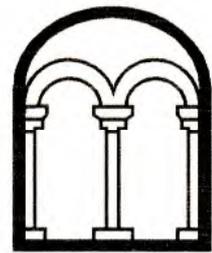


**BARNS OFF EDENS LANE
CARLTON
BEDFORDSHIRE**

HISTORIC BUILDING RECORDING

Albion
archaeology



**BARNS OFF EDENS LANE
CARLTON
BEDFORDSHIRE**

HISTORIC BUILDING RECORDING

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| Compiled by | Approved by |
| Mark Phillips | Drew Shotliff |

Produced for:
Mr Perry Watts



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Preface

Every effort has been made in the preparation of this document to provide as complete a report as possible, within the terms of the commission. All statements and opinions in this document are offered in good faith. Albion Archaeology cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.

The building recording was undertaken by Mark Phillips BA, who is the author of this report. The project was managed on behalf of Albion Archaeology by Drew Shotliff MA BA (Hons), MCIFA.

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*Albion Archaeology
St Mary's Church
St Mary's Street
Bedford, MK42 0AS
☎: 01234 294001
Fax: 01234 294008
e-mail: office@albion-arch.com
Website: www.albion-arch.com*

Structure of this report

Section 1 is an introductory chapter giving 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 Historical background information derived from historical documents and secondary sources is presented in Section 2.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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1. INTRODUCTION

1.1 *Background to the Report*

Bedford Borough Council (BBC) granted planning permission 14/02546/FUL for the extension and conversion of barns to form a single dwelling with courtyard garden and rebuilding external staircase, with new 1800mm stone wall with gates on the western boundary at barns off Edens Lane Carlton, Bedfordshire.

The development involves the conversion of locally important heritage assets. Following a recommendation from the BBC Historic Environment Team (HET) a condition was attached to the permission requiring a programme of historic building recording prior to development.

The BBC Archaeological Officer (AO) issued a brief (BBC 2015) outlining the requirements for building recording.

Albion Archaeology was commissioned by Mr Perry Watts to prepare a Written Scheme of Investigation (WSI) (Albion 2015) in line with the requirements of the brief and to undertake the building recording. This report presents the results of the historic building recording.

1.2 *Site Location and Description*

The village of Carlton is located approximately 11km to the north-west of Bedford. The development site is located on the eastern side of Edens Lane, c. 1km south of the village centre (Figure 1). The buildings on the site are arranged around three sides of a rectangular farmyard, which is open to the south. They were formerly farm buildings associated with Nicholas Farm, which is located immediately to the south. The farmhouse is now in separate ownership and is divided from the farmyard by a stone wall.

The overall development area is c. 0.21ha in size. The buildings are centred on national grid reference SP 95625 54955 and lie at approximately 57m OD.

1.3 *Project Objectives*

The buildings were recorded in advance of construction works because they had the potential to reveal evidence relating to dating, construction and subsequent development, construction details and materials, layout and function and later use.

Therefore, the objectives of the historic building survey were:

- to provide a comprehensive record of the buildings to Historic England (formerly English Heritage) Level 2/3 standard.
- to examine the buildings in relation to the local and regional historical context.
- to produce a report that fully describes and interprets the buildings.
- to produce a high quality, fully integrated archive suitable for long-term deposition.



2. HISTORICAL BACKGROUND

2.1 *General Historical Background*

Nicholas Farmhouse is noted in the BBC Historic Environment Record (HER) as a building of local historical interest (HER5532). In the HER description it is dated to the 18th century with 19th-century additions. It is built of coursed limestone rubble and has two storeys and an attic floor. The windows consist of 19th-century sash windows with ashlar surrounds with four dormer windows in the attic storey.

The buildings to be converted were formerly the farmyard buildings associated with Nicholas Farm. They form continuous ranges along three sides of a rectangular yard. They are of coursed limestone rubble with brick dressings and slate roofs.

2.2 *Historical Maps*

The earliest Ordnance Survey mapping of the area is the 2 inch to a mile draft prepared in 1815 by William Hyatt which is preserved in the collection of the British Library. On this map the buildings are indicated in red and some are shown corresponding to the approximate location of the present farmhouse. No buildings are shown at this location on the small scale 1-inch map that was published in 1835 (Cassini Publishing 2006).

In the first edition Ordnance Survey maps published in the 1880s the layout of the farm appears largely as it remains today. On the first edition six-inch map, which was surveyed in 1882, the farm is called Nicholas Farm (Figure 2). It shows the main ranges of farm buildings and the farmhouse. The only significant difference in the plan of the buildings is the appearance of a small building located towards the centre of the yard. The map indicates that at this time the yard was subdivided into smaller rectangular areas, which were presumably the stock yards.

2.3 *Historical Records*

Historical records indicate that during the late 19th and early 20th centuries Nicholas Farm was owned by the Higgins family and occupied by a series of tenant farmers. Local trade directories provide details of the major landowners in Carlton and names of local farmers during the late 19th and early 20th century:

- 1862: A Directory of Bedfordshire & Huntingdonshire by Edward Cassey includes no mention of Nicholas Farm but does mention other farms within Carlton by name.
- 1890: Kelly's Directory of Bedfordshire names the principal landowners as: the Earl Cowper K.G., P.C.; the Rev. W. H. Denison M.A., rector; and William Francis Higgins Esq., D.L., J.P. of Turvey House. James Smith was the farmer at Nicholas Farm.
- 1903: Kelly's Directory of Bedfordshire names the principal landowners as: Earl Cowper K.G., P.C.; Gustavus Francis Higgins Esq., D.L., J.P. of Turvey House and the rector. William Lebric was the farmer at Nicholas Farm.



- 1910: Kelly's Directory of Bedfordshire gives the principal landowners as: Lord Lucas and Dingwall; Gustavus Francis Higgins Esq. D.L., J.P. of Turvey House; and the rector. Walter Leaberry Jn. was the farmer at Nicholas Farm.
- 1914: Kelly's Directory of Bedfordshire lists the principal landowners as: Bedfordshire County Council; Thomas Charles Reginald Higgins Esq.; Mr Harold Farey; and the rector. John Tite was the farmer at Nicholas Farm. The appearance of Bedfordshire County Council as a major landowner marks a significant change in land ownership at this time.

Genealogical information on the Higgins family is summarised in the table below:

| Name | Relationship | Born | Died |
|---------------------------------|--------------------------------|---------------|---------------|
| Thomas Charles Higgins | | 1799 | Feb 4, 1865 |
| William Francis Higgins | son of Thomas Charles Higgins | Jan 1845 | March 7, 1899 |
| Gustavus Francis Higgins | son of William Francis Higgins | Nov 18, 1873 | July 4, 1912 |
| Thomas Charles Reginald Higgins | son of William Francis Higgins | July 21, 1880 | Sept 22, 1953 |



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* (2006a) have been adhered to. All work has been 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 2006a), this survey has been undertaken to English Heritage Level 2/3 and in accordance with the agreed WSI.

The survey comprised an examination of the buildings and a photographic record. Where necessary annotations and measurements were added to drawings provided by the architect with additional notes and sketches. The architect's drawings as submitted with the planning application were used as the basis for the survey. The photographic record consists of high resolution digital images. The selected digital images which accompany the text have been reproduced at a lower resolution in order to ensure digital versions of the report are of a manageable size.

The building survey was undertaken on 15th July 2015.

The text below, in conjunction with figures and images bound at the end of the report, forms the description of the buildings. Figure 3 provides a plan of the buildings and the elevations are shown on Figure 4. The short axis of the yard and adjacent ranges is aligned approximately NNE-SSW. For ease of description in the following text it is assumed that this axis is aligned north-south. 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.

3.2 The Buildings

The buildings form a U-shaped plan with ranges on the north, east and west sides of a rectangular yard (Figure 2). A stone wall bounds the south side of the yard, separating the buildings from the former farmhouse. The eastern end of this wall was built in recent years when the farmhouse and farm buildings were divided to form separate properties. On the eastern side of the plot the farm buildings form a continuous range which extends alongside the east side of the farmhouse. This section of the east range is in separate ownership and was not included in the survey. The surveyed buildings represent a single construction phase with some minor, later alterations.

3.2.1 General construction details

Walls are constructed either of brick or coursed limestone rubble with brick dressings (Image 1). All of the outward-facing walls around the exterior of the farmyard are in limestone. Almost all of the internal dividing walls are in brick.



The only external brick walls are ones that face inwards into the yard, the west side of the east range and sections in the south side of the north range.

Brickwork

The brick is a handmade red brick with fairly regular dimensions (225mm x 110mm x 65mm) (Image 2). The bricks include some yellowish and light blue-grey over-fired examples. Bricks with a yellow vitrified exterior are particularly noticeable as headers in the south wall of the barn in the north range. The bricks have longitudinal pressure marks and occasional longitudinal or diagonal kiss marks. Special bricks consist of corner chamfer and bullnose bricks. The brickwork is laid in Flemish garden wall bond, also known as Sussex bond, which has three stretchers to one header. Some irregularity is evident in the brick bond. Brick dressings consist of triple brick quoins at the openings and corners of the limestone walls and three courses of brick with a central dogtooth course on the verge at the gable ends (Image 3).

Doors

The doors consist of ledged-and-braced doors with short diagonal braces (Image 4). The hinged doors are fitted with strap hinges on pintles. Two large doorways in the north elevation are fitted with sliding doors hung with rollers on rails above the openings (Image 5). Evidence for smaller, internal sliding doors survives in the east range where iron rails remain over some of the blocked door openings.

Windows

Windows are located in the north elevation and east gable end of the north range and in the west elevation of the east range, facing inwards onto the yard.

Those in the east range are wood-framed with a fixed row of four panes in the lower half and an inward-opening, bottom-hinged window of four panes in the upper half.

The windows in the north range consist of two windows with cast-iron frames in the ground floor and three wood-framed windows on the first floor in C7. The cast-iron frames have fixed glazing in the upper part, comprising two rows of five panes and vertical slats in the lower part (Image 6). The slats probably represent the remains of hit-and-miss ventilators; however, nothing remains of any internal slide to close the vents. The cast-iron frame in C2 has the words E L MOULTON BEDFORD cast into its lower part. The details of the wood-framed windows in C7 are not clear but they may have contained horizontally hinged windows or hopper windows similar to those in the east range.

Fittings

The fittings used in the primary construction of the buildings include cast and wrought iron items. The majority of the doors are on strap hinges. These are machine-made items with parallel sides and shaped ends. The doors are secured with simple door latches with a small square hole in the door to open them (Image 7). The latch fasteners on a number of the door openings consist of a cast-iron fitting which is built into the brickwork in the door jamb (Image 7). The smooth outer faces of these fittings have a long and short side which are sized to match the



bricks. They have a latch-fastener moulded into the short end. The fastener is double-sided, enabling these items to be used on the left- or right-hand side of a door opening. In one location where the brickwork was damaged the back of the fitting was partly exposed and consists of horizontal web that is mortared into the brickwork.

The large sliding doors in the north elevation are suspended from rollers that run on a rail fixed above the door (Image 5). T-shaped iron straps fixing the rollers to the doors have shaped terminals matching those found on the strap hinges.

Roof structure

The roof is of machine-sawn softwood. Throughout the buildings the roof trusses, with the exception of some modern replacements, are of the same pattern (Image 8) — king post trusses with an iron rod as the king post. A loop at the lower end of the rod passes around the tie-beam. At the lower end the rafters are notched into the tie-beam and at the top they meet in a mitred joint with a metal plate over the top of the joint. The king post rod is bolted through the metal plate. There is a single raking strut on each side. Some of the wood retains traces of marking out in pencil.

The roof covering throughout is slate with blue-grey ceramic ridge tiles. The whole structure has been re-roofed relatively recently. The common rafters are of new timber and roofing felt has been used under the slates. In the east range some fixed roof lights have been built into the west slope of the roof.

3.3 West Range

The west range stands next to Edens Lane (Image 10). Most of the west range is occupied by an open-fronted shed (C1), facing the yard (Image 9). At the north end of this range there is a small enclosed compartment (C2).

This range is constructed almost entirely of coursed limestone rubble with a single internal brick wall. Apart from the open-fronted section facing the yard the only other external openings are a window and door in the north side of C2.

3.3.1 West range: C1

Compartment C1 is an open-fronted shed that occupies most of the west range (Images 11 and 12). It measures 20.22m long by 5.18m wide.

Two brick piers and a short return wall at the south end provide the support for the 17.2m-wide opening at the front. The return wall has plain chamfered corners whilst the southern pier has rounded bullnose corners and its upper part is rebuilt in modern Fletton brick. The northern pier is entirely in Fletton brick and the eaves above the opening along the whole length of the opening are supported by modern rolled-steel joists (RSJ).

Out of seven roof trusses the third and fourth from the south are modern replacements, lacking the iron king post used in the other trusses.



Fittings in this compartment comprise the remains of a brick feed trough and a wooden manger against the back wall in the northern part of the compartment. The trough is supported on six brick arches and measures 770mm wide and 9.4m long (Images 12 and 13). It is lined with large unglazed brick paviments or tiles. Only its northernmost section survives substantially intact. The wooden manger is attached to the tie-beams above and only its northern end survives intact (Image 13).

It is clear that the open front of this compartment was modified during the 20th century with the insertion of RSJ lintels and a modern brick pier. It is likely that in the original arrangement there would have been six brick piers with either wooden lintels or brick arches in the openings.

3.3.2 West range: C2

Compartment C2 is a small enclosed section at the northern end of the west range (Image 14). It measures 5.16m long east to west by 3.06m north to south. It is separated from C1 by an internal brick dividing wall.

Openings comprise an external door and window in the north wall and an internal door opening in to C2. The external door has a brick surround with bullnosed edging and a brick arch over. The window has a plain chamfered brick jambs, arch over and sill. It contains a cast iron window frame with a maker's name of E L MOULTON BEDFORD.

The roof over this compartment is supported by north-south aligned beam made from a piece of irregular, waney-edged timber with a vertical post above in sawn softwood to support the purlin in the north-facing slope of the roof.

At the time of the survey it retained a floor of smooth, rounded cobble stones.

3.4 North Range

This range is the furthest from farmhouse. It consists of an open-fronted shed C3 facing the north, a full height barn C4 and a two-storey section at east end which is divided into two ground floor compartments (C5 and C6) with a single first floor compartment C7 (Images 15 and 16).

The construction of this range is mainly of coursed limestone with brick used for transverse dividing walls and also the southern wall of the barn in the mid-part of the range.

3.4.1 North range: C3

Compartment C3 is an open-fronted shed located at the west end of the north range (Images 17 and 18). It measures 10.15m long by 5.48m wide. It is built in limestone with brick piers supporting the opening along its northern side.

The three brick piers on the open side are rectangular in plan, measuring 470mm east-west by 340mm north-south with plain chamfered corners. They support a row of four shallow brick arches made from three courses of brick.



The roof is in four bays with three king post trusses of the type noted elsewhere in the buildings.

3.4.2 North range: C4

This is a full-height barn located in the mid part of this range (Images 19 and 20). It is 11.76m long by 5.42m wide. The north wall is in coursed limestone rubble. The end walls and south wall are in brick with three internal pilaster strips in the south wall. Set high up in the exterior face of the south wall is an inscribed limestone slab, presumably a date stone. The surface of the stone has mostly weathered away but it retains traces of initials in the upper part. The first initial has disappeared; the second could be an E or F; and the third is a clearly legible H. The lower part of the stone presumably showed a date but no trace of it now survives.

In the centre of the north wall is a near full-height doorway. The door opening in the north wall has a timber lintel with a brick relieving arch above. It is fitted with a set of sliding door doors which run on rollers mounted on a rail above the door. In the approximate centre of the south wall is single doorway with a bullnosed edge to the external jambs. It is fitted with a ledged-and-braced door of the type used elsewhere in the buildings.

The roof is supported by two king post trusses of the same pattern used elsewhere in the buildings. Two straight braces rise from eaves level and meet below the purlin in the centre of the north half of the roof.

3.4.3 North range: C5

C5 is located towards the east end of the north range (Images 21 and 22). Together with the adjacent compartment C6 it forms the ground floor of a two-storey section that occupies the east end of the range. C5 is nearly square in plan, measuring 5.16m east-west by 5.3m wide north-south. It has limestone external walls and brick transverse walls.

A wide doorway at the west end of the north wall has a timber lintel and brick relieving arch above the opening. It has double sliding doors of the type fitted to the barn C4, although only the eastern door remains in place. A single door opening at the west end of the south wall has a bullnosed edge to the external jambs and is fitted with a ledged-and-braced door. At the north end of the east wall is a partially blocked internal door opening. A small opening has been left in the upper part of the doorway, presumably to provide some borrowed light to this compartment.

The floor above this compartment is made from machine-sawn softwood with closely spaced, narrow joists set edgewise. The joist ends are built into the brickwork at the east and west ends of the compartment. Trimmer joists frame a hatch opening measuring 900mm by 760mm in the north-west part of floor. The hatch would be conveniently located for the loading or unloading of carts accessing C5 through the double doorway in the north wall. A wooden chute extends through the floor from the room above in the south-east corner of the compartment.



3.4.4 North range: C6

Compartment C6 is located at the east end of the north range (Images 23 and 24). Together with C5 it forms the ground floor of a two-storey block. It measures 4.95m east-west by 5.58m north-south.

A partially blocked door in the north end of the west wall is noted above in the description of C5.

As first built this compartment would have largely open to the adjacent compartment on its south side, C8. It contains a blocked 910mm-wide door opening at the east end and a partially blocked, 3.3m-wide opening in the western two-thirds. Both openings have brick arches over. The partial blocking of the wider opening is *c.* 1.5m high. The blocking in both openings is made from re-used red brick set in modern Portland-type cement.

A single window in the north wall contains a cast-iron window frame of the type noted in C2. The external brickwork to this window differs from that used in C2 in that it has plain brick jambs and arch rather than chamfers and a bullnose brick sill.

The floor over this compartment matches the construction of that in C5 with the addition of a row of herringbone strutting across the middle of the floor. A north-south aligned timber beam fixed to the underside of the joists *c.* 1.7m from the east wall has empty mortises in the soffit and could have supported a partition. A north-south aligned RSJ has been inserted below the centre of the joist to reinforce the floor above. The south end of the RSJ is held up by a metal stanchion.

A brick feed trough in the north-west corner of the compartment has been built against the blocked opening in the west wall. It is constructed from re-used red brick with modern Portland-type cement.

The former location of a feed trough is indicated by a 'shadow' in the whitewash on the south wall. The outline of the end of a trough is visible on the brickwork between the blocked door and the wider opening.

3.4.5 North range: C7

C7 is a first floor compartment at east end of the north range (Images 25 and 26). It is located above C5 and C6 and is 10.3m long by 5.6m wide. The north and east walls are of limestone. The west wall is an internal brick wall and the south wall is a mixture of brick and limestone.

Access is via an external brick stairs to a door in the north wall. The door opening has bullnose edging to the jambs and wooden lintel. It is fitted with double doors of ledged-and-braced construction on strap hinges.

The compartment is lit by two windows in the north wall and one in the east gable end. These have plain brick jambs and chamfered sills. They contain remains of timber window frames. The original form of these is not clear but possible pivot holes at the sides suggest they could have been horizontally rotating.



The roof is supported by three king post trusses of the type used throughout the rest of the buildings.

A flush-fitting trapdoor in the north-west part of the floor is hinged along its western edge with two strap hinges. No other fittings were visible inside this compartment.

3.5 East Range

The full extent of the east range extends along the whole eastern side of the farmstead. The present survey includes only the part that falls within the surveyed plot, the remainder being in separate ownership.

The external, eastern wall is a continuous limestone wall with no openings. The western side of this range, facing inwards on to the yard, is in brick. The range includes both enclosed and formerly open-fronted compartments. The roof is in slate with ceramic ridge tiles. A number of modern skylights have been inserted in the eastern slope of the roof.

3.5.1 East range: C8

C8 is a small compartment located at the north end of the range (Image 29). It is 5.10m long east-west and 3.13m wide.

This compartment was originally partially open to the adjoining compartment to the north, C6 (see description of C6). The eastern wall contains an external door opening to the yard and a window opening that has been partially blocked in the modern period. A blocked door opening in the east end of the south wall has a timber lintel above and fittings for a sliding door in C9.

‘Shadow’ outlines in whitewash on the north and south walls indicate the ends of a former feed trough. It was aligned north-south, immediately west of the blocked door openings in the north and south walls.

Later additions comprise a 1.5m-high internal partition wall between the door and window in the south wall and a brick feed trough against the south wall.

3.5.2 East range: C9

C9 is located in the mid part of the east range (Image 29). It is *c.* 8m long north-south by 5m wide. It was formerly an open-fronted, three-bay compartment but has been modified in the 20th century by partial blocking of the arched openings at the front and construction of internal partition walls to form three enclosed compartments.

The open front is formed from three shallow brick arches supported on brick piers with bullnose edges. Internal door openings located at the eastern end of the north and south walls have been infilled with brickwork in the modern period. Both have timber lintels which carry a metal rail for a suspended sliding door. The roof is supported by two king post trusses of the type used throughout the buildings.



Brickwork in Fletton brick has been used to reduce the width of the arched openings at the front and construct internal partition walls on the existing bay divisions. The partition walls extend up to the underside of the tie beams.

Feed troughs in the south-west corner of the two southern compartments created by the modern subdivision are also in Fletton brick.

3.5.3 East range: C10

C10 is the southernmost compartment of the east range that falls within the survey area (Images 31 and 32). It is 12.5m long north-south and 5.1m wide.

The east wall is in red brick in Flemish garden wall bond. In the existing arrangement it contains two doors and four windows. However, the window at the centre of the east wall is a former door opening that has been partially in-filled with brickwork to create a window. As built it would have had three doors in an alternating pattern with three windows. The arrangement of the openings is not completely regular, as the door and window at the south end are closer together than the others. All of the openings are formed with plain bricks for the jambs and arches with bullnose bricks for the sills. The southern door opening differs from the others in having only a single row of bricks in the arch and cast-iron latch catches. The two existing doors are heck doors (stable-type doors) with strap hinges and ledged-and-braced construction. The windows in the east wall retain parts of the frames. These have a row four fixed panes in the lower part and a hopper-type inward hinged upper section of four panes.

The compartment has two blocked, internal door openings. One in the east end of the north wall is the one previously noted in the south wall of C9. The other, located in the west end of south wall, retains a sliding door. It has modern in-fill consisting of blockwork to divide it from the continuation of the east range which is now a separate plot in different ownership.

The roof is supported by four king post trusses of the type used elsewhere in the buildings. The spacing of the trusses is slightly irregular to enable the west ends of the tie-beams to land on thicker piers of brickwork between the openings in the west wall.

The compartment contains animal stalls set on a raised concrete plinth which is 1.5m wide and extends along most of the back wall (Image 33). Wooden stall dividers define five separate stalls which contain a low, brick-built feed trough. The trough is a continuous structure with internal dividers to form two separate troughs in each stall. Its front edge is formed from a course of round-ended bricks (cow-nosed bricks) set on end.

3.6 Yard

The yard is enclosed on three sides by the ranges of buildings and to the south by a stone wall. It measures *c.* 28m north-south and *c.* 24m east-west. The whole area is covered by a concrete floor slab. The slab contains remains of steel I-beam posts that have been cut off flush with the ground surface. These are the remains of a steel-framed building. Aerial photograph evidence shows that this building filled



almost all of the yard area and that it was demolished at some time between 2003 and 2005.



4. BUILDING ANALYSIS

4.1 Introduction

A farmstead or dwelling is likely to have existed at this location from the earlier 19th century. The first survey prepared by the Ordnance Survey in 1815 shows some buildings at the approximate location of the present farmhouse.

The farmhouse itself was not investigated as part of the survey as it forms part of a separate plot in separate ownership. However, the building is in limestone throughout with some later brick lean-to additions to the rear and side. It is likely that the farmhouse pre-dates the farm buildings that form the subject of this report.

The farm buildings first appear on Ordnance Survey maps dating from the early 1880s.

4.2 Late Nineteenth Century

4.2.1 Construction

The buildings surveyed are the product of a single construction phase with some 20th-century alterations. The primary construction makes use of the same materials throughout to a unified design.

An inscribed stone set high up in the south wall of the north range (Image 2) probably recorded the date of construction. Unfortunately, it is badly weathered and only retains traces of initials in its upper part. The first initial has gone; the second is an E or an F, and the third is an H. Historical maps show that the buildings had been constructed by 1882 and so the initials are presumably those of William Francis Higgins.

The materials and fittings used in the buildings are consistent with a construction date in the later 19th century. King-post roofs with an iron rod as the king-post were described by a contemporary writer as a recent introduction in 1850 and surveys of farm buildings in Norfolk and Staffordshire noted its use in buildings dating from after 1865 (Peters 1988, 29–30).

Also typical of the late 19th century are features such as the sliding doors and cast-iron fittings. The cast-iron window in compartment C2 carries a maker's or supplier's name of E L Moulton Bedford. The name refers to Edward Lavender Moulton, who was a Bedford ironmonger and also mayor of the town in 1903 and 1908. A notice in the London Gazette of January 1870 (p155) records that the partnership between Henry Pain and Edward Lavender Moulton, ironmongers at Bedford trading under the name of Pain and Moulton, was dissolved by mutual consent on January 1st 1870. This suggests that the window dates from after 1870 and the construction date for the buildings is between 1870 and 1882. Windows of exactly the same pattern can be seen in former stables at the rear of the Ship in St Cuthbert's Street, Bedford. Interestingly, these carry the name of E Page & Co Bedford, a company that produced industrial and agricultural machinery.



4.2.2 Plan and function

The buildings form a courtyard plan with the farmhouse and its attached garden occupying the south-west corner. The east and west ranges face inwards on to the farmyard and have blank external walls. The north range is visible on the approach to the farm along Edens Lane, and it faces outwards to form an external façade to the farm buildings. It contains a two-storied section comprising the barn and granary, an open-fronted shed and outward-facing doors and windows.

Maps surveyed shortly after the construction of the buildings show that the farmyard was subdivided into a series of rectangular enclosures and also contained a small free-standing building within the yard area. The yard presumably served as a stockyard linked to animal housing in the adjacent open-fronted shelter sheds in the east and west ranges.

The west range was used for animal housing and consists of an open-fronted shelter shed with a raised brick trough along the back wall (C1) and a small enclosed store (C2) at its north end.

The north range served mainly as a storage and processing area. An open-fronted shed at the west end (C3) was probably a cart shed. The other open-fronted sheds examined in the east and west ranges contain evidence for use as animal housing or stabling. Double doors in the north side of barn (C4) and the adjacent compartment C5 indicate that the north range was intended to be accessed by carts from this side. The barn (C4) has a full-height door in the north side as the need for the opposed doors of a traditional threshing barn had been removed by the introduction of mechanised threshing. The first-floor compartment (C7) in this range would have been a granary or feed store. It is served by external stairs and linked to the compartment below by a trap-door that could be used to load carts accessing C5 via the double doors on this side.

The east range, in the section surveyed, consisted of animal housing with stables at the south (C10), an open-fronted shelter shed (C9) and a loose box at the north end (C8). Blocked doors and evidence of feed troughs indicate the presence of a feeding passage running along the back wall of compartments C8 and C9. At its south end a door linked the feeding passage with the north end of the stables (C10). An arched opening linked compartment C8 with C6 in the north range, suggesting these compartments served a similar function.

4.3 Twentieth Century: Alterations

The buildings were subject to limited modifications during the 20th century. The alterations were mainly confined to the northern end of the east range. Here, re-used brick was used to block the door openings to the former feeding passage in C8 and C9. In the open-fronted shed (C9) was divided into three separate compartments by the insertion of partition walls and the partial infilling of the arched openings at the front. A partition wall was also inserted in the internal arched opening between compartments C6 and C8.

Photographic evidence shows that in the later 20th century a large steel-framed structure largely filled the yard. This was removed in recent years and the only



evidence remaining at the time of the survey were the cut-off remains of steel posts embedded in the concrete surface of the yard.

4.4 Historical Context and Significance

A study of planned and model farmsteads shows two peaks in construction (Wade Martins 2002, 22–23). 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. In the 1870s the profitability of British farming declined due to the arrival of cheap grain from America and later by large-scale imports of meat which became possible with the introduction of refrigerated steamships.

The available evidence indicates that the buildings at Edens Lane represented a single phase of construction that was undertaken at some time between 1870 and 1882. The farm was constructed by a relatively wealthy family and managed as a tenanted farm. Compared to the elaborate model farms built by the Duke of Bedfordshire during the peak of ‘high farming’ in the 1850s (Wade Martins 2002, 143–147) the farm at Edens Lane follows a simple, more economic design which is characteristic of the planned farmsteads of the late 19th century. At Nicholas Farm a succession of different farmers are recorded in trade directories for 1890, 1903, 1910 and 1914, possibly reflecting the difficult economic conditions for farmers at this time.



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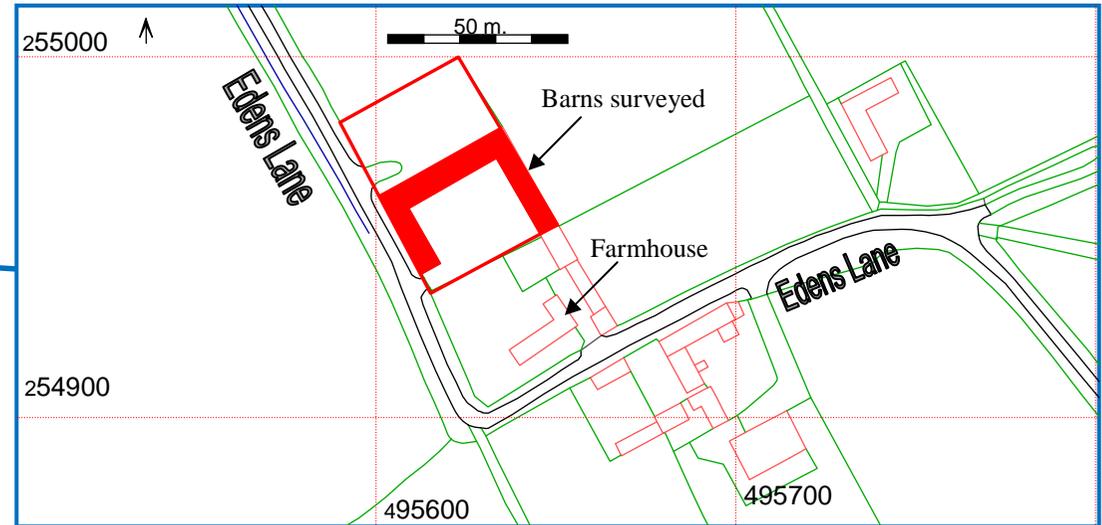
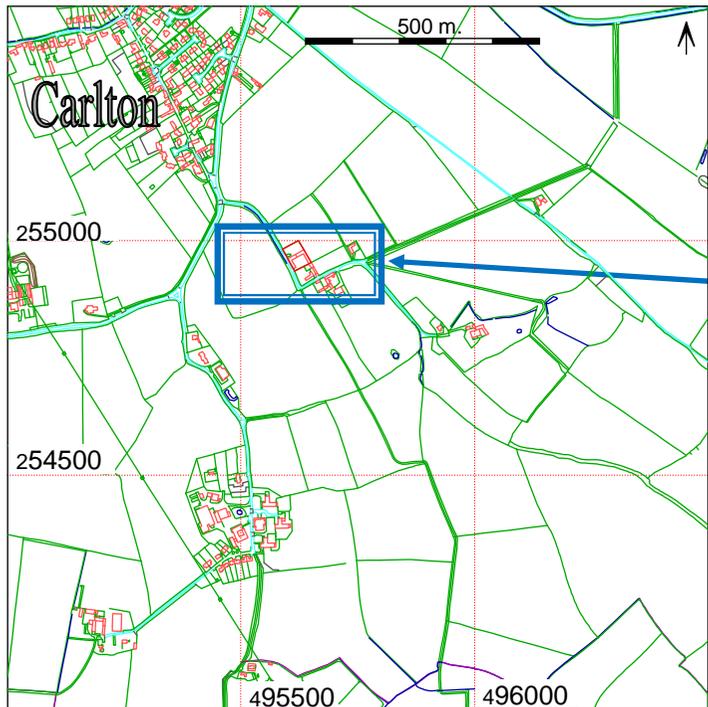
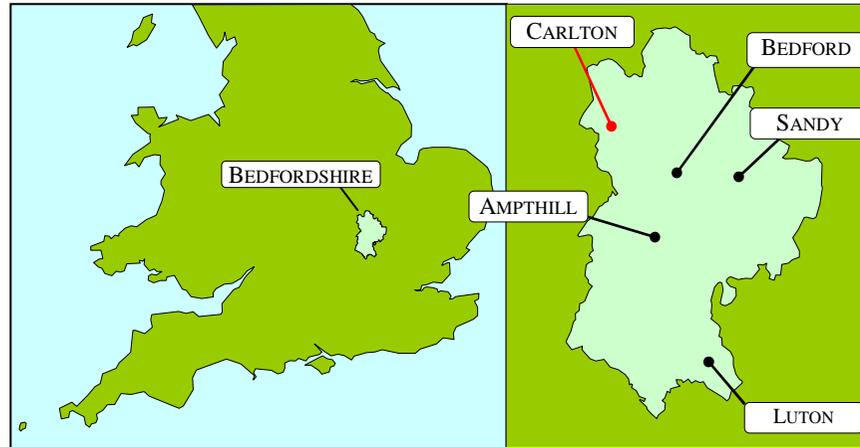


Figure 1: Site location plan

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Figure 2: 1882 Ordnance Survey map

(6 inch to a mile, National Library of Scotland)

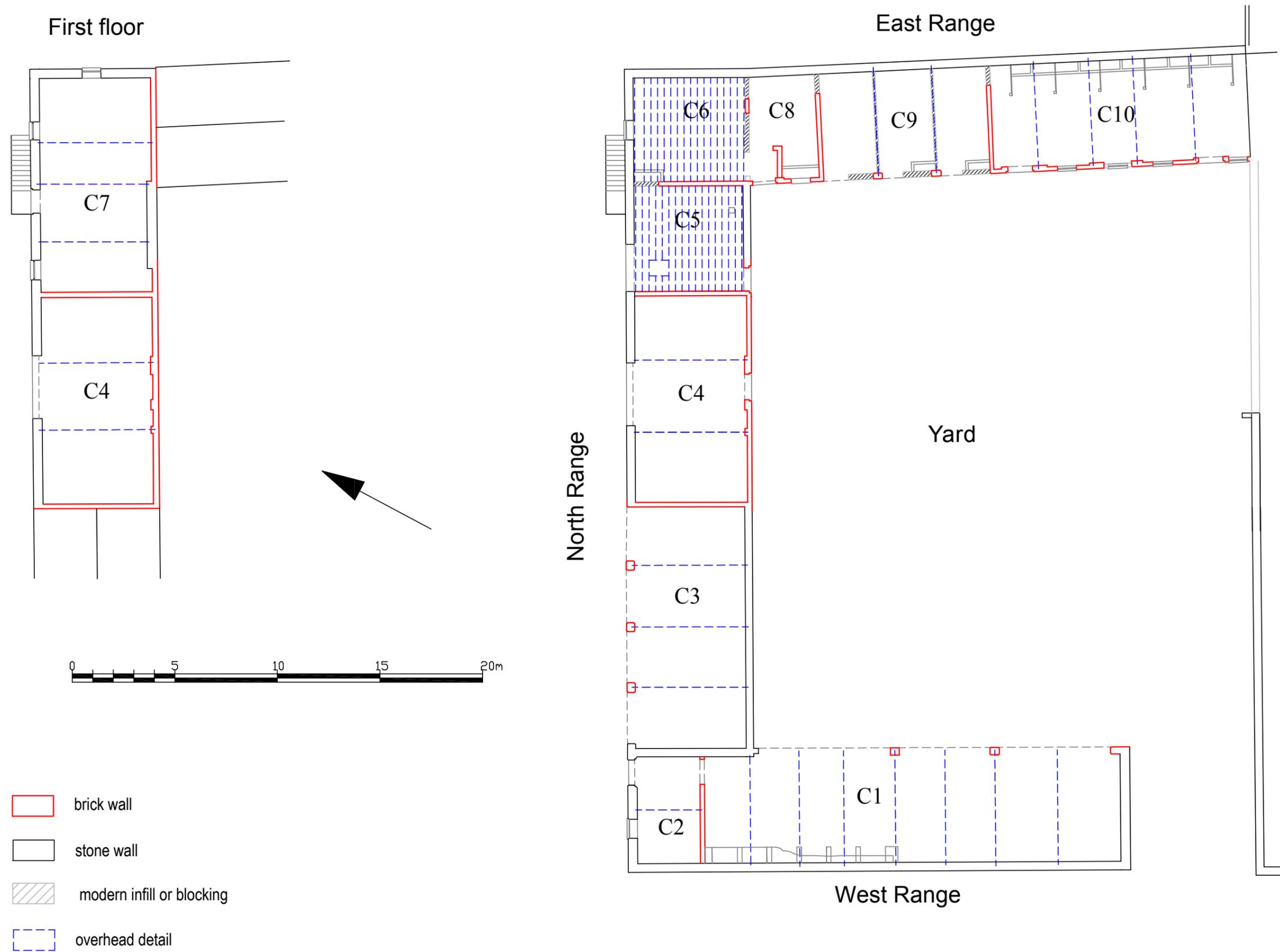


Figure 3: Ground and first floor plan

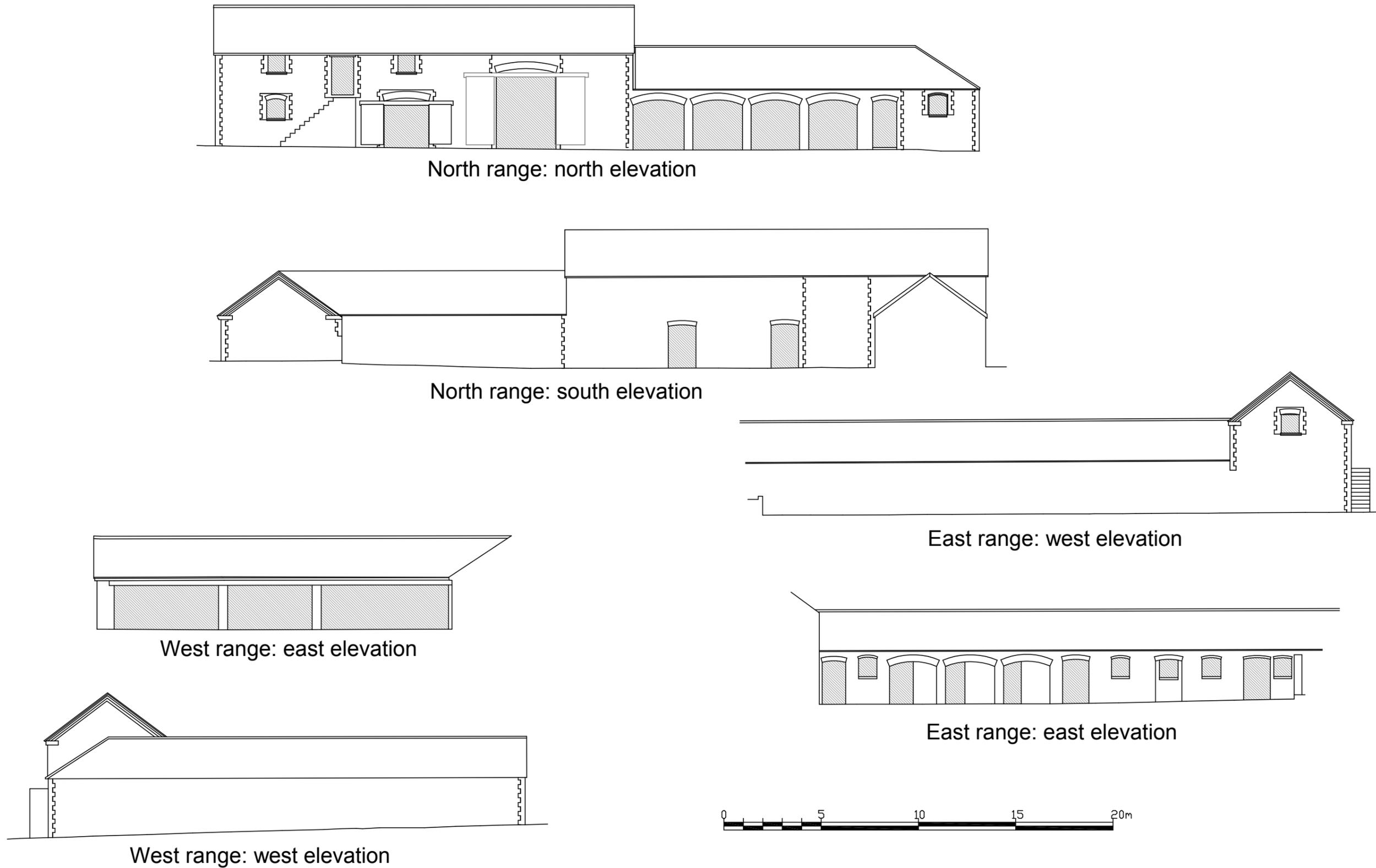


Figure 4: Elevations

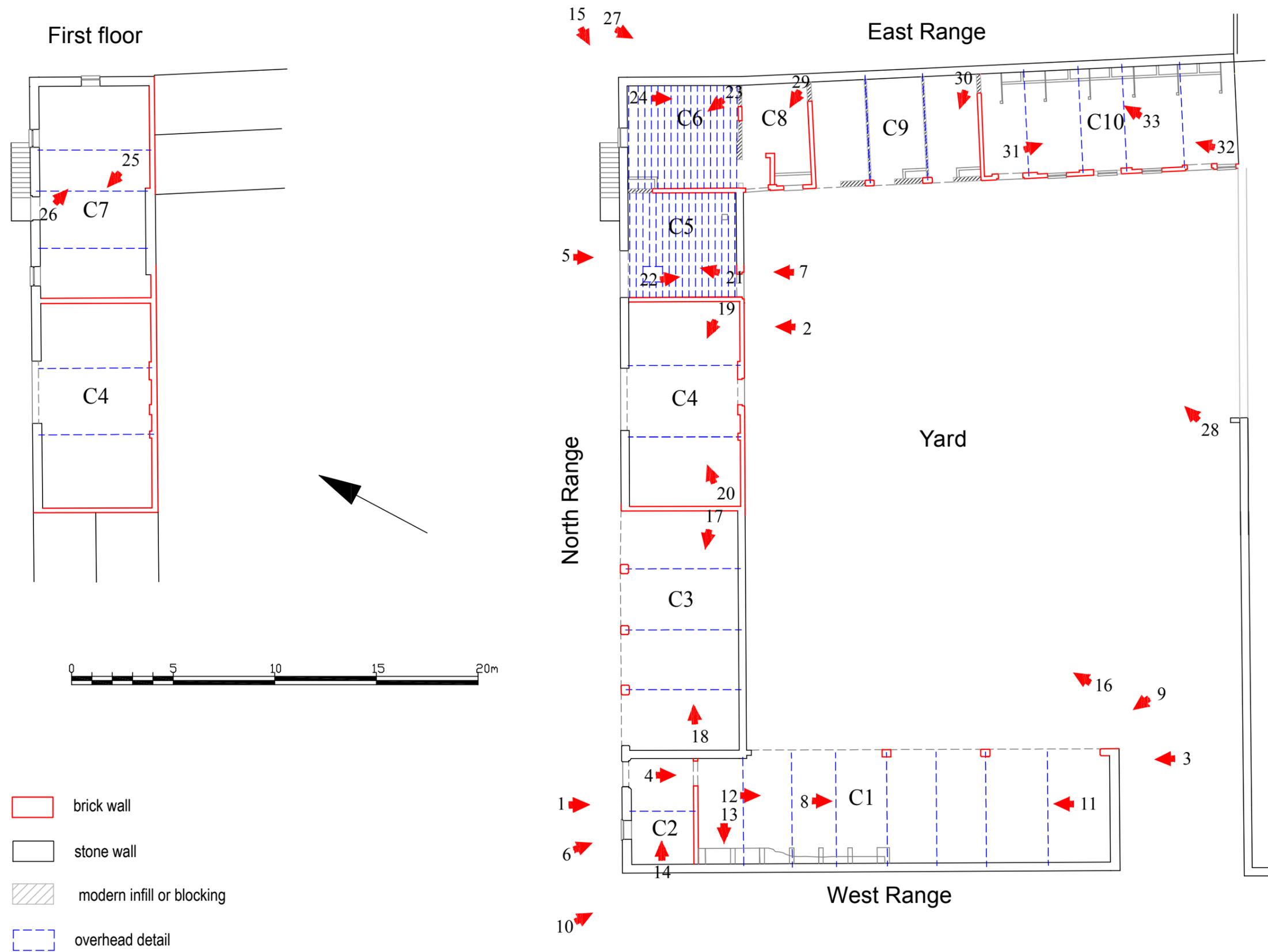


Figure 5: Location of colour images



Figure 6: Locations of black and white images



Image 1: Eastern end of north range showing construction details

Shows limestone rubble with brick dressings and shallow brick arches to openings



Image 2: Brickwork in south wall of north range

Shows use of Flemish garden wall bond and weathered date stone



Image 3: Brickwork on south gable end of west range
Shows dogtooth detail used on gable ends



Image 4: Typical door construction
Ledged and braced door with four ledges
and short braces on the hinge side of the
door



Image 5: Exterior sliding door on the north range
Shows fittings of the door to compartment C4



Image 6: Cast iron window in the north range

Window to compartment C2 has glazed upper part and slatted lower part with cast maker's name along lower edge (E L MOULTON BEDFORD)



Image 7: Cast iron latch fastener and iron latch

Shows latch fastener built into brickwork and standard form of latch used



Image 8: Roof over compartment C1

Shows the type of king post roof trusses which are used throughout the building



Image 9: Exterior of west range from the south-east
Showing open fronted shelter shed C1 facing the farmyard



Image 10: Exterior of west range from the north-west
Showing hipped roof at north end and blank limestone wall facing roadside



Image 11: Compartment C1, view looking north

Showing eastern side supported by two brick piers and steel beams at the eaves



Image 12: Compartment C1, view looking south

Showing roof trusses and brick-built trough along northern section of back wall



Image 13: Compartment C1, detail of brick trough and hay rack
Shows remains of wooden hay rack and brick trough at north end of C1



Image 14: Compartment C2, view looking east
Showing exterior door in north wall and interior door to C1 at right



Image 15: Exterior view of north range, looking south-west
Showing two-storied section (C5, C6 and C7) in foreground



Image 16: Exterior view of north range, looking south-west

View from farmyard showing limestone and brick construction. The brick wall at mid-right is the south wall of barn C4 with a date stone visible near the top (Image 2).



Image 17: Exterior view of north range, looking south-west
Showing brick piers and arches supporting open side to the north



Image 18: Compartment C3, view looking east
Showing brick piers and arches supporting open side to the north



Image 19: Compartment C4, view looking west

Showing full-height door opening in north wall and diagonal braces in roof structure



Image 20: Compartment C4, view looking east

Showing brick southern wall with pilaster strips and single door



Image 21: Compartment C5, view looking north-east

Showing north doorway, first floor trap door and partly blocked opening in east wall



Image 22: Compartment C5, view looking south

Showing doorway to farmyard and wooden chute from first floor at left-hand side of image



Image 23: Compartment C6, view looking north-west

Showing partly blocked opening in west wall, feed trough and cast iron window in north wall



Image 24: Compartment C6, view looking south

Showing blocked door and partly blocked opening in south wall. An inserted steel beam, herringbone strutting and support for possible stall dividers is visible at ceiling level.



Image 25: Compartment C7, view looking north-west

Showing double door and window in north wall. A trap door is located close to the west wall.



Image 26: Compartment C6, view looking south-east

Showing window in west gable end and mixed brick and stone construction in south wall



Image 27: Exterior view of east range, looking south-west
Showing the outward-facing east elevation



Image 28: Exterior view of east range, looking north-east
Showing the west elevation facing the farmyard



Image 29: Compartment C8, view looking west

Towards the right-hand side a grey mark on the wall indicates the former location of the end of a trough between the wide arch and a blocked door opening.



Image 30: Compartment C9, view looking west

Showing inserted brick partition wall to right and partially blocked arched opening in west wall



Image 31: Compartment C10, view looking south

Showing concrete platform with wooden stalls along east wall



Image 32: Compartment C10, view looking north



Image 33: Compartment C10, showing stalls and feed trough

Showing raised concrete platform with brick feed trough and wooden stall dividers



Image 34: Black and white contact print

Central
Bedfordshire

Albion
archaeology



Albion Archaeology
St Mary's Church
St Mary's Street
Bedford
MK42 0AS

Telephone 01234 294000
Email office@albion-arch.com
www.albion-arch.com

