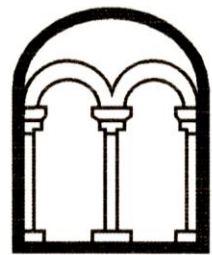


**CHALTON CROSS FARM
THE WOODSIDE LINK
HOUGHTON REGIS
BEDFORDSHIRE**

HISTORIC BUILDING RECORDING

Albion
archaeology



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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 document is limited by the state of knowledge at the time it was written.

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Report Structure

The introductory Section 1 gives the background to the report. Historical background information derived from historical documents and secondary sources is presented in Section 2. A description of the buildings forms Section 3 with its analysis presented in Section 4. The bibliography forms Section 5. Figures and images are included at the end of the report.

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Non-Technical Summary

In 2014, the Secretary of State for Transport gave consent for the construction of a road, known as the Woodside Link, running up the east side of Houghton Regis to a proposed new junction on the M1. Archaeological field evaluation in 2012 identified a number of Cultural Heritage Asset Groups (CHAGs) that would be impacted by the new road. The Development Consent Order contained a requirement for a programme of archaeological mitigation works. One of the heritage assets affected by the development was Chalton Cross Farm (CHAG10), a 19th-century planned farmstead directly on the line of the new road. Mitigation works consisted of building recording of the farm buildings that were to be demolished; the work was undertaken by Albion Archaeology in September 2015.

Chalton Cross Farm is located 900m south-west of the village of Chalton, Bedfordshire at OS grid reference TL 03710 25585. It was established as a post-enclosure farmstead at the centre of its own fields, in an area that was previously part of the open-field system. The farm is first shown on historical maps in 1881. The farmhouse and farm buildings formed a regular courtyard plan in two parts. The western part, which is still extant, contains the farmhouse and outbuildings. The larger eastern part was the working farmyard; it is this part that was subject to building recording prior to demolition. Historical maps also show a secondary yard or outfarm 200m to the south; however, this was demolished in the late 20th century.

The farmyard buildings that were surveyed consisted of single-storey north and south ranges and a double-height east range. There was evidence for two construction phases. The earliest fabric was in the south range and consisted of mixed red and partially vitrified blue-black bricks in random bond. The subsequent phase comprised the north and east ranges and alterations to the south range, all in evenly fired brick with regular bonding patterns. The details of the second phase are consistent with a mid- to late-19th-century construction date.

The south range in its initial form comprised a small barn and possible pigsty; it was later converted into what was probably a stable. The north range contained a 3-bay stable, a shelter shed and an outward-facing cart shed. The east range comprised a large barn, which as first built had double-doors facing the yard and a single opposed door in the east wall. This barn would have had a processing and storage function, possibly with a working area indicated by the large metal-framed windows lighting the south end of the barn.

In the first quarter of the 20th century a lean-to building, probably a cattle shed, was erected in the east side of the yard. In the mid-20th century Dutch barns were built to the east and south of the farmyard. In the later 20th century the original farm buildings were used for repairing agricultural machinery and large portal framed agricultural buildings were built to the south of the original farmyard.



1. INTRODUCTION

1.1 *Project Background*

In 2014, the Secretary of State for Transport gave consent for the construction of a road, known as the Woodside Link, running up the east side of Houghton Regis to a proposed new junction on the M1 (Figure 1).

A field evaluation was undertaken along the route of the Woodside Link within the wider context of the Houghton Regis North Stage 1 assessment in 2012 (Albion Archaeology 2013). The evaluation comprised geophysical survey and trial trenching and identified ten zones of archaeological interest, summarised as Cultural Heritage Asset Groups (CHAG). The CHAGs formed the basis for the Cultural Heritage chapter in the Woodside Link Environmental Statement (Amey 2013).

Schedule 2 of the Development Consent Order (DCO) contained the following Requirement (No. 16):

- 16.**—(1) The authorised development must not commence until a written cultural heritage scheme and programme has been submitted to and approved in writing by the relevant planning authority.
- (2) The scheme and programme must include mitigation measures reflecting those proposed in the environmental statement and include—
- (a) records to be taken to show the current appearance and setting of historic buildings impacted by the works; and
 - (b) mitigation measures to protect such heritage assets as the scheme and programme identify as requiring protection.
- (3) The authorised development must be carried out in accordance with the approved scheme and programme.

In order to address Requirement No. 16 a written scheme of investigation (WSI) for the implementation of a programme of mitigation of the development impacts on cultural heritage assets was prepared (Albion 2014), for the approval of the local planning authority (Central Bedfordshire Council). This is in accordance with national planning guidelines in the form of the *National Planning Policy Framework – Section 12: Conserving and enhancing the historic environment*

One of the CHAGs identified by the evaluation process was Chalton Cross Farm (CHAG 10), a 19th-century planned farmstead. The majority of the farm buildings at Chalton Cross Farm lay within the route of the new road and would be demolished in advance of road construction. These buildings were the subject of point (2a) of DCO Requirement 16 (see above). The mitigation measure for the impact of the proposed development on Chalton Cross Farm was a programme of building recording to English Heritage level 2/3 (EH 2006) prior to demolition.

This report presents the results of the programme of building recording.



1.2 Site Location and Description

The village of Chalton is located 2km north-east of Houghton Regis in the south of Bedfordshire. Chalton Cross Farm is located 900m south-west of the village at OS grid reference TL03710/25585 (Figure 1). The farm access formerly consisted of a north-south aligned track leading to Houghton Road at the north; however, construction of the new link road has removed this track.

1.3 Project Objectives

The research agenda for Bedfordshire states that the county, as with most of the eastern region, is predominantly an agricultural area and therefore the study of agricultural development and industries related to agriculture, together with their impact on the landscape, are a primary research aim (Oake 2007, 16).

The East of England and, in Bedfordshire specifically the Dukes of Bedford, led the implementation of the agricultural revolution in the mid-19th century through the development of a large number of model farms, estate cottages and villages. These in themselves are worthy of study (Medlycott 2011, 85; Oake 2007, 16).

The objectives of the recording of extant historic buildings were:

- to provide a comprehensive record of the structures and features in terms of their nature, function, character and setting prior to their permitted alteration and removal. For Chalton Cross Farm this was to be undertaken to English Heritage level 2/3 building recording standard (EH 2006).
- to produce a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the buildings in their form prior to demolition.



2. HISTORICAL BACKGROUND

2.1 *General Historical Background*

Historically the settlement of Chalton was a hamlet within the parish of Toddington and only became a separate civil parish in the early 21st century. The open fields of Chalton were enclosed at the end of the 18th century. The 1797 enclosure map (BARS ref. MA1/1) shows no buildings at the present location of Chalton Cross Farm.

The farm was established in the post-enclosure landscape at the centre of its own fields. It is first shown on the 1881 Ordnance Survey map (see below), by which time it was fully developed and consisted of the main farmstead and another group of buildings forming an outfarm¹ 200m to the south. When the archaeological evaluation works were undertaken in advance of the new link road, the outfarm remained only as an area of hard standing with no surviving buildings (Amey 2013, Section 8.3, 27–8).

2.2 *Historical Maps*

2.2.1 *Late 18th- and early 19th-century maps*

No buildings are shown on the location of Chalton Cross Farm on the 1797 enclosure map of Chalton (BARS ref. MA1/1).

The earliest Ordnance Survey (OS) map covering this area is the 1815 hand-drawn 2-inch to the mile draft plan by William Hyatt (British Library, ref. OSD 232). This drawing shows no buildings in the area corresponding to Chalton Cross Farm.

The first printed OS map of this area is the Old Series, Sheet 46, which was printed in December 1834. This map at a scale of 1-inch to the mile includes roads, tracks, some field boundaries and schematic representations of buildings. Around the site of Chalton Cross Farm it shows the farm track heading south as far as the location of the later outfarm where it then turned west to join the road to Houghton Regis. Two square marks indicate buildings at the approximate location of the later outfarm but no buildings are shown at the position of the main farmstead.

2.2.2 *1881 Ordnance Survey 25-inch map*

This map was surveyed in 1881 and published in 1882 (Figure 2). It is the first large-scale plan of the area. The farm is shown accessed via a north-south aligned track with the track following the outside of the farmyard and continuing southwards to a second yard or outfarm. The first edition 25-inch maps were colour-coded to indicate the type of building materials (red for brick or stone and grey for wood or iron). Dashed lines were used to indicate open sides of buildings.

In the case of the main farmstead the layout of the buildings appears largely as it was found during the building survey. The farmhouse is shown to the west with its associated outbuildings separated from the farmyard by a wall. The farmyard is

¹ A multi-purpose farm building in an outlying area of a farm (Historic England online thesaurus).



shown surrounded by a U-shaped arrangement of buildings. Although unclear, the building projecting into the north-east corner of the yard appears to be dashed to indicate it was open along the south side. Some details of plan do not correspond to the building as seen in the survey. The western section of the north range is shown as though divided longitudinally but no evidence for this arrangement was found during the survey. In the south range, the western part is shown as being divided into five compartments with attached enclosures along the north side, possibly indicating pigsties. This arrangement is repeated in later editions of the map but does not correspond to the details of the building as seen in the survey.

The secondary yard or outfarm to the south is shown largely shaded in grey to indicate timber or iron construction. It consisted of an east-west range with an enclosure to the north and an enclosure to the south, which contained an L-shaped open-fronted range and a pump. It is likely that the open-fronted range represents a shelter shed. A small detached building in red to indicate stone or brick construction is shown to the east of the yard.

2.2.3 1899 Ordnance Survey 25-inch map

This edition was revised in 1899 and published in 1901 (Figure 3). It shows slight changes from the previous survey. The main farmstead is shown unaltered except for the addition of a porch to the east side of the house. Changes to the outfarm consist of a small extension to the detached building on the east side of the yard and an additional compartment with a small enclosure that was added to the L-shaped range.

2.2.4 1924 Ordnance Survey 25-inch map

This edition was revised in 1924 and published in 1925 (Figure 4). In the main farmstead a building has been constructed across the east side of the yard and the farmhouse is shown with a porch on its west side with diagonal hatching of the type normally used to indicate a glasshouse. Slight changes are apparent in the outfarm buildings. On this map the main east-west range is shown as a simple rectangle, without the small projections shown in the two earlier maps, and its western compartment is shown as being open-fronted. The compartment added to the L-shaped range in the 1899 edition is shown with three-subdivisions in its attached enclosure, possibly indicating pigsties.

2.2.5 1938 and 1947 Ordnance Survey 6-inch maps

These smaller-scale maps show less detail but indicate some alterations to the main farmyard (Figure 5). The 1938 revision shows what appears to be an enclosed area to the east of the farmyard. The 1947 revision shows the addition of three buildings to the south and east of the farmyard; they correspond to the Dutch barns seen during the building survey.

2.3 Historical Records

The Bedfordshire Archives and Record Service hold two documents relating to Chalton Cross Farm.

The sale of timber by auction at Chalton Cross Farm in 1860 is recorded (ref. SB69/21). A poster advertising the sale (ref. SB69/21/1) notes it included



“upwards of 1,100 ash, elm, poplar, larch and Scotch fir trees and spires and top and lop therefrom”. The sale was to be held on March 16th 1860, in or near the village of Chalton and on or near Chalton Cross Farm. The sale catalogue (ref. SB69/21/2) states the timber had been felled and lotted in red paint and details 178 separate lots located in various fields around the farm and also in Chalton village. Other documents in the bundle of records include the sale prices, names of buyers and also postal correspondence with the buyers regarding payment.

An abstract of title (ref. BC326) produced in 1894 provides information on the ownership of farm between 1755 and 1871. The document is titled “Abstract of the title of the Right Hon^{ble} John George Baron Monk Bretton to Chalton Cross Farm in the parish of Toddington in the County of Bedford”. The document summarises the ownership of the farm at enclosure and information from deeds and wills between 1806 and 1871. The documents name a number of fields including Wheat Straw Field and Middle Field and also a number of plots of land located in Chalton village (e.g. The Warren, The Greens Close, Town Close, a cottage and orchard).

It is clear from the names and locations in both the timber sale and title abstract that the farm referred to is the overall farm estate, which also included properties and land in the village. The title abstract provides no information that appears to be directly related to the farm buildings forming the subject of this report.



3. BUILDING RECORDING: DESCRIPTION

3.1 *Methodology*

Throughout the project the standards set in the CIfA's *Standard and guidance for the archaeological investigation and recording of standing buildings and structures* (2014) and English Heritage's *Understanding Historic Buildings* (2006) were adhered to. All work was done in accordance with the CIfA's *Code of Conduct*. Terminology for describing timber structures follows the CBA glossary (Alcock et al. 1996).

In line with English Heritage (now Historic England) historic building survey definitions (English Heritage 2006), this survey has been undertaken to English Heritage Level 2/3 and in accordance with the agreed WSI.

The recording of the buildings comprised measured survey, written descriptions and photographic record. The measured survey was made by recording additional drawn details and measurements to a topographic survey supplied by the client. The photographic record consists of high-resolution digital images. The selected digital images accompanying the text are reproduced at a lower resolution in order to ensure digital versions of the report are of a manageable size.

The building survey was undertaken on 24th September 2015.

The text below, in conjunction with figures and images bound at the end of the report, forms the description of the buildings. Figure 6 provides an overall plan of the farmstead, including the 20th-century buildings and buildings not subject to recording and demolition. Figure 7 is plan of the 19th-century buildings with elevations shown in Figures 8 and 9. In the descriptive text and figures the individual spaces or compartments in the buildings have been numbered as C1, C2, etc. Measurements given for the size of individual compartments within the buildings are internal dimensions.

The survey comprised a detailed measured and photographic survey of the 19th-century farm buildings and a photographic record of the associated 20th-century additions. No survey of the farmhouse or its directly associated outbuildings was undertaken as these were not affected by demolition.

3.2 *The Buildings*

3.2.1 *Plan*

The farmhouse and farm buildings form a regular courtyard plan (Figures 6 and 7) — divided into two parts with a smaller western section enclosed by the farmhouse on the west, short ranges of outbuildings along the north and south and a boundary wall along the east. This smaller yard is likely to have been a domestic area with the outbuildings forming service buildings. The larger eastern section of the yard was the working area of the farmyard. It was enclosed by buildings on three sides and was approximately square in plan. There were north and south entrances into the yard on the line of the access track leading to the farm. A third entrance into the



north-east corner of the yard consisted of a roofed 'carriageway' between the north and east ranges, but this was later partially blocked by the extension of a shelter shed in the north range. The north and south ranges were single-storeyed while the east range was a double-height barn with a tall double-door (later blocked) in the centre of its west side.

3.2.2 Construction details

3.2.2.1 Brickwork

With the exception of two timber internal divisions in the north range all of the walls are in brick. The main differences in the brickwork are summarised below and dealt with in more detail where needed in the description of each building range.

The north range is built from red and slightly purplish brick, laid in Flemish garden wall (Sussex) bond throughout.

The east range is a double-height building and has thicker walls compared to the other buildings (1½ brick or 14-inch walls rather than single brick or 9-inch walls). It is in brownish or purplish brick (Luton greys) in a mix of English garden wall and English bond, i.e. it varies between single and multiple stretcher courses between header courses.

The brickwork in the south range appears to be the result of more than one construction phase. It includes irregular brickwork in red brick and later work in Luton greys and gault bricks.

3.2.2.2 Doors and windows

Few historic doors remained at the time of the survey. Many of the openings were altered or blocked in the modern period and some doors had been replaced with steel doors or grills during the later use of the building as an engineering workshop.

At the west end of the south range (compartment C8) there was a single ledged-and-braced plank door on strap hinges with a modified over-door light or vent. In the north end of the east range (compartment C6) was a *c.* late-19th-century plank-and-batten door sliding door suspended from an external metal rail

One window in the north side of the south range (compartment C8) appeared unmodified. Located towards the western end of the wall, this window was set in a timber frame and consisted of a hinged vent of three panes in the upper part and a fixed light of six panes with narrow glazing bars in the lower part. Two metal-framed windows in the east side of the east range (compartment C6) appeared to be original fittings. These were large window of five by four panes with four panes in the lower half hinged to form a horizontal pivot vent.

3.2.2.3 Roof structure

Where visible, the roofs were supported by king post trusses. In the east range the roof was obscured by a modern suspended ceiling at the time of the survey. Two types of king post trusses were recorded.



A relatively simple type occurred in a single compartment (C8) at the west end of the south range. The trusses in this compartment had parallel-sided king post and raking braces, which rise from the tie beam. This roof was close-boarded below the slates.

The king post trusses in the other compartments were of a more commonly seen pattern — kingposts with expanded head and base sections and raking braces rising from the expanded base section (Images 9, 16, 22 and 34). At Chalton Cross Farm this type all had identical fixings at the base of king post; the king post is mortised into the tie beam and is fixed with two pegs and also by a block to one side of the tenon, indicating a half-dovetail locked in place with a wedge (Image 45). The identical features seen in these trusses suggest they form part of the same phase of construction and were built by the same carpenters. The roofs on these compartments were clad with Welsh slates hung from slating battens fixed to the rafters. The roofs had dark blue-grey ceramic ridge tiles.

3.3 North Range

3.3.1 Overview

The north range measures 28.9m x 4.8m overall. It is a single-storey range, comprising from west to east: loose box C1, a single-bay compartment C2, an open-fronted shelter shed C3 with an extension C4 to the south, and at the east end a north-facing open-fronted cart shed. The brickwork, apart from minor later additions, is consistent throughout with a mix of red and purplish-coloured brick in Flemish garden wall (Sussex) bond.

3.3.2 North range: compartment C1

This was a three-bay compartment located at the west end of the north range. (Images 5–10) It measured 9.46m by 4.3m internally.

The front (south) elevation contained a door in the left bay, a blocked door opening in the central bay and a small two-light window in the right-hand bay (Figure 8). The blocking of the central door opening was in modern brickwork and the brickwork to either side showed a consistent pattern of closers (cut half-bricks) through the full height of the opening, indicating that this doorway was part of the original construction of compartment C1. The left-hand door opening contained a modern steel door below a wooden-framed over-door light of three panes. This opening appears to have been cut-in or enlarged to form the doorway. The only section of the jambs that appeared to be undisturbed was the upper-right area, suggesting that this opening began as a window matching the one in the right-hand bay. As first built, the front elevation consisted of a central door flanked by a window to each side.

The east wall of the compartment contained a blocked internal door opening to compartment C2. The brick blocking was partly covered by layers of old whitewash, indicating that it had been blocked during the former agricultural use of the buildings.



The rear wall contained three small ventilation holes, one in each bay located just below eaves level. A brick feed trough on the rear wall extending across the central and eastern bay was in Fletton brick (20th-century) that could have replaced an earlier timber trough. Timber fixings embedded in the rear wall above the trough indicated the location of the hay rack that would have formed part of the original construction of this compartment.

A 'shadow' formed by missing whitewash on the front and rear walls indicated the position of a former transverse partition wall that would have separated the left-hand bay. This wall had not been tied-in to the brickwork and is likely to have been a later addition, probably inserted at the same time as the cut-in door opening in the front wall.

The floor was made with smooth, rounded cobblestones with a central brick drain running the length of the compartment. The roof was in three bays supported by two kingpost trusses.

The arrangement as first built with a central door and windows to either side with a hayrack and air vents in the rear wall indicate the probable use of compartment C1 as a stable.

3.3.3 North range: compartment C2

This was a single-bay compartment, located between compartments C1 and C3 (Images 11–13). It measured 4.3m north-south by 2.4m east-west.

It had an external door in front (south) wall and a blocked internal door opening to compartment C1 (described above). The external door opening was a modern addition; the jambs showed repaired, ragged brickwork with a flat arch and brick infill above the door up to eaves level in modern brickwork. The door was a modern ledged and braced plank door. Undisturbed brickwork on the upper right side of the door jamb suggests that the cut-in door replaced an earlier window opening.

Internally, the compartment was separated from compartment C3 to the east by a timber-framed partition. This was on a brick sill wall and built with closely spaced studs and primary bracing with weatherboard on its east side. It contained a high-level opening near the rear wall with a plank and batten door.

The compartment had a modern concrete floor. Shelves attached to the west and rear walls indicated modern use of the compartment for storage.

This small compartment appears to have originally had no external door and was accessed from compartment C1, with a loading hatch off C3. Its function is unclear — possibly a tack room for C1 or a feed store — although access would have been a problem in the case of the latter.

3.3.4 North range: compartment C3

This was a three-bay, open-fronted shelter shed located between compartments C2 and C5 (Images 14–15). It was 8.8m long by 4.3m wide.



The compartment was open to the south with two timber posts supporting this side. On the west it was separated from compartment C2 by a timber partition with a high-level access hatch (described above) in the north-west corner of the compartment. The roof had two kingpost trusses.

A brick feed trough in Fletton brick (20th-century) extended along the rear wall. There was no evidence of any fixings for a hayrack (as seen in compartment C1). The floor was partially obscured by debris but appeared to be of earth.

This compartment was an open-fronted shelter shed that was later extended (see compartment C4 below); it would have been used for cattle.

3.3.5 North range: compartment C4

This was a partly open-sided compartment that was constructed as an extension on the south side of compartment C3 (Images 17–19). It was 11.4m long by 2.9m wide.

The structure consisted of a lean-to roof, constructed as an extension of the roof of compartment C3. The roof was made with common rafters with close-boarded planks and a covering of corrugated iron. At its east end the roof extended up to the western side of the roof above the gap between the east and north ranges.

At its west end the compartment was open. Towards the east end it was enclosed by a lightweight weatherboard partition, level with the east end of compartment C3. The south side of compartment C4, within the yard area, was supported by a Fletton brick wall with a door opening toward its eastern end and a series of openings in its upper part. The floor in this compartment was in concrete.

It is likely that compartment C4 was a later extension rather part of the original design as it blocked what appears to have been an access route between the east and north ranges. If it was added as an extension, it was done relatively early, as it is shown on an OS map which was surveyed in 1881. The brick wall supporting its south side is a 20th-century addition.

3.3.6 North range: compartment C5

This was a three-bay shed, open-fronted on its north side (Images 20–22). It was 7m long by 4.4m wide.

The roof was hipped at its eastern end and was supported by two kingpost trusses. At the open north front it was supported by a timber post whilst the eastern post had been replaced in the 20th century with an I-section RSJ. There were no internal fittings. The floor was in modern concrete. In the rear wall a series of six regularly spaced, partial depth holes had been cut into the brickwork at *c.* 1.5m above the floor; however, the function of these is not clear.

This compartment would have been a cart shed with access from the track shown on historical maps extending around the outer edge of the farm buildings.



3.4 East Range

3.4.1 Overview

The east range consisted of a one double-height compartment C6. At its north end a lower-level roof covered a gap between the east and north ranges. This roofed area between the two ranges may have been a carriageway into the yard — later blocked by the construction of C4 — or it could have been designed as a sheltered loading area with access to compartment C6.

3.4.2 East range: compartment C6

This double-height compartment formed the east range of the farm (Images 23–30). It measured 21.9m long by 7.4m wide.

The walls were one-and-a-half brick thick (14-inch walls) with variable brick bond consisting of English garden wall bond and English bond (i.e. varying between single and multiple stretcher courses between header courses). The bricks were purplish or reddish brown in colour and measured *c.* 230 x 105 x 67mm.

Door openings comprised double doors (blocked) in the middle of the west wall, a single (blocked) door near the middle of the east wall, a single off-centre door in the north wall, a large corrugated metal sliding door in the south end and a single internal door opening off compartment C7 (the south range). The double-door opening in the west wall was under a segmental brick arch and had been carefully blocked using a greyish/purplish brick similar in appearance to those used in the rest of the structure and bonded with lime mortar. The blocking had been keyed into the surrounding brickwork and a window had been incorporated into the upper part of the blocking. The small single door in the east wall had been blocked with reused brick bonded with cement, suggesting the blocking of this door is later than that in the double door. The single door in the north wall opened into the covered access area at this end of the building. It was fitted with an external sliding door suspended from a horizontal rail, of late 19th- or early 20th-century pattern. The door jambs had ragged brick edges that had been lined with cement render, suggesting the door had been widened in the 20th century. The internal door in the west wall had a timber lintel and jambs constructed in modern brick and cement, suggesting this door opening had been heavily modified or was inserted in the 20th century. The large door opening in the south end was a modern insertion that had been cut-in with modern brickwork added at the sides. A square-shaped patch of infilled brickwork above the roller door indicates the location of a possible blocked window.

Windows comprised: four similar sized windows in the west wall (three original and one in the blocking of the double doors) and four in the east wall (two large metal-framed windows in the southern half and two similar to those in the west wall in the northern half) (Figure 8). All of the window openings were under segmental brick arches. Those in the east side had sills in bullnose brick but in the west side only the window in the blocked double door had a sill, also in bullnose brick, while the others had plain openings with no defined sill. The two large metal-framed windows in the east wall contained 20 panes (4 x 5) with horizontal pivoting vents in the lower half of the windows. In both the east and west walls,



the northernmost window was set at a lower level. Most of the smaller windows were boarded up or fitted with Perspex sheet glazing with modern timber frames at the time of the survey, obscuring the original arrangement. The second from left opening in the west wall retained its original wooden frame. This was flush with the front of the wall and had pintle hinges, suggesting it may have been a door/hatch rather than a window. The window to the right (in the blocking of the double door) retained its original window, which consisted of a wooden hit-and-miss vent below a fixed light with three panes.

The roof structure in compartment C6 was not visible as it was concealed by a modern suspended ceiling. The floor was in modern concrete.

Details in the external brickwork in the west elevation show where a lean-to building had formerly been attached to this wall (Image 28). A line of flashing *c.* 0.5m below the eaves marks the top of the former lean-to roof. Holes where bricks had been cut out of the wall indicate where the building was attached with a row of holes in the lower part of the wall perhaps indicating the location of a hay rack or feed trough. Comparison of maps from 1899 and 1924 show that the lean-to was built between those dates (Figures 3 and 4).

A few fittings associated with the latest use of the site for maintenance of agricultural machinery comprised: a heavy-duty electrical supply board on the north wall, electrical trunking around the walls, lighting, shelves and metal security grills on the inside of the west and north doors.

This compartment appears to have originally served as a barn with storage and processing functions. The large double doors in the west side would have provided access for carts; however, this was blocked sometime in the late 19th or early 20th century judging by character of the brickwork and window in the blocking. The large metal-framed windows in the southern half of the east wall point to probable use as a processing/working area where good illumination was required.

3.5 South Range

3.5.1 Overview

This was single-storey range of two compartments, C7 and C8. It was 21m long with the western section 5.4m wide and the eastern part 4.7m wide. A break in the building line at the west end formed the southern entrance into the yard.

Brickwork in this range was more varied than in the other buildings, with at least two construction phases (Figure 9). The earlier phase, comprising the east compartment (C7) and the lower 1.8m in the south elevation of the west compartment (C8), was in a mixture of red and over-fired blue-black vitrified bricks laid in a random bond. The later construction phase comprised the north front, west end and upper part of the south wall in compartment C8. In this work the upper part of the south wall was in a brown/purplish brick (Luton greys) laid in Flemish garden wall (Sussex) bond while the west end and south front were in yellow gault bricks in Flemish bond.



3.5.2 South range: compartment C7

Compartment C7 was a small, three-bay compartment (Images 31–34), measuring 7.4m long by 4.3m wide. The north, south and west walls of this compartment were constructed with a mixture red and over-fired bricks in a random bond as described above. The east wall of this compartment was formed by the more regular brickwork of the east range.

External door openings in the north and south walls of the central bay had both been bricked-up. The shape of the opening in the north wall shows it was a double door with an arched opening. A small opening with a plank and batten door had been built into the upper part of the blocking. The blocked opening in the south wall was a single door under a segmental brick arch with a metal-framed top-hinged casement window in a wood frame built into the modern brick blocking.

Internal doors consisted of a door in the west wall to compartment C8 and a door in the east wall to compartment C6. The door in the west wall may have been cut-in as it had ragged brickwork in the southern door jamb. The eastern door (described with compartment C6) was clearly modified or cut-in, having modern brickwork in the jambs.

A small, two-light wood-framed window in the south wall appeared to be a later insertion. The three-bay roof was supported by two kingpost trusses. The floor was modern concrete. Evidence for the modern use of this compartment comprised metal and wood shelving and oil-staining on the floor.

The original arrangement of this compartment with double doors in the north wall opposite a door in the south wall has the appearance of a small barn. The type of brick used in this part of the adjacent compartment (C8) makes a striking contrast with the brickwork in the rest of the farm. It is possible that it represents a primary construction phase.

3.5.3 South range: compartment C8

C8 was a four-bay compartment at the west end of the south range (Images 35–38), measuring 13.15m long by 4.9m wide. The walls in this compartment showed two phases of construction. The earlier phase seen in the lower 1.8m of the south wall consisted of red and over-fired brick in random bonding, forming a continuation of the brickwork seen in compartment C7. The later phase consisted of Luton grey brick in the upper part of the south wall with yellow gault brick in the north and west walls.

There were two external door openings, one in the west end and another in the centre of the north wall; the latter had been partially blocked and converted into a window. The west doorway had a segmental brick arch and contained a ledge-and-braced plank door with an over-door light which lacked its original glazing. The converted north doorway had a segmental brick arch, Fletton brick blocking in the lower part and a two-light casement window inserted in the upper part. The truncated remnants of the doorframe show that there would have been an over-door light and the arrangement of pintles hinges indicate a heck (stable) type door.



Two windows in the north wall were positioned to either side of the blocked central door. The window to the right (west) side retained its original frame with a six-pane light in the lower part and a three-pane upper light. In the window to the left of the blocked door, the frame had been replaced in modern timber.

Four rectangular air vents were located in the south wall, just below eaves level in the centre of each bay.

The kingpost roof in this compartment differed from the standardised roofs seen in the other compartments. It had relatively simple trusses with plain, parallel-sided kingposts and raking braces rising directly from the tiebeams (Image 39). It was also close-boarded below the slates.

The compartment was floored with a greyish coloured brick.

A number of fittings were left from the modern use of the building. Towards the east end were shelves and cupboards, including pigeonholes for storing components with the sections labelled with 'Dymo' embossed labels; FERGUSON, FORD 5000, RADIATOR HOSE, COMBINE, etc. A peg board on the west wall for storing components had hand-painted labels; MAJOR, ROTO, FORDSON, FERG DIESEL, FERG T.V.O., MARSHALL, etc.

Examination of the brickwork in the south elevation indicates at least two phases of construction in this compartment. Ordnance Survey maps from 1881, 1899 and 1924 (Figures 2–4) shows five small compartments with what could have been pens along the north side, possibly representing pigsties. The later phase of construction mirrors the arrangement of compartment C1 with a central door, flanking windows and air vents in the rear wall, suggesting use as a stable or possibly a dairy. The different style of roof truss in this compartment underlines the fact that it was altered after the other buildings had been completed.



4. BUILDING ANALYSIS

4.1 Introduction

Chalton Cross Farm was established in a post-enclosure landscape. It stood at the centre of its own fields in an isolated position to the south of the historic settlement of Chalton. No buildings are shown here on the enclosure map of 1797 (BARS ref. MA1/1). The earliest map to show any buildings in the area of the farm is the old series 1 inch to the mile Ordnance Survey map which was published in 1835. This shows two small rectangular shapes in the approximate location of an outfarm shown on later maps. The 1881 25-inch Ordnance Survey map shows the fully developed farmstead consisting of a farmhouse and attached farmyard with a separate group of buildings forming a second yard or outfarm 200m to the south.

4.2 Nineteenth-century Construction

4.2.1 Construction phases

There was evidence for two main phases of construction in the farmyard buildings with some later alterations.

The initial construction phase, in the south range, was distinguished by brickwork of a very different character from that seen in the later buildings. It comprised the north, south and west walls of compartment C7 and the lower part of the south wall of compartment C8. These walls were made using a mix of red and partially vitrified blue-black bricks laid in random bond. The mortar joints appeared to be relatively thick but this effect had been accentuated by modern repointing. The same type of brickwork was also seen in the outbuildings on the north side of the farmhouse garden (Image 46). This type of vitrified brick commonly occurs in late 17th-, 18th-, and some early 19th-century buildings (Cox 1979, 29). It is possible that the bricks were reused from an earlier building. The lack of any regular bonding pattern is quite unusual — perhaps bricklaying was not the usual trade of the workers who erected these initial buildings. Compartment C7 had a double door in the north wall, opposed by a single door in the south wall (both later blocked), giving the building the appearance of a small barn. The earliest remaining part of compartment C8 consisted of only the lower part of the south wall. The OS map surveyed in 1881 shows this section of the building subdivided into five small compartments, with what appear to be enclosures or pens along its north side (Figure 2), suggesting this low wall was initially the rear wall of a pigsty.

The main construction phase is represented by the north and east ranges. In these, the bricks are very similar, although the bonding varies — Flemish garden wall in the north range and a variable English garden wall/English bond in the east range. The choice of bonding for the east range could just have been a simple bonding pattern that was easy to construct in the thicker (one and a half brick) wall of this range. The evenly fired brick and items such as the cast-iron window frames in the east range are consistent with a mid- to late-19th-century construction date.

Alterations to the south range may have been undertaken partly in conjunction with the construction of the north and east ranges. The kingpost trusses in the roof of



compartment C7 are identical in design to those used in the north range. Compartment C8 was altered by raising the south (rear) wall and building a new north (front) wall in yellow gault brick. The use of gault bricks — not used elsewhere in the buildings — and also a different style of roof truss suggest that the alterations to compartment C8 may have been carried out separately from the main construction phase; however, the exact sequence of construction is unclear.

4.2.2 Plan and function

The yard with buildings on three sides would have been the main working area of the farm. The south range was built first and in its initial form comprised a small barn (compartment C7) and possibly a pigsty (compartment G8), which was later converted into what was probably a stable. The north range contained a 3-bay stable (compartment C1), a small store (compartment C2) a shelter shed for cattle (compartments C3 and C4) and an outward-facing cart shed (compartment C5). The east range comprised a large barn (compartment C6), which when first built had double doors facing the yard and a single opposed door in the east wall. This barn would have had a processing and storage function, possibly with a working area indicated by the large metal-framed windows lighting the south end of the barn. The buildings did not include a granary.

The second yard or outfarm that is shown on historical maps is depicted in grey on the 1881 OS map to indicate timber or metal construction (Figure 2). It included a large east-west aligned building of barn-like proportions with an L-shaped open-fronted building to the south — presumably another shelter shed.

4.3 Twentieth-century Alterations

During the first quarter of the 20th century a large lean-to building was constructed across the east side of the yard (Figure 4). Nothing remained of this building at the time of the survey but it seems likely that it served as a cattle shed.

In the mid-20th century Dutch barns were constructed to the east and south of the yard (Figure 5).

The most recent alterations to the farmyard were connected with its use for the repair of agricultural machinery — the most obvious alteration being the large sliding door at the south end of the east range. A range of large portal-framed buildings incorporating a grain store was built to the south of the original farmyard (Figure 6).

4.4 Historical Context and Significance

The construction of Chalton Cross Farm reflects post-enclosure changes to the pattern of farming. It was established following enclosure as a planned farmstead outside of the historic settlement and located at the centre of its own fields.

Although built to a regular courtyard plan, the farmyard shows evidence for an initial construction phase comprising two compartments in the south range. These were roughly built using a mixture of red and vitrified blue-black bricks, which are more characteristic of the 18th century than the 19th century. It is possible that the bricks were reclaimed from an earlier building. The other buildings in the



farmyard, although showing minor differences in brickwork, represent a single construction phase in the mid- to late 19th century. The farm is shown in its completed form on the first edition 25-inch OS map, which was surveyed in 1881.

Analysis of planned and model farmsteads shows two main peaks in building activity (Wade Martins 2002, 22–3). The first occurred between *c.* 1790 and 1820 and corresponds to a period of prosperity caused by high grain prices during the Napoleonic wars. A collapse in the price of grain at the end of the war caused an agricultural depression. A second, much higher peak in construction activity occurred from *c.* 1840 until *c.* 1870, corresponding a period of agricultural prosperity, the period of Victorian ‘high farming’. The farm at Chalton Cross forms part of this second peak in farm construction.

The farmyard was built to a functional, economic design. It included stables and a relatively small shelter-shed for cattle. The second yard or outfarm, to the south of the main farmyard, would have probably included additional animal housing and a stockyard. The large barn forming the east range of the farmyard included features of a traditional threshing barn with double doors and an opposed draft door in the central bay. However, large windows lighting the southern half of the barn indicate that this was intended as a processing or working area and the doors in the central bay were blocked, probably at an early stage in the use of the building.



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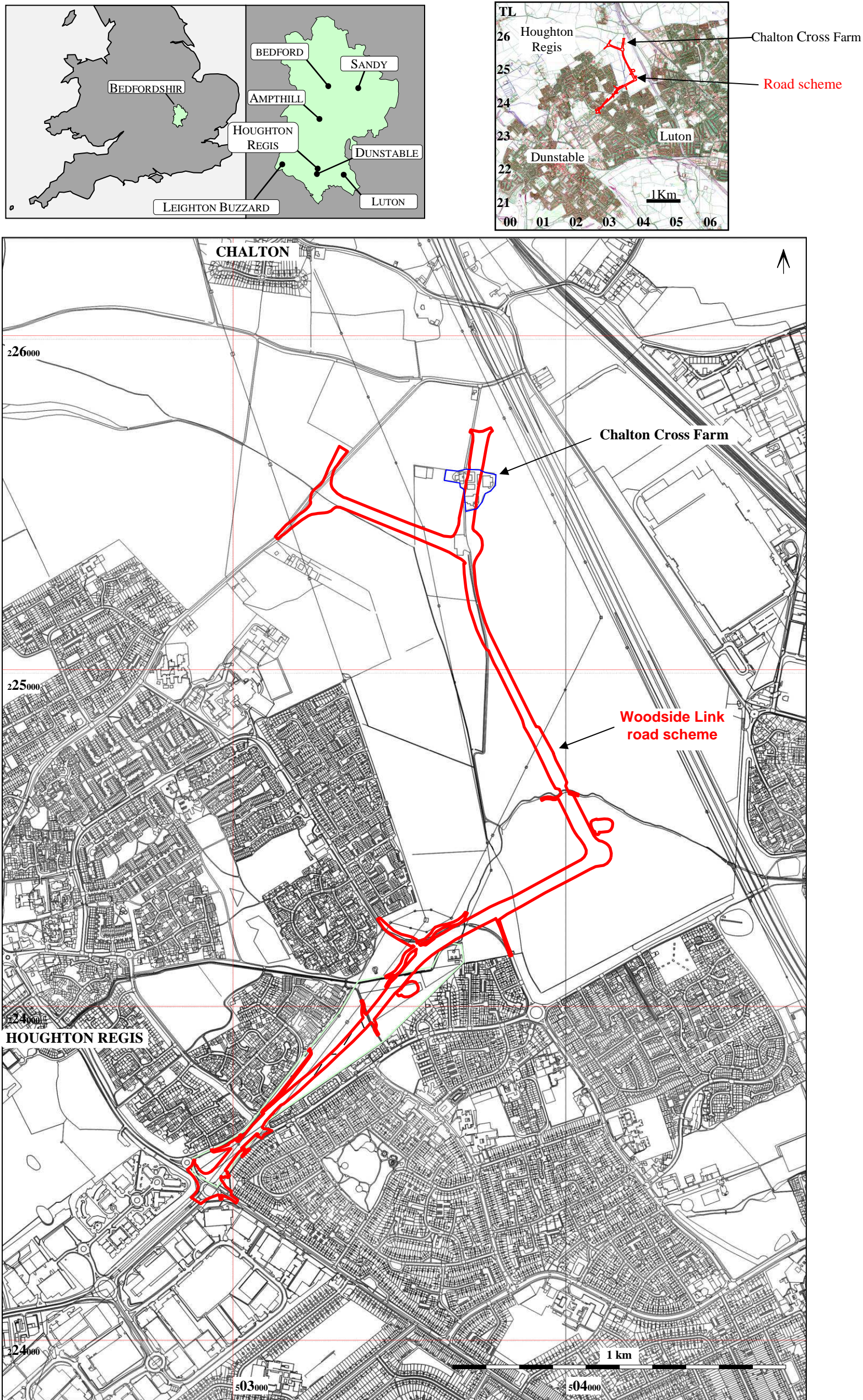


Figure 1: Site location plan

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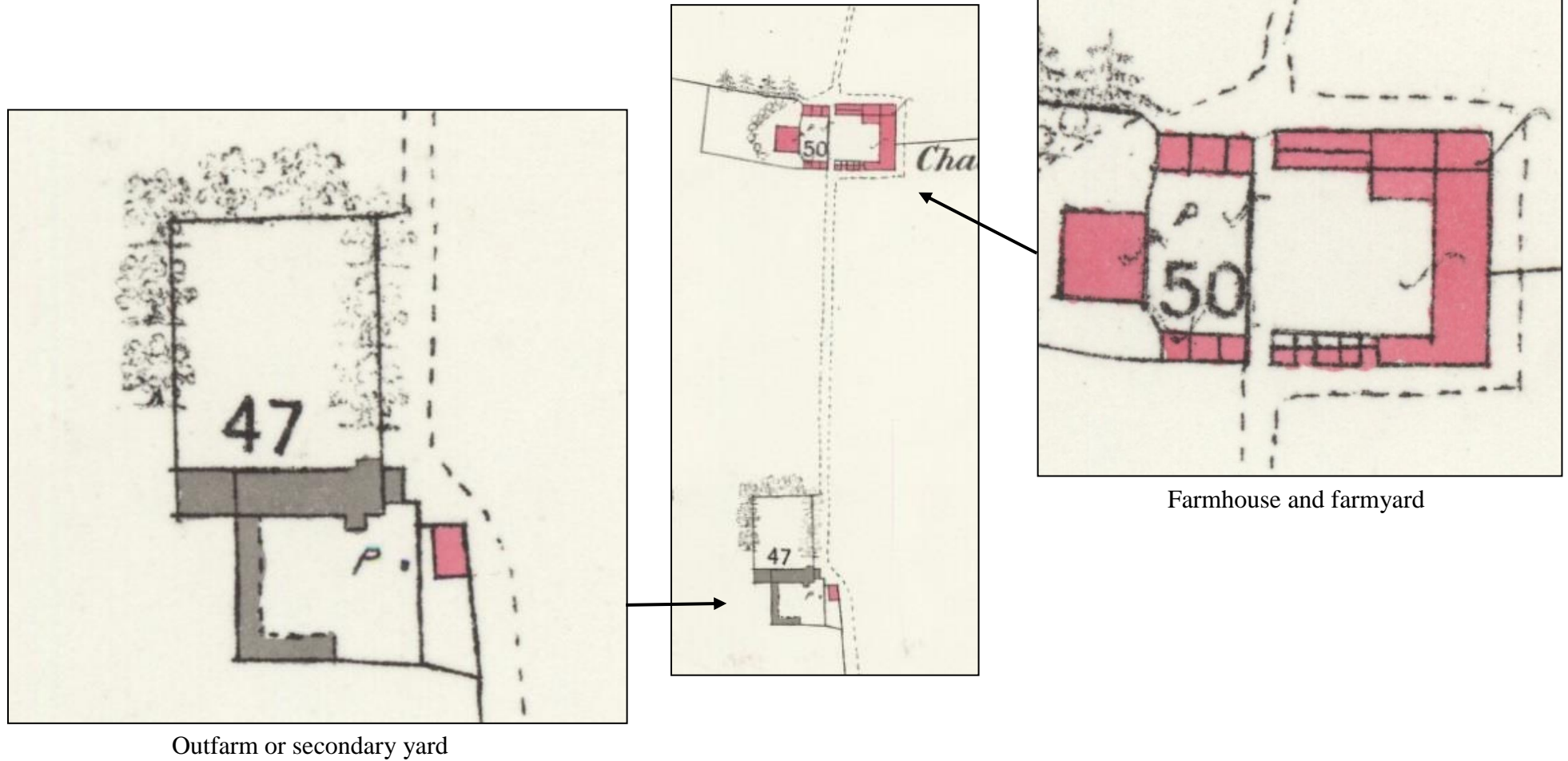
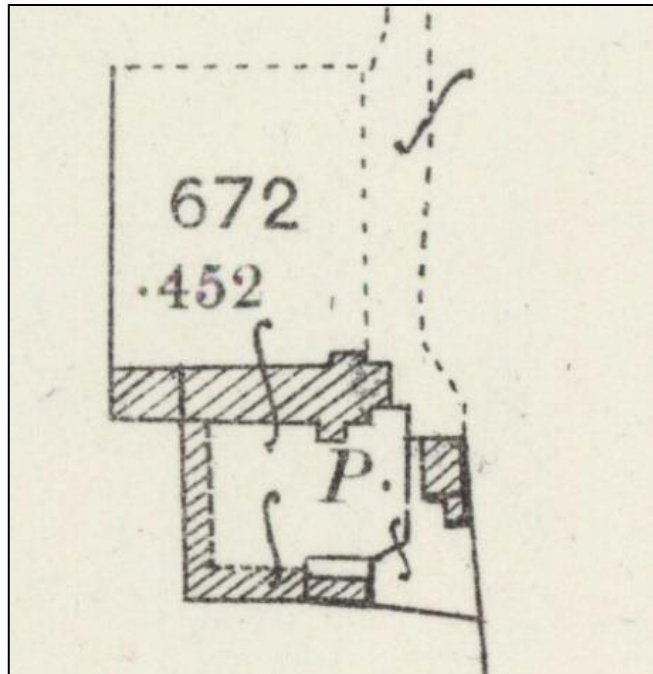
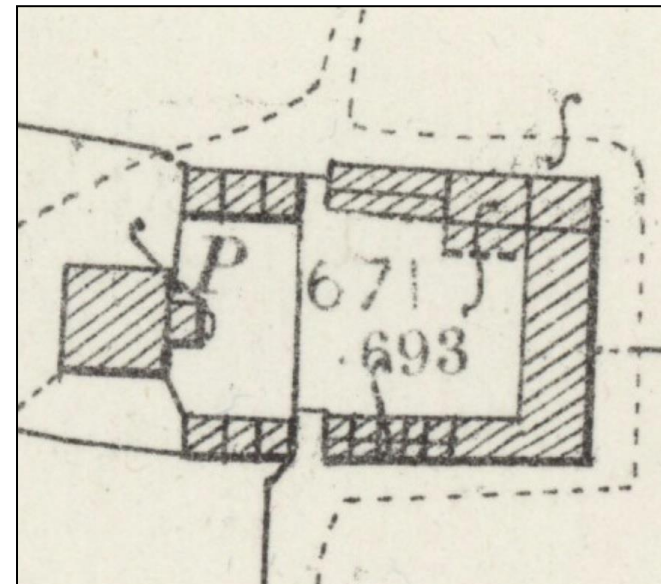


Figure 2: 1881 Ordnance Survey map

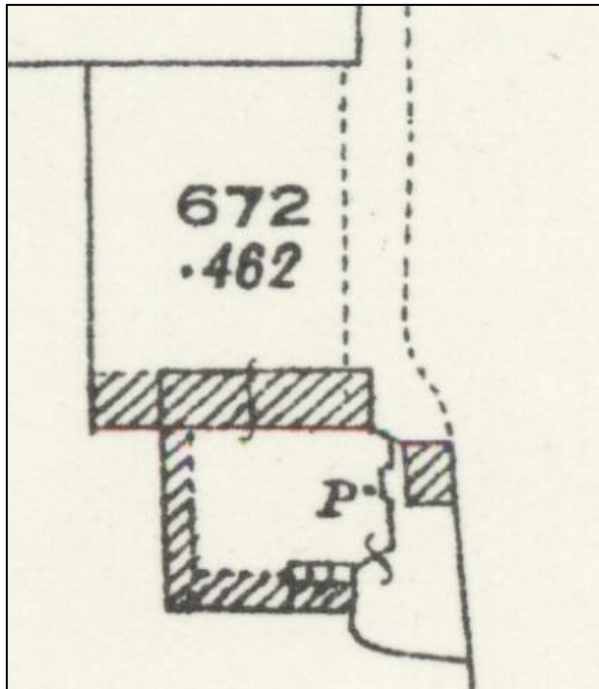


Outfarm or secondary farmyard

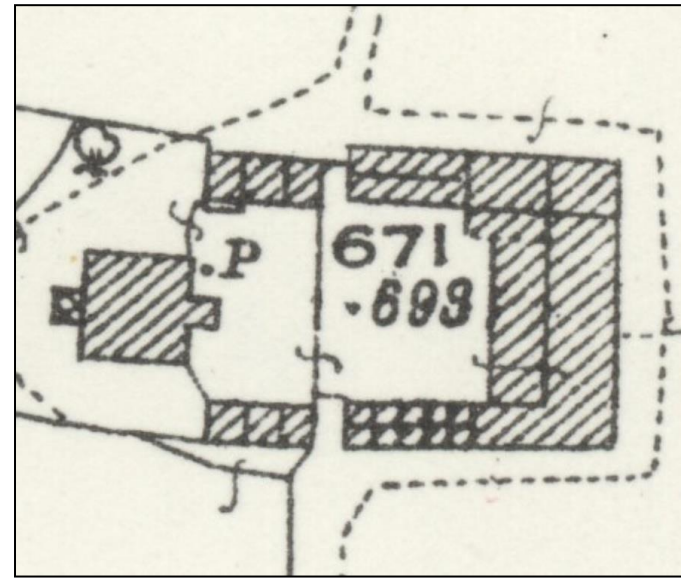


Farmhouse and farmyard

Figure 3: 1899 Ordnance Survey map

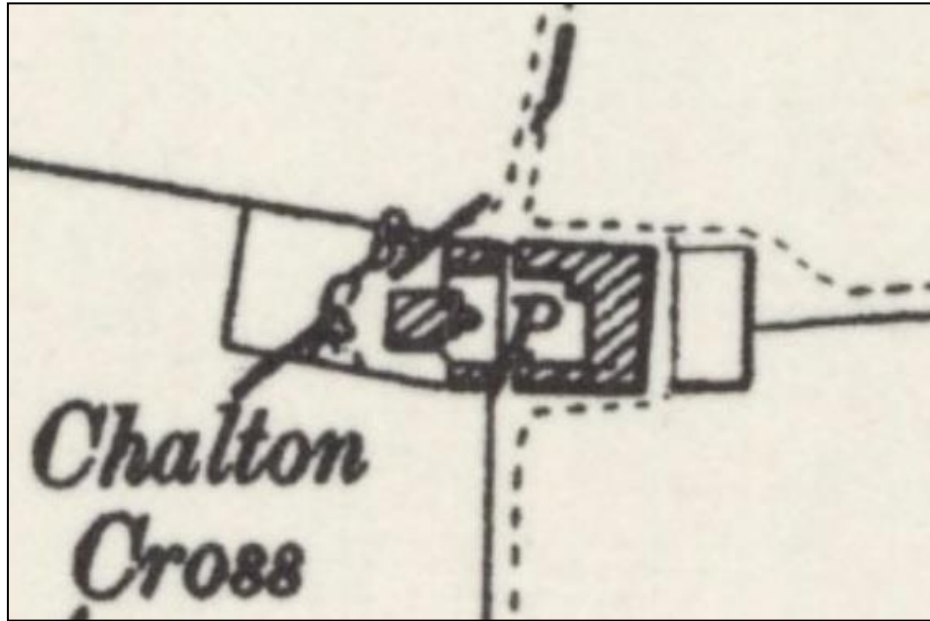


Outfarm or secondary farmyard

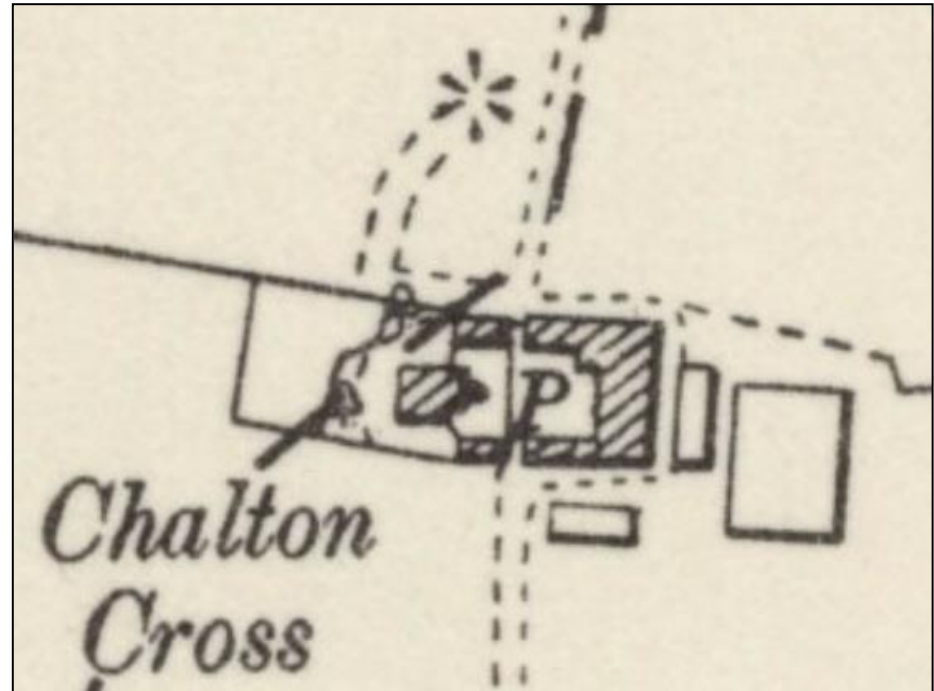


Farmhouse and farmyard

Figure 4: 1924 Ordnance Survey map



Farmhouse and farmyard, 1938 map revision



Farmhouse and farmyard, 1947 map revision

Figure 5: 1937 and 1947 Ordnance Survey maps



Figure 6: Overall site plan

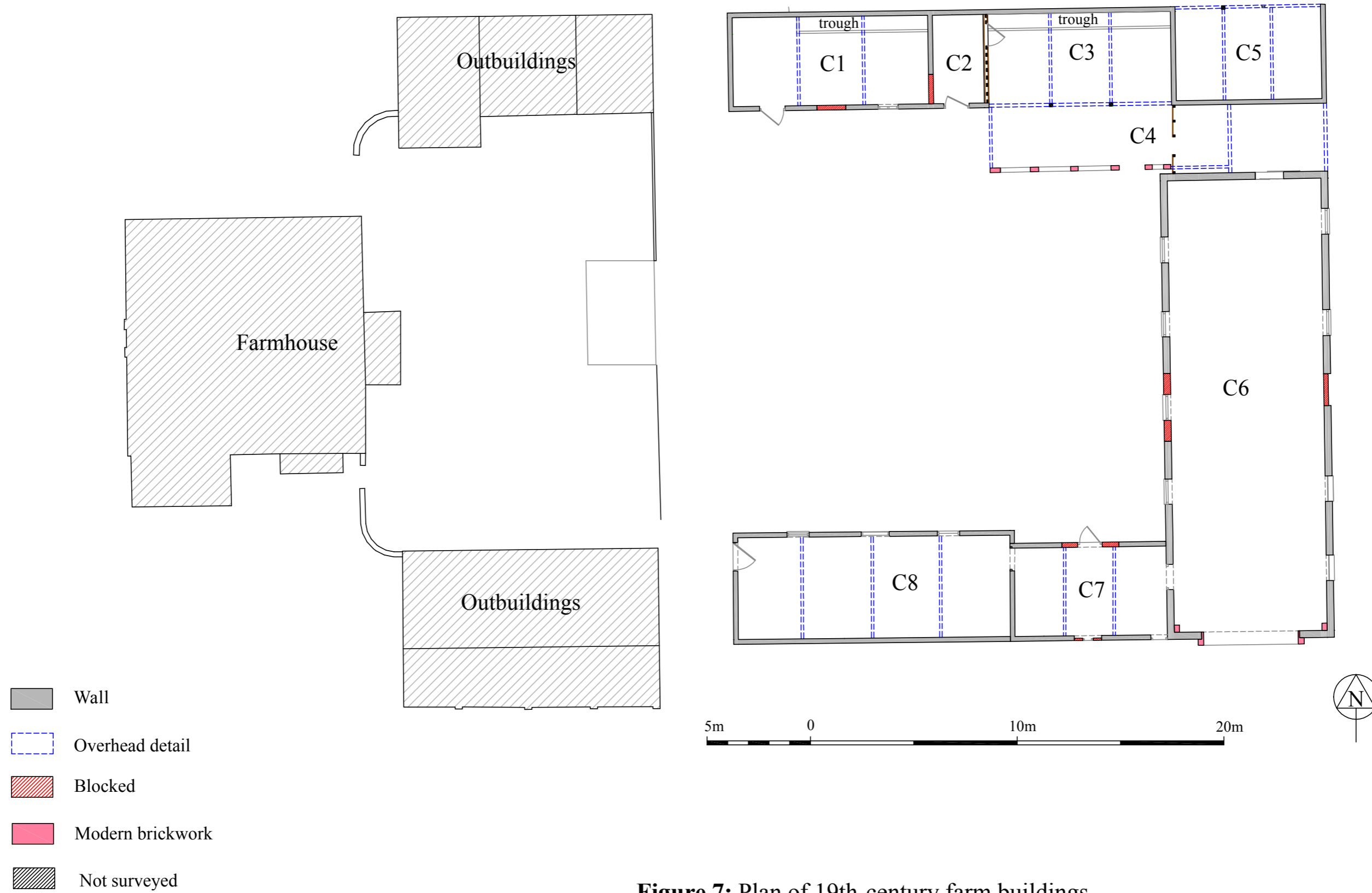
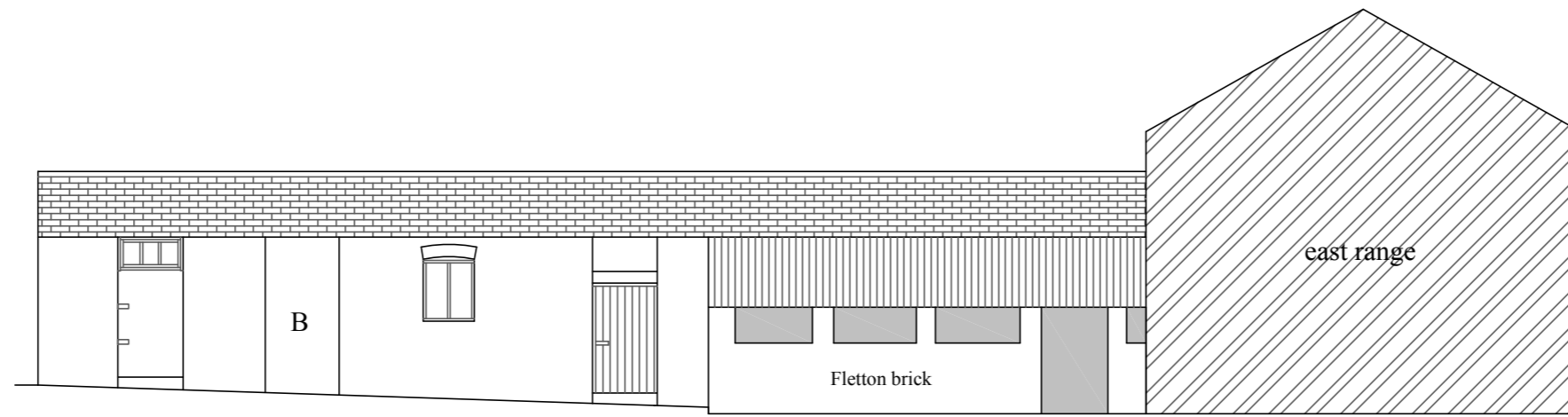
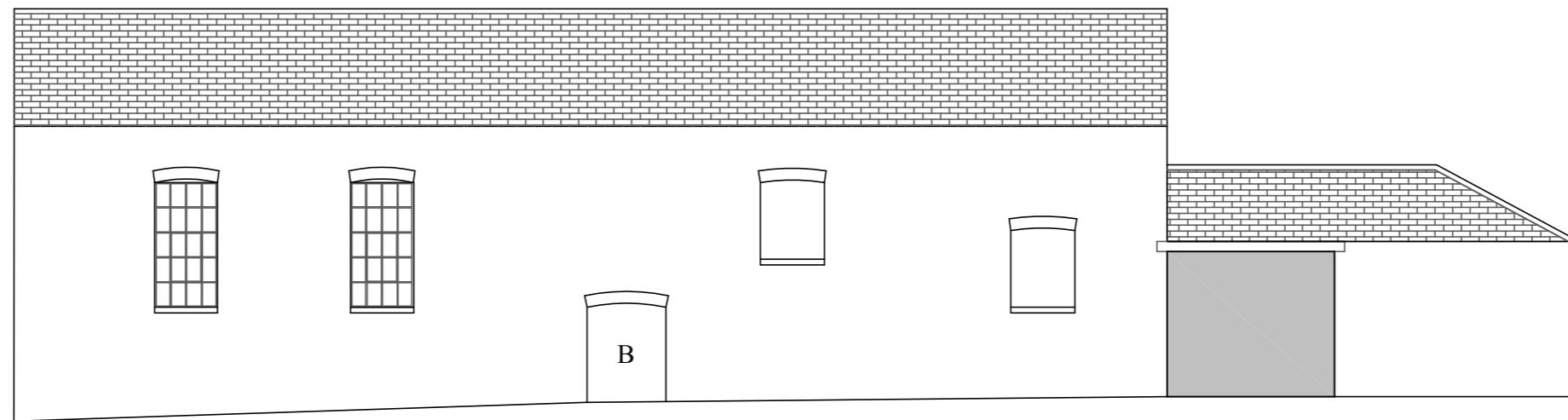


Figure 7: Plan of 19th-century farm buildings



South elevation of north range



B = Blocking

East elevation of east range

Figure 8: Elevations of north and east ranges

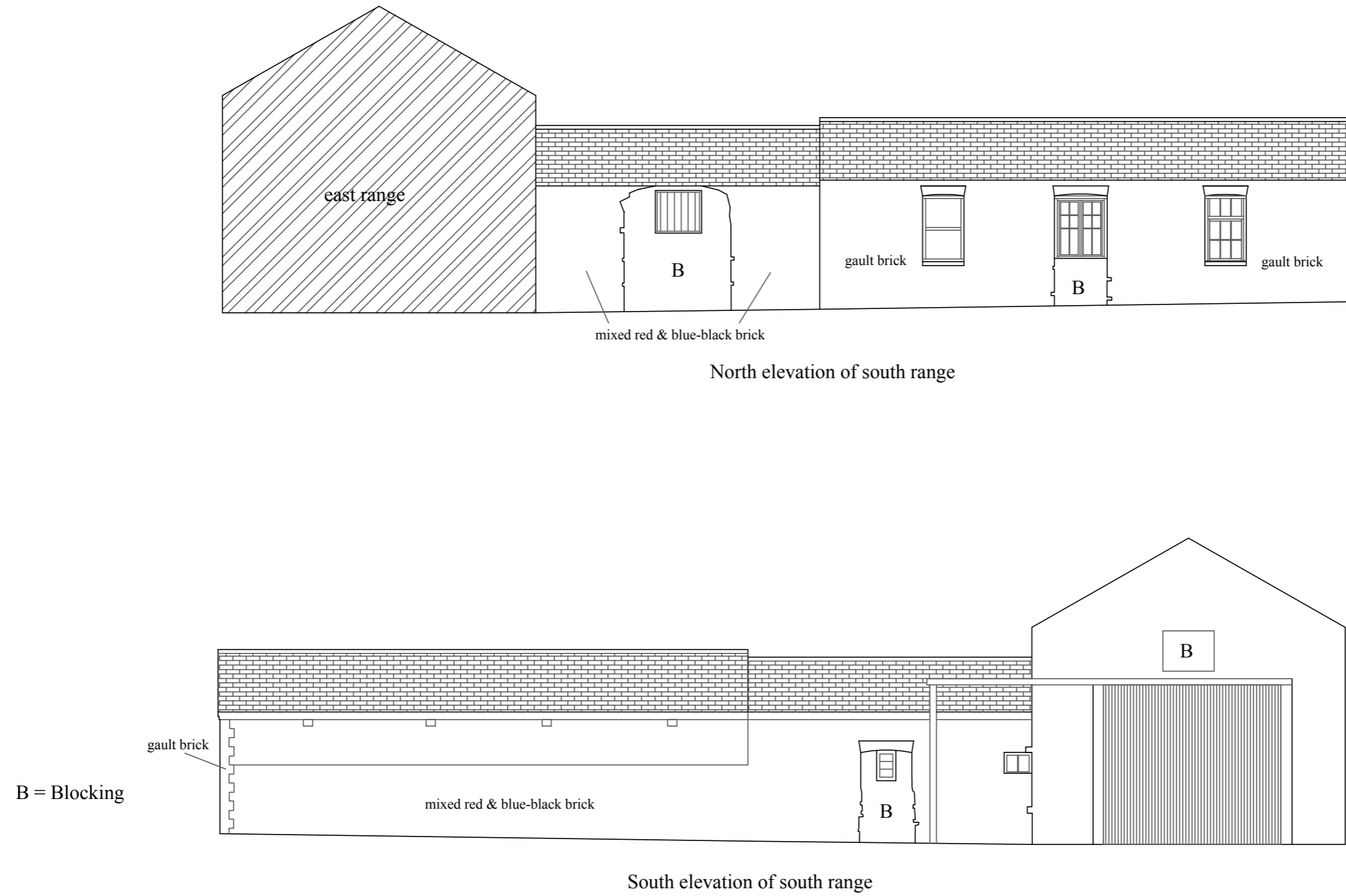


Figure 9: Elevations of south range

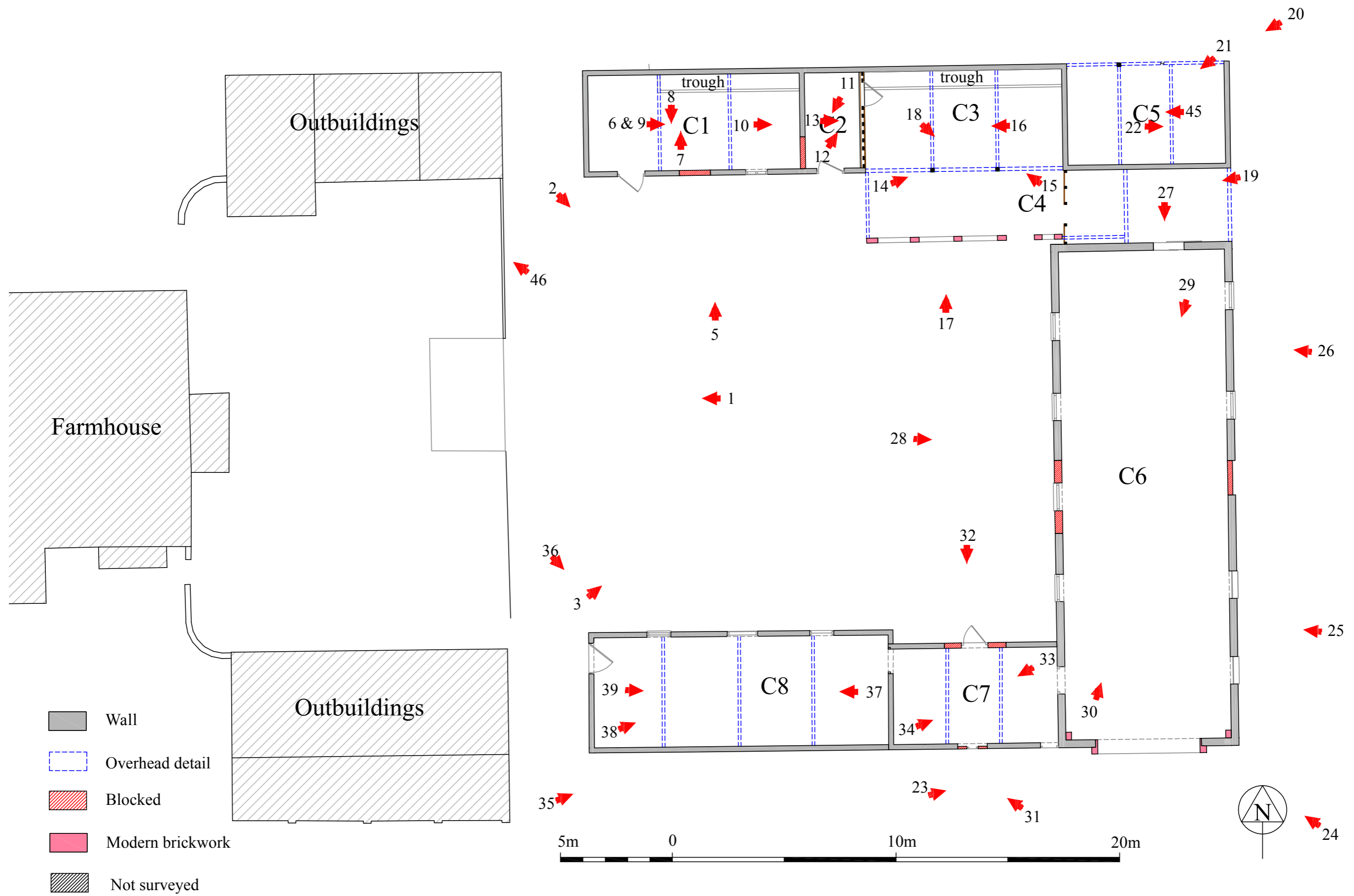


Figure 10: Location of images



Image 1: General view across farmyard, looking towards farmhouse
Temporary fencing marks extent of buildings not subject to demolition



Image 2: General view across farmyard, looking towards east and south ranges
Looking south-east showing east range on left and south range on right



Image 3: General view across farmyard, looking towards north and east ranges
Looking north-east showing north range at left and east range at right



Image 4: General view of farm buildings from the south-east
Looking north-west towards Dutch barns with part of east range visible between



Image 5: North range: front of compartment C1

Shows doors, window and blocked opening



Image 6: North range: compartment C1, looking east

Shows east wall with blocked door opening at right (scale 2m)



Image 7: North range: compartment C1, looking north

Shows feed trough, blocked ventilation holes and paint 'shadow' on rear wall left by removal of partition wall (scale 2m)



Image 8: North range: compartment C1, looking south

Shows door, blocked opening and 'shadow' left by former partition wall (scale 2m)



Image 9: North range: compartment C1, roof structure

Looking east showing kingpost roof trusses

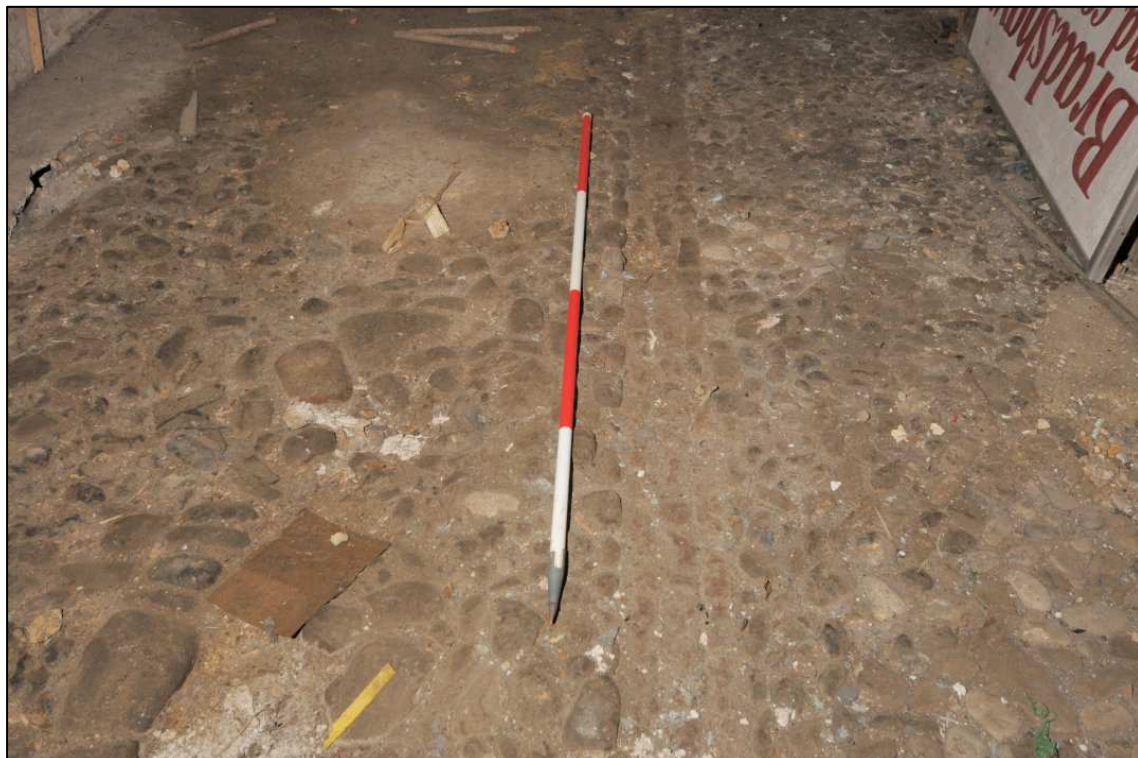


Image 10: North range: compartment C1, floor

Looking east showing cobbled floor with drainage channel (scale 2m)



Image 11: North range: compartment C2, looking south-west

Shows door in front wall with the blocked door opening to C1 to the right (scale 2m)



Image 12: North range: compartment C2, looking north-east

Showing timber partition in east side of compartment with high-level hatch door (scale 2m)

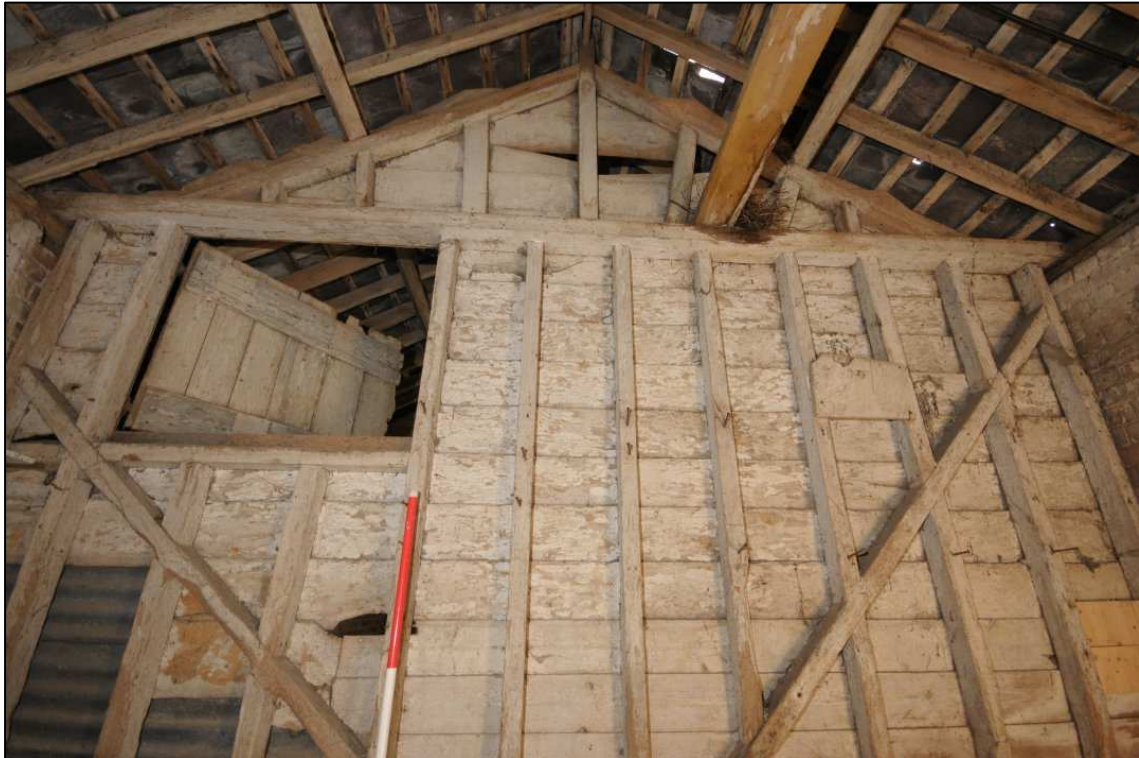


Image 13: North range: compartment C2, looking east
Shows timber partition wall between compartments C2 and C3



Image 14: North range: compartment C3, looking north-east
Showing front supported by timber posts (scale 2m)



Image 15: North range: compartment C3, looking north-west

Showing brick feed trough at rear and hatch to compartment C2 in end wall (scale 2m)



Image 16: North range: compartment C3, roof structure

Looking west showing kingpost truss



Image 17: North range: compartment C4, looking north
Showing front wall with Fletton brick and corrugated iron roof (scale 2m)



Image 18: North range: compartment C4, looking south-east
View from compartment C3 showing interior of compartment C4



Image 19: North range: compartment C4, looking west

Looking towards west end of compartment C4 showing relationship with roofed passage between north range at right and east range at left (scale 2m)



Image 20: North range: compartment C5 exterior, looking south-west

Exterior view of open-fronted compartment (scale 2m)



Image 21: North range: compartment C5, interior looking south-west

Shows blank interior walls and roof structure (scale 2m)



Image 22: North range: compartment C5, roof structure

Looking east showing eastern roof truss supporting hipped roof



Image 23: East range: exterior of south end

Shows end of compartment C6 with sliding door and relationship to south range to left (scale 2m)



Image 24: East range: exterior from south-east

General view of east range from outside of farmyard (scale 2m)



Image 25: East range: east wall, south half

Shows metal-framed windows and blocked low-level opening at right (scale 2m)



Image 26: East range: east wall, north half

Shows openings and blocked low-level opening at left (scale 2m)



Image 27: East range: north end wall

Looking south, showing sliding door (scale 2m)



Image 28: East range: exterior of west side

Shows blocked full-height door opening with inserted window at right (scale 2m)



Image 29: East range: interior looking south-west

Shows suspended ceiling



Image 30: East range: interior looking north-east

Shows suspended ceiling and large, metal-framed windows in east wall



Image 31: South range: exterior of compartment C7, south side

Looking north-west showing exterior wall of compartments C7 and C8 (scale 2m)



Image 32: South range: exterior of compartment C7, north side

Looking south showing exterior wall of compartment C7 and corner of compartment C8 in gault brick at right (scale 2m)



Image 33: South range: interior of compartment C7, looking south-west
Showing blocked opening in south wall at left and door to compartment C8 at right (scale 2m)



Image 34: South range: interior of compartment C7, looking north-east
Showing large blocked opening in north wall at left and door to compartment C6 in end wall (scale 2m)



Image 35: South range: exterior of compartment C8, south side

Looking north-east showing south wall of compartments C8 and C7 to left (scale 2m)



Image 36: South range: exterior of compartment C8, north side and west end

Looking south-east (scale 2m)



Image 37: South range: interior of compartment C8, looking west

Showing openings in north and east walls (scale 2m)



Image 38: South range: interior of compartment C8, north side and west end

Showing openings in north wall (scale 2m)



Image 39: South range: compartment C8, roof structure

Looking east showing kingpost roof trusses and close-boarded roof (scale 2m)



Image 40: Dutch barn to east of farmyard (DB1)

Looking north-west (scale 2m)



Image 41: Dutch barn to east of farmyard (DB1), interior
Looking south



Image 42: Dutch barn to south of farmyard (DB2)
Looking west



Image 43: Modern sheds / grain store to south of farmyard
Looking south-east showing north front of buildings



Image 44: Modern sheds / grain store to south of farmyard, interior
Looking south-east showing grain store at left



Image 45: Detail of kingpost roof truss in north range

This truss shows construction details of the trusses used throughout the north range and in compartment C7 in the south range. It has pegged joints and a wedge to lock the base of the kingpost in place. The wedge is clearly visible in this example because it had slipped down slightly.



Image 46: Outbuildings on north side of farmhouse garden

Constructed in the same brick seen in the initial construction phase of the south range, with mixture of red and darker, partly vitrified bricks laid in random bond.

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