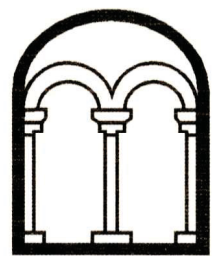


**LYNCH FARM  
KENSORTH  
BEDFORDSHIRE**

**HISTORIC BUILDING RECORDING**

**Albion**  
archaeology



**LYNCH FARM  
KENSWORTH  
BEDFORDSHIRE**

**HISTORIC BUILDING RECORD**

Document: 2016/16  
Version: 1.2  
22nd February 2016

Project: LF2106  
Luton Museum: Entry No. LTNMG 1168  
Oasis reference: albionar1-230307

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Produced for:  
Mr Michael Carver



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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. The project was managed on behalf of Albion Archaeology by Drew Shotliff MA BA (Hons), MCIfA.*

## Acknowledgements

*The project was commissioned by Mr Michael Carver.*

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 Historical background information derived from historical documents and secondary sources is presented in Section 2.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

## Version History

Version	Issue date	Reason for re-issue
1.2	22/02/2016	Comments from CBCA
1.1	12/02/2016	Comments from CBCA
1.0	03/02/2016	n/a

## Key Terms

The following terms or abbreviations are used throughout this document:

Albion	Albion Archaeology
BLARS	Bedford and Luton Archives Service
CBC	Central Bedfordshire Council
CBCA	Central Bedfordshire Council Archaeologist
CIfA	Chartered Institute for Archaeologists
Client	Mr Michael Carver
HER	Central Bedfordshire and Luton Historic Environment Record
SHARM	Scheme of Heritage Asset Resource Management





## Non-technical Summary

*Central Bedfordshire Council granted planning permission (CB/12/04201/FULL) and Listed Building consent (CB/12/04245/LB) for the conversion of three barns, including the construction of a new-build section and an underground link to form a new dwelling at Lynch Farm, The Lynch, Kensworth, Bedfordshire. Albion Archaeology was commissioned by the developer to undertake historic building recording in accordance with the requirements of Condition 5 of the planning permission and Condition 5 of the listed building consent.*

*The hamlet of Kensworth Lynch is one of three 'ends' which make up the village of Kensworth; it lies in the south of Central Bedfordshire. The three buildings covered by this report are located within the northern part of the former farmyard of Lynch Farm. The development is centred on grid reference TL 0445 1815.*

*Barn 1 was built in the late 19th century as piggery with five pigsties to each side of a central feeding passage which led to a mixing and boiling house with a granary above. The ground floor walls are brick, the first floor granary is timber-framed with weatherboard and the roofs are of slate. The internal fittings in the piggery have been removed in the past and only the granary retains fittings in the form of grain bins. In the compartment that would have housed the pigs the openings have been substantially altered; the windows or vents in each side wall have been converted into doorways and (in the eastern side) were subsequently altered back to form small windows.*

*Barn 2 is an open-fronted, shelter shed that was built in the early 20th century within a late 19th-century stockyard. It stands on a base of Fletton brick and is made of timber with weatherboard and corrugated metal cladding.*

*Barn 3 was built in the late 19th century as a cart horse stable for eleven horses with a chaff and forage store at one end. The front wall is in brick, the end walls have brick dressings with flint infill panels. The rear wall has brick dressings with a mixed infill of brick, tile and flint which has been replaced with modern brick on the exterior. The roof is slate. The front elevation has been substantially altered by converting former windows into doorways and by inserting additional doors and a window. Inside it retains a brick feed trough along the rear wall of the stable.*

*A former stockyard is located between Barns 1, 2 and 3. This is enclosed by a brick wall with later repairs and one gate pier in Fletton brick. Barn 2 forms a shelter shed in the north-west end of the yard, replacing an earlier shed shown on historical maps.*

*The piggery (Barn 1) and stable (Barn 3) are likely to have formed part of a single phase of development, representing a significant investment in the farm, probably while it was in the ownership and occupancy of Francis Hamilton. Following the sale of the Kensworth Estate in 1896 the farm was tenanted. Relatively little investment in the farm appears to have taken place during the early 20th century and records from 1912 show that some of the buildings such as the piggery were in a poor state of repair, possibly reflecting the economic difficulties in farming at this time.*



## 1. INTRODUCTION

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### 1.1 **Background to the Report**

Central Bedfordshire Council granted planning permission (CB/12/04201/FULL) and Listed Building consent (CB/12/04245/LB) for the conversion of three barns, including the construction of a new-build section and an underground link to form a new dwelling at Lynch Farm, The Lynch, Kensworth, Bedfordshire.

The Central Bedfordshire Council Archaeologist (CBCA) advised that the development would have an impact on heritage assets and accordingly both permissions have the following condition:

*Condition 5*

*No development shall take place until a written scheme of heritage asset resource management has been submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved scheme.*

*Reason: To record and advance understanding of the heritage assets which will be unavoidably affected as a consequence of the development (Policies 45 D.S.C.B).*

This is in line with Paragraph 141 of the National Planning Policy Framework (NPPF) which states that Local Planning Authorities should require developers to record and advance understanding of the significance of a heritage asset before it is lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated publicly available (DCLG 2012).

The CBCA issued a brief designed to secure the implementation of the Scheme of Heritage Asset Resource Management (SHARM) (CBC 2015).

Albion Archaeology was commissioned to prepare a SHARM (Albion 2015) in line with the requirements of the brief and to undertake the archaeological works. This report presents the results of the historic building recording. The results of any archaeological investigations will form the subject of a separate report.

### 1.2 **Site Location and Description**

The hamlet of Kensworth Lynch is one of three ‘ends’ which make up the village of Kensworth; it lies in the south of Central Bedfordshire close to the boundary with Hertfordshire (Figure 1). The site is centred on grid reference TL 0445 1815 and lies on gently sloping ground at 140–145m OD. It is c. 450m to the west of the A5 which follows the route of the Roman road known as Watling Street. The source of the river Ver is situated to the south, probably lying within the neighbouring property of Lynch Lodge.

The hamlet of Kensworth Lynch comprises a number of houses scattered along a road known as ‘The Lynch’; many of the buildings are Grade II listed. The cluster



of properties at the south-east end of the village, which includes Lynch Farm Cottage, is set well back from the road. This may be in response to the natural undulations in the landscape and the location of the source of the river Ver.

### **1.3 Project Objectives**

A number of project objectives relating to the built heritage assets and below-ground archaeological heritage assets were identified in the SHARM as follows:

The relevant research frameworks for the area are set out in Glazebrook (1997), Brown and Glazebrook (2000), Oake *et al.* 2007 and Medlycott 2011.

The development site has potential to contain archaeological remains relating to the Saxon, medieval and post-medieval development of the hamlet of Kensworth Lynch. The investigation of rural Saxon and medieval settlements to examine diversity, characterise settlement forms and understand how they appear, grow, shift and disappear is a local and regional archaeological research objective (Wade 2000, 24–5, Oake 2007, 14 and Medlycott 2011, 70).

In addition, both the built heritage assets and the below-ground archaeological heritage assets are of relevance to research themes relating to the development of industrialised agriculture and the influence of the model farm trend (Oake 2007, 16).

In general terms the purpose of the works undertaken was to:

- Gather, analyse and interpret data about the historic buildings so that they can be understood individually and collectively;
- Provide an accessible and accurate record of the historic buildings prior to their conversion;
- Establish the date, nature and extent, of any activity or occupation within the development area (archaeological or historic);
- Establish the relationship of any remains found to the surrounding contemporary landscapes;
- Recover palaeo-environmental remains to determine local environmental conditions.



## 2. HISTORICAL BACKGROUND

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### 2.1 *General Historical Background*

A manor at Kensworth is recorded in Domesday Book of 1086. Kensworth developed from the medieval period onwards as a polyfocal settlement made up of hamlets or 'ends'. The parish of Kensworth is divided into Church End, The Lynch and Kensworth Common. The HER lists both Kensworth Common (HER 16960) and Kensworth Lynch (HER 17180), as medieval settlements that are thought to have been roughly similar in size to their current dimensions. Kensworth Church End (HER 16959) lies approximately 1km to the north-west of the development site and the manorial focus of the parish is believed to lie beneath Bury Farm (HER 12711).

The development area is located in the hamlet of Kensworth Lynch. This settlement developed around a triangular green on the northern side of Kensworth Common. The earliest documentary references to the settlement at Kensworth Lynch dates to 1322 (BLARS CRT 130/4/4). Topographically Kensworth Lynch could have been a preferred location for settlement from an early period because the source of the River Ver rises in the area immediately south-west of Lynch Farm.

Most of the known heritage assets within Kensworth Lynch are post-medieval buildings, including examples dated to the 17th and 18th centuries. Three of these lie within the immediate vicinity of the proposed development — the Grade II listed Lynch Farm Cottage (HER 5727), the Grade II\* listed 18th-century Lynch House (HER 5726) and Lynch Lodge (HER 3312).

### 2.2 *Historical Background to Lynch Farm*

The three listed buildings in the immediate vicinity of the proposed development (Lynch House, Lynch Lodge and Lynch Farm Cottage) in addition to various outbuildings would have formerly been part of one holding associated with Lynch House (Figure 2).

Lynch House stands next to the north-west part of the development area. It is Grade II\* listed and was built in the 18th century. The buildings associated with Lynch Farm would have formed part of the estate attached to Lynch House in the 18th century, but by the later 19th century it appears to have been in separate tenanted occupation.

Lynch Lodge, located a short distance to the south-east of the development, is Grade II listed and dates from the early 18th century with 19th-century alterations. It was the farmhouse for Lynch Farm in the 19th and 20th centuries.

Lynch Farm Cottage, adjacent to the south of the development area, is a Grade II listed 17th-century timber-framed building which was divided into two farm workers' cottages during the 19th century.





Detailed historical cartographic and documentary evidence for Lynch Farm is presented below in Sections 2.3 and 2.4 respectively. The background to the development area has also been examined previously in a heritage statement (Ward-Booth, undated) and in heritage asset assessment (Albion 2013) which covered the historic and archaeological background to the development area.

## **2.3 Historical Maps**

Historical maps provide evidence for the development of the site from the late 18th century onwards. The earliest available map of Kensworth is the enclosure map dating from 1798. There is no surviving tithe map for Kensworth. No further maps showing details of Lynch Farm are available until the Ordnance Survey map of the 1880.

### **2.3.1 Kensworth enclosure map 1798 (Figure 3)**

The Kensworth enclosure map 1798 (BLARS ref MA 18/1) shows Kensworth Lynch with its surrounding property plots and fields. Most of the development area falls within a property plot numbered 311 belonging to Kensworth House. The plot contains two buildings that comprise what is now Lynch House on one side and a long building on the other side that is no longer present. The map uses a shading convention such that the buildings of Lynch House are hatched and those of the long building on the other side are stippled. From other buildings shown within the hamlet, this convention appears to suggest that the long building was a barn-type building rather than a dwelling. None of the buildings that form the subject of the present report are shown on this map.

### **2.3.2 1898 Ordnance Survey map (Figure 4)**

The map illustrated in Figure 4 is the map forming part of the Hertfordshire series. It was surveyed in 1879, revised in 1897 and published in 1898. An earlier edition published in 1880 shows no differences in the details of the Lynch Farm buildings.

This map shows a number of changes from the Enclosure map (Figure 3). It shows that Barns 1 and 3 and the stockyard existed by this time. Barn 2 was not present; instead a slightly smaller building with an open-front (denoted by a dashed line) is shown in the north-east corner of the stockyard. Another stockyard with an open-fronted shed lay on the south-west of the first, at the back of Lynch House.

The 1898 map shows another open-fronted building to the east of Lynch House. Other buildings not appearing on the earlier map are shown next to Lynch Farm Cottage. A building corresponding to the large barn-like building noted on the earlier map is shown between Lynch Farm Cottage and Barn 1. It appears different from the building shown in 1798, lacking the two projections (possible porches) on its north-west side. Instead it is shown divided along its length into three sections and has a small open-sided building attached to its south-west end. Evidence from 1896 sales particulars and later rating records indicate that there was a brick engine house attached to the large barn like building. During the late 1890s it contained a steam engine which was used to power a corn mill with two sets of stones.





### 2.3.3 1901 Ordnance Survey map (Figure 5)

Lynch Farm appears almost unchanged from the early surveys of 1880 and 1898. The open-sided building at the south-west of the range between Barn 1 and Lynch Farm Cottage had been removed by this time.

### 2.3.4 1924 Ordnance Survey map (Figure 5)

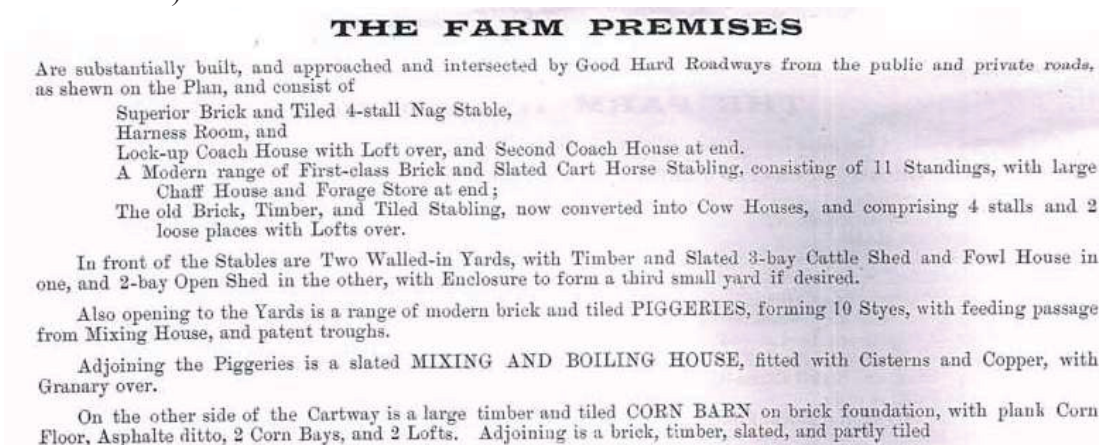
This map shows a few changes from the previous edition. By this time Barn 2 had been built, replacing the smaller shelter shed in the north-east corner of the stockyard. In the adjacent stockyard, nearer to Lynch House, an open-fronted building had been added along the western edge of the yard.

## 2.4 Historical Records

Records held by the Bedfordshire and Luton Archives Service (BLARS) provide information on Barns 1, 2 and 3.

### 2.4.1 1896 sales particulars for Lynch Farm

In 1896 the Kensworth Estate was put up for sale by the executors of Francis Hamilton, Deceased. The sale particulars make it clear that Francis Hamilton had been the owner/occupier of the farm. An extract from the sale particulars (BLARS ref. P34/28/3) is shown below.



Barn 1 is clearly identifiable in the sale particulars as the modern brick and tiled piggeries with adjoining slated mixing and boiling house fitted with cisterns and copper with granary over. The stockyard examined in the present report could be the walled-in yard with a two-bay open shed. Barn 3 appears to correspond to the modern brick and slated cart horse stabling with a chaff house and forage store.

The estate of the deceased Francis Hamilton was bought by Benjamin Bennett, a brewer from Dunstable. Records in the Bedford and Luton Archives show that Bennett rented the farm to tenant farmers; a Mr E Lee is recorded from 1911, replaced by Thomas George Barnard from 1913.

### 2.4.2 1912 farm records

A record of the condition of the farm produced in February 1912 provides details of the buildings.



The report lists extensive defects for the piggeries, which correspond to the present Barn 1 — tiles perishing, broken spouting, wear and tear to doors, brickwork in need of pointing, inside in need of whitewashing, several brick piers defective, broken panes of glass, door frame to messhouse broken, outside door of messhouse loose, furnace base to copper missing and juice pump not in working order.

The following defects in the cart horse stable, which corresponds to the present Barn 3, were listed — cobblestone floor not modernised with holes in places, water supply pipe severed and tap defective, spouting vey defective at back, verges require pointing and slates loose and defective at end.

### **2.4.3 Rating and valuation records**

In August 1926 the farm was assessed in accordance with the Rating and Valuation Act 1925 (BLARS ref. DV1/H25/24). The farm was owned by the trustees of Benjamin Bennett, Deceased and was still tenanted by Thomas George Barnard. The buildings examined in the present report are identifiable in the valuer's notes. Barn 1 is described as a brick, timber and slate mixing house with a loft, nine brick and timber pigsties. Barn 2 is described as a three-bay feeding hovel and Barn 3 as a brick and slate stable for eleven horses and a chaff barn.



### 3. BUILDING RECORDING: DESCRIPTION

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#### 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* (2014). 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 and in accordance with the agreed SHARM.

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 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 digital versions of the report are of a manageable size.

The building survey was undertaken on 5th January 2016.

The text below, in conjunction with figures and images bound at the end of the report, forms the description of the buildings. Measurements of individual compartments within the buildings are internal dimensions.

Names used for the buildings (Barns 1, 2 and 3) follow the nomenclature used in the earlier planning documents and the SHARM. It should be noted that none of these buildings is actually a barn. Historical documents show that Barn 1 was built as a piggery with a mixing house and first floor granary; Barn 3 was built as a cart horse stable with a chaff and forage store in one end. Barn 2 is identifiable as a shelter shed and stands within the remains of a former stockyard.

#### 3.2 The Buildings

##### 3.2.1 Site plan

The buildings that form the subject of this report are located within the northern part of the former farmyard associated with Lynch Farm (Figures 2 and 6). The site is partly terraced into a natural slope which falls from 145m OD at the northern end of Barn 3 to 142m OD at the south of Barn 1.

Barn 1 is located centrally within the development area; it has a two-storey section at its south-west end and a wider, single-storey compartment to the north-east.

Barn 2 is an open-fronted shed located on the north-west edge of the development



area. Barn 3 is a single-storey, NW-SE aligned range on the northern edge of the development area.

### 3.2.2 Construction materials

Barns 1 and 3 appear to be of a similar date and include similar construction materials and details.

A similar light red brick (dimensions *c.* 230mm x 110mm x 70mm) is used in the primary construction of Barns 1 and 3 with some Fletton brick used in modern (20th-century) additions.

The roof construction used in Barns 1 and 3 is broadly similar. Both of these buildings have relatively lightly framed roofs with raked purlin struts supporting purlins beneath common rafters. The roof trusses in Barn 1 have the same type of purlin struts as those used for the trusses in Barn 3, with the addition of a kingpost.

Most of the doors in Barns 1 and 3 are heck (stable) doors of ledge and braced construction. Two doors in the southern compartment of Barn 1 are plank and batten doors with different hinge fittings to those used for the other doors.

The windows in Barns 1 and 3, with the exception of one in the southern compartment of Barn 1, have three fixed lights. One of these in Barn 3 has a hit-and-miss vent in the lower part.

Barn 2 is later in date than the two other buildings. It is timber-framed on a brick base which includes modern (20th-century) Fletton brick.

## 3.3 Barn 1

This building comprises a two-storey south-western compartment and a larger single-storey section to the north-east (Figures 7 and 8).

### 3.3.1 Exterior

The ground floor is in brick throughout with weatherboard cladding on the first floor granary (Images 4 to 7). The roofing is of slate with dark grey ceramic ridge tiles on the northern compartment and lead ridges on the granary.

The north-east end wall contains a single door opening with bullnose brick jambs and a brick arch. It has been blocked with modern (Fletton) brick.

The south-east side of the northern compartment contains five evenly spaced openings, comprising four doors and a window at the northern end (Image 5). The doors are ledged and braced stable (heck) doors with strap hinges. The window has three fixed lights in the top with a single fixed light below. Underneath the windowsill two courses of brick infill indicate that the sill has been raised. All of these openings have bullnose jambs and closer bricks alongside the upper 1m of the opening. The lower part of the door openings appear slightly irregular, suggesting the lower part is cut-in. Five openings in the opposite (north-west) side of the compartment contain small three-light windows in the upper part with brick infill



below (Image 7). The sides of these openings show the same characteristics noted for the openings in the south-east wall, with closers next to the upper part of the opening and they appear to have been cut-in in the lower part.

In the southern compartment of Barn 1 external openings in the ground floor comprise: window openings in the south-east and north-west sides and a door in the south-west wall. In the first floor granary there is a door in the south-east wall (Images 5 and 6). The ground floor window and door openings have bullnose edges. The north-west window opening is in-filled with modern brick. In the south-east wall, the window is wood-framed with two fixed lights divided into twelve panes with narrow metal glazing bars. The ground floor door opening has bullnose jambs and contains a plank and batten door on strap hinges.

The bonding of the brickwork in both compartments of the building is irregular. Courses consist of two or three stretchers between headers but the pattern is disrupted by the inclusion of pairs of headers or cut bricks where the bond has been modified to fit between openings. The north-east end wall also has a single header course approximately 1.5m from the ground. All of the original openings and the angles at the south-east corners of Barn 1 have rounded edges formed from bullnose bricks.

### **3.3.2 Interior: north-east compartment**

This compartment makes up the largest component of Barn 1 (Images 8 to 10). Inside it is 12m long and 5.8m wide.

External openings in the north-west, north-east and south-west walls are detailed above in the exterior description of the building. The internal edges of these openings are made from plain brick. In the door openings in the south-east wall two courses of modern brick have been inserted to raise the level of the thresholds. Above the blocked door in the centre of the north-east wall there is a timber lintel.

In addition to the previously mentioned external openings there is an internal door in the south-west wall, linking this to the adjacent compartment (see description in south-west compartment).

The walls have been whitewashed. On the older brickwork this is a fairly dense cream colour and on later additions, such as the Fletton brick piers (see below, this section), the colour is whiter and patchy. The wall at the north-east end of the compartment has a series of horizontal timbers built into the brickwork, three on either side of the door of diminishing length and another pair at the head of the door which extend to the side walls (Image 10).

In the south-east corner of the compartment are the remains of a narrow brick flue (Image 11). The brickwork of the flue is integral with the exterior wall and the flue extends slightly into the adjacent internal wall, indicating that it was part of the initial construction phase. Seven courses of brick survive at the base. The upper part of the flue has been removed, exposing the sooted interior. The top of the flue was angled away from the internal wall, probably to avoid the timber granary wall



above. No evidence for an opening is visible in the roof over the flue, but this has probably been renewed at some time.

The roof is supported by four trusses (Image 8). These have kingposts but lack the principal rafters that support the purlins in a regular kingpost roof. Instead, the struts on either side of the kingpost directly support the purlins. The kingposts are fixed at the base with iron straps around the tie beams. The lightweight construction has proved insufficient for the span. The northernmost tiebeam is bowed; the next one is broken and the spread of the roof has caused part of the northern side wall to move outwards. Brick piers have been inserted below the ends of the tie beams to support the roof and walls (Images 8 and 9). The piers are in Fletton brick and include some textured types, which were produced from the mid-20th century onwards.

The floor is concrete. It is 220mm higher than the floor in the adjacent south-west compartment.

### **3.3.3 Interior: south-west compartment, ground floor**

The south-west compartment of Barn 1 is square in plan with internal dimensions of 4.4m x 4.4m (Images 12 and 13).

The external openings are detailed above in the description of the exterior of this building. An internal door links this space with the northern compartment. It is set in a plain wood frame below a timber lintel. This door and the external door in the south-east wall are of the same design — plank and batten doors with seven planks with a beaded edge moulding and four battens with a trapezoidal cross section. The T-shaped (cross-garnet) hinges have a slightly expanded terminal end and a hinge plate with a wider section in line with the hinge.

The ceiling is supported by two NW-SE aligned beams which support joists spaced at c. 340mm centres (Image 12).

In the north corner of the compartment a rectangular opening, 270mm wide and 400mm high, has been bricked up. The opening lines up with the flue in the adjacent compartment (see section 3.3.2).

The floor is concrete. It is 220mm lower than the floor in the north-east compartment. There is a 100mm-high step up in the floor along the northern side of the room.

### **3.3.4 Interior: first floor granary**

The granary is a timber-framed compartment built above the brick ground floor compartment at the southern end of Barn 1 (Images 14 to 16).

At the time of the survey it was reached via a small access hatch in the floor. There is also a first-floor loading door in the centre of the south-east wall.





The timber frame of the granary is built on a sill beam which rests on the top of the ground floor brickwork.

The frame in the north-east and south-west walls consists of corner posts and a central post tenoned into the wall plate (Image 14). Braces on either side of the central post rise from the sill beam to a position near the top of the post.

The south-east wall consists of a wall plate, pegged and tenoned into the adjacent wall plates (Image 18) and posts framing the door opening with braces rising from the sill beam to a position two-thirds of the way up the door frame (Image 14).

The south-west wall has been replaced using re-used timber for the wall plate, central post and studs. The wall plate has not been tenoned into the adjacent (original) wall plates but has been roughly cut-in.

A NE-SW aligned tie beam runs across the middle of the compartment (Image 14). It is joined to the centre posts in the wall below either end of the beam with short braces.

The roof is supported by four ridge pieces and rafters and is close-boarded below the slates (Image 19). In the north-west slope, short rafters have been nailed to the sides of the original rafters where this side of the granary has been rebuilt.

Assembly marks (shown in red on Figure 7) are visible on the ends of the original wall plate timbers. They consist of Roman numerals — I in the south corner, II in the west (Image 18), III in the north; there are no marks in the east corner.

Grain bins stand along the north-east and south-west walls with an access space between them (Image 14). They are frame with studs and capping rails. The rear walls, fronts and partitions between adjacent bins are clad in flush horizontal boards. Both bins have been sawn off at the northern end and it is likely that they would have originally extended up to the north-west wall. Pairs of battens nailed to the front of the bins suggest that the area between the two rows could be subdivided with removal boards to form additional storage.

### 3.3.5 Interpretation of Barn 1

The two-storey section of the building is little changed from its original configuration. The ground floor was well lit with windows in both sides, although one has now been blocked. In the larger north-eastern compartment the openings have been substantially altered from its original design. When it was built it had a single external door in the centre of the north-east wall leading into the adjacent stockyard and an internal door in the opposite end of the compartment. It would have had a row of five windows in each side wall. With the exception of one window in the south-east wall all of these have been altered to form door openings. Those in the south-east wall remain but those in the north-west wall have been subsequently blocked, leaving small three-light windows.



Barn 1 is identifiable in historical documents as a piggery. Sales particulars from 1896 (BLARS ref. P34/28/3) describe the building as:

“... a range of modern brick and tiled PIGGERIES, forming 10 Styes, with feeding passage from Mixing House, and patent troughs. Adjoining the Piggeries is a slated MIXING AND BOILING HOUSE, fitted with Cisterns and Copper, with Granary over.”

The five bays in the larger compartment correspond to five pigsties on either side of a central feeding passage. The mixing and boiling house was located in the ground floor of the smaller compartment. The flue in the south-west corner of the adjacent compartment would have served the copper in the mixing and boiling house.

### **3.4 Barn 2**

Barn 2 is an open-fronted shelter shed located in the north-west of farmyard within a former stockyard area (Figure 9, Images 16 to 19). The stockyard has been levelled by terracing a natural slope; consequently Barn 2 lies approximately 1m below the level of Barn 3.

#### **3.4.1 Exterior**

The building is aligned NE-SW and measures 8m by 4.6m with the open front on the south-east side. The timber-frame stands on a brick base at least 1m high. The roof and the majority of the walls are clad in corrugated sheet metal with weatherboard covering part of the rear wall. At the north-east end of the building the corrugated sheet cladding continues down to the exterior ground level and the brick base is only visible from the interior where it forms a retaining wall for the terraced slope.

#### **3.4.2 Interior**

In the brick base, the rear wall and south-west end are in Fletton brick laid in Flemish garden-wall (Sussex) bond with two courses of headers along the top. The base at the north-east end utilises the earlier stockyard wall with repairs in Fletton brick in the top. This earlier brick is similar to that used in Barns 1 and 3. The lower half is in English bond with irregular bonding in the upper part. Towards its south-east end it contains the remains of a pilaster strip.

The timber-frame is constructed on a sill beam laid on the top of the brick base (Image 23). The frame is in three bays — a 3.1m-wide bay at the southern end and two 2.5m-wide bays. The frame consists of posts at the corners and bay divisions with four kingpost roof trusses. The trusses consist of tie beam, kingpost and rafters. Braces are located at either end of the tie beams in the end walls, at the rear end of the tie beams on the bay divisions and also at either end of the open front. In the roof trusses the lower end of the kingpost is tenoned and pegged into the tie beam but the other joints in the trusses appear to be nailed as no pegs are visible.

A brick feed trough extends along the whole of the back wall. This is made from Fletton brick and is 0.8m high at the front edge.





### 3.4.3 Interpretation of Barn 2

The building stands on a base made from Fletton brick, showing that it was built in the 20th century. The presence of the brick feed trough show the building would have been used as shelter shed for cattle housed in the stockyard.

Barn 2 is identifiable in its present form in rating valuation records from 1926 (BLARS ref. DV1/H25/24) where it is described as a three-bay feeding hovel.

## 3.5 Barn 3

Barn 3 is located on the north-east edge of the development area on the boundary of the former farmyard. The plan is shown on Figure 9 and the external elevations are shown in Figure 10.

### 3.5.1 Exterior

The building comprises a single-storey range, aligned NW-SE, measuring 34m long by 5.9m externally (Images 20 to 24). Inside the building is divided into two compartments.

#### 3.5.1.1 South-west (front) elevation

This wall is in brick (Images 21 and 22). It has a plinth consisting of two or three courses of plain brick with a chamfer course. At the second door from the north-west end of the range the plinth is stopped 0.35m from the sides of the door with a return in the chamfer course. The plinth continues up to the edge of the other five door openings in this wall. There is a single header course above the plinth and the rest of the wall above is in Flemish garden-wall (Sussex) bond.

The openings in this wall consist of a window towards the northern end and six doors fitted with heck (stable) doors. The window has three fixed lights in the upper part and a wooden hit-and-miss vent in the lower part. This window has been cut-in as the jambs have short brick ends and grey cement pointing which contrasts with the off-white mortar used in the original brickwork. The door openings also show signs of significant alterations with cut bricks and grey cement pointing. For the purposes of description the door openings have been numbered 1 to 6, starting at the northern end of the elevation. Opening 1 is modified from a window opening in the original construction that has been widened, indicated by closers along the upper right side. Opening 2 formed part of the original construction, indicated by a deliberate break in the plinth and closers along both sides. It is also the only door opening with a brick arch. Opening 3 also began as a window, indicated by closers along the upper left side. Openings 4 and 5 show signs of being cut-in, with short bricks and grey cement pointing to the jambs. Opening 6 is likely to form part of the original construction as the jambs show no signs of alterations or cement repairs.

#### 3.5.1.2 South-east (end) elevation

This is in flint and brick (Image 27). The lower part consists of two panels of flint nodules with brick dressings and the gable above is made from a single thickness of brick. The brickwork in the upper part of the wall has been repointed with sandy cement.



Openings consist of a window in the gable and a door. The opening for the window has a wooden lintel and sill and the window consists of two fixed lights. The door opening is located off-centre to the right-hand side of the wall. It is a modern insertion, the jambs being formed in Fletton brick.

#### **3.5.1.3 North-west (end) elevation**

This wall matches that at the south-east end with flint with brick dressings in the lower part and a single thickness of brick above (Image 24). A window opening in the gable has a brick arch and a chamfered brick sill. The wooden window frame was covered with plastic (Perspex-type) glazing at the time of the survey.

#### **3.5.1.4 North-east (rear) elevation**

The rear wall has brick dressing matching those seen in the end walls but the panels are filled with Fletton brick rather than flint nodules (Image 28). A section of the wall towards the northern end has been completely rebuilt in Fletton brick.

Archaeological monitoring during external groundworks showed that the rear wall of Barn 3 has been terraced into the chalk slope. Where soil build-up was removed from the back wall the lower part of the panels was seen to be filled with roughly laid brick headers with occasional flint nodules.

### **3.5.2 Roof**

The gabled roof over Barn 3 is clad in slate with dark grey ceramic ridge tiles.

### **3.5.3 Interior: south-east compartment**

The south-east compartment is the shorter of the two compartments in Barn 3; it is 8.7m long and 5.3m wide (Images 25 to 28).

Exterior openings to this compartment consist of a door and window in the south-east end wall and two doors in the south-west (front) wall. These have been described above with the exterior details of the building. The two doors in the front elevation have been partially blocked by inserting 1.2m high walls in Fletton brick against the interior side of the door openings (Image 30).

A brick wall, built in line with one of the roof trusses, forms the north-west end of the compartment (Image 31). The lower part of the wall is 0.35m thick to the underside of the tie beam, above which it continues upwards to the northern side of the tie beam as a double thickness of brick (c. 0.24m) up to the apex of the roof. The wall meets the rear (north-east) wall in a straight join but the relationship with the front wall is unclear. A 1.5m-wide opening in the southern end of the wall has been partially filled with Fletton brick, leaving a 0.6m-wide aperture in the upper part of the opening. A feeding trough made from Fletton brick has been built against the blocking.

The interior face of the rear wall consists of brick dressings with panels of infill composed of irregularly laid brick headers and some flint nodules and the lower part of the wall is covered with a cement render (Image 32).



The roof over this compartment is in three bays. The roof trusses in Barn 3 consist of a tie beam with a pair of raking purlin struts which support the purlins and common rafters. As noted above a roof truss at the northern end of the compartment falls on the line of the dividing wall.

A single roof truss in the mid part of this compartment differs from all of the others in Barn 3 and appears to be a modern replacement of one of the earlier trusses. A long plank laid flat forms the tie beam and two purlin struts appear to be reused from the earlier truss. Between the struts a frame made from square-sectioned timber forms a door opening. The truss indicates the location of a former partition which is also marked on the floor by a narrow raised strip of concrete in the concrete floor.

### **3.5.4 Interior: north-west compartment**

The north-west compartment is 8.7m long and 5.3m wide (Images 29 to 32).

Exterior openings to this compartment consist of a door and window in the north-west end wall and four doors in the south-west (front) wall. These have been described above with the exterior details of the building.

The wall at the south-east end of the compartment is described in the previous section. The rear wall consists of brick dressings with panels of infill. The irregularly laid infill consists of brick headers with smaller numbers of brick paviours and flint nodules. The brick and infill in three of the panels located in the northern half of the compartment have been entirely replaced in Fletton brick.

The roof is supported by seven trusses (Image 33). These match those in the southern compartment consisting of a tie beam and a pair of raked purlin struts.

A brick feed trough extends along the whole length of the back wall (Images 29 to 31). The front edge of the trough is supported by fifteen, two-centred, plain chamfered arches which stand on shallow pilasters with bullnose edges. The panels between the pilasters are filled with brickwork in English bond. The front edge of the trough is topped with half-round coping bricks. It mostly stands 1m above floor level but four raised sections in the trough are 0.15m higher. These sections are *c.* 1.75m long and are fitted with iron tether rings towards each end of the raised sections. The brickwork is covered in whitewash or cream-coloured paint. Where visible the bricks are red and measure *c.* 240mm x 110mm x 70mm. At the southern end of the trough the brickwork in the end wall of the compartment has been butted up to the base of the trough, indicating that the trough was built before the cross-wall.

The compartment has been subdivided into three parts by the addition of two low brick walls made of Fletton brick (Images 30 and 32). These are 1.1m high, butted up to the trough at the back wall and with an opening for access next to the front wall. Against the front wall are two short sections of Fletton brickwork set close together (Figure 10, Image 34). The one nearer the south-east end of the



compartment stands approximately 2m high. The other one is aligned with one of the two 1.1m-high dividing walls noted above. The brickwork of this second wall has been roughly truncated at its north-east end. It is likely that it would have joined the low dividing wall to form a continuous partition across the width of the compartment.

The floor is concrete. It slopes down towards the front wall with a drop of up to 0.25m across the width of the compartment.

### 3.5.5 Interpretation of Barn 3

It appears from the arrangement of the original openings in the front elevation that Barn 3 was designed with its present two compartment divisions. The larger north-west compartment had one central door (opening 2) with windows to either side (openings 1 and 3). The south-west compartment had a single door towards the southern end of the front wall (opening 6). The two compartments were linked by an internal door that was blocked in the modern period. Door openings 4 and 5 in the front wall, are later additions. The insertion of the door in the south-east end wall, the construction of the feeding trough in the south-east compartment and the partial blocking of doors 4 and 5 are all modern alterations.

Evidence for the construction sequence indicates that the internal dividing wall was inserted after the rest of the building, including the feed trough, had been completed. It meets both the rear wall and feed trough in a straight join and the roof truss at this position would have not been needed if the partition wall had already been present. It is possible that the dividing wall was built immediately after the completion of the rest of the building or it may have replaced a timber partition.

Later modifications to the building comprise: alteration of the windows (openings 1 and 3) into doors and the cutting-in of new door openings (openings 4 and 5). Modern (20th-century) alterations comprise: repairs to the rear wall, insertion of a door in the south-east end, alterations to the roof trusses in the southern compartment and the construction of low partition walls in the larger compartment.

Barn 3 is identifiable in historical documents as a cart horse stable. Sales particulars from 1896 (BLARS ref. P34/28/3) describe the buildings as “... a Modern range of First-class Brick and Slated Cart Horse Stabling, consisting of 11 standings, with large Chaff House and Forage Store at end.” The smaller compartment at the south-east end corresponds to the chaff and forage store. A condition report on the farm prepared in 1912 describes the stables with a “cobblestone floor not modernised with holes in places”.

## 3.6 Stockyard Wall

The former stockyard is located in the northern part of the development area between Barns 1, 2 and 3 (Figure 11, Images 3 and 4). The yard is rectangular in plan, 13m long and 8.5m wide. It is enclosed by a brick wall extending between Barns 1 and 2, a free-standing wall along the south-east side and a terrace wall along the north-east side in front of Barn 3.



Some parts of the wall have been repaired or rebuilt using Fletton rustics/textured brick, a type in use from the mid-20th century. The earlier bricks are similar throughout, *c.* 225mm x 115mm x 70mm and mid-red in colour with occasional darker, purplish examples. Where the upper surface of the brick is exposed in the wall along the north-east side of the yard, they have a shallow frog.

On the south-west side of the stockyard, the wall abuts the brickwork of Barn 1 and Barn 2 in straight joins. It is built in Flemish garden-wall (Sussex) bond. The upper part of the wall in the section corresponding to the back wall of the adjacent hen coop has been rebuilt in Fletton brick.

The wall on the south-east side of the stockyard has a gateway towards its south-east end. On the south-east of the gateway is a short length of wall which is tied-in to the north-east corner of Barn 1 (Image 4). It has a half-round brick coping and stands 1.8m high. The gate-pier attached to this part of the wall is in textured Fletton brick. To the north-east of the gateway the wall consists of six courses of the earlier brickwork with six courses of Fletton brick forming the upper half (Images 37 and 38).

The wall along the north-east side of the yard is a terrace which retains the higher ground in front of Barn 3. This wall survives to height of six courses and is in English bond.

### **3.6.1 Interpretation**

The Ordnance Survey map published in 1898 shows that the stockyard extended slightly further to the north-west at that time and contained a building in the north-west corner of the yard. This building was slightly smaller than the present-day Barn 2 and was open-fronted on its SW-facing side. Like Barn 2 the building in 1898 would have been a shelter shed for livestock.



## 4. BUILDING ANALYSIS

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### 4.1 *Late 19th Century*

Barn 1 and Barn 3 show a number of similarities in terms of materials such as the brick, the workmanship shown in similar sections of irregular brick bonds and details like the construction of the roofs. A similar brick was also used in the wall surrounding the stockyard and on the north-east corner of Barn 1 the wall is tied in to the brickwork of the building. These structures appear to form part of a single construction phase. The two buildings are described as “modern” in sale particulars dating from 1896 and these buildings would have been built during the late 19th century.

Barn 1 was built as a piggery with integrated food storage and preparation facilities. It contained 10 pigsties, with five to either side of a central feeding passage leading from a mixing and boiling house below a first floor granary. Barn 3 was more traditional in design, with a single stable for eleven cart horses but it also had food storage facilities at one end in the form of a chaff house and forage store.

### 4.2 *Early to mid-20th Century*

Historical documents show that the buildings remained in use for their original purpose into the earlier 20th century. However, a survey of the farm in 1912 indicated that the piggery (Barn 1) was in a state of poor repair. Examination of the building shows that it did fall into a state of disrepair at some time; the north-west wall of the first floor granary has been completely replaced with re-used timber used to repair the frame.

Various repairs and alterations are visible in Barns 1 and 3 and the stockyard wall. Some of these have been done in Fletton brick which first became available at the beginning of the 20th century. Barn 2, the stockyard shelter-shed, dates from the 20th century as it stands on a base made from Fletton common bricks. Other alterations to the openings in the sides of the piggery and the front of the stables would have also taken place during this phase. These changes include the insertion of doors in front of the stable’s chaff and fodder store to convert it into two loose boxes. The textured Fletton bricks used in repairs to the stockyard wall and in the piers in Barn 1 were first produced in the mid-20th century.

### 4.3 *Historical Context and Significance*

The plan of the farmyard as a whole was the result of piecemeal development, fitting buildings into the available space and topography. It probably developed over an extended period; Lynch Farm Cottages are believed to date back to the 17th century. A large barn in the centre of the farmyard shown on the 1898 Ordnance Survey map could have been the building shown on the 1798 Enclosure map.

Barns 1 and 3 are functional in appearance and characteristic of the buildings produced towards the end of the 19th century. These two buildings probably formed part of a single phase of development, representing a significant investment





in the farm, probably while it was in the ownership and occupancy of Francis Hamilton.

The integrated design of the piggery is characteristic of the industrialisation of farming that occurred during the late 19th century. The 1896 sale particulars show that there was also a brick engine house for a steam-powered corn mill. Later records suggest that the engine house was attached to the large timber barn in the central part of the farmyard, showing how the farm was adapted to more industrialised production methods. The farm at this time formed part of a larger estate which was owned and occupied by Francis Hamilton.

After a peak in profitability between *c.* 1840 and 1870, farming in England declined. This was due initially to the arrival of cheap grain from America and later to the large-scale importing of meat which became possible with the introduction of refrigerated steamships. Following the death of Francis Hamilton the Kensworth Estate was put up for sale in 1896. It was purchased by Benjamin Bennett, a Dunstable brewer, and Lynch Farm was subsequently tenanted out.

The Ordnance Survey maps that were published in 1901 and 1924 show little change from those of 1880 and 1894. The 1924 map shows that Barn 2 had replaced a slightly smaller shelter shed and another shelter shed had been erected in the adjacent stockyard, indicating possible expansion of cattle rearing or dairying. Overall though, relatively little investment appears to have taken place during the early 20th century. A survey of the farm buildings undertaken in 1912 shows that some of the buildings such as the piggery were in a poor state of repair. This may reflect the economic difficulties in farming at this time.

In the later 20th century some of the farm buildings were demolished. Aerial photographs of the site indicate that the large building in the central part of the farmyard was removed sometime between 1981 and 1986.



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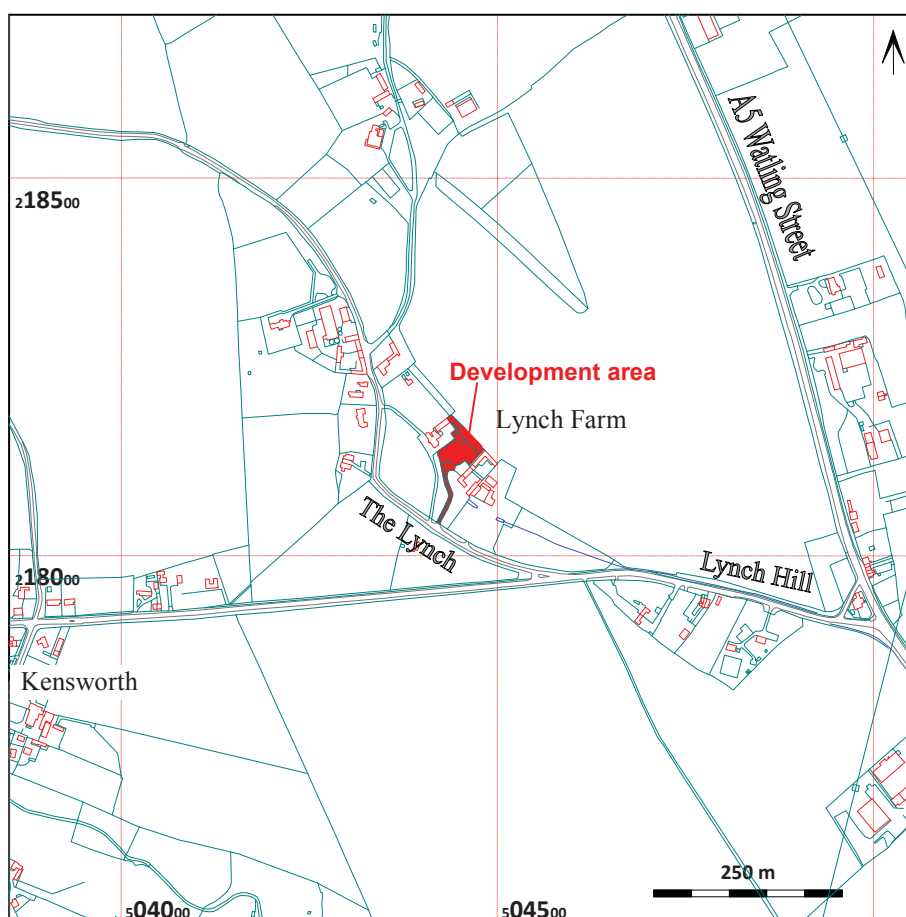
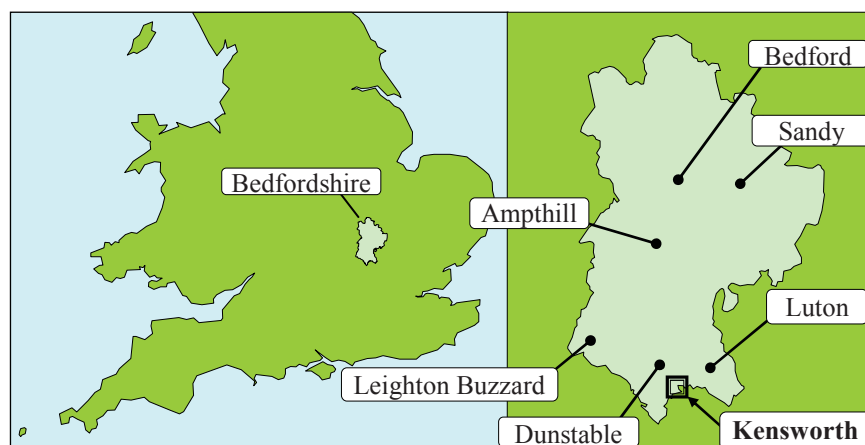
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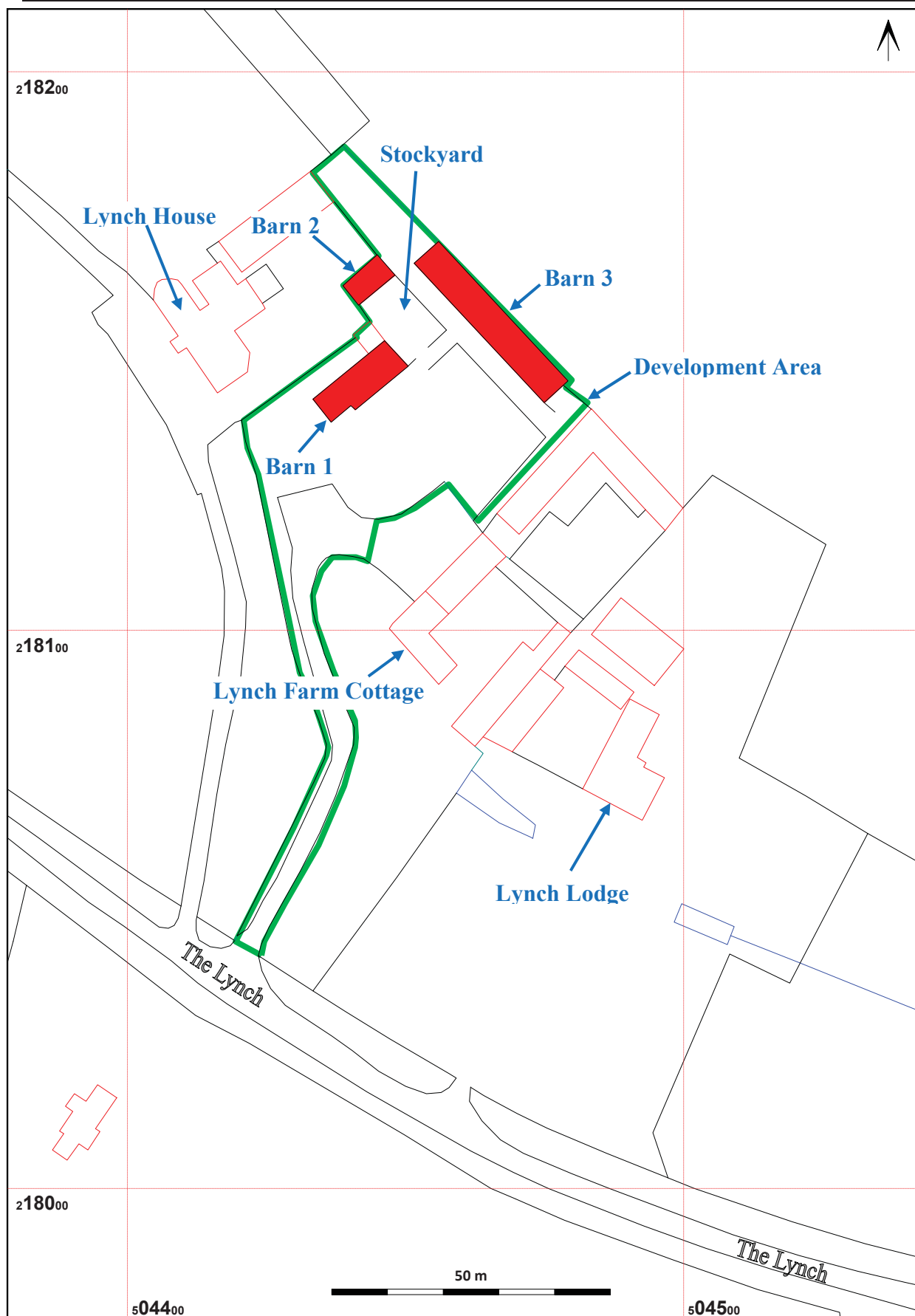
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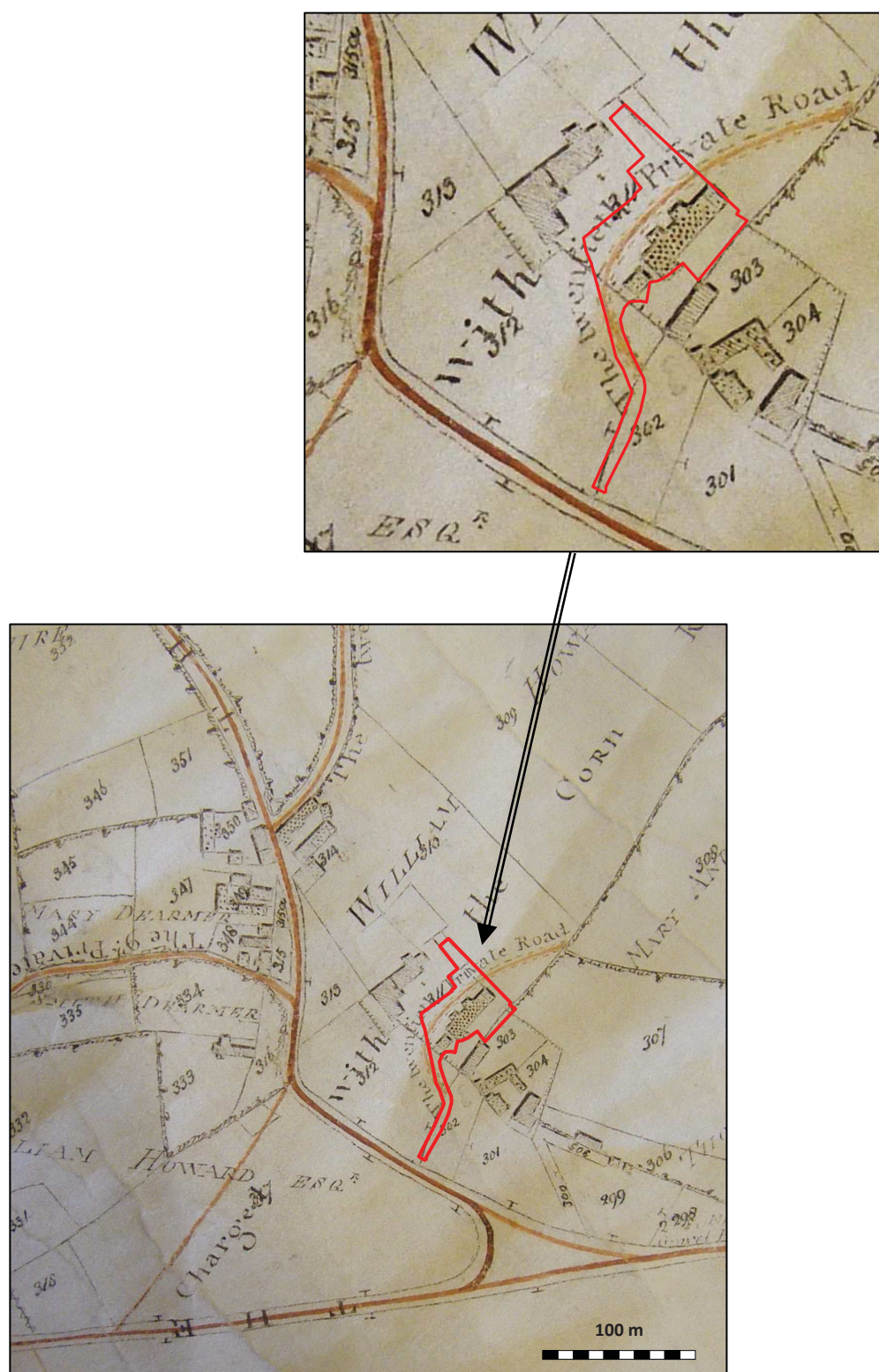
**Figure 1: Location plan**

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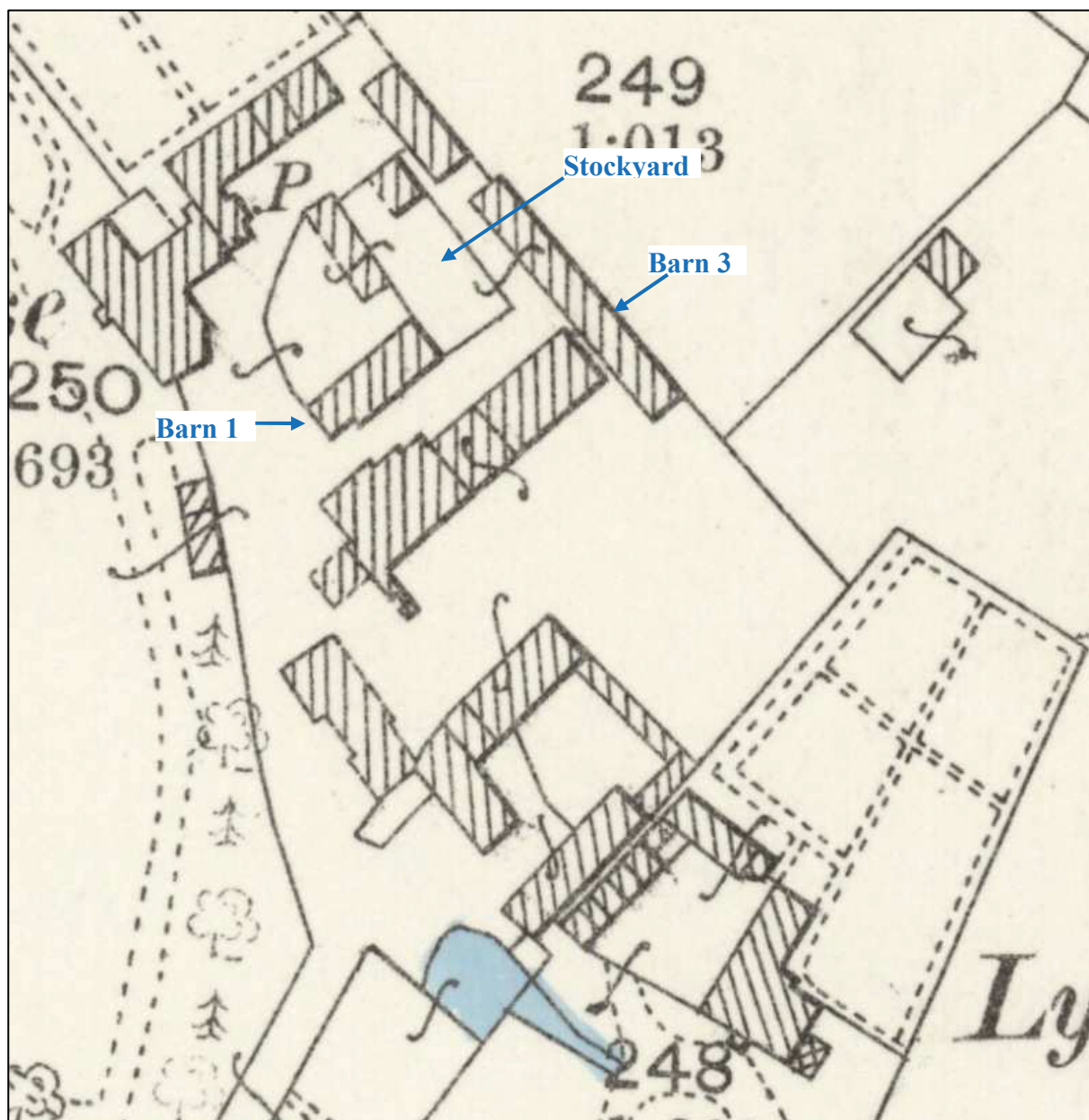
**Figure 2: Location of surveyed buildings**

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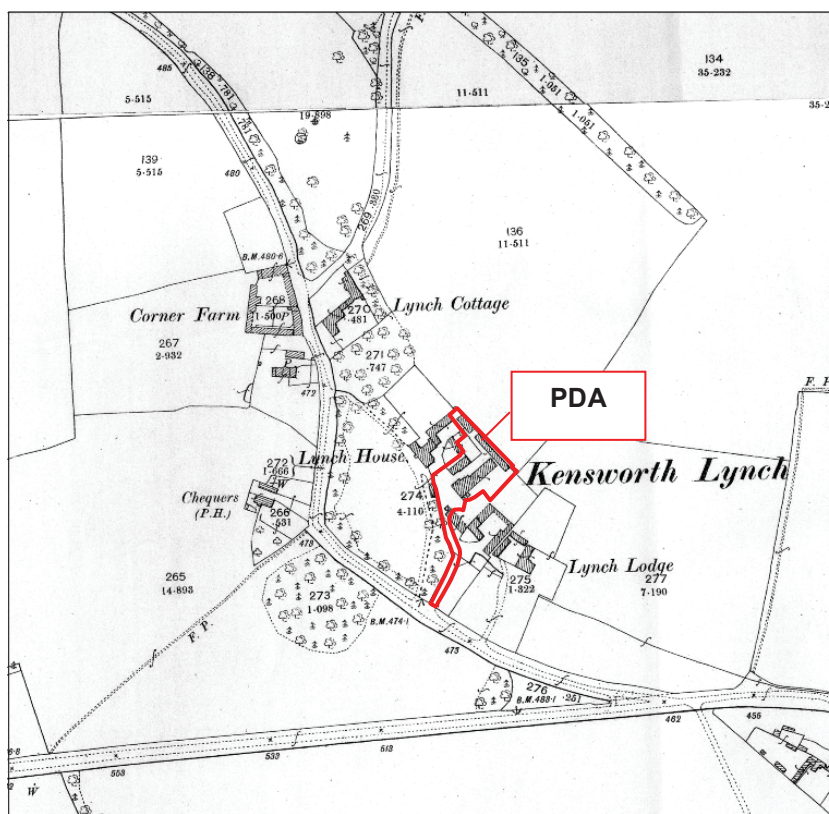
**Figure 3:** 1798 Enclosure map

(The development area is outlined in red. Scale is approximate.  
Map held by Bedford and Luton Archives Service)

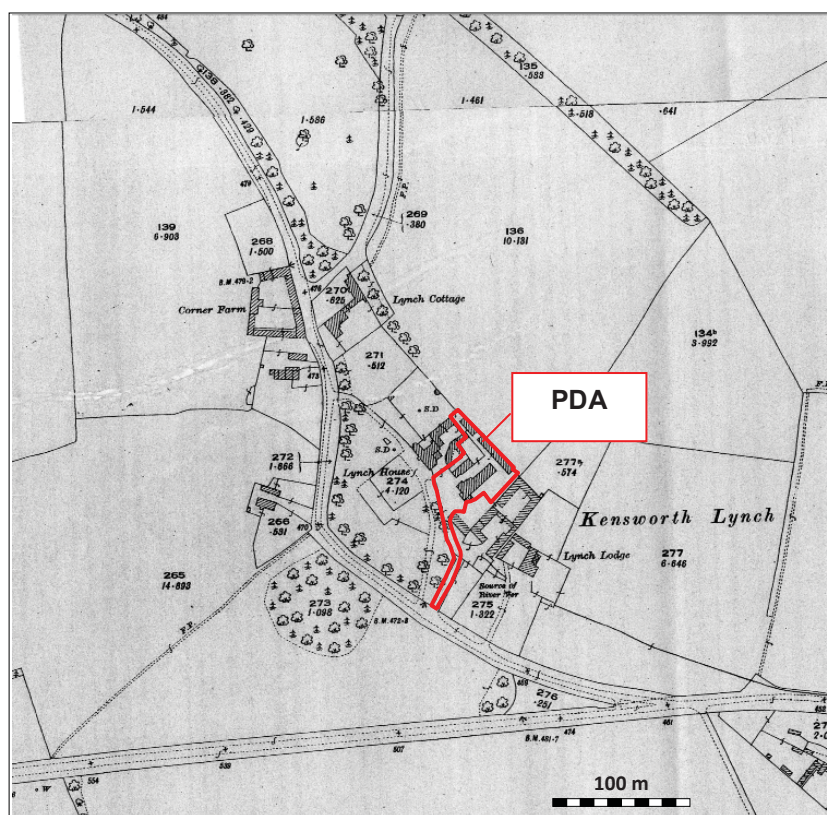


**Figure 4:** 1898 Ordnance Survey map



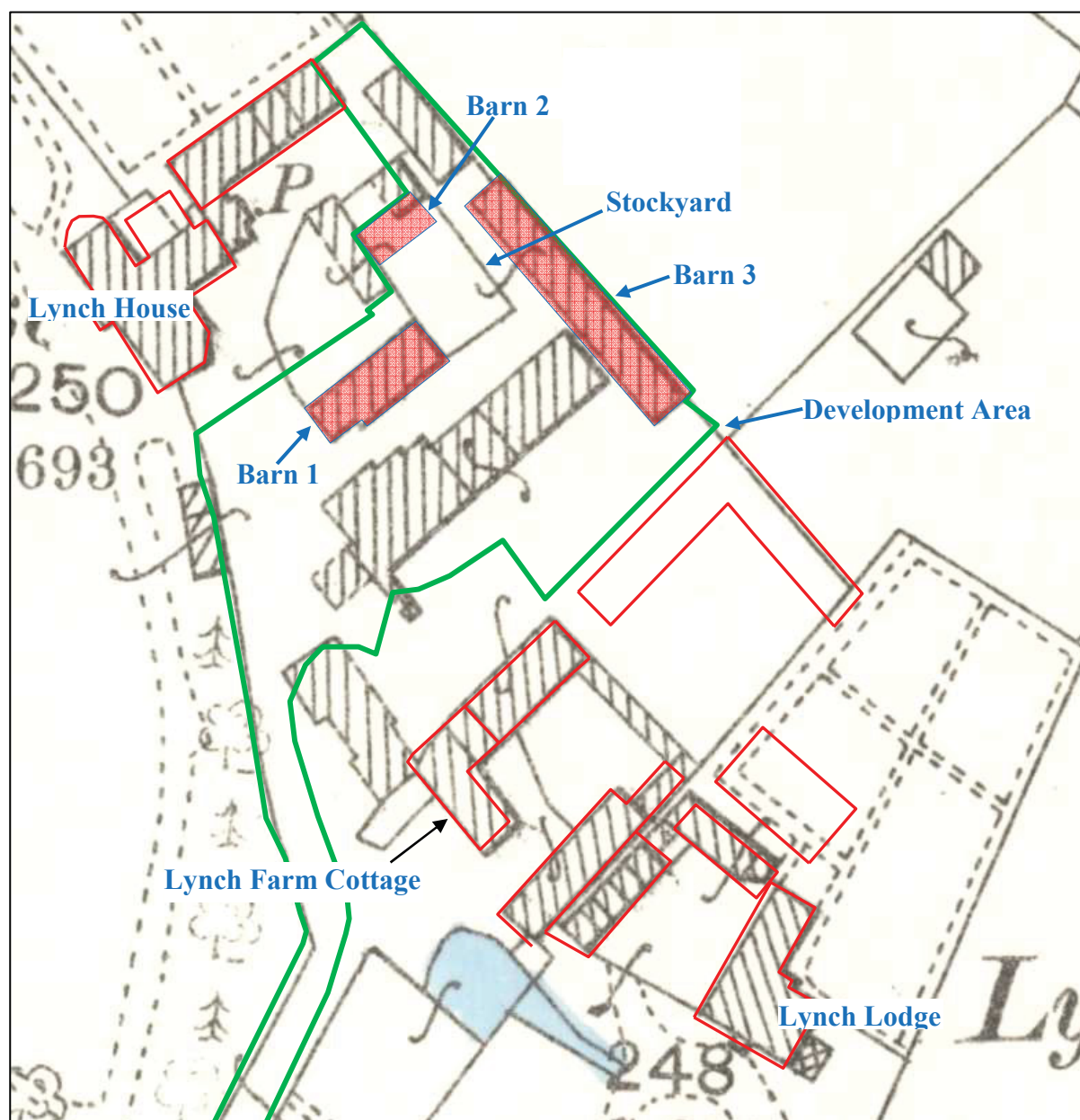


1901 Ordnance Survey map



1924 Ordnance Survey map

**Figure 5:** 1901 and 1924 Ordnance Survey maps



**Figure 6:** Modern site plan overlaid on 1898 Ordnance Survey map

(Map shows outlines of present-day buildings (red) and development area (green) overlaid on first edition 25-inch Ordnance Survey map.)

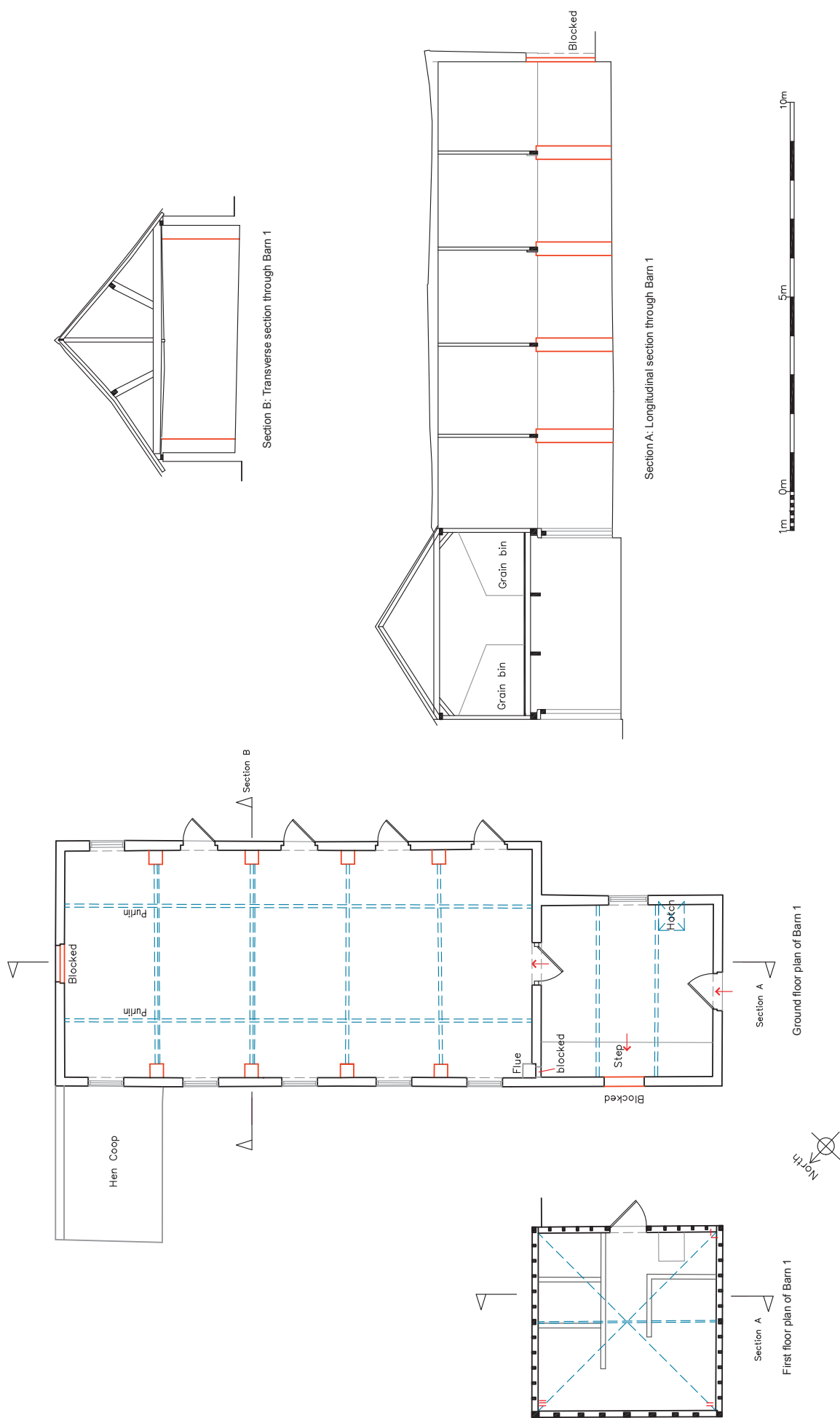


Figure 7: Barn 1, plans and sections

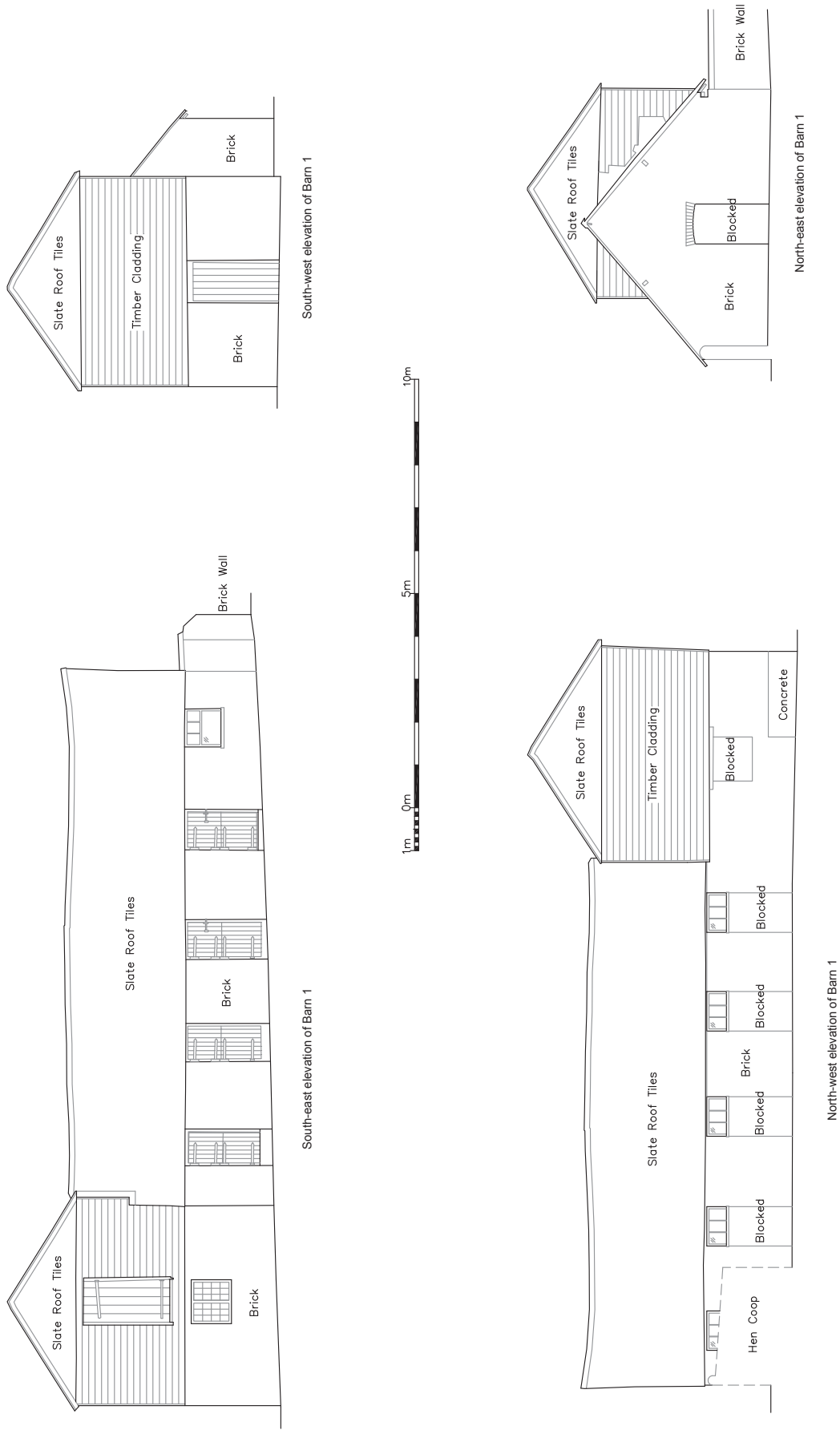


Figure 8: Barn 1, elevations



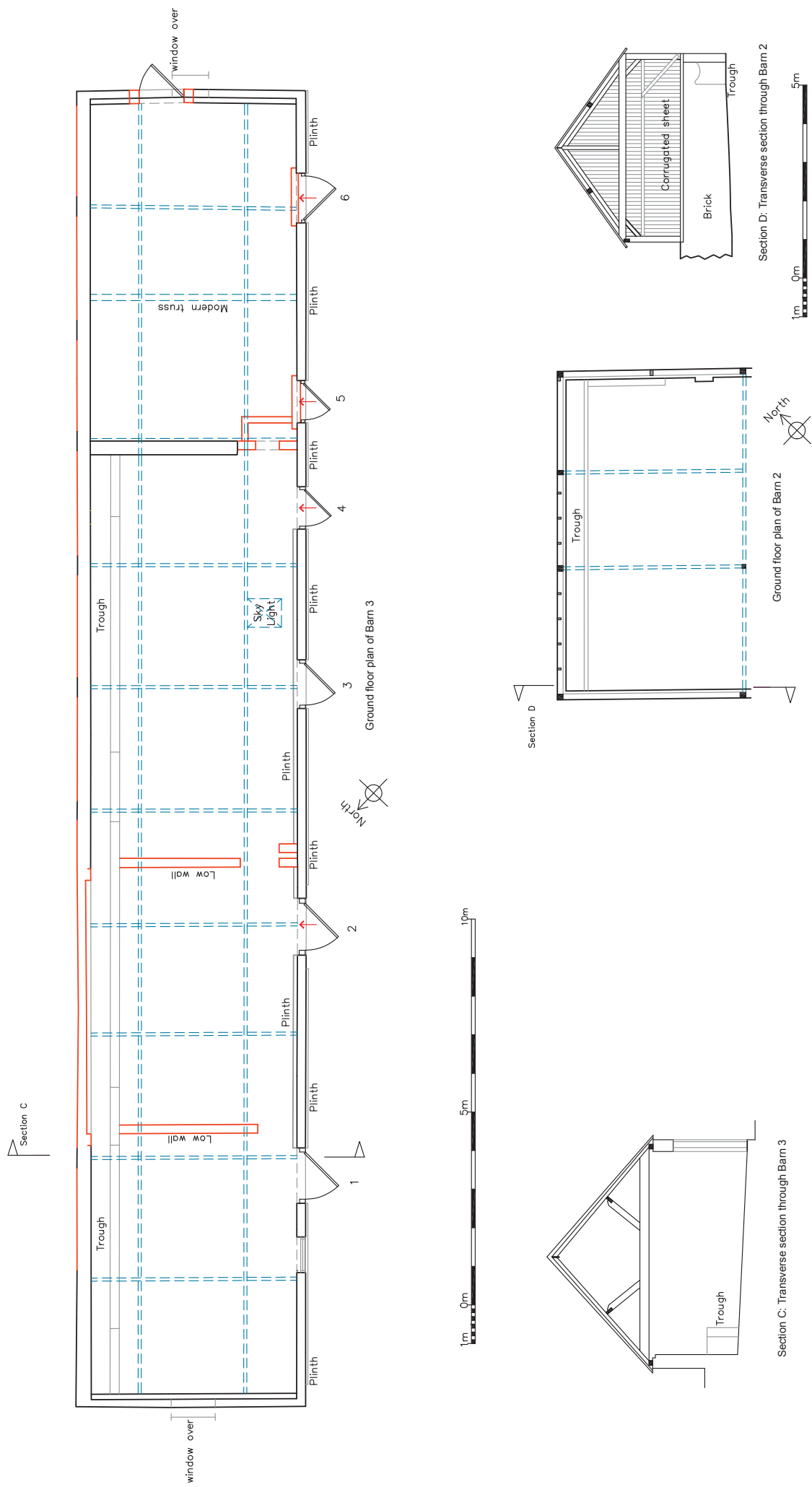


Figure 9: Barns 2 and 3, plans and sections

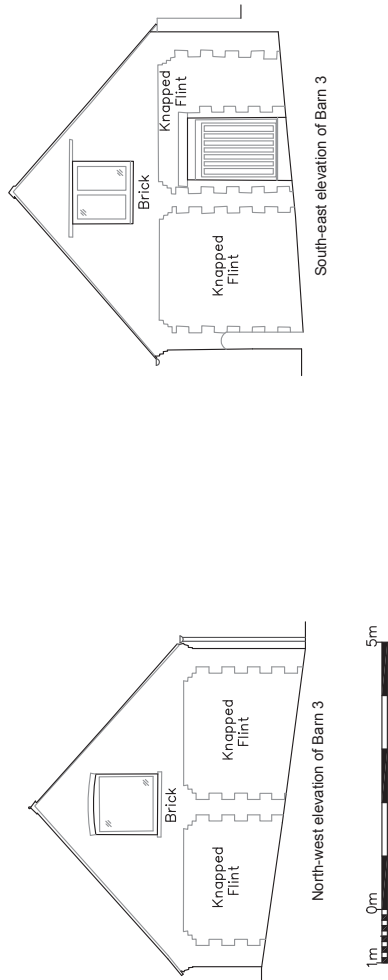
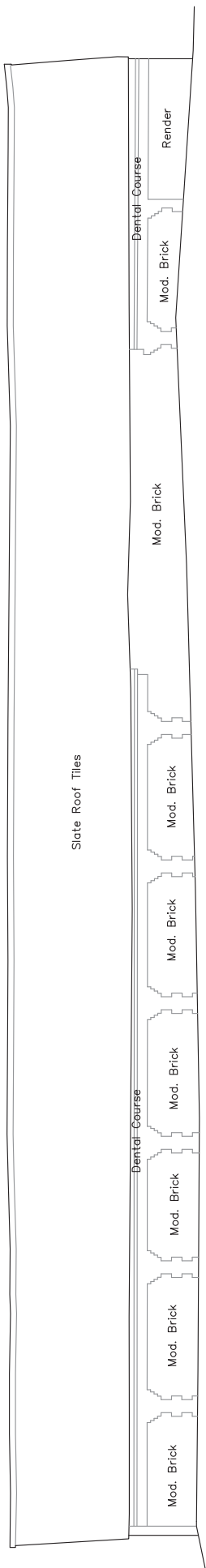
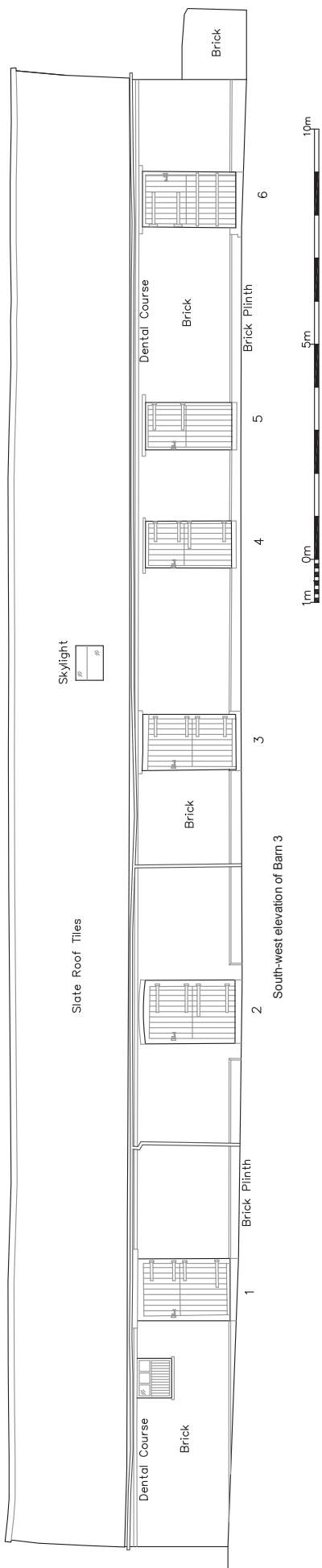


Figure 10: Barn 3, elevations





**Image 1:** General view of the buildings, looking north-east

Shows Barn 1 in the foreground and Barn 3 in the background to the right (Scale 2m)



**Image 2:** General view of the buildings, looking north-west

Shows Barn 3 to the right, Barn 2 in the centre and Barn 1 to the left





**Image 3:** General view showing stockyard wall

Shows wall at south-east corner of former stockyard in foreground with the upper part of the wall rebuilt in Fletton brick (Scale 2m)



**Image 4:** Barn 1, general view looking west

Shows blocked door in north-east end wall and section of stockyard wall attached to eastern corner of building (Scale 2m)





**Image 5:** Barn 1, south-east elevation

Granary with first floor door is at the left side of the image (Scale 2m)



**Image 6:** Barn 1, general view looking north

Shows granary at south-west end of building (Scale 2m)





**Image 7:** Barn 1, north-west (rear) elevation, looking south  
Shows blocked door openings with inserted windows in rear wall



**Image 8:** Barn 1 interior, main compartment, looking north-east  
Shows inserted brick piers below the ends of the tie beams





**Image 9:** Barn 1 interior, main compartment, looking north

Shows blocked door in north-east end wall and roof trusses (Scale 2m)



**Image 10:** Barn 1 interior, main compartment, showing north-east end wall

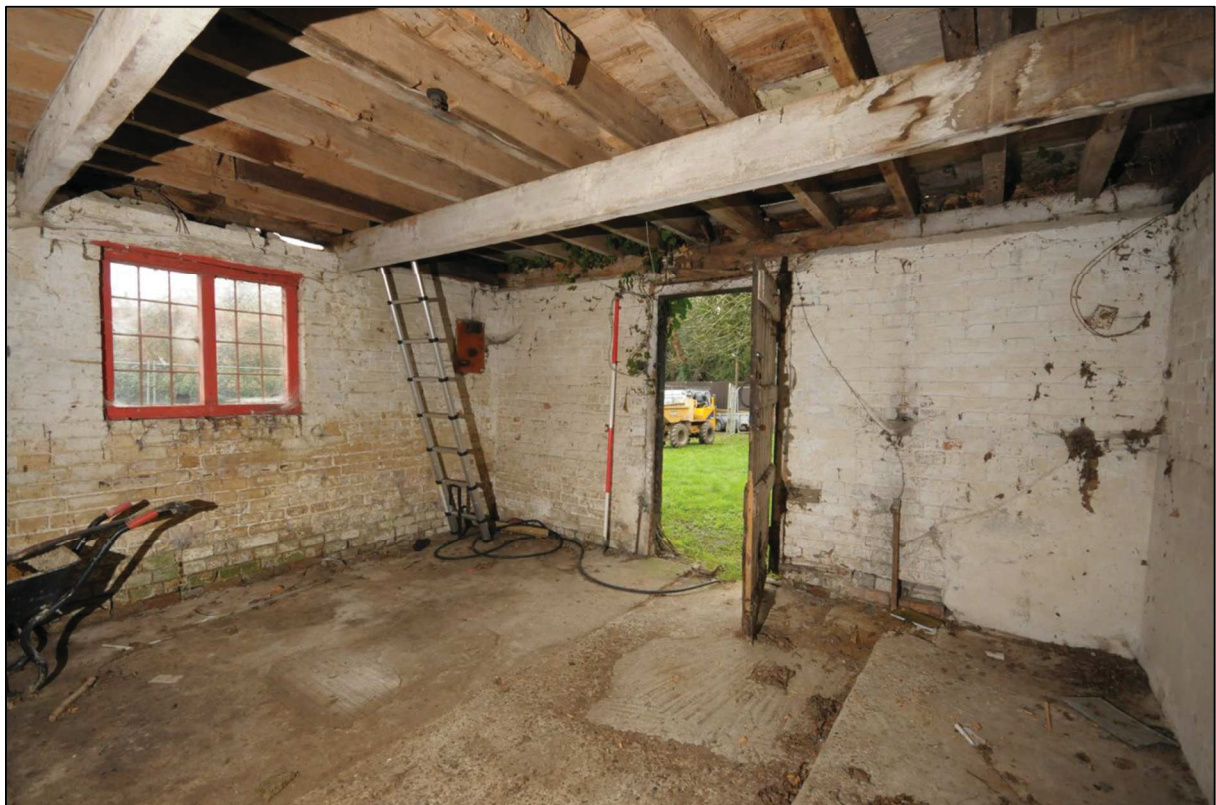
Shows blocked door with timber built into the wall on either side (Scale 2m)





**Image 11:** Barn 1 interior, main compartment, looking south

Shows weatherboard on side of first floor granary over adjacent compartment and remains of brick flue at the right-hand side of the image (Scale 2m)



**Image 12:** Barn 1 interior, southern compartment, looking south

Shows door opening in south-west wall and the framing for the floor above (Scale 2m)





**Image 13:** Barn 1 interior, southern compartment, looking north-east  
Shows plank and batten door to main compartment (Scale 2m)



**Image 14:** Barn 1 interior, granary, looking east  
Shows grain bins in foreground and door in south-east wall next to 2m scale





**Image 15:** Barn 1 interior, granary, looking north

Shows grain bins in foreground and replaced north-west wall to the left (2m scale)



**Image 16:** Barn 1 interior, granary, looking south-east

Shows grain bins in foreground and door in south-east wall next to 2m scale





**Image 17:** Barn 1 interior, detail of south corner of granary

Shows corner post tenoned into wall plate; wall plates joined with pegged mortise and tenon



**Image 18:** Barn 1 interior, detail of west corner of granary

Shows assembly mark (II) in end of south-west wall plate at left of centre. Also shows crudely inserted wall plate in the rebuilt north-west wall in the right half of the image.





**Image 19:** Barn 1, granary roof, looking south-east

The rafters in the north-west edge of the roof (at the top of image) are doubled where the roof and wall on this side of the granary have been repaired



**Image 20:** Barn 2, general view, looking west

Shows open-fronted shed within former stockyard (Scale 2m)





**Image 21:** Barn 2 interior, looking west

Shows modern timber studs in rear wall and brick feeding trough (Scale 2m)



**Image 22:** Barn 2 interior, looking north-east

Shows modern timber studs in rear wall and brick feeding trough (Scale 2m)





**Image 23:** Barn 2 interior, south-west end wall

Shows timber frame and brick base (Scale 2m)



**Image 24:** Barn 3, north-west elevation

(Scale 2m)





**Image 25:** Barn 3, south-west elevation, looking east



**Image 26:** Barn 3, south-west elevation, looking north





**Image 27:** Barn 3, south-east end, looking north

Shows flint panels in lower part of wall with inserted door opening in right-hand side (Scale 2m)



**Image 28:** Barn 3, rear wall, looking west

Shows light coloured modern brick used to replace infill in rear wall (Scale 2m)





**Image 29:** Barn 3 interior, south-east wall

Shows modern inserted doorway and flint infill in wall with render over lower part (Scale 2m)



**Image 30:** Barn 3 interior, south-east compartment, looking north-west

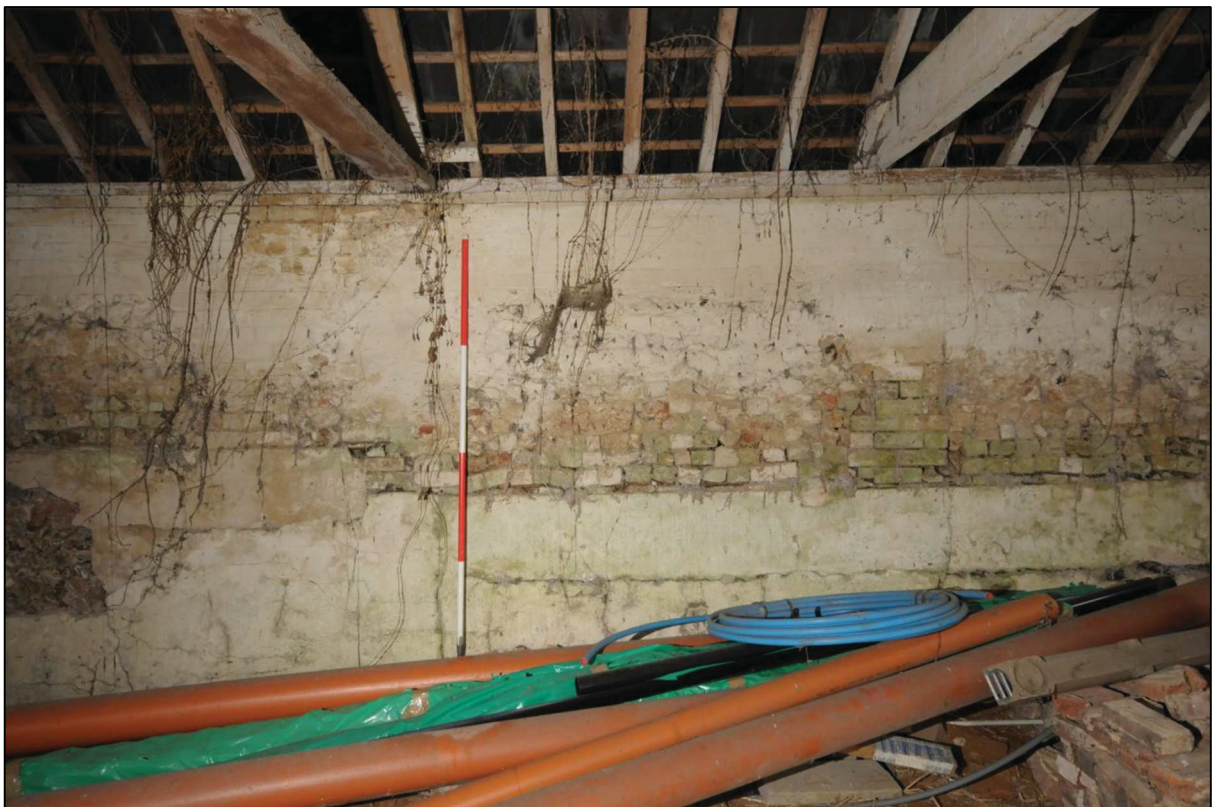
Shows partially blocked doors in south-west wall at left and inserted roof truss behind an original roof truss in the upper foreground





**Image 31:** Barn 3 interior, south-east compartment, looking north-west

Shows dividing wall with a partially blocked opening and brick trough at left (Scale 2m)



**Image 32:** Barn 3 interior, rear wall of south-east compartment

Shows wall roughly infilled with header bricks (Scale 2m)





**Image 33:** Barn 3 interior, north-west compartment, looking south-east

Shows trough along the rear wall and sloping floor (Scale 2m)



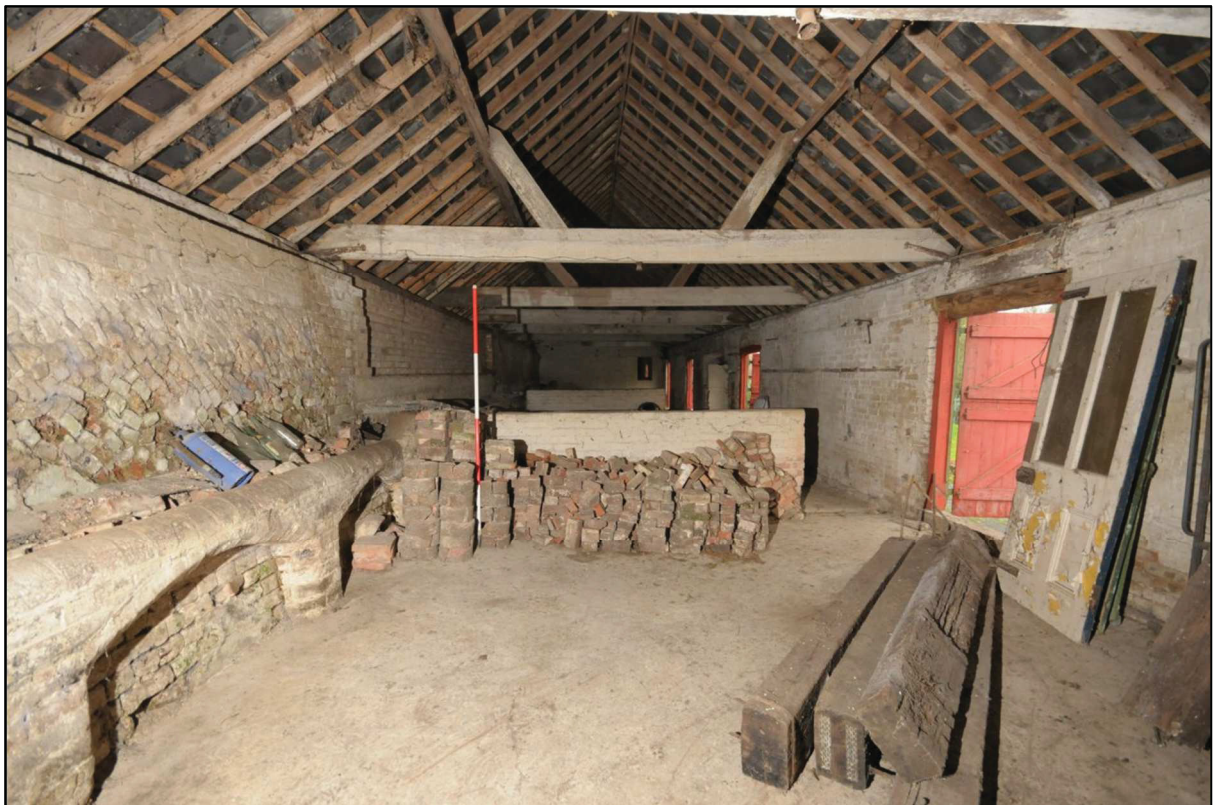
**Image 34:** Barn 3 interior, north-west compartment, looking north-west

Shows trough on rear wall and inserted, low partition walls in the background (Scale 2m)





**Image 35:** Barn 3 interior, north-west compartment, southern end of trough  
Shows brick trough with raised section with tether rings (Scale 2m)



**Image 36:** Barn 3 interior, north-west compartment, looking south-east  
Shows compartment from viewpoint at north-west end of building (Scale 2m)





**Image 37:** Stockyard wall, eastern corner, looking north-west

Shows wall with upper part rebuilt in Fletton brick (Scale 2m)



**Image 38:** Stockyard wall, eastern corner, looking west

Shows curved corner of stockyard wall with Barn 1 in background (Scale 2m)





**Image 39:** Contact print of monochrome photographs

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