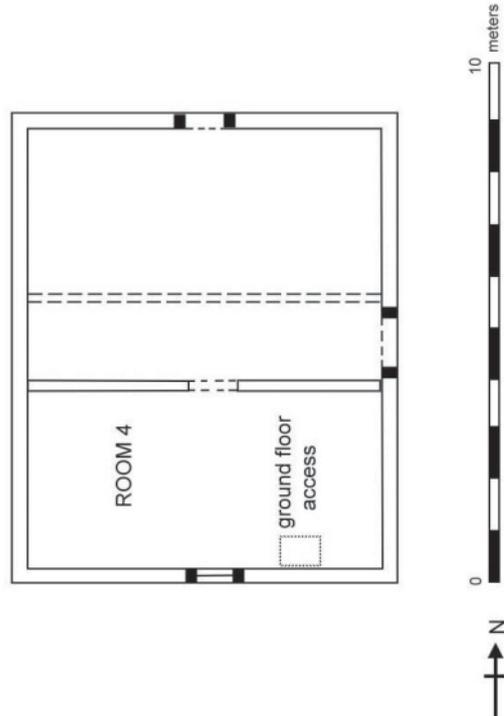


Figure 49: building 2 first floor plan

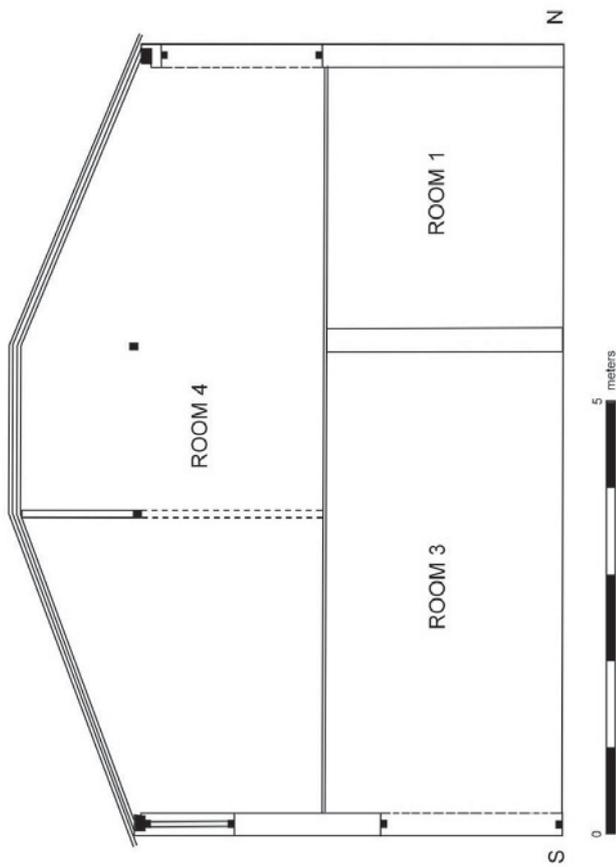


Figure 50: building 2 section B-B

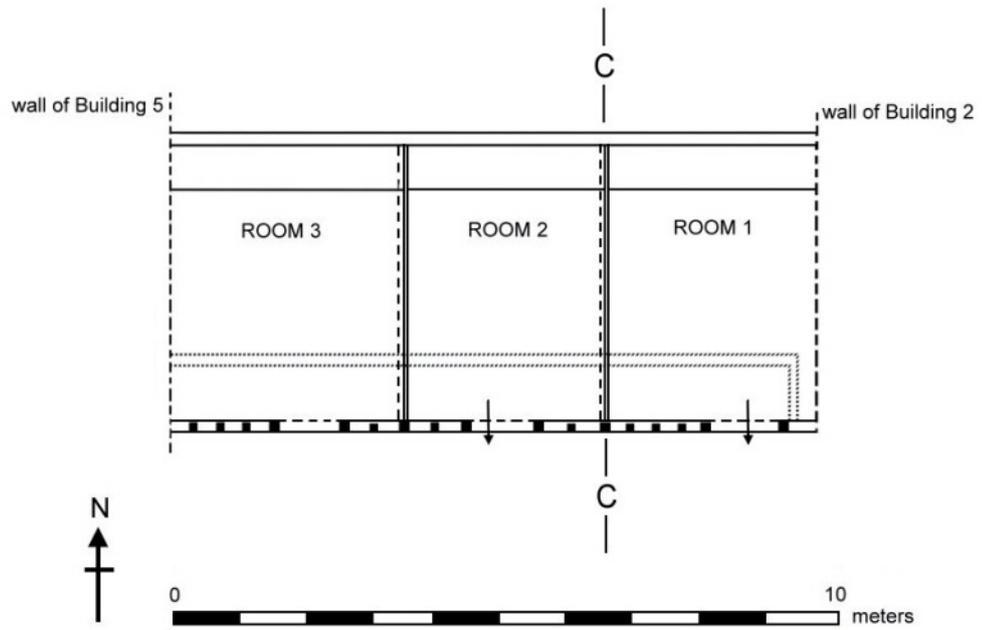


Figure 51: building 3 ground floor plan

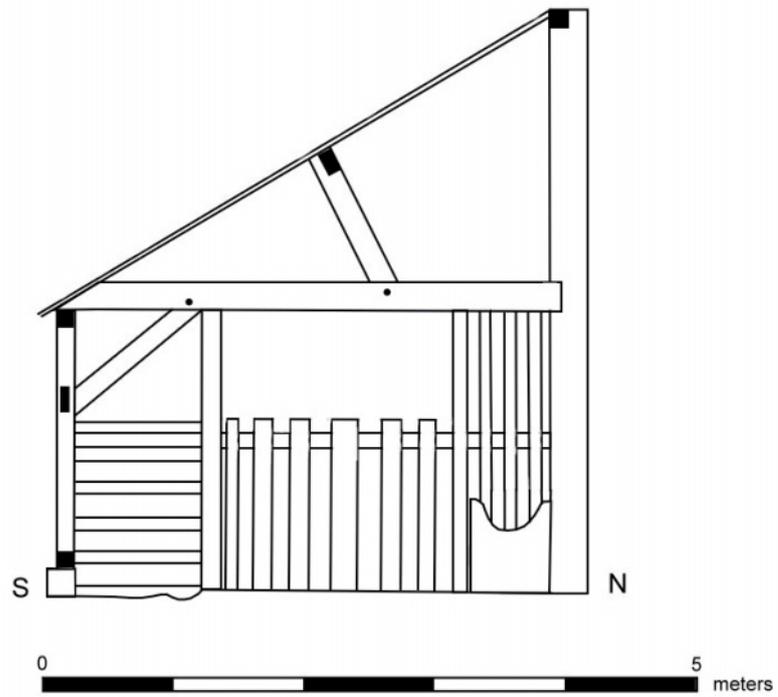


Figure 52: building 3 section C-C

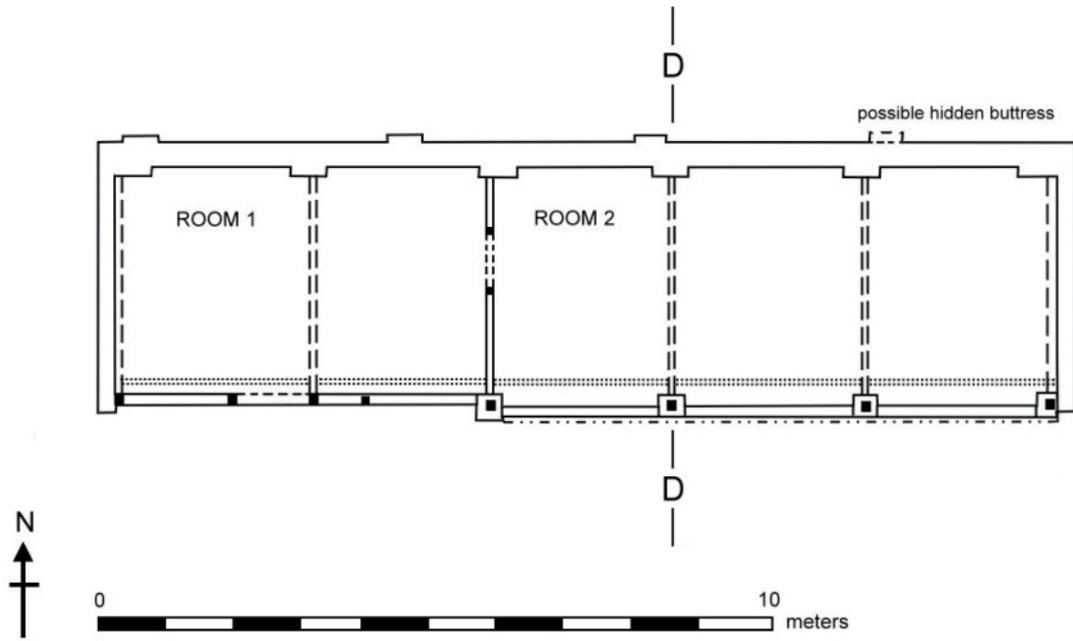


Figure 53: building 4 ground floor plan

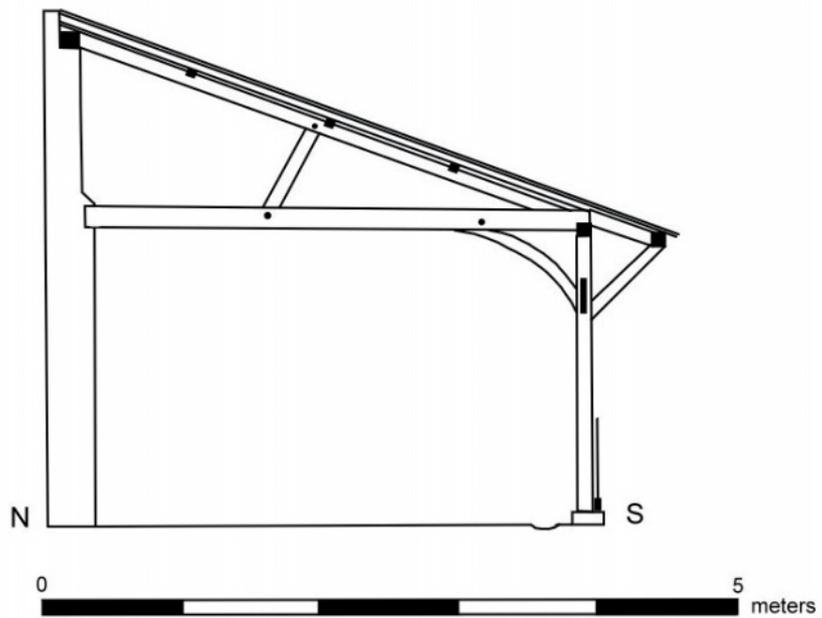


Figure 54: building 4 section D-D

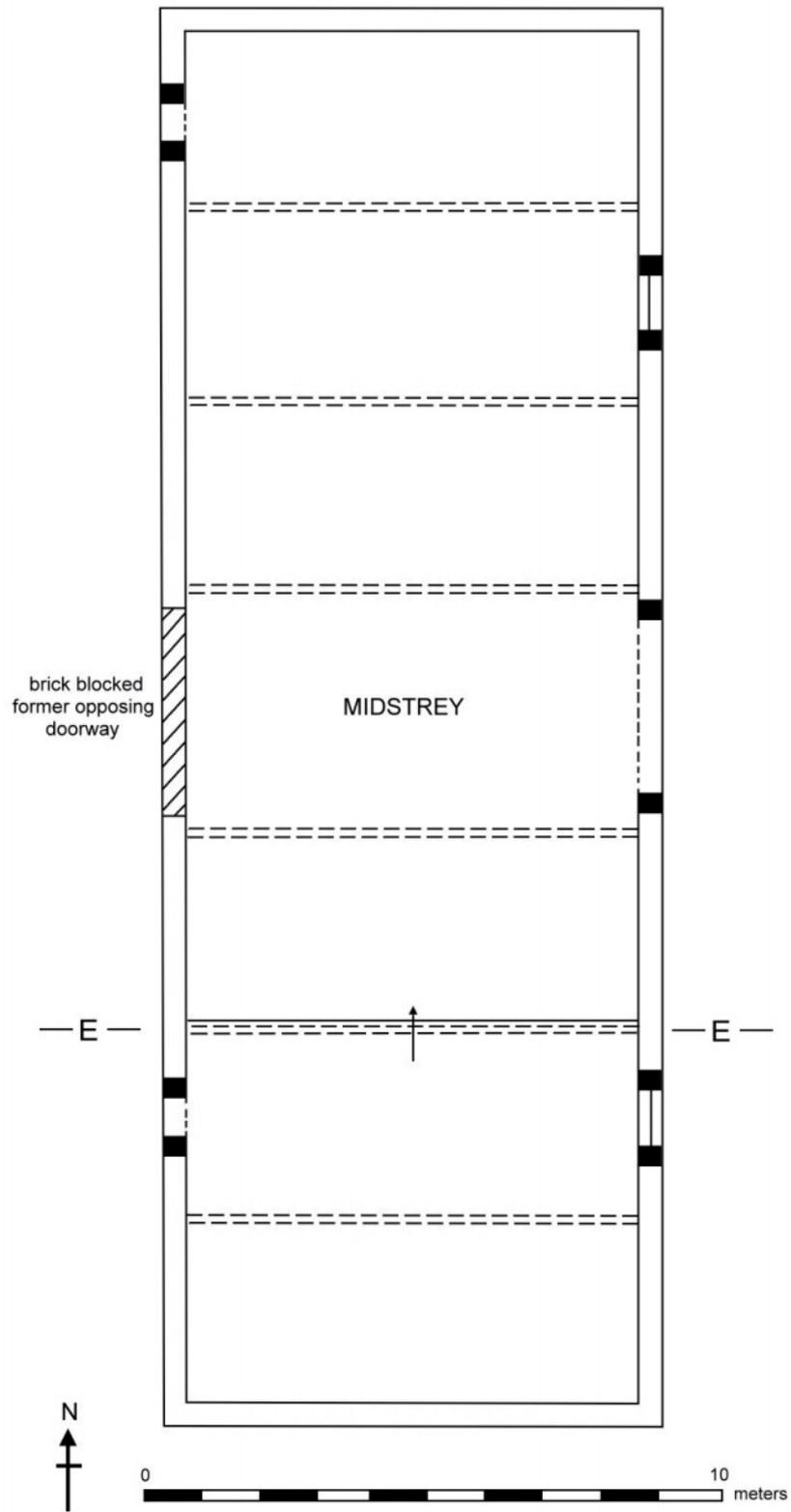


Figure 55: building 5 ground floor plan

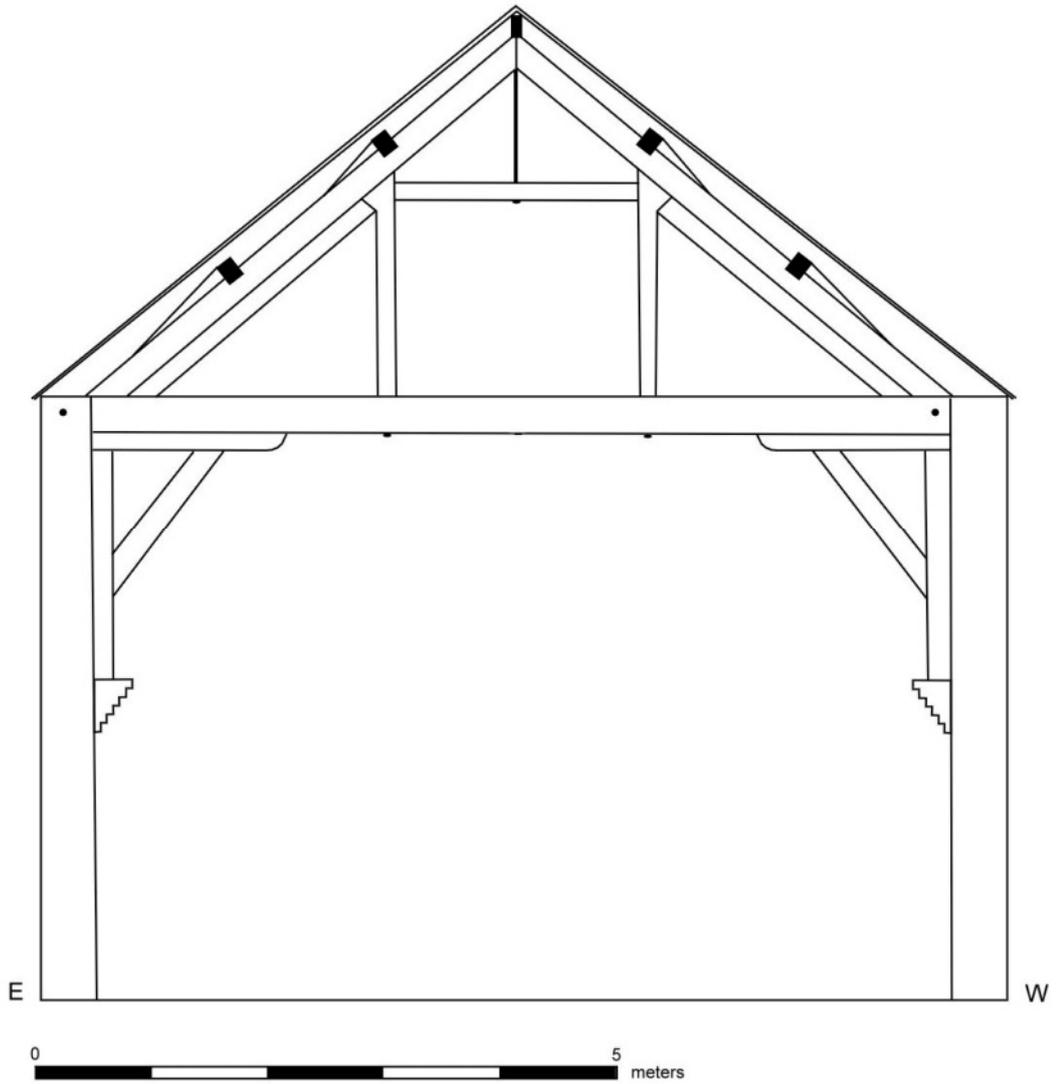


Figure 56: building 5 section E-E

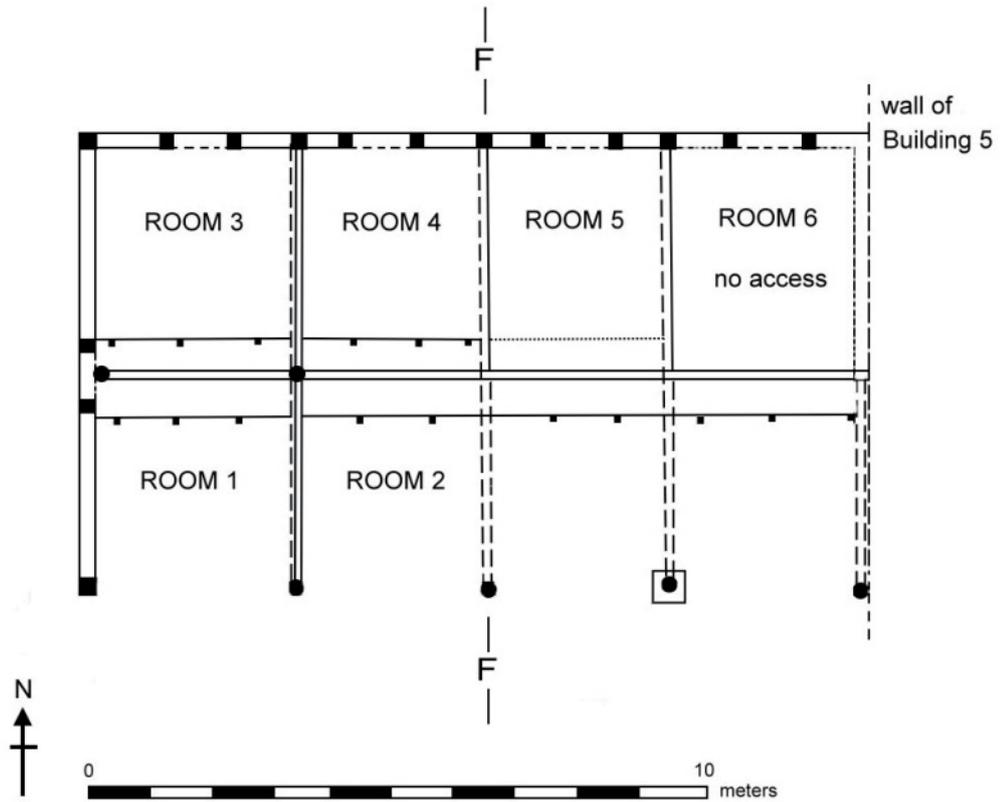


Figure 57: building 6 ground floor plan

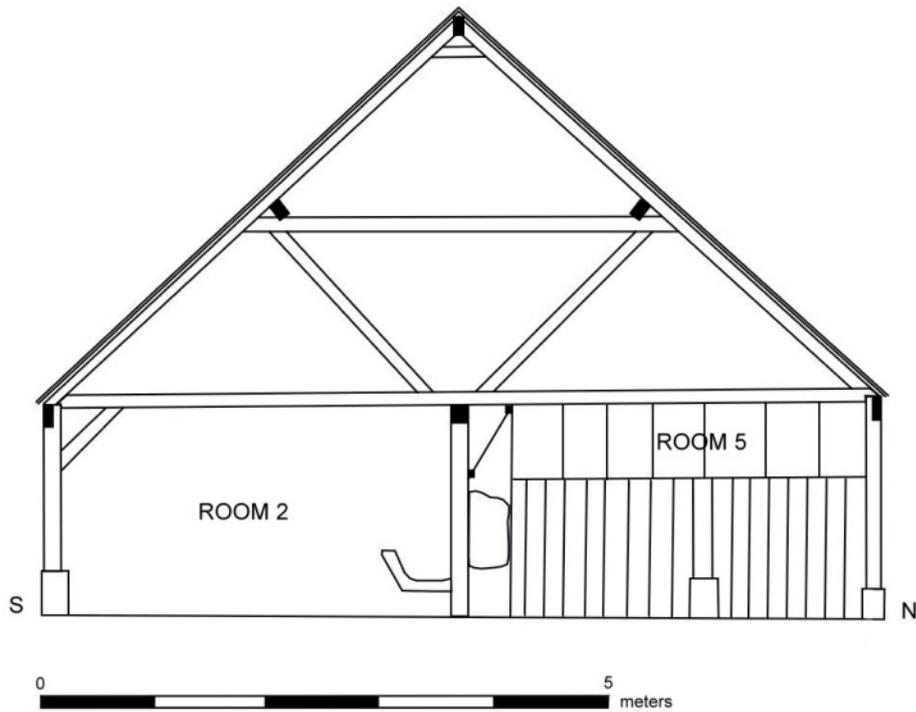


Figure 58: building 6 section F-F

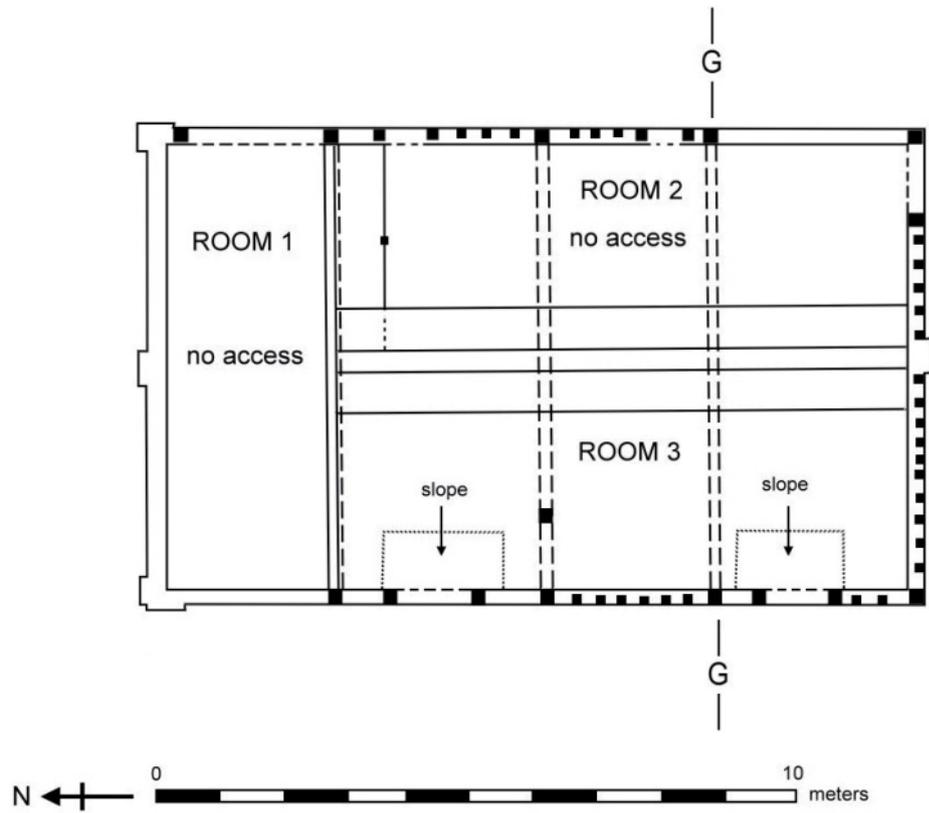


Figure 59: building 7 ground floor plan

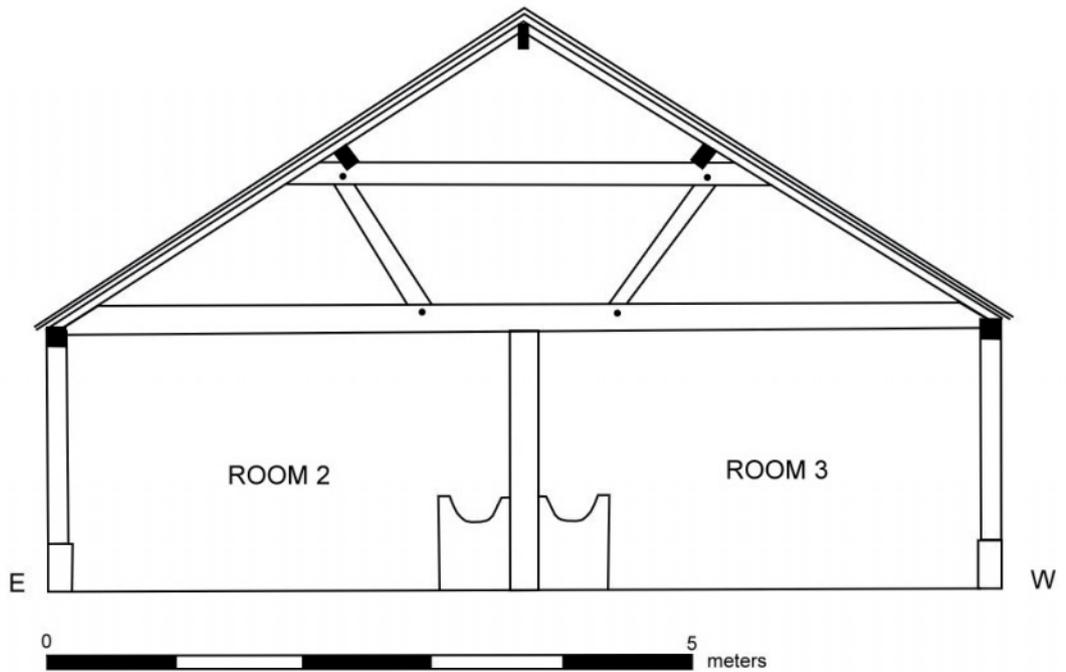


Figure 60: building 7 section G-G

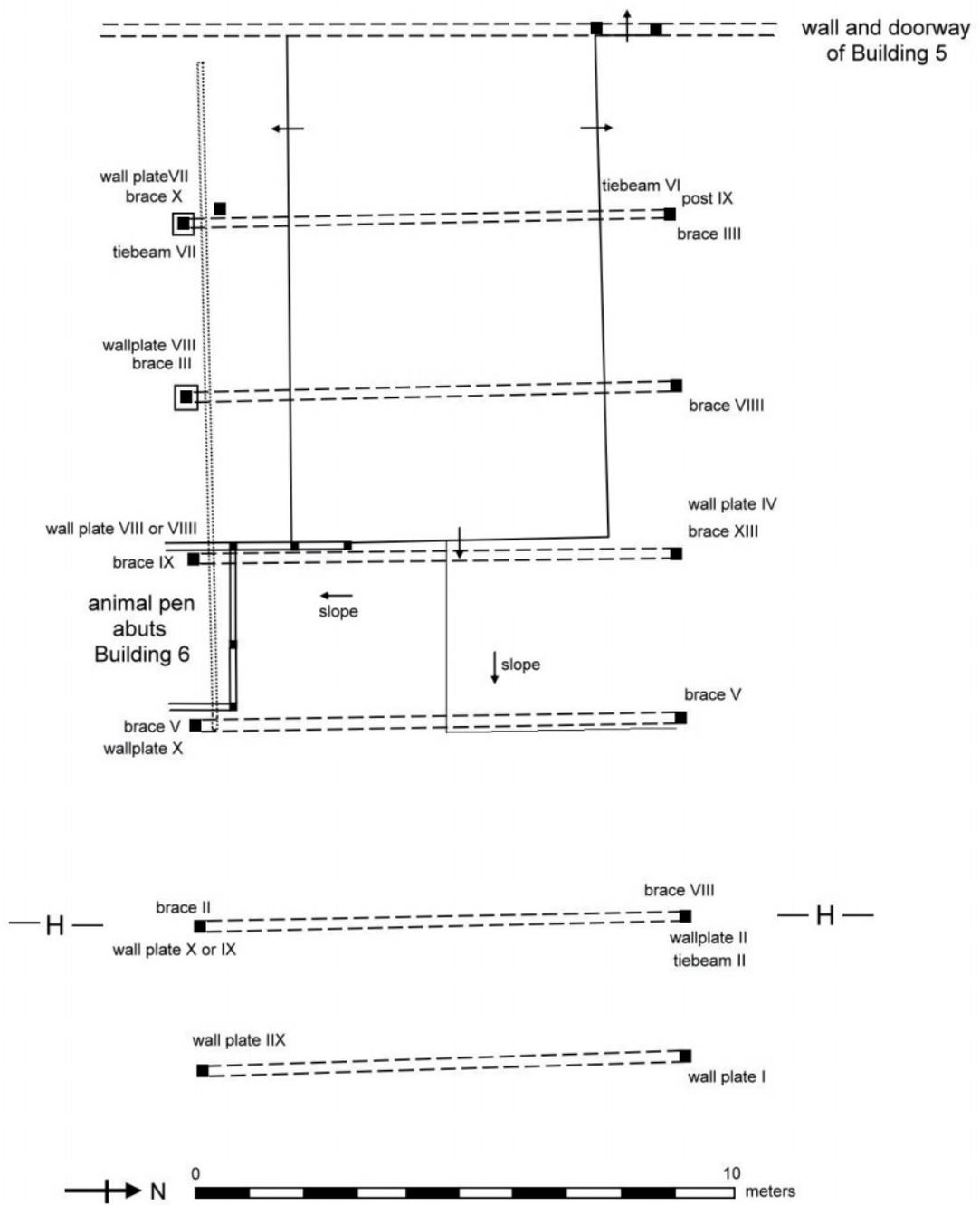


Figure 61: building 8 ground floor plan

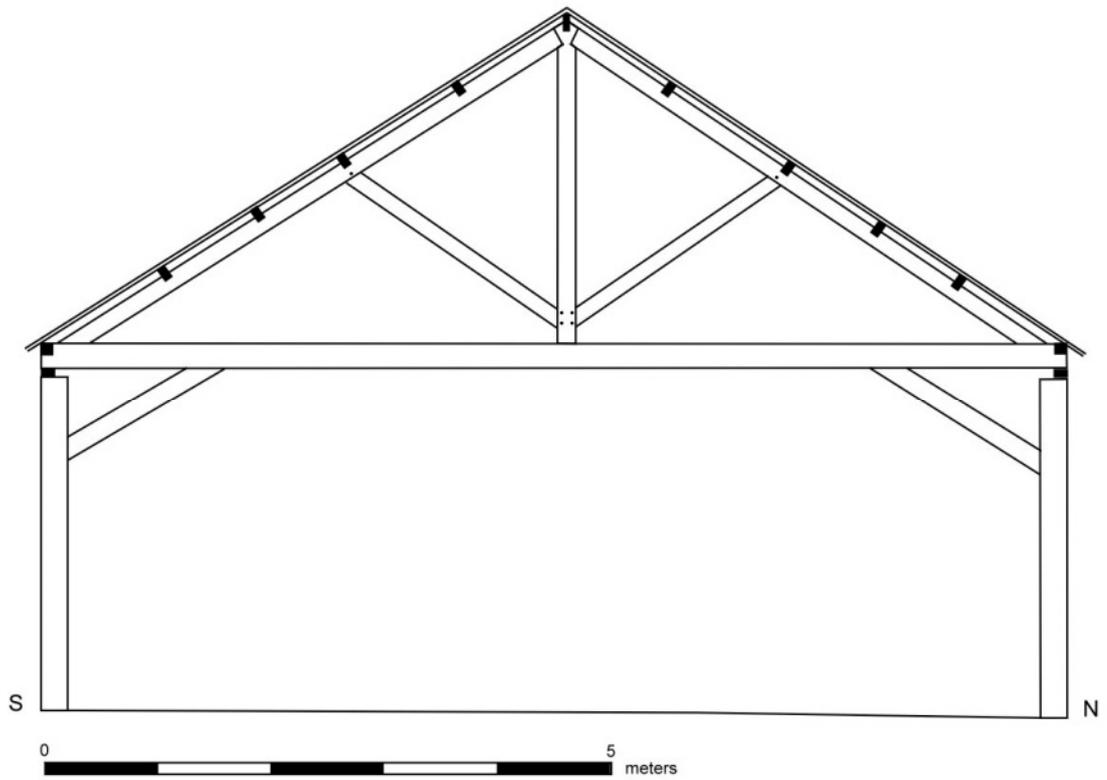


Figure 62: building 8 section H-H

6 Conclusions

6.1 The farm buildings at New Farm, Weston Way, Baldock form part of a multi-period planned site that once included a farmhouse to the north and early 19th century maltings to the south. The farmhouse probably dates to the early – mid 18th century, and although it survives, the building no longer forms part of the farmyard. The farmhouse originally formed part of a three-sided courtyard group of farm buildings that were probably timber framed and pre-date the current buildings on site. The maltings to the south of the farm were demolished and replaced by Brandles Close School in the mid 20th century.

6.2 The early 19th century yellow brick farm buildings comprise (Fig. 63),

- building 1: stables with a store and granary above
- building 2: a cartshed and stables with a hayloft above
- building 5: a large barn

Each have red brick dressings to their eaves and slate roofs. Some are highly decorated with blind arcading, polychrome brick, chamfered brick to doorways and windows, chamfered door and window frames, iron ventilation grills, gothic style door hinges and a five-sided cast iron rain waterhead. They were probably purpose built for the storage and processing of crops (barley or wheat) grown and harvested in local fields. Some or all of these crops were then taken to the neighbouring maltings which likely to have been built at around the same time probably by the owner and resident of New Farm, Mr Vickris Pryor.

6.3 Other later buildings in the farmyard date to the mid – late and late 19th century, and the early 20th century and are constructed of timber posts on concrete plinths/concrete floor with external weatherboarding (buildings 3, 4, 6 and 7; Fig. 63). Within some buildings are the remains of earlier brick structures. Building 3 is a mid - late 19th century lean-to that abuts a wall to the north, which is probably a re-built wall of an early 19th century structure formerly on site with buttresses. Building 4 is a late 19th century cowshed/milking shed that has an earlier buttressed brick wall to the north which formed part of a mid-late 19th century structure. Building 6 may have been an open sided cowshed on its north side until the extension of room 1 to make another bull pen prior to the erection of building 8. The most recent building on the site is building 8 which probably dates to the 1920s/1930s and provided a covered area for cattle at night (Fig. 63). In addition to the buildings, there were at least two walls that were built to enclose the farmyard and probably date to the change from arable to mixed farming. These abut buildings 2, 4 and 7 (Fig. 63).

6.4 It is likely that from the mid to late 19th century the farm diversified into dairy farming. Some of the earlier farm buildings were adapted for a new use. One such change may be the introduction of a strong room (room 3) with a reinforced door in building 2 perhaps for a bull. New Farm may have functioned as a mixed farm for a short time until the early 20th century when lands were bought for new housing developments (Letchworth, close by and later along Weston Way in Baldock). At this time New Farm probably became a purely dairy farm possibly with additional stabling for horses as an extra income. It would appear that later in the 20th century many of the buildings were used as stabling for horses, especially with the introduction of brick feeding troughs. The neighbouring school began to use the buildings for vocational work and as a farm shop. Part of building 1 is still in use by students at the school today.

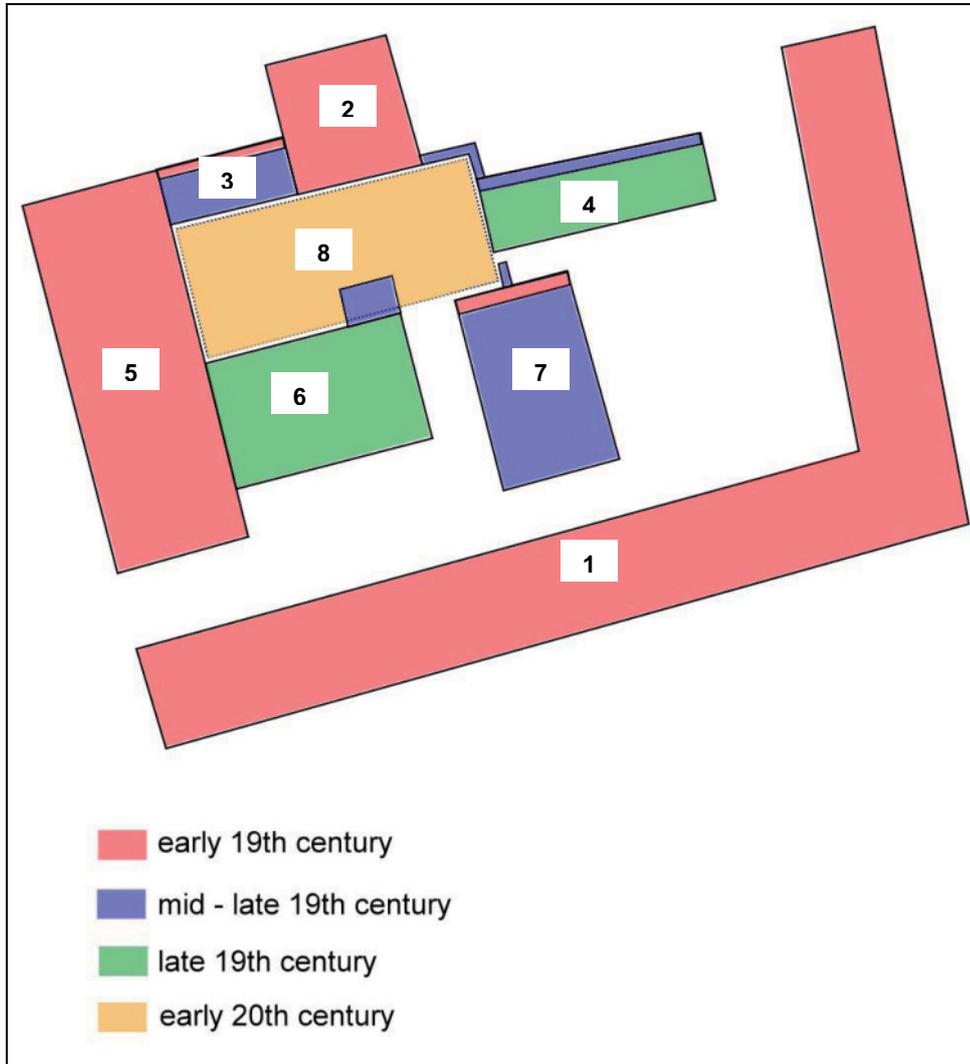


Figure 63: phased plan of the farm buildings (1 - 8) and farmyard at New Farm

7 Acknowledgements

Thank you to the clients, Hertfordshire County Council for commissioning this project and to Jonathan Smith (County Archaeological Officer) for his assistance.

The survey was conducted by Sallianne Wilcox with assistance from Bob Norris (medium format photography) and Sarah Turner. This report was written, illustrated and compiled by Sallianne Wilcox.

The author would also like to acknowledge Richard Parsons (Vincent and Gorbing), Mike Wheeler (Brandles Close School), the staff at the Hertfordshire Archive and Library Service, and Russ Craig (BEAMS Ltd, director) for their help with the project.

8 Archive

8.1 The project archive will comprise:

1. Brief
2. Written Scheme of Investigation
3. Report
4. Historical & Survey notes
5. List of photographs
6. B/W prints
7. B/W negatives
8. Paper copies of colour digital photos
9. CDROM with copies of all digital files

8.2 The archive will be deposited with North Hertfordshire Resource Centre, Hitchin, Hertfordshire.

9 References

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Appendix 1: List of Photographs

Plate No.	Subject
1	building 1, north elevation
2	building 1, east elevation
3	building 1, south elevation
4	building 1, north elevation
5	building 1, west elevation
6	building 1, west elevation
7	building 1, north elevation
8	building 1, north elevation
9	building 1, room 1, NW – SE view
10	building 1, room 1, SW – NE view
11	building 1, room 2, W - E view
12	building 1, room 2, roof truss
13	building 1, room 3, W - E view
14	building 1, room 4, SW - NE view
15	building 1, room 4, NE – SW view
16	building 2, east elevation
17	building 2, north elevation
18	building 2, south elevation and building 3, south elevation
19	building 2, room 1, E – W view
20	building 2, room 1, W – E view
21	building 2, room 2, SE – NW view into room 3
22	building 2, room 3, SE – NW view into room 2
23	building 2, room 3, NW – SE view into room 2
24	building 3, room 1, SE – NW view
25	building 3, room 3, W – E view
26	building 4, south elevation
27	building 4, room 1, SE - NW view
28	building 4, room 1, NW - SE view
29	building 4, room 2, W - E view
30	building 4, west elevation
31	building 5, west elevation and building 8 E – W view
32	building 5, south elevation
33	building 5, S – N view
34	building 5, N - S view
35	building 5, west elevation doorway
36	building 6, north elevation
37	building 6, east elevation
38	building 6, south elevation
39	building 6, room 3, N – S view
40	building 6, room 5, N – S view

Plate No.	Subject
41	building 6, room 2, E - W view
42	building 6, room 2, W - E view
43	building 7, north and west elevation
44	building 7, east elevation
45	building 7, room 3, N - S view
46	building 8, W - E view
47	building 2, north and west elevation, and building 3, north elevation
48	building 5, north elevation and building 3 north elevation
49	building 7, south and west elevation
50	building 5, west elevation
51	building 5, west elevation

Appendix 2: Full photographic archive



Plate no: 1



Plate no:2



Plate no: 3



Plate no: 4



Plate no: 5



Plate no: 6



Plate no: 7



Plate no: 8



Plate no: 9



Plate no: 10



Plate no: 11



Plate no: 12



Plate no: 13



Plate no: 14



Plate no: 15



Plate no: 16



Plate no: 17



Plate no: 18



Plate no: 19



Plate no: 20



Plate no: 21



Plate no: 22



Plate no: 23



Plate no: 24



Plate no: 25



Plate no: 26



Plate no: 27



Plate no: 28



Plate no: 29



Plate no: 30



Plate no: 31



Plate no: 32



Plate no: 33



Plate no: 34

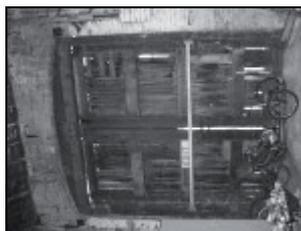


Plate no: 35



Plate no: 36



Plate no: 37



Plate no: 38



Plate no: 39



Plate no: 40



Plate no: 41



Plate no: 42



Plate no: 43



Plate no: 44



Plate no: 45



Plate no: 46



Plate no: 47



Plate no: 48



Plate no: 49

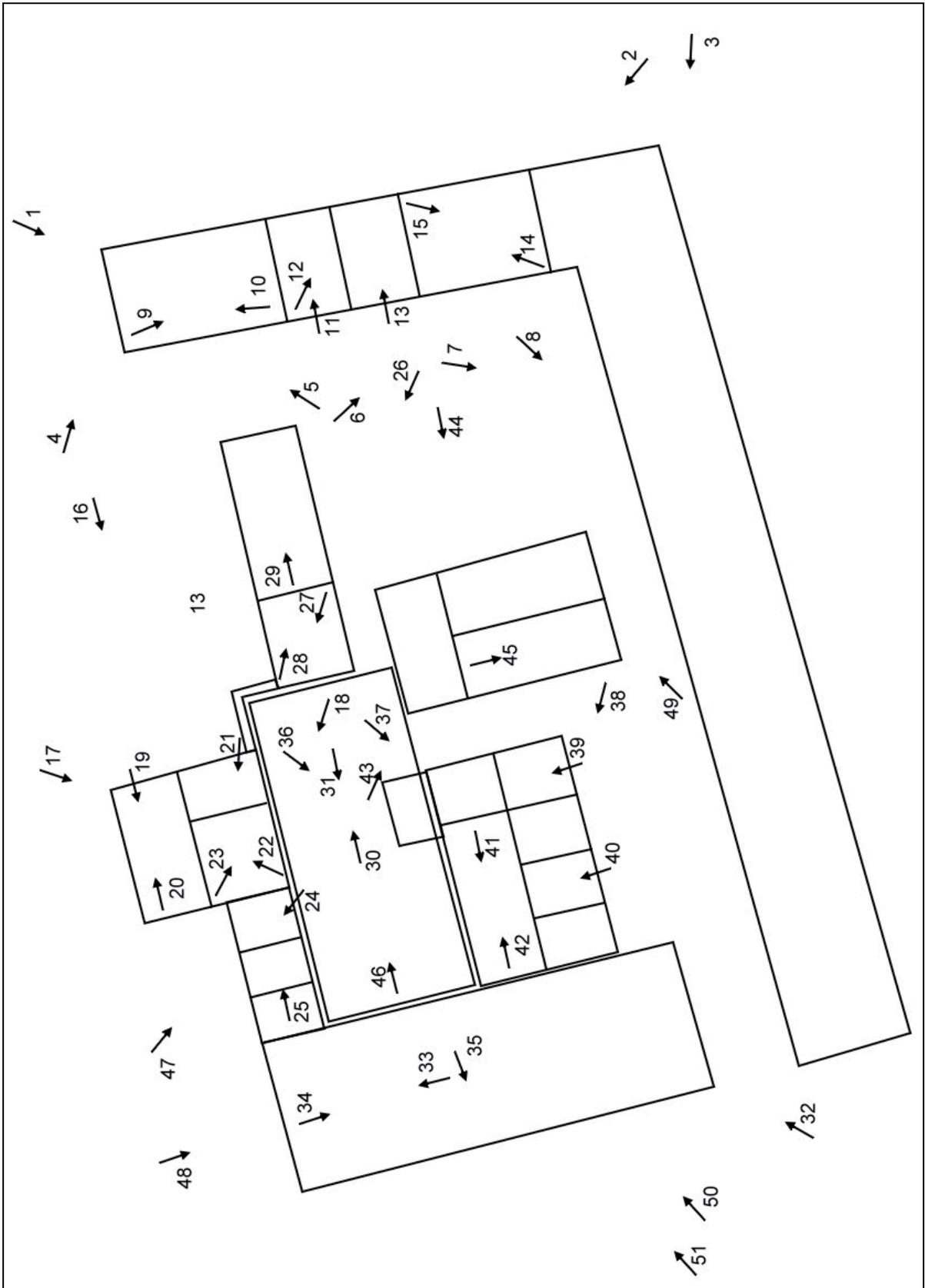


Plate no: 50



Plate no: 51

Appendix 3: Plan showing positions of photographs



Appendix 4: HER Summary Sheet

Name and address	New Farm, Weston Way	
Village/Town	Baldock	
Parish	Baldock	
County	Hertfordshire	
NGR	TL 24257 33469	
Type of work	Historic building survey	
Name of organisation	BEAMS Ltd	
Project No:	33.61	
Date of fieldwork	20 th , 21 st and 22 nd September 2005	
Present use	Partly disused and partly used as a vocational centre	
Planning proposal	Demolition of current farm buildings and construction of a residential children's home	
Client	Hertfordshire County Council (Children, Schools and Families Service)	
Contact (if different)	Richard Parsons Vincent and Gorbings Planning and Design Sterling Court Norton Road Stevenage Hertfordshire SG1 2JY Tel: 01438 316331	
Museum archive	North Herts Resource Centre, Hitchin	
<p>Summary of fieldwork results:</p> <p><i>In September 2005 an historic building survey was conducted upon the farm buildings at New Farm, Weston Way, Baldock, Hertfordshire. The survey was required in response to a planning application to demolish the buildings which are considered to be of local importance.</i></p> <p><i>The farm buildings at New Farm, Weston Way, Baldock form part of a multi-period planned site that once included a farmhouse to the north, and early 19th century maltings to the south. The farmhouse probably dates to the early – mid 18th century, and although it survives, the building no longer forms part of the farmyard. The maltings to the south of the farm were demolished and replaced by Brandles Close School in the mid 20th century. The early 19th century yellow brick farm buildings comprise stables, a store and granary, a cartshed with a hayloft, and a large barn. These are highly decorated with blind arcading, polychrome brick, chamfered brick to doorways and windows, chamfered door and window frames, iron ventilation grills, and gothic style door hinges. They were probably purpose built for the storage and processing of crops (barley or wheat) grown and harvested in local fields. Some or all of these crops were then taken to the neighbouring maltings which dated to the same period. Other later buildings in the farmyard date from the mid 19th century to the early 20th century. These were constructed of timber posts on concrete plinths/concrete floor with external weatherboarding and were mainly cowsheds/milking sheds. A covered area constructed of timber posts and a corrugated iron roof was built to house cattle overnight. Remains of walls built to enclose the farmyard were also recorded. It is likely that from the mid to late 19th century the farm diversified into mixed farming before becoming a fully operational dairy farm. Later in the 20th century the farm closed and some of the buildings were used by the neighbouring school for vocational work.</i></p>		
Author and date	S. Wilcox	3 rd October 2005