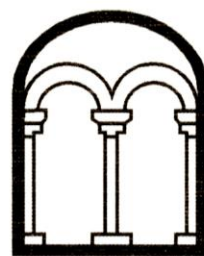


**THE HEN HOUSE, DOVECOTE FARM,
ASTWOOD, MILTON KEYNES**

HISTORIC BUILDING RECORD

Albion
archaeology



**THE HEN HOUSE, DOVECOTE FARM,
ASTWOOD, MILTON KEYNES**

HISTORIC BUILDING RECORD

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Contents

1. INTRODUCTION.....	6
1.1 Background to the Report.....	6
1.2 Site Location and Description	6
1.3 Project Objectives.....	6
2. HISTORICAL BACKGROUND	8
2.1 Sources	8
2.2 Cartographic Evidence.....	8
2.3 Historical Context	9
3. BUILDING RECORDING: DESCRIPTION.....	10
3.1 Methodology.....	10
3.2 The Buildings	10
3.3 Shelter Shed	11
3.4 Storage Shed	13
4. BUILDING ANALYSIS.....	15
4.1 Introduction	15
4.2 18th Century	15
4.3 19th Century	15
4.4 Later 20th Century: Recent Repairs and Alterations	15
5. BIBLIOGRAPHY.....	17
6. APPENDIX 1: LIST DESCRIPTION DOVECOTE FARMHOUSE	18
7. APPENDIX 2: IMPACT ASSESSEMENT	19
7.1 Introduction	19
7.2 Heritage values.....	19
7.3 Impact of Proposed Works	20



List of Figures

- Figure 1: Site Location plan
- Figure 2: Jeffrey's Map 1765
- Figure 3: Bryant's Map 1824
- Figure 4: Ordnance Survey 1882
- Figure 5: Ordnance Survey 1900
- Figure 6: Plan of Shelter Shed and Storage Shed
- Figure 7: Section of Shelter Shed

List of Images

- Image 1: General view looking north-east
- Image 2: General view looking south-west
- Image 3: General view looking north-west
- Image 4: Shelter shed, south elevation
- Image 5: Shelter shed and storage shed, north elevation
- Image 6: General view looking south-west
- Image 7: Shelter shed, interior looking east
- Image 8: Shelter shed, interior looking west
- Image 9: Shelter shed, north wall, west bay
- Image 10: Shelter shed, north wall, central bay
- Image 11: Shelter shed, north wall, east bay
- Image 12: Shelter shed, scarf join in wall plate in north wall
- Image 13: Shelter shed, frame detail
- Image 14: Shelter shed, west end
- Image 15: Shelter shed, east end wall
- Image 16: Shelter shed, south side of roof
- Image 17: Shelter shed roof structure
- Image 18: Shelter shed, detail of feed trough
- Image 19: Storage shed, south elevation
- Image 20: Storage shed, east elevation
- Image 21: Storage shed, south wall
- Image 22: Storage shed, looking south-east
- Image 23: Storage shed, east wall



Preface

All statements and opinions in this document are offered in good faith. This document has been prepared for the titled project or named part thereof and was prepared solely for the benefit of the client. The material contained in this report does not necessarily stand on its own and should not be relied upon by any third party. This document should not be used for any other purpose without an independent check being carried out as to its suitability and the prior written authority of Albion Archaeology (a trading unit of Central Bedfordshire Council). Any person/party relying on the document for such other purposes agrees and will by such use or reliance be taken to confirm their agreement to indemnify Albion Archaeology for all loss or damage resulting therefrom. Albion Archaeology accepts no responsibility or liability for this document to any party other than the persons/party by whom it was commissioned. This documented is limited by the state of knowledge at the time it was written.

The building survey was undertaken by Mark Phillips BA who is the author of this report. The project was managed on behalf of Albion Archaeology by Hester Cooper-Reade BA (hons), MIfA.

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Structure of this report

Section 1 is an introductory chapter giving the background to the report. Historical information derived from historic documents and secondary sources is presented in Section 2. A description of the building forms Section 3 with the analysis of the building in Section 4. The bibliography forms Section 5. Appendix 1 is the list description for Dovecote Farmhouse. Appendix 2 is the impact statement which was prepared for the heritage statement to accompany the planning application.

Figures are included at the end of the report.

Version History

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1. INTRODUCTION

1.1 **Background to the Report**

Planning and listed building consent (17/00341/FUL & 17/00342/LBC) has been granted by Milton Keynes Council for the conversion and alteration of a cart shed and storage shed to create a self-contained holiday studio (The Hen House).

The Hen House stands at the east end of a range of farm buildings which were formerly part of Dovecote Farm. The main part has been converted to residential use and is now called the Owl Barn. All of these buildings are covered by curtilage listing because they formed part of the farmstead attached to the grade II listed Dovecote Farmhouse (NHLE 1212243) and therefore conversion of the buildings requires listed building consent.

A condition has been attached to the planning and listed building consent which required that the buildings were recorded to a scheme agreed with the Local Planning Authority before the development takes place. Albion Archaeology had previously written a heritage statement for inclusion with the planning application. The heritage statement recorded the building to Historic England level 3 and the level of information included was deemed sufficient to satisfy the planning condition. This report is therefore an updated version of the heritage statement, revised for the purpose of building recording.

1.2 **Site Location and Description**

Astwood is a small parish close to the county boundary with Bedfordshire. It lies some 7 miles south-west of Bedford and 5 miles north-east of Newport Pagnell.

Dovecote Farm (grid ref SP94599 47870) is located to the north of Astwood village centre, some 500m north off the main A422. It is accessed via a private track running westwards from Turvey Road. (Fig.1)

The site is situated at approximately 100m OD in an area defined as ‘Chicheley/Crawley claylands in the Landscape Character Assessment for Milton Keynes. These are described as: “undulating clay plateau: a relatively isolated area of largely open arable landscapes with a number of compact villages with good hedgerow patterns and smaller areas of pasture”.

The buildings affected by the conversion works are a 3-bay timber-framed and open-fronted shelter shed and attached storage shed. These once formed part of a range of farm buildings, most of which have previously been converted to residential use.

1.3 **Project Objectives**

The objectives of the building recording are to:

- Provide a drawn, photographic and descriptive record of the structures prior to conversion of the building. The survey and reporting will be undertaken to Historic England level 2/3 (Historic England 2016, 26).



- Provide a review of the local and regional historical context, with reference to the appropriate regional research agendas. This needs to be adequately detailed to place the findings of the recording in context and to inform future conservation and management decisions.
- Produce a high quality, fully integrated archive suitable for long-term deposition in order to ‘preserve by record’ the buildings in their current form prior to conversion.



2. HISTORICAL BACKGROUND

2.1 Sources

Historic information related to Dovecote Farm is principally provided by the map evidence. Some original documentation relating to the farm is held by the Centre for Buckinghamshire Studies, but this largely relates to 20th-century land sales. The centre also holds a number of 17th- and 18th-century documents relating to the land holdings of Astwood Bury Estate, although none of these are specifically relevant to the history of the buildings at Dovecote Farm.

General background on Astwood and the surrounding area can be found in a number of secondary sources including the Victoria County History (Page, (ed) 1908), Lipscomb's County History (1847), Ratcliffe's history of Newport Pagnell (1900) and the various 18th- and 19th-century trade directories for the county.

The Milton Keynes Sites and Monument Record (SMR), Listed building information and recent archaeological work in the area provide further background that helps place Dovecote Farm in its wider historical context.

2.2 Cartographic Evidence

Buildings in the location of Dovecote Farm are marked on Jeffery's Map of 1765 and Bryant's Map from 1824. On both these maps, the farm is named as Burystead Farm. Buildings are shown: a single mark on the Jeffrey map (Fig. 2) and a cluster of dots on the later Bryant map (Fig. 3). The scale and lack of detail makes it difficult to say with certainty whether these notations represent any of the existing building, but Dovehouse Farmhouse is shown on its listing as 18th century in date and would certainly have been built at the time of the Bryant map and likely built at the time of the Jeffrey's map.

The earliest detailed map of the farm is the Ordnance Survey 25 inch map that was surveyed in 1881 and published in 1882 (Fig. 3). Burystead Farm had been renamed Astwood Farm and with the exception of the more recent buildings the plan of the farm matches that seen today. The plan shows the area in front of the range including the 'Hen House' was divided into a series of stockyards. The area immediately to the south of the 'Hen House' contained a small stockyard and beyond that a series of very small enclosures, probably representing pigsties. A very similar arrangement is shown in the 1900 Ordnance Survey map (Fig. 5) with minor alterations to some of the smaller outbuildings and a simplified layout in the stockyards.

At some time in the 20th century the name of the farm was changed to Dovecote Farm. The earliest map showing this name appears to be the 6 inch Ordnance Survey map published in 1950. The 1977 map shows additional buildings on the site. These represent most of the modern buildings, including those which were later demolished as a result of conversion to domestic use.



2.3 *Historical Context*

Dovecote Farm sits in an area containing a number of medieval moated sites, most of which have been abandoned.

Roman and Iron Age remains have also been found in the vicinity. Archaeological evaluation for planned wind turbine 250 m north of Dovecote Farm identified Roman finds (Archaeology Warwickshire 2013). Subsequent mitigation works during the construction of the wind turbine identified archaeological remains in two areas (Albion 2015). In the access road for the turbine a series of mid to late Iron Age enclosure ditches were found next to Turvey Road, 200 m east of Dovecote Farm. The groundworks for the turbine base uncovered a complex sequence of later Iron Age and Romano-British enclosures, boundaries and pits. These features contained pottery and also metalworking debris indicative of both iron smelting and smithing.

The farm was formerly part of the Astwood Bury Estate. Before it was broken up in 1948, the estate consisted of Bury Farm, Dovecote Farm and a number of cottages (D/201, Centre for Buckinghamshire Studies).

Astwood Bury (SMR reference MMK108) is located just over 1km to the north east of Dovecote Farm. The estate was bought by William Lowndes in 1715 and remained in the family until the early 20th century. The house itself was demolished in 1799. At the time Ratcliffe was writing his history of Newport Pagnell in 1900 the remains of the old building and its moats could still be seen. Ratcliffe also notes that some of the former outbuildings (MK109) and the dovecote (MK32525) still stood, having been converted into 4 cottages. (Lipscomb, 1847, Page (ed) 1908, Ratcliffe 1900)

Dovecote Farm was built at the very beginning of the period of agricultural revolution. After the crop failures of the 1690s, the first half of the 18th century was generally one of good harvests and low prices. Land prices and rental yields had not yet reached the high returns of the latter half of the century but they were beginning to rise. Although at this time there is little evidence that the interest in agricultural improvement manifested itself in formal layouts with improved buildings, it did result in the building of a number of new farmsteads (Wade Martins 2002). It is also likely that William Lowndes would have made some new investment in the estate when he bought the land in 1715.



3. BUILDING RECORDING: DESCRIPTION

3.1 *Methodology*

Throughout the project the standards set in the CIfA Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures and Historic England's Understanding Historic Buildings (2016) have been adhered to. All work has been done in accordance with the CIfA Code of Conduct. Terminology for describing timber structures follows the CBA glossary (Alcock et al 1996).

In line with the Historic England building survey definitions this survey has been undertaken to Level 2 with some elements of Level 3 (Historic England 2016, 25-26).

The survey comprised an examination of the building, field notes and a photographic record. The photographic record consists of high resolution digital images. The selected digital images which accompany the text have been reproduced at a lower resolution in order to ensure digital versions of the report are of a manageable size. The survey was undertaken on 22 May 2017. The buildings are shown in plan in Figure 6 and the shelter shed is shown in section in Figure 7.

3.2 *The Buildings*

The buildings are timber-framed and comprise an open-fronted shelter shed and attached storage shed. They are situated at the eastern end of a range of buildings, on the northern side of the former farmyard. Although now divided into separate properties, these buildings form part of the farmyard associated with Dovecote House. The farmyard contains a number of brick and timber buildings most of which have been recently converted to domestic use (Figure 1 and Images 1-2).

The historic frontage of Dovecote house is to the south with the farmyard located to the rear, on its northern side. The farmstead plan is in a linear or parallel form, with ranges to the north and south of the current farmyard access drive. The southern range partially forms the boundary between house and farmyard, the remainder of which comprises a brick wall with gated access to the farmhouse gardens. A more substantial brick built barn is located to the west of the house and forms the western boundary to the farmyard.

The buildings described in the present report form part of the range on the northern side of the farmyard (Image 3). Prior to conversion this range comprised, from west to east: a single storey brick-built shed, a 3-bay open fronted shed in brick, a modern steel portal frame building (removed as part of the previous conversion works), a two-storey barn with high level taking-in door, another 3-bay open-fronted and timber-framed shed, and a small weatherboard clad shed. A structural survey undertaken prior to the conversion of the central and western part of this range suggests that the steel-framed building contained remnants of the brickwork foundations associated with a previous building. There is no evidence to suggest whether or not this building was timber-framed on a brick plinth or entirely brick-built. Opposite on the southern side and now forming part of the curtilage of



Dovecote House, are another timber-framed and opened fronted stock shed and a brick building with half-hipped roof, now used as a garage (Image 2). As would be expected of open-sided shelter sheds, the open sides face south. The southern range of buildings open towards the house and it is likely that these were associated with stabling and carriage storage.

3.3 Shelter Shed

This is a timber-framed, three-bay building with brick piers supporting the open-fronted south side. The rear and east end walls are timber-framed with weatherboard cladding. The west end abuts the adjacent two-storey brick building on this side. Internally the building is 9.75m long east to west and is approximately 5m wide (Images 4-18).

3.3.1 South elevation

The building is open on this side with the roof supported by two brick piers forming bays c.1.8m to 1.9m wide. The piers are c.460mm square with plain chamfered corners formed from moulded bricks. The two top courses of brick in the piers are slightly wider to form plain capitals. The top of the piers supports a wall plate and the south ends of the roof trusses. The eastern end of the wall plate is currently supported by a re-used railway sleeper, presumably replacing a decayed timber corner post.

3.3.2 North wall

The rear wall of the shelter shed consists of a 500mm high brick wall supporting timber-framing with weatherboard external cladding (Images 9-11). The brickwork is laid in Flemish garden-wall bond with a header course at the top. The timber-framed section is supported by wall posts with jowled heads on the either side of the central bay and at the east end of the wall. Former braces between the wall posts and tiebeams are indicated by sawn off tenons in the two central wall posts and corresponding mortices in the tiebeams (Image 13). The wall framing consists of closely set studs with primary bracing. At the base the frame is on a sill beam and at the top the studs are tenoned into the wall plate. The wall plate is made up from three sections which are joined with side-halved and bridled scarf joints with nailed fixings (Image 12). Identical scarf joints were noted on the sill beam of the open-fronted shed forming part of the southern range and now part of the neighbouring property.

3.3.3 West wall

At its west end the shelter shed abuts the adjacent two storey brick building (14).

3.3.4 East wall

The east end wall of the shelter shed is timber-framed with weatherboard cladding (Image 15). It stands on a brick sill wall matching that in the north wall, c.500mm high in Flemish garden-wall bond with a single header course at the top. The timber frame stands on a sill beam and consists of closely set studs with primary bracing in the lower part of the wall. In the upper part of the wall the studs are tenoned and pegged into a collar beam. The corner post on the south-east corner of the building has been replaced with a re-used railway sleeper. On the exterior some



of the cladding on the north-east corner of the building is attached with hand forged nails, though most have been replaced with modern nails.

3.3.5 Roof

The pantile roof has a pitch of approximately 45°. It is supported by kingpost trusses at the two bay divisions, a gable wall at the east end and a tiebeam/collar truss at the west end (Figure 7 & Images 16-17). The common rafters are supported by a ridge plank at the apex and a single purlin in each side of the roof.

The two central roof trusses are kingpost trusses, supported by the brick piers at the south and the wall posts in the north wall. These trusses consist of a tiebeam, kingpost, principle rafters and a single raking strut on each side. The purlins are supported by a triangular cleat on the back of the principle rafters. The kingposts have expanded lower and upper ends with sloping joggles at the junction with the raking braces and principle rafters. Empty mortises below the tiebeams and in the wall posts indicate the location of former braces below the northern end of the roof trusses.

At the east end the roof is supported by the timber-framed gable wall with clasped purlins (Image 15). At the west end the roof is supported by a tiebeam/collar truss with a pair of queen struts and clasped purlins (Image 15).

The fixings in the roof consist of a mixture of pegged joints and bolts. Pegged joints have been used for the braces below the tiebeams, at either end of the raking braces, the upper end of the principle rafters and at the junction between the wall posts and tiebeams. The lower ends of the principle rafters are housed into the top of the tiebeams and through-bolted. The lower ends of the kingposts are through-bolted to the tiebeams with slot for a nut let into the expanded end of the kingpost.

The only carpenters/assembly marks noted are on the kingpost trusses. These are Roman numerals incised into the eastern faces of the two roof trusses. The numbering system comprises: in the western truss, I for adjoining parts in the north half of the truss and II for the south half of the truss; in the eastern truss III in the north half and IV for the south half of the truss with II at the junction of the kingpost and tiebeam (Figure 7). Similar carpenters' marks were noted on the external faces of studs where the cladding was missing in the open-fronted shed forming part of the southern range and now part of the neighbouring property.

3.3.6 Materials

Where saw-marks are visible, the timber generally appears machine sawn. The brick used in the west wall, the sill wall in the north and east sides of the building and the piers at the south all appear to be the same type of red bricks with dimensions c. 225mm x 112mm x 70mm. Those in the piers include moulded bricks to form the plain chamfers. The brick used for modern repairs are Fletton type brick, mostly common bricks with some rustics (textured surfaces).

The fixings used in the building are a mixture of pegged, bolted and nailed. The pegs and bolts occur in the kingpost trusses. The majority of the other joints appear to be nailed, eg the scarf joins in the northern wall plate.



3.3.7 Fittings

The remains of a feed trough extend along the rear (north) wall of the shelter shed (Images 18). A series of vertical posts fitted with tether rings support the horizontal rail that forms the outer edge of the trough. The base of the trough is supported by horizontal timbers tenoned into the backs of the vertical posts and ledged on the sill beam in the north wall. The trough is lined with planks forming a flush base with overlapping weatherboards lining the front and rear sides.

The trough is in poor state of preservation and has further deteriorated since an earlier survey (Albion Archaeology 2014). In the north bay of the building part of the trough has now collapsed and been removed. In the central and east bays the lower ends of the vertical posts have rotted away and the lining planks are partly decayed and detached. The pattern of decay is common in wooden feed troughs, particularly the rotting of the support posts at the front where they stood in a layer of straw and muck. In other farms, where troughs remained in use, they were commonly infilled with brickwork to replace the decayed timber.

3.3.8 Modern repairs

Modern repairs are visible in the north wall, the roof and in the piers and structure in the south side of the shed. The current floor is concrete.

The repairs in the north wall comprise the construction of brick piers below the base of the main wall posts and repairs to the studding and weatherboards at the west end (Images 9 and 10). The brick piers are constructed in Fletton type brick. These piers are approximately 600mm square, project c.450mm into the interior of the building and c. 1m high. These piers were built to support the lower ends of the wall posts which are likely to have decayed.

Modern repairs in the roof are visible at the west end of the roof near the apex. New common rafters have been inserted with their lower ends attached to the sides of the truncated original rafters.

Repairs in the south side of the building consist of modern brick in the top of the brick piers and a railway sleeper used to form a post at the southeast corner of the building. The modern brick in the piers may have been added to provide additional support to the ends of the tiebeams.

3.4 Storage Shed

This is a timber-framed shed is attached to the east end of the shelter shed (Images 19 to 23). It stands on a low brick sill up to four courses high with a row of headers at the top. The north and south sill walls are loose and do not appear to be cemented. The south and east walls are framed with closely set studs and primary bracing with nailed fixings and external weatherboard cladding (Images 21 to 23). The west wall of the building is formed by the east end of the adjacent shelter shed. The north wall and roof are modern replacements in corrugated metal sheet.

A door in the middle of the south wall is a ledged and braced plank door (Images 21). It has seven narrow planks in pine with a beaded moulding, suggesting a relatively recent date. The two strap hinges on the outside of the door differ



slightly. The upper hinge is hand forged strap with a spear-shaped terminal in a pattern common up to mid 18th century. It may be an earlier fitting reused in this location. The lower hinge is likely to be a modern replacement judging from its more regular appearance.

This shed is typical of the small lean-to sheds that are often tacked onto other farm buildings. Many of these sheds would have been rebuild and repaired as their function changed.

3.4.1 Materials

The timber in the frame of this building is machine sawn timber like that used in the shelter shed. The bricks used for the sill are similar to the red bricks used in the sill wall of the shelter shed with dimensions c. 225mm x 112mm x 70mm.

3.4.2 Fixtures and Fittings

There were no associated fixtures and fittings in this building

3.4.3 Modern repairs

The north wall of the shed had been completely replaced with corrugated metal sheeting attached to a simple timber-frame. The roof is a modern replacement covered with corrugated iron. The weatherboard cladding is decayed in places and lower part of the south wall and the lower left-hand part of the east wall have been renewed in modern shiplap cladding.



4. BUILDING ANALYSIS

4.1 Introduction

In this section the structural and documentary evidence is examined in relation to the date, use and development of the buildings. As the buildings are largely of a single construction phase a 'phase plan' figure has not been produced.

4.2 18th Century

Historic maps indicate the presence of a farmstead on the site from at least the mid-18th century when it was known as Burystead Farm. The list description for Dovecote Farmhouse dates the house to the early 18th century with 19th and 20th century additions. The farm formed part of the Astwood Bury Estate which was bought by William Lowndes in 1715 and it is possible that the present farmhouse was constructed as part investment in the estate following at this time.

4.3 19th Century

The present farm outbuildings form a coherent whole and, other than the obvious modern additions, are likely to be broadly contemporary with each other. The timber-framed buildings contain primary bracing, a method where the vertical studs are cut and fitted around the braces. This was the main framing technique for agricultural buildings during the 18th and 19th centuries. Detailed examination of the roof of the shelter shed shows features which indicate a construction date in the early 19th century or later. Studies of dated buildings and pattern books of the time show that the use of a bolted fixing in the base of the kingpost and a housed joint in the junction of the principle rafter and tiebeam are features which were introduced shortly after 1820 (Peters 1988, 29). Some other features of construction such as the use of face-halved bridled scarf joins in the wall plates and expanded jowls on the wall posts indicate the persistence of traditional construction techniques. Given similarities in construction between buildings in the north and south ranges of farm buildings and the coherent arrangement in plan, it is likely that the buildings represent the reorganisation and rebuilding of the farmyard during the 19th century.

Open-fronted sheds are perhaps more typical of the post-1750 farmyards where cattle housing was based on provision of shelter sheds around straw yards where manure would build up over the winter. Typically the open fronted sheds has troughs and racks along the back wall. The presence of tie rings on the trough suggests a use for feeding or milking. Cattle sheds for this purpose became increasingly common during the 17th century, particularly in the claylands (English Heritage 2006).

4.4 Later 20th Century: Recent Repairs and Alterations

A number of steel-framed structures, Dutch barns and other buildings have been added to the site at various times in the more recent past. The recent conversion of some of the buildings to domestic use resulted in the demolition of some of these. At some point during the recent past, a mono pitch roof constructed of steel angle trusses had been added to the central two storey barn. This has since been removed as part of the recent conversion works.



The open-fronted shelter shed contains evidence for a number of later repairs including the insertion of brick piers to support the main wall posts in the northern wall.



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6. APPENDIX 1: LIST DESCRIPTION DOVECOTE FARMHOUSE

DOVECOTE FARMHOUSE

List entry Number: 1212243

Grade: II

Date first listed: 16-Feb-1984

House. Early C18. altered. Red brick, hipped old tile roof, chimney stack on left flank only now, 1 gabled dormer to right flank roof slope. 2 storeys and attic. First floor band. South front of 5 bays but outer and centre windows blocked, double wing sashes in remaining openings with segmental arched heads. C19 gabled open porch in centre, E. front has central modern porch with hipped tiled roof, blocked window above, sashes in right hand bay. Wing on right recently raised to 2 storeys with tiled roof.

National Grid Reference: SP 94599 47870



7. APPENDIX 2: IMPACT ASSESSEMENT

7.1 Introduction

The principles outlined in Conservation Principles Policies and Guidance (English Heritage, 2008) provide a framework for the sustainable management of the historic environment. These principles include the idea that the understanding of the significance of places is vital and that significant places should be managed to maintain their values. Heritage values provide a means of looking at the significance of a place under different categories to identify a range of potential heritage values and associations for that place. The categories outlined in Conservation Principles are evidential, historical and aesthetic. Evidential value derives from the potential of a place to yield evidence about past human activity. Historical value derives from the ways in which past, people, events and aspects of life can be connected through a place to the present. This is considered under illustrative and associative values. The first concerns how the building relates to history overall, considering how it relates for instance to the development of housing and social history. The second concerns the historical associations of the building, e.g. known owners, architects etc. Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

7.2 Heritage values

7.2.1 Evidential value

The buildings are part of a farmyard formerly associated with Dovecote farmhouse. Construction details and similarities between the other buildings suggest that they may have been part of a 19th century rebuilding of the farmyard.

The farmyard now forms two properties. Some of the buildings have been demolished and most of the remaining buildings have been converted to domestic use. Taken as a whole, the farmstead has lost most of its evidential value; although some specific aspects of the carpentry and construction can be observed in those buildings which retain their historic form.

The presence of open-fronted stock sheds along with evidence for stock yards on history maps provides evidence for the importance of stock rearing or dairying to the economy of the farm during the later 18th and 19th centuries. The function of the stock shed is indicated by the presence of a feeding trough along the back wall. This example is poorly preserved and incomplete.

7.2.2 Historical illustrative value

The open-fronted shed contains evidence of carpentry techniques, including assembly marks, and timber-framing. Other than assembly marks, no other marks or graffiti were observed. The feeding troughs are illustrative of farm husbandry in the 18th and 19th centuries, prior to large scale mechanisation and the more intensive farming of the modern age. The presence of tie rings helps indicate the function of the building. However incompleteness and modern alteration mean that we are looking at a fragment of a historic farmyard and as such the buildings now lack any group value.



7.2.3 Historical associative value

The buildings at Dovecote Farm are associated with the Astwood Bury estate. Although the house was pulled down in 1799, the estate is known from historical sources, archaeological remains and some standing buildings which were once associated with the main house. Little historical data exists for Dovecote Farm itself, although its association with the Astwood Bury estate and the farming community place it in context and give it local interest.

7.2.4 Aesthetic value

The farmyard can no longer be viewed as a whole, although it retains local character through its plan form. The proposals will retain the external plan form and dimensions of the existing building. Re-instatement of the weatherboard cladding to the rear wall of the easternmost shed and replacement of the corrugated iron roof could be considered an enhancement.

7.3 Impact of Proposed Works

The proposal is to convert the stock shed and the attached storage shed into a single self-contained holiday cottage (Figure 7).

Work to the exterior would involve the glazing the open-front and repairs to the external fabric, including the replacement of the modern corrugated sheeting on the rear of the storage shed. The work would not result in any additional openings or changes to the size and proportion of the buildings.

Internally the conversion would result in an open plan living area in the former stock shed and a bathroom and entrance lobby in the former storage shed. The conversion into a single living space will retain the internal proportions and the timber roof structure in the stock shed. The works would involve the insertion of a single new door opening in the east end of the stock shed and storage shed. Whilst this would involve some loss of fabric it would not affect the external appearance of the building.

The physical impact of the works on the structure of the buildings are minimal, although there will be some impact due to the need to insulate the walls and roof. Insulation and boarding to the wall and roof will obscure parts of the timber frame, although it will remain intact thus retaining its historic value. The proposals include the removal of the feeding trough, which is in a poorly preserved, incomplete state.

The proposal addresses a number of objections to a previous application to convert these buildings into two self-contained holiday cottages (14/00399/FUL & 14/00340/LBC). The proposal for a single cottage is less intensive and the open plan design retains the internal proportions of the stock shed which was to be subdivided in the previous proposal. The design would retain the open character of the building with the main part of the roof structure still being visible.

Given the previous conversion of part of the farmyard and minimal changes to roof height and external plan, the impact on the setting of the adjacent listed building and the curtilage buildings will be minimal.



The impact of the proposed works would result in the loss of some information as a result of the alteration or obscuring of the historic fabric. This assessment already provides a record of the buildings that will be converted.

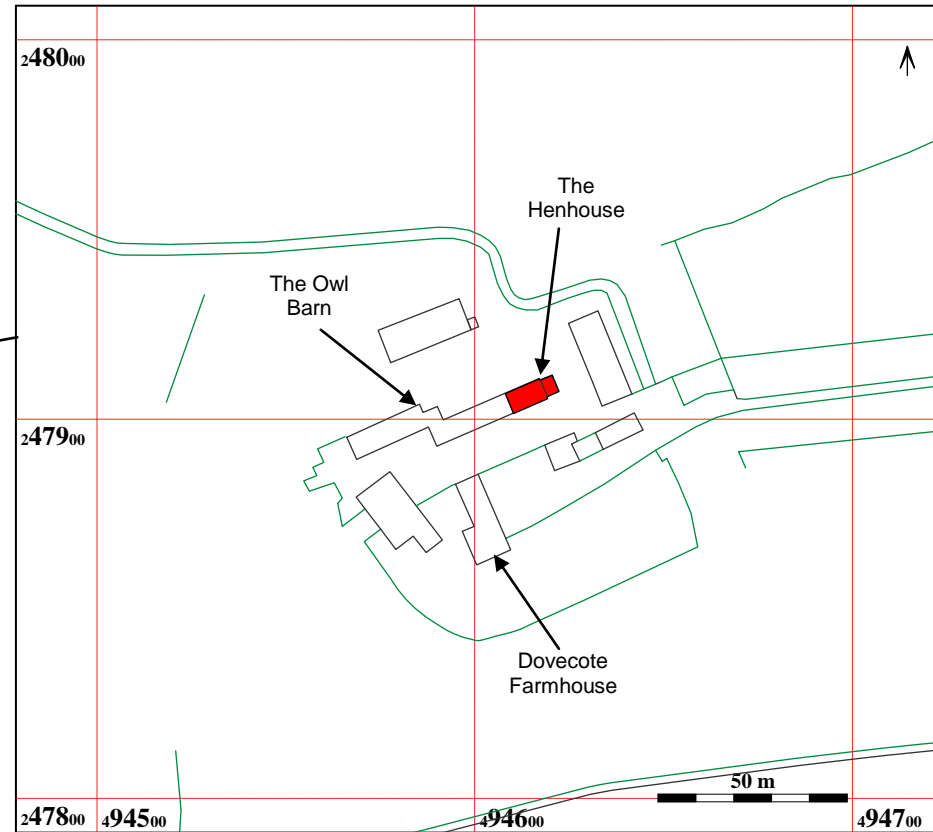
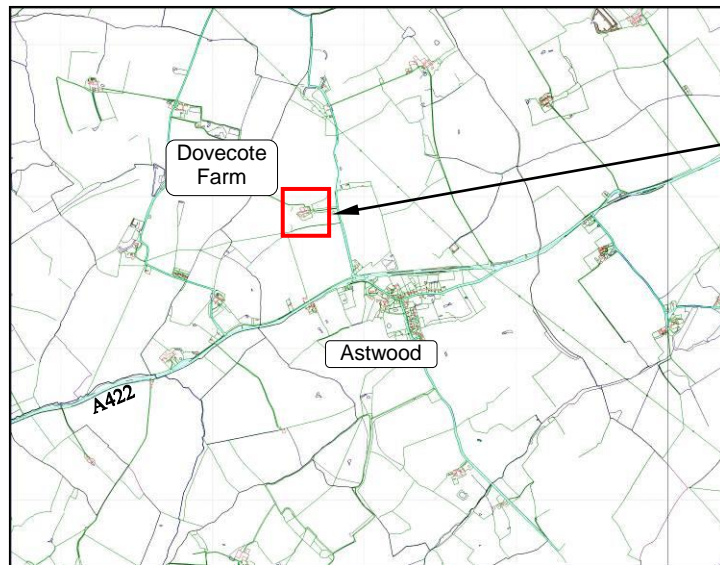


Figure 1: Site location plan

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Figure 2: Jeffery's Map 1765

(Site of Dovecote Farm mark by red square)



Figure 3: Bryant's map 1824

(Site of Dovecote Farm mark by red square)

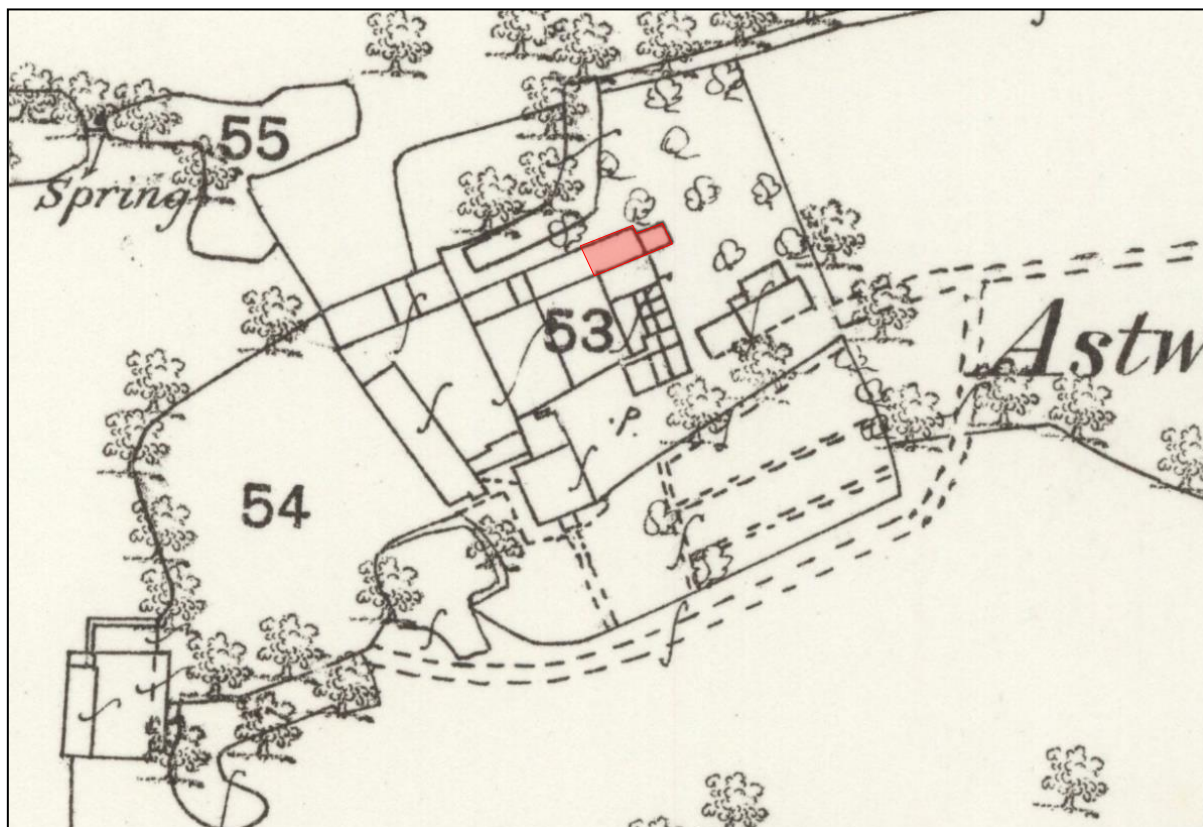


Figure 4: Ordnance Survey 1882

'Hen House' highlighted in red (reproduced under licence from National Library of Scotland)

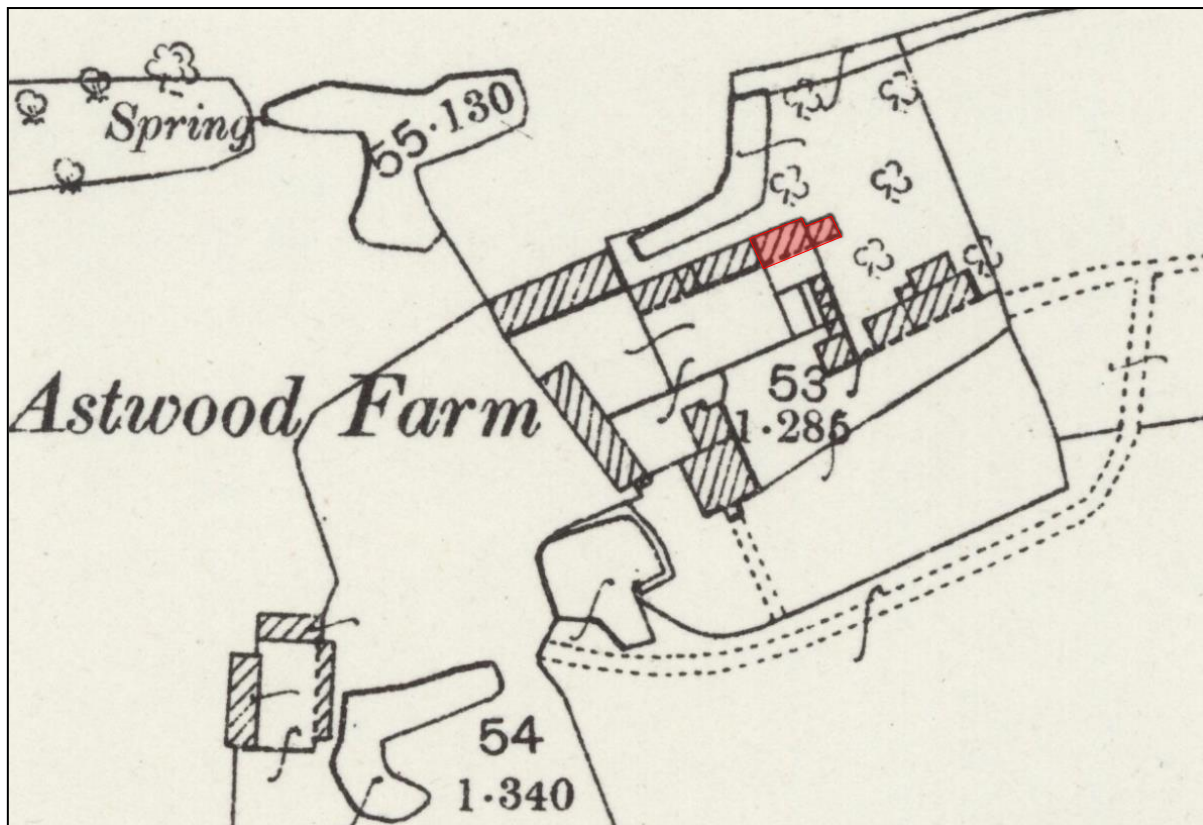


Figure 5: Ordnance Survey 1900

'Hen House' highlighted in red (reproduced under licence from National Library of Scotland)

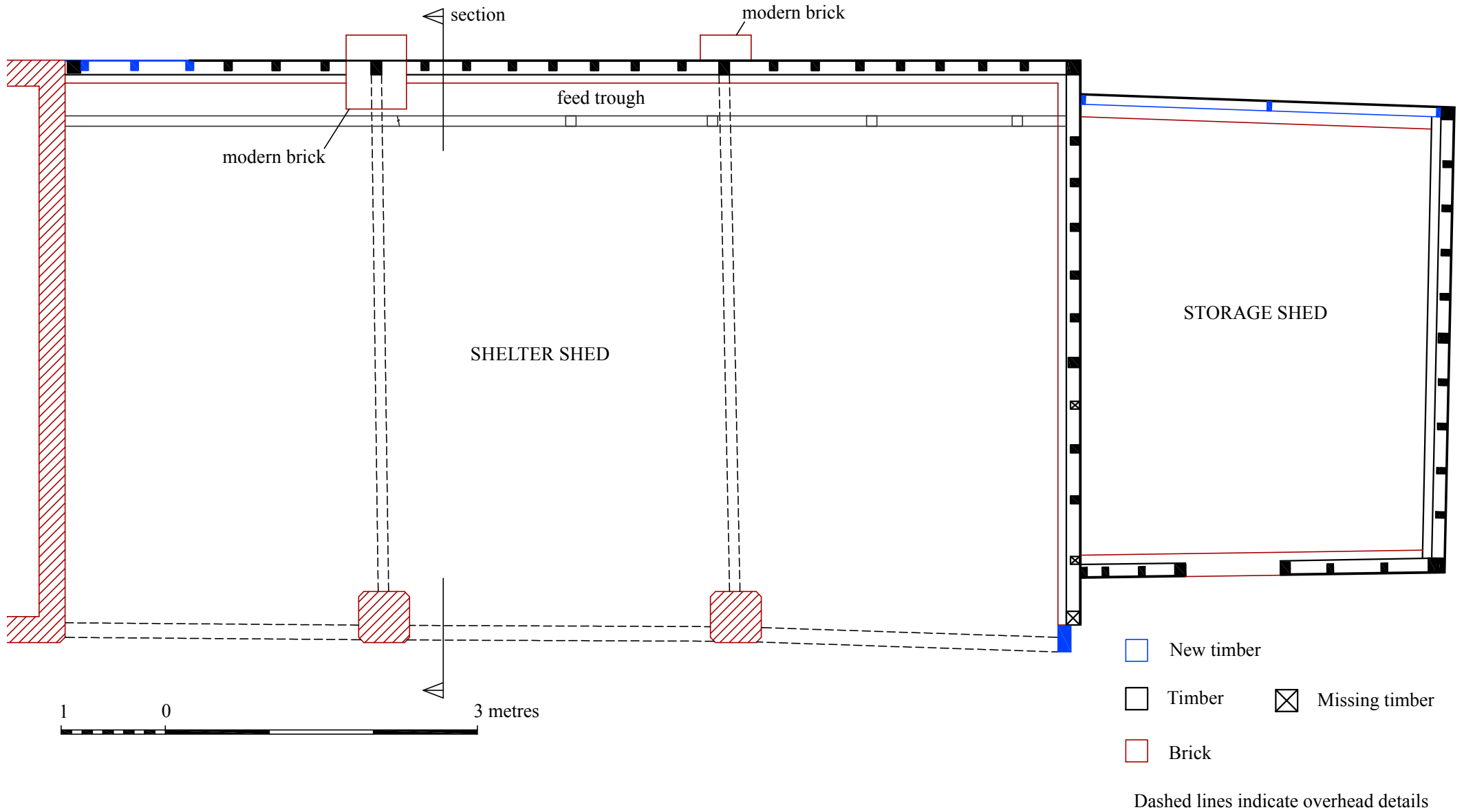


Figure 6: Plan of Shelter Shed and Storage Shed

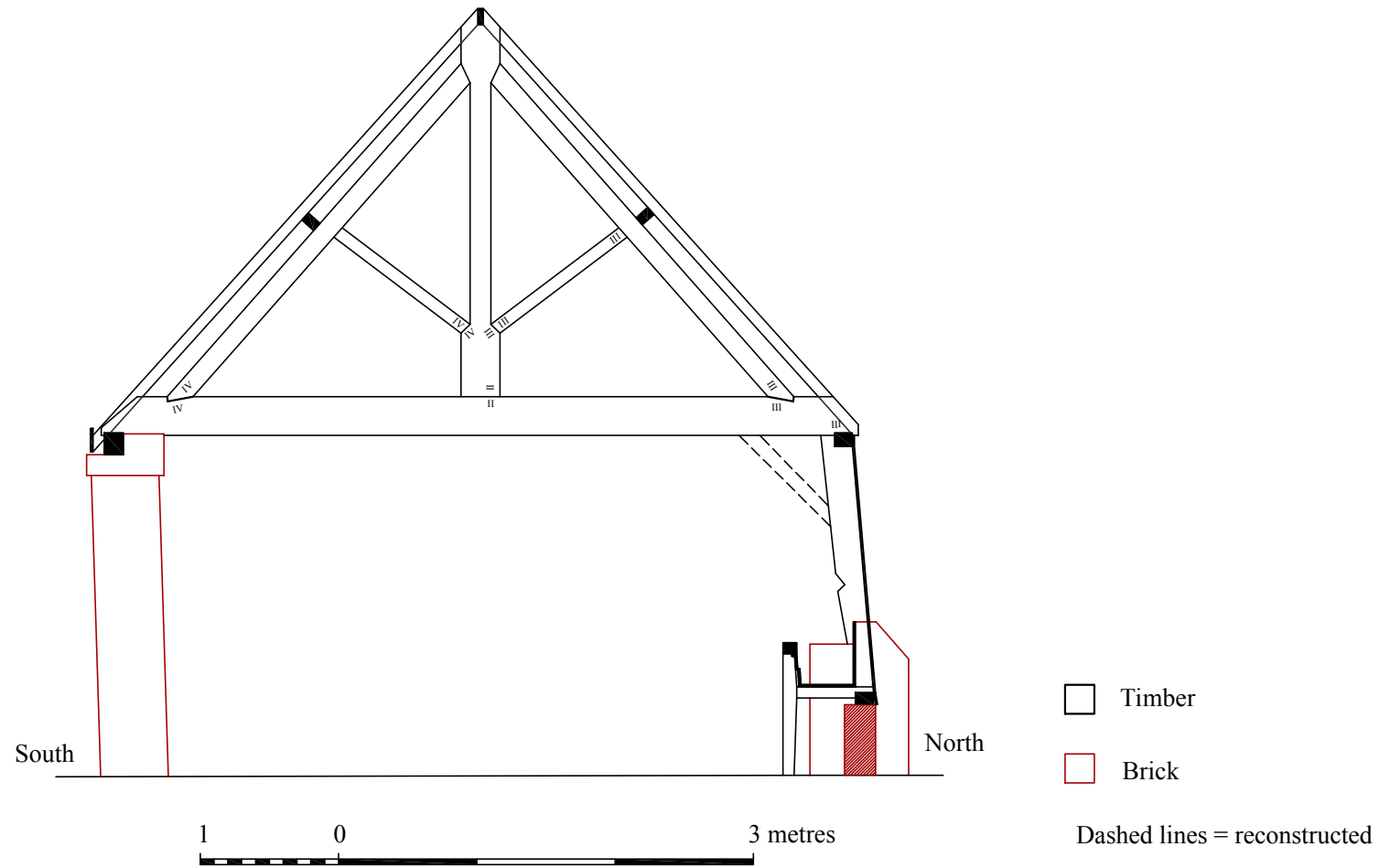


Figure 7: Section of Shelter Shed



Image 1: General view looking north-east

Shows the existing residential conversion (Owl Barn) in the foreground with the Shelter shed (Hen House) visible at the far end in front of the Dutch barn.
(Image taken 2014)



Image 2: General view looking south-west

Shows the end of the storage shed (Hen House) in the right-hand foreground with the Dovecote farmhouse and other former farm outbuildings on the left



Image 3: General view looking north-west

Shows front of storage shed (right), shelter shed (centre) and previously converted buildings (Owl Barn) on the left-hand side



Image 4: Shelter shed, south elevation

Shows brick piers supporting open side and pantile roof (scale 2m)



Image 5: Shelter shed and storage shed, north elevation

Shows metal cladding on storage shed and weatherboard cladding on rear wall of shelter shed (scale 2m)



Image 6: General view looking south-west

Shows end and back of storage shed (left), shelter shed (centre) and previously converted buildings (Owl Barn) on the left-hand side (scale 2m)



Image 7: Shelter shed, interior looking east

(scale 2m)



Image 8: Shelter shed, interior looking west

(scale 2m)



Image 9: Shelter shed, north wall, west bay

Shows repairs with new studs and weatherboard at left of image (scale 2m)



Image 10: Shelter shed, north wall, central bay

(scale 2m)



Image 11: Shelter shed, interior of north wall, east bay

(scale 2m)



Image 12: Shelter shed, scarf joint in wall plate in north wall

Shows detail of side halved and bridled scarf with nailed fixings visible on underside



Image 13: Shelter shed, frame detail

Shows north wall at junction of post and tiebeam with empty mortice in underside of tiebeam indicating location of former brace



Image 14: Shelter shed, west end

Shows roof of stock shed abutting adjacent two-storey brick building



Image 15: Shelter shed, east end

Shows framing of end wall



Image 16: Shelter shed, south side of roof

View looking south-east showing brick piers and roof structure

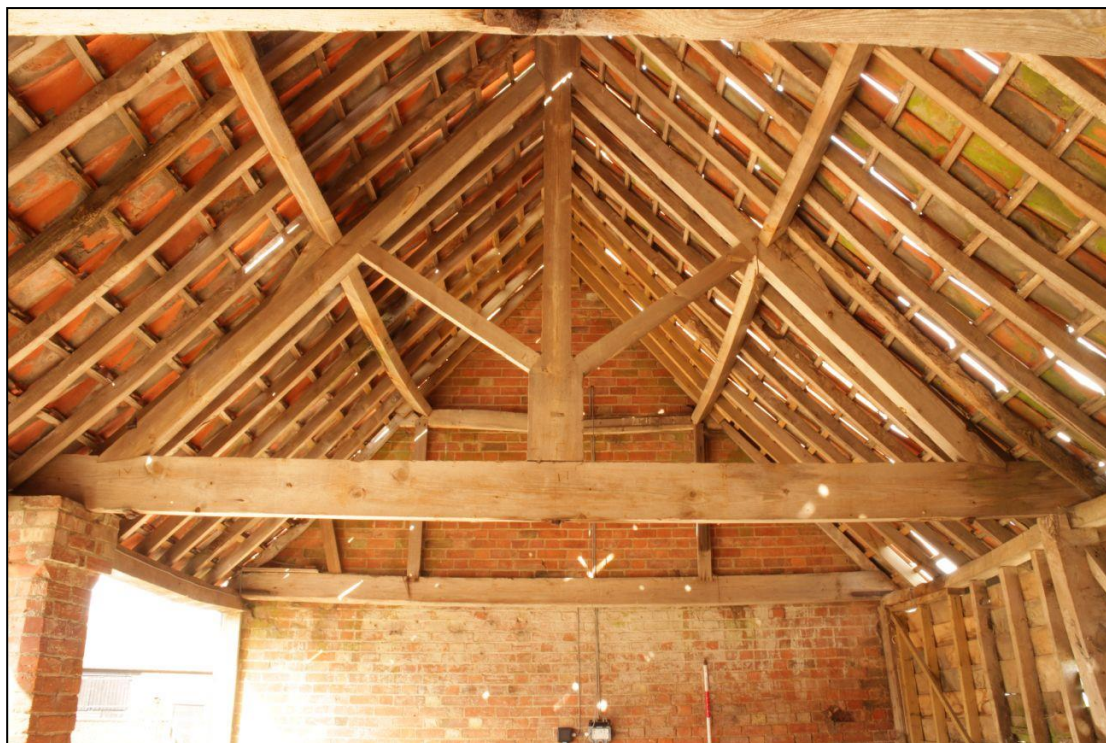


Image 17: Shelter shed roof structure

Looking west showing western kingpost truss



Image 18: Shelter shed, detail of feed trough

Looking north-east (scale 2m)



Image 19: Storage shed, south elevation

(scale 2m)



Image 20: Storage shed, east elevation

Looking west (scale 2m)



Image 21: Storage shed, south wall

Looking south (scale 2m)

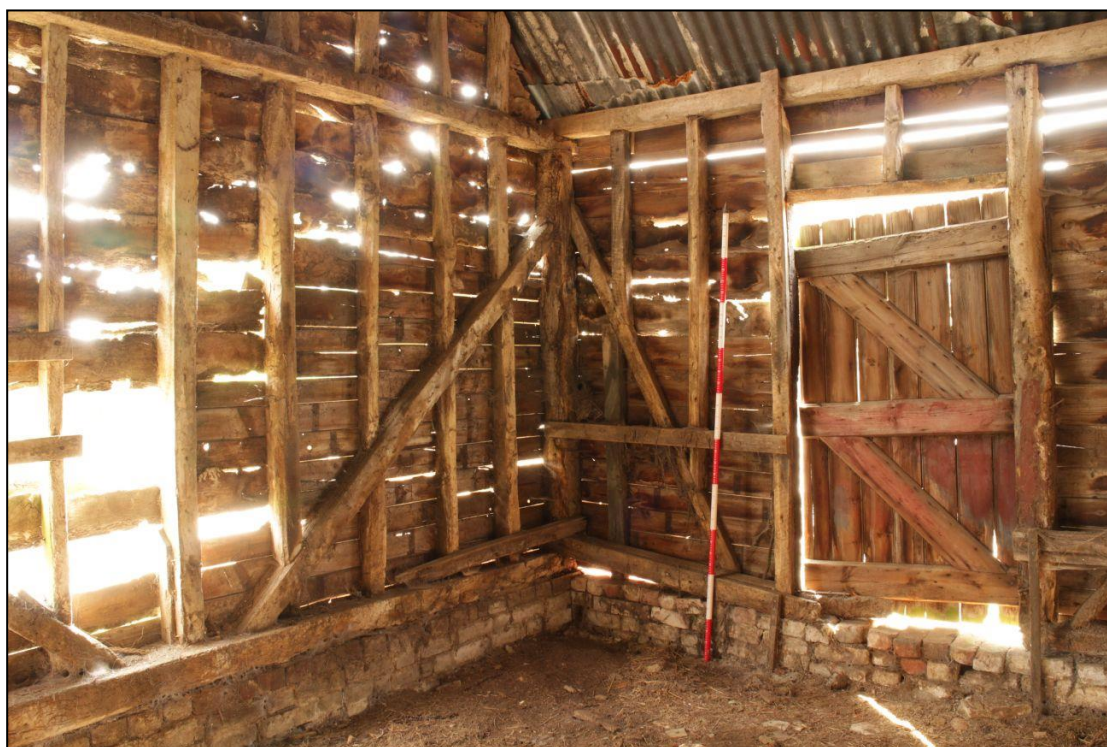


Image 22: Storage shed, internal view looking south-east

(scale 2m)



Image 23: Storage shed, east wall

Looking north-east (scale 2m)

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