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**PARK VIEW, 6A FORD LANE
Roxton, Bedfordshire**

HN1433

***HISTORIC BUILDING
RECORD***

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HERITAGE NETWORK

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Managing Director: David Hillelson, BA MCIfA

PARK VIEW, 6A FORD LANE Roxton, Bedfordshire

Project ref.: HN1433

LPA ref.: 17/00307/FUL

Bedford Museum accession no.: BEDFM 2018.40

Historic Building Record

Prepared on behalf of Steve Pritchard

by

David Hillelson, BA (Hons) MCIfA

Report no.1172

July 2019

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11 FURMSTON COURT, LETCHWORTH HERTS. SG6 1UJ
TEL: (01462) 685991 FAX: (01462) 685998

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The cover photograph shows the site from Ford Lane, facing WSW

Acknowledgements

The fieldwork for this project was carried out by David Hillelson, who also prepared the text and illustrations.

The Heritage Network would like to express its thanks to Steve Pritchard, owner of Park View, and to Geoff Saunders from the Historic Environment Team (HET) of Bedford Borough Council, for their co-operation and assistance in the execution of this project.

Summary

Site name and address:	Barn at Park View, 6a Ford Lane, Roxton, MK44 3EJ		
County:	Bedfordshire	District:	Bedford Borough
Village/town:	Roxton	Parish:	Roxton
Planning reference:	17/00307/FUL	NGR:	TL 15152 54253
Client name and address:	Steve Pritchard, Park View, 6a Ford Lane, Roxton, MK44 3EJ		
Nature of work:	Conversion to provide two car ports, workshop and guest accommodation	Former use:	Storage
Site Status:	Listed building	Reason for investigation:	Direction of LPA (NPPF)
Position in planning process:	After full determination (as a condition)	Project brief originator:	Local Authority
Site Code:	HN1433	HN reference:	HN1433
Organisation:	Heritage Network	Site Director:	David Hillelson
Project type, methods etc.	Building recording	Archive Recipient:	Higgins Museum, Bedford
Start of work	27/07/2018	Finish of work	27/07/2018
Related HER Nos:	HER2398	Periods represented:	Post-medieval / modern
Oasis UID	heritage1-319892	Significant finds:	n/a
Monument types:	Farm building		
Physical archive:	n/a		
Previous summaries/reports:	n/a		

Synopsis:

As the result of a condition on planning consent for the conversion of a barn at Park View, 6a Ford Lane, Roxton, the Heritage Network was commissioned to create a record of the building in advance of the conversion works.

The observed evidence for the barn shows that it was built in the late 19th century as a dual-purpose farm building with a grain loft above a three-bay cart-shed and an enclosed fourth bay to the north, used, possibly, for feed preparation.

The barn appears to have been remodelled at an early date, to separate the cart-shed into three separate enclosed stables. It appears to have continued in agricultural use until around 2004, when the present property was created.

1. Introduction

1.1 This report has been prepared at the request of Steve Pritchard, as an historic building record carried out as a condition of the planning consent for conversion of an historic barn at Park View, 6a Ford Lane, Roxton, MK44 3EJ.

1.2 The work has been a requirement of a standard archaeological condition issued in accordance with the provisions set out in the Department of Communities and Local Government's *National Planning Policy Framework* (NPPF). The extent of the work was defined in a *Brief for a Programme of Archaeological Historic Building Recording* prepared by the Historic Environment Team (HET) of Bedford Borough Council, acting as archaeological advisers to the local planning authority (ref: GS 23/05/2018).

1.3 The site is located on the north side of Ford Lane, c.125m west of its junction with High Street, centred on NGR 515158 254270. Although the house is modern, the property includes the barn proposed for conversion, which is attached to a group of Grade II listed buildings (NHLE1114922). These formerly made up Park Farmhouse, which has now been subdivided into two separate dwellings. Whilst the former Park Farmhouse is considered to be c.1600AD in origin, the attached barn is thought to be 19th century in origin. The development proposes the refurbishment and conversion of the barn to create two carports, a workshop and a lobby on the ground floor, with a guest area to the first floor, including a bedroom and ensuite bathroom. (Figure 1).

1.4 Historic farm buildings have been identified in the regional research agenda for the eastern counties as being of particular interest and as facing a high rate of loss through redundancy, conversion and demolition (Medlycott 2011). The aim of the present project has been to make a record of the barn in its present condition, in advance of the proposed conversion, and to undertake additional research, as necessary, to place it in its local and regional historical context. The record is intended to exceed the provisions for a Level 2 record as defined in *Understanding Historic Buildings: a guide to good recording practice* (Historic England 2016).

1.5 The full archive for the project, including copies of the architect's plans and digital photographic images, will be deposited with The Higgins Museum, Bedford under accession number BEDFM 2018.40.

NOTE: All compass points in this report assume a north-south axis for the barn, which is actually on an axis that is 32-degrees east of OS grid north.

2. Historic Evidence

2.1 Park View is located in the former grounds of Park Farm, which appears to have formed the home farm for the Roxton Park estate.

2.2 The name Roxton is first recorded in the Domesday Survey of 1086, where it appears as Rochestone and Rochesdone, meaning 'rook hill', from the Old English 'hroc', meaning rook, and 'dun', a hill.

2.3 The Domesday Survey records the village of Roxton as being in the ownership of two men:

- Hugh de Beauchamp held one hide and one virgate, his tenant being one Rualon, who also held land from him in Chawston and Great Barford. The holding included two smallholders and a slave. It had been worth £1 in 1066 when owned by four freemen of King Edward the Confessor, but by 1086 the value had been halved due to the depredations of William I's army as it travelled north to deal with rebellion.
- William Speke held eight hides and 3 virgates. This manor included 12 villagers, a smallholder and a slave. It included a mill, valued at 33/- and 260 eels and woodland for 20 pigs. In 1066 it had been held by 12 freemen and had been worth £10, the value had been cut to a quarter of this when Speke acquired it, but by 1086 it had risen again to £7. (Bedfordshire Community Archives)

2.4 Park Farmhouse, which is Grade II listed as nos. 2 & 6 Ford Lane (ref. 1114922), dates to around 1600 and predates Roxton House, a small country house at the centre of the Roxton Park estate. The listing description for the farmhouse notes:

Formerly Park Farmhouse, now 2 houses. Circa 1600. Timber framed, mainly rendered and colour washed but some Limbers exposed to No 2. Clay tile roof, hipped to SE corner, gabled elsewhere. Long main block with projecting wing to centre of SW elevation and cross-wing of possibly earlier origin to SE. 2 storeys. Mostly C20 fenestration, although cross-wing retains some C19 fenestration including 3-light horizontal sash. Doors to N and S elevations, all C20. 2 red brick double ridge stacks. The roof is C18, and there is a plaque on N wall "T.B.III (?) 1704". C18 single storey lean-to to SW elevation. Late C19 brick barn adjoining to NW.

2.5 A barn at the north west end of the farmyard, is also Grade II listed (ref. 1146329). The listing description for the barn notes:

Barn. C17. Timber framed, mainly weatherboarded but with some rough cast and brick infill. Steeply pitched half-hipped clay tile roof. 5-bay, aisled structure with queen post roof, some of the internal posts recently encased in brick. Cart entrances to both W and E elevations. Later farm buildings adjoin to E.

2.6 The barn forming the subject of the present study, is located at the western end of the northern elevation of the former farmhouse and is included in the listing, which dates to 1980. The barn is not shown on the 1st edition of the 25-inch Ordnance Survey County series of 1884 (Figure 2), first appearing on the 2nd edition of 1901 (Figure 3).

3. Building Record

TOPOGRAPHY AND GEOLOGY

3.1 The present site lies on very gently sloping ground on the west side of the valley of the River Great Ouse, at approximately 25m AOD. It is located at the south-west end of the village of Roxton and forms part of the curtilage of Park Farm. The focus of the present study consists of a barn, forming an outbuilding that bounds the eastern side of the former farmyard.

3.2 The solid, or underlying, geology is a mudstone of the Oxford Clay Formation. The superficial geology comprises a mixture of clay, sand, silt and gravel, being alluvium along the river and coarser river terrace deposits beyond. (British Geological Survey)

THE BARN

3.3 The barn forms a single storey brick block of four bays with loft, running approximately north-south, with timber framing to the west elevation, last used as stables (Figures 4 and 5, Plate 1). The pitched roof is covered in red pan-tiles.

Exterior

North elevation (Figure 6; Plates 2 & 3)

3.4 The north elevation is formed of white bricks measuring $8\frac{3}{4} \times 2\frac{3}{4} \times 4\frac{1}{4}$ inches, laid in Monk bond with a lime mortar. There is a chamfered string course two courses above ground level. There is a former window opening at ground floor level, closed with Fletton bricks laid in English bond with a cement mortar. The location of former braces can be seen, intended to support a platform outside the loft door, blocked at the same time. Cantilevered supports for the platform extend from the elevation at the base of the loft door, possibly truncated. Above this is a boarded door, flanked by former window openings, now closed with weatherboard. There is a braced hoist support above the door, with a shackle but no pulley.

West Elevation (Figure 7; Plate 4)

3.5 Bay 1, to the north, is brick faced at ground level, in white bricks laid in Monk bond with lime mortar. Bays 2 – 4 are faced with creosoted softwood weatherboard, each bay accessed by boarded, ledged and braced stable doors. The upper 0.30m of this storey is slatted to provide ventilation. Bumpers against the principal post between Bays 2 and 3, and at the south end of Bay 4 indicate that Bays 2 – 4 were formerly open fronted and used as a cart shed. Mortice holes in the Bay 2/3 post suggest a former yard fence extending from this location. At loft level, this elevation is weatherboarded.

Other elevations

3.6 The south elevation abuts the neighbouring property. The east elevation is only accessible from the neighbouring garden and is largely obscured by vegetation and a garden shed (Figure 8; Plate 5).

Interior

Bay 1

3.7 The north elevation is of unfinished white brick laid in Monk bond with lime mortar (Plate 6). There is a blocked central window opening, and a sleeper beam supports joists running north-south at the top of the wall.

3.8 The east elevation is also of unfinished white brick, as in the north elevation (Plate 7). There is a high level central window opening, now blocked with Fletton bricks in a cement mortar, with a wooden lintel measuring 0.7 x 0.7m, located 1.72m above floor level.

3.9 The south elevation is also of unfinished white brick, as in the north elevation (Plate 8). A sleeper beam supports joists running north-south at the top of the wall.

3.10 The west elevation is of unfinished brick, built in alternating layers of stretchers, and headers and stretchers (Plate 9). A boarded, ledged and braced stable door is located at the south end of the elevation, the lower door being faced with wide planks that may be reused floorboards.

3.11 The softwood joists that support the loft space run north-south on 15-inch centres (Plate 10). The joists flanking the loft access have the supporting timbers for the former loft stair platform bolted to them. A small trapdoor has been let into the floorboards in the centre of the space.

3.12 The walls appear to have been formerly whitewashed. The floor is of modern concrete.

Bay 2 (Plates 11 & 12)

3.13 The north elevation is of unfinished white brick. A sleeper beam supports joists running north-south at the top of the wall.

3.14 The east elevation is of unfinished white brick laid in Monk bond with lime mortar. Three small ventilation grates have been inserted in the centre of the elevation at high level. A hayrack is mounted 1.60m above ground level.

3.15 The south elevation is formed by a 1.33m high Fletton brick wall running between a white brick pier to the east and a principal post to the west, with a weatherboarded face above. A curved brace runs between the wall plate and the south face of the principal post.

3.16 The west elevation has a similar 1.33m high Fletton brick wall surmounted by studwork. At the north end of the elevation is a boarded, ledged and braced stable door.

3.17 The ceiling has exposed joists supporting the loft space, on 15-inch centres. The floor is covered in offset lines of brick pavements running E-W.

Bay 3 (Plates 13 & 14)

3.18 The north elevation is formed by a 1.33m high Fletton brick wall running between a white brick pier to the east and a principal post to the west, with framing above. This is formed of a central principal post with primary bracing and softwood studs on 15-inch centres. A curved brace extends between the cross-beam and the principal post in the west elevation.

3.19 The east elevation is of unfinished brick, as noted elsewhere. There is a blocked window opening in the centre of the elevation 1.33m above floor level, measuring 1.36 x 0.90m, with a wooden lintel. The blocking makes use of mixed bricks and has been undertaken from the exterior.

3.20 The south elevation has been built of unfinished modern Fletton brickwork in English bond with cement mortar, headed with a sailor course beneath the cross-beam.

3.21 The west elevation has a 1.33m high Fletton brick wall surmounted by studwork. At the south end of the elevation is a boarded, ledged and braced stable door. Curved braces run between the wall plate and the principal posts to north and south.

3.22 The ceiling has exposed joists supporting the loft space, on 15-inch centres. The floor is covered in modern concrete.

Bay 4 (Plates 15 & 16)

3.23 The north elevation has been built of unfinished modern Fletton brickwork in English bond with cement mortar, headed with a sailor course beneath the cross-beam.

3.24 The east elevation is of unfinished brick, as noted elsewhere. There is a blocked window opening offset to the north of the elevation. 1.33m above floor level, measuring 1.36 x 0.90m, with a wooden lintel. The blocking makes use of mixed bricks and has been undertaken from the exterior.

3.25 The south elevation has been faced with modern plasterboard and timber rails. Records of show cattle have been mounted on the board (Plate 17).

3.26 The west elevation is formed of secondary timber studwork to the south, with a boarded, ledged and braced stable door to the north.

3.27 The ceiling has exposed joists supporting the loft space, on 15-inch centres. Further records of show cattle have been mounted on the joists (Plate 18). The floor is covered in modern concrete to the east and is of earth to the west.

Loft

3.28 The north elevation is of unfinished brick, with a central boarded, ledged and braced door, flanked by window openings that are blocked with weatherboard (Plate 19).

3.29 The east elevation has six courses of unfinished brick extending above the level of the floor and supporting the wall-plate, with the roof structure above (Plate 20).

3.30 The south elevation is faced with sheet material, possibly an asbestos board.

3.31 The west elevation is weatherboarded between the floor and the wall-plate (Plate 21).

3.32 The roof structure is formed of interrupted tie-beams and collars, with principal and secondary posts supporting the principal rafters and a single clasped purlin in each slope (Plate 22). In between the trusses, rafter pairs meet at a ridge plate.

3.33 The floor is covered in 7-inch boards running E-W.

3.34 The hoist beam, that projects through the north elevation, is supported by a cross-brace between Bays 1 and 2 (Plate 23). Each bay is semi-partitioned for storage of loose feed or hay. The trusses have all been strengthened with contemporary iron straps.

4. Discussion

4.1 The focus of the present study is a barn attached to the former farmhouse for Park Farm, Roxton, a listed building of early 17th century date. The barn is included in the listing although historic mapping shows that it forms a late 19th century addition to the farmhouse. Park Farm appears to have formed the home farm for the Roxton Park estate.

4.2 The barn is currently in domestic use as a garden store serving Park View. Prior to that it appears to have been in use as stables, although Bay 4 preserves a large number of certificates for prize-winning beef cattle, indicating the character of the farm before the present property was created around 2004.

4.3 In its original form, the barn appears to have consisted of a closed bay at the northern end, possibly used for feed preparation, with a three bay open fronted cart-shed to the south, defined by principal posts with curving braces in the western elevation, opposite brick piers supporting the storey beams in the eastern elevation.

4.4 The cart-shed was later sub-divided by the insertion of a half-height Fletton brick wall surmounted by timber framing between Bays 2 and 3, and a full-height Fletton brick wall between Bays 3 and 4. At the same time, the open western elevations of each bay were closed with a half-height Fletton brick wall surmounted by timber framing, and a stable door. The date when this took place is unclear. Fletton bricks can be found from the turn of the 20th century, becoming increasingly common from the 1920s onwards. It is possible that the remodelling of the barn represents a relatively early alteration, as both the 1901 and 1926 editions of the Ordnance Survey map represent the barn as a closed structure. Open elevations are usually represented by dashed lines.

4.5 The loft appears to have been used for the storage of some form of grain, with a sack-hoist at the northern end and with the bays partitioned as bins. A trap-door in the floor of Bay 1 may have served a hopper for subsequent distribution.

4.6 Window openings in the north and east elevations have been blocked, possibly when the present property was created, around 2004.

Conclusion

4.7 The observed evidence for the barn at Park View, Roxton, shows that it was built in the late 19th century as a dual-purpose farm building with a grain loft above a three-bay cart-shed, and an enclosed fourth bay to the north used, possibly, for feed preparation.

4.8 The barn appears to have been remodelled at an early date, to separate the cart-shed into three separate enclosed stables. It appears to have continued in agricultural use until around 2004, when the present property was created.

5. Sources Consulted

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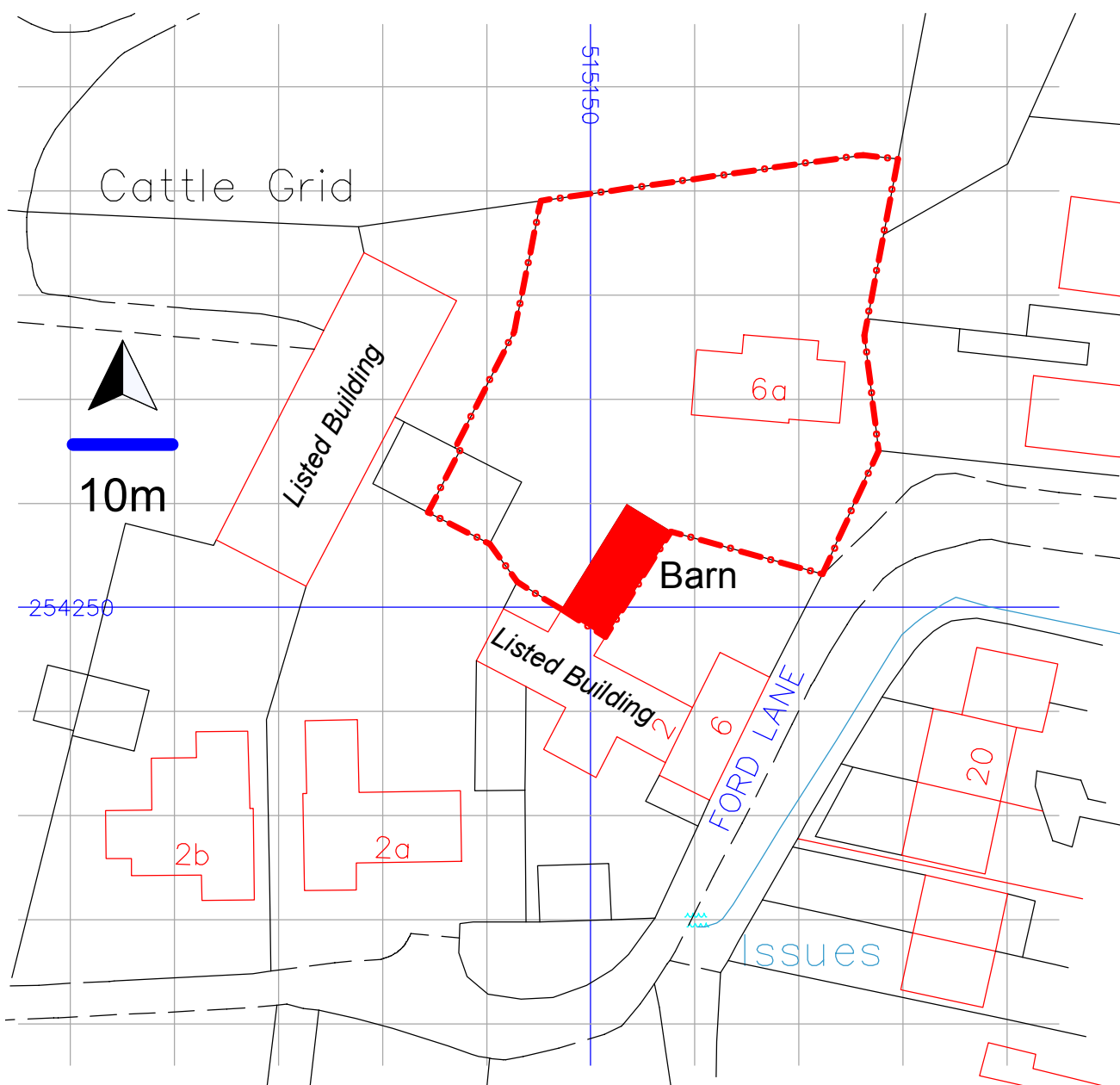
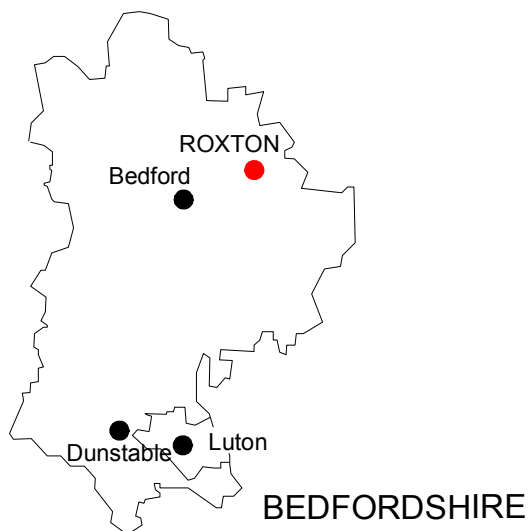
INTERNET

- Ordnance Survey mapping: <https://maps.nls.uk/os/>
- Victoria County History: www.british-history.ac.uk.

6. Illustrations

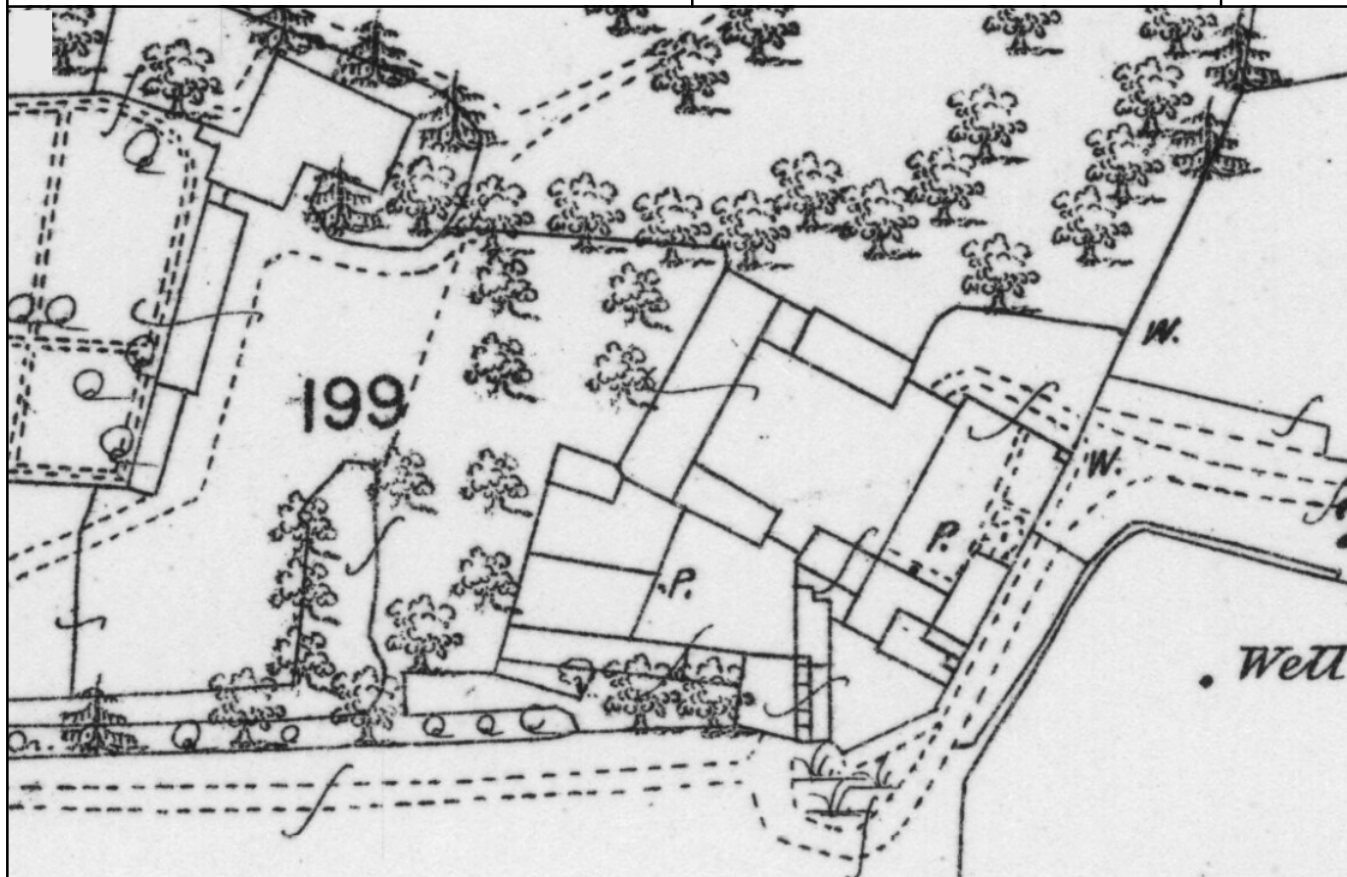
Figure 1 Site location and layout
Figure 2 Ordnance Survey 25-inch County Series, 1st Edition, 1884
Figure 3 Ordnance Survey 25-inch County Series, 1st Edition, 1884
Figure 4 Ground floor plan
Figure 5 First floor plan
Figure 6 Northern elevation and sections
Figure 7 Western elevation
Figure 8 Eastern elevation

Plate 1 Park View barn, facing ENE
Plate 2 Northern exterior elevation, facing S
Plate 3 Loft access and hoist, facing SW
Plate 4 Western exterior elevation, facing E
Plate 5 Eastern exterior elevation , facing SW
Plate 6 Bay 1, northern interior elevation, facing NE
Plate 7 Bay 1, eastern interior elevation, facing E
Plate 8 Bay 1, southern interior elevation, facing SE
Plate 9 Bay 1, western interior elevation, facing W
Plate 10 Bay 1, ceiling structure and trapdoor
Plate 11 Bay 2, eastern interior elevation, facing E
Plate 12 Bay 2, western interior elevation, facing W
Plate 13 Bay 3, eastern and northern interior elevations, facing NE
Plate 14 Bay 3, western interior elevation, facing W
Plate 15 Bay 4, eastern interior elevation, facing E
Plate 16 Bay 4, western interior elevation, facing W
Plate 17 Bay 4, southern elevation, cattle show forms, facing S
Plate 18 Bay 4, prize certificates on joists, facing E
Plate 19 Loft, northern interior elevation, facing N
Plate 20 Loft, eastern interior elevation, facing SE
Plate 21 Loft, western interior elevation, facing SW
Plate 22 Loft, interior view north
Plate 23 Loft, roof and hoist structure, facing N



Site location and layout

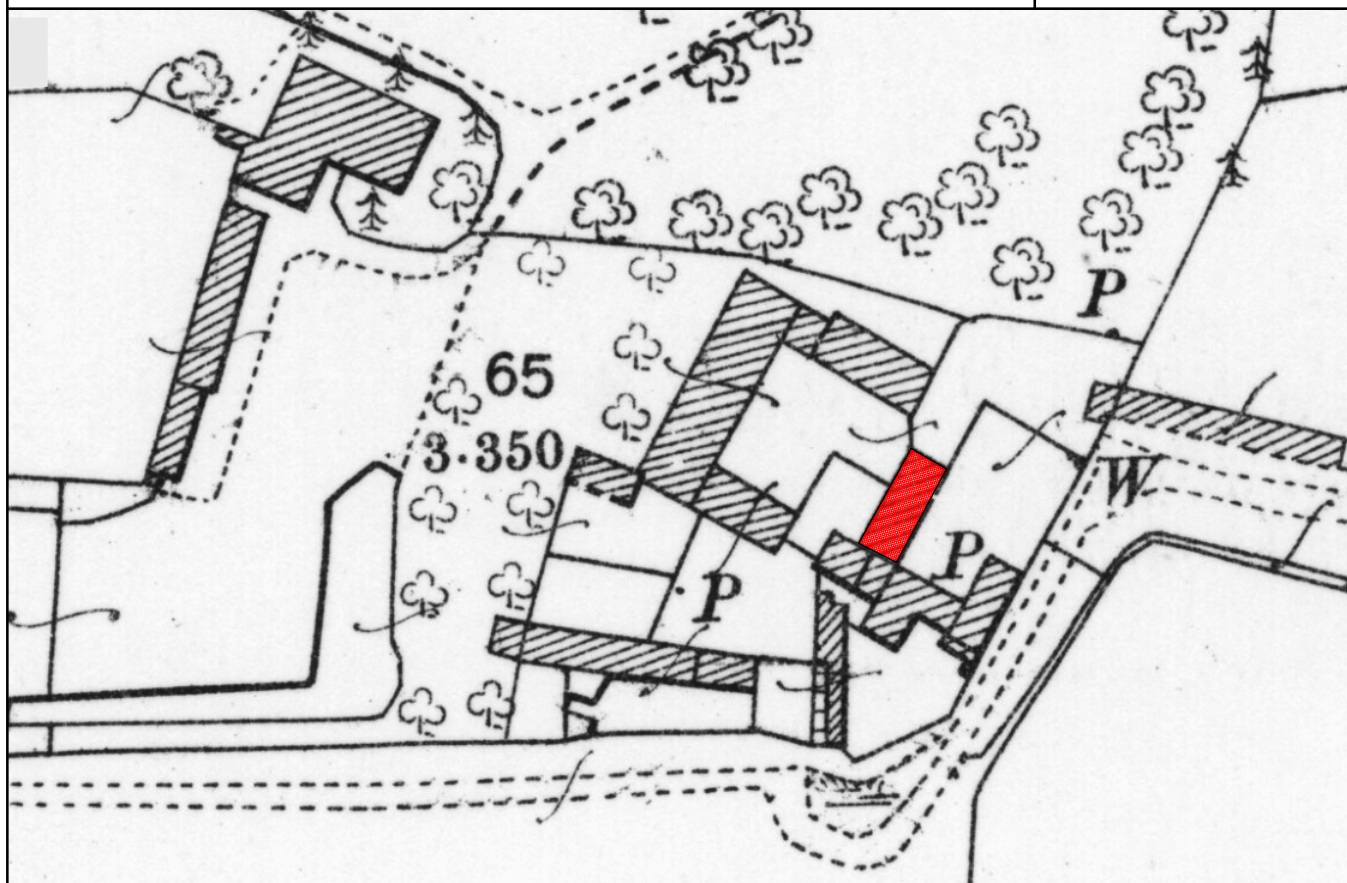
Scale 1:625



Ordnance Survey 25-inch County Series, 1st Edition, 1884

Scale 1:1000

Figure 2



Ordnance Survey 25-inch County Series, 2nd Edition, 1901

Scale 1:1000

Figure 3

WPO

Bay 1

CONCRETE FLOOR

USF2805
USJ2605

Bay 2

BRICK FLOOR

USF2805
USJ2605

Bay 3

CONCRETE FLOOR

USF2745
USJ2545

Bay 4

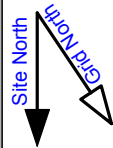
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USF2685
USJ2485

SOIL FLOOR

RWP

TAP



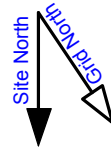
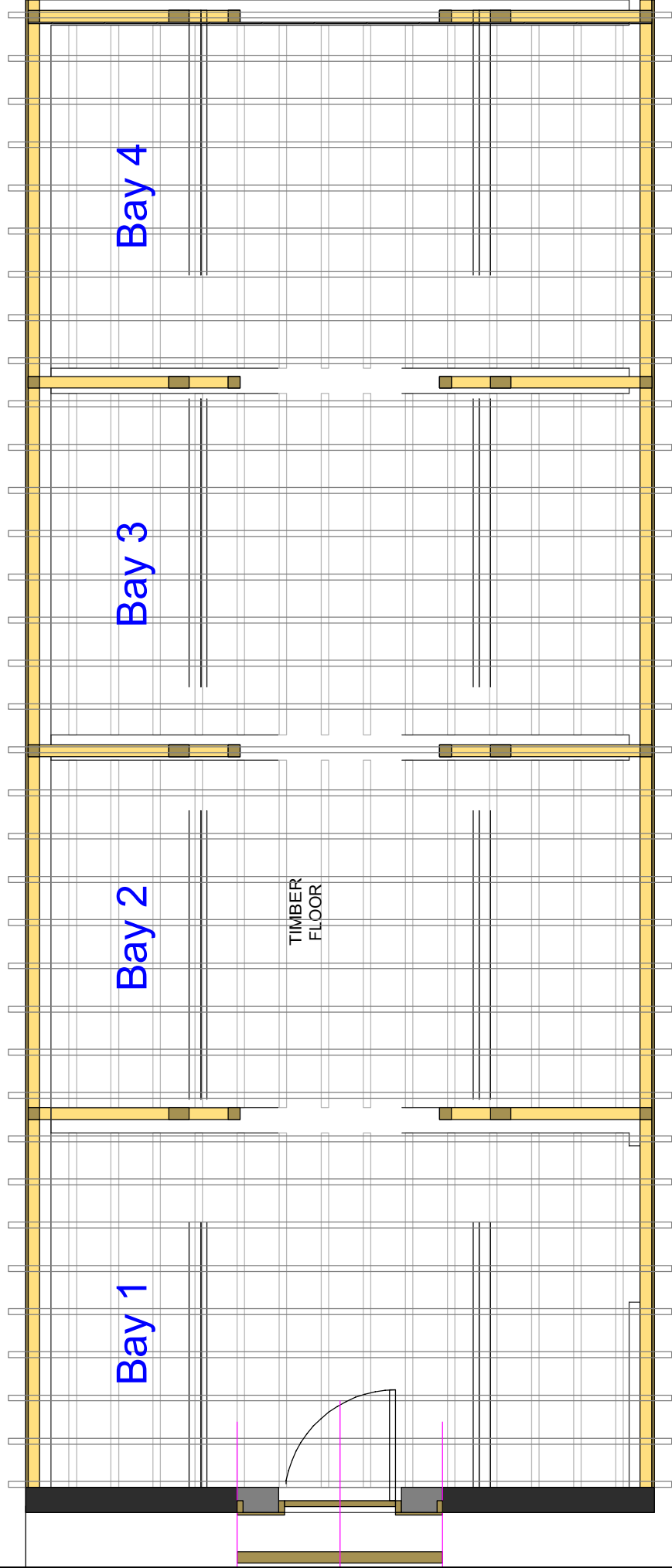
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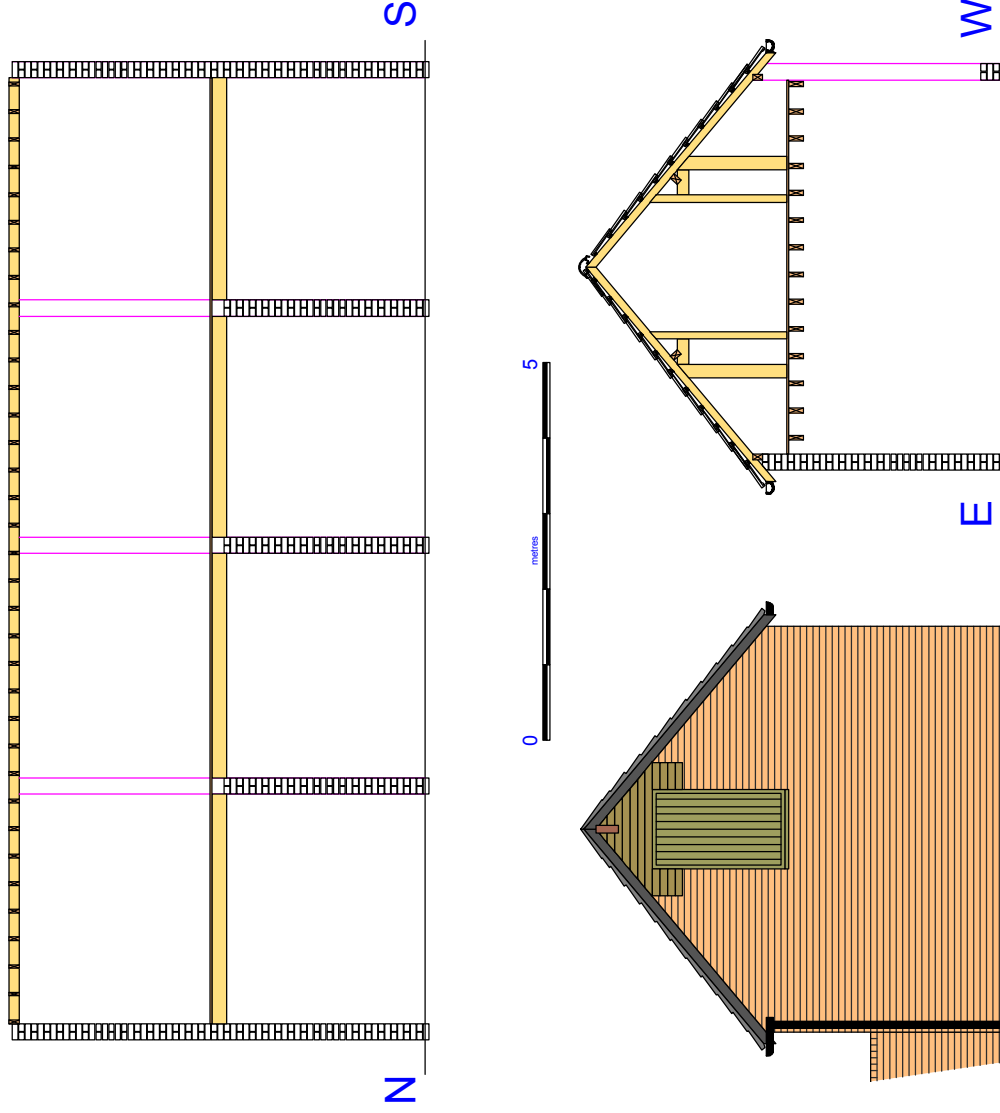
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Ground floor plan
Courtesy JFG Architects

Scale 1:50
Figure 4





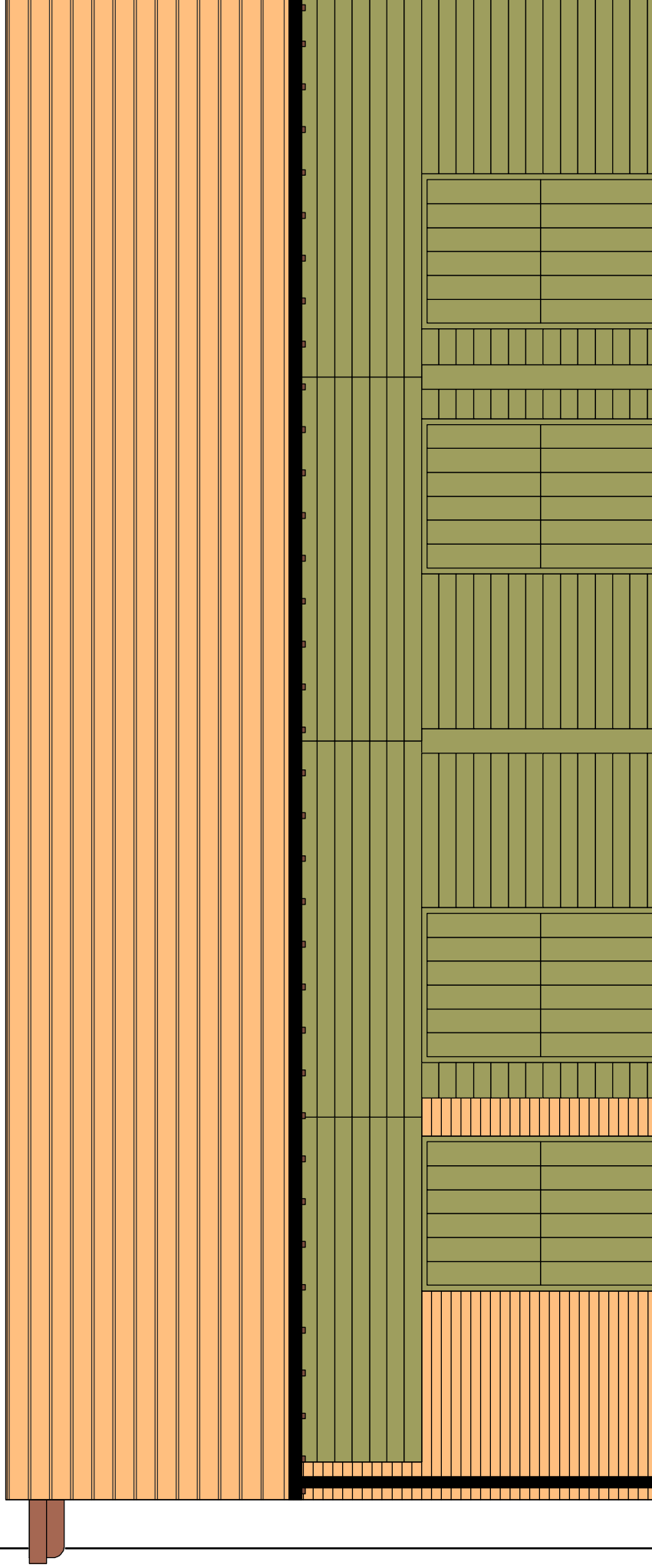
Northern elevation and sections

Courtesy JPG Architects

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Park View, 6a Ford Lane, Roxton

HN1433



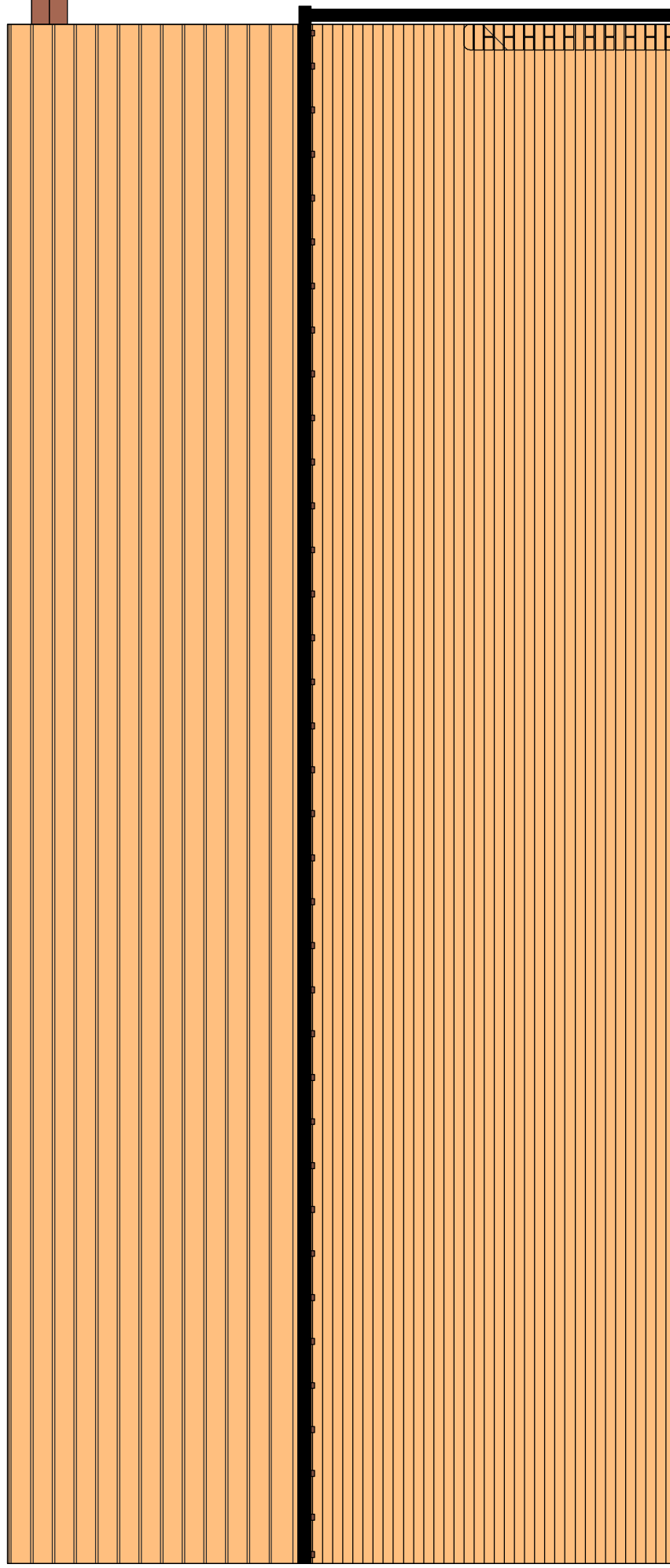
Western elevation
Courtesy JPG Architects

Scale 1:50
Figure 7

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Park View, 6a Ford Lane, Roxton

HN1433



Eastern elevation
Courtesy JPG Architects

Scale 1:50
Figure 8

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Plate 01 - Park View barn, facing ESE



Plate 02 - Northern exterior elevation, facing S



Plate 03 - Loft access and hoist, facing SW



Plate 04 - Western exterior elevation, facing E



Plate 05 - Eastern exterior elevation, facing SW



Plate 06 - Bay 1, northern interior elevation, facing NE



Plate 07 - Bay 1, eastern interior elevation, facing E



Plate 08 - Bay 1, southern interior elevation, facing SE



Plate 09 - Bay 1, western interior elevation, facing W



Plate 10 - Bay 1, ceiling structure and trapdoor



Plate 11 - Bay 2, eastern interior elevation, facing E



Plate 12 - Bay 2, western interior elevation, facing W



Plate 13 - Bay 3, eastern and northern interior elevations, facing NE



Plate 14 - Bay 3, western interior elevation, facing W



Plate 15 - Bay 4, eastern interior elevation, facing E



Plate 16 - Bay 4, western interior elevation, facing W



Plate 17 - Bay 4, southern elevation, cattle show forms, facing S



Plate 18 - Bay 4, prize certificates on joists, facing E



Plate 19 - Loft, northern interior elevation, facing N



Plate 20 - Loft, eastern interior elevation, facing SE



Plate 21 - Loft, western interior elevation, facing SW



Plate 22 - Loft, interior view north



Plate 23 - Loft, roof and hoist structure, facing N

Appendix 1

Photographic Log

Frame	Building	Element	Elevation	Facing	Detail
HN1433_HBR001	Exterior	-	W & N	SE	View
HN1433_HBR002	Exterior	-	W	E	View
HN1433_HBR003	Exterior	-	N	SE	View
HN1433_HBR004	Farmyard	-	-	SSW	View
HN1433_HBR005	Farmyard	-	-	WSW	View
HN1433_HBR006	Exterior	-	N & E	SW	View
HN1433_HBR007	Exterior	-	N	SW	View
HN1433_HBR008	Exterior	-	N	SW	View
HN1433_HBR009	Exterior	-	N	SW	View
HN1433_HBR010	Exterior	-	N	SW	Loft door and hoist
HN1433_HBR011	Exterior	-	N	SW	Hoist
HN1433_HBR012	Interior	Bay 1	E	E	View
HN1433_HBR013	Interior	Bay 1	N	NE	View
HN1433_HBR014	Interior	Bay 1	S	SE	View
HN1433_HBR015	Interior	Bay 1	W	W	View
HN1433_HBR016	Interior	Bay 1	-	-	Ceiling and trapdoor
HN1433_HBR017	Interior	Bay 2	E	E	View
HN1433_HBR018	Interior	Bay 2	N	NE	View
HN1433_HBR019	Interior	Bay 2	S	SE	View
HN1433_HBR020	Interior	Bay 2	W	W	View
HN1433_HBR021	Interior	Bay 3	E	E	View
HN1433_HBR022	Interior	Bay 3	N	NE	View
HN1433_HBR023	Interior	Bay 3	S	SE	View
HN1433_HBR024	Interior	Bay 3	W	W	View
HN1433_HBR025	Interior	Bay 4	E	E	View
HN1433_HBR026	Interior	Bay 4	N	NE	View
HN1433_HBR027	Interior	Bay 4	S	SE	View
HN1433_HBR028	Interior	Bay 4	W	W	View
HN1433_HBR029	Interior	Bay 4	S	S	Agricultural show entry forms
HN1433_HBR030	Interior	Bay 4	S	S	Agricultural show entry forms
HN1433_HBR031	Interior	Bay 4	S	S	Agricultural show prize certificates
HN1433_HBR032	Interior	Bay 4	-	E	Agricultural show prize certificates attached to joists
HN1433_HBR033	Interior	Loft	S	S	View
HN1433_HBR034	Interior	Loft	S	S	View
HN1433_HBR035	Interior	Loft	W	SW	View
HN1433_HBR036	Interior	Loft	E	SE	View
HN1433_HBR037	Interior	Loft	N	N	View
HN1433_HBR038	Interior	Loft	N	N	Door and window openings
HN1433_HBR039	Interior	Loft	W	SW	Bay 3
HN1433_HBR040	Interior	Loft	E	NE	Bay 3
HN1433_HBR041	Interior	Loft	N	N	View

HN1443: Park View, 6a Ford Lane, Roxton



HN1433_HBR001



HN1433_HBR002



HN1433_HBR003



HN1433_HBR004



HN1433_HBR005



HN1433_HBR006



HN1433_HBR007



HN1433_HBR008



HN1433_HBR009



HN1433_HBR010



HN1433_HBR011



HN1433_HBR012



HN1433_HBR013



HN1433_HBR014



HN1433_HBR015



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HN1433_HBR017



HN1433_HBR018



HN1433_HBR019



HN1433_HBR020



HN1433_HBR021



HN1433_HBR022



HN1433_HBR023



HN1433_HBR024

HN1443: Park View, 6a Ford Lane, Roxton



HN1433_HBR025



HN1433_HBR026



HN1433_HBR027



HN1433_HBR028



HN1433_HBR029



HN1433_HBR030



HN1433_HBR031



HN1433_HBR032



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HN1433_HBR039



HN1433_HBR040



HN1433_HBR041

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Appendix 2

OASIS Data Entry

OASIS ID: heritage1-319892	
Project details	
Project name	Park View, 6a Ford Lane, Roxton, Bedford
Short description of the project	<p>As the result of a condition on planning consent for the conversion of a barn at Park View, 6a Ford Lane, Roxton, the Heritage Network was commissioned to create a record of the building in advance of the conversion works.</p> <p>The observed evidence for the barn shows that it was built in the late 19th century as a dual-purpose farm building with a grain loft above a three-bay cart-shed and an enclosed fourth bay to the north, used, possibly, for feed preparation.</p> <p>The barn appears to have been remodelled at an early date, to separate the cart-shed into three separate enclosed stables. It appears to have continued in agricultural use until around 2004, when the present property was created.</p>
Project dates	Start: 27-07-2018 End: 27-07-2018
Previous/future work	No / No
Any associated project reference codes	HN1433 - Contracting Unit No.
Type of project	Building Recording
Site status	Listed Building
Current Land use	Residential 1 - General Residential
Monument type	COMBINATION BARN Post Medieval
Significant Finds	NONE None
Methods & techniques	"Measured Survey", "Photographic Survey", "Survey/Recording Of Fabric/Structure"
Prompt	Planning condition
Project location	
Country	England
Site location	BEDFORDSHIRE BEDFORD ROXTON Park View, 6a Ford Lane
Postcode	MK44 3EJ
Study area	71.5 Square metres
Site coordinates	TL 15152 54253 52.174088837587 -0.315872908931 52 10 26 N 000 18 57 W Point
Project creators	
Name of Organisation	Heritage Network
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	David Hillelson
Project director/manager	David Hillelson
Project supervisor	David Hillelson
Type of sponsor/funding body	Landowner
Name of sponsor/funding body	Steve Pritchard

Project archives	
Physical Archive Exists?	No
Digital Archive recipient	Bedford Museum
Digital Archive ID	HN1433
Digital Contents	"none"
Digital Media available	"Images raster / digital photography", "Survey", "Text"
Paper Archive recipient	Bedford Museum
Paper Archive ID	HN1433
Paper Contents	"none"
Paper Media available	"Context sheet", "Report"
Project bibliography	
Publication type	Grey literature (unpublished document/manuscript)
Title	Park View, 6a Ford Lane, Roxton, Bedfordshire: Historic Building Record
Author(s)/Editor(s)	Hillelson, D.
Other bibliographic details	Report no. 1172
Date	2019
Issuer or publisher	The Heritage Network Ltd
Place of issue or publication	Letchworth
Description	A4 comb-bound document, green cover, 8 text pages, 8 figures, 23 plates, 2 appendices