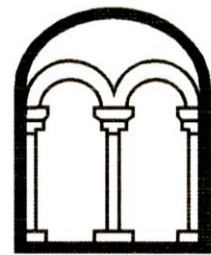


34 BEDFORD ROAD
WILSTEAD
BEDFORDSHIRE

HISTORIC BUILDING RECORDING

Albion
archaeology



**34 BEDFORD ROAD
WILSTEAD
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HISTORIC BUILDING RECORDING

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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 photographs were taken by Nigel Macbeth and Mark Phillips. The project was managed on behalf of Albion Archaeology by Hester Cooper-Reade

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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 Historical background information derived from historical documents and secondary sources is presented in Section 2.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 building 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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Key Terms

Throughout this document the following terms or abbreviations are used:

AO	BBC's Archaeological Officer
BBC	Bedford Borough Council
BLARS	Bedfordshire and Luton Archives and Record Service
HER	Historic Environment Record
CIfA	Chartered Institute <i>for</i> Archaeologists
NHLE	National Heritage List for England
WSI	Written Scheme of Investigation



1. INTRODUCTION

1.1 **Background to the Report (planning background)**

Bedford Borough Council (BBC) has granted planning 14/01980/FUL and listed building consent 14/01981/LBC for the demolition and replacement of part of 34 Bedford Road, Wilstead. The building is Grade II listed, however it has become structurally unsound. Historic England examined the building and concluded that the repairs which would be required to secure a reasonable and viable use of the site would result in the loss of much of the significance of the listed building. The BBC Conservation Officer recommended a condition be attached to the planning consent requiring a full survey of the building before its removal.

Condition 3 of the consent requires that a programme of building recording be undertaken prior to the demolition of the building. The condition in full states that: *No demolition shall take place until a building recording 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 report (to be submitted within six months of the completion of recording);

(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 recording).

The recording strategy shall be carried out in accordance with the approved details and timings, and with a design brief issued by this office.

REASON: To ensure the proper recording, reporting and presentation of heritage assets to be demolished, in accordance with Saved Policies BE24 & BE25 of the Bedford Borough Local Plan 2002, Policy CP23 of the Bedford Borough Core Strategy and Rural Issues Plan (2008) and the National Planning Policy Framework (NPPF, 2012).

Albion Archaeology was commissioned by Mr William Squires to prepare a written scheme of investigation (WSI) for historic building recording (Albion 2015) for approval by the Local Planning Authority and also to undertake the building recording. This report presents the results of the historic building recording.

1.2 **Site Location and Description**

The village of Wilstead lies c.4km to the south of Bedford and to the east of the A6. The house is located on the northern edge of the village on the north-eastern side of Bedford Road, at national grid reference TL 06275, 43800. The site is on level ground at a height of c.35m OD.

1.3 **Project Objectives**

Previous archaeological evaluation (Albion 2005) revealed no sub surface archaeological remains in the immediate vicinity of the development site; however



survey of the buildings in advance of demolition had the potential to reveal evidence relating to dating, construction details and materials, layout and function as well as evidence for its later development. As the building is to be demolished the principle record of the building will be the archive created by this project.

The objectives of the historic building survey were:

- to provide a comprehensive record of the building to Historic England (formerly English Heritage) Level 3/4 standard.
- to provide a comprehensive review of the local and regional historical context; place the results of the recording in context and to inform future conservation and management decisions.
- to produce a high quality, fully integrated archive suitable for long-term deposition.



2. HISTORICAL BACKGROUND

2.1 *General Archaeological and Historical Background*

Archaeological evidence shows that the landscape around Wilstead was settled from at least the early Iron Age period onwards and a number of Iron Age and Roman farmsteads have been excavated (e.g. HER 18246, HER 18262 and HER 18221).

Some of the earlier settlement sites also produced evidence of Saxo-Norman activity (HER 18246 and HER 18221), probably dispersed settlement associated with the Manor of Wilshamstead. This is recorded in the Domesday Survey of 1086 as a fairly large manor of 23 households and being valued at 3 hides, mainly exploiting agricultural lands and meadow.

All Saints Church dates to the 14th century but 11th-12th century pottery and a human skull were found during the construction of the Vicarage in the 1950-60s (HER 16133), suggesting the possible existence of earlier occupation and burial in this area. 34 Bedford Road is located to the north of the medieval village but also about halfway to the site of Duck End where further evidence for medieval occupation has been recorded (HER 17053).

The present village of Wilstead still lies mainly within the boundaries of the medieval settlement (HER 17052) with limited expansion along the main roads in the north and south. The buildings in The Square and the Red Lion opposite the proposed development site represent some of this modern housing.

Archaeological work was carried out in advance of the modern housing development next to 34 Bedford Road (Albion Archaeology 2005, 2012). The investigations revealed no archaeological features or deposits earlier than the post-medieval period. Remains that were found related to the use of part of the site as a farmyard in the 20th century and the potential remains of a former cottage that was located on the site and believed by the current owners to have burned down in the late 19th or early 20th century. The rear of the site contained relatively undisturbed deposits suggesting it had always been in agricultural use.

There are a number of listed buildings within 500m of the 34 Bedford Road, most of which date to the 17th and 18th centuries.

2.2 *Background of 34 Bedford Road*

The building is Grade II listed (NHLE 1321581). It was first listed in May 1984 and amended in amended in July 2011. In the amended listing it is described as a late 17th or early 18th century building that was remodelled in the 19th and 20th centuries.

The house is included in the Bedford Borough Historic Environment Record (HER 3583). The information presented in the HER is based on the revised list description. The full list description is included as Appendix 1.



2.3 Historical Maps

Historical maps show the development of the site from the early 19th century onwards. No Tithe map survives for Wilstead.

2.3.1 Enclosure map 1809 (BLARS ref. MA36)

The enclosure map for Wilstead was surveyed in 1809 and the parliamentary enclosure award dates from 1811 (Figure 2).

The building that forms the subject of the present report is located with the plot 72 on the enclosure map. The enclosure award records that it belonged to William Wilshere Esq^r as the trustee of John Parker Esq^r deceased. In addition to some land in other parts of the parish the largest part of William Wilshere's award consisted of an approximately rectangular area of just over 20 acres with the farmstead (the present 34 Bedford Road) in the south-east corner of the area. The area included a number of old enclosures (shaded in green on the map): 72 Farm Homestead, 71 Home Close, 70 Church Pygtle, 67 Church End Pygtle and 66 Corns Close (Cawns Close?). New enclosures comprised a small triangular plot next to the road (65) described as "by Corns Close" and a large rectangular field (149) in Home Field.

The enclosure map shows six buildings in Farm Homestead. These are arranged roughly in two rows running back from the street frontage. The larger building on the street frontage corresponds to the present 34 Bedford Road. It is L-shaped in plan with a main range parallel to the road frontage and a rear range. It also has a smaller projection at the rear of the main range. A smaller building in southernmost corner of the plot corresponds to the position of a pair of cottages which are shown on later Ordnance Survey maps (see Figure 4). The remaining buildings which were set back from the street are likely to have been agricultural outbuildings. Two of these buildings located next to the south-west side of the plot correspond to buildings shown on later plans with one surviving until 1900 and a T-shaped building at the rear of the plot was still present in 1924 (see Figure 4).

2.3.2 Ordnance Survey maps

The first edition 25-inch OS map, published in 1882, shows the buildings and plot in considerable detail (Figures 3 and 4). The buildings are coloured in red to indicate brick or stone construction or grey indicating timber or iron. Open-fronted buildings are indicated by the use of a dashed line for the open part. The map also indicates the presence of trees and other details such as wells, etc. The elongated S-shapes on the map is a symbol known as a field tie; used to join adjacent areas into numbered field parcels. On the first edition map 34 Bedford Road is in field parcel 71, which is re-numbered 230 in the second and third edition maps.

The house that forms the subject of this report appears as L-shaped building close to the Bedford Road street frontage. It is shown within a small plot with a curved boundary on the eastern side of the house. Elongated ponds lie to the north-west and north-east of the house. A group of buildings to the north-east of the house consist of a large square-shaped and small rectangular building in red and two other small buildings in grey. The south-eastern end of parcel 71 was occupied by a building on the street frontage in red and other buildings in grey behind it



comprising an L-shaped range, a T-shape building and an open-fronted building furthest from the street.

The second edition 25-inch map was surveyed in 1900 (Figure 4). This map shows no significant changes from to the 1882 survey.

The third edition, surveyed in 1924, shows a number of changes to the nearby buildings in this land parcel (Figure 4). The square building to north-east of house is no longer present. In the south-east part of parcel 230 the L-shaped range and the open-fronted building at the rear of the plot had also gone.

The house itself at number 34 shows no change in the plans surveyed between 1882 and 1924.

2.4 Historic Records

2.4.1 Trade Directories

The various historic trade directories held by BLARS were examined. The property is not one of the named farms which are listed in the directories. It is presumably represented by individuals who are identified only as ‘farmer’ and so no useful information was produced from this source.

2.4.2 Rating and valuation records (1927)

In 1927 Wilstead was assessed for rateable value in accordance with the Rating and Valuation Act. The notes made by the valuer (DV1/H42/18) show that 34 Bedford Road was at that time know as Bedford Road Farm. It was a small tenanted farm of 25 acres, owned by T. Simms and occupied by C. Sinfield with a rent of £50 per annum fixed since 1918.

The farmhouse consisted of a kitchen, two parlours with three bedrooms above, two of which communicated. An earth closet and a coal barn are also listed. The assessment does not mention any farm buildings attached to the farm.

2.4.3 Planning application, 1947

Plans survive for a planning application for alterations to the house which were submitted to Bedford District Council in 1947 (BLARS reference RDBP3/852) (Figure 5). The owner at this time was S. Newman, who owned Duck End Farm. The architect was H. Berry, 43 Mill Street, Bedford.

On the drawings the building is called Cawn Close Cottage. The proposal was to remove a single storey bathroom on the north-east end of the rear range and to replace it with a two-storey extension containing a kitchen and first floor bathroom. The plans also indicate a lean-to outside toilet on the north-east end of the extension and a lean-to scullery on the south-east side of the new extension.

The plans show the arrangement of the earlier parts of the house at this time. On the ground floor of the main range the south-west rooms was a lounge and the north-east room was a bedroom. In the lounge a fireplace and flanking cupboards is shown where there is now a large inglenook fireplace. On this plan location of



the internal dividing wall on the ground and first floors of the main range differs from the present arrangement, being shown slightly further to the north than the present wall.

The ground floor of the rear range is shown as two equal sized store rooms and the first floor as a single bedroom. The stairs to the first floor were accessed from the ground floor bedroom in the in the north-east end of the main range.

In 1948 S. Newman applied for permission to build an agricultural store at Cawn Close for which the drawings also survive (BLARS reference RDBP4/35).



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) 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 2006), this survey has been undertaken to English Heritage Level 3/4 standard 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 client with additional notes and sketches. These were redrawn in CAD and plotted to provide the figures in the report. The photographic record consists of medium format monochrome photographs and high resolution digital images. The selected digital images which accompany the text have been reproduced at a lower resolution in order to ensure the digital versions of the report are of a manageable size.

It was not possible to enter the roof space but as the ceiling lining had been removed it could be examined from below and photographed using a camera pole. The building survey work was undertaken on 2 December 2015 and 12 February 2016.

The text below, in conjunction with figures and images bound at the end of the report, forms the description of the buildings. Figure 6 shows the floor plans and the elevations are shown on Figure 7. In the descriptive text and figures rooms have been numbered G1, G2, etc. on the ground floor and F1, F2, etc. on the first floor.

3.2 *Plan and general arrangement*

The building is L-shaped in plan with two stories. It consists of a two room main range aligned parallel with the street frontage and a one room rear wing. The later addition of an outshot in the angle at the rear of the building has produced a nearly square plan. The building has a large integral, stack at the north-west end of the main range and a smaller exterior stack on south-west gable end.

During the modern period the rear wing has been subdivided on both floors. On the ground floor this formed a corridor. The first floor of the rear wing was divided to form two small rooms and a corridor but only one of the modern partition walls remained at the time of the survey.



3.3 Construction

The primary construction of the building was in timber-frame with wattle and daub infill. The north-west front and south-west end walls replaced in brick during the 19th century. The north-east side of the rear wing has been replaced in brick in the modern period and in the south-west side wall the original infill of the timber frame has been replaced with brick. Parts of the rear wing have also been repaired with expanded metal mesh covered in a cement render. Parts of the timber frame survive in the south-east (rear) wall of the main range and in the first floor of the south-east end of the rear wing.

3.4 Exterior

The walls are covered with a cement render with a smooth finish on the front elevation (Images 1, 3 and 4) and small pebbles on the other elevations (Images 2, 5, 6 and 7). The brick is partly exposed where the render has failed, particularly on the south-west corner of the main range (Image 5). On this corner the front wall meets the end wall in a straight join and the front has bowed out slightly, opening the join. The bricks used in the two walls appear very similar in terms of size, colour and texture. Those in the end wall are slightly thinner (c. 5mm) and have been bonded with thicker mortar joins.

Pattress plates have been fitted in the front elevation at first floor and eaves level to resist the outward movement of this wall. These are cast-iron plates which carry the name E Page & Co Bedford. The company was founded by the Bedford ironmonger Edward Page in the 1850s. Under different ownership the company continued trading as E Page & Co until 1925 when it was bought by Howards of Bedford.

The integral stack at the north-east of the main range has a substantial brick chimney (Image 1). The smaller external stack attached to south-west gable end of main range is covered in cement render.

The windows date from the 19th and 20th centuries, all casement or fixed lights. The ground floor windows in the frontage are set below shallow cambered openings. These are two-light windows with modern glazing. At first floor level the windows in the frontage have nineteenth or early 20th century frames with narrow glazing bars and four panes of glass. Modern windows fitted in the north-east side of the rear range and in the outshot have tile crease sills.

A dentil course occurs at eaves level on the frontage of the main range. The main range and rear wing have gabled roofs with plain clay tiles. The outshot has a catslide roof with plain clay tiles (Image 7).

3.5 Main Range Interior

The main range consists of two rooms on two floors. The first floor is accessed via a stair in the outshot.

3.5.1 Main Range: G1 (Images 8 to 12)

The walls in this room were covered in smooth plaster and papered. All the walls appeared to be of brick. Some of the paper and plaster had been removed from the



wall on the south-west of the room, exposing part of the underlying brickwork. This appears to be mostly in header bond with thick mortar joins.

The north-east side of the room is occupied by an inglenook fireplace (Images 8 and 9). Above the opening is a plain chamfered bressumer with a stop towards its left-hand end. The stop has been damaged by being partly sawn away, but what remains appears to part of a scroll or ogee stop.

A small brick fireplace has been constructed within the inglenook. It is made from small bricks or brick slips. Four have been cut to form heart, diamond, club and spade shaped bricks. The date 1948 and initials SN and MN have been incised into a brick in the fireplace and into cement render inside the chimney above the bressumer.

The ceiling is supported by a moulded beam set close to the south-west side of the room (Images 10 to 12 and Figure 9). This is supported by carved console brackets at both ends. The beam is 280mm deep and 277mm wide and is moulded with a central roll and flanking ogee mouldings (Figure 9). Stops at both ends are carved with a foliate pattern and there is a plain square block in the middle of the beam. The beam is mortised for joists with barefaced soffit tenons with a diminished shoulder. The mouldings and carved stops indicate a 16th century date for the beam. The present owner of the building has been told that the beam came from Houghton House and was inserted into this room during the 1980s. It appears that it had to be trimmed slightly to fit it into the room; the north-west end section is slightly shorter than the south-east end.

The ceiling in this room had been removed at the time of the survey. Remaining fragments show that the latest ceiling consisted of fibreboard panels held up with timber battens. The exposed joists are supported at the south-west side of the room by the moulded, 16th century beam. On the underside of the joists nails and traces of plaster indicate a former lathe and plaster ceiling.

The door in the south-east side of the room is a modern plank and batten door in an antique style. The door in the south-west side of the room, communicating with room G2, is a four-panel door with raised panels on the room G1 side of the door. The door frame moulding is relatively plain with a raised outer edge and bead moulding on the inner edge, suggesting a probable 18th or early 19th date for the door opening.

3.5.2 Main range: G2 (Images 13 to 15)

The walls in this room are plastered and papered. The concrete floor in this room is covered by numerous cracks and shows signs of vertical movement, possibly caused by movement in the wall at the frontage which is also severely cracked in the south-west corner of the room.

A fireplace in the middle of the south-west wall is finished with brick slips laid in a herringbone pattern (Image 15).



The ceiling is lined with fibreboard panels held up with timber battens. A transverse beam in the southern half of the ceiling has been boxed-in. In the eastern side of the room there is a narrow but relatively deep beam. The function of smaller is not obvious as it appears to be on the same alignment as the joists.

A door in the south-east corner of the room, communicating with outshot (G4), is a modern plank and batten door in an antique style.

The door between this and the adjacent room in the main range (G1) is a four-panel door with plain panels in this face. The door frame in this room is also simpler than that in G1 with bead moulding on inner edge but no moulding on its outer edge.

3.5.3 Main range: F1 (Images 16 to 23)

The walls in this room are plastered and papered.

The south-east wall is timber-framed. To the right of the door the wall-paper is missing, revealing a full-height stud pegged into the wall plate at the top (Image 17). Other pegs in the wall plate in this and the adjacent room (F2) indicate the location of other studs in the rear wall of the main range. A small section of the rear/exterior side of this wall was visible above the ceiling in room G4. The timber framing consists of studs at intervals of c. 600mm with wattle and daub infill. The wattles are woven in a diagonal pattern which was also used in the south-west gable of the roof (Images 34 and 35). Inside the room, above the door, a scarf joint is visible in the wall plate. This appeared to be a face halved with under-squinted abutments. Only one end of the scarf was visible. On the face of the wall plate it showed as a vertical join and on the upper surface one abutment was visible with a 45 degree under-squinted end.

The wall on the north-west side of the room is of brick. The internal dividing wall on the south-west side of the room is a stud wall c.140mm thick. On the north-east side of the room a partition wall set flush with the face of the chimney stack encloses small closets or linen cupboards to either side of the central stack (Images 16 and 17).

The fireplace contains an early 19th century cast iron hob grate (Image 23). Decoration on the grate consists of reeding on the side pieces and fire basket; cross motifs on the fire basket and a lion's head motif at the top of the side pieces. Above the fireplace is a projecting wooden mantle shelf with classical mouldings on its underside. Below the mantle shelf a cambered beam with an ovolo moulding on its lower edge may be the original timber lintel above the fireplace opening. The area around the hob grate has been decorated in the modern period with a distinctive fire surround. This is made from moulded bricks forming a clover-leaf shaped border surrounding heart, diamond, club and spade motifs made from cut tiles.

The door to the adjoining room (F2) is a plank and batten door with three planks with beaded mouldings (Image 22). It has strap hinges with rounded terminals hung from pintles. The door frame on this side has a beaded moulding around its inner edge with a modern applied, plain chamfer moulding over the outer edge. The back the door, facing room F2, has four battens with moulded edges and a Suffolk latch door handle with large leaf-shaped ends and incised lines across the handle.



The doors to the closet/linen cupboards to either side of the fireplace are plank and batten doors (Images 19 to 21). These are made from three planks with beaded edges with four plain chamfered battens on the rear of the doors. The fittings consist of strap hinges with rounded terminals hung on pintles and Suffolk latches with large leaf-shaped ends. The door frames have a beaded moulding on the inner edge and modern plain chamfered moulding has been applied over the outer edge of the frames.

A ceiling lining, of asbestos cement panels had been removed in this room prior to the survey.

3.5.4 Main range: F2 (Images 24 to 28)

The walls in this room have a plastered and painted finish.

The south-east wall, as described in F1, is timber framed. Peg holes in the wall plate mark the probable location of studs covered by plaster. The wall plate has scarf join of the same type as that seen above the door in room F1.

The walls in the north-west and south-west sides of the room are in brick. Sections of plaster have fallen off these walls due to the movement of the walls. The brickwork visible below the window in the north-west wall was poorly constructed with irregular bonding including high proportion of headers. In the south-west wall part of the tie-beam is visible where the plaster has fallen off and a metal tie-bar runs across the inner face of the wall.

A fireplace in the centre of the south-west wall has a cast iron fire surround dateable to the late 19th century (Image25).

A plank and batten door in the north-east corner of room is described above in with room F1 (Images 27 and 28). The doorframe on this side has a quarter-round ovolo moulding around outer edge and beaded mounding on inner edge.

A ceiling lining, of asbestos cement panels had been removed in this room prior to the survey.

3.5.5 Roof over main range (Images 29 to 35)

The roof is of clasped purlin construction. Two roof trusses were visible, one above room F1 and another over room F2, defining two roughly equal bays and a half bay at the south-west end of the range.

The trusses consist of principal rafters and collar beams. The principal rafters of the truss above room F2 were originally tenoned into a tie beam at the base but this had been removed at some time, leaving the sawn off stubs of the tie beam visible above the wall plate (Image 29). The truss above room F1 showed no sign of having a tie beam and the principle rafters in this truss rested directly on the wall plate. The purlins were formed in two sections with a splayed scarf join located on the south-west side of the truss over room F1.



Assembly marks were visible at the junction of the collar and principle rafters in the south-west face of the truss above room F2. These consisted of II at the right-hand side of the truss (Image 33) and III at the left-hand end (Image 32). Assembly marks on the south-west face of the truss over room F1 were more difficult to see the; possibly II at the left-hand side and I at the other end.

Lightweight joists nailed to the sides of the rafters would have supported a lath and plaster ceiling with sloping soffits at the sides of the rooms. Above room F1 the joists were supported by pieces of wood nailed to the purlins at the top and the joists at the bottom. The joists above room F2 were supported by a half round axial beam at the middle of the joists.

The ceiling had been replaced in the modern period with thin panels of asbestos cement attached to soft wood battens nailed to the underside of the joists and rafters. These modern ceiling panels had also been removed before the building was surveyed.

At the south-west end of the roof the gable wall was timber framed (Images 34 and 35). The wattle and daub infill between the studs is made with diagonally woven wattles like those visible in the rear wall of the main range (see Section 3.5.3).

The roof has been repaired in the modern period as it is lined with roofing felt.

3.6 Rear Wing Interior

The rear wing extends behind the northern half of the main range. It is approximately 4m square in plan. At the time of the survey the ground floor was subdivided to form a corridor and a room used as a store and utility room. Modern partition walls had been removed in the first floor, leaving this area largely open. The first floor had formerly contained a small landing area accessed with stairs from the ground floor located in the lean-to outshot at the rear of the building.

3.6.1 Rear wing: G3 (Images 36 to 38)

On the ground floor of the rear wing very little historic fabric remains following 20th repairs and alterations.

The exterior wall in the north-east side of the room appears to have been mostly replaced with Fletton brick although c.450mm at the base of the wall is in handmade red brick. Internally the space is subdivided by a single thickness Fletton brick wall to form a corridor along the southern side. The doors and windows in this area are 20th century fittings.

The ceiling is supported by an axial beam, aligned north-west to south-east. The beam is c.200mm wide with plain, unstopped chamfers. The joists are tenoned into the beam with barefaced soffit tenons with a diminished shoulder. Nail and plaster marks on the underside of the joists indicate a former lathe and plaster ceiling.

3.6.2 Rear wing: F3 (Images 29 to 44)

The upper room in the rear wing was subdivided in the modern period with a combination of brick and stud walls. At the time of the survey most of these recent partitions had been removed, leaving only one modern brick partition wall in the



south-western part of the space. The walls had a variety of finishes, with wall paper in the western end and painted plaster or plasterboard on the other walls. Timber framing was exposed in the south-east wall below the window in the south-west side of the room.

The timber frame visible in the south-east wall is the remains of the gable end of the rear wing (Images 41 to 43). At the right hand side of the wall is a corner post with a gunstock type jowl. At the base of the wall are two substantial studs which are pegged into a large horizontal timber at their upper ends. This horizontal timber is situated c400mm above the floor. Above this timber there is some primary bracing made from irregular, waney edged timber with nailed fixings. The character of this part of the framing suggests that was probably a later addition. No peg holes or empty mortise holes were visible to indicate earlier timbers in this location. Between the tie beam and the collar are five or possibly six studs with pegged fixings. Staves are nailed to the sides of these studs for wattle and daub infill which had been removed. The wall above the collar retained wattle and daub infill.

A small section of frame below the window in the south-east wall consisted of a post located at the right hand side of the window and a horizontal timber which was pegged into the side of the post c.300mm above the floor (Image 44).

A door next the stair landing at the western corner of the room is a plank and batten door with cross-garnet hinges with rounded terminals. A door in the south-east side of the room is a plank door made from 3 planks on strap hinges with round terminals hung on pintles. It is similar to the doors in the first floor rooms of the main range but is clearly re-used in this location.

3.6.3 Roof over rear range

The roof is similar to that above the main range. It is a clasped purlin roof in two short bays. The trusses consist of a pair of principal rafters and a collar. A lathe and plaster ceiling has been replaced during the 20th century with asbestos cement panels attached to softwood battens.

3.7 Outshot G4 (Image 45)

This is an entrance hall with stairs to the first floor. The stairs and a fireplace with an arched brick surround are modern (20th century) fittings.



4. BUILDING ANALYSIS

4.1 *Introduction*

This section examines the history of the building and its context and significance.

4.2 *Seventeenth or Early Eighteenth Century*

No historic maps or documents survive from this period. The earliest historic map is the enclosure map of 1809 (see below) which indicates the historic layout of the village prior to enclosure. The building stood lay on the outer edge of the main village focus, to the north-west of the village green which was divided at enclosure.

The earliest surviving sections of the building are the main range and the rear range. Much of the primary structure was replaced during later rebuilding in brick. Surviving elements are: sections of the timber frame, the large inglenook fireplace and chimney stack at the north-west end of the main range and the roofs on the main and rear range. Parts of the timber frame survive in the gable end of the rear range, in the rear wall of the main range at first floor level, in the upper part of the south-west gable end. A few timbers were visible in the south-west wall of the rear range. The surviving elements of the frame had jowled posts and storey height studs pegged into the wall plate at intervals of c.600mm. The face halved scarf with under-squinted abutments in the wall plate of the main range differs from the types of scarf usually found in wall plates. A section of primary bracing in the gable end of the rear wing is different in character and likely to be a later addition. Infill in the frame consists of wattle and daub, with wattles woven in a diagonal pattern around vertical staves. A damaged stop on the inglenook fireplace appears to be an ogee stop, a type current through the 17th and well into the 18th century in smaller houses (Hall 2004, 161). The roof is of clasped purlin construction.

The structure is consistent with construction during the seventeenth or early eighteenth century at the latest. The building would have formed part of a farm homestead, probably associated with some of the adjacent enclosures which were described as old enclosure in the early 19th century and with other land as strips in the villages open fields.

4.3 *Early Nineteenth Century*

The earliest map showing the building is the 1809 enclosure map (Figure 2). This shows an L-shaped building with an additional projection in the middle of the rear wall of the main range. While it is not possible to verify the accuracy of the drawing, the proportions of the house as drawn suggest it may have extended further towards the south-east. The enclosure map also shows a series of other outbuildings making up the farmstead.

The 1811 enclosure award shows that the house was owned by William Wilshere. The house and associated outbuildings are described in the award as the farm homestead. Land in the same ownership prior to enclosure included a series of old enclosures fronting onto the road extending north-west from the house. At enclosure land in Home Field was awarded to William Wilshere, forming a roughly



rectangular block of just over 20 acres directly adjacent to the farmhouse. He owned a similar amount of land in other parts of the village.

During the early 19th century the front of building was replaced in brick. If the proportions illustrated on the enclosure map are correct the building could have been shortened before the south-west gable end was rebuilt in brick. A short bay with a truncated tie-beam at this end of the building could be further evidence of this.

4.4 Late Nineteenth Century

The outline of the building shown on the 1882 Ordnance Survey map indicates that the rear outshot and an extension at the end of the rear range had been added by this time. The construction of the outshot was largely obscured by cement render on the exterior and modern finishes inside. A section of missing render on the south-west end of the outshot exposed bricks consistent with a 19th century construction date. The extension on the end of the rear range probably corresponds to a single storey structure that was removed during mid-twentieth century alterations (see below).

Work carried out towards the end of the 19th or during the early 20th century includes the addition of cement render to the exterior walls, the replacement of window frames and the addition of pattress plates to resist the outward movement of the front wall.

The farmstead at this time remained largely unchanged from the arrangement shown on the 1809 enclosure map apart from the addition of a square outbuilding close to the house. This is shown in red on the 1882 map, indicating brick or stone construction.

4.5 Twentieth Century

Ordnance survey maps dating from 1900 and 1924 show no obvious changes to the house. The nearby outbuildings remained largely unchanged other than the demolition of the square building noted on the 1882 map.

The rating and valuation assessment carried out in 1927 shows the property was known as Bedford Road Farm at this time. It was owned by a T. Simms a local farmer and occupied by C. Sinfield at a rent of £50 per annum, fixed since 1918. The 25 acres of land attached to the farm correspond to the block of land established by the 1811 enclosure award.

In 1947 planning permission was approved to replace a single storey bathroom attached to the end of the rear range with a two storey extension. The owner at this time was S Newman. The architectural drawing shows some differences in the internal layout, compared to the current arrangement. The most significant difference is in the positioning of the walls dividing the two rooms on the ground and first floors of the main range. On the 1947 drawing this division appears to have been located closer to the north-east end of the house, resulting in unequal sized rooms. The division shown in the 1947 drawing corresponds to the location of the moulded 16th century beam in room G1. The joists supporting the first floor are



tenoned into either side of this beam and the stud wall partition between F1 and F2 appears to have been built over the floor boards resting on these joists

In addition to the extension it is clear that the other parts of the house were renovated at this time. The inglenook fireplace in Room G1 was opened up. A small brick fireplace decorated with heart, diamond, club and spade shaped bricks was constructed in the inglenook. The fireplace and the cement render inside the inglenook chimney has been incised with the date 1948 and the initials SN and MN; the SN presumably being S Newman. In a first floor bedroom (F1) the same heart, diamond, club and spade motifs were used around an early 19th century fireplace. Other work probably carried out at this time included the replacement of the plaster ceilings with fibreboard or asbestos cement panels and repairs to the roof. It is likely that the wall between G1 and G2 and the stud wall between F1 and F2 were repositioned as part of these works.

The present owner of the property has been told that the moulded ceiling beam in Room G1 was inserted during the 1980s, having been removed from Houghton Hall. Stylistically the beam is dateable to the 16th century and therefore introduced in this building. The ceiling lining had been removed at the time of the survey and it is clear that the beam is structural rather than decorative. The ends of the floor joists supporting the floors of rooms F1 and F2 are tenoned into either side of the beam. The possible Houghton Hall origin for the beam is problematic. Houghton Hall is an 18th century Palladian country house located near Kings Lyn in Norfolk. A possible nearer origin is the ruin of Houghton House, located near Ampthill approximately 6 miles away. This was built around the year 1615 for Mary Herbert, Dowager Countess of Pembroke and was partially demolished at the end of the 18th century. However, this 16th century beam would pre-date the construction of Houghton House.

4.6 Historical Context and Significance

Number 34 Bedford Road is an example of cottage or small farmhouse dating from the late 17th or early 18th century. The earliest surviving section forms an L-shaped building with a two room main range and a rear service range projecting from one end. The plan of the building shown on the 1809 enclosure map suggests that the main range could have extended further to the south-east with an additional small projection at the rear. The primary structure was timber framed. Surviving remnants of the frame show a well-built structure with walls made from substantial storey height studs spaced at centres of approximately 600mm with jowled posts at the corners. The roof is of clasped purlin construction with principal rafter and collar beam trusses.

In the early 19th century the frontage was rebuilt in brick while the rear was left as timber frame. In the late 19th or early 20th century the building was covered with a layer of cement render, a treatment commonly applied to timber-frame buildings at this time.

The building was part of a small farmstead located a short distance to the north-west of the green on the edge of the main settlement focus. Prior to enclosure in 1811 the holding included a row of closes along the north-east side of Bedford



Road and strips in the open fields. At enclosure the award of a land in the adjacent Home Field formed a rectangular plot of approximately 20 acres with the farmstead located in the south-east corner.

Historical maps from the enclosure map of 1809 up to the third edition Ordnance Survey map published in 1924 show the farmstead remained largely unchanged. Rating and Valuation records from 1927 the show the farm occupied by a tenant farmer for a rent of £50 per annum, fixed since 1918. The size of the farm was given as 25 acres and was essentially the rectangular plot established at enclosure.



5. BIBLIOGRAPHY

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6. APPENDIX 1: LIST DESCRIPTION

34 Bedford Road, Cawne Close

List Entry Number: 1321581

Grade: II

Date first listed: 17 May 1984

Date of most recent amendment: 8 July 2011

Summary of Building

A house of the late C17 or early C18, remodelled in the C19 and C20

Reasons for Designation

No. 34 Bedford Road, a cottage of the late C17 or early C18, is designated at Grade II for the following principal reasons: * Architectural Interest: it retains significant elements of the original building including the roof structure and relict timber framing and the building's earliest plan-form remains legible * Alteration: it is acknowledged that the building has been altered, but the early-C19 remodelling of the cottage demonstrates the evolution of the building, contributing to its special interest * Interiors: features of note include the inglenook fireplace and early C19 fireplaces, and in addition, a moulded and carved C16 bridging beam introduced into the building

History

No.34 Bedford Road was probably constructed in the late C17 or early C18 as attested by the relict timber framing, and inglenook fireplace at the north-west gable end. The earliest building probably had a simple two room plan and a rear service wing to the north-east.

The building suffered some piecemeal changes in the C19 and C20. The front and south elevation was rebuilt in brick in the early C19 and in the early to mid-C20, an outshot was added to the south-east, forming a hall in which the main staircase was re-positioned. A two-storey extension was added to the rear of the service wing and it is likely that the north-west wall of the wing was also rebuilt at this time. Concrete render has been applied to all external walls and the windows are C19 and C20. There has been a degree of interior remodelling and it is uncertain where the original staircase and room partitions were located. In the mid-C20, part of a C16 chamfered bridging beam with foliate-carved stops was introduced into the left (north-west) ground-floor room. It is said that the beam came from Houghton Hall originally.

The cottage was listed in 1984. It has been vacant for approximately 12 years and has suffered from neglect.

Details

Materials: timber frame, encased in brick with concrete render and a tiled roof.

Plan: two room plan with rear wing to the north-east and C20 addition to the south-east.



Exterior: the front elevation has two, two-light casement windows to the ground and first floor, the latter with glazing bars. A substantial red-brick integral stack lies at the north-west gable with a C19 rendered gable stack to the south-east gable. There is a brick dentilled cornice to the eaves at the facade.

Interior: a bridging beam with a narrow chamfer and stop extends along the length of the historic service wing. Relict framing is apparent at the rear and south elevation of the wing at first -floor level and at the rear of the wing, the former original gable end evident in the roof space has box framing and wattle and daub panels. The roof structure over the historic building comprises common, coupled rafters with collars and is probably contemporary with the timber framing. In the ground floor, left-hand room there is a substantial inglenook fireplace with original, chamfered and stopped bresummer and salt niche. In this room is an introduced, highly moulded transverse bridging beam, probably of the C16, said to have been bought here from Houghton Hall. It has foliate-carved stops and is supported on secondary, moulded brackets. The beam does not rest on timber wall posts and is probably not structural. In the front bedrooms on the first floor are two register grates of the early C19, and battened doors with contemporary straps and hinges.

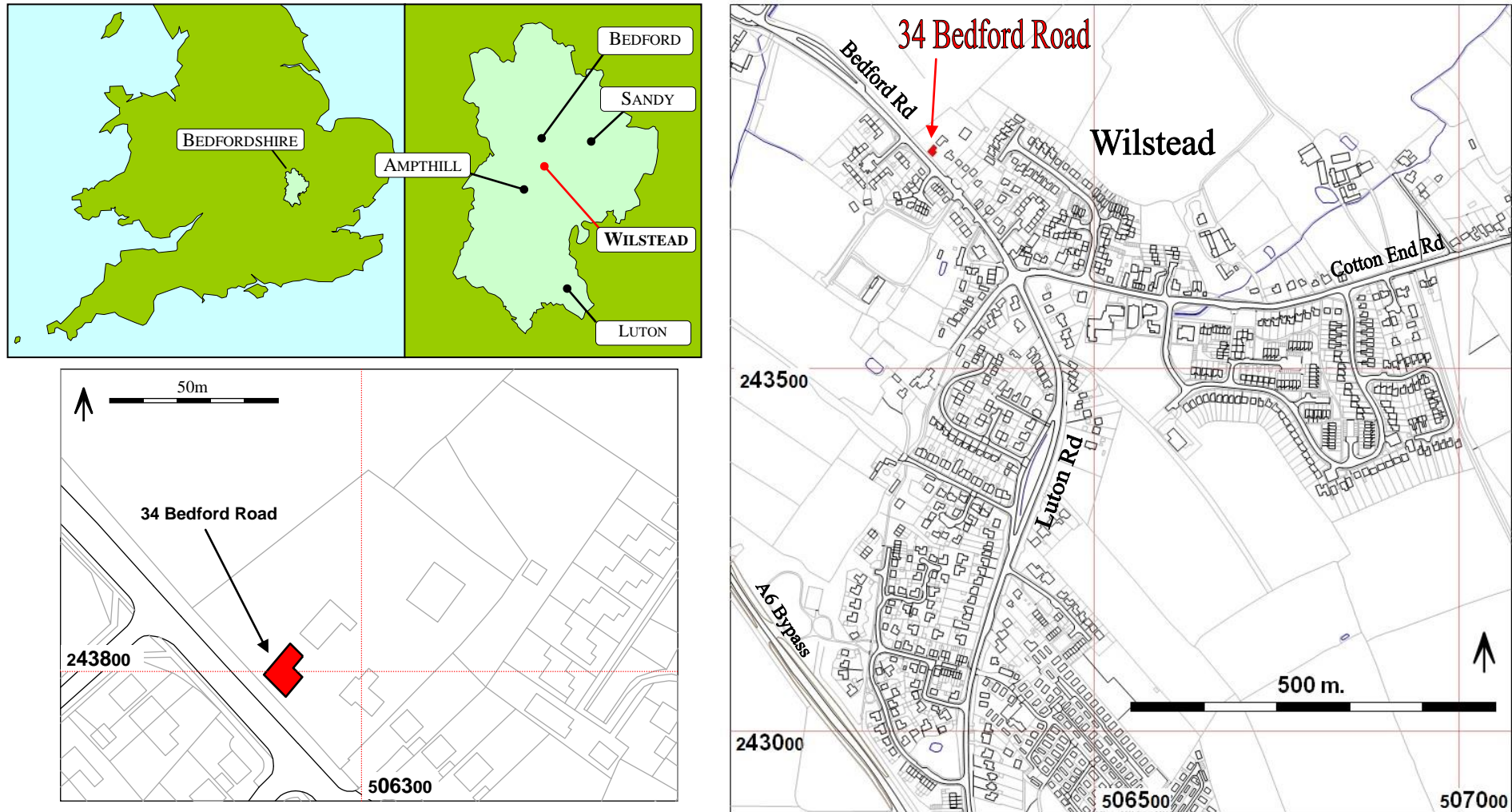


Figure 1: Site location plan

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Detail showing buildings in Farm Homestead (Plot 72)

Figure 2: 1809 enclosure map

(BLARS reference MA36)

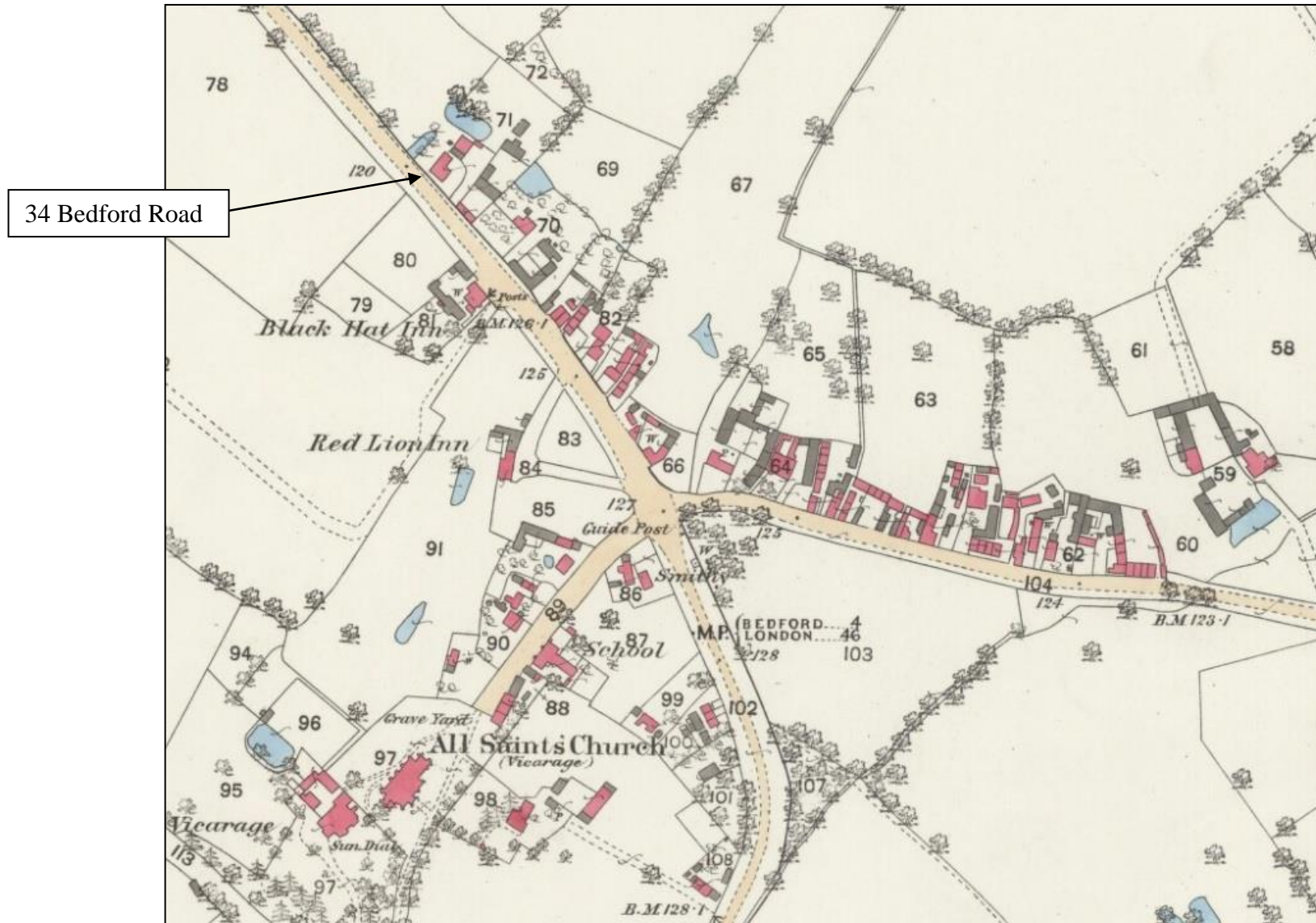


Figure 3: First edition Ordnance Survey map, 1882

(Permission of National Library of Scotland)

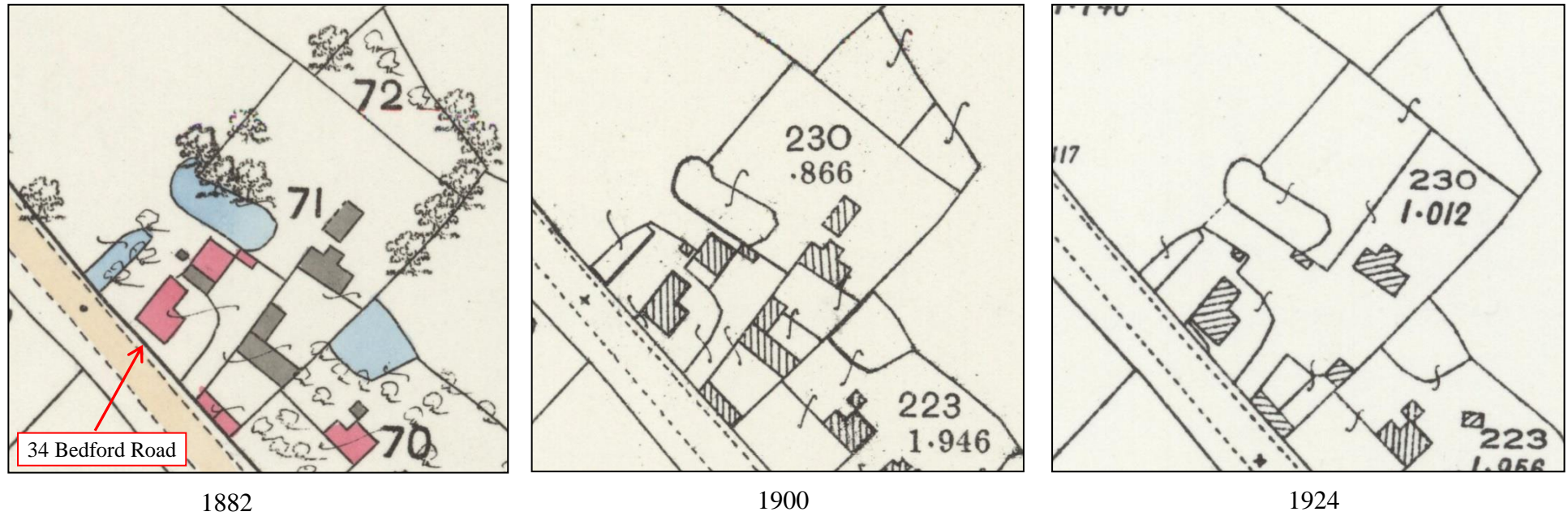


Figure 4: First, second and third edition Ordnance Survey maps, 1882 to 1924

(Permission of National Library of Scotland)

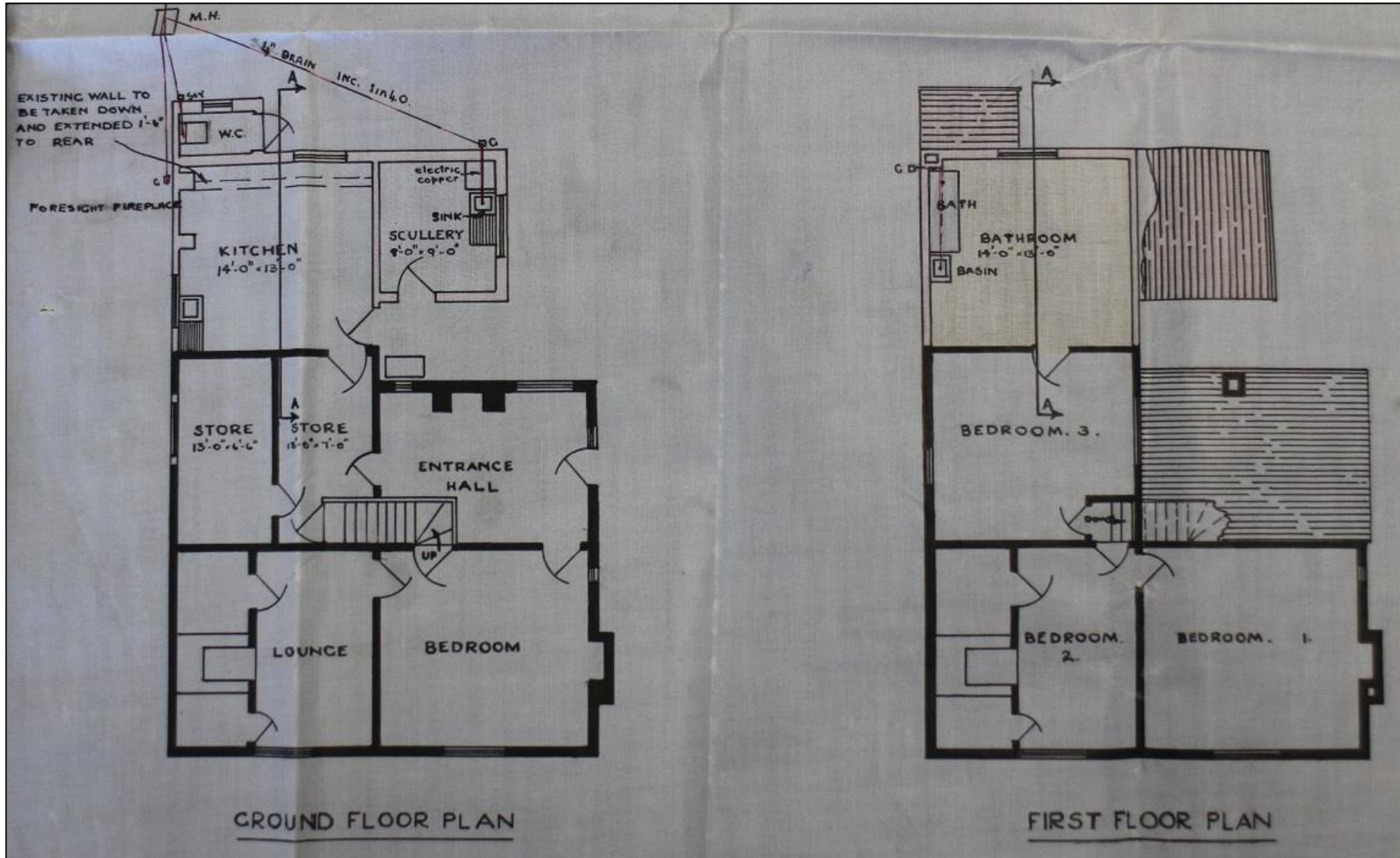


Figure 5: Planning application drawing, 1947

Detail of application drawing showing floor plans (BLARS reference RDBP3/852)

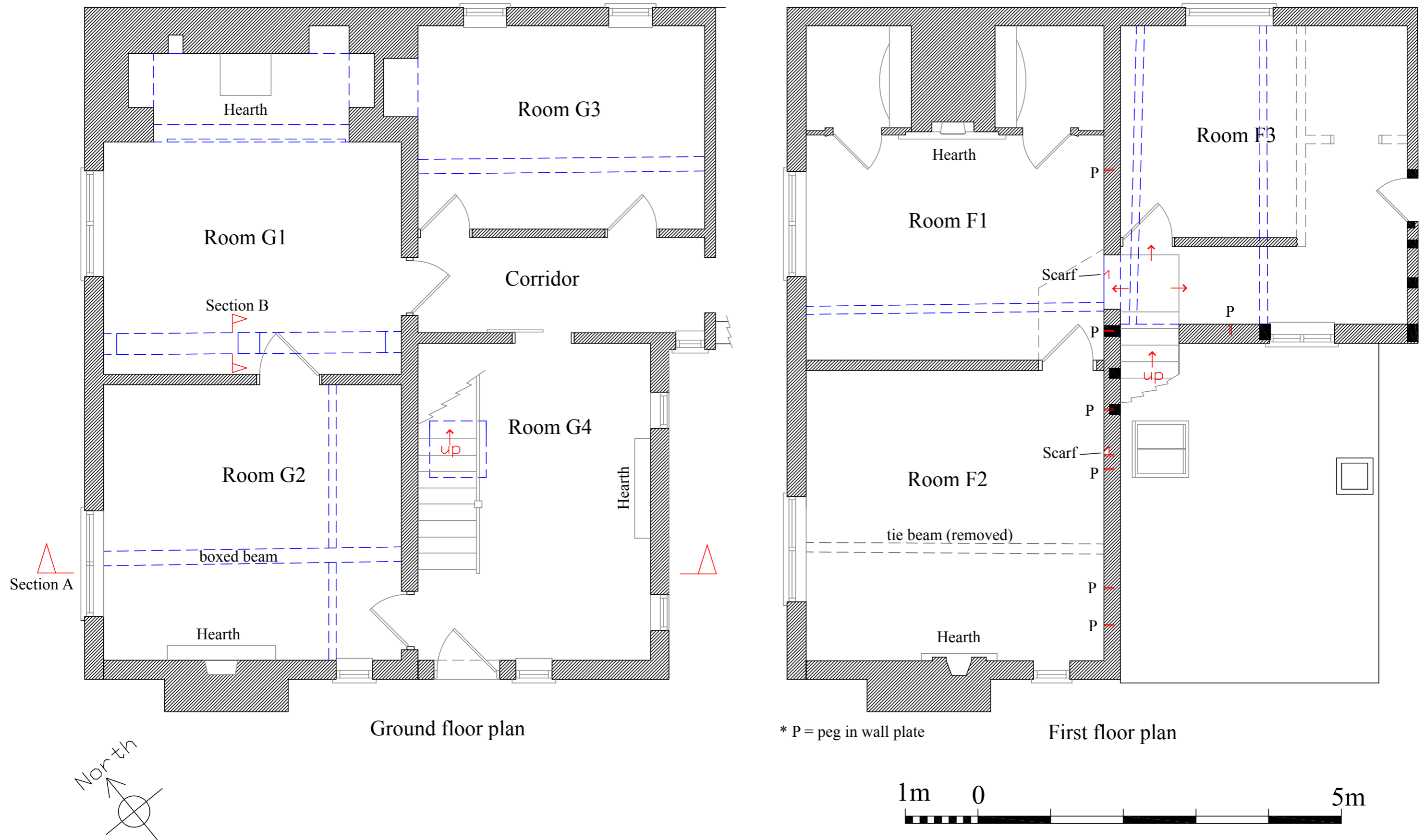
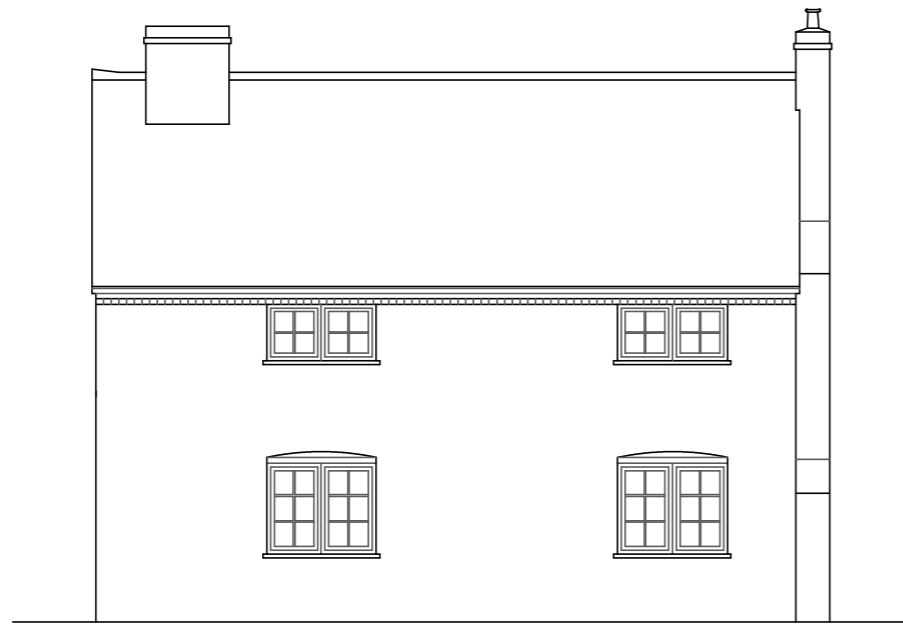


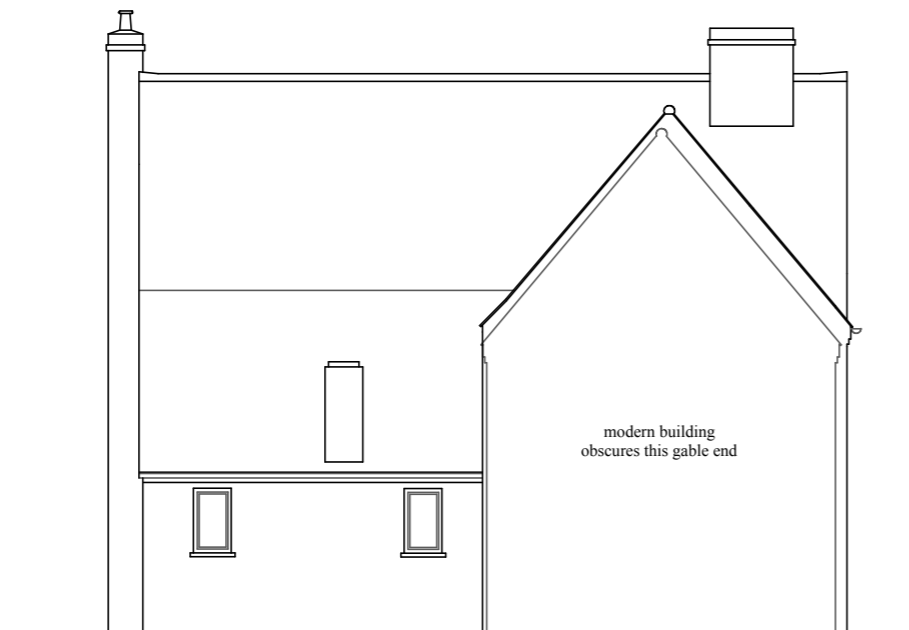
Figure 6: Floor plans



North-west: Front elevation



South-west: Side elevation



South-east: Rear elevation



North-east: Side elevation



Figure 7: Elevations

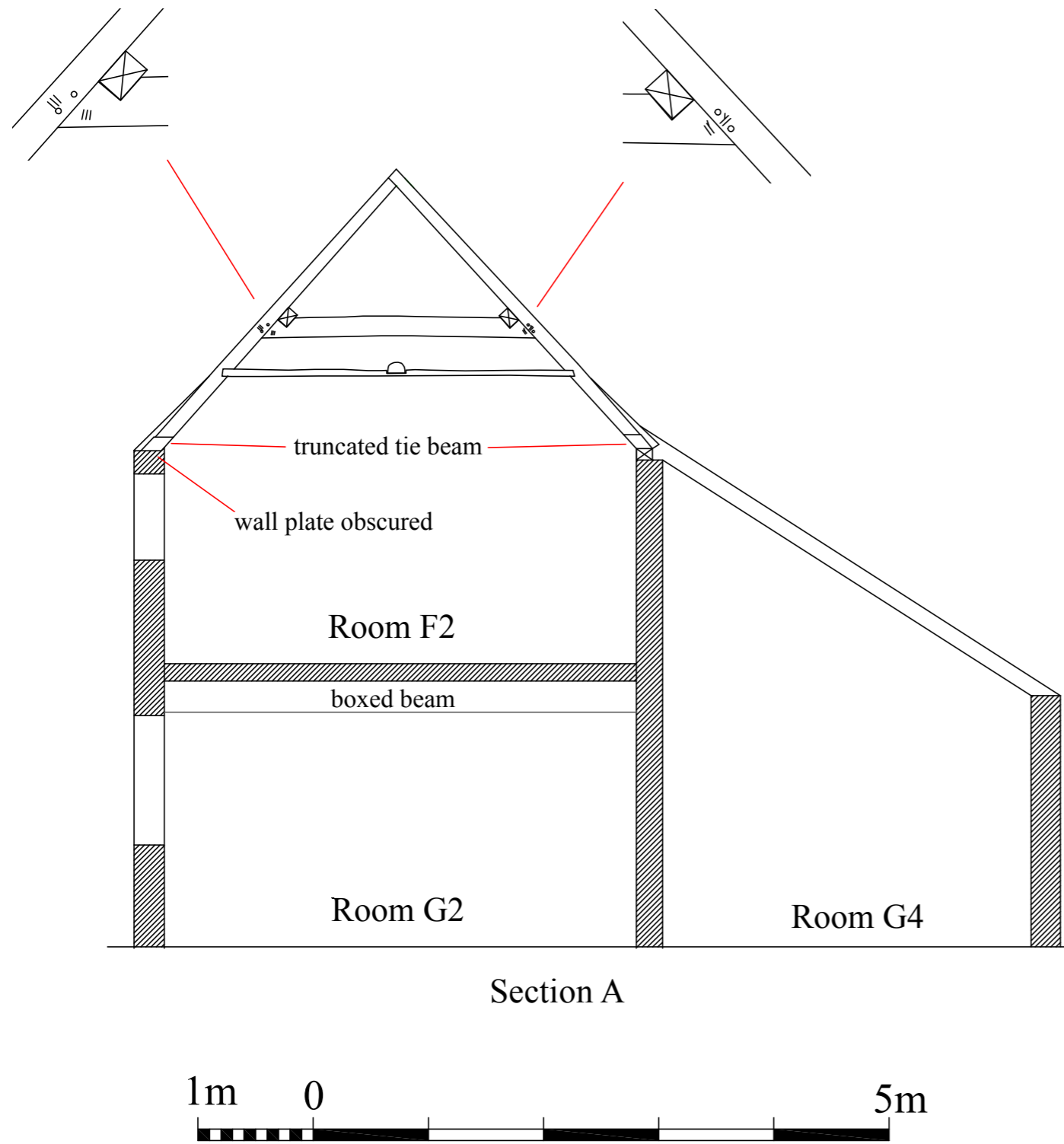


Figure 8: Section of main range and outshot

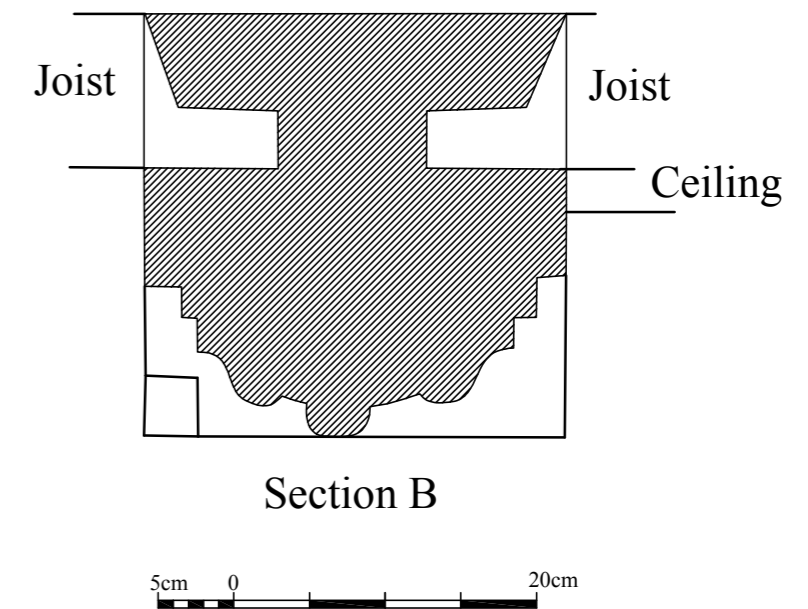


Figure 9: Section of beam in Room G1

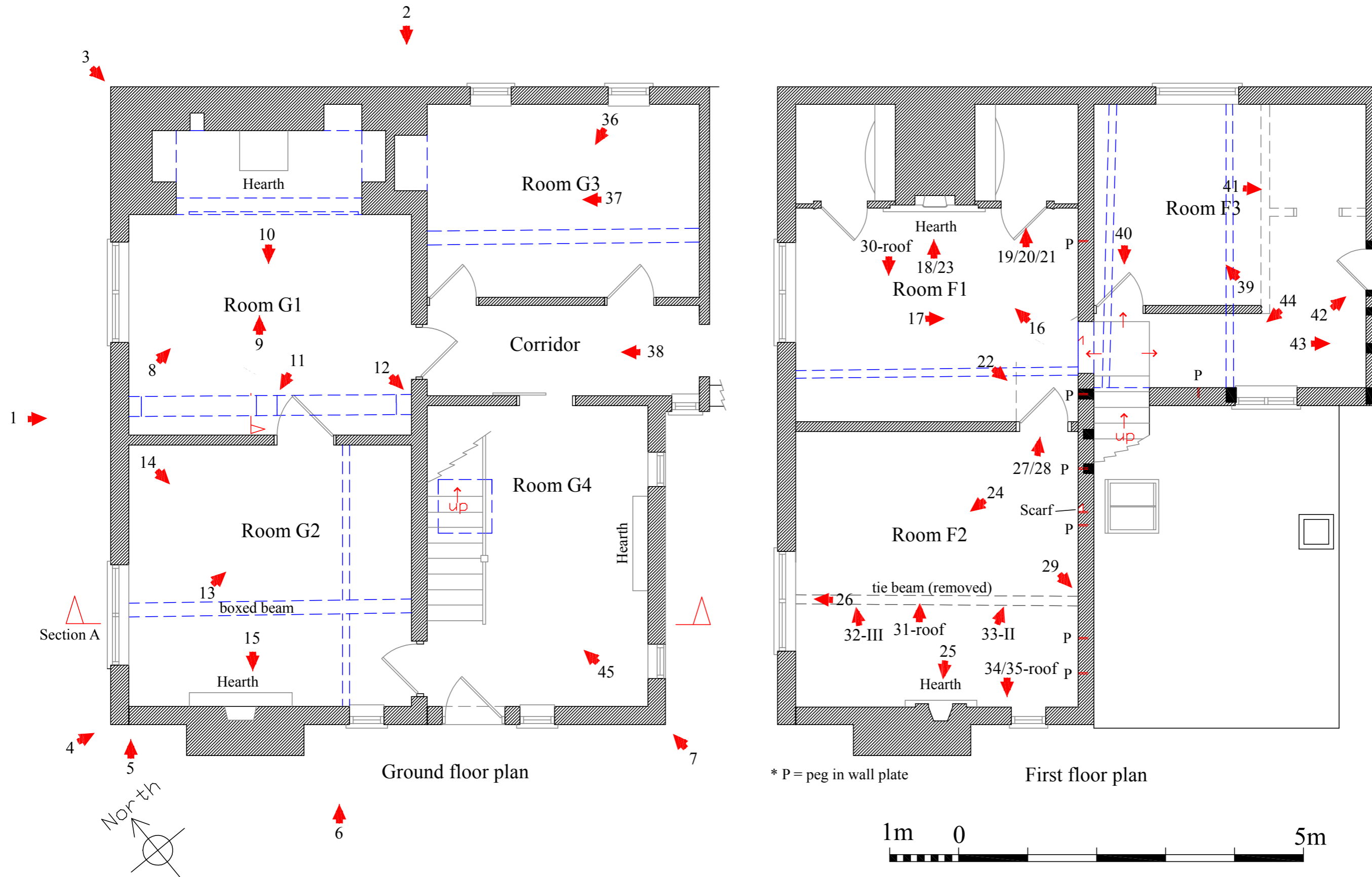


Figure 10: Location of images used in the report



Image 1: Front elevation

Shows north-west front of the main range



Image 2: North-east end elevation

Shows the gable end of the main range at right and the side of the rear wing to the left (Scale 2m)



Image 3: View of building looking south



Image 4: View of building looking east



Image 5: Detail of south-west corner of building

Shows brickwork in the front elevation (left) meeting the south-west end wall in a straight join



Image 6: South-west end elevation

Shows main range at left and the outshot to the right (Scale 2m)



Image 7: View of rear of building, looking north

Shows outshot in the foreground with the main range and rear wing behind (Scale 2m)



Image 8: Room G1, looking east



Image 9: Room G1, looking north-east

Shows inglenook fireplace (Scale 2m)



Image 10: Room G1, looking south-west

Shows inserted beam and four-panel door to room G2 (Scale 2m)



Image 11: Room G1, detail of beam
Shows central block, view looking south



Image 12: Room G1, detail of beam
Shows south-east end of beam with leaf
pattern on the stop and wooden console
below



Image 13: Room G2, looking east

Shows four-panel door to room G1 (Scale 1m)



Image 14: Room G2, looking south

Shows south-east corner of room with modern plank and batten door (Scale 1m)



Image 15: Room G2, looking south-west
Shows 20th century brick fireplace (Scale 1m)



Image 16: Room F1, looking north
Shows fireplace and doors in north-east side of room (Scale 1m)



Image 17: Room F1, looking south-east

Shows door to rear wing with door to F2 to the right. (Scale 1m)



Image 18: Room F1, fireplace and doors in north-east wall

Shows fireplace with 20th century decoration around 19th hob grate (Scale 1m)



Image 19: Room F1, detail of door next to the fireplace
Shows three-plank door with strap hinges on pintles (Scale 1m)



Image 20: Room F1, detail of closet next to the fireplace
Shows side of chimney with expanded lower section (Scale 1m)



Image 21: Room F1, detail of door handle in closet

Shows Suffolk latch with large leaf-shaped terminals

Image 22: Room F1, detail of door to Room F2

Shows three-plank door with strap hinges on pintles (Scale 1m)





Image 23: Room F1, detail of hob grate

Shows cast iron hob grate with reeded decoration and lion head motif (Scale 40cm)



Image 24: Room F2, looking south-west

Shows south-west wall (Scale 1m)



Image 25: Room F2, detail of fireplace

Shows 19th century cast iron fire surround (Scale 1m)



Image 26: Room F2, detail of window in north-west wall



Image 27: Room F2, detail of door to Room F1

(Scale 1m)

Image 28: Detail of door in previous image

Shows edge of moulded batten and Suffolk latch with large leaf-shaped terminals





Image 29: Room F2, detail of tie beam and wall plate

Shows the south-east wall plate with peg holes for studs and the cut-off end of a tie-beam in the centre of the image



Image 30: Roof over main range, looking south-west

Shows clasped purlin construction with joists for ceiling below



Image 31: Roof over main range, looking north-east

Shows clasped purlin construction with joists and spine beam for ceiling below



Image 32: Roof, detail of assembly marks

Shows assembly marks at north-west end of collar beam above Room F2



Image 33: Roof, detail of assembly marks

Shows assembly marks at south-east end of collar beam above Room F2



Image 34: Wattle and daub in south-west gable end

Detail from Image 30 showing diagonally woven wattles

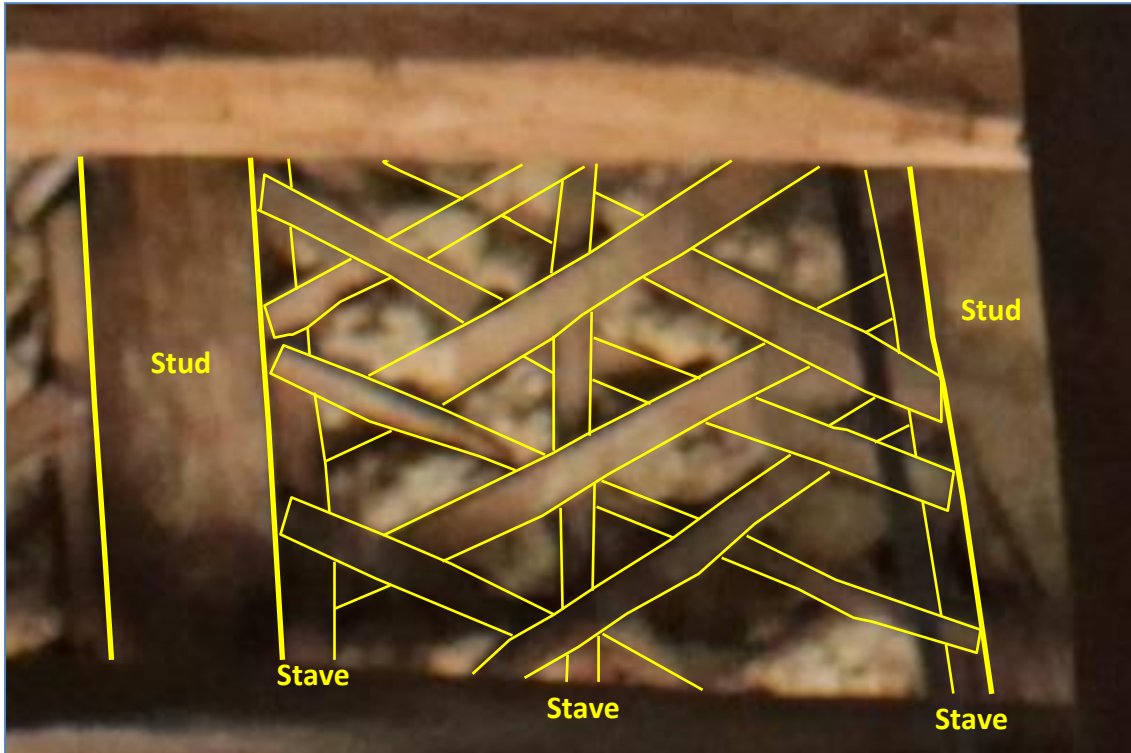


Image 35: Interpretation of wattle panel shown in Image 34



Image 36: Room G3, looking south-west (Scale 2m)



Image 37: Room F3, looking north-west

Shows axial beam in ceiling and shelves formed in recess in side of main stack



Image 38: Ground floor corridor

Looking north-west showing sliding door to outshot on left (G4) and door to G1 at far end (Scale 2m)



Image 39: Room F3, looking north

Shows wall scar from removed modern internal partition at right (Scale 1m)

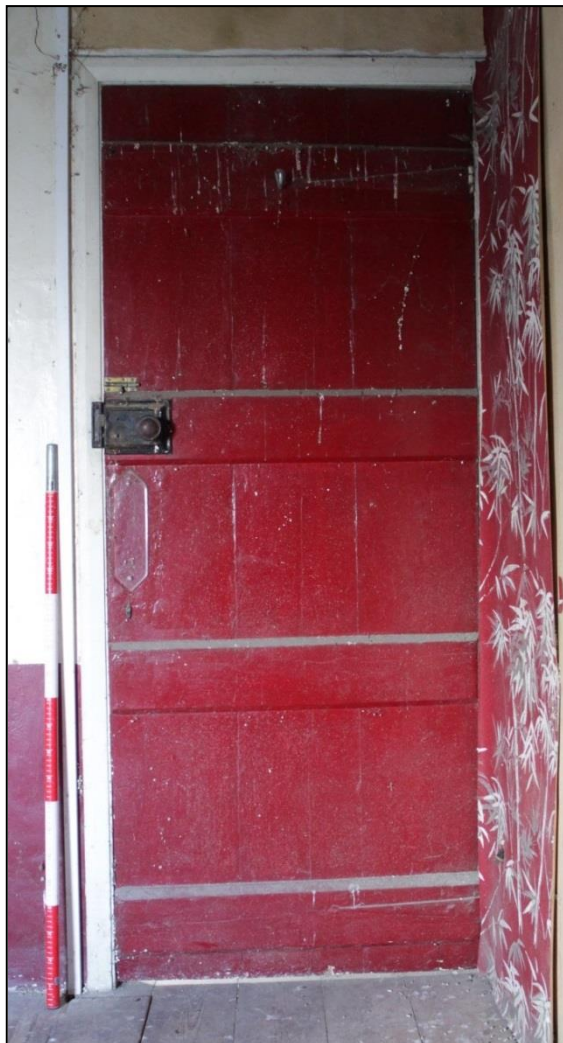


Image 40: Room F3, detail of door

Shows plank and batten door with T-shaped hinges with rounded terminals (Scale 1m)



Image 41: Room F3, showing south-east wall (Scale 1m)



Image 42: Room F3, detail of frame in south-east wall

Shows tie-beam with studs and collar beam in the gable above with remnants of wattle and daub infill above the collar



Image 43: Room F3, detail of frame in south-east wall

Shows rail c.400mm above the floor with heavy studs below the rail and light studs with principal bracing above the rail (Scale 1m)



Image 44: Room F, looking west

Wall contains stud to the right of the window with a rails on either side of the stud c.300mm above floor level (Scale 1m)



Image 45: Room G4, looking north

Shows modern stair to first floor (Scale 1m)



Image 46: Monochrome contact prints

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