

**41-43 CAUSE END ROAD  
WOOTTON  
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.*

## Acknowledgements

*Albion Archaeology is grateful to Xenia Thompson for commissioning the work on behalf of MFO Harewood Ltd.*

*The building recording was undertaken by Mark Phillips BA MCIfA (Project Officer), who is the author of the report. The photographic survey was carried out by Nigel Macbeth (specialist heritage photographer). The project was managed on behalf of Albion Archaeology by Drew Shotliff (Operations Manager).*

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## Key Terms

AO	Archaeological Officer (Bedford Borough Council)
BBC	Bedford Borough Council
CIfA	Chartered Institute for Archaeologists
HER	Historic Environment Record
PDA	Permitted development area
WSI	Written Scheme of Investigation



## **Non-Technical Summary**

*Planning consent (19/01590/FUL) was granted by Bedford Borough Council for the demolition of existing dwellings and erection of four pairs of semi-detached houses at nos. 41-43 Cause End Road, Wootton. The consent included a condition (no.15) requiring a programme of historic building recording to be undertaken in advance of the demolition works. Albion Archaeology was commissioned by the developer to prepare a building recording mitigation strategy for approval by the Local Planning Authority and to undertake the building recording works, which were done in March 2020. The development is centred on OS grid reference TL 0076 4539 on the south side of Cause End Road, near the eastern junction with Lorraine Road.*

*The historic core of the building consisted of a pair of one-and-a-half-storey cottages, both with two rooms on each floor. The overall plan is symmetrical with a central stack between the two cottages serving fireplaces on the ground and first floors. The end rooms in both cottages were slightly shorter and were unheated. The stairs in both cottages occupied the same position in plan, but the access arrangements differed. Number 43 had a straight stair accessed from a small lobby between the living room and kitchen. In no. 41 the stair was accessed from the south-west corner of the living room with a winder section at the foot of the stair. Twentieth-century additions to the building consisted of front porches and a continuous rear lean-to range with a bathroom and a conservatory for each cottage.*

**Plan analysis:** *The plan of the cottages is that of a pair of two-unit houses, i.e. each having a kitchen/living room and parlour with the larger heated ground-floor room being the kitchen/living room. This plan was a common form for small houses during the 18th century and continued to be built at cottage-scale throughout the 19th century. The cottages at nos. 41-43 represent the developed form of this plan where the front door is placed slightly off centre, forming a direct entry in the corner of the larger room, with the stairs located between the two rooms.*

**Nineteenth century:** *The available evidence suggests a construction date for the cottages in the earlier 19th century. The earliest available historical map, from 1838, shows a building at this location and on the same alignment as the present building. The earliest dateable fittings in the building were 19th-century in date. Both cottages contained identical cast-iron fire grates dateable to the second half of the 19th century, indicating that work was undertaken on the interior during this time. Other fittings were also common to both cottages, such as matching door architraves and the construction and door furniture, suggesting the cottages were in the same ownership and that work was undertaken by the owner rather than tenants.*

**Twentieth century:** *Documentary records show that the cottages were owned by the Wootton Charity in 1927. The cottages evidently remained in single ownership through the late 20th century, evidenced by the addition of matching porches and rear lean-to extensions.*



## 1. INTRODUCTION

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### 1.1 **Project Background**

Planning consent (19/01590/FUL) was granted by Bedford Borough Council (BBC) for the demolition of existing dwellings and the erection of four pairs of semi-detached houses at nos. 41-43 Cause End Road, Wootton.

Comments from the BBC Archaeological Officer (AO) in response to the planning application stated that the cottages could be considered to represent a heritage asset. The AO recommended that a programme of historic building recording should be undertaken in advance of demolition in the event that planning permission was granted. Accordingly the following condition (no. 15) was attached to the planning permission:

*No development shall take place (including demolition) until a building recording mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include a timetable and the following components (the completion of each to the satisfaction of the Local Planning Authority will result in a separate confirmation of compliance for each component):*

*(i) building recording fieldwork;*

*(ii) a post recording assessment report (to be submitted within six months of the completion of fieldwork);*

*(iii) preparation of site archive ready for deposition at a store approved by the Local Planning Authority, completion of an archive report, and submission of a publication report (to be completed within two years of the completion of fieldwork).*

*The recording strategy shall be carried out in accordance with the approved details and timings.*

*REASON: To ensure the proper recording, reporting and presentation of heritage assets affected by this development, in accordance with Policy 41S of the Bedford Borough Local Plan 2030 and to national policies contained in the National Planning Policy Framework (MHCLG, March 2019). The Local Planning Authority is satisfied that the timing of compliance is fundamental to the development permitted and that the permission ought to be refused unless the condition is imposed in this form.*

Albion Archaeology was commissioned by the developer to prepare a building recording mitigation strategy for approval by the Local Planning Authority in the form of a Written Scheme of Investigation (WSI) (Albion Archaeology 2020). Following the approval of the WSI, Albion Archaeology undertook the building recording works in March 2020; the results are presented in this report.





## 1.2 Site Location and Description

Wootton is a large village and civil parish, located c.6km to the south-west of Bedford town centre. Cause End Road is located towards the centre of the built-up area of the modern village.

The permitted development area (PDA) is centred on OS grid reference TL 0076 4539 on the south side of Cause End Road, near the eastern junction with Lorraine Road (Figure 1). The existing building on the site (nos. 41-43 Cause End Road) comprised a pair of one-and-a-half-storey cottages, situated in the north-east corner of the PDA. They were aligned approximately north-south, end-on to the road.

The PDA covers approximately 2,500m<sup>2</sup> and is the former gardens of the cottages. Various garden outbuildings had been cleared at some time previously and the garden was under rough grass and brambles at the time of the survey. The only remaining outbuildings stood adjacent to the north and south ends of the cottages. These comprised a brick shed at the north and a combined shed and garage of mixed brick and timber construction at the south.

The wider environs are occupied predominantly by 20th-century housing with some post-medieval buildings.

## 1.3 Objectives

As a pair of cottages likely to be of 18th- or 19th-century origin, located within the historic Causeway End of Wootton, the LPA considered the dwellings to represent heritage assets of local significance.

In general terms, the objectives of the historic building recording were to:

- Gather, analyse and interpret data about the two cottages to enhance understanding of them;
- Provide an accessible and accurate record of the two cottages prior to their demolition.

## 1.4 Methodology

Throughout the project the standards set out in the CIIfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (2019) and *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England 2016) were adhered to. All work was done in accordance with the CIIfA *Code of Conduct* (2019).

Detailed methodologies for recording, reporting and archiving are set out in the WSI (Albion Archaeology 2020). The survey was undertaken in accordance with Level 2 of the Historic England guidance on building recording (Historic England 2016). The principal objective of the survey was to produce a comprehensive record of the cottages prior to demolition.

The survey was carried out on 11th March 2020. It consisted of a visual examination of the building, with observations and measurements recorded in



the form of annotations added to a copy of a survey drawing supplied by the client. A digital photographic record of the building was made. The selected images used to illustrate this report have been resized to ensure that digital versions of the report are of a manageable file size. The plans used to illustrate the report were produced as CAD drawings. These are based on the client's existing architectural survey, amended using measurements and observations made during the on-site survey.



## 2. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

### 2.1 General Historical Background

The area of the Marston Vale has been a focus of human activity and settlement from the Palaeolithic period to the modern day. The Bedford Borough Historic Environment Record (HER) and the National Heritage List for England (NHLE) record several entries for the area around the PDA.

The place-name Wootton is derived from the Old English *wudu tūn*, meaning a ‘farmstead in the woods’ (Mills 1991). Wootton is listed as a relatively large settlement in Domesday Book of 1086 with 26 households and 10 taxable geld units, with woodland for 400 pigs<sup>1</sup>. The historic settlement pattern consists of a focus around the church and a number of smaller ends: Bott End (HER17026), Causeway End (HER17023), Tagg’s End (HER17022) and Church End (HER17021). The cottages at nos. 41-43 Cause End Road were situated within the medieval settlement of Causeway End (HER 17023). Two medieval moated sites are located to the south at Church End (HER 3435) and at Wootton Green (HER 8279).

The PDA was the subject of an archaeological trial-trench evaluation (Albion Archaeology 2018). The evaluation identified a boundary ditch parallel to the present road, and some ground make-up layers dating from the post-medieval to modern periods. A possible furrow identified in the southern half of the site suggests that it was in agricultural use prior to the construction of the cottages. The cottages were the subject of a heritage statement submitted in support of the planning application (Ward-Booth n.d.).

Most of the HER entries in the vicinity of the PDA relate to historic buildings. They range in date from the 16th to 19th centuries. There are two Grade II listed buildings close to the PDA. Immediately to the west is 49-51 Cause End Road (NHLE 1249235). This is a 16th-century timber-framed house with an H-shaped plan and central brick stack. A short distance to the north of the PDA, on the opposite side of the road, is Manor Farm House (NHLE 1249236). This contains two bays of a timber-framed 17th-century building with additions dating from the 18th and 19th centuries.

### 2.2 Cartographic Evidence

Data from historical maps is shown overlaid on the modern Ordnance Survey map in Figure 2.

The earliest available detailed map is the 1838 Wootton enclosure map (BARS ref. MA67) (Figure 2, A). This shows the road layout and land boundaries and buildings at this time in reasonable detail. The map shows a building corresponding to the shape and location of the present pair of cottages at nos. 41 & 43. A number of boundaries survive from this time in the present landscape, including the plot associated with nos. 41 & 43. A cluster of buildings to the east of nos. 41 & 43 represents the site of Tagg’s End.

<sup>1</sup> <http://opendomesday.org/place/TL0045/wootton/>



The Ordnance Survey map published in 1883 provides a very detailed, large-scale map (Figure 2, B). This shows some apparent changes to the building now known as nos. 49 & 51, slight changes to the buildings of Manor Farm and infill development at Tagg's End. The building corresponding to no. 41 & 43 is shown with outbuildings at its north and south ends, as in the present arrangement. The plan appears quite similar through subsequent editions of the OS map with a gradual increase in the number of buildings along Cause End Road until the massive expansion of housing in Wootton in the later 20th century.

### **2.3 Documentary Evidence**

The available documentary evidence for the cottages is very limited. Some details of the building are recorded in the assessment for the Rating and Valuation Act 1925. At Wootton the assessment was largely done in 1927. The records for the cottages (DV1/C50/1-2) show that they were owned by the trustees of the Wootton Charity. The tenant in no. 41 was J. Parrotts and no. 43 was occupied by J. Wooding. The rent for both cottages was £1-10-0 per quarter, set in 1922. Rooms for each cottage are listed as: living room, front room, two bedrooms and a barn and earth closet. The water supply came from Manor Farm. Comments by the valuer state: "Fair places but good gardens. Bad state of repair".

On the associated reference plan (DV2/E17) the gardens are indicated with different shading. That of no. 43 formed an L-shape along the road frontage; the west side of the plot with the garden for no. 41 occupied the south-east part of the plot.

The charity that owned the cottages was the Church and Poor's Land Charity, which is recorded in documents dating back to the early 17th century (Page 1912). In the early 20th century the estate belonging to the Charity included four cottages and 31 acres of land, which was let as allotments (Page 1912)<sup>2</sup>.

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<sup>2</sup> It was not possible to consult any historical records of the charity in the Bedfordshire Archives and Records Service, as this was closed at the time due to the coronavirus pandemic.



### **3. BUILDING DESCRIPTION**

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#### **3.1 Introduction**

The building was aligned nearly north-south (see Figure 1) and in the following text it is assumed to be north-south for ease of description.

Note that in the following descriptions the various rooms are named according to their modern functions. In their original form, the larger ground-floor room with a fireplace would have been the kitchen/living room and the smaller ground-floor room would have been a parlour/service room.

#### **3.2 Plan**

The historic core of the building consisted of a pair of one-and-a-half-storey cottages, both with two rooms on each floor. The overall plan is symmetrical with a central stack between the two cottages serving fireplaces on the ground and first floors. The end rooms in both cottages were slightly shorter and were unheated. The stairs in both cottages occupied the same position in plan, but the access arrangements differed. Number 43 had a straight stair accessed from a small lobby between the living room and kitchen. In no. 41 the stair was accessed from the south-west corner of the living room with a winder section at the foot of the stair.

Twentieth-century additions to the building consisted of front porches and a continuous rear lean-to range. The end sections of the lean-to contained a bathroom and the central section a conservatory to each cottage.

#### **3.3 Building Materials**

The building materials in the historic core of the building are described here.

##### **3.3.1 Brick**

The brickwork in the two end elevations was covered by cement render. In the front elevation and the rear of no. 43 it was painted. The brickwork was most clearly visible in the rear elevation of no. 41 where the bare brick could be seen within the modern conservatory (see Section 3.6.3). This was in Flemish bond. The bricks were light red in colour with some vitrified headers in yellow, silvery grey or purplish colours. Some bricks had longitudinal pressure marks. Brick dimensions were: 220–225mm long, 110mm wide and 65–70mm high.

##### **3.3.2 Window openings**

The ground-floor window openings had brick reveals, a half brick deep. Where a timber window frame remained at the rear of no. 41, the frame was slightly recessed behind the brick reveal. Elsewhere in the ground floor the windows had been replaced with steel-framed units, set at a similar depth in the openings. The ground-floor windows had shallow segmental brick arches. The external window sills were varied with dark blue/black engineering-type brick for sills in the front elevation of no. 43 and a mixture of timber and tile sills in the other ground-floor windows.



### 3.3.3 Roof tiles

These were plain hand-made clay tiles on split laths.

## 3.4 Exterior

### 3.4.1 Front elevation

The building consisted of a symmetrical pair of cottages with no. 41 on the left-hand side and no. 43 on the right (Image 1 and Figure 5). The elevation was in four bays of one and half storeys.

The ground-floor windows had segmental arches (Image 3). Porches had been added in front of the original front doorway and central window of each cottage (Image 5). The porches had brick side walls in reused bricks with a window in each side and with a door and window above a plywood panel in the front.

The attic storey had four dormer windows with tiled gabled roofs (Image 4). A central axial brick stack with four flues retained a single clay chimney pot at the time of the survey. The roof was in plain clay tiles with dark grey ridge tiles on the main ridge and the dormers.

### 3.4.2 End elevations

The end elevations were partially obscured by a combination of the adjacent outbuildings and plant growth (Image 2). These walls had no openings and were covered in cement render. The roof had a plain tile verge.

### 3.4.3 Rear elevation

The rear elevation was mostly covered by a lean-to extension added in the late 20th century (Images 6–8). This extension had brick outer bays in a brownish brick with a single window in each and a central section forming a conservatory for each cottage. The conservatory was covered by a shallow pitch roof in acrylic plastic sheet.

Above the conservatory extensions part of the rear wall of the primary range was visible, painted on the left in no. 43 and in bare brick on the right in no. 41. This had a small casement window at each end above the conservatory, lighting the stairwell in each cottage.

## 3.5 Interior: Construction Details and Fittings

Descriptions of the general interior construction and the remaining historic fixtures and fittings are detailed below.

### 3.5.1 Construction

There were slight differences in the internal plan arrangement of the two cottages, affecting the arrangement of the stairs and the construction of the cross-wall dividing the two rooms on each floor. The stair in no. 41 had a winder section at the ground floor where it was accessed directly off the living room. In no. 43 there was a straight stair with a very small lobby area between the living room and kitchen. There were also differences in the construction



of the cross-walls. In no. 41 this was a half-brick wall, 130mm thick on both floors. In no. 43 the lower part was a single-brick wall, 250mm thick on the ground floor, with a half-brick wall at first-floor level.

The ceilings appeared to be made of lath and plaster, apart from the ground-floor rooms of no. 41 where the living room had a modern textured finish and the kitchen had a plasterboard ceiling. The floor to ceiling height in the ground floor rooms was *c.*1.9m. In the first-floor rooms the central part was *c.*2.13m high, with sloping soffits along the sides.

On the ground floor the floors were solid with modern finishes. The first-floor rooms had machine-sawn floor boards. They were plain-edged and *c.*170mm wide.

### 3.5.2 Doors

The building contained five matching plank and batten doors. These are described here to avoid repetition and are noted in the individual room descriptions as 'plank and batten door', to distinguish them from the modern plank door in bedroom 2 of no. 41. All of the other doors in the building were modern items.

The plank and batten doors were constructed from five planks with the planks having a beaded moulding on both faces of the door (Image 36). The rear faces of the doors were fitted with four battens with plain chamfered edges. The door latches were of the type with a rear backplate, sometimes called Norfolk latches. In this case the plates were a plain rectangular shape (Image 37). The door hinges were T-shaped (cross-garnet hinges) with evenly tapered straps and screw fixings. The form of the fittings suggests a date in the second half of the 19th century (Hall 2005, 56–8). These doors were located in no. 41 in bedroom 1 and in no. 43 in the living room, kitchen and both bedrooms.

### 3.5.3 Door frames

The doorways fitted in the timber partition walls (the smaller bedrooms in nos. 41 and 43, and the kitchen in no. 43) had plain posts of rectangular section for the door frames. Some of the other door openings (living room in no. 43, and the larger bedrooms in nos. 41 and 43) had doorcases with moulded architraves. The moulding used is the same in each, consisting of an angular ogee finished with a small chamfer (Image 43 and sketch below). This type of moulding was introduced in the early 19th century, and became common from the 1830s, continuing in use into 20th century (Hall 2005, 27).



Sketch profile of architrave moulding (not to scale)



### **3.6 Interior: Number 41**

#### **3.6.1 No. 41: living room**

This was the principal ground-floor room in no. 41 (Images 9–12). This room contained the front door to the cottage, which was enclosed by a porch in the modern period. The stairs to the first floor were accessed in the south-west corner of the room (Image 9). A window in the rear (west) wall of this room appeared to be an early 19th-century feature.

- Front door. Modern glazed door with safety glass.
- Door opening to kitchen. Door missing. Modern plain-chamfered architrave.
- Window in west wall (Image 12). Two-light casement with six panes in each. Narrow glazing bars with ovolo and fillet cross-section, suggesting early 19th-century date. A modern plain-chamfered architrave had been added around window.
- Mid-20th-century steel-framed window in east wall.
- Solid floor with modern parquet effect covering.
- Modern (late 20th-century) coal-effect fireplace with modern timber fire surround.

#### **3.6.2 No. 41: kitchen**

This room was located at the south end of the building (Images 13–15). The plasterboard ceiling had been partially removed exposing north-south aligned joists and also modern common bricks forming the top of the wall of the pantry.

- Door opening off living room. Door missing. Modern plain-chamfered architrave.
- Door to rear lean-to. Modern flush door with modern plain-chamfered architrave.
- Door to pantry. Modern flush door with modern plain-chamfered architrave.
- Modern (20th-century) window in east (front) wall. Two-light casement with square-section frame, and mullion with heavy, square-section glazing bars.
- Floor. Solid floor covered with tiles.

#### **3.6.3 No. 41: modern lean-to extension**

The lean-to extension at the rear of no. 41 comprised a bathroom, W.C., boiler cupboard and conservatory (Images 16–20). The extension was accessed off the kitchen. In the conservatory the bare brickwork in the rear wall of the cottage was visible (Images 17–19).





### 3.6.4 No. 41: stairs

The stairs in no. 41 were accessed off the south-west corner of the living room (Images 21–23). There was no door or proper doorframe at the opening to the base of the stairs, which appeared to have been subject to unfinished alterations, with two sawn timber posts for the door frame. The lower part of the stair had four winder steps, three of which appeared to have been renewed (Image 21).

- Stairwell. The upper part of the stair on its south and east side was enclosed by a timber board wall, separating the stairwell from bedroom 2 (Image 22). The internal (stairwell) face of this board partition had been lined with thin sheet material, lined with narrow grooves to give the appearance of boards.
- Window. The stairwell was lit by a small casement window high in the west wall (Image 23). Due to its height this window was operated by a very long stay formed from a thin metal rod. The two staples in the north wall of the stairwell were located to take the end of the stay when the window was open or closed.
- Landing. A small stair landing with a step of *c.*200mm up to bedrooms 1 and 2 on either side. The door opening to bedroom 1 had an architrave with ogee moulding. The door opening to bedroom 2 was formed from plain rectangular-section posts.

### 3.6.5 No. 41: bedroom 1

This was the larger of the two bedrooms in no. 41, and was located next to the central stack (Images 24–27).

- Door off stair landing. Plank and batten door (see description in Section 3.5). Door architrave with ogee moulding.
- Window. Modern fitting. Two-light timber casement with heavy square-section glazing bars. Timber sill.
- Fireplace (Images 26 and 27). Arch plate register grate. This type was introduced around 1850, and became the standard bedroom grate during the second half of the 19th century (Eveleigh 2008, 10). The timber fireplace surround is in pine with narrow bead moulding on edges and mantelshelf on curved brackets. The surround retained traces of white paint.

### 3.6.6 No. 41: bedroom 2

This was the smaller of the two bedrooms in no. 41, and was located at the south end of the building (Images 28 and 29).

- Door off stair landing. Modern plank door hung on plain doorframe with no architrave moulding.
- Window. Modern fitting. Two-light timber casement with heavy square-section glazing bars. Timber sill.
- Timber partition on north side of room, dividing room from stairwell (Image 28). Made from tongue and groove boards.



- Floor. Plain machine-sawn floor boards aligned east-west with carpet covering.

### **3.7 Interior: Number 43**

#### **3.7.1 No. 43: living room**

This was the principal ground-floor room in no. 43 (Images 30–33). This room was entered directly by the front door, which was enclosed by a porch in the modern period.

- Front door. Modern glazed door with safety glass.
- Door to stairs and kitchen. Plank and batten door (see description in Section 3.5) and door architrave with ogee moulding.
- Mid-20th-century, steel-framed window with tile sill in east (front) wall.
- Mid-20th-century, steel-framed window with tile sill in west (rear) wall.
- Solid cement floor with vinyl tile covering.
- Mid-20th-century fireplace with glazed tiles in cream and brown (Image 33).

#### **3.7.2 No. 43: kitchen**

This room was located at the north end of the building (Images 34–37).

- Door opening from stairs and living room. Plank and batten door (see description in Section 3.5), with plain, rectangular door frame.
- Doorway to rear lean-to. Door removed. Modern plain-chamfered architrave.
- Mid-20th-century, steel-framed window with tile sill in east (front) wall.
- Window in pantry. Small square bottom-hung, inward-opening window with four panes; glazing bars with ovolo and fillet-type moulding.
- Pantry. The southern side of the room, below the stairs was separated with a timber studding and ply or hardboard panels to form a cupboard and a pantry (Image 34).
- Floor. Solid floor with 20th-century (150mm square) red quarry tiles.

#### **3.7.3 No. 43: modern lean-to extension**

The lean-to extension at the rear of no. 43 comprised a bathroom, store, boiler cupboard and conservatory (Images 38 and 39). The extension was accessed off the kitchen.



### 3.7.4 No. 43: stairs

The stairs in no. 43 were accessed by a very small lobby area situated between the living room and kitchen (Images 40–42). The lobby at the foot of the stairs was separated from the living room by a plank door with an ogee moulded architrave, and from the kitchen by a plank door in a plain rectangular frame.

- Stairwell. South side of the stairwell formed by a brick wall. This was 250mm wide up to the first-floor level, and continued above that as a half-brick wall. The difference in width within the stairwell formed a 120mm-wide shelf along the side of the stairs. North side of stairwell was formed by a timber partition, separating it from the kitchen and bedroom 2. The internal face of the partition within the stairwell was lined with large sheets, probably hardboard.
- Window. The stairwell was lit by a small side-hung casement window with plain rectangular frame (Image 42). Cast-metal window stay, probably a mid-20th-century fitting.
- Landing. A small stair landing with a step of *c.*200mm up to bedrooms 1 and 2 on either side. The door opening to bedroom 1 had an architrave with an ogee moulding. The door opening to bedroom 2 was formed from plain rectangular section posts.

### 3.7.5 No. 43: bedroom 1

This was the larger of the two bedrooms in no. 43, and was located next to the central stack (Images 44–47).

- Door off stair landing. Plank and batten door (see description in Section 3.5) and door frame with ogee moulded architrave.
- Window. Two-light timber casement with ovolo and fillet section glazing bars. Timber sill. Cast-metal window stays, probably earlier to mid-20th-century fittings.
- Fireplace (Image 46). Arch plate register grate identical to that in bedroom 1 in no. 41 (see Section 3.6.5). Timber fireplace surround as in no. 41, but with the mantelshelf removed.

### 3.7.6 No. 43: bedroom 2

This was the smaller of the two bedrooms in no. 43, and was located at the north end of the building (Images 48–50).

- Door off stair landing. Plank and batten door (see description in Section 3.5) on a plain timber frame.
- Window. Two-light timber casement with ovolo and fillet section glazing bars. Timber sill.
- Timber partition on north side of room, dividing room from stairwell (Images 48 and 49). Partition wall from vertical boards with bead moulding, framed with posts at the door frame and on the north-east corner, and strengthened with two rows of horizontal battens of similar proportions to the vertical boards. A built-in wardrobe at the east end



of the partition was built with a reused wardrobe door, lightweight studding and plywood.

- Floor. The floor was in square-edged machine-sawn boards, measuring 170mm wide by 20mm thick, laid east-west. Where a section of the floor had been lifted exposing the joists these measured 150mm by 50mm and were spaced at c.370mm intervals.



## 4. BUILDING ANALYSIS

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### 4.1 *Plan*

The plan of the cottages is that of a pair of two-unit houses, i.e. each having a kitchen/living room and parlour with the larger heated ground-floor room being the kitchen/living room. Brunskill describes the development of the two-unit house (1997, 72–7). The plan was a common form for small houses during the 18th century and continued to be built at cottage-scale throughout the 19th century. The cottages at nos. 41-43 represent the developed form of this plan where the front door is placed slightly off-centre, forming a direct entry in the corner of the larger room, with the stairs located between the two rooms.

### 4.2 *History*

This section provides a summary of the development of the building based on historical documents and analysis of the building.

#### 4.2.1 *Nineteenth century*

The available evidence suggests a construction date for the cottages in the earlier 19th century. The earliest available historical map, from 1838, shows a building at this location and on the same alignment as the present building. The earliest dateable fittings in the building were 19th-century in date.

Both cottages contained identical cast-iron fire grates dateable to the second half of the 19th century, indicating that work was undertaken on the interior during this time. Other fittings were also common to both cottages, such as matching door architraves and the construction and door furniture, suggesting that the cottages were in the same ownership and that work was undertaken by the owner rather than tenants.

#### 4.2.2 *Twentieth century*

The limited documentary records available shows that the cottages were owned by the Wootton Charity in 1927.

The cottages evidently remained in single ownership through the late 20th century, evidenced by the addition of matching porches and rear lean-to extensions.

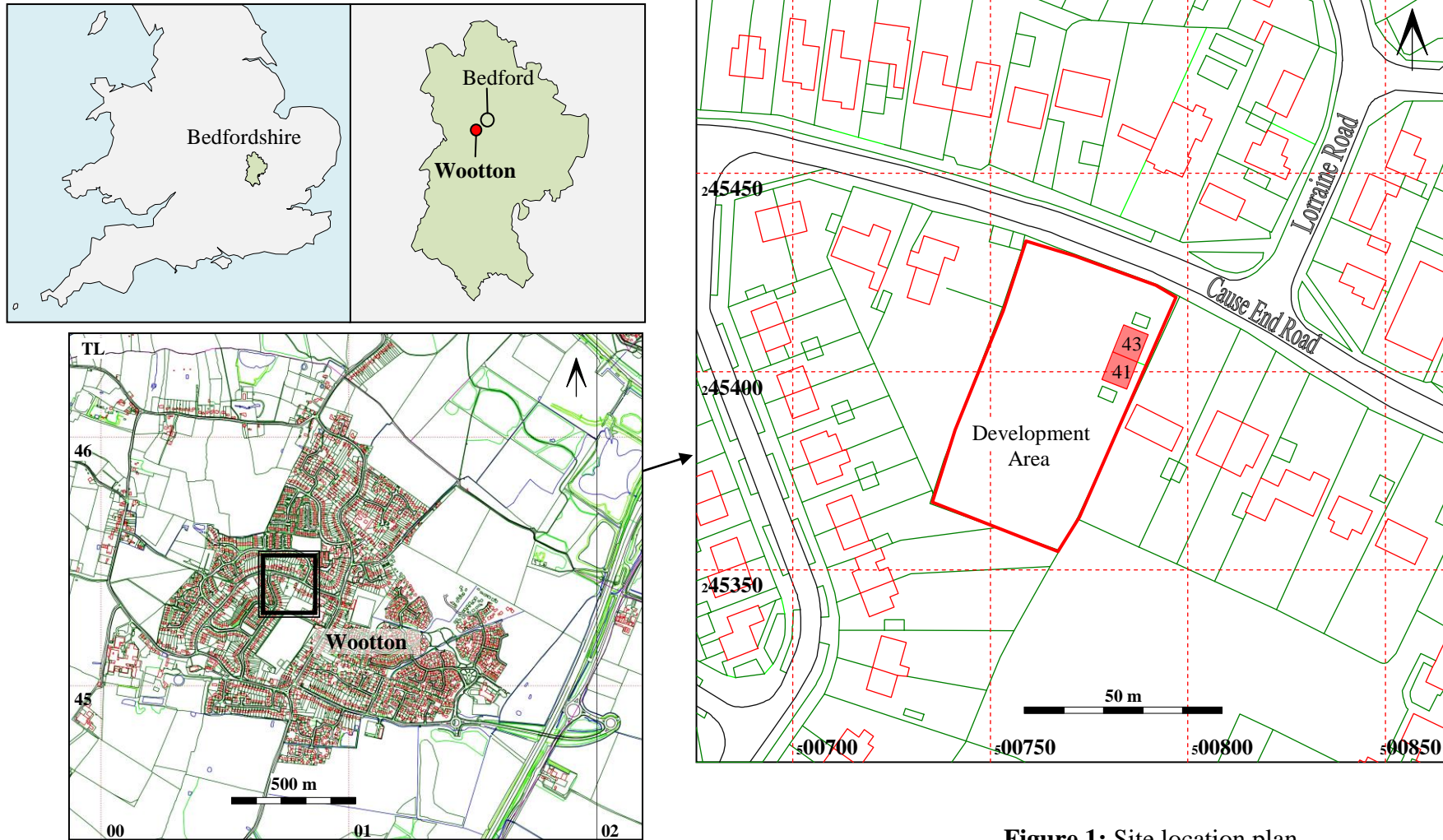
During the most recent history of the cottages it appears that no. 41 had been subject to repairs and alterations. This included the replacement of ceilings in ground-floor rooms, and a new fireplace in the living room. It is possible that modern brickwork enclosing the kitchen side of the stairwell dates from this phase.



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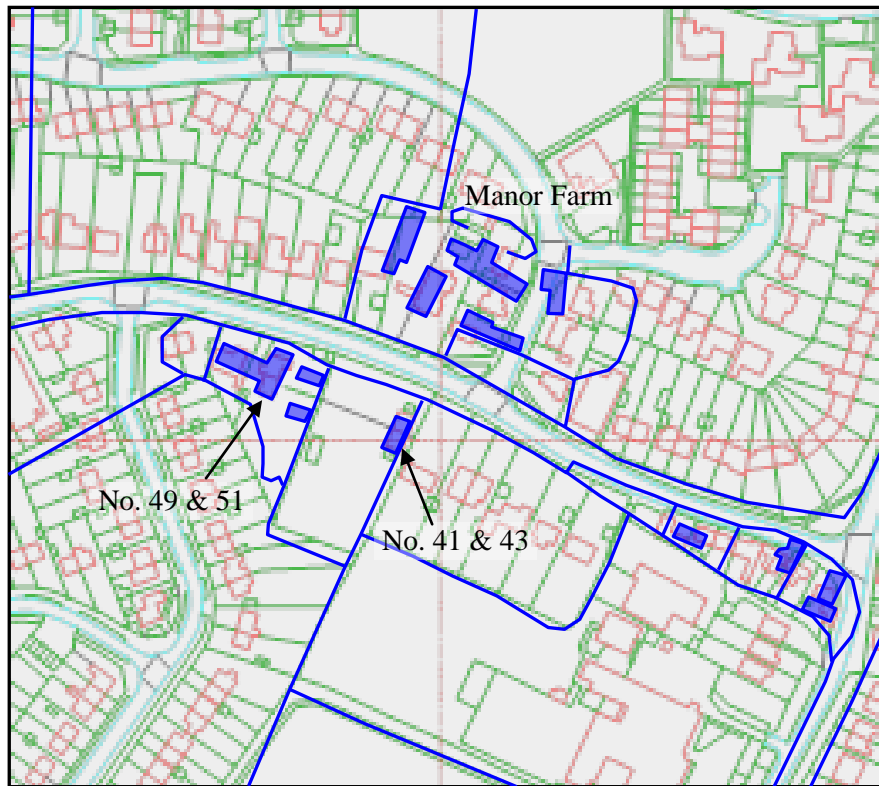
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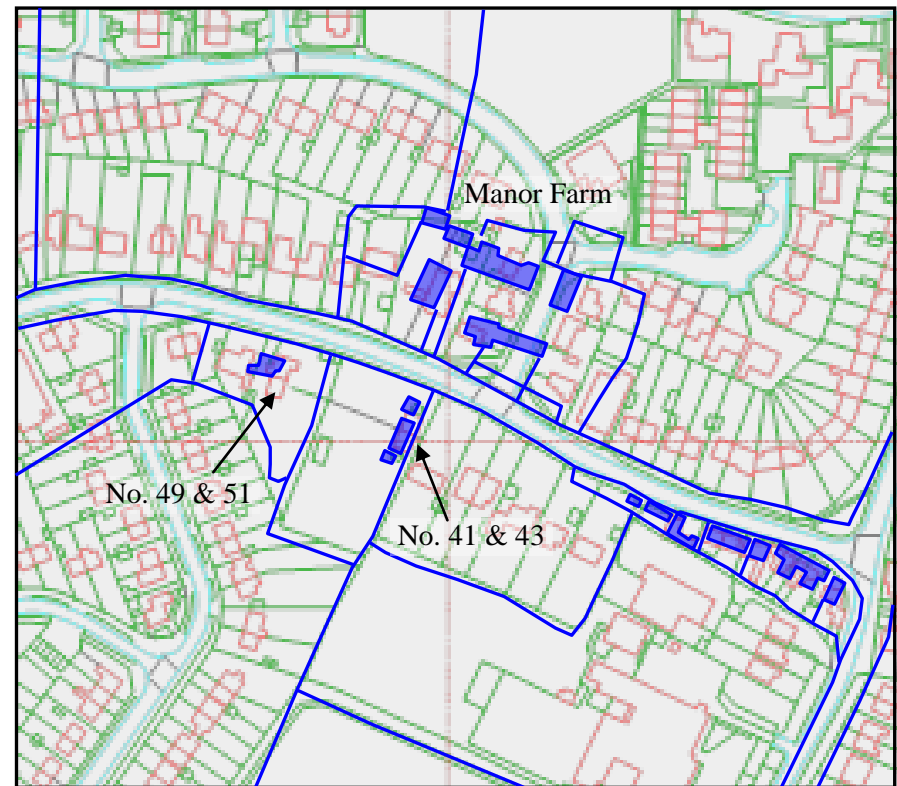


**Figure 1: Site location plan**

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A: 1838 Wootton enclosure map



B: 1883 Ordnance Survey

**Figure 2: Historical map data**

Shows historical map data (digitized in blue) overlaid as best fit on modern Ordnance Survey map

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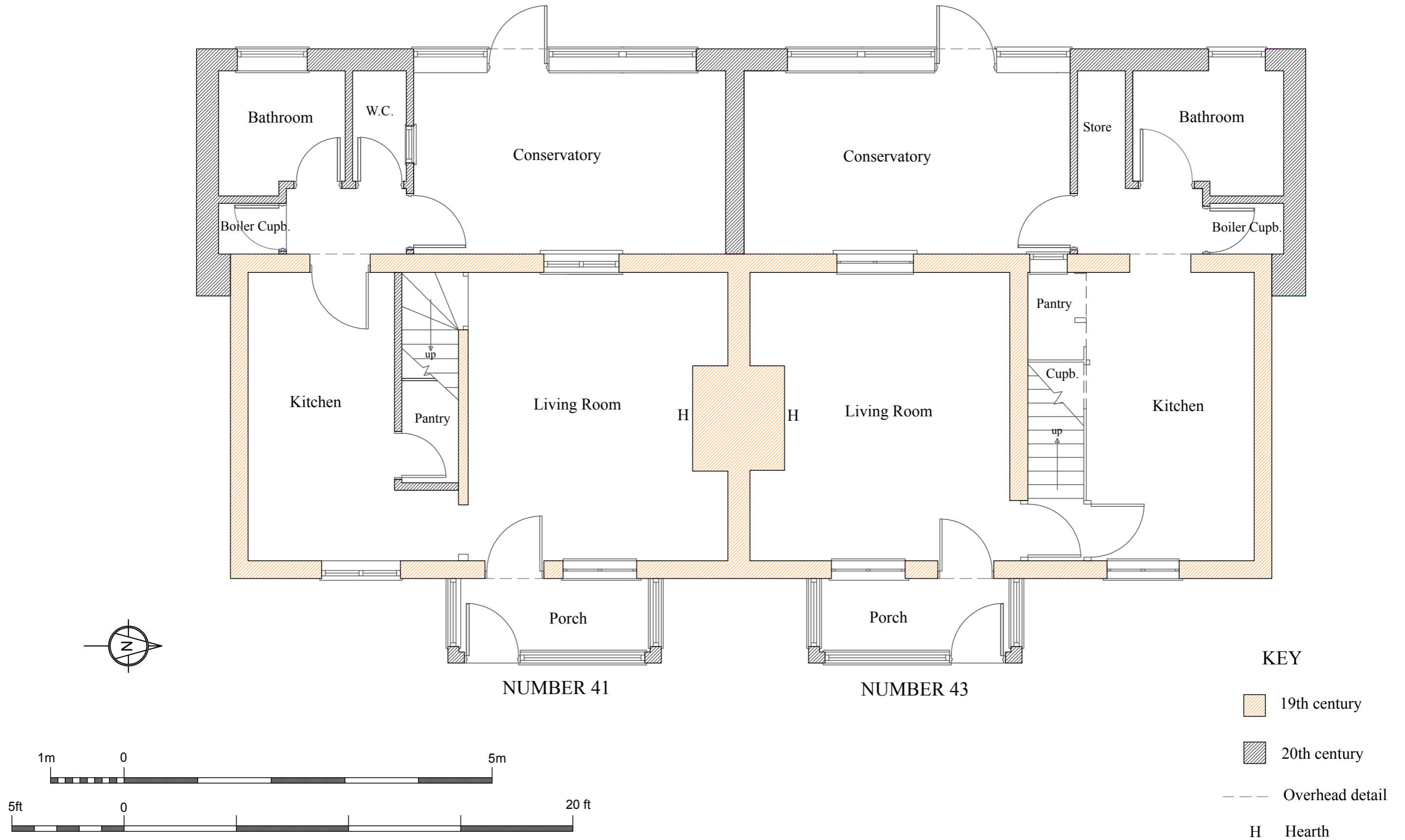


Figure 3: Ground floor plan

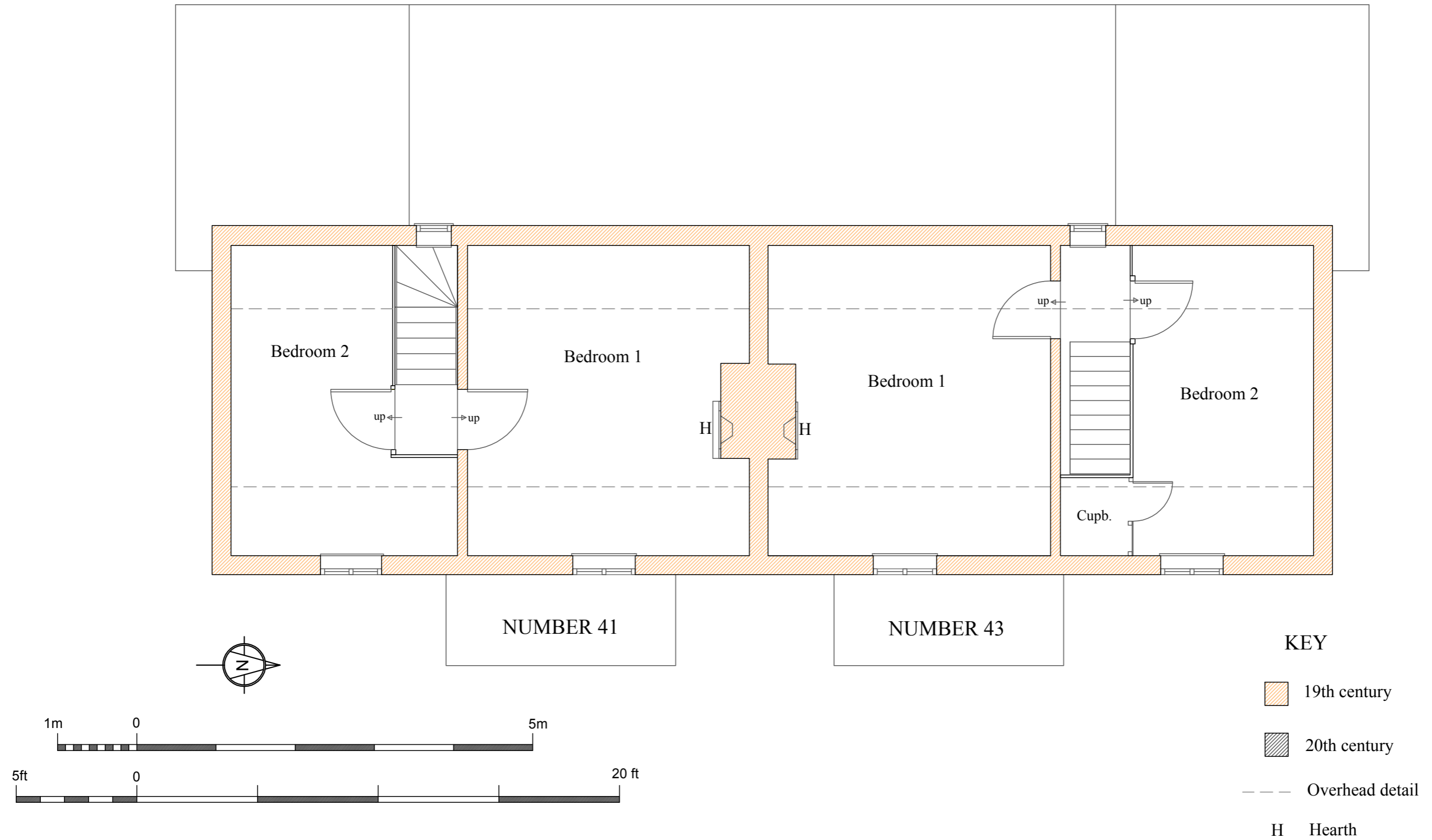
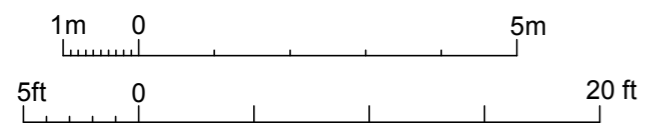
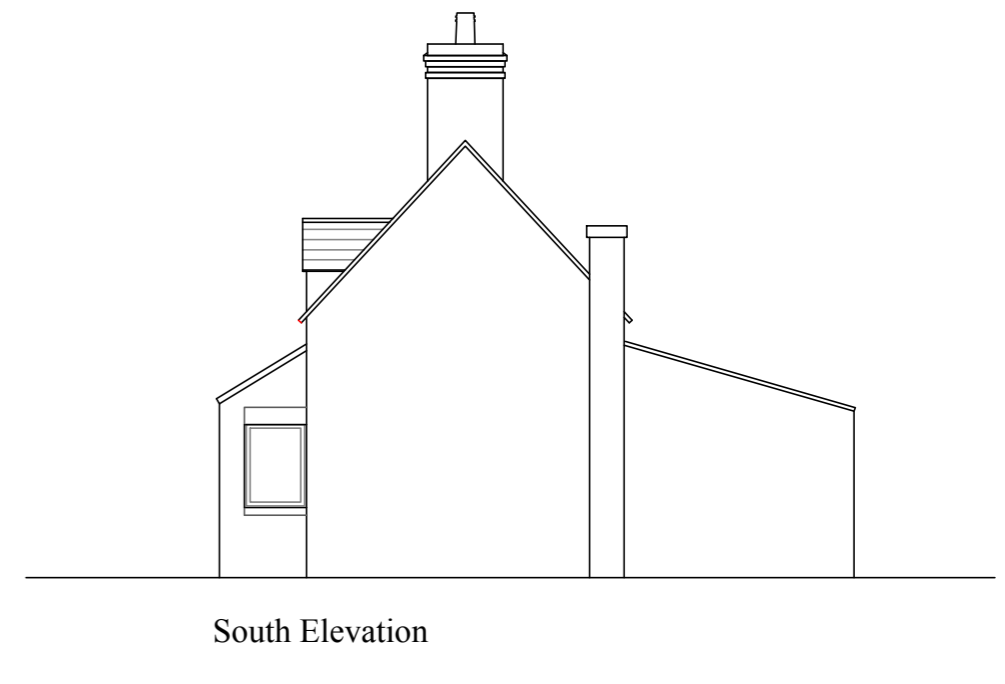
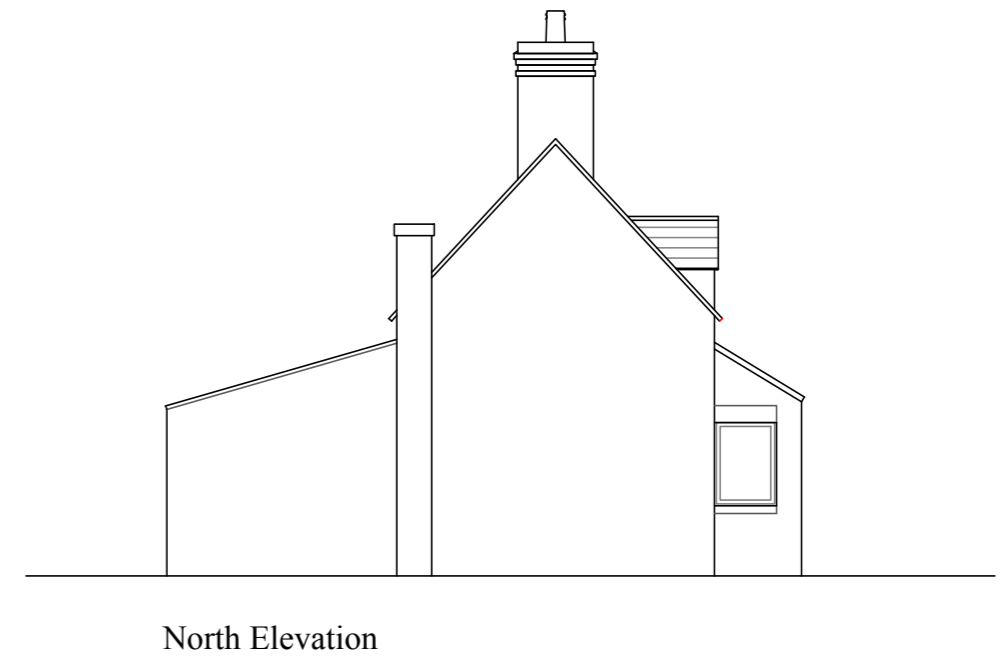
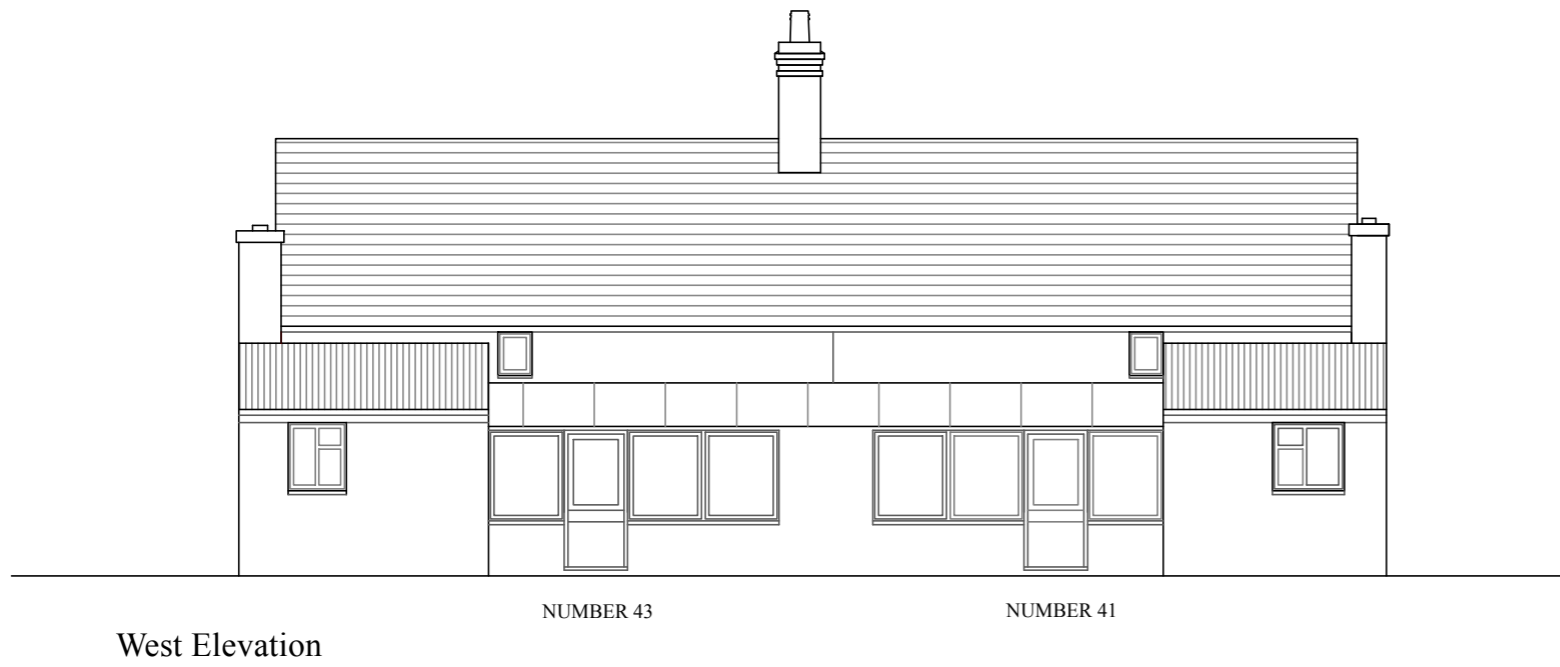


Figure 4: First floor plan



**Figure 5:** Elevations



**Image 1:** South elevation  
Looking south-west from Cause End Road



**Image 2:** North elevation  
North end of No. 43 with its shed to the right



**Image 3:** South elevation, detail of window

Ground-floor window in right end of south elevation of No. 43



**Image 4:** South elevation, detail of dormer window

Right-hand window of No. 43



**Image 5:** South elevation, porch  
Porch of No. 41. (Scale 2m)



**Image 6:** Rear elevation, viewed from north-west  
Lean-to extension of No. 43 in foreground (Scale 2m)



**Image 7:** North (rear) elevation

Lean-to extension, windows under eaves lighting stairs and the central chimney stack

(Scale 2m)



**Image 8:** Rear elevation, viewed from south-west

Lean-to extension of No. 41 in foreground (Scale 2m)



**Image 9:** No. 41, living room, looking south-east  
(Scale 1m)



**Image 10:** No. 41, living room, looking north-east  
(Scale 1m)





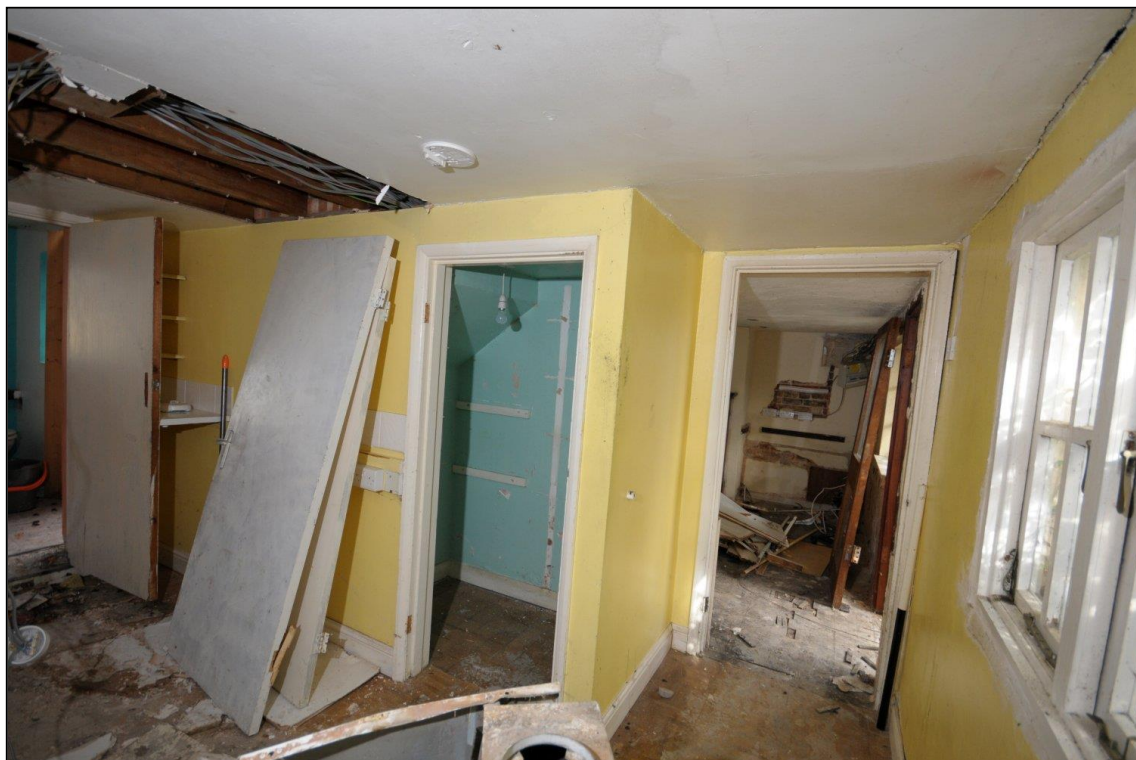
**Image 11:** No. 41, living room, looking north-west

(Scale 1m)

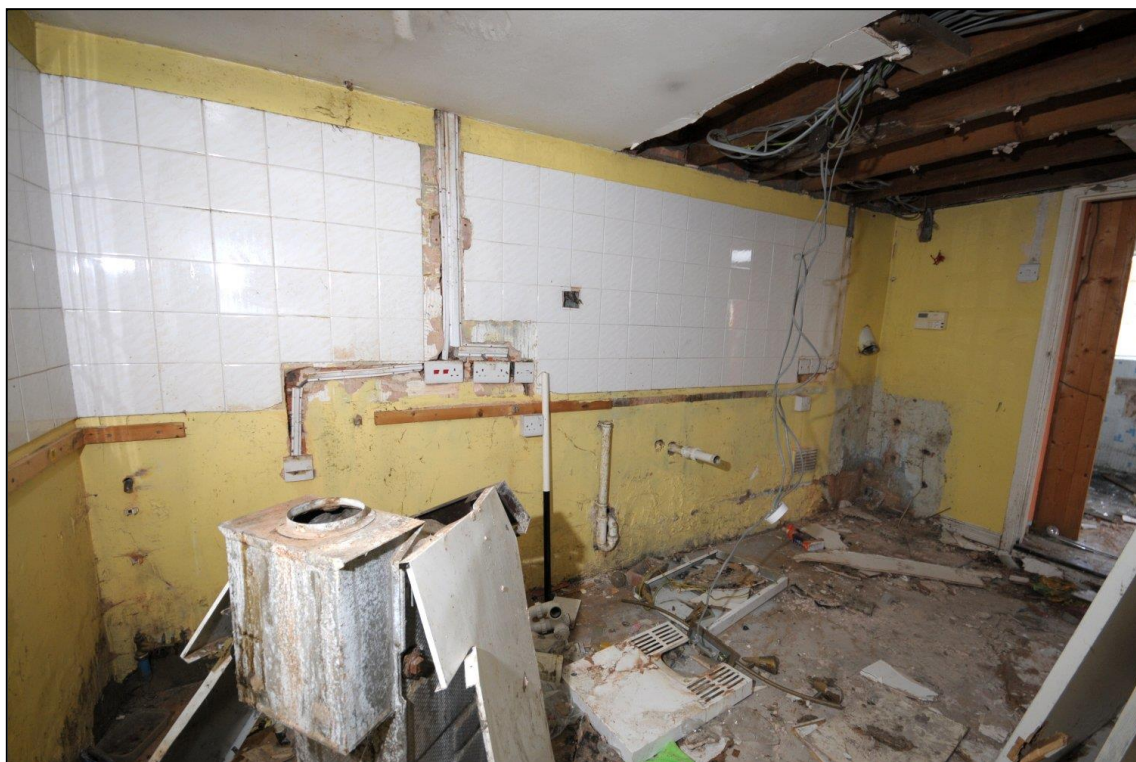


**Image 12:** No. 41, living room, detail of window in west wall

(Scale 500mm)



**Image 13:** No. 41, kitchen, looking north-west  
Shows from left to right: door to rear extension; pantry; door to living room  
(Scale 1m)



**Image 14:** No. 41, kitchen, looking south-west  
Door to rear extension at right (Scale 1m)



**Image 15:** No. 41, kitchen, looking south-east

(Scale 1m)



**Image 16:** No. 41, rear extension

Looking west, towards the bathroom and WC with door to conservatory at right (Scale 2m)



**Image 17:** No. 41, conservatory, looking south-east  
Rear wall of primary range (Scale 2m)



**Image 18:** No. 41, conservatory, detail of window  
Rear window in primary range (Scale 2m)



**Image 19:** No. 41, conservatory, detail of brickwork

Brickwork immediately to right of window in previous image (Scale 500mm)



**Image 20:** No. 41, conservatory, looking north

Modern conservatory with rear wall of primary range to the right  
(Scale 2m)



**Image 21:** No. 41, stairs  
Base of stairs off the living room (Scale  
1m)



**Image 22:** No. 41, stairs, looking up  
Facing south-east (Scale 2m)



**Image 23:** No. 41, stairs and landing

Looking down the stairs with small window in rear wall (Scale 2m)



**Image 24:** No. 41, bedroom 1, looking south-east

(Scale 2m)



**Image 25:** No. 41, bedroom 1, looking north-east  
(Scale 2m)



**Image 26:** No. 41, bedroom 1,  
fireplace  
(Scale 0.5m)





**Image 27:** No. 41, bedroom 1, detail of fireplace



**Image 28:** No. 41, bedroom 2, looking north-west

Boarded partition enclosing stairs (Scale 2m)



**Image 29:** No. 41, bedroom 2, looking south-east

(Scale 2m)

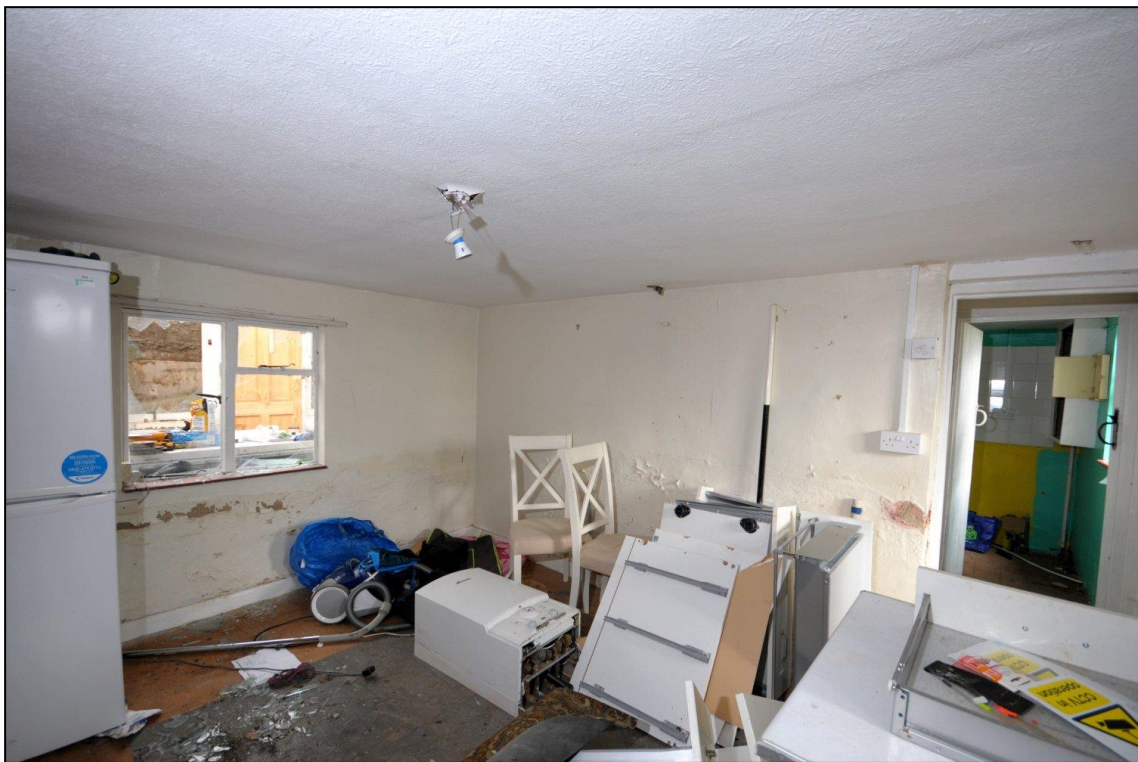


**Image 30:** No. 43, living room, looking south-east

(Scale 1m)



**Image 31:** No. 43, living room, looking north-east  
(Scale 1m)



**Image 32:** No. 43, living room, looking north-west  
(Scale 1m)



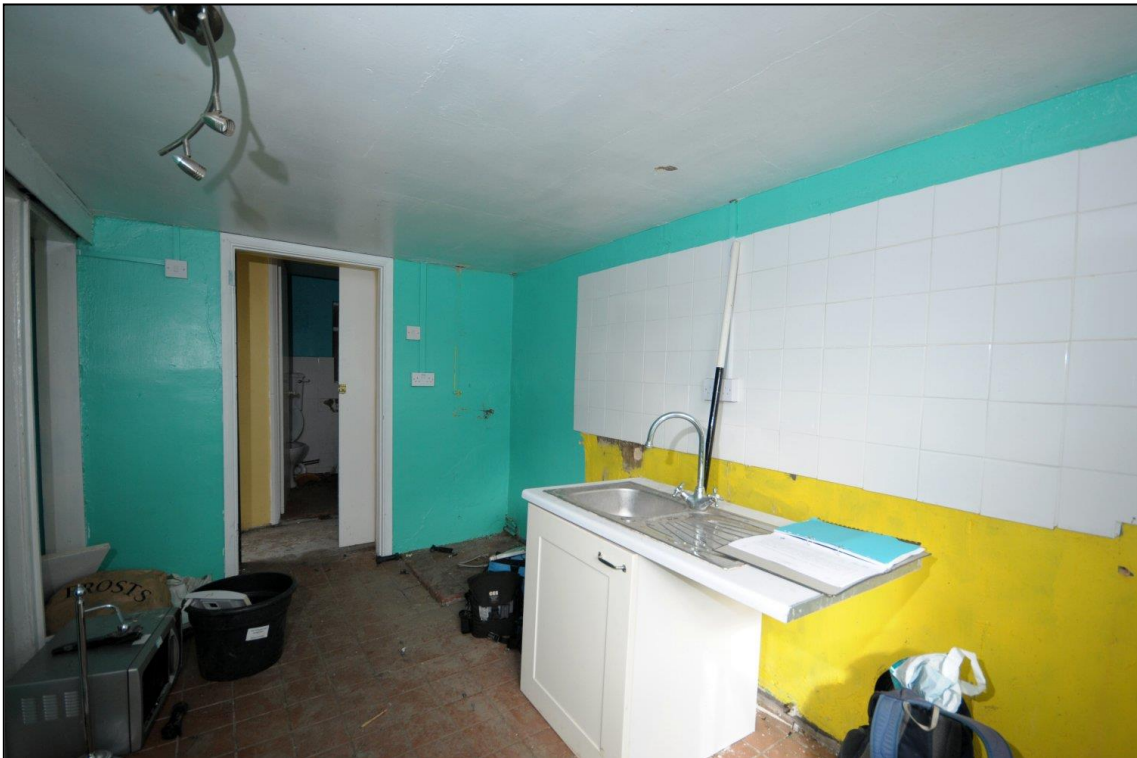
**Image 33:** No. 43, living room, fireplace

(Scale 1m)



**Image 34:** No. 43, kitchen, looking south-east

(Scale 1m)



**Image 35:** No. 43, kitchen, looking north-west

(Scale 1m)



**Image 36:** No. 43, kitchen, door

(Scale 1m)



**Image 37:** No. 43,  
kitchen, door latch  
(Scale 10cm)



**Image 38:** No. 43, rear extension  
Looking south towards the conservatory  
(Scale 2m)



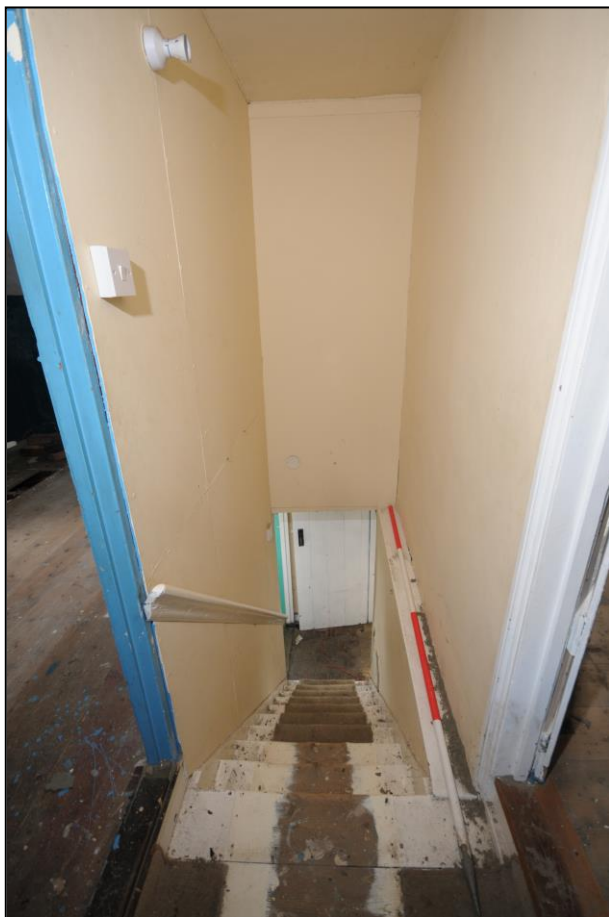
**Image 39:** No. 43, rear extension/conservatory

Looking south-east (Scale 2m)



**Image 40:** No. 43, stairs, looking up

Looking south-west, showing small window lighting landing (Scale 2m)



**Image 41:** No. 43, stairs, looking down

Looking east, with doorways to bedrooms on either side of landing  
(Scale 2m)



**Image 42:** No. 43, landing

Looking south towards bedroom 1, with small window lighting landing visible at right (Scale 2m)





**Image 43:** No. 43, detail of door architrave in entrance lobby

Example of architrave moulding; this one on door to living room in No. 43



**Image 44:** No. 43, bedroom 1, looking north-west

(Scale 2m)



**Image 45:** No. 43, bedroom 1, looking south

(Scale 2m)



**Image 46:** No. 43, bedroom 1,  
fireplace



**Image 47:** No. 43, bedroom 1, detail of window  
(Scale 1m)



**Image 48:** No. 43, bedroom 2, looking south-east  
Boarded partition enclosing north side of stairs (Scale 2m)



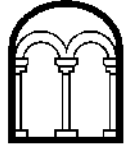
**Image 49:** No. 43, bedroom 2, looking south-west  
Boarded partition with later wardrobe at nearest end (Scale 2m)



**Image 50:** No. 43, bedroom 2, looking north-west  
(Scale 2m)

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