



KDK ARCHAEOLOGY LTD

Historic Building Photographic Survey

Barn 4
Green Farm
Tilsworth Road
Stanbridge
Bedfordshire



Quality Check

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Summary

In December 2017 KDK Archaeology Ltd carried out Historic Building Recording of Barn 4, Green Farm, Tilsworth Road, Stanbridge, Bedfordshire in order to fulfil Condition 3 of planning permission for the conversion of the building to residential use. The building dates from the late 17th/early 18th century and appears to have been built at much the same time as the Grade II listed farmhouse and barn to the northeast. Barn 4 is not listed. It served as a Cow House and pigsty for many years and is now the last of the farm outbuildings to be converted.

1 Introduction

1.1 In December 2017 KDK Archaeology Ltd carried out Historic Building Recording of Barn 4, Green Farm, Tilsworth Road, Stanbridge, Bedfordshire. The project was commissioned by Kevin McNulty, and was carried out according to a Method Statement prepared by KDK (Kaye 2017), and approved by Jonathan Prosser, Conservation Officer of the Local Planning Authority (LPA), Central Bedfordshire Council. The relevant planning application reference is CB/17100571/FULL.

1.2 *Planning Background*

This project has been required under the terms of the National Planning Policy Framework (NPPF) in order to fulfil Condition 3 of planning permission for the conversion of the building to residential use.

1.3 *The Site*

Green Farm is located to the south of the church in the village and civil parish of Stanbridge (Fig. 2). Barn 4 lies to the south of a group of former farm buildings on National Grid Reference SP 96635 24139. It is bounded to the east and west by private gardens belonging to the converted outbuildings of Green Farm, and to the south by pasture.

The building is a single storey, timber framed structure under an iron roof. It is not listed.

Development

The development proposals are for the conversion of this building to a one-bed dwelling (Fig. 3)

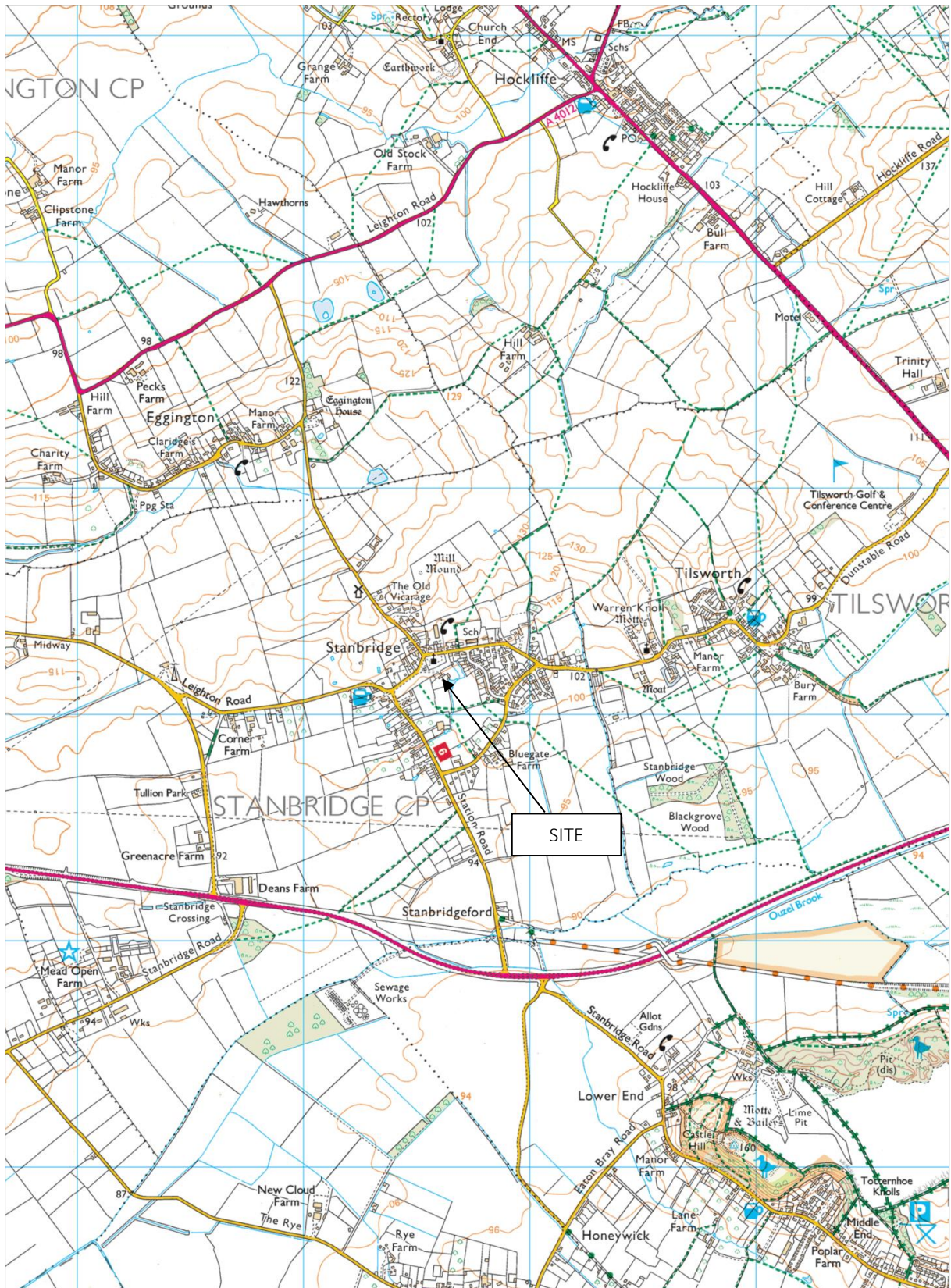


Figure 1: General location (scale 1:25,000)

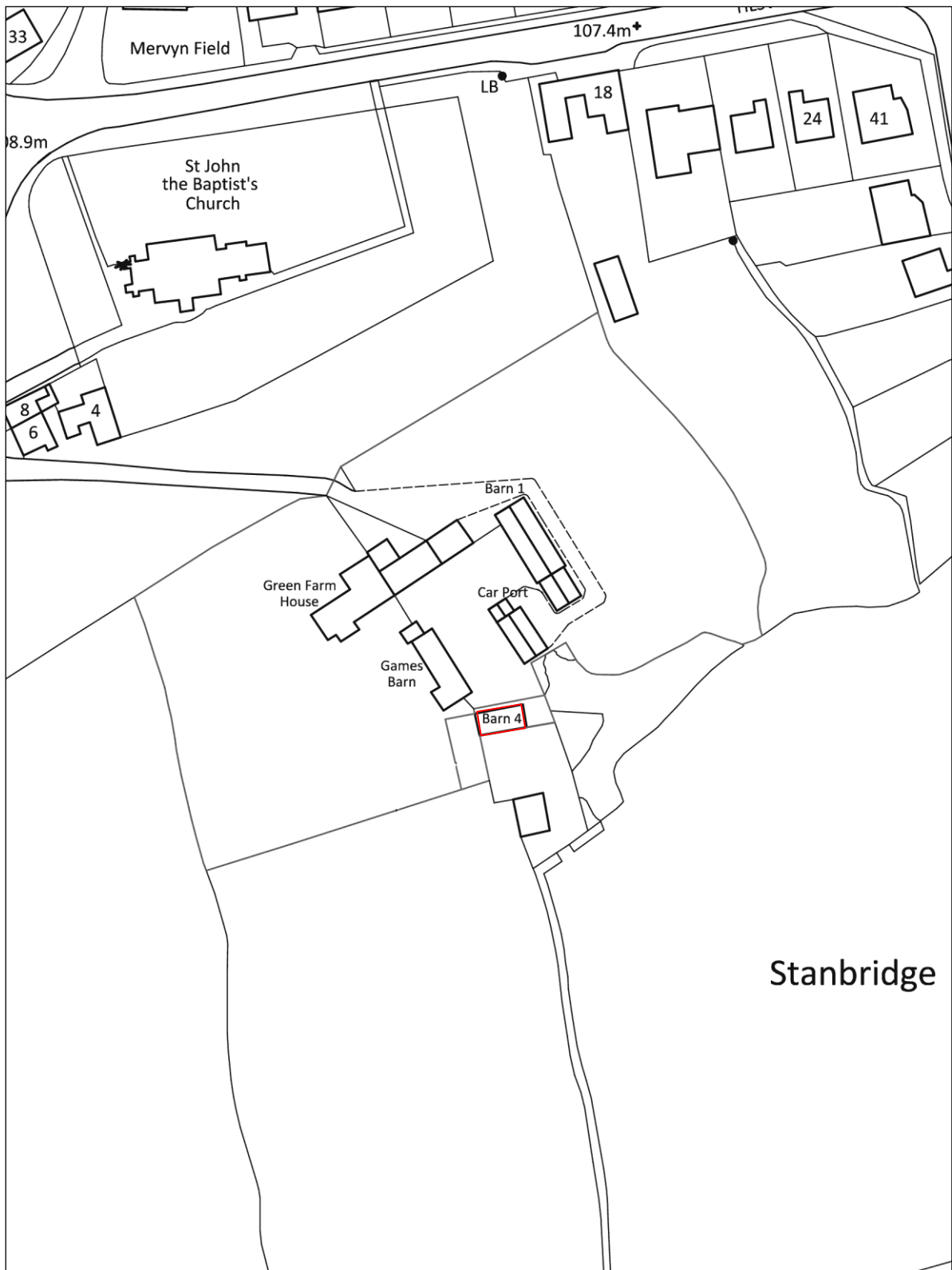


Figure 2: Site location plan (scale 1:25,000)

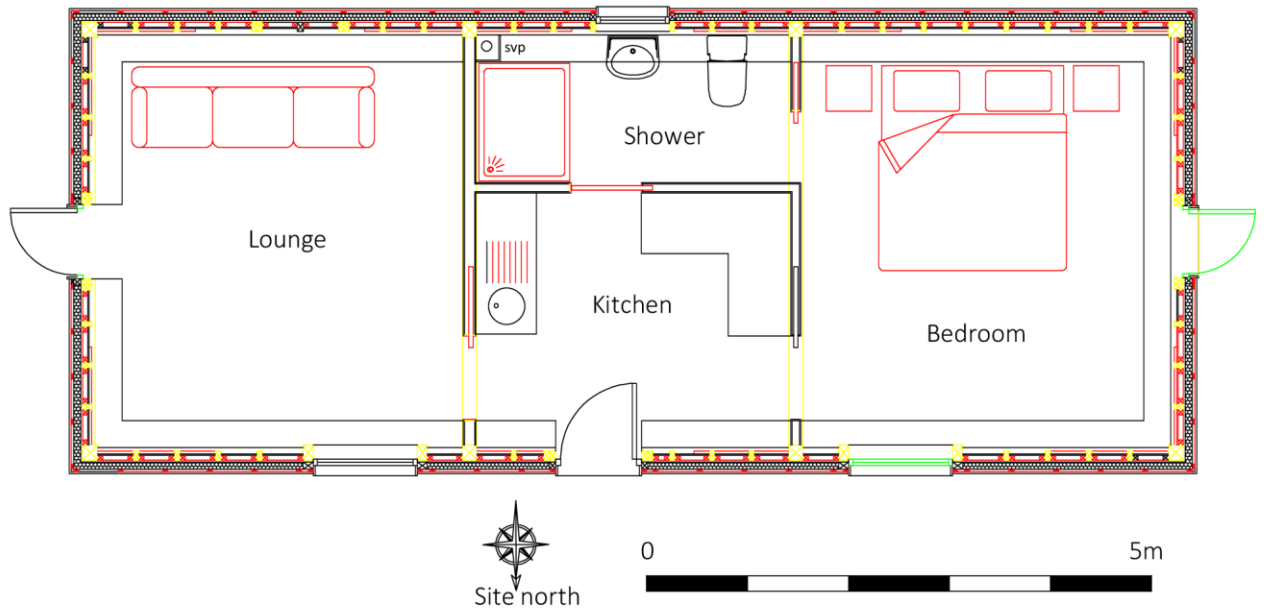


Figure 3: Proposed development (scale 1:75)



2 Aims & Methods

2.1 Aims

As described in the Method Statement, the aims of the project were:

- To compile a record of the building prior to conversion
- To examine the structural history and development of the building in relation to its historical and topographical context
- To provide sufficient information on the historic and architectural significance of the building to inform development proposals
- To provide a report that meets the requirements of the National Planning Policy Framework

2.2 Standards

The work conformed to the following requirements:

- The relevant sections of the Chartered Institute for Archaeologists' *Standard & Guidance Notes* (CIfA 2014)
- The Chartered Institute for Archaeologists' *Code of Conduct* (CIfA 2014)
- Current English Heritage guidelines (HE 2015, EH 2008)
- The Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003)

2.3 Methods

The work was carried out according to the Method Statement, which required:

- A photographic survey covering Historic England items 1-8 inclusive (HE 2016: 19-20).
- The written description to include Historic England items 1- 5, 7, 15 and 18 (HE 2016: 22-23).

2.4 Constraints

No constraints were encountered.



3 Photographic Survey

Barn 4 is a small building measuring 10.87m in length, 4.06m in width and 3.76m in height. It lies to the south of a loosely arranged courtyard of larger farm buildings, now all converted to residential use.

The timberwork, which comprises primary bracing with wide studs, some with waney edges, appears to be of late 17th or early 18th century date. There are two queens post trusses supporting half pole purlins with some bark still attached. The queen posts are hand sawn and no carpenter's marks were evident. The purlins are supported by birds mouth joints. The use of poles suggest that the roof was rebuilt, at least in part, in the 19th century, Twentieth century work is apparent in the Fletton brickwork of the partially rebuilt dwarf wall to the east.

Internally the barn has been subdivided beneath the eastern truss by a half height timber partition made of thick panels. There is a modern trough running along the south wall and the brick floor is slightly lower along the north wall. Each section of the barn is accessed by a stable door in the north wall and the building is lit by windows in the east, west and south walls.



Plate 1: North elevation



Plate 2: East elevation



Plate 3: East end: east wall



Plate 4: East end: roof



Plate 5: East end: northeast corner



Plate 6: East end: northwest corner



Plate 7: East end: partition between east and west end



Plate 8: East end: truss over the partition



Plate 9: East end: south wall & trough



Plate 10: East end: view of the roof from the northeast



Plate 11: East end: southeast corner



Plate 12: West end: west wall



Plate 13: West end: truss



Plate 14: West end: northeast corner



Plate 15: West end: northwest corner



Plate 16: West end: southwest corner



Plate 17: West end: south wall, western end



Plate 18: West end: roof above western end of the south wall



Plate 19: West end: southeast corner



Plate 20: West end: south wall, eastern end



Plate 21: West end: view to east



Plate 22: South and east elevations



Plate 23: West elevation

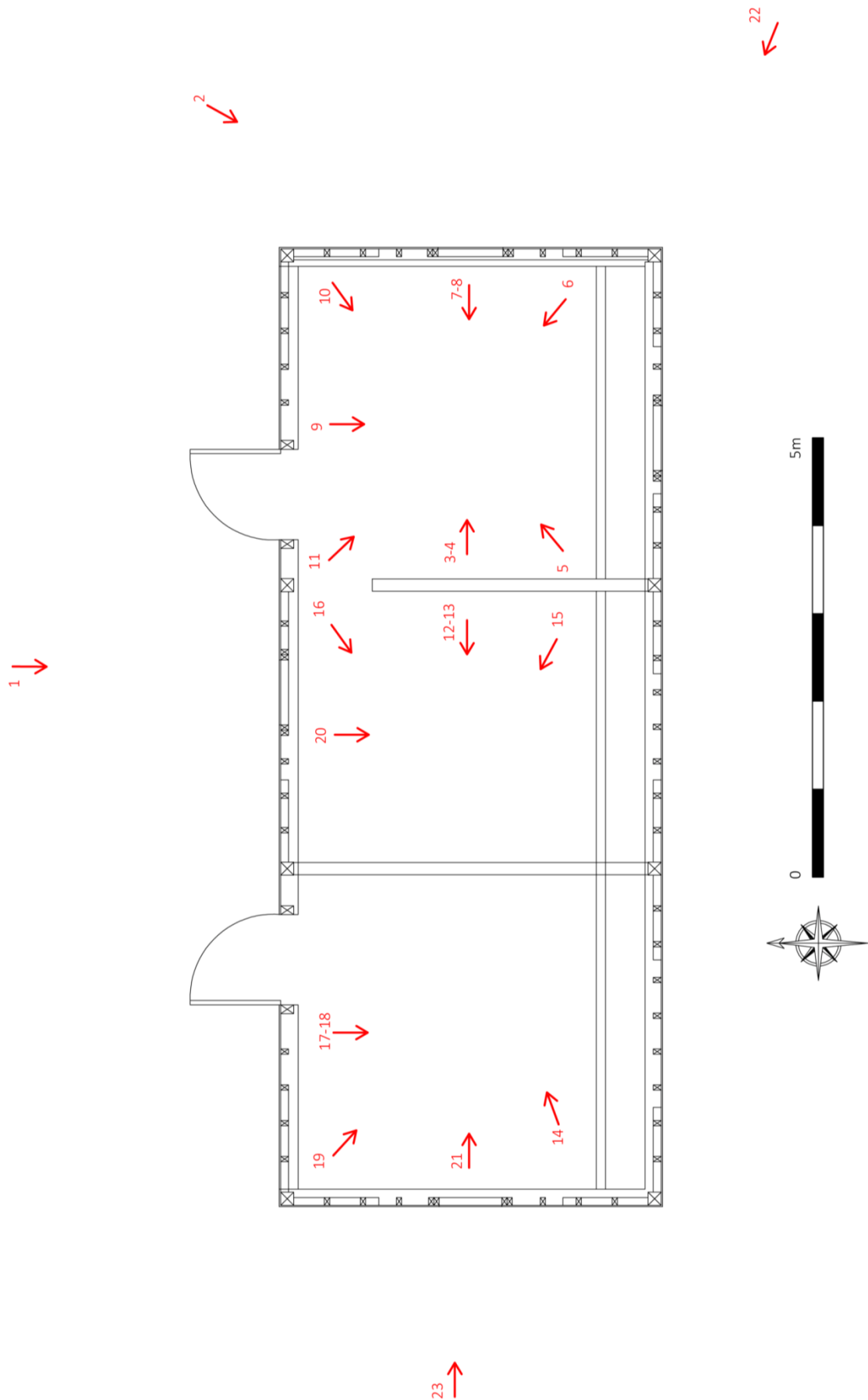


Figure 4: Photo plan (scale as shown)



4 Historical Background

Green Farm House, which is a Grade II listed building, was built on the site of the late medieval manor of Stanbridge Kimptons in the late 17th century (Beds Archives website). It retains much of the original layout of a series of loosely arranged building around a central courtyard. The house was listed in 1952 and is described as follows (NHLE Ref: 1159181):

C17 and C18. Left hand C17 projecting gabled wing has timber-framed first floor with red brick nogging and red brick ground floor. Gabled old tile roof. Modern casements. Of right hand red brick wing. Two storeys. Hipped clay tile roof. Modern casements. Central chimney stack.

To the east of the house is a Grade II listed barn, which is described as (NHLE Ref: 1268115):

Mid to late C18. Timberframed, clad in weatherboarding on painted brick plinth with roof clad in corrugated metal. Five bays with central cart entrance. Wall frame has full-height diagonal braces and no midrail. Double queen-post roof with two sets of purlins. Upper collars span between central queen posts, which interrupt the lower collars. Some curved braces to tie beams. several reused timbers, including part of a C16(?) window.

The farm was split into three lots and sold at auction in 1882 (Beds Archives website). In 1917 it was further subdivided and sold as 5 lots as part of the Hockliffe Grange Estates. At this time, the outbuildings were described as follows:

Range next to Farm House, built of timber on brick foundation, and of recent erection, comprising Paved Stable for four horses, Chaff House with cement floor, Open Three-bay Cart Shed, Large Wheat Barn, built of timber on brick foundation and with new corrugated iron roof, and Lean-to Shed at end. Cow House, built of timber and covered with corrugated iron, fitted with manger and brick floor, to accommodate eight cows, with Pig Stye at end. Large Barley Barn of wood on brick foundation with iron roof, floor partly of brick and raised one end. Pond of water. In Meadow (No.124) is a Cow House for four cows, timbered on brick, with iron roof.

Ten years later the farm was valued as a result of the Rating and Valuation Act 1925 (Beds Archives website). It was at this time owned and occupied by Mrs Bunker, who also owned Ivy Farm and the two were valued together. The outbuildings at this time comprised a brick, wood and corrugated iron corn barn; a weather boarded and corrugated iron loose box; a chaff store; a piggery; a cow house for eight; a brick, wood and corrugated iron cow house for seven; at the rear two brick, wood and corrugated iron loose boxes; a brick, wood and corrugated iron barn; a cow house for four and a weather boarded and corrugated iron three bay open implement shed.

The barn has been used to house livestock until recently.

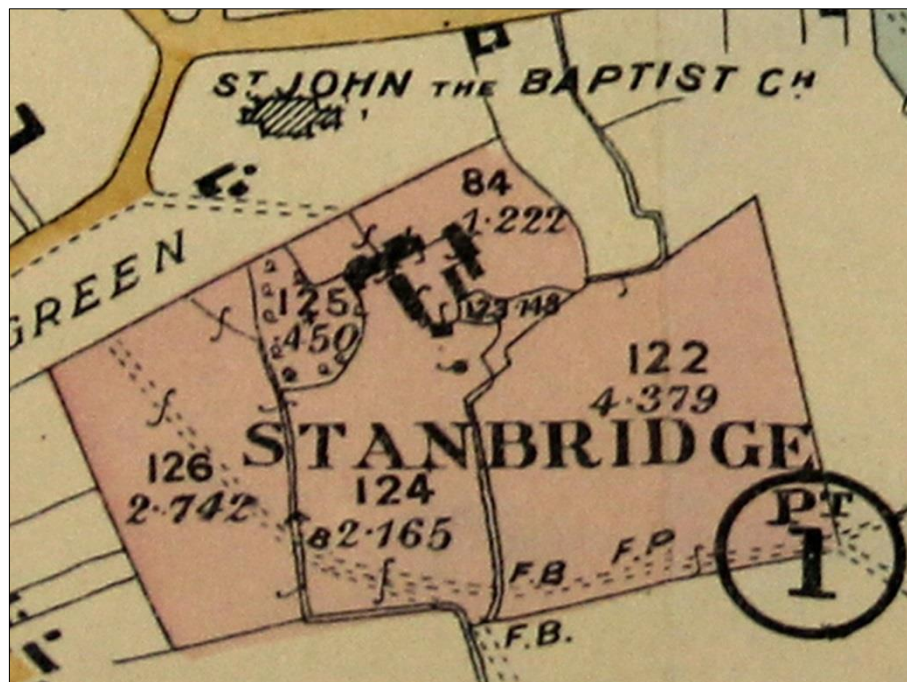


Figure 5: Plan from the 1917 sales particulars (BLARS ref. AD317)



5 Cartographic Evidence

The earliest maps showing the farm in detail date are the Enclosure and Tithe Maps dated 1840 and 1841 respectively. The Enclosure map is the more detailed of the two and shows Barn 4 as well as the two barns to the northeast of it (Fig. 5). By 1882 the barn immediately to the north of Barn 4 had been built and this has since been extended northwards. For copyright reasons the layout is shown on the 1901 Ordnance Map (Fig. 6).



Figure 5: Detail from the 1840 Enclosure Map (not to scale)

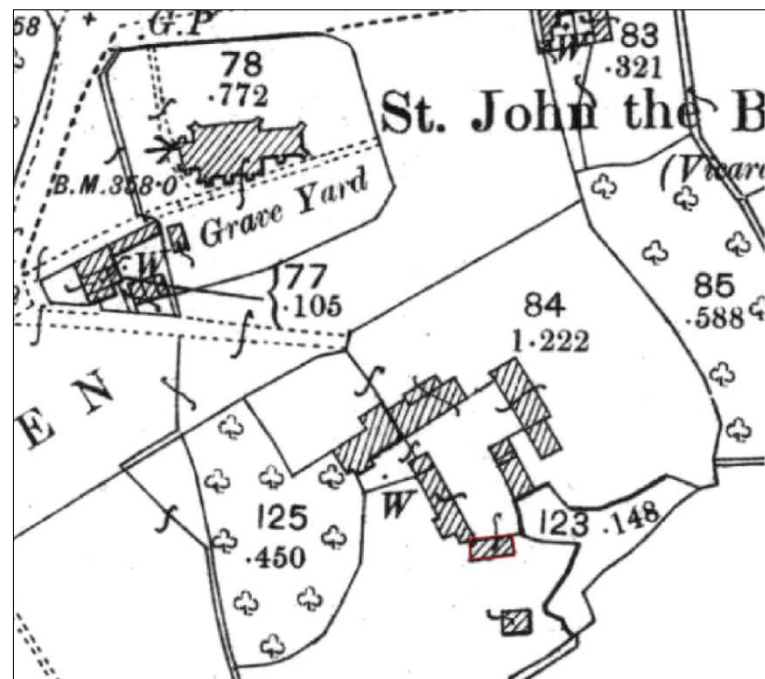


Figure 7: Detail from the 1901 Ordnance Survey Map (scale 1:1500)



6 Setting

Despite the fact that the layout of the buildings has not significantly changed since the end of the 19th century, the setting most certainly has as the farm buildings have been systematically converted to residential use. The conversions are all sympathetic to the original and allow an insight into the way the farm may have appeared and worked (Plates 24-28).

The wider setting of the farm has also changed little since the earliest maps; the farm is still surrounded by fields on all sides other than the north where it is overlooked by the church. Modern development in St Johns Close to the west and Orchard Way and Green Close to the east of Green End Farm has encroached on the otherwise very rural nature of this part of the village (Figs 7-8).



Plate 24: View into the barn complex from the northeast



Plate 25: The barn to the northeast of Barn 4



Plate 26: The barn to the northwest of Barn 4



Plate 27: The pond, field and modern development to the east of the complex



Plate 28: A view of the church from the farm house



Figure 8: The farm in its setting in 1840



Figure 9: The farm in its setting in 2018



7 Acknowledgements

KDK Archaeology is grateful to Kevin McNulty for commissioning this report. Thanks are also due to the staff of Bedfordshire Archives and Records Services for their assistance in the historic research and to Jonathan Prosser of Central Bedfordshire Council for monitoring the project.

The fieldwork was carried out by Karin Kaye MA MCIfA. The report was written by Karin Kaye, and edited by David Kaye BA ACIfA.



8 Archive

8.1 The project archive will comprise:

- Method Statement
- Report
- Historical & Survey notes
- Architect's survey drawings
- List of photographs
- B/W prints
- B/W negatives
- CDROM with copies of all digital files.

8.2 The archive will be deposited with Luton Museum (Accession number applied for).



9 References

Standards & Specifications

ALGAO 2003 *Standards for Field Archaeology in the East of England*. East Anglian Archaeology Occasional Paper 14.

CIfA 2014 *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* Reading: Chartered Institute for Archaeologists

CIfA 2014 *Code of Conduct* Reading: Chartered Institute for Archaeologists

CIfA 2014 *Standards & Guidance Documents (Desk-Based Assessments, Investigation and Recording of Standing Buildings)*. Reading: Chartered Institute for Archaeologists

HE 2015 *The Management of Research Projects in the Historic Environment: the MoRPHE Project Managers' Guide*. London: Historic England

HE 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*. London: Historic England

Kaye, K. 2017 *Method Statement for Historic Building Photographic Survey: Barn 4, Green Farm, Tilsworth Road, Stanbridge, Bedfordshire*

SMA 1995 *Towards an Accessible Archaeological Archive - the Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales*. London: Society for Museum Archaeologists

Walker K 1990 *Guidelines for the Preparation of Excavation Archives for Long-Term Storage*. London: United Kingdom Institute for Conservation, Archaeology Section

Maps & Plans

Stanbridge Enclosure Map (1840)

BLARS MA60

Stanbridge Tithe Map (1841)

BLARS MAT/29/3/1

1901 Ordnance Survey Map 25" to 1 mile

XXVIII.16

1917 Sales Particulars

BLARS Ad317



Appendix 1: List of Photographs

SITE NO/CODE: 345/SGF			Site Name: Barn 4, Green Farm, Stanbridge, Bedfordshire	
Shot	B&W	Digital	View	Subject
1	X	X	S	North elevation
2	X	X	SW	East elevation
3	X	X	E	East wall
4	X	X	E	East end: roof
5	X	X	NE	East end: northeast corner
6	X	X	NW	East end: northwest corner
7	X	X	W	East end: partition between east and west end
8	X	X	W	East end: truss over the partition
9	X	X	S	East end: south wall & trough
10	X	X	SW	East end: view of the roof from the northeast
11	X	X	SE	East end: southeast corner
12	X	X	W	West end: west wall
13	X	X	W	West end: truss
14	X	X	NE	West end: northeast corner
15	X	X	NW	West end: northwest corner
16	X	X	SW	West end: southwest corner
17	X	X	W	West end: south wall, western end
18	X	X	W	West end: roof above western end of the south wall
19	X	X	SE	West end: southeast corner
20	X	X	S	West end: south wall, eastern end
21	X	X	E	West end: view to east
22	X	X	NW	South and east elevations
23	X	X	E	West elevation
24		X	SW	View into the barn complex from the northeast
25		X	NE	The barn to the northeast of Barn 4
26		X	NW	The barn to the northwest of Barn 4
27		X	E	The pond, field and modern development to the east of the complex
28		X	N	A view of the church from the farm house



Appendix 1: OASIS and Site Data

PROJECT DETAILS			
Project Name & Address	Barn 4, Green Farm, Tilsworth Road, Stanbridge, Bedfordshire	Project Site Code	345/SGF
OASIS reference	kdkarcha1-306323	Event/Accession no	Applied for
OS reference	SP 96635 24139	Study area size	N/A
Project Type	Photo Survey	Height (mAOD)	
Short Description	In December 2017 KDK Archaeology Ltd carried out Historic Building Recording of Barn 4, Green Farm, Tilsworth Road, Stanbridge, Bedfordshire in order to fulfil Condition 3 of planning permission for the conversion of the building to residential use. The building dates from the late 17 th /early 18 th century and appears to have been built at the much the same time as the Grade II listed farmhouse and barn to the northeast. Barn 4 is not listed. It served as a Cow House and pigsty for many years and is now the last of the farm outbuildings to be converted.		
Previous work	No	Site status	None
Planning proposal	Conversion to residential use	Current land use	Derelict fam building
Local Planning Authority	Central Bedfordshire Council	Planning application ref.	CB/17100571/FULL
Monument type	Farm building	Monument period	Post-medieval
Significant finds	N/A	Future work	Not known
PROJECT CREATORS			
Organisation	KDK Archaeology Ltd		
Project Brief originator	CBC	Project Design originator	KDK Archaeology Ltd
Project Manager	Karin Kaye MA MCIfA	Director/Supervisor	Karin Kaye MA MCIfA
Sponsor/funding body	Developer		
PROJECT DATE			
Start date	06.12.2017	End date	12.01.2018
PROJECT ARCHIVES			
	Location	Content (eg. pottery, animal bone, files/sheets)	
Physical		None	
Paper		Architects drawings, site notes, photos	
Digital		Method Statement, Report, photos	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title	Historic Building Photographic Survey: Barn 4, Green Farm, Tilsworth Road, Stanbridge, Bedfordshire		
Serial title & volume	KDK Archaeology Report 345/SGF/2		
Author(s)	Karin Kaye MCIfA		
Page nos	27	Date	12 th January 2018