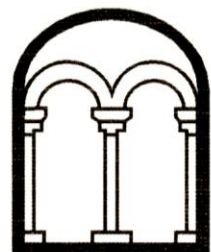


**BEDFORD SANITARY LAUNDRY
DERWENT PLACE
BEDFORD
BEDFORDSHIRE**

HISTORIC BUILDING RECORDING

Albion
archaeology



**BEDFORD SANITARY LAUNDRY
DERWENT PLACE
BEDFORD
BEDFORDSHIRE**

HISTORIC BUILDING RECORDING

Project: DP2687
OASIS ref: albionar1-248459
BEDFM 2016:22

Document: 2016/120
Version 1.1

Issue date: 6th July 2016

Compiled by	Checked by
Christiane Meckseper	Hester Cooper-Reade

Prepared for:
Taylor French Developments



Contents

1. INTRODUCTION	6
1.1 Project background	6
1.2 Site location and description	6
1.3 Historical and documentary background	7
1.4 Project objectives	8
2. BUILDING SURVEY	9
2.1 Conditions of the survey	9
2.2 Chronological development	9
2.3 Form	10
2.4 Function	11
2.5 Summary and Conclusions	12
3. BIBLIOGRAPHY	14
4. ARCHIVAL REFERENCES	15
5. APPENDICES	16
5.1 Oasis form	16
5.2 Photographic survey image list	18



List of Figures

- Figure 1: Site location
Figure 2: 1884 first edition 25 inch OS map
Figure 3: 1901 first edition 25 inch OS map
Figure 4: 1906 plan as built, showing room designations and machinery positions
Figure 5: 1926 third edition 25 inch OS map
Figure 6: Selection of original elevations by E H C Inskip & Son, architects and surveyors, dated 1901
Figure 7: Selection of elevations and plans by Deacon & Laing, architects, dated 1957
Figure 8: Bedford Sanitary Laundry eastern side, looking SW from footbridge across railway
Figure 9: Bedford Sanitary Laundry western façade along Derwent Place
Figure 10: Southern side of laundry, showing 'lean-to' WCs and cloakroom
Figure 11: Former stables with loft and coach house along southern wall of laundry complex.
Figure 12: Former mess room with herringbone parquet floor
Figure 13: Wheels for possible rope fittings to operate ventilation shafts at southern wall of boiler house
Figure 14: Flues in area of former "Drying Closets", sharing wall with boiler room
Figure 15: Flues in area of former "Drying Closets", sharing wall with boiler room
Figure 16: "Sorting and Packing Room" historic photograph
Figure 17: Former "Sorting and Packing Room"
Figure 18: Interior photograph of roof clerestory windows in drying closets room

Photographic Survey Thumbnails

Images 001 – 131

The figures and thumbnails are bound at the back of the report.



Preface

All statements and opinions in this document are offered in good faith. This document has been prepared for the titled project or named part thereof and was prepared solely for the benefit of the client. The material contained in this report does not necessarily stand on its own and should not be relied upon by any third party. This document should not be used for any other purpose without an independent check being carried out as to its suitability and the prior written authority of Albion Archaeology (a trading unit of Central Bedfordshire Council). Any person/party relying on the document for such other purposes agrees and will by such use or reliance be taken to confirm their agreement to indemnify Albion Archaeology for all loss or damage resulting therefrom. Albion Archaeology accepts no responsibility or liability for this document to any party other than the persons/party by whom it was commissioned. This document is limited by the state of knowledge at the time it was written.

Acknowledgements

The project was commissioned by Brian Ball of Taylor French Developments Ltd and managed for Albion Archaeology by Hester Cooper-Reade (Business Manager and Historic Buildings Specialist). All fieldwork was monitored on behalf of the Local Planning Authority by Geoff Saunders, Bedford Borough Archaeological Officer.

The building recording and research was undertaken by Nigel Macbeth (Freelance Photographer) and Christiane Meckseper (Project Officer) respectively. This report was prepared by Christiane Meckseper and checked by Hester Cooper-Reade.

All historic plans and drawings of the Bedford Sanitary Laundry are reproduced by kind permission of the Bedfordshire and Luton Archives and Records Service. Historic Ordnance Survey maps are reproduced under licence from the National Library of Scotland.

Version History

Version	Issue date	Reason for re-issue
1.1	06/07/2016	Corrected grid references in text and figures
1.0	23/6/2016	n/a

Key Terms

The following abbreviations are used throughout this report:

AOD	Above Ordnance Datum
BBC	Bedford Borough Council
BLARS	Bedfordshire and Luton Archives and Record Service
CIfA	Chartered Institute for Archaeologists
HER	Historic Environment Record
WSI	Written Scheme of Investigation



1. INTRODUCTION

1.1 **Project background**

Bedford Borough Council (BBC) has granted planning permission 14/02175/MAF for the demolition of existing commercial buildings and redevelopment of Derwent Place, Bedford, to include the erection of twenty-one residential units. The main building of the former laundry is included in the BBC Historic Environment Record (HER 7994) and is considered to be a non-designated heritage asset of local significance. Therefore Condition 10 was attached to the planning permission which states:

No development shall take place until an archaeological strategy for evaluation and if necessary, a further mitigation strategy based on the outcome of the evaluation, have been submitted to and approved in writing by the Local Planning Authority. The archaeological mitigation strategy shall include a timetable and the following components (the completion of each to the satisfaction of the Local Planning Authority will result in a separate confirmation of compliance for each component):-

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

REASON: To ensure the proper recording, reporting and presentation of heritage assets affected by this development, in accordance with Saved Policies BE24 & BE25 of the Bedford Borough Local Plan 2002, Policy CP23.

Albion Archaeology was commissioned by Taylor French Developments to undertake the required works. A Written Statement of Investigation (WSI) was prepared by Albion Archaeology (Albion 2016) based on a brief of works drawn up as part of the pre-application advice (BBC 2014). The building recording took place on 25 May 2016 and this report presents the results.

1.2 **Site location and description**

The proposed development site comprises a plot (c.0.56ha) located between the east side of Derwent Place and the adjacent Bedford to Bletchley railway line, and approximately 1km to the south of the centre of Bedford (Figure 1). The site is accessed from Derwent Place and is situated on relatively level ground at approximately 28.60m AOD. It is centred on grid reference TL 049485.

When the laundry ceased trading in the 1960s the main building was converted to other industrial uses and recently housed a car repair shop and a double glazing manufacturer, amongst other businesses. Modern structures were added to the rear of the former laundry and at the perimeter of the site, forming a number of industrial units and motor garage located within several separate blocks. At the time of the survey the buildings were unoccupied.



1.3 Historical and documentary background

Derwent Place and its surrounding streets were built in the late 19th century as part of the rapidly expanding town of Bedford. Along Ampthill Road newly laid-out streets filled in the open fields which lay between Bedford centre and the small mid-18th century suburban development of South End, immediately to the south of Derwent Place (Figures 2 and 3).

The Bedford Sanitary laundry was founded in the late 19th century on purpose-built premises by the Bedford to Bletchley railway line. The 1898 trade directory¹ for Bedford lists the “Bedford Sanitary Laundry” as located in Sandhurst Road, and the laundry is first shown on the 25 inch OS map of Bedford of 1901 (Figure 3). The address of 1 St Paul’s Place, also given in the Bedford trade directory, most likely refers to the address of the Auctioneer and Estate Agent G.C. Walker, who is named as the laundry’s secretary.

After the 1832 cholera epidemic in Liverpool a local labourer’s wife named Kitty Wilkinson started the first “public laundry” by renting her washbasin out to any woman who wanted to wash clothes and dry them in her backyard. The same epidemic led the city of Liverpool to open the Frederick Street Baths in 1842 which combined hot and cold bathing and laundry facilities (Ashenburg 2008, 175). Four years later *The Baths and Washhouses Act*² was passed in 1846, giving all local authorities powers to establish similar facilities.

The laundry industry went through a period of rapid economic development in the last decade of the 19th century and changed from a purely domestic undertaking to a modern industry with purpose-built machinery and premises. This was largely due to the rise of steam power and the commercial development of steam heated flat work machinery and mechanical rotary washers which enabled large quantities of washing to be undertaken at the same time (Goodliffe and Temperley 2010 in Watson 2015). According to a Fabian Society Tract:

“All over the country, but more particularly in London, there has been a rapid multiplication of large laundry companies and syndicates, certain of which own as many as a dozen of more fine, well equipped steam laundries, filled with the latest ingenious inventions in labor-saving machinery, and organized into ‘departments’, in which the division of labor is at least as marked a feature as in the majority of non-textile factories” (Fabian Society 1902, 2).

In 1901 there were 216 steam laundries on the register in the district of London and 578 hand laundries (Fabian Society 1902, 2). In Bedford, another commercial laundry, the Bedford Steam Laundry, had opened in Goldington Road in 1880³. The establishment of the Bedford Sanitary Laundry and the construction of the purpose-built building at Derwent Place was therefore part of a nationwide trend.

¹ Bedford Directory 1898, p.261. http://virtual-library.culturalservices.net/webingres/bedfordshire/vlib/0.digitised_resources/bedford_digitisation_trade_sanitary_laundry_advert.htm. [Accessed 20 June 2016].

² <http://www.parliament.uk/about/living-heritage/transformingsociety/towncountry/towns/tyne-and-wear-case-study/about-the-group/baths-and-washhouses/baths-and-washhouses-act/> [Accessed 2 June 2016]

³ The Newspaper Cuttings Collection, Local Studies Library, Bedford Central Library. http://virtual-library.culturalservices.net/webingres/bedfordshire/vlib/0.digitised_resources/bedford_digitisation_trade_steam_article.htm [Accessed 20 June 2016].



The Bedford Sanitary Laundry was purpose-built and the Bedford and Luton Archive and Records Service (BLARS) holds many of the original plans and elevations of the building. There are also several photographs of the laundry in c.1910s and 1930s respectively. The laundry was extended in 1957 and there is a further set of plans and elevations, showing the layout of the building and proposed changes in the middle of the 20th century. All archival references are given in Section 4.

Historical plans need to be treated with caution. Half of the original plans and most of the elevations dating from 1901 show the laundry as it was designed, but not quite realised. There are small differences in layout and arrangement of windows, particularly in the north-eastern part of the building. The plan of 1906 (Figure 4), which is a copy of a 1901 plan, gives an accurate description of the laundry as it was built, as all elements shown on the plan correspond with the extant building. Similarly, several of the 1957 plans and elevations show proposed alterations, of which only some were implemented. Figures 6 and 7 show a selection of drawings from 1901 to 1957 which show the laundry as it was actually constructed.

By 1957 the Sanitary Laundry had become a “Limited” company and was listed as such in Kelly’s trade directory for Bedford and on the 1957 construction drawings. According to Kelly’s, the laundry was trading until 1965 when it is last listed. In January 1977 it was occupied by at least four different firms. Commercial websites dating from the last 2-3 years list at least seven companies at Derwent Place, including a motor garage, double glazing firm and a printer services and supplies firm. At the time of the survey the building was unoccupied.

1.4 Project objectives

The objectives of the historic building survey were:

- to provide a comprehensive record of the building to Historic England (formerly English Heritage) Level 2/3 standard.
- to provide a comprehensive review of the local and regional historical context, with reference to the appropriate regional research agendas.
- to produce a high quality, fully integrated archive suitable for long-term deposition.

Although the buildings of day-to-day industry commonplace in every town are not mentioned specifically in the regional research (Medlycott 2011), late 19th century laundry buildings are a relatively rare survival and have not been widely recorded. The pre-demolition survey together with the original architect’s drawings for the building will provide important information for any thematic studies of local or regional industrial building types.



2. Building Survey

2.1 *Conditions of the survey*

The building recording took place on 25 May 2016. The building was unoccupied at the time. Some parts of the buildings, like the former W.C.s, were difficult to access due to space restrictions and rubbish left by the motor garage. The interior of the former stables and coach house was not surveyed due to health and safety reasons. The former Santosh Women's Foundation offices in the centre of the building along Derwent Place was locked at the time of the survey. These areas were therefore not included in the photographic survey, but it is unlikely that they would have revealed evidence not seen in other places. The majority of the building, internally and externally, could be accessed and was photographed.

2.2 *Chronological development*

The Bedford Sanitary Laundry was purpose-built in c.1898. A plan dating from 1906 names Usher K. Anthony Architects and Thos. Brothers Engineers, and all original drawings are held as part of a collection of documents by The Inskip Partnership, formally E H C Inskip & Son, architects and surveyors⁴.

The original building was a large near-rectangular block with an elongated façade set flush along Derwent Place and open space to its sides and rear. A wall continuing the main façade separated the open space and yard from Derwent Place and provided the main gates into the site. To the rear of the laundry was an open air "Drying Ground" parallel to the railway and a further drying ground lay to its north. A small yard was located between the main building and a stable block and coach house at the southern perimeter of the site.

The internal layout of the building is shown in detail on a plan provided by the architects and dating from 1906 (Figure 4). This shows the location and type of all the machinery within the building as well as the function of each room. The labels of rooms, quoted in inverted commas in the following description, are taken from this plan. A selection of plans, elevations and cross sections of the original laundry building are provided in Figure 6. With minor differences, these show the laundry as built.

The 1926 second edition 25" OS map shows no alterations to the laundry but the southern stables were extended and two buildings added along the southern wall (Figure 5). The building itself is drawn in a little more detail, showing the "Shaft" within an external courtyard at the southern end of the building, and the "Portico" at its northern end, the latter marked by cross-hatching.

Valuation records dating from 1926⁵, comprising a hand drawn sketch plan and pencil written short descriptions and valuations of each room, give further information on the building. The "Sanitary Laundry Co." is given as owner of the laundry and drying area, with further drying grounds let by the "L.M.S.R^y C^o", the London, Midland and Scottish railway company, which operated the Bedford to Bletchley line at the time.

⁴ BARS ref. Z1169/8/7/18/1-5

⁵ BLARS ref. DV1/R41



Most rooms are described in the valuation as having concrete floors and slate roofs with the exception of the range along Derwent Place which is described as “part woodblock floor”. The boiler house is described as having two storeys and having the following plant: two Galloway boilers (one only used), two feed pumps (each boiler), 12 H.P. steam engines by T. Bradford & Co, and 6 H.P. steam engines by Ruston & Proctor, and a drawing dynamo for lighting purposes.

A small, interesting detail given by the valuation is the description of a wooden, open fronted cycle shelter near the stables, a provision that must have been made for employees.

It is likely that conversions were made to the building between 1901 and 1957 (possibly after the valuation of 1926) as some of the 1957 plans of the building⁶ by Deacon & Laing, chartered architects, “as existing” show the northern elevation to look different from the original elevations. The original three windows of the north-western building (the “private office” and corridor to the “sorting and packing room” had been replaced with large square industrial type windows with small rectangular panes, while the eastern building had loading bays with roll-down shutters inserted (Figure 7).

The northern end was further re-arranged in 1957 and larger windows inserted and the loading bays re-designed. Possibly at the same time the south-eastern corner of the laundry was re-built. Two rooms housing “Coals” and a “Disinfection Chamber”, and the large “Shaft” within an exposed courtyard enclosed by those two rooms (as indicated on the 1906 plan, Figure 4) were demolished and new structures added. This was most likely part of a modernisation strategy to the laundry and the switch over to a different type of fuel. Not all of the proposed changes shown on the 1957 set of plans were implemented.

The 1957 drawings, if they are a correct representation, suggest that originally the “Boiler House” was a much higher structure (Figure 7a). Probably in 1957 this was lowered and the high pitched roof replaced by a near-flat roof. The change of roof is indicated by a change in brick colour (Figure 8).

Most likely after the laundry ceased trading and with the conversion of the building to new purposes, many original windows and doors were blocked and new rectangular double size and often double-height doors and gates were inserted (Figure 8). Two walls were also inserted into the “Ironing and Finishing Room” and one wall removed, creating three separate units. Most floors and ceilings within the building are new insertions.

The easternmost building along the southern perimeter, the warehouse along the railway line, and the building in the far northern part of the site are all mid to late 20th century additions and are not part of this report or building survey.

2.3 Form

The original building consisted of two large, parallel building ranges which housed the main washing, drying, ironing and finishing facilities and lit by a closely spaced windows along each façade (Figure 9). Each building range has a pitched, slate roof

⁶ BLARS ref. CDE367



with the gable wall extending higher than the roof forming a classically shaped gable cornice topped with stone and accommodating a round, red brick-framed window each (Figures 8 and 10). A moulded stone pedestal supports the base of each cornice where it juts out from the main building line.

Each roof had a glass clerestory along its length, providing further light and ventilation into the rooms below. This was boarded up at the time of the survey. The original window frames, some with fittings above the windows, which may have served to open them, survive behind the boards (Figure 18).

The laundry is built in a mixture of red and yellow bricks, many of which feature both colours and evidence of differential firing and stacking marks. The original construction method is English Bond throughout. For the main ‘public’ wall facing Derwent Place yellow headers were used alternating with reddish stretchers, creating a patterned façade (Figure 9). The rear walls of the laundry buildings are also in English Bond but generally of a more uniform colour. The 1957 extension facing Derwent Place was constructed in a Flemish Bond matching the original wall in red and yellow patterning if not in bond (Figure 9).

The arches of each window and door are kept in a bright red, smooth brick with a distinctive contrast to the more textured brick of the walls. A stepped frieze of the same red brick runs along the top of each building below the roof line. Window sills are grey stone (Figure 9).

The boiler house, engine rooms, engineers shop, and coal store were located at the rear of the laundry, possibly in flat-roofed buildings. A smaller private wash-house and store was also located to its rear in a structure mirroring the main ranges in form but smaller in size. The staff entrance, “Cloak Room” and W.Cs at the southern end of the building are a lower, lean-to building with a sloping roof. The windows are simple rectangular openings with a stone sill and wooden lintel (Figure 10).

The stables along the southern wall are a two-storey building with a one-storey coach house adjacent. They are built in the same style as the main laundry building. New windows and doors have been inserted and the whole front of the coach house has been replaced with a double-sized garage door with a roll-down blind (Figure 11). The interior of those buildings was not surveyed.

2.4 *Function*

The plan of 1906 shows the original function of each building component in detail (Figure 4)⁷. The plan illustrates the functions and processes carried out within the laundry better than any textual description.

Because of the extensive conversion and re-use of the laundry building, none of its interior fixtures and fittings survive. The rooms were stripped of all their original elements and in a lot of cases new concrete floors were laid which showed no footprints of former machinery. One of the few surviving original fittings is a herringbone parquet floor in the former “Mess Room” (Figure 12). Two wheels with a concave groove for ropes, high on the walls of the former “Boiler House”, are most likely also original and were probably used to operate ventilation vents (Figure 13).

⁷ BLARS ref. Z1169/8/7/18/2



In the former area indicated as “Drying Closets” on the 1906 plan, a series of flues are still part of the wall construction (Figure 14). These would have heated the rooms and helped to dry the clothes in the closets. Hooks within some of the roof girders may have held wires or lines used to string up clothes (Figure 15).

Figures 16 and 17 show an original photograph taken in the “sorting and packing room” in c.1900 and a photograph of the same room today. An early newspaper cutting reports that (after “sorting and packing”) in the early years customers at places outside Bedford were sent their clean washing by rail⁸. The laundry did lease land from the railway for use as drying grounds⁹. It is likely that linen was brought to the laundry and taken away by customers, first using a horse and cart and later cars. The horse and cart would also have been used to transport coal to the laundry for fuel.

In general, historic descriptions of laundry processes are hard to find. The Fabian Tract of 1902 talks about the working conditions in small and domestic laundries but says little about larger, commercial laundries because in those establishments the “structural conditions are as regards sanitation on the whole fairly satisfactory” (Fabian Society 1902, 3).

It is difficult to tell whether some of the Fabian Society’s recommendations as to the installation of fans or other means to regulate the temperature in every ironing room and for carrying away steam in the wash-house, as well as proper floor construction to provide ample drainage (Fabian Society 1902, 12) were realised in the Bedford Sanitary Laundry Building. Certainly the clerestory windows along the length of the roofs in the main building are described as providing ventilation in the 1926 valuation, and were probably purposefully designed as such¹⁰.

As the laundry provides a mess room, cloak room and lavatories for its staff, in line with another Fabian Society recommendation to provide separate rooms for the consumption of meals (*ibid*), it is likely that the building was of a state-of-the-art construction providing good working conditions.

2.5 Summary and Conclusions

The Bedford Sanitary Laundry was a purpose-built industrial-size laundry that was part of a general trend towards the commercialisation of washing in the late 19th and early 20th century. The original plans suggest that it was built to a high standard and provided the latest technology and facilities for its workforce.

The building was adapted and modernised over time and the laundry ceased trading in 1965. It was then converted to industrial units of varying use, which included the insertion of partition walls and new windows and industrial sized doors. The building was also stripped of all its original features and fittings.

A good set of original drawings is located in the Bedfordshire and Luton Archives and Records Office, which provide detailed information on the original layout of the

⁸ The Newspaper Cuttings Collection, Local Studies Library, Bedford Central Library. http://virtual-library.culturalservices.net/webingres/bedfordshire/vlib/0.digitised_resources/bedford_digitisation_trade_sanitary_laundry_article.htm. [Accessed 20 June 2016].

⁹ *ibid*

¹⁰ BLARS ref. DV1/R41.



building and the location and function of each of its rooms, including the location and type of machinery. The drawings, together with the photographic record of the surviving building provide a good record of the Bedfordshire Sanitary Laundry, its form, function and development over time. They would also provide a good basis for the study of historic laundry buildings on a wider scale.



3. Bibliography

- Albion Archaeology 2016. *Derwent Place, Bedford, Bedfordshire: Written Scheme of Investigation for Historic Building Recording*. Report 2016/78.
- Ashenburg, K. 2008. *Clean: An Unsanitised History of Washing*. Profile Books Ltd.
- Bedford Borough Council 2014. *Brief For A Programme Of Archaeological Historic Building Recording Derwent Place, Bedford, Bedfordshire*.
- Brown, N. and Glazebrook, J. (eds.), 2000 *Research and Archaeology: A framework for the Eastern Counties: Research Agenda and Strategy*. East Anglian Archaeology Occasional Paper 8.
- Fabian Society 1902. *Life in the Laundry*. Fabian Tract No. 112, 2-15. Available at: <http://digital.library.lse.ac.uk/objects/lse:mok353lim>. [Accessed: 16 June 2016].
- Goodliffe, B. and Temperley, K. 2010. *A History of Our Industry: The Worshipful Company of Launderers*. Publicity Overload Ltd.
- Historic England 2016. *Understanding Historic Buildings: A guide to good recording practice*. Available at: <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/>. [Accessed: 16 June 2016].
- Medlycott, M., 2011 *Research and Archaeology Revisited: A Revised Framework for the East of England*. EAA Occasional Papers 24.
- Oake, M., Luke, M., Dawson, M., Edgeworth, M. and Murphy, P., 2007. *Bedfordshire Archaeology. Research and Archaeology: Resource Assessment, Research Agenda and Strategy*, Bedfordshire Archaeology Monograph 9.
- Watson, S. 2015. *Mundane objects in the city: Laundry practices and the making and remaking of public/private sociality and space in London and New York*. *Urban Studies*, 52(5) pp. 876–890.
Available at: <http://oro.open.ac.uk/43938/1/article.pdf> [Accessed 16 June 2016].



4. Archival References

Date	Title	BLARS reference
1900	Bedford Sanitary Laundry Co Ltd, Sandhurst Road. Business Records of The Inskip Partnership, formally E H C Inskip & Son, architects and surveyors. Original plans. Include plan showing room designations and machinery positions. 1" to 8ft.	Z1169/8/7/18/1-5
1926	Sanitary Laundry Co., Derwent Place (site plan and hand drawn description)	DV1/R41
1957-1959	Bedford, Derwent Place, Bedford Sanitary Laundry Co Ltd, alterations by Deacon & Laing.	CDE 367
c.1923	Bedford Sanitary Laundry van 016 BM (trade plate)	BTNegM8/56/14 (not viewed for this report)
c.1927	Photograph of the Bedford Sanitary Laundry Co exhibition stand; event unknown.	Z637/1 (not viewed for this report)
c.1930	Photograph of group of employees outside the Bedford Sanitary Laundry, Sandhurst Road, Amphill Road, Bedford. c. 1930.	Z 50/142/289 (not viewed for this report)
c.1910	Photographs from a publication advertising Bedford Sanitary Laundry, Sandhurst Road, Amphill Road, Bedford	Z 50/12/64-69 (not viewed for this report)



5. Appendices

5.1 Oasis form

OASIS ID: albionar1-248459

Project details

Project name	Unit D, Derwent Place, Bedford
Short description of the project	Building recording in advance of demolition of the Bedford Sanitary Laundry. The laundry was purpose built in c1898 and ceased trading in 1965. After 1965 the building was converted in to several industrial units, including a motor garage. The exterior of the building survives relatively well but many alterations had been carried out during the conversion to industrial use. No original fixtures or fittings survive. A good set of original architect's and engineer's plans are located at the Bedfordshire and Luton Archives and Records Services.
Project dates	Start: 25-02-2016 End: 25-02-2016
Previous/future work	No / No
Any associated project reference codes	DP2687 - Contracting Unit No.
Any associated project reference codes	BEDFM 2016:22 - Museum accession ID
Type of project	Building Recording
Current Land use	Industry and Commerce 1 - Industrial
Monument type	LAUNDRY Modern

Project location

Country	England
Site location	BEDFORDSHIRE BEDFORD BEDFORD Unit D, Derwent Place, Bedford
Postcode	MK42 9HY
Study area	0.56 Hectares
Site coordinates	TL 0493 4853 52.124690940607 -0.467079442297 52 07 28 N 000 28 01 W Point

Project creators

Name of Organisation	Albion Archaeology
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Albion Archaeology
Project director/manager	Hester Cooper-Reade
Project supervisor	Nigel Macbeth
Project supervisor	Christiane Meckseper



Project archives

Physical Archive Exists?	No
Digital Archive recipient	Bedford Museum
Digital Media available	"Images raster / digital photography","Text"
Paper Archive recipient	Bedford Museum
Paper Media available	"Photograph","Report","Unpublished Text"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Bedford Sanitary Laundry, Derwent Place, Bedford: Historic Building Recording
Author(s)/Editor(s)	Meckseper, C
Other bibliographic details	Report no 2016/120
Date	1916
Issuer or publisher	Albion Archaeology
Place of issue or publication	Bedford
Description	Ring bound grey report with Albion cover
Entered by	Christiane Meckseper (chmeckseper@gmail.com)
Entered on	21 June 2016



5.2 Photographic survey image list

Note: Names of rooms in image list refer to labels given on the 1906 floor plan of the Bedford Sanitary Laundry (BLARS ref. Z1169/8/7/18/2 and Figure 4). Thumbnails of all images are reproduced at the end of the report after the figures.

Image no.	Description
1	Gable end of one of main building range with circular window
2	Roof detail of main building
3	Roof detail of main building
4	Blocked up window
5	Roof clerestory, main building, boarded up
6	Circular window, former private washhouse, N facing
7	Brick frieze along top of main building
8	Circular window, former private washhouse, N facing
9	Window detail along Derwent Place
10	Window detail
11	Window detail
12	Window detail and ventilation vents
13	Ventilation vent
14	Blocked up window Boiler House
15	Blocked up window Boiler House
16	Brick coursing detail Boiler House
17	Brick and pedestal detail Boiler House
18	Door detail Boiler House
19	Door detail Boiler House
20	Door and wall detail Boiler House (inserted door with old door arch above)
21	Former stable house window detail
22	Former stable house window detail
23	Former stable house window and door detail
24	Circular window main building west, S facing
25	Circular window main building east, S facing
26	Window details, WC block, S façade
27	Inserted garage door, S façade
28	Wall to roof detail, S façade
29	Door detail, former stable block
30	Door detail, former stable block
31	N facing façade, modern loading bays
32	NE corner of building
33	E facing side of building, N end
34	E facing side of building, N end
35	N facing side of building, former private washhouse
36	N facing side of building, former private washhouse
37	E facing side of building, N end, former private washhouse
38	E side of building, looking SW, former private washhouse and engineers shop, boiler house in background
39	E facing side of building, former engineers shop
40	E facing side of boiler house



Image no.	Description
41	Boiler house, windows
42	E facing side of building, S end, modern (1957?) extensions, boiler house and former engineers shop
43	E facing side of building, S end, modern (1957?) extensions, boiler house
44	S facing side of building, modern (1957?) extensions and former cloakroom entrance and windows
45	S side of building, WC and cloakroom 'lean-to'
46	Former stable block and coach house, looking S
47	Former stable block, looking S
48	Former stable block and modern sheds along S boundary of site, looking SSE.
49	Main building, S facing side and Derwent Place façade, looking NNE along Derwent Place
50	Main building, S facing side and Derwent Place façade, looking NNE along Derwent Place
51	Southern site entrance, former stable block and coach house in right hand side, looking E
52	Derwent Place façade, SW corner of building, looking NE
53	Derwent Place façade, former site entrance, coach house and stable block, looking SE.
54	Derwent Place façade, looking NE
55	Derwent Place façade, central section, looking ESE
56	Derwent Place façade, N end, looking ESE
57	Derwent Place façade, N end and NW corner of building, looking SE
58	Bedford Sanitary Laundry overall site photo taken from railway footbridge, looking SW
59	Photo taken from railway footbridge, looking S, modern sheds in foreground, laundry in background, Bedford-Bletchley rail line in left hand side
60	Derwent Place (left) and Sandhurst Road (right), looking SW from laundry NW corner
61	Looking S along Derwent Place, laundry building in left hand side
62	Loading bay, former portico, original roof construction, looking E
63	Loading bay, former portico, original roof construction, looking SSE
64	Loading bay, former portico, original roof construction, looking SSE
65	Loading bay, former portico, looking W towards former sorting and packing room. New modern openings and inserted offices.
66	Loading bay, former portico, looking E.
67	Former sorting and packing room and ironing and finishing room. Original wall removed, new wall inserted at far end of room. New floor and ceiling. Looking SSW
68	Former sorting and packing room and ironing and finishing room, looking NNW
69	Former ironing and finishing room, looking ESE through modern wall opening towards former general wash-house.
70	Former ironing and finishing room, looking ESE through modern wall opening towards former general wash-house.
71	Former general wash-house, new floors and ceilings, looking S



Image no.	Description
72	Former general wash-house, looking N
73	Former general wash-house, looking W towards doorway to private wash-house and store
74	Former private wash-house, looking NE
75	Corridor between former private wash-house and store, looking W
76	Former engine room (two windows with blocked central door), looking W
77	Former engine room with modern wall break through, looking NE
78	Former engine room ceiling
79	Former engine room ceiling
80	Former engine room ceiling
81	Former engine room ceiling, wall detail with ventilation vent (?)
82	Looking from former general wash-house into former drying closet room, looking S
83	General wash-house looking ENE
84	Looking N from drying closets into wash-house
85	Looking N from drying closets into wash-house
86	Drying closet room, roof construction and balustrade, looking N
87	Drying closet room, roof construction, original roof clerestory windows
88	Drying closet room, roof construction, original roof clerestory windows
89	Drying closet room balcony, flues along wall shared with boiler house, looking SE
90	Looking S into drying closet room from balcony
91	Drying closet room balcony, flues along wall shared with boiler house, looking E
92	Drying closet room balcony, flues along wall shared with boiler house, looking E
93	Drying closet room, roof construction
94	Drying closet room, girder with hooks for stringing wires or lines for hanging clothes (?)
95	Drying closet room, girder with hooks for stringing wires or lines for hanging clothes (?)
96	Drying closet room, girder with hooks for stringing wires or lines for hanging clothes (?)
97	Drying closet room, ground floor, flues in wall shared with boiler house, looking E
98	Drying closet room, ground floor, flues in wall shared with boiler house plus floor detail, looking E
99	Drying closet room, ground floor, flues in wall shared with boiler house, looking E
100	Drying closet room, ground floor, looking SW
101	Drying closet room, ground floor and balcony, looking SE,
102	Boiler house, looking SE
103	Boiler house, looking S
104	Boiler house, ceiling
105	Boiler house, looking E



Image no.	Description
106	Boiler house, looking E
107	Boiler house, window detail
108	Boiler house, window detail
109	Boiler house, NE end, looking NW into former engineers shop.
110	Former engineers shop, looking N
111	Boiler house main door (inserted door), looking SE
112	Boiler house main door (inserted door), looking NE
113	Former mess room, herringbone parquet floor, looking S
114	Former mess room, herringbone parquet floor, looking N
115	Former mess room, herringbone parquet floor, looking N
116	Inserted modern upper floor in former mess room, looking S
117	Inserted modern upper floor in former mess room, looking N
118	Inserted modern upper floor in former mess room, circular gable window, looking S
119	Corridor from former mess room to ironing and finishing room southern end
120	Former ironing and finishing room southern end, looking NW towards modern inserted wall
121	Former ironing and finishing room southern end looking W towards Derwent Place
122	Former ironing and finishing room southern end looking SW towards Derwent Place
123	Former airing room and heating apparatus room, looking E and towards ceiling
124	Former airing room and heating apparatus room, looking E and towards ceiling
125	Former heating apparatus room, converted into office
126	Former heating apparatus room, converted into office
127	Former ironing and finishing room southern end, looking SW
128	Modern (1957?) century re-built SE corner of laundry, replacing coal shed, shaft and disinfecting chamber. Interior, looking W towards main laundry building
129	Modern (1957?) century re-built SE corner of laundry, interior, looking ENE
130	Modern (1957?) century re-built SE corner of laundry, interior,
131	Modern (1957?) century re-built SE corner of laundry, interior,

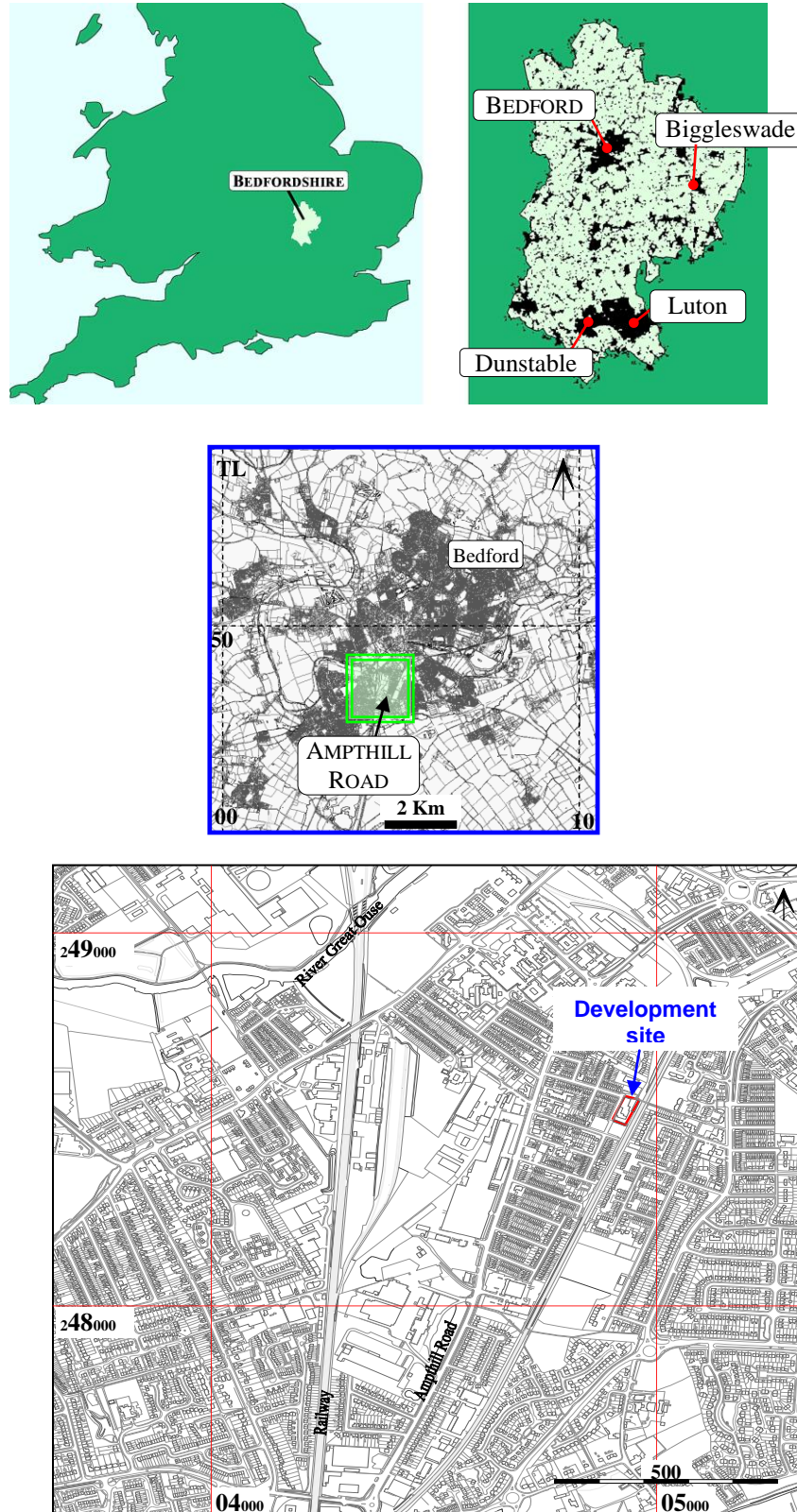


Figure 1: Site location

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Central Bedfordshire Council. Licence No. 100049029 (2011)

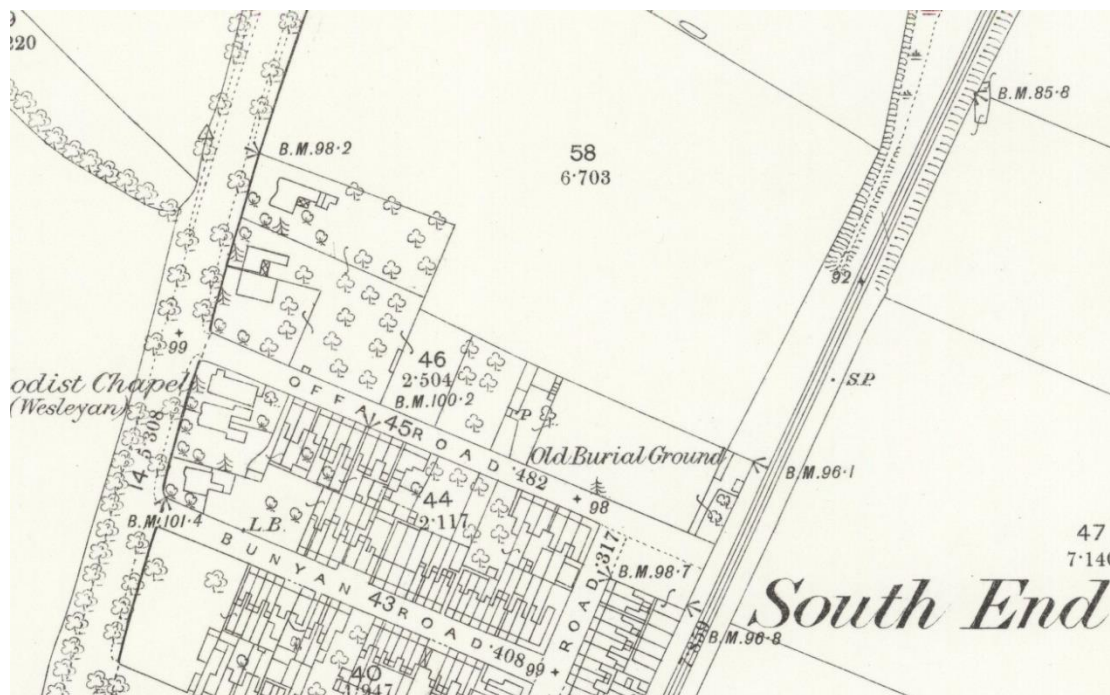


Figure 2: 1884 first edition 25 inch OS map

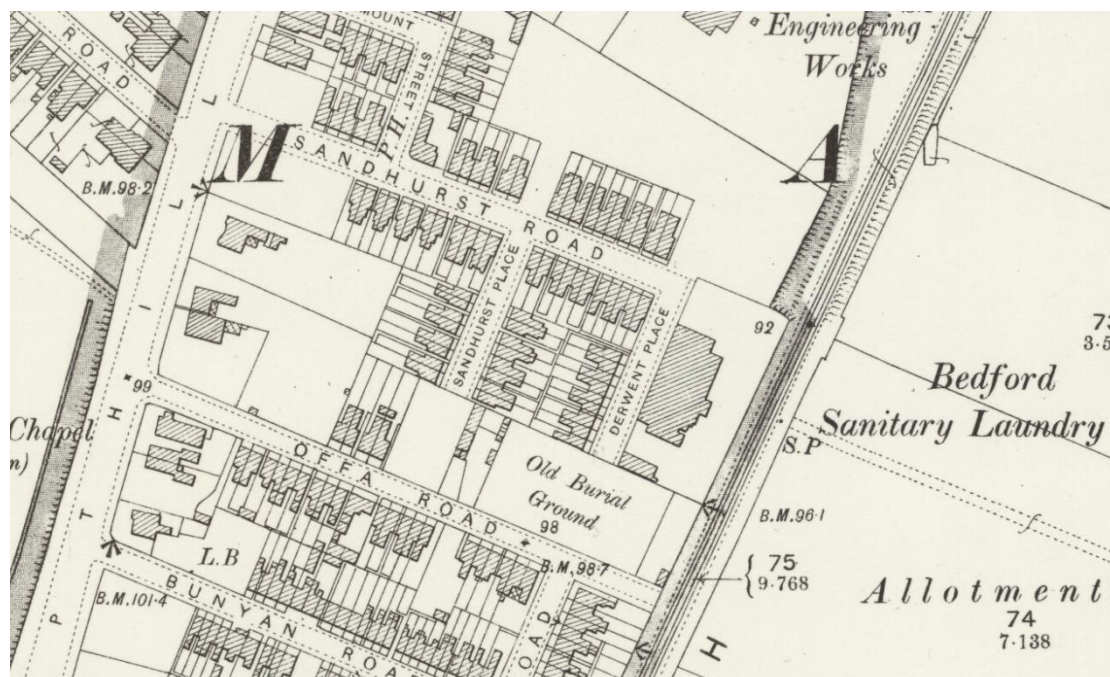
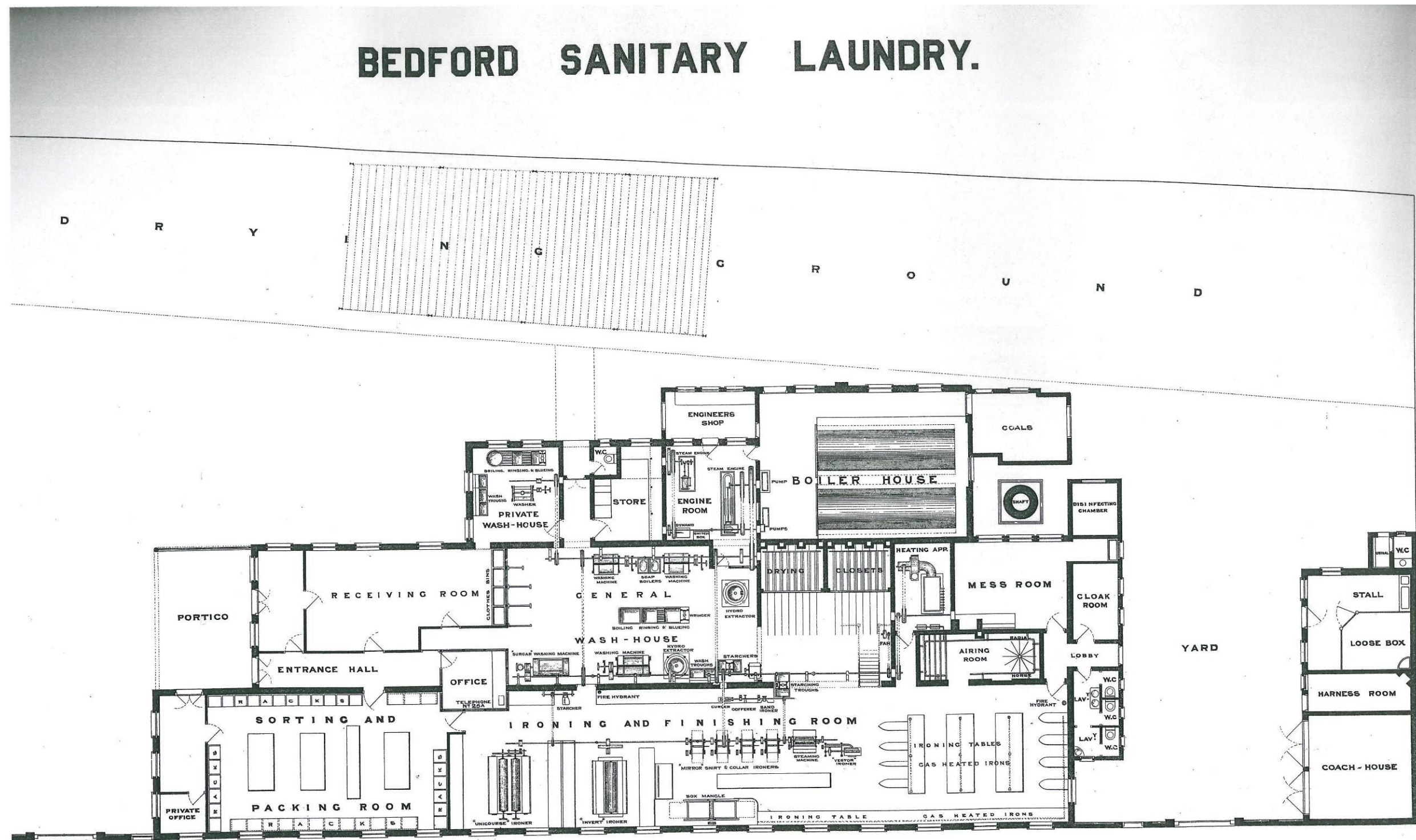


Figure 3: 1901 first edition 25 inch OS map



BEDFORD SANITARY LAUNDRY.

D R Y I N G C R O U N D

Figure 4:
1906 plan as built, showing room designations and machinery positions

Drawing by Usher & Anthony, Architects, Bedford, and Thos Bradford & Co, Engineers. About 1" to 16ft. Dated February 1906. Copy of an earlier plan dated c.1900. Reproduced with kind permission by Bedfordshire & Luton Archives and Records Service, ref: Z1169/8/7/18/2.

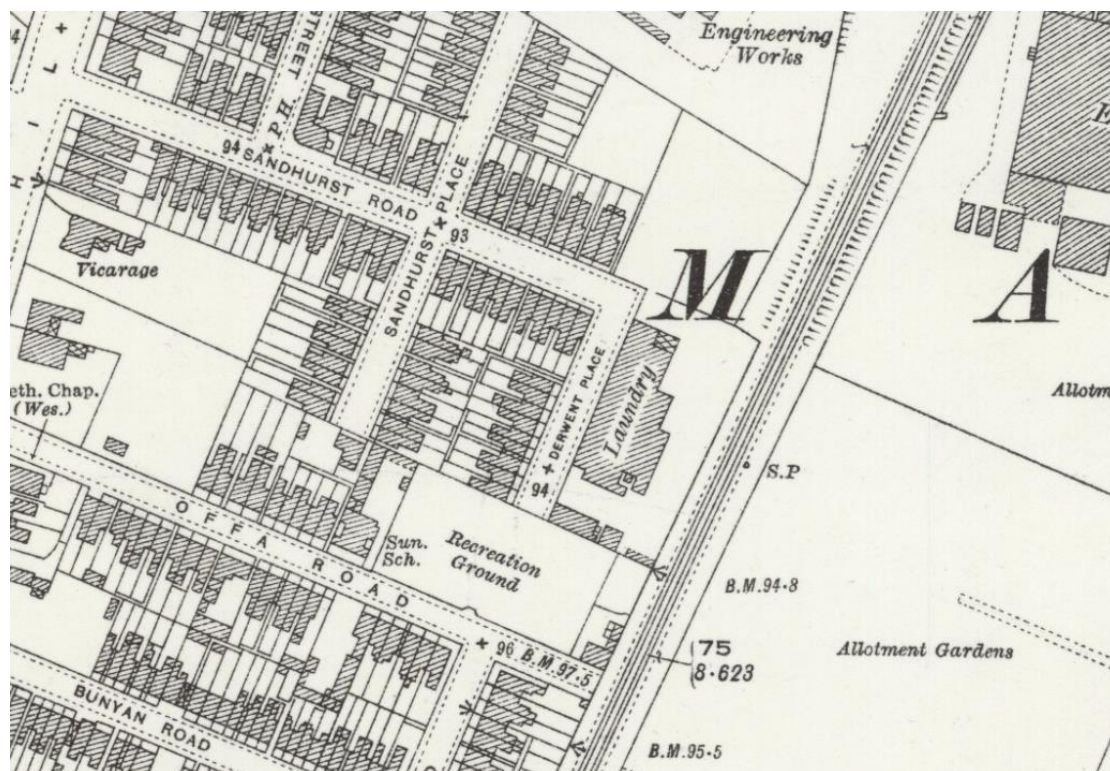
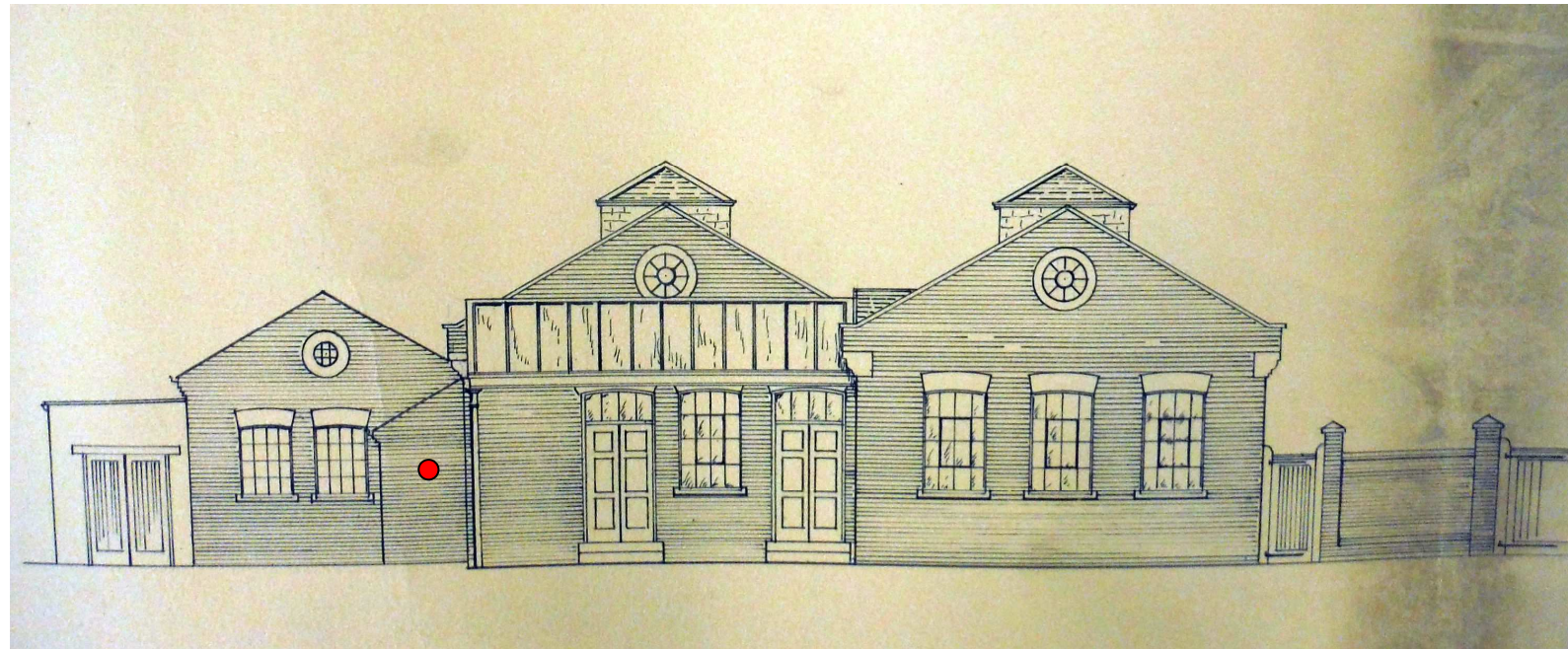
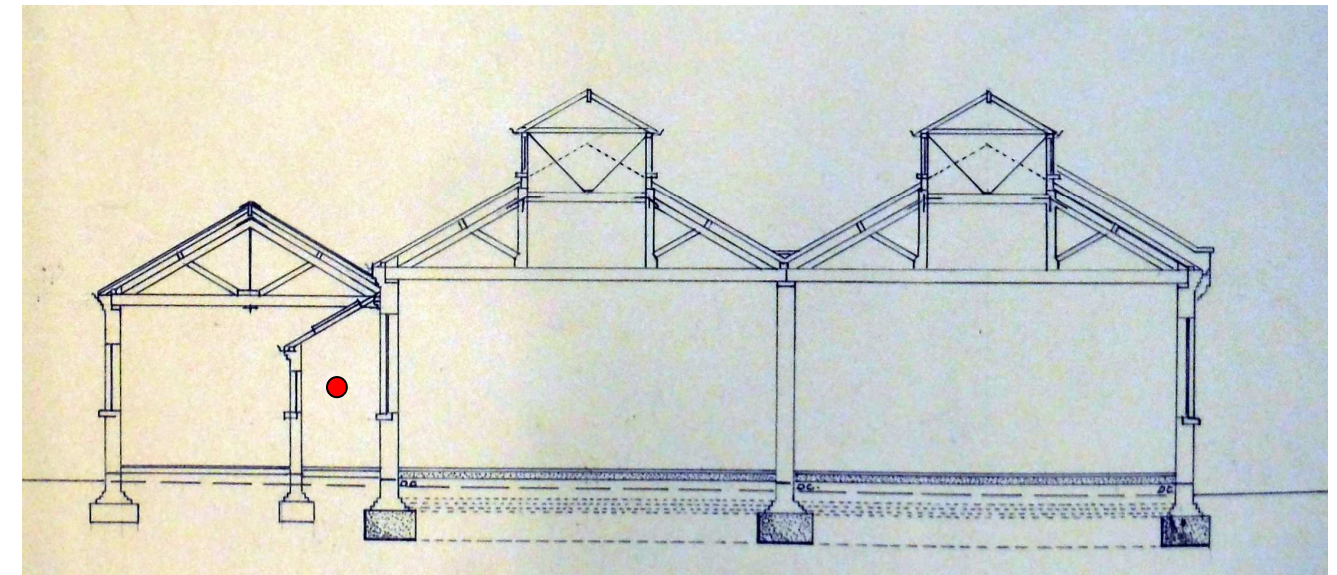


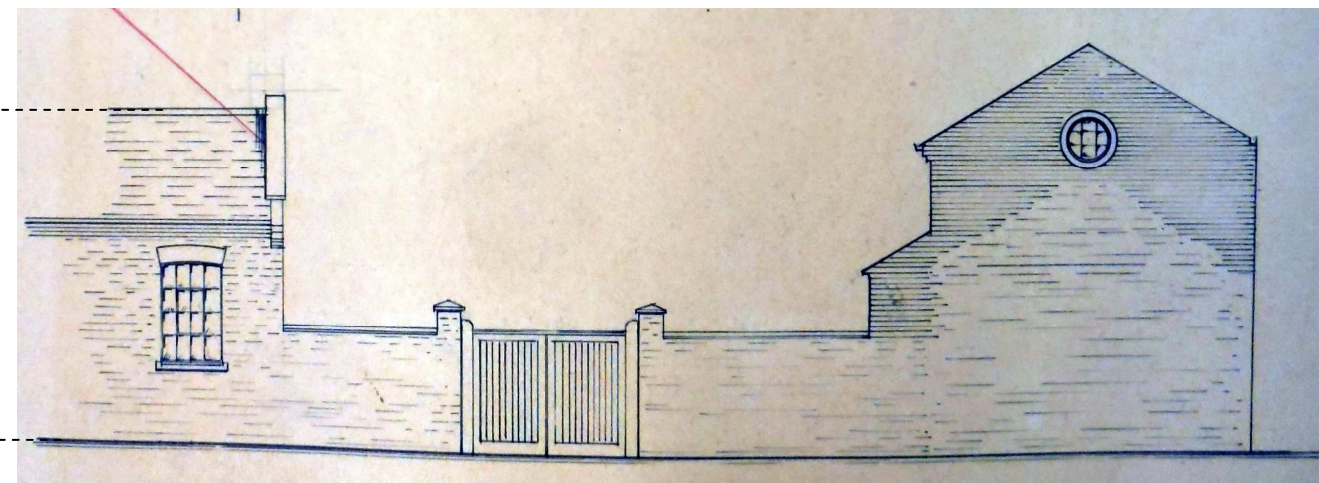
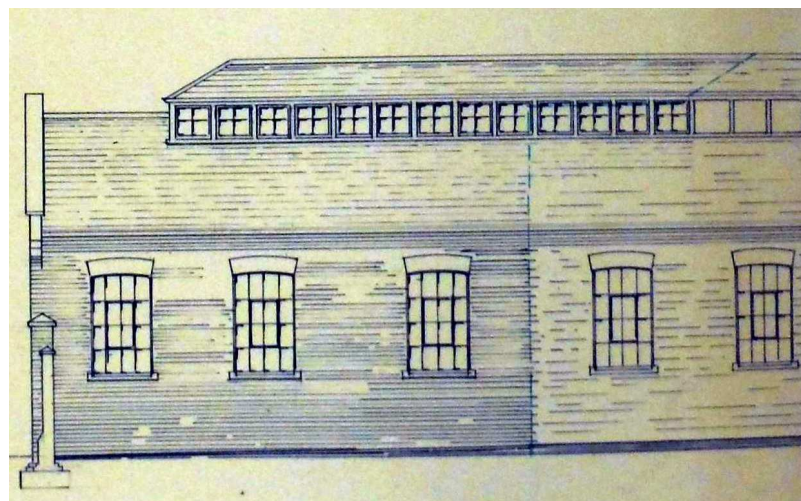
Figure 5: 1926 third edition 25 inch OS map



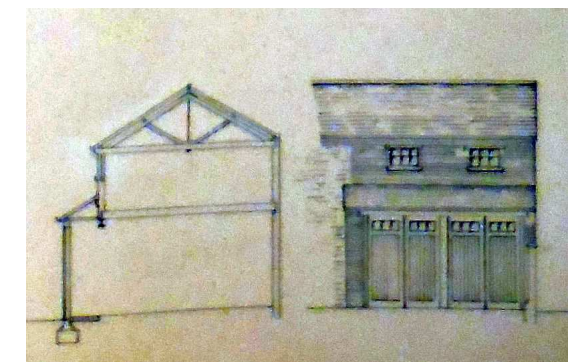
a) North-facing elevation, not quite as realised. The wall and gates across Derwent Place (far right) were never built and the arrangement of the doors and window in the central block were different in the final built. This elevation also does not show the boiler house and the small external corridor (red dot) was not part of the final built



b) Cross section of the laundry buildings, including foundations, looking south. Good representation of the final construction but the small external corridor (red dot) was not part of the final built.



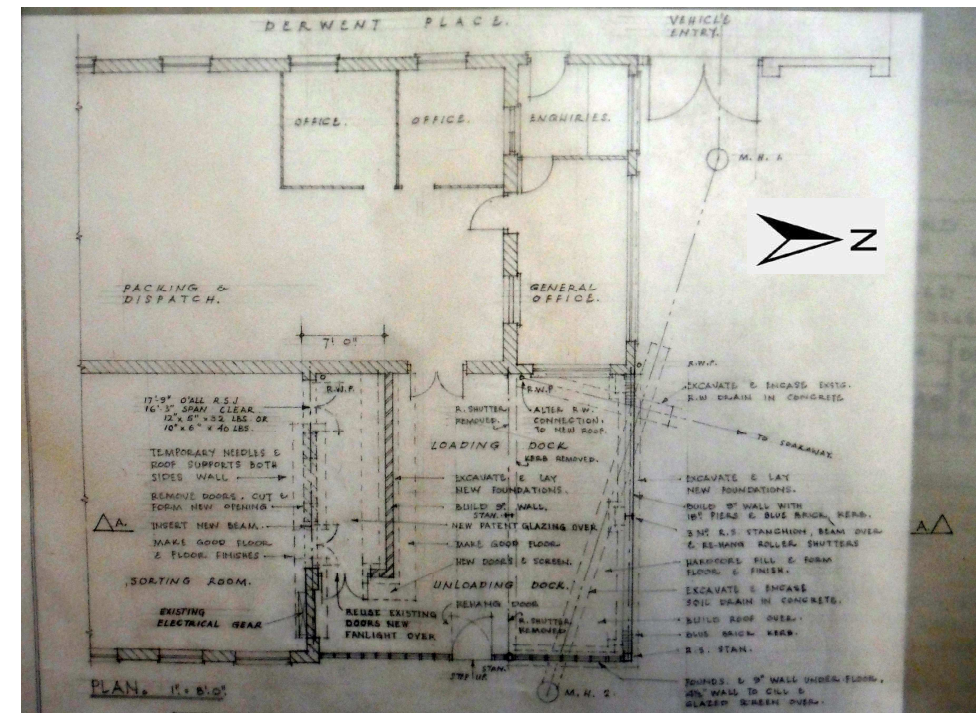
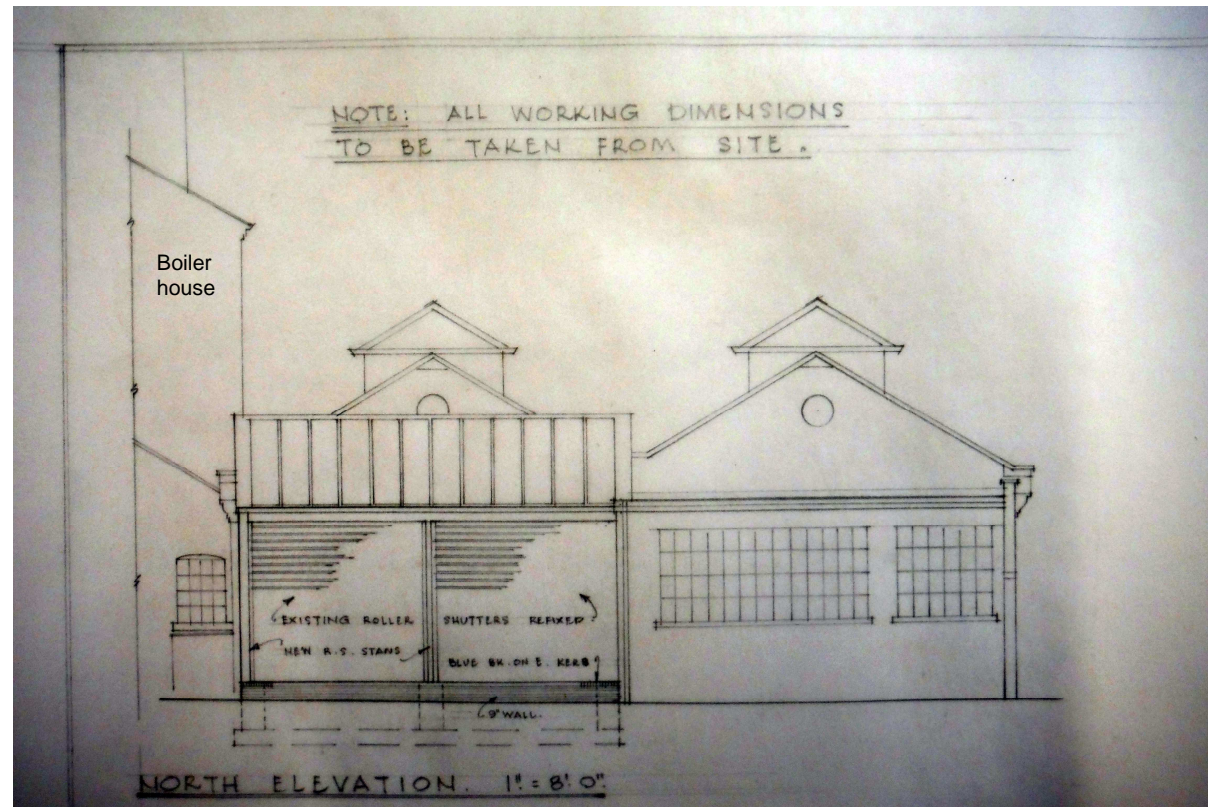
c) Elevations of laundry and coach house along Derwent Place, northern and southern ends. Good representation of as-was design, even though today the coach house shows no evidence of a circular window in its west-facing wall. It is possible that this building was completely re-built.



d) Cross-section and north-facing elevation of coach house (none of this façade survives)

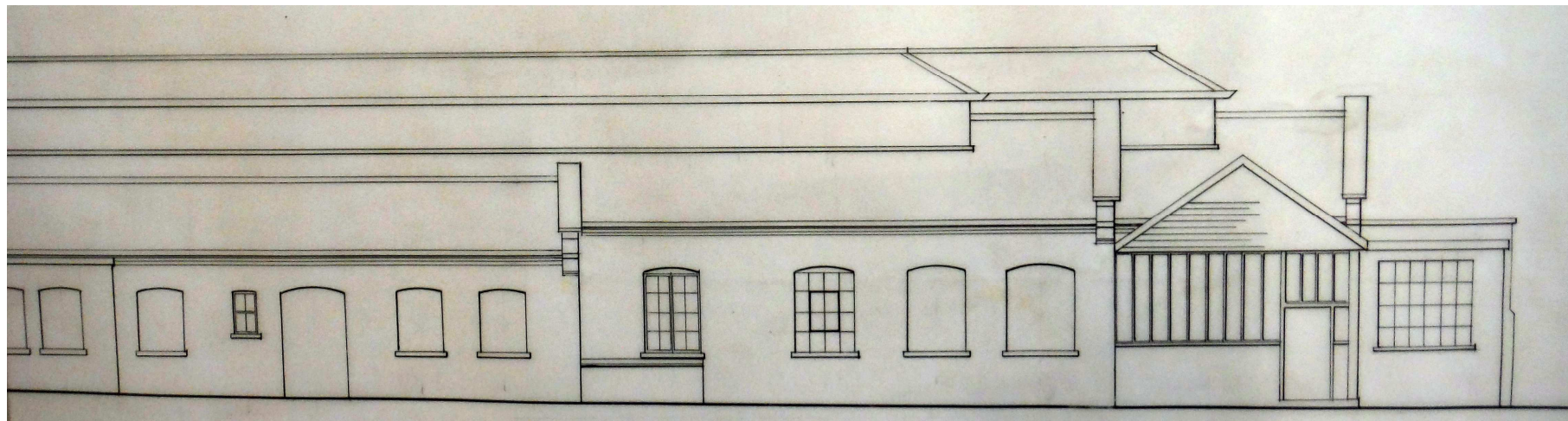
Figure 6:
Selection of original elevations by E H C Inskip & Son, architects and surveyors, dated 1901

(Reproduced with kind permission by Bedfordshire & Luton Archives and Records Service. Refs: Z1169/8/7/18/2-5)

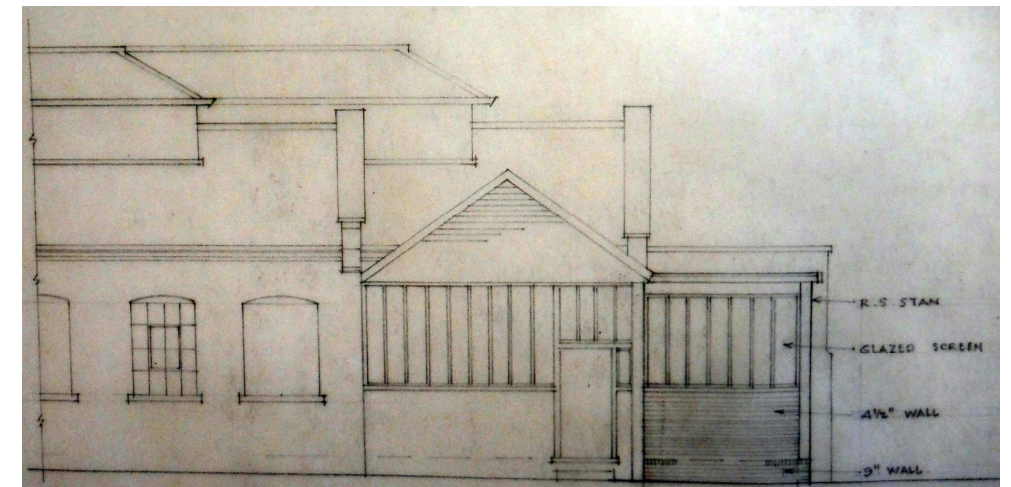


a) Plan showing conversions of northern office. Much of the northern part of the building was re-built and pedestrian access created from Derwent Place.

b) North elevation, possibly as existing in 1957. The square windows in the western building would have been inserted between 1901 and 1957, as they are different from both the elevation and plan of 1901. Boiler house in left of picture. It is unclear if this represents the true original height.



c) East elevation of laundry, before conversion in 1957, and most likely as built in 1898/1901. Windows in far right hand building most likely altered between 1901 and 1957.



d) East elevation of laundry, showing conversions proposed in 1957.

Figure 7:
Selection of elevations and plans by Deacon & Laing, architects, dated 1957

(Reproduced with kind permission by Bedfordshire & Luton Archives and Records Service)



Figure 8: Bedford Sanitary Laundry eastern side, looking SW from footbridge across railway



Figure 9: Bedford Sanitary Laundry western façade along Derwent Place¹

¹ (Google Streetview, image reproduced according to Google Permissions <https://www.google.com/intl/ALL/permissions/geoguidelines.html#maps-print> [Accessed 20 June 2016]. Streetview image used because no cars in picture)



Figure 10: Southern side of laundry, showing 'lean-to' WCs and cloakroom. Looking S.



Figure 11: Former stables with loft and coachhouse along southern wall of laundry complex. Looking N.

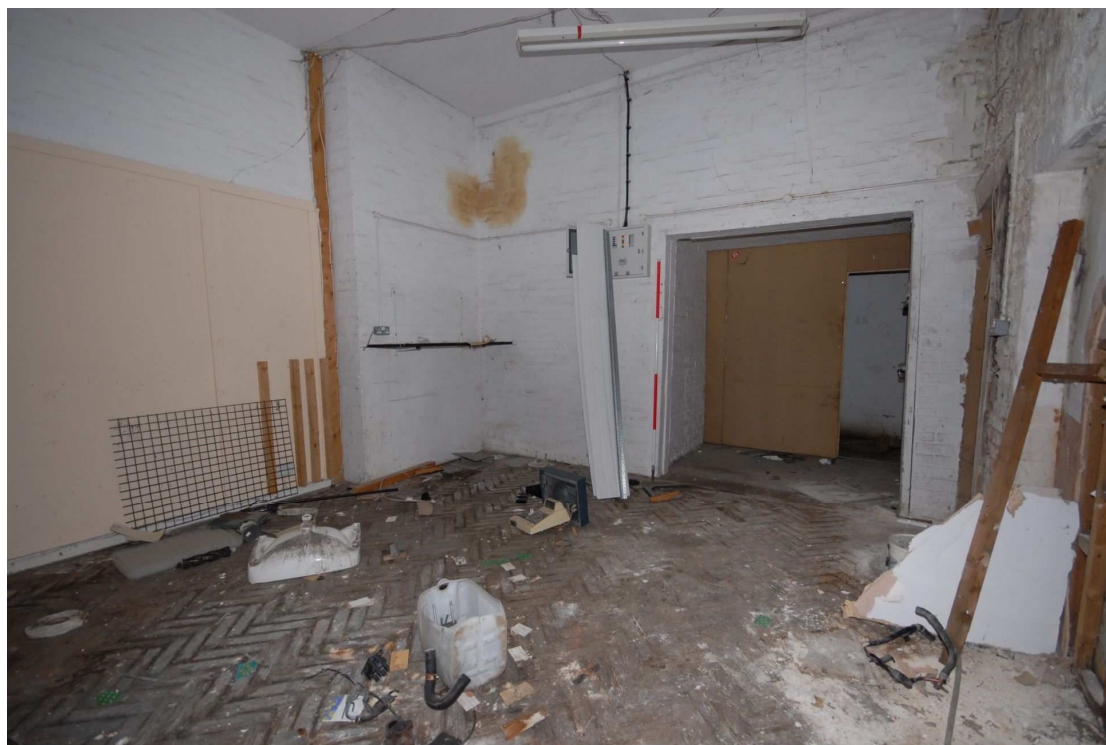


Figure 12: Former mess room with herringbone parquet floor.



Figure 13: Wheels for possible rope fittings to operate ventilation shafts at southern wall of boiler house (not original ceiling).



Figure 14: Flues in area of former “Drying Closets”, sharing wall with boiler room.



Figure 15: Hooks in area of former “Drying Closets” for rope or wire attachments.



Figure 16: “Sorting and Packing Room” historic photograph.
Image from Bedford Directory 1898, p.261.



Figure 17: Former “Sorting and Packing Room”. Image taken in same direction as historical photograph in Figure 16.



Figure 18: Interior photograph of roof clerestory windows in drying closets room



Dp2687_001.jpg



DP2687_002.jpg



DP2687_003.jpg



DP2687_004.jpg



DP2687_005.jpg



DP2687_006.jpg



DP2687_007.jpg



DP2687_008.jpg



DP2687_009.jpg



DP2687_010.jpg



DP2687_011.jpg



DP2687_012.jpg



DP2687_013.jpg



DP2687_014.jpg



DP2687_015.jpg



DP2687_016.jpg



DP2687_017.jpg



DP2687_018.jpg



DP2687_019.jpg



DP2687_020.jpg



DP2687_021.jpg



DP2687_022.jpg



DP2687_023.jpg



DP2687_024.jpg



DP2687_025.jpg



DP2687_026.jpg



DP2687_027.jpg



DP2687_028.jpg



DP2687_057.jpg



DP2687_058.jpg



DP2687_059.jpg



DP2687_060.jpg



DP2687_061.jpg



DP2687_062.jpg



DP2687_063.jpg



DP2687_064.jpg



DP2687_065.jpg



DP2687_066.jpg



DP2687_067.jpg



DP2687_068.jpg



DP2687_069.jpg



DP2687_070.jpg



DP2687_071.jpg



DP2687_072.jpg



DP2687_073.jpg



DP2687_074.jpg



DP2687_075.jpg



DP2687_076.jpg



DP2687_077.jpg



DP2687_078.jpg



DP2687_079.jpg



DP2687_080.jpg



DP2687_081.jpg



DP2687_082.jpg



DP2687_083.jpg



DP2687_084.jpg



DP2687_113.jpg



DP2687_114.jpg



DP2687_115.jpg



DP2687_116.jpg



DP2687_117.jpg



DP2687_118.jpg



DP2687_119.jpg



DP2687_120.jpg



DP2687_121.jpg



DP2687_122.jpg



DP2687_123.jpg



DP2687_124.jpg



DP2687_125.jpg



DP2687_126.jpg



DP2687_127.jpg



DP2687_128.jpg



DP2687_129.jpg



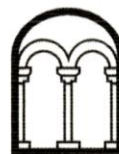
DP2687_130.jpg



DP2687_131.jpg

Central
Bedfordshire

Albion
archaeology



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

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

