

BANCROFT HERITAGE SERVICES

**HISTORIC BUILDING RECORDING:
THE OLD MALTINGS
BEDFORD ROAD
MILTON ERNEST
BEDFORDSHIRE MK44 1RJ**

NGR: TL 01959 55942

on behalf of Reach Living



April 2019

Ref: BHS/0092/MEM/2



Site Data

<i>Project no / code:</i>	0092 / MEM		
<i>Project name:</i>	The Maltings, Bedford Road, Milton Ernest, Beds MK44 1RJ		
<i>OASIS ref:</i>	340948	<i>Event/Accession no:</i>	BEDFM2019.04
<i>County:</i>	Bedfordshire		
<i>Village/Town:</i>	Milton Ernest		
<i>Civil Parish:</i>	Milton Ernest		
<i>NGR (to 8 figs):</i>	TL 01959 55942		
<i>Present use:</i>	Derelict building		
<i>Planning proposal:</i>	Demolition of existing; erection of 5 residential units		
<i>Local Planning Authority:</i>	Bedford Borough Council		
<i>Planning application refs:</i>	16/01397/FUL: 18/01178/FUL		
<i>Dates of fieldwork:</i>	February 2019		
<i>Client:</i>	Reach Living Third Floor Howard House St Johns Street Bedford MK42 0DJ		
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Cover: The Old Maltings, north elevation from north-west

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Figure 1: General location (scale 1:25,000)
Extent of adjacent scheduled ancient monument NHLE1009554 shown in green

Summary

In February 2019, historic building recording was undertaken of a range of buildings at The Old Maltings, Bedford Road, Milton Ernest, prior to its demolition for residential redevelopment of the site. The brewery/maltings at Milton Ernest was built between 1803 and 1881, probably around the middle of the 19th century. Prior to this, the site was undeveloped. The brewery/maltings was developed by the Gibbins family of Milton Ernest, remaining in their ownership until at least 1890. The site appears to have continued to function as a brewery/maltings, possibly until the 1930s. During WW2 the site was turned over to light metal fabrication. Before 1979, the north-east range of buildings on the site disappeared: either through accident or deliberate demolition. At this time, the east end of the surviving range appears to have been reconstructed in its present truncated form. During the second half of the 20th century, the remaining buildings appear to have had a variety of light industrial and retail uses. The central part of the range, originally a walled yard, was given an upper storey and flat roof during this period.

The survey revealed scant evidence for the original functions of the buildings. It is possible that Building 2 was originally stables and a cart-house, with storage for fodder above. Building 1 is typical of many mid-19th-century industrial buildings, used for a variety of manufacturing processes.

1 Introduction

1.1 In February 2019 *Bancroft Heritage Services* (BHS) carried out historic building recording at The Maltings, Bedford Road, Milton Ernest, Bedfordshire MK44 1RJ. The project was commissioned by the clients, Reach Living, and was carried out under the terms of the *National Planning Policy Framework* (NPPF), as part of a condition of planning permission (also requiring archaeological observation) for development involving buildings on the site. The methodology for the project was described in a written scheme of investigation (WSI: Zeepvat 2019), approved on behalf of the local planning authority (LPA), *Bedford Borough Council*, by their Archaeological Officer (AO). The relevant planning application references are 16/01397/FUL and 18/01178/FUL.

A report on the results of the archaeological observation will be prepared and submitted separately.

1.2 *The Author*

Bob Zeepvat BA FSA MCIFA is an established archaeologist with extensive experience in managing archaeological projects, of preparing initial assessments and undertaking a wide range of fieldwork for sites in both rural and urban environments, of post-excavation, publication and presentation projects, and of work on a wide range of historic buildings and structures. He holds a first degree from the University of Leicester, and has been a validated Member of the Chartered Institute for Archaeologists since 1986. Bob has been involved in the management of archaeological projects since the late 1970s, notably as Senior Field Archaeologist for the *Milton Keynes Archaeology Unit* (1986-94), as Project Manager for *Hertfordshire Archaeological Trust* (1994-97), and as Manager and Historic Buildings Consultant for *Archaeological Services & Consultancy Ltd* (1998-2014).

1.3 **The Site**

1.3.1 *Location & Description*

The Maltings, henceforth the development site, is located in the village and civil parish of Milton Ernest, in the Bedford Borough unitary area, at Ordnance Survey NGR TL 01959 55942 (Fig. 1). The site, which lies at the south end of the village, comprises a long rectangular plot of c.900 sq. m, aligned SW-NE, on the east side of Bedford Road, c.800m south-west of the parish church. The SW end of the site borders Bedford Road, the SE boundary is marked by a stream, there is a paddock to the NE, while to the NW are private gardens. The SE side of the site is occupied by a long, 2-storey range of brick buildings, currently disused.

1.3.2 *Topography & Geology*

The development site is located in the Great Ouse valley, about 400m east of the river at an elevation of c.44m AOD, on land that naturally slopes downward to the west, though the site has been levelled somewhat, so there is a brick retaining wall at its NE end. Soils in the site area belong to the Moreton association, described as 'dominantly brownish or reddish subsoils and no prominent mottling or greyish colours (gleying) above 40cm depth' (Soil Survey 1983, 511b), above Kellaways clays (<https://www.landis.org.uk/services/soilsguide/series.cfm?Serno=1260>).

1.3.3 *Proposed Development*

The proposed development will comprise demolition of the existing range of buildings, followed by construction of five residential units within the same footprint, with associated access, parking, landscaping and services (Fig. 3).



Figure 2: Site location (scale 1:1250)

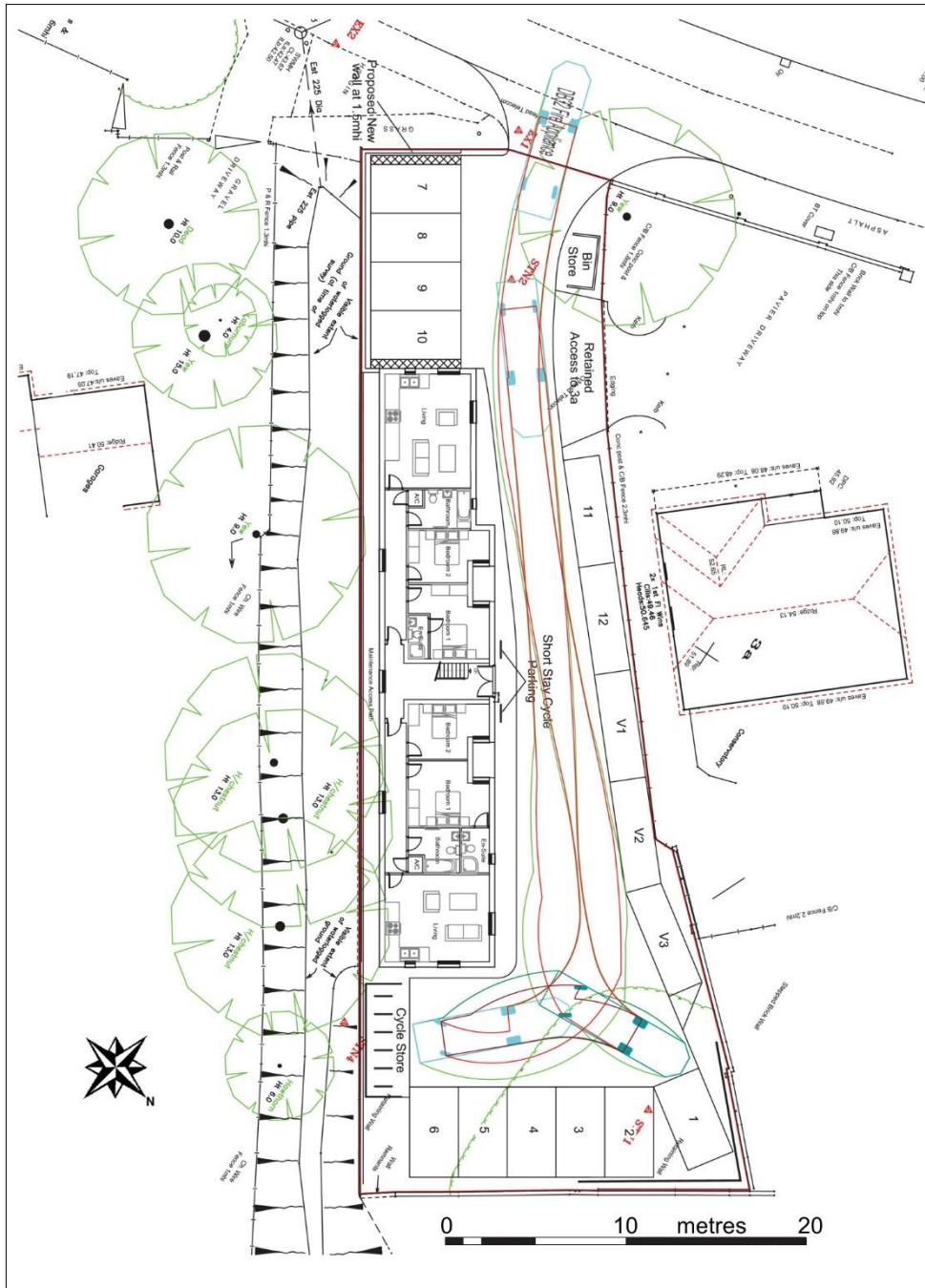


Figure 3: Proposed development, planning ref. 16/01397/FUL (scale 1:400)

2 Aims & Methods

2.1 Aims

As described in the WSI, the aims of the building recording element of the project were:

- To create a detailed, comprehensive, and phased record of the existing building ahead of the demolition work.

2.2 Standards

The building recording conforms to the WSI, to the Chartered Institute for Archaeologists' *Code of Conduct* (CIfA 2014a), relevant CIfA *Standard & Guidance Notes* (CIfA 2014b-d), to the Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003) and to current Historic England guidelines (HE 2015, 2016).

2.3 Methods

The building recording was carried out according to the WSI, which described:

- A programme of historic building recording to Historic England Level 2/3 (HE 2016).

2.4 Constraints

Externally, the south elevation of the building was heavily overgrown with ivy and was very close to the site boundary, so detailed photographic recording was not feasible. The only part of the building's interior that was not recorded was the first floor of the linking structure (Room F2). As this part of the building had lost its roof, the timbers forming the stairs and upper floor were very wet and showing signs of rot. Accordingly, observations were limited to the ground floor in this part of the structure, for safety reasons.

3 Archaeological & Historical Background

3.1 Introduction

The following section provides a summary of the readily available historical background to the development site and its environs. This section has been compiled with information from the Bedford Borough Historic Environment Record (BBHER) and other readily available sources. The development site lies within an area of archaeological and historical interest and has the potential to reveal evidence of a range of periods, the focus of attention being Anglo-Saxon and later periods.

EBD = HER event ref. HER = Historic Environment Record ref. NHLE = Scheduled Ancient Monument ref.

3.2 Prehistoric & Iron Age (before AD43)

There is no record of any human activity pre-dating the Roman period within the village of Milton Ernest and its vicinity. The only possible exception is the undated cropmark of a possible large rectilinear enclosure, north-east of the village (HER3309).

3.3 Roman (AD43-c.450)

Some evidence for activity of Roman date has been noted in and around Milton Ernest. On the north bank of the Ouse, c.400m south-west of the development site, a possible Roman ford and associated Roman coins were discovered (HER1325). To the immediate south of the site, a dense scatter of Roman pottery was found in the garden of Chestnut Cottage (HER1937: Simco 1984, 112). Approximately 500m east of the proposed development, a possible Roman occupation site was identified during the construction of a water pipeline (HER16127: BCCAS 95/21). A fragment of possible Roman quern stone is recorded from the Vicarage (HER2844).

3.4 Anglo-Saxon & Medieval (c.450-c.1500)

The HER records no evidence for Saxon activity within Milton Ernest and the surrounding area. The manor of Milton Ernest (also Harnesse Manor) is mentioned in the Domesday Survey of 1086 (Page 1912, 144), so there is likely to have been a settlement in the area since the early medieval period (HER17057). The village is now a locally designated Area of Archaeological Interest: its earthworks extend for some distance to the north and east of the present settlement, as the village was twice its present size in the 14th century. Immediately adjacent to the site of the 'Old Maltings' are the scheduled remains of medieval settlement earthworks (HER1323; NHLE1009554) including a holloway, representing a former road, and house-sites, surrounded more widely by traces of former medieval open-field strip cultivation – 'ridge-and-furrow earthworks' (e.g. HER3297). Possible medieval features and finds recorded within the present village include a small oven or kiln, revealed during trial-trench evaluation in Radwell Road (Wilson 2005), and a lead papal *bull*a of Pope Clement V (1305-14), also found in Radwell Road (HER16031).

3.5 Post-Medieval to Modern (1500-present)

The HER records several post-medieval sites in the Milton Ernest area. About 600m north-west of the development site is a clay pit, recorded in 1708 as 'Claypitt Furlong' (HER9891). Adjacent to Bedford Road, 250m south of the site, a sand pit is marked on the First Edition Ordnance Survey map (HER2981). A watching brief during development in Radwell Road recorded a Victorian well EBD104: Gill 2006). A number of structures in Milton Ernest are listed, dating from the 17th century and later: the nearest to the development site is the eastern boundary wall of Milton Ernest Hall, listed Grade II (HER9248: listing ref. 1114300) for its group value with the Hall, a Gothic revival country house.

3.6 **Site-Specific**

The 'Old Maltings' (HER9254) is a former maltings dating to the 19th century. It seems likely that the Gibbins family, local landowners in Milton Ernest, established a maltings on the site in the first half of the 19th century. The name 'Robert Gibbins' appears on the enclosure map of 1803 (Fig. 7) in relation to land north of the site. *Kelly's Post Office Directory* for 1854 lists Pancras Gibbins, 'brewer, maltster, farmer & assessor of taxes' in Milton Ernest, suggesting that the maltings on the site was in operation by that time. *Cassey's Directory of Bedfordshire & Huntingdonshire*, 1862 contains the same entry. The 1890 edition of Kelly's Directory of Bedfordshire lists 'Gibbins, William H, farmer & maltster', suggesting the business had passed down within the family. However, beyond that date there are no further trade directory entries referring to a brewery or malt house in Milton Ernest, and no clues suggesting any change of use. One source states 'Between 1881 and at least 1900, Henry Staff ran the Steam Brewery from the site' (letter from Phillips Planning Services to LPA, 21/07/16), though it has not been possible to verify this. It is believed that the building was in use as a brewery and/or maltings until the 1930s (Beds CC archaeological brief), though again, this has not been verified. During World War Two the site was given over to light metal fabrication, employing many local women. Subsequently, a sewing business was based there, with 100 sewing machines on the top floor (PPS, letter 21/07/16). The site was most recently used as a furniture warehouse and retail centre: evidence of this function was still abundant throughout the building.

In 2005, Historic England (then English Heritage) assessed the building with a view to possible listing. They concluded that the building did not have sufficient merit to be worthy of designation, recommending that, if approval for demolition was granted, that a historic building recording condition be attached to planning consent.

3.7 **Cartographic Evidence**

The earliest map showing Milton Ernest in detail is the enclosure map of the parish, dated 1803 (Fig. 4). This shows the site area at the south end of the village, then occupied by gardens or paddocks belonging to a row of cottages to the north. No buildings are shown on the site at this time.

By the publication of the relevant Ordnance Survey First Edition 25" sheet in 1884 (Fig. 5), the site had been developed. A long, L-shaped range – labelled 'Brewery' – extended along the full length of the south and east sides of the site, also to the north-west of the present site boundary in the north corner. A similar picture is presented by the 25" sheet for 1901 (Fig. 6) and the 6" sheets for 1938 and 1960 (not illustrated). On all three editions the building is labelled 'Malt House': this probably indicates that the 6" sheets were derived from the 1901 25" sheet, without any attempt at revision, as brewing/malting had ceased on the site by 1960, if not by 1938. By the publication of the OS 1:2500 sheet in 1979 (Fig. 7) the north-eastern range of the building had been demolished and replaced by a smaller detached structure in the north corner of the site, while the truncated south-east range is shown to consist of four parts, approximating to Buildings 1 and 2 of the present survey, the linking structure between them and a smaller structure at the north-east end of the range, possibly a lean-to, traces of which were noted in the survey (Section 4.5 & Plate 3).



Figure 4: Extract from the Milton Ernest enclosure map, 1803 (not to scale)

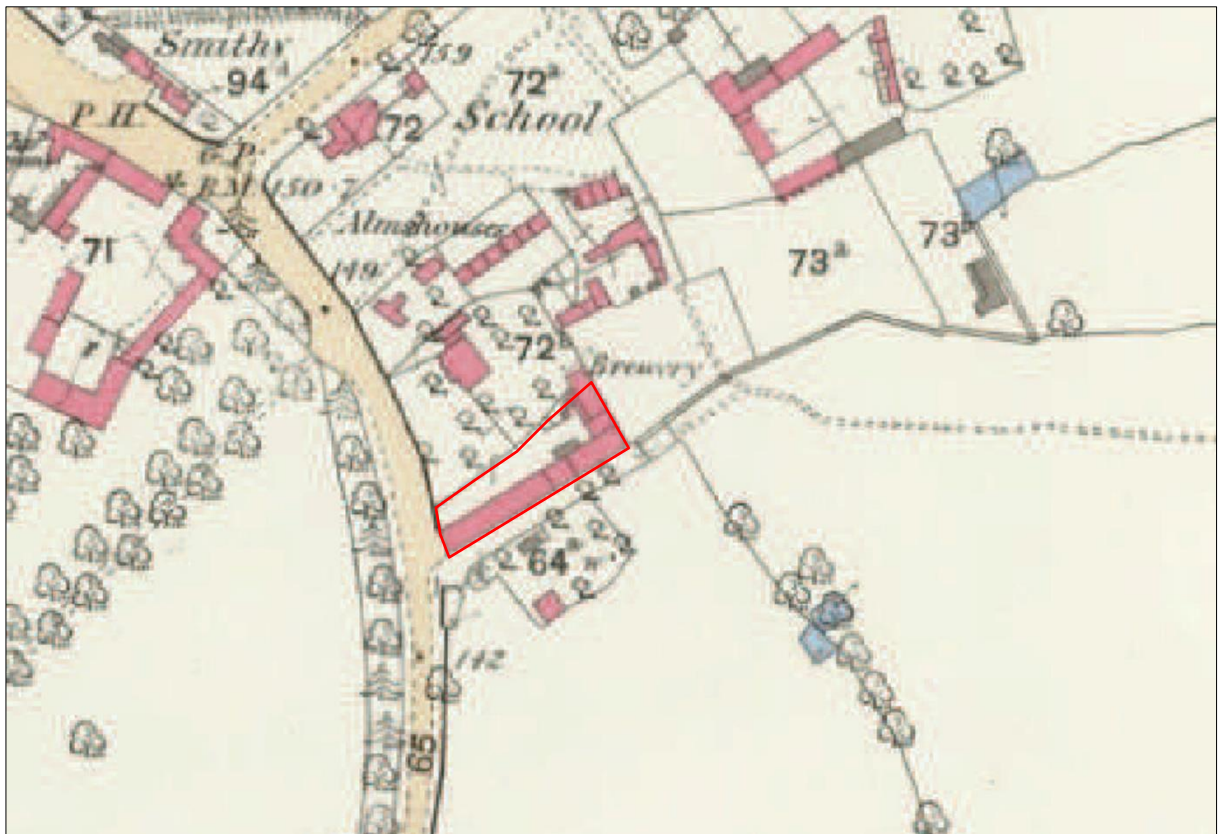


Figure 5: Extract from the Ordnance Survey First Edition 25" sheet, 1884 (not to scale)



Figure 6: Extract from the Ordnance Survey Second Edition 25" sheet, 1901 (not to scale)



Figure 7: Extract from the OS 1:2500 sheet, 1979, showing earthworks east of the site (not to scale)

4 The Buildings

4.1 *General*

The Old Maltings comprises a brick-built range of two and three storeys, beneath slated roofs, measuring 46.0 x 7.65m overall. The range is aligned north-east to south-west, though in order to simplify description for the purpose of this report, the building is described as if aligned west to east. Compass roses shown on drawings point to 'true' north, with a red line indicating 'survey' north. From west to east, the range consists of three distinct but linked structures:

Building 1: 28.5m long, rising to 7.5m (eaves) and c.9.6m (ridge). Comprises 3 storeys, beneath a hipped roof. Rooms G1, G2, G3, G4, F1, S1.

Infill Structure: length c.5m, rising to c.6m (eaves). Comprises 2 storeys, beneath flat roof, now missing. Rooms G5, F2.

Building 2: 12.5m long, rising to 6.4m (eaves) and c.8.6m (ridge). Comprises 2 storeys, beneath a roof hipped to west, gabled to east. Rooms G6, G7, G8, F3, F4.

Buildings 1 and 2, along with the lower parts of the infill structure, are constructed with reddish-purple bricks laid in Flemish bond. The upper parts of the infill structure are built using reddish-orange bricks, also laid in Flemish bond.

4.2 *North Elevation* (Figs 9, 10 & 13)

Building 1: Probably the most noticeable feature of the north elevation of Bldg 1 is its regular layout, with string courses, three bricks deep, running the length of the building at first and second-floor levels with window and door openings, particularly on the upper floors, mostly aligned vertically in each bay. The central bay has taking-in doors on the upper floors, with the mounting for a pulley hoist (now missing) alongside the upper door. Windows on the first floor are mostly 6-pane casements with timber sills, set beneath flat brick arches. One first-floor window opening (Room G3) contains wooden louvres. On the second floor the windows are smaller, 4-pane hopper windows (see Plate 34), beneath timber lintels. Two additional window openings at first-floor level are set into the lower string course, beneath brick-arched lintels. One contains a 6-pane casement, the other a modern, single-pane window: the opening has clearly been modified to fit this. At ground-floor level the two windows are modern, single-pane replacements: both openings have been modified to fit these. The four doors, from west to east, comprise a substantial plank-and batten door beneath a flat brick arch, double doors beneath a timber lintel set into the string course, a tall modern plank-and batten door beneath a timber lintel set into the string course and a second set of double doors, as previously described.

Infill Structure: The lower string course of Bldg 1 extends across the lower part of the infill structure: about 3 courses above it, the character of the brickwork changes, as described above. The upper brickwork is not of the same quality as that in Bldgs 1 and 2, into which it is roughly bonded. The lower part of the structure has two doorways beneath lintels set into the string course, each with flush double doors with relatively modern door furniture. Above each lintel is a square air brick. Above the doors are two modern, aluminium-framed single-paned windows, beneath thin reinforced concrete lintels. The upper string course of Bldg 1 does not extend across this structure. A flue pipe (possibly from a heating boiler?) rises up the centre of this part of the north elevation.

Building 2: In contrast to Bldg 1, the north elevation of Bldg 2 has no string courses or other embellishments. Its most noticeable feature is a distinct change in the character of the brickwork, marked by a staggered but near-vertical line up the face of the building (Figs 9 & 13), suggesting a major rebuilding episode. To the west of this, openings comprise a wide double 'cart' door beneath a flat brick-arched lintel, adjacent to a single door set beneath a

flat brick-arched lintel, with a similar door directly above. To the east of the smaller ground-floor doorway, a small window with a delicate 18-pane cast-iron frame is set in an opening with a semi-circular arched lintel and a brick sill (Plate 4). To the east of this, the apparently rebuilt section of the elevation contains a second similar window, then a doorway beneath an inserted modern concrete lintel with a second doorway beneath a flat brick-arched lintel directly above.

4.3 **South Elevation** (Figs 9, 10 & 13; Plate 1)

Building 1: As with the north elevation, the south elevation of Bldg 1 has string courses, three bricks deep, running the length of the building at first and second-floor levels with window and door openings, particularly on the upper floors, mostly aligned vertically in each bay. Windows on the first floor are mostly 6-pane casements with timber sills, set beneath flat brick arches. One first-floor window opening (Room G3) contains wooden louvres. On the second floor the windows are smaller, 4-pane hopper windows (see Plate 34), beneath timber lintels. The easternmost of these has been partly bricked up. Three additional window openings at first-floor level are set close to the lower string course, beneath brick-arched lintels. Two contain 6-pane casements: the easternmost is damaged and incomplete. At ground-floor level, the two western windows appear to be enlargements or later insertions, the next two have been bricked up and the easternmost has been boarded over.

Infill Structure: As with the north elevation, the lower string course of Bldg 1 extends across the lower part of the infill structure: about 3 courses above it, the character of the brickwork changes. The upper brickwork is not of the same quality as that in Bldgs 1 and 2, into which it is roughly bonded. There appears to be a single large modern window in the upper part of this section, but it could not be examined closely or measured accurately.

Building 2: Because of the dense ivy growth it was not possible to determine whether the south elevation of Bldg 2 showed evidence of rebuilding, as with the north. The only features noted in this elevation were five windows, two at first-floor level and three set high up in the ground floor. These were mostly boarded up, making details difficult to ascertain.

4.4 **West Elevation** (Fig. 11, Plate 2)

Building 1: The string courses noted on the north and south elevations did not extend across this elevation, terminating $1\frac{1}{2}$ bricks (c.33cm) from the corners. Located centrally on the ground floor was a fixed single-pane window beneath a timber lintel. This was evidently a modern insertion, as the opening had been rather crudely modified to accept it. Above the window at first- and second-floor levels were openings for taking-in doors, the first-floor opening having a flat brick-arched lintel. Both openings had been converted subsequently to windows, by boarding up the lower part and inserting glazed panels above.

Alongside the upper taking-in door, the pivoting arm of a pulley hoist survived (Fig. 8).

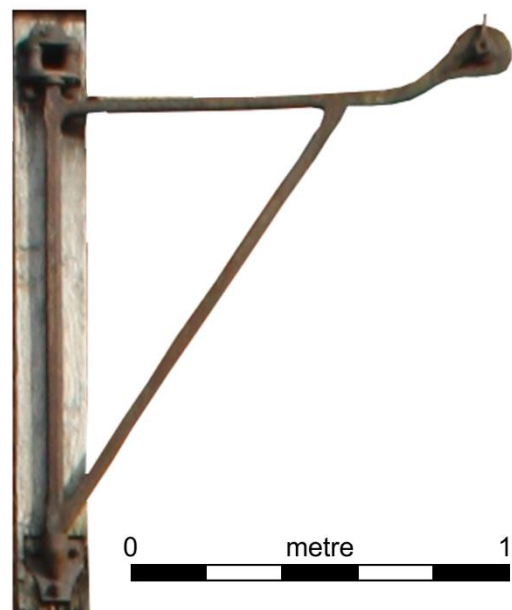


Figure 8: Surviving pulley hoist, west end of Building 1 (scale 1:20 approx.)

4.5 **East Elevation** (Fig. 13, Plate 3)

Building 2: Partly covered with ivy, this elevation was featureless, apart from exposed purlin ends. A horizontal timber, fastened to the wall c.2m above ground level, may be the surviving roof support for a possible lean-to structure at this end of the range, shown on the 1979 Ordnance Survey sheet (Fig. 7).

4.6 **Ground Floor** (Figs 11 & 14)

Building 1

Comprising four rooms, all accessed externally from the north, and with linking doorways internally. Rooms G1 and G2 were originally a single room of 6 bays, now subdivided (2 + 4) by a modern glass and timber partition. With the exception of G1, which has a brick floor, the rest of the ground floor is quarry tiled. The floor in G4 slopes downwards towards G3. Rooms G3 and G4 are both double height: although there is a step in the brickwork at first-floor level, there is no evidence for a first floor in these rooms. All internal walls are brick, some are painted. There are no ceilings: room heights given below are measured to the bottom of the secondary floor joists.

Room G1 (Plate 5)

Structure: Building 1

Size: 4.87 × 6.67m, height c.2.04m

Description: Brick floor with concrete repairs. External door to north: windows, both probably modern insertions/enlargements of originals, to west and south. Brick 'benches', c.1m high, along part of the south wall and in the north-west corner: possibly former supports for a vat or tank? In the centre of the room, the principal floor joist is supported by a cast iron column.

Room G2 (Plates 6, 7)

Structure: Building 1

Size: 9.4 × 6.67m, height c.2.04m

Description: Quarry tiled floor, largely complete. Double external door to north, doorway to G3 to east. Three windows to south: one a later insertion, the other two are original openings, bricked up. The three principal floor joists are supported by cast iron columns, in a line down the centre of the room: the easternmost joist has a second column inserted, towards the south wall.

Room G3 (Plates 8-11)

Structure: Building 1

Size: 8.8 × 6.67m, height c.4.3m

Description: Quarry tiled floor. External door to north, internal doorways to G2 and G4. No ground-floor windows: three window openings at first-floor level to north and south, the central one on both sides having wooden louvres rather than a window. Wall thickness reduces at first-floor height on north, south and east walls, with buttresses to the principal joists. The west wall above first-floor height is constructed in timber, clad in vertical planks c.20cm width. In the north-west corner, a modern timber staircase gives access to the first floor. Beneath this, there appears to have been a cupboard. All four walls appear to have originally been painted black to c.1.6m above floor level.

Room G4 (Plates 12-15)

Structure: Building 1

Size: 4.11 × 6.67m, height c.4.3m

Description: Quarry tiled floor, sloping down to west. External double door to north, internal doorway to G3. Ground and first-floor window openings to north and south. In the east wall, traces of a blocked doorway at first-floor level. Wall thickness reduces at first-floor height on all four walls, with buttresses to the principal joist. In the north-east corner is a brick-built hearth, 0.6 x 0.4m and 1.0m high, with a corbelled brick flue above rising towards the north wall. Examination of the exterior revealed repairs to the brickwork in the area where the flue would be expected to emerge. The function of this hearth remains unknown.

Infill Structure

Comprising one room (G5), accessed externally from the north, with an internal linking doorway to G6.

Room G5 (Plates 16, 17)

Structure: Infill

Size: 5.0 × 6.7m, height c.2.5m

Description: Concrete floor. Two doorways to north, each fitted with modern flush double doors. Inserted doorway (iron lintel) with step down into G6 in south-east corner. Modern staircase on south side, giving access to F2. It is worth noting that in this part of the building, the principal floor joists are aligned east-west rather than north-south, as they are in Buildings 1 & 2.

Building 2

Probably the most noticeable feature of Bldg 2 is that it has greater ceiling heights than in Bldg 1. Bldg 2 has also undergone more recent changes than Bldg 1, in terms of inserted doorways, wall cladding etc. The ground floor comprises three rooms (G6-G8), all accessed externally from the north.

Room G6 (Plate 18)

Structure: Building 2

Size: 2.94 × 6.7m, height 2.5m

Description: Brick floor. Brick walls, whitewashed. Wide double door to north, high-level window to south, inserted doorway to G5. Lath & plaster ceiling.

Room G7 (Plates 19, 20)

Structure: Building 2

Size: 4.26 × 6.7m, height 2.5m

Description: Brick floor, partly covered in concrete. Brick west wall, whitewashed: east wall clad in modern matchboarding, south wall in hardboard and fabric. Door and small window to north, high-level window to south, inserted (?) doorway to G8. Lath & plaster ceiling. Modern fabric-covered display bench across south end.

Room G8 (Plate 21)

Structure: Building 2

Size: 4.01 × 6.7m, height 2.7m

Description: Concrete floor, probably over brick. Brick east wall, whitewashed, with stone footings: west and north walls partly clad in modern board. Door and small window to north, high-level window to south, inserted (?) doorway to G7. Modern timber stairs with concrete base at south end of room, leading to F4. Lath & plaster ceiling.

4.7 **First Floor** (Figs 12 & 14)

Building 1

The first floor in Bldg 1 extends only over Rooms G1 and G2 in the western half of the building. It is supported on north-south principal joists set into the walls at roughly 2m intervals, with smaller-section east-west secondary joists socketed into them at c.40cm intervals and flooring boards 25mm thick and 20cm wide laid over.

Room F1 (Plates 22-27)

Structure: Building 1

Size: 14.4 × 6.5m (overall)/9.88m (main only), height 2.2m

Description: Originally a single space, an office has been partitioned off in its south-east corner, with modern studding partitioning. It has a single south-facing window. At the top of the stairs from G3 is a landing area with a taking-in door to the north, stairs to the second floor and a doorway into the main part of F1 to the west, and a part-glazed partition and doorway into the office to the south. The area beneath the stairs is partitioned off for storage: the partition here is constructed with much rougher timber than the office partitions and is almost certainly earlier. The main part of F1 has two windows to the north and south and a former taking-in door (now a window) to the east. Two cast iron columns, similar to those on the ground floor, support the third principal joist from the west end. The principal joists all have substantial iron strapping where they meet the walls. Against the office partition, in the south-east corner, a small 2-leaf trapdoor has been inserted in the floor: its function is uncertain.

Infill Structure

For reasons described elsewhere, the first floor of the infill section (F2) was not surveyed. The floor structure was observed from below, and the windows from outside the building.

Room F2

Structure: Infill

Size: 5.0 × 6.8m approx., height not known

Description: Boarded floor structure, more or less as described for Buildings 1 & 2 but on a predominantly east-west alignment, rather than north-south. Two large modern windows to north; a third large window possibly to south. Stairs from F1 on east side.

Building 2

The upper floor in Building 2 has timber boards similar to those in Building 1 on a north-south alignment, but no sign of principal joists, suggesting that it is supported by east-west joists set directly into the walls. The difference in floor levels between Rooms F3 and F4 is noteworthy.

Room F3 (Plates 28, 29)

Structure: Building 2

Size: 7.44 × 6.7m, height 2.9m (to truss)

Description: Timber floor, boards on north-south alignment. Loading door to north, single window to south, inserted door to F4 to east. Brick walls, whitewashed. In the west wall is a row of timber sockets, each c.300 × 75mm, at c.1.4m above floor level. Their function is unknown. The room is open to the roof.

Room F4 (Plate 30)
Structure: Building 2
Size: 4.1 × 6.7m, height 2.7m (to truss)

Description: Timber floor, boards on north-south alignment. The floor in this room is c.200mm above that in F3. Brick walls, whitewashed. Loading door to north, single window to south, inserted door to F3 to west. The room is open to the roof. Opening to south, with modern staircase to G8.

4.8 **Second Floor** (Fig. 12)

From the first-floor landing in Building 1, stairs lead to the second floor (Plate 31). This floor comprises a single space running the full length of Building 1, interrupted only by the rails surrounding the stairwell and a modern storage 'cage' inserted at the east end. Construction of the upper floor is as described for the first floor.

Room S1 (Plates 32-36)
Structure: Building 1
Size: 27.9 × 6.9m, height 1.95m (to truss)

Description: Timber floor, boards aligned north-south. Taking-in doors to west (now a window) and north. To the right of each taking-in door, a substantial upright timber is bolted to the wall as the inner support of the external pulley hoist. Apart from the taking-in doors, there are four north-facing windows and five south-facing. There are narrow brick buttresses beneath some but not all of the roof trusses. There is no ceiling, the room being open to the roof, which has been clad internally with black polythene, obscuring some structural detail.



Plate 1: Buildings 1 & 2, south elevations from south-east



Plate 2: Building 1, west elevation from west



Plate 3: Building 2, east elevation from east



Plate 4: Building 2, close-up of small arched window in north elevation



Plate 5: G1, looking north-west



Plate 6: G2, looking east



Plate 7: G2, detail of double doors to north



Plate 8: G3, looking north-west



Plate 9: G3, looking south-west



Plate 10: G3, looking north



Plate 11: G3, looking east



Plate 12: G4, looking north



Plate 13: G4, looking south



Plate 14: G4, detail of hearth in north-east corner



Plate 15: G4, detail of buttress above north door



Plate 16: G5, looking south-east



Plate 17: G5, looking north-east



Plate 18: G6, looking north



Plate 19: G7, looking north



Plate 20: G7, surviving brick flooring in north-east corner

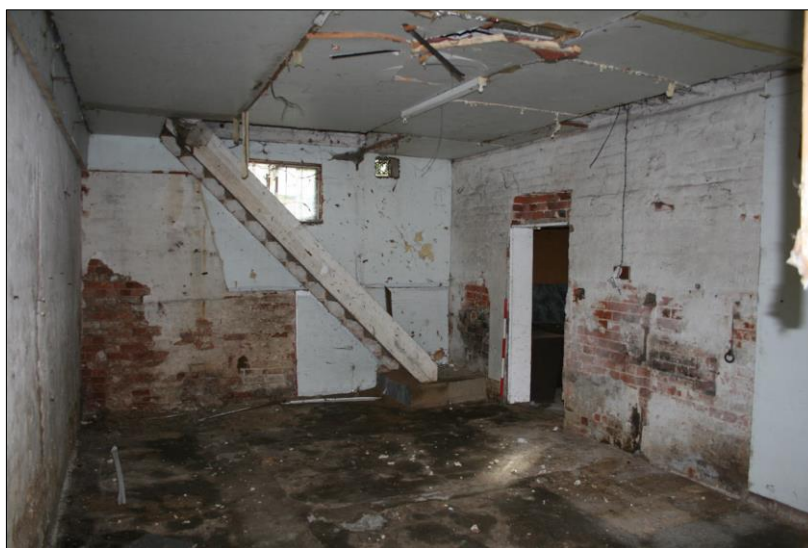


Plate 21: G8, looking south



Plate 22: F1 landing, looking north



Plate 23: F1 landing, looking south-west to office



Plate 24: F1, looking west



Plate 25: F1, detail of timber partition enclosing stairs



Plate 26: F1, detail of strapping on principal joist

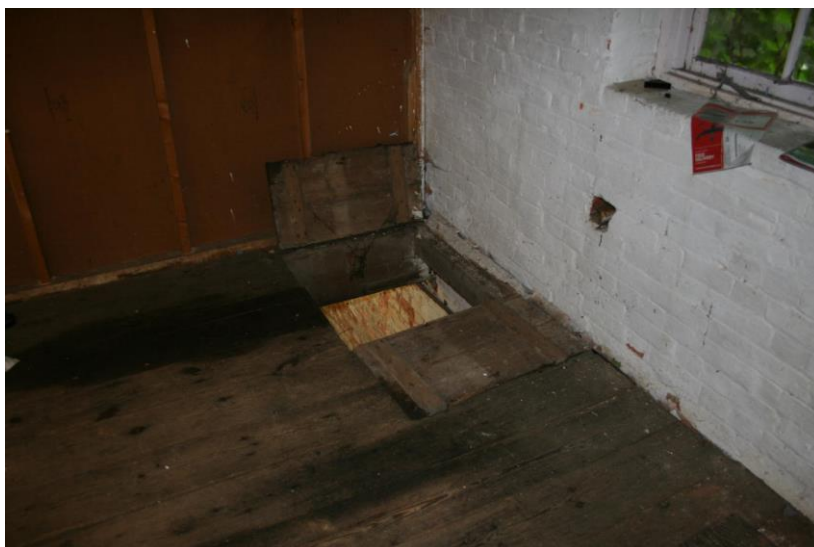


Plate 27: F1, detail of trapdoor in floor in south-east corner



Plate 28: F3, looking west



Plate 29: F3, looking north-east



Plate 30: F4, looking north



Plate 31: F1 landing, stairs to second floor



Plate 32: S1, looking west



Plate 33: S1, looking east



Plate 34: S1, detail of hopper window on south side



Plate 35: S1, top of stairs and taking-in door on north side

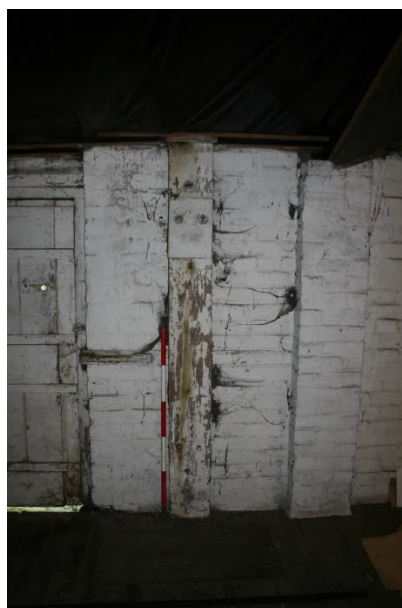


Plate 36: S1, inner part of crane mounting by north taking-in door



BUILDING 1 & INFILL



BUILDING 2 & INFILL

Figure 9: Composite views of the north elevation of Buildings 1 & 2 and the infill structure

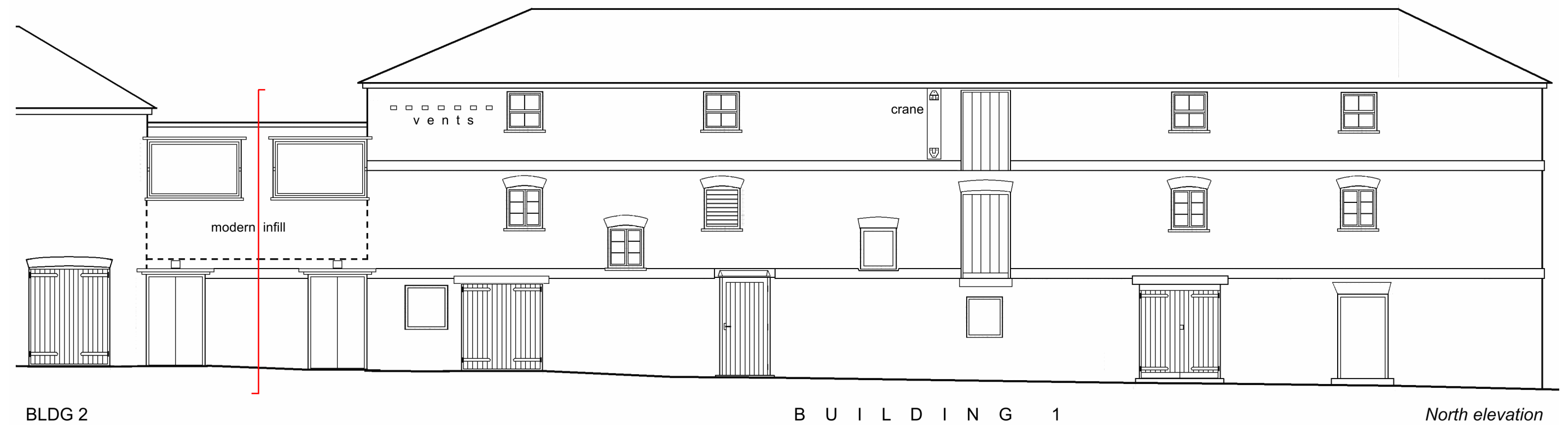
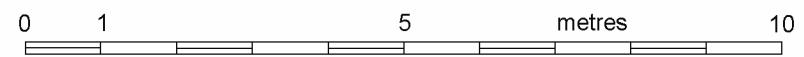


Figure 10: Building 1, north and south elevations (scale 1:100)

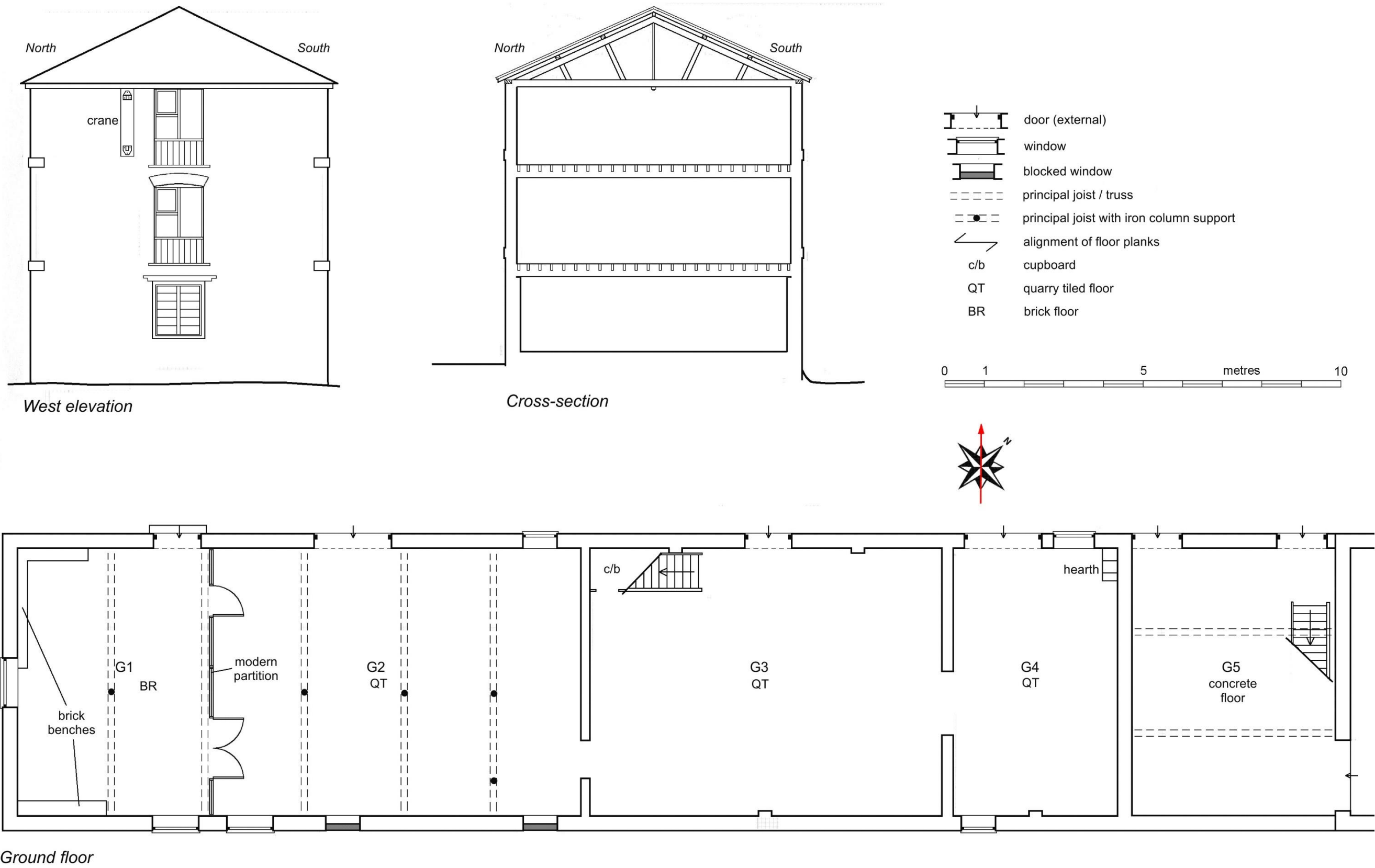
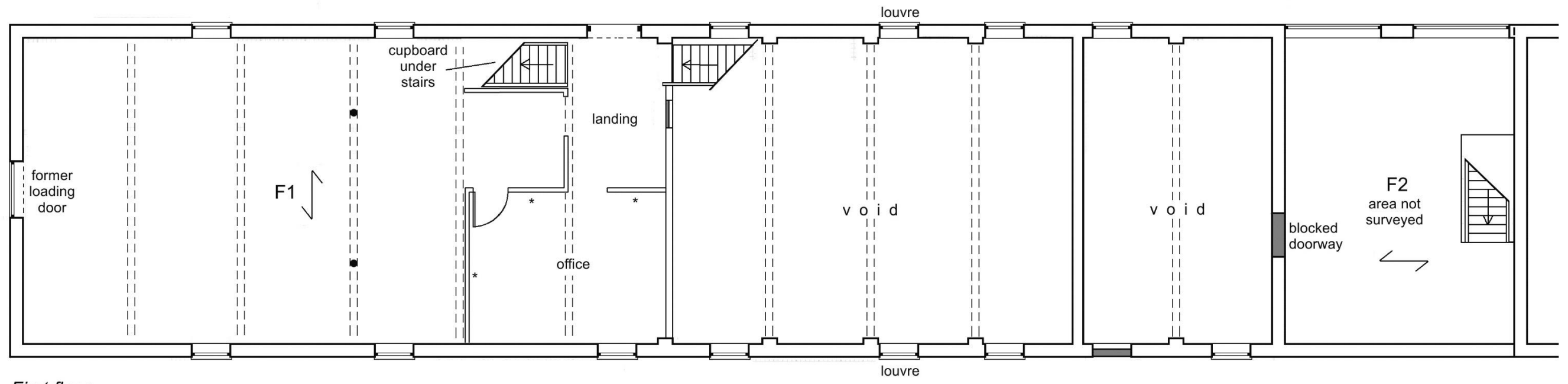
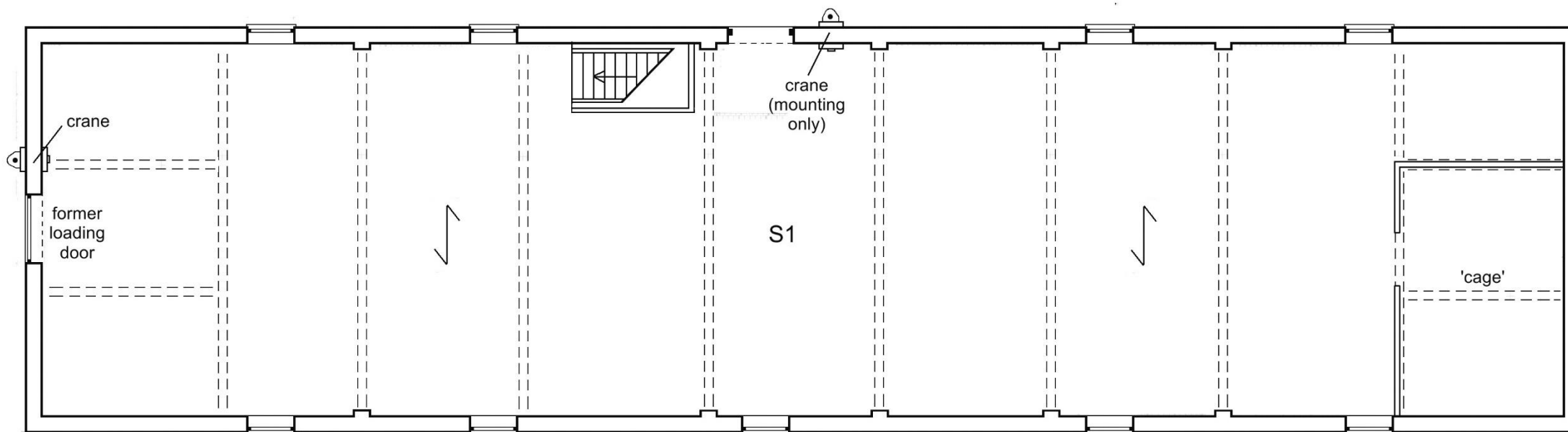


Figure 11: Building 1, west elevation, cross-section and ground floor plan (scale 1:100)



First floor

* modern partitions



Second floor

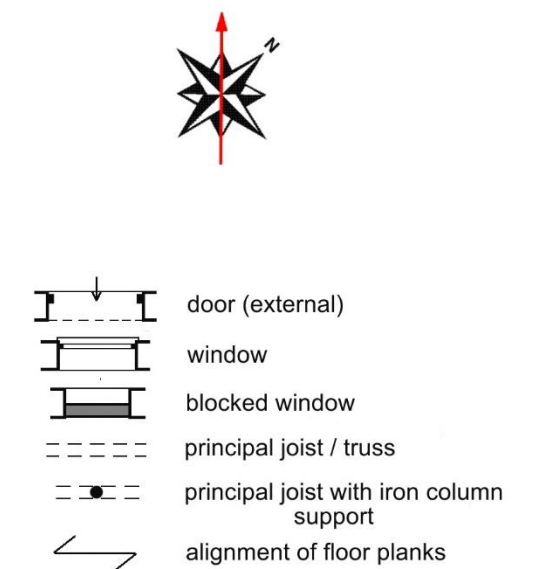


Figure 12: Building 1, first and second floor plans (scale 1:100)

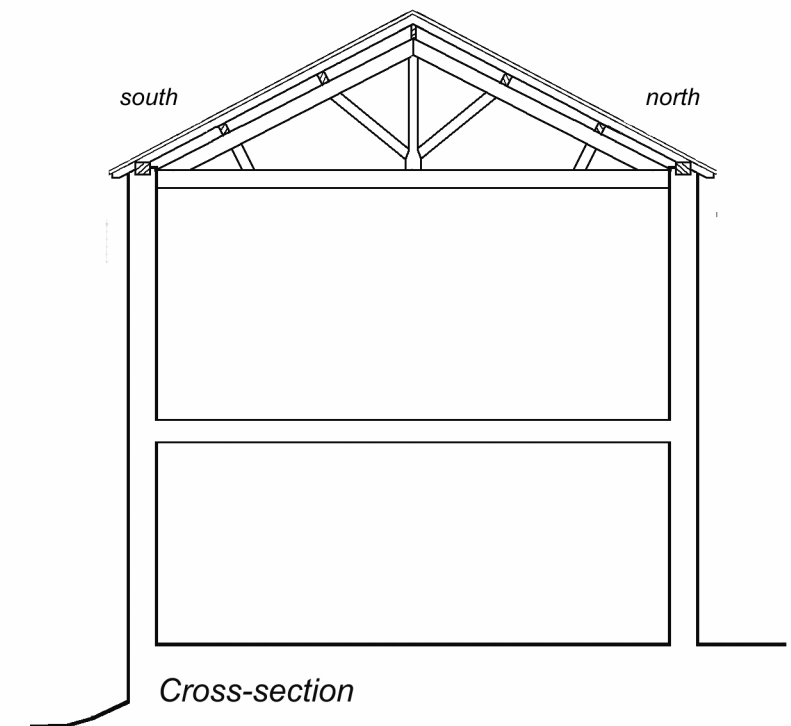
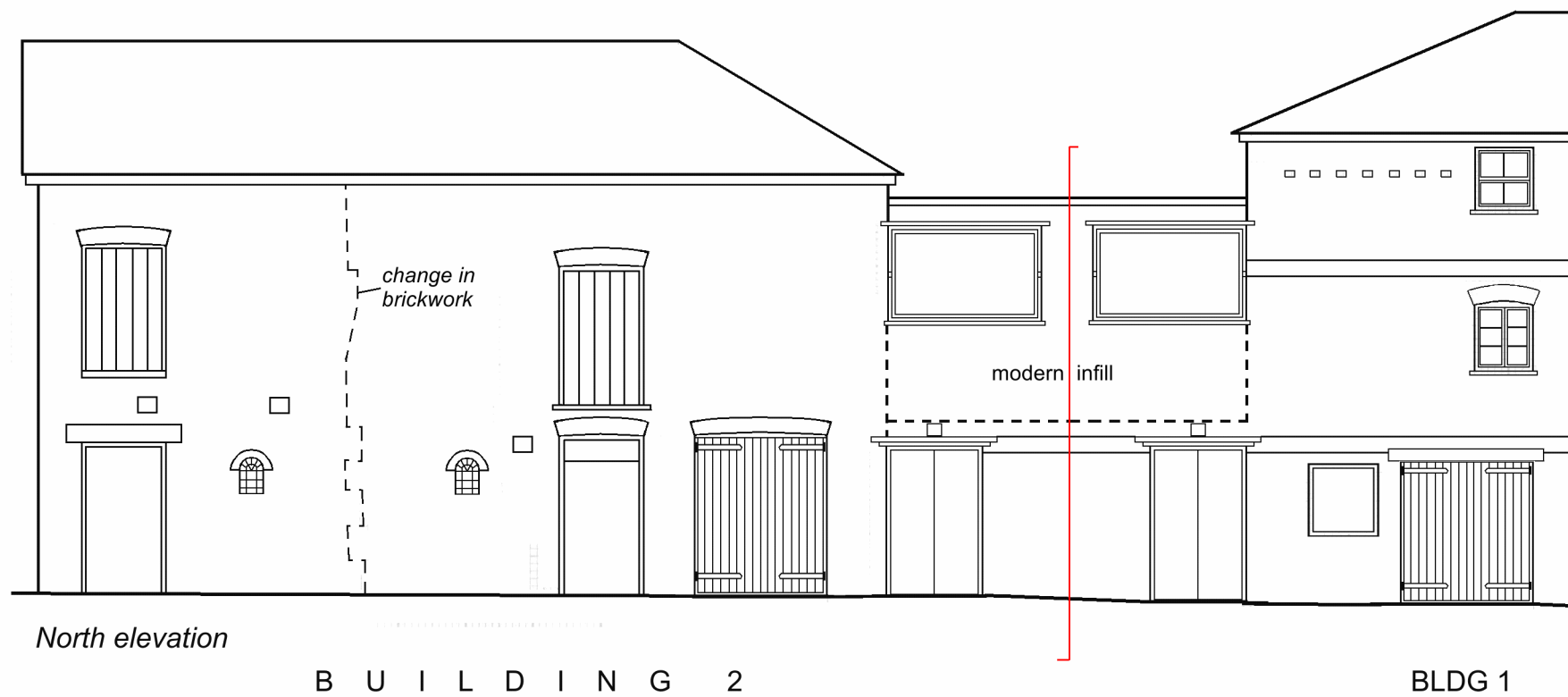
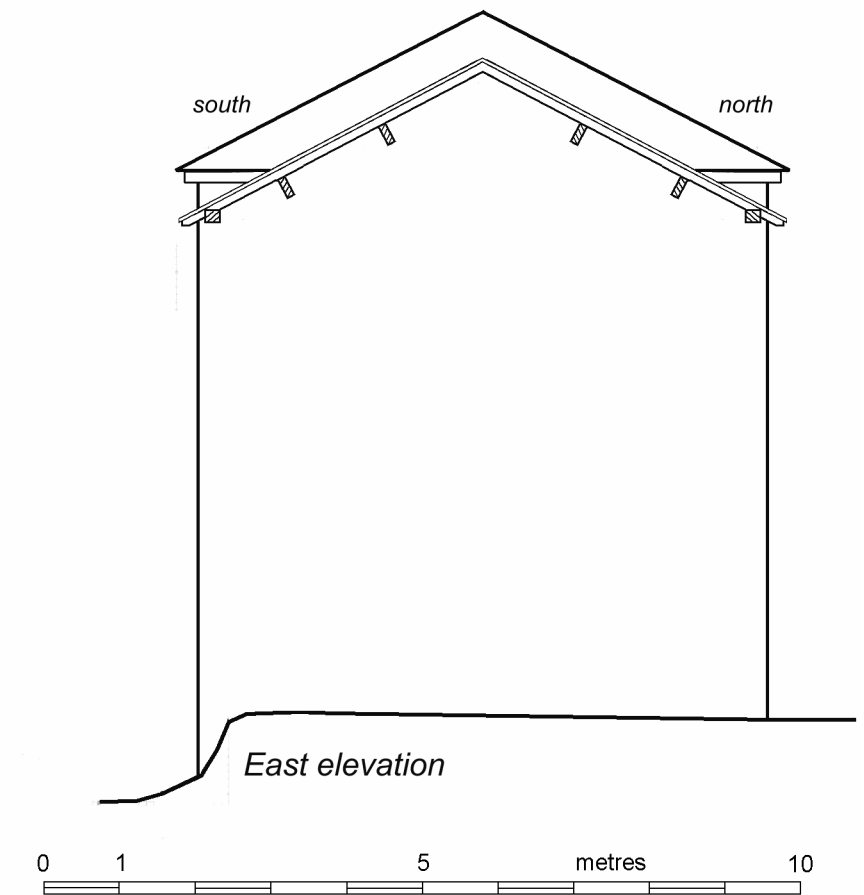
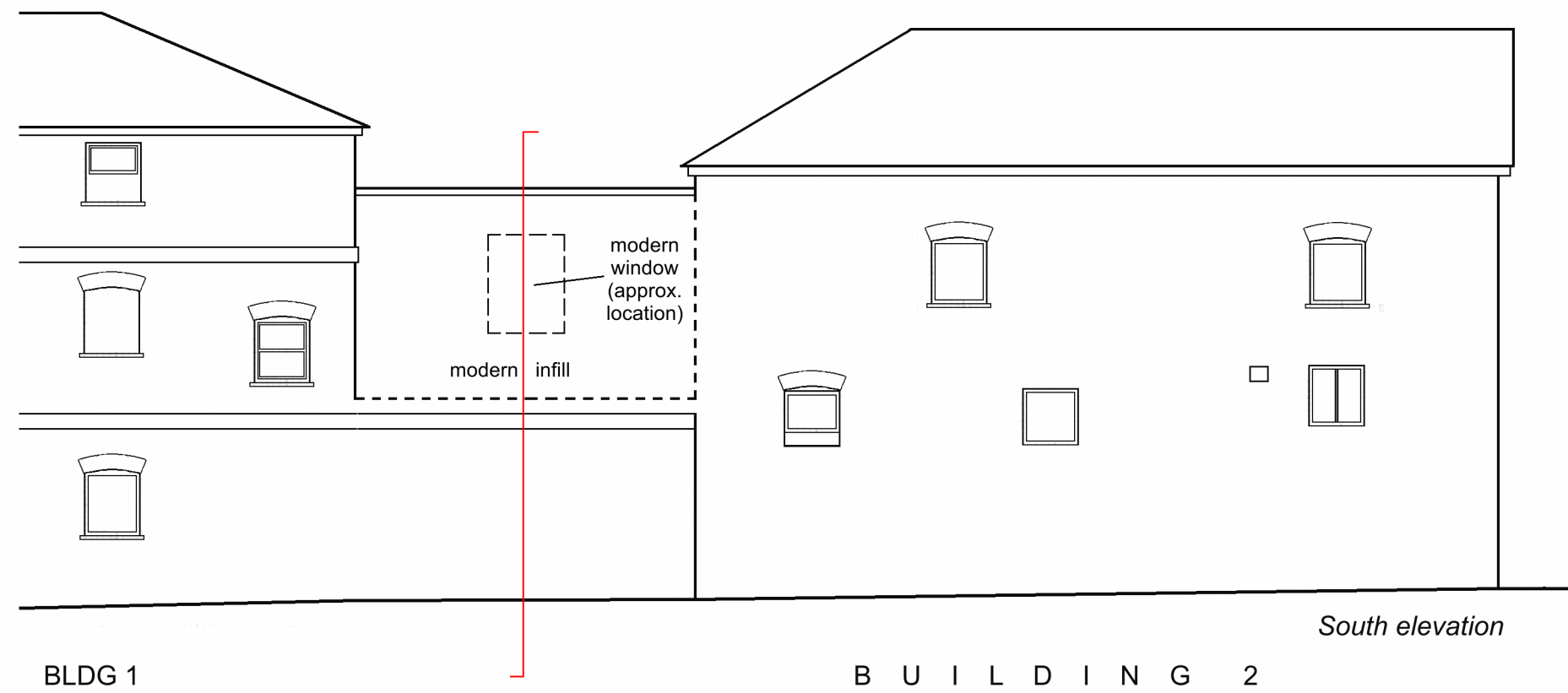


Figure 13: Building 2, elevations and cross-section (scale 1:100)

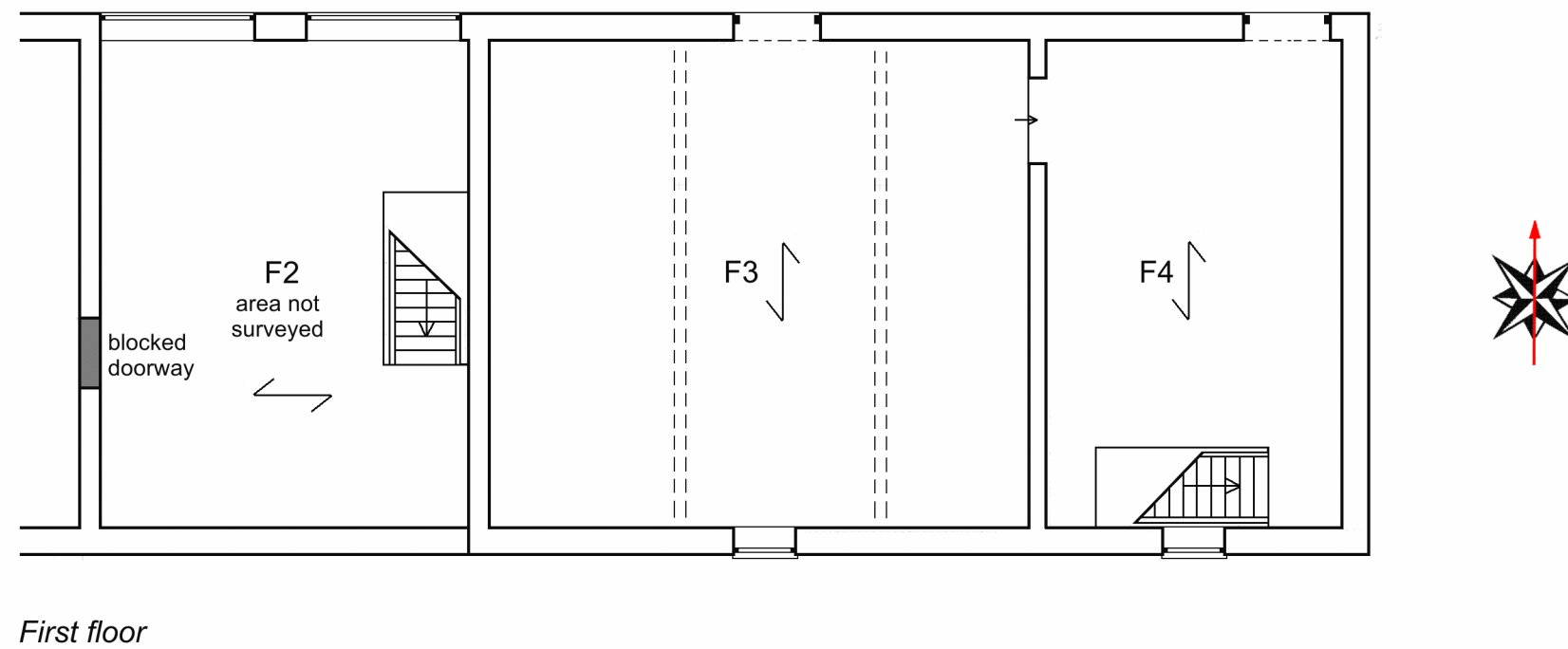
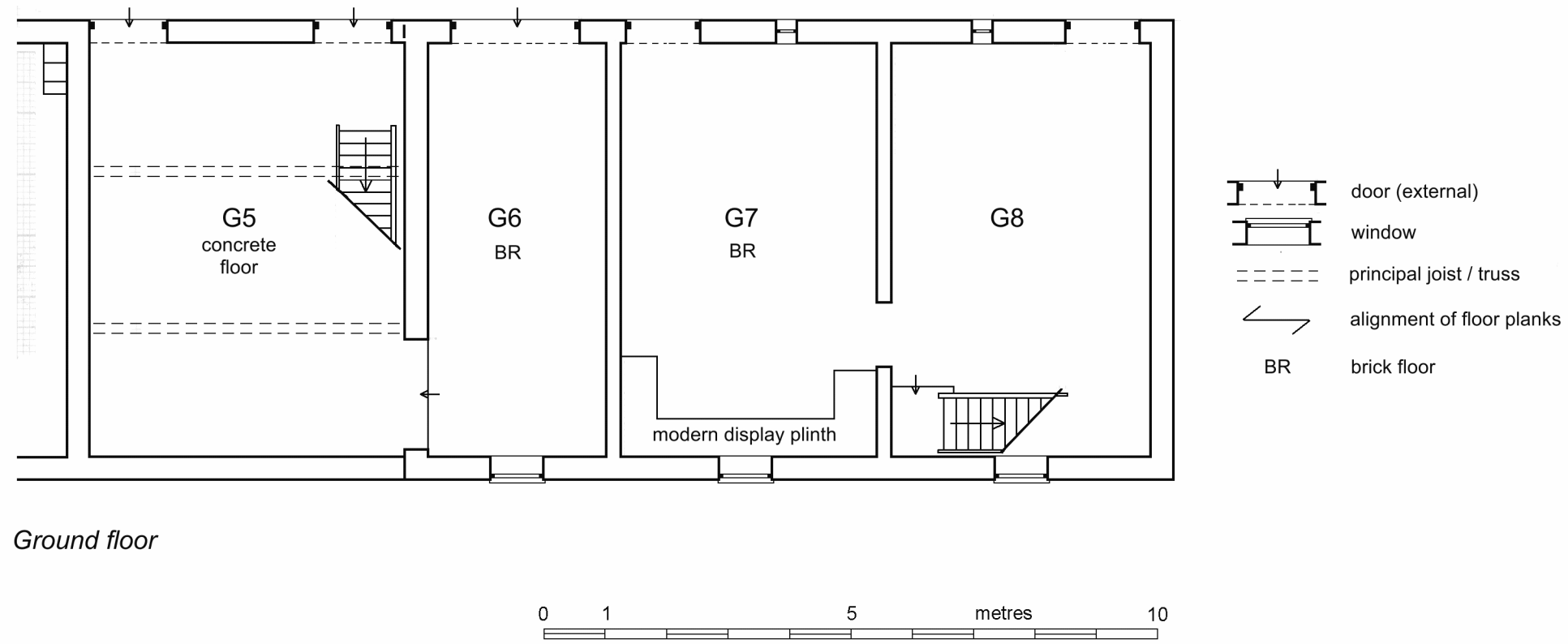


Figure 14: Building 2, floor plans (scale 1:100)



Figure 15: Photo locations (building recording)

5 Conclusions

5.1 *The Old Maltings*

Based on the available cartographic evidence, the maltings at Milton Ernest was built between 1803 and 1881 (the survey date for the Ordnance Survey First Edition 25" sheet). Prior to 1803, the site was undeveloped. Examination of the buildings indicates a likely foundation date around the middle of the 19th century, the earliest buildings probably being those at the east end of the site (stylistically, Building 2 appears earlier than Building 1). The brewery/maltings (it is uncertain which) was developed by the Gibbins family, local landowners and entrepreneurs, remaining in their ownership until at least 1890. The site appears to have continued to function as a brewery/maltings into the 20th century, possibly until the 1930s. During World War Two the site was turned over to war use, for light metal fabrication. Sometime prior to 1979, the north-east range of buildings on the site disappeared: whether through accident (e.g. fire / collapse) or deliberate demolition is unknown. At this time, the east end of Building 2 – which on cartographic evidence originally extended to the east corner of the site - appears to have been reconstructed in its present truncated form, with a plain gabled roof rather than a hipped gable. During the second half of the 20th century, the remaining buildings appear to have had a variety of light industrial and retail uses.

From the structural evidence, it seems likely that the area between Buildings 1 and 2, now occupied by the infill building, was originally a walled yard, the yard walls being extended upwards and roofed over to create the present structure. From the windows, staircase and materials used for the upper floor, this was probably added post-WW2.

The survey revealed scant evidence for the original functions of Buildings 1 and 2; perhaps not surprising, as the site ceased to be a brewery/maltings nearly a century ago, and has had a range of functions since then. Malting and brewing require sources of heat and an abundant supply of water, neither of which is now evident on the site. Based on its general plan, access, interior and fenestration, it seems likely that Building 2 was originally stables and a cart-house, with storage for fodder above. Building 1, in its size and design, is more typical of many mid-19th-century industrial buildings, used for a variety of processes, for example the boot and shoe factories of Northamptonshire and Leicestershire.

5.2 *Confidence Rating*

The building survey was undertaken prior to demolition. Full co-operation was provided by the clients. The watching brief was carried out in reasonable weather, with the full co-operation of the contractors. A high confidence rating is therefore attached to the results of the project.

6 References

Standards & Specifications

- ALGAO 2003 *Standards for Field Archaeology in the East of England*. East Anglian Archaeology Occ. Paper **14**.
- CIfA 2014a *Code of Conduct*. Chartered Institute for Archaeologists (Reading)
- CIfA 2014b *Standard & Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*. Chartered Institute for Archaeologists (Reading)
- CIfA 2014c *Standard & Guidance for Historic Environment Desk-Based Assessment*. Chartered Institute for Archaeologists (Reading)
- CIfA 2014d *Standard & Guidance for the Creation, Compilation, Transfer & Deposition of Archaeological Archives*. Institute for Archaeologists (Reading)
- HE 2015 *Management of Research Projects in the Historic Environment and MoRPHE Project Planning Note 3: Excavation*. Historic England (London)
- HE 2016 *Understanding Historic Buildings: a guide to good recording practice*. English Heritage (London).
- Zeepvat B 2019 *The Old Maltings, Bedford Road, Milton Ernest, Bedfordshire MK44 1RJ: Written Scheme of Investigation for Historic Building Recording & Archaeological Monitoring*. Bancroft Heritage Services, doc. ref: BHS/0092/MEM/1

Books and Historical Sources:

- Brown N & Glazebrook J (eds) 2000 *Research and Archaeology: a Framework for the Eastern Counties, 2: Research Agenda and Strategy*. East Anglian Archaeology Occasional Paper **8**
- Medlycott M 2011 *Research and Archaeology Revisited: A Revised Framework for the East of England*. East Anglian Archaeology Occasional Papers **24**.
- Oake M, Luke M, Dawson M, Edgeworth M & Murphy P 2007 *Research & Archaeology: Resource Assessment, Research Agenda and Strategy*. Bedfordshire Archaeology Monograph **9**.

Maps

1803	BLARS MA 16/2	Milton Ernest Enclosure map
1884	Beds. VII.15	Ordnance Survey First Edition 25" sheet
1901	Beds. VII.15	Ordnance Survey Second Edition 25" sheet
1979		Ordnance Survey 1:2500 sheet

Websites

- www.old-maps.co.uk (old Ordnance Survey maps)
- www.landis.org.uk/services/soilsguide (Geological information)
- <http://specialcollections.le.ac.uk/digital/collection/p16445coll4> (Trade directories)

Appendix 1: List of Photographs

Site Name: The Maltings, Bedford Road, Milton Ernest		Proj. no./code: 0092 / MEM
Shot	Digital	Subject
Building Recording		
1	7921	G1, looking north-west
2	7922	G1, looking south-west
3	7923	G1, detail of supporting iron column
4	7924	G2, looking east
5	7925	G2, looking south-west
6	7926	G2, looking south-east
7	7927	G2, detail of double doors to north
8	7928	G2, detail of window in north-east corner
9	7929	G2, looking south
10	7930	G2, brickwork detail in south wall
11	7931	G3, looking north-west
12	7932	G3, looking south-west
13	7933	G3, looking north
14	7934	G3, detail of construction of floor above
15	7935	G3, looking east
16	7936	G4, looking north
17	7937	G4, looking south
18	7938	G4, looking south-east
19	7939	G4, detail of hearth in north-east corner
20	7940	G4, detail of buttress above north door
21	7941	F1 landing, looking south-west to office
22	7942	F1 landing, looking north
23	7943	F1 landing, stairs to second floor
24	7944	F1, looking west
25	7945	F1, looking south
26	7946	F1, looking north
27	7947	F1, detail of trapdoor in floor in south-east corner
28	7948	F1, detail of strapping on principal joist
29	7949	F1, looking east
30	7950	F1, detail of column and understairs cupboard
31	7951	F1, detail of timber partition enclosing stairs
32	7952	F1 office, looking south-east
33	7953	F1 office, looking south-west
34	7954	F1 office, looking north-east
35	7955	S1, looking west
36	7956	S1, detail of former taking-in door (now window) at west end [rather dark]
37	7957	S1, looking east
38	7958	S1, detail of hopper window on south side
39	7959	S1, top of stairs and taking-in door on north side
40	7960	S1, detail of roof truss
41	7961	S1, detail of stairwell
42	7962	S1, inner part of crane mounting by north taking-in door
43	7963	G2, louvre on south side
44	7964	G2, buttress in north-east corner
45	7965	Building 2, east elevation from east
46	7966	North elevation (Building 2), east part from north

47	7967	North elevation (Building 2), central part from north
48	7968	North elevation (Building 2), west part from north
49	7969	North elevation, Building 2 and infill structure from north
50	7970	Building 2, north elevation from north-west
51	7971	Buildings 1 & 2, south elevations from south-east
52	7972	North elevation of infill structure from north
53-56	7973-76	Sequence of north elevation of the east part of Building 1, from north
57	7977	Building 1, north elevation from north-east
58	7978	Building 1, north elevation from north-west
59	7979	Building 1, west elevation from west
60	7980	Building 1, north elevation from north-west [closer than shot 58]
61-67	7981-87	Sequence of north elevation of the west part of Building 1, from north
68, 69	7988, 89	Building 2, close-up of small arched window in north elevation
70	7990	G8, looking south
71	7991	G8, looking north
72	7992	G7, looking south
73	7993	G7, surviving brick flooring in north-east corner
74	7994	G7, looking north
75	7995	F4, looking north
76	7996	F4, looking south
77	7997	F3, looking south-west
78	7998	F3, looking west
79	7999	F3, looking north-west
80	8000	F3, looking south-east
81	8001	F3, looking north-east
82	8002	G5, looking south-east
83	8003	G5, looking north-east
84	8004	G6, looking north
85	8005	G6, looking south

The locations of Shots 1-85 are shown in Fig. 15.

Appendix 2: Archive

The project archive will comprise:

1. Brief
2. Written Scheme of Investigation
3. Historic Building Report
4. Archaeological Observation Report
5. Historical & Survey notes
6. Survey drawings
7. List of photographs
8. B&W negs & prints (WB)
9. CDROM with copies of all digital files.

The archive will be deposited with Bedford Museum (archive ref. BEDFM.2019.04).

Appendix 3: OASIS Form

PROJECT DETAILS			
Project Name:	The Old Maltings, Milton Ernest	OASIS reference:	340948
<p>Short Description:</p> <p>The brewery/maltings at Milton Ernest was built between 1803 and 1881, probably around the middle of the 19th century. Prior to this, the site was undeveloped. The brewery/maltings was developed by the Gibbins family of Milton Ernest, remaining in their ownership until at least 1890. The site appears to have continued to function as a brewery/maltings, possibly until the 1930s. During WW2 the site was turned over to light metal fabrication. Before 1979, the north-east range of buildings on the site disappeared: either through accident or deliberate demolition. At this time, the east end of the surviving range appears to have been reconstructed in its present truncated form. During the second half of the 20th century, the remaining buildings appear to have had a variety of light industrial and retail uses. The central part of the range, originally a walled yard, was given an upper storey and flat roof during this period.</p> <p>The survey revealed scant evidence for the original functions of the buildings. It is possible that Building 2 was originally stables and a cart-house, with storage for fodder above. Building 1 is typical of many mid-19th-century industrial buildings, used for a variety of manufacturing processes.</p>			
Project Type:	Building Recording		
Previous work:	none	Site status:	none
Current use:	disused	Future work:	unknown
Monument type:	Brewery / maltings	Monument period:	19 th century
Significant finds:	none		
PROJECT LOCATION			
County:	Bedfordshire	OS reference: (8 figs min)	TL 01959 55942
Site address:	The Old Maltings, Bedford Road, Milton Ernest, Beds MK44 1RJ		
Study area: (sq. m.)	900	Height OD: (metres)	44
PROJECT CREATORS			
Organisation:	Bancroft Heritage Services		
Project brief originator:	Geoff Saunders, BBC	Project design originator:	Bob Zeepvat BA FSA MCIfA
Project Manager:	Bob Zeepvat BA FSA MCIfA	Director/Supervisor:	Bob Zeepvat BA FSA MCIfA
Sponsor / funding body:	Reach Living		
PROJECT DATE			
Start date:	06/02/2019	End date:	06/02/2019
PROJECT ARCHIVES			
	Location (Accession no.)	Content (e.g. pottery, animal bone, files/sheets)	
Physical:	Bedford Museum BEDFM2019.04	None	
Paper:		WSI, site notes, report	
Digital:		CD with all digital files	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	Historic Building Recording: The Old Maltings, Bedford Road, Milton Ernest, Beds MK44 1RJ		
Serial title & volume:	Report ref. BHS/0092/MEM/2		
Author(s):	Bob Zeepvat BA FSA MCIfA		
Page nos	43	Date:	30 April 2019