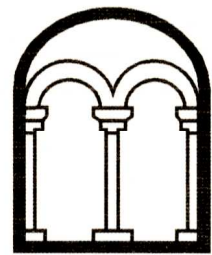


**BARN AT 63-65 HIGH STREET
STAGSDEN
BEDFORDSHIRE**

HISTORIC BUILDING RECORDING

Albion
archaeology



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Compiled by	Approved by
Mark Phillips	Hester Cooper-Reade

Produced for:
Richard Harpham



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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, who is the author of this report. The project was managed on behalf of Albion Archaeology by Hester Cooper-Reade.

Acknowledgements

The project was commissioned by Richard Harpham.

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

Structure of this report

Section 1 is an introductory chapter giving the background to the report. Historical background information derived from historical documents and secondary sources is presented in Section 2. A description of the building forms Section 3 with its analysis presented in Section 4. The bibliography forms Section 5.

Figures and images are included at the end of the report.

Version History

Version	Issue date	Reason for re-issue
1.0	12/01/2017	n/a



Key Terms

Throughout this document the following terms or abbreviations are used:

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



Non-technical Summary

Bedford Borough Council granted listed building consent (15/01585/LBC) for the demolition of outbuildings and erection of a new barn and larger barn-type garage, along with minor internal alterations at 62-65 High Street, Stagsden. One of the outbuildings to be demolished was a curtilage listed timber-framed barn in a poor state of repair and a requirement for the recording of this barn formed a condition of the consent. Albion Archaeology was commissioned by the site owner to prepare a written scheme of investigation and to undertake the building recording.

The barn stands at the rear of 63-65 High Street, Stagsden. Historic map evidence indicates that it was constructed between 1828 and 1882. The southern half of the building had previously been removed with listed building consent after it was damaged by fire during the 1990s. Investigation of the surviving section of the building showed that it consisted of a box frame with wall posts at the corners and at the central bay division with walls infilled with large panels of wattle and daub. The roof had side purlins supported by raked-purlin struts in the surviving end wall at the north and at the central bay division. The survival of wattle and daub in the upper part of the central bay division and the presence of staves in the lower part suggest that the building was divided into two compartments as part of the original construction. The original wattle and daub infill had been replaced with weatherboard in the west and north elevations and the central bay division had been rebuilt using reused timber, including material from old school desks.

The traditional form of construction and materials chosen for the construction of this barn may have been for reasons of economy. The minimal timber frame with wattle and daub infill would have provided a cheap construction with locally obtained materials. The historic significance of the barn is derived from its association with the row of cottages on the street frontage and also from its evidential value for the continued use of vernacular construction methods in the 19th century.



introduction

1.1 Background to the Report (planning background)

Bedford Borough Council (BBC) granted listed building consent (15/01585/LBC) for the demolition of outbuildings and erection of a new barn and larger barn-type garage, along with minor internal alterations at 62065 High Street, Stagsden.

One of the outbuildings to be demolished was a curtilage listed timber framed barn in a poor state of repair. Having considered paragraph 132 of the NPPF which sets out that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification, the planning authority felt that there was sufficient justification for the removal of the barn. However, as the structure is of interest, a recording condition was added to ensure the asset would be properly recorded prior to its loss.

Albion Archaeology was commissioned by the site owner to prepare a WSI (Albion 2016) describing the building recording methodology and to undertake the recording and produce an archive report (this document).

1.2 Site Location and Description

The village of Stagsden is located c.6km to the west of Bedford. The site is located on the eastern side of the High Street, on the corner of Oakcroft, at national grid ref. SP98160/48880 (Figure 1).

1.3 Built Heritage Background

The building on the street frontage is a Grade II listed cottage which is recorded in the National Heritage List England as Fir Tree Cottage (63) and The Gable End (61) (list entry no. 1310253), consisting of two formerly separate dwellings. The cottage dates from the 17th or 18th century and is constructed of colourwash roughcast on timber frame with a thatched roof and later extensions to the side and rear.

The barn which forms the subject of this report is located to the rear of the cottage. It is curtilage listed with historic maps indicating a structure on this site from at least the late 19th century. The barn is of timber frame construction with a pantile roof. It suffered fire damage in the 20th century and had its footprint reduced in the 1990s when a section was demolished due to its poor and unstable condition (99/01066/LBC). The remaining structure has since been subject to a structural report and was found to be severely compromised with only the roof timbers being structurally viable. Listed building consent was granted for the demolition of the barn and the construction of a new building on the original footprint.

1.4 Summary Description of Development Works

The proposal for the development of the barn consists of a number of works including; demolishing the existing barn and rebuilding on the original footprint and internal works including the removal of sections of wall.



2. HISTORICAL BACKGROUND

2.1 *General Archaeological and Historical Background*

The Domesday book records four holdings in Stagsden in 1086 with land held by Hugh de Beauchamp, Bishop Odo of Bayeux, Countess Judith and Count Eustace of Boulogne. It totalled 45 households with woodland for 140 pigs and a mill making it a large settlement for its time.

Medieval settlement of Stagsden (HER 16929) consist of a series of closes along either side of the High Street with the medieval parish church at the northern end of the High Street with some additional closes on the northwest side of Bedford Road to the north of the church. The parish church of St Leonard (HER 5393, NHLE 1161056) is a Grade I listed building of Norman origins but with its surviving fabric dating mainly from the 13th to the 15th century.

Archaeological excavations (Dawson 2000) and surface finds from near to the village have uncovered evidence for Iron Age and Roman occupation. Few archaeological investigations have taken place within in the medieval core of the village. An excavation on the site of a 19th century barn at 23-25 High Street, 200m to the north-west of 63-65 High Street, uncovered two shallow boundary ditches which contained a small amount of pottery dating from the 13th century (Burke 2009, 11).

Including 63-65 High Street there are seven listed buildings on the High Street. These range in date from the 17th to the 19th centuries. The nearest ones are Joel Cottage (NHLE 1321492) a 17th century building located almost opposite to 63-65 High Street and little further north is 46 & 48 High Street (NHLE 1114395), a building originating in the late 17th or early 18th century.

The villages open fields were enclosed in 1828.

2.2 *Historical Maps*

Historical maps show the development of the site from the early 19th century onwards.

2.2.1 **Estate map (BARS ref.X1/198/5) (not illustrated)**

This map shows an estate in Stagsden. It lists enclosed land parcels and a number of strips or lands in the open fields. The owner of the estate is not known but it appears to be centred on what is now Manor Farm on the north side of Church Lane, with this being the only dwelling listed. A few other buildings are illustrated on the map, including some on the west east side of the High Street roughly where 61-63 is located. However the schematic nature of the drawing makes it impossible to identify the buildings shown and no additional detail is shown to the rear of the buildings.

2.2.2 **Enclosure map 1828 (BARS ref. MA53) (Figure 2)**

The cottages at 63-65 and 61 High Street correspond to the southern part of a row of cottage of which the northern part has since been demolished. The present barn



at the back of 63-65 High Street does not appear on this map. The adjacent plot to the north contained a larger, east-west aligned building associated with enclosures to its north and west. It probably represents a range of agricultural buildings with attached stock or rick yards. Elsewhere the map shows substantial outbuildings at the rear of the properties along the High Street, probably reflecting the pre-enclosure pattern of agriculture in the village.

2.2.3 Ordnance Survey 1883 (Figure 3)

This map was surveyed in 1882 and published at a scale of 25 inches to one mile in 1883. The first edition 25 inch maps were colour coded to indicate the construction of buildings with red (carmine) being used for brick or stone and grey used to indicate iron or wood construction. The elongated S-shaped symbols (known as a field tie or area brace) show where adjoining areas formed part of the same land parcel.

The cottages at 63-65 High Street are timber framed buildings with a roughcast finish and were shaded red on the map. In the same plot two of the buildings are shaded in grey, one at the south end of the street frontage and one to the rear of the cottages that corresponds to the barn which forms the subject of this report. The barn is shown with a small enclosure, divided into two equal sized parts, attached to its eastern side.

2.2.4 Ordnance Survey 1901 (Figure 4)

This map was surveyed in 1899 and published 1901. This edition shows slightly less detail than the previous one, lacking the colouring and with less detail of land use.

The buildings on the frontage of what is now 63-65 High Street show a slight change from the previous edition with the removal of part of the building at the southernmost end of the row. The barn to the rear of the properties is shown unchanged from the previous plan with the small enclosures attached to the eastern side of the building. Some changes are visible in the adjacent plot to the north, at the rear of what is now 61 High Street. In this plot straight boundaries had replaced an earlier curving boundary and a small outbuilding had been built since the previous edition of the map.

2.2.5 Ordnance Survey 1926 (Figure 5)

This map was survey in 1924 and published in 1926. The map shows no changes to the row of cottages which include the present numbers 63-65 and 61. In this edition of the map both the barn and what was previously shown as an enclosure attached to its east side are shaded. The change could indicate that enclosure had been roofed over by this time, but it could be a mapping error. Parts of the boundary separating the land to the rear of the present 63-65 and the plot to the north are absent in this edition and the boundaries to the rear of 61 which appeared in the previous edition are not shown.



2.3 Historic Records

2.3.1 Rating and valuation records (1926)

In 1926 Stagsden was assessed for its rateable value in accordance with the Rating and Valuation Act 1925. The valuation was recorded in a notebook (BARS ref. DV1/C36/36-40) and located on a copy of the 1901 25 inch Ordnance Survey map. The present numbers 63 and 65 formed part of a group of five cottages owned by A. J. Whitmee. The three properties at the northern end of the row, recorded on pages 36, 37 and 38 in the valuation book were described as “Condemned. No rent allowed. Dreadful”. The properties on pages 39 and 40 of the valuation book would correspond to the present 63 and 65 High Street respectively. The cottage on page 39 was occupied by Mrs O. Ellis and comprised living room, kitchen, one bedroom above and an earth closet and barn outside with the comment “Impossible to measure. Awful places. V. Poor”. The cottage recorded on page 40 was occupied by F. Harrison junior and comprised living room, kitchen, one bedroom above and an earth closet and barn outside with the comment “Impossible to measure. Awful place”.



3. BUILDING RECORDING: DESCRIPTION

3.1 Methodology

Throughout the project the standards set in the CIfA's *Standard and guidance for the archaeological investigation and recording of standing buildings and structures* (2014) and Historic England's *Understanding Historic Buildings* (2016) have been adhered to. All work has been done in accordance with the CIfA's Code of Conduct. Terminology for describing timber structures follows the CBA glossary (Alcock et al. 1996).

In line with English Heritage (now Historic England) historic building survey definitions (English Heritage 2006), this survey has been undertaken to English Heritage Level 2/3 standard and in accordance with the agreed WSI.

The survey comprised an examination of the buildings and a photographic record. Where necessary annotations and measurements were added to drawings provided by the client with additional notes and sketches. These were redrawn in CAD and plotted to provide the figures in the report. The photographic record consists of high resolution digital images. The selected digital images which accompany the text have been reproduced at a lower resolution in order to ensure the digital versions of the report are of a manageable size. The building survey work was undertaken on 7th October 2016. At the time of the survey a significant amount of construction work had already carried out. The building had been dismantled and the salvageable parts of the original frame had been re-erected on new foundations with the remainder of the frame constructed in suitable timber using traditional construction methods. Other construction material from the original building had been retained for re-use and was also recorded.

The text below, in conjunction with figures and images bound at the end of the report, forms the description of the buildings. Figure 6 shows the north half of the barn as it was prior to the start of building works. Figure 7 shows a plan and section of the barn as recorded during the reconstruction of the building.

3.2 Details of barn prior to building works

The southern half of the building had been removed with listed building consent (99/01066/LBC) during the 1990s after the building was damaged by fire. Decking had been constructed over the footprint of the demolished southern half of the building by a previous owner.

Architects plans dated June 2015 show the remaining northern half of the barn as it was prior to the start of the present building works (Figure 6). The drawings show the east and west side walls clad in weatherboard. A structural report prepared for the planning application indicates that the east elevation was of wattle and daub construction. An opening at the north end of the west side formed the access to the building. The north end wall contained two plank-and-batten doors, a metal-framed window with the remaining parts of the lower wall and gable covered by weatherboard cladding.



After the demolition of the south half of the barn the south end was formed by a partition on the line of the former central truss. Above the tiebeam this consisted of wattle and daub formed from horizontal wattles woven around the raking braces and (three?) vertical staves and covered with yellowish clay daub. The partition below the tiebeam was formed from horizontal planks supported by two vertical battens and four staves. The staves were inserted into circular stave-holes in the underside of the tiebeam and are likely to be the remains of an earlier wattle and daub partition. The planks used to make the partition reused material which included old school desks, identifiable by holes for inkwells (Image 12).

3.3 Description of barn at time of survey

The original barn had been dismantled and the process of rebuilding was at an advanced stage when the work was suspended until recording had been carried out (Images 1 & 2). The new building is 7.4m long and 3m wide. It is constructed on the same footprint as the original building but with new foundations and a sill wall made with reused limestone and bricks. Those parts of the frame which were found to be structurally sound have been incorporated into the new structure, reusing them in the original arrangement. The rest of the frame has been constructed in modern timber using traditional carpentry joints with pegged fixings.

Surviving timber frame in the north half of the barn comprises:

- sill beam in the north end wall and east wall
- wall plate in the east wall
- Corner posts in in the north end wall
- tiebeams
- raked-purlin struts
- purlins

The remaining parts of the original frame are made from sawn timber with parallel saw marks visible in some places, e.g. the corner posts. The timbers vary from fully faced square or rectangular sections which were used in sill and wall plates to irregular, waney-edged sections with surviving bark in some such as the tiebeams.

The original sill beams are c.150mm wide and 100mm deep (Image 4). The surviving sections in the north and east walls meet in a halved join at the north-west corner of the building. The sill in the east wall is halved at its southern end where it is joined to the new timber.

The original wall plate in the east wall is c.150mm wide and 100mm deep (Image 4).

The two corner posts in the end wall at the north of the barn are c.125mm square (Image 3). These are plain posts without jowls (expanded ends) or upstands to support the junction with the tiebeam and wall plate. Two straight, plank-like braces attached to the inside face of the north wall have the appearance of makeshift reinforcements but were clearly present when the building was damaged by fire in the 1990s as the scorch marks on the eastern brace match those on the tiebeam to which it is nailed.



Three original tiebeams remain; one in the north end wall, one at the central truss and an intermediate tiebeam between them. The tiebeams are c. 150mm deep and 100mm thick. These are slightly irregularly timbers with waney edges on one face, formed by halving small section timbers.

The purlins are c.120mm square in section with waney edges. The purlins are supported by pairs of raked-purlin struts (a raked strut directly supporting a purlin, Walker 20011, 151) attached to the central tiebeam and the tiebeam in the north gable end (Image 9). The upper ends of these struts are notched to support the purlin.

Prior to dismantling of the barn the central truss contained wattle and daub infill above the tiebeam. Four staves below the tiebeam, now evidenced by empty staff holes, indicate the location of a wall dividing the barn into two halves.

Matching patterns of staff holes in the sill beam and the wall plate indicate the former presence of wattle and daub infill in the east wall (Images 5 & 6). Similar evidence in the north wall consisted of two staff holes identified in the sill beam. Some staves remained on site, presumably recovered from partition at the central truss (Images 7 & 8). These were c.1.74m long, up to 70mm in diameter and reduced to c.40mm at the ends to fit the staff holes. The staves have mottled or stripped appearance where they were stained by the daub infill.

At the time of the survey the north wall was relatively unchanged from its condition prior to reconstruction and still contained the two plank-and-batten doors and the metal framed window (Image 3).

The tiles retained from the roof consist of red clay pantiles c.375mm long and red clay hogback ridge tiles (Image 10).



4. BUILDING ANALYSIS

4.1 *Introduction*

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

4.2 *Dating and Construction*

Evidence from historic maps indicates that the barn was built between 1828 and 1882 (Figures 2 & 3).

As first built the barn consisted of a box frame with wall posts at the corners and at the central bay division with walls infilled with large panels of wattle and daub. The surviving sections of sill beam and wall plate show no evidence of intermediate wall studs. The roof had side purlins supported by raked-purlin struts in the surviving end wall at the north and at the central bay division. The presence of wattle and daub in the upper part of the central bay division and staves in the lower part suggest that the barn was divided into two compartments as part of the original construction.

The original infill was later replaced with weatherboard in the west and north elevations and the central bay division rebuilt with reused timber, including material from old school desks.

4.3 *Historical Context and Significance*

The building was constructed to a simple design using construction techniques and materials in the vernacular tradition. It probably dates from the mid-nineteenth century. At this time the majority of similar size timber outbuildings were framed with closely set studs and primary bracing covered with weatherboard. The traditional form of construction and materials chosen for the construction of this barn may have been for reasons of economy. The minimal timber frame with wattle and daub infill would have provided a cheap construction with locally obtained materials.

The historic significance of the barn is derived from its association with the row of cottages on the street frontage and also from its evidential value for the continued use of vernacular construction methods.



5. BIBLIOGRAPHY

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6. APPENDIX 1: OASIS SUMMARY

OASIS ID: albionar1-270814

OASIS ID: albionar1-270814

Project details

Project name	63-65 High Street, Stagsden
Short description of the project	The surviving section of the building showed that it was consisted of a box frame with wall posts at the corners and at the central bay division with walls infilled with large panels of wattle and daub. The roof had side purlins supported by raked-purlin struts in the surviving end wall at the north and at the central bay division. The survival of wattle and daub in the upper part of the central bay division and the presence of staves in the lower part suggest that the building was divided into two compartments as part of the original construction. The original wattle and daub infill had been replaced with weatherboard in the west and north elevations and the central bay division rebuilt using reused timber, including material from old school desks.
Project dates	Start: 07-10-2016 End: 07-10-2016
Previous/future work	No / No
Any associated project reference codes	HSS3007 - Contracting Unit No.
Type of project	Building Recording
Current Land use	Other 2 - In use as a building
Monument type	BARN Post Medieval
Significant Finds	NONE
Methods & techniques	"Annotated Sketch", "Measured Survey", "Photographic Survey"
Prompt	Listed Building Consent

Project location

Country	England
Site location	BEDFORDSHIRE BEDFORD STAGSDEN 63-65 High Street, Stagsden
Study area	20 Square metres
Site coordinates	SP 9816 4888 Point

Project creators

Name of Organisation	Albion Archaeology
Project brief originator	No Brief



Project design originator	Albion Archaeology
Project director/manager	Hester Cooper-Reade
Project supervisor	Mark Phillips
Type of sponsor/funding body	Developer

Project archives

Physical Archive Exists?	No
Digital Archive recipient	Bedford Museum
Digital Contents	"other"
Digital Media available	"Images raster / digital photography", "Survey"
Paper Archive recipient	Bedford Museum
Paper Contents	"other"
Paper Media available	"Drawing", "Microfilm", "Miscellaneous Material", "Photograph", "Plan", "Report"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Barn at 63-65 High Street, Stagsden, Bedfordshire: Historic Building Record
Author(s)/Editor(s)	Phillips, M
Other bibliographic details	2016/217
Date	2016
Issuer or publisher	Albion Archaeology
Place of issue or publication	Bedford

Entered by	Helen Parslow (hl.parslow@albion-arch.com)
Entered on	8 December 2016

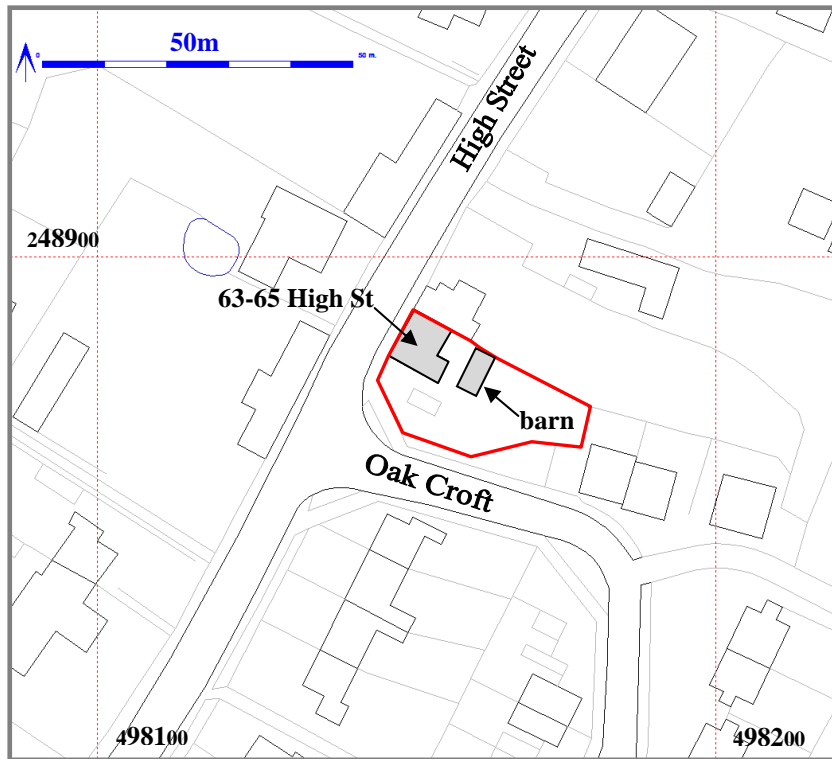
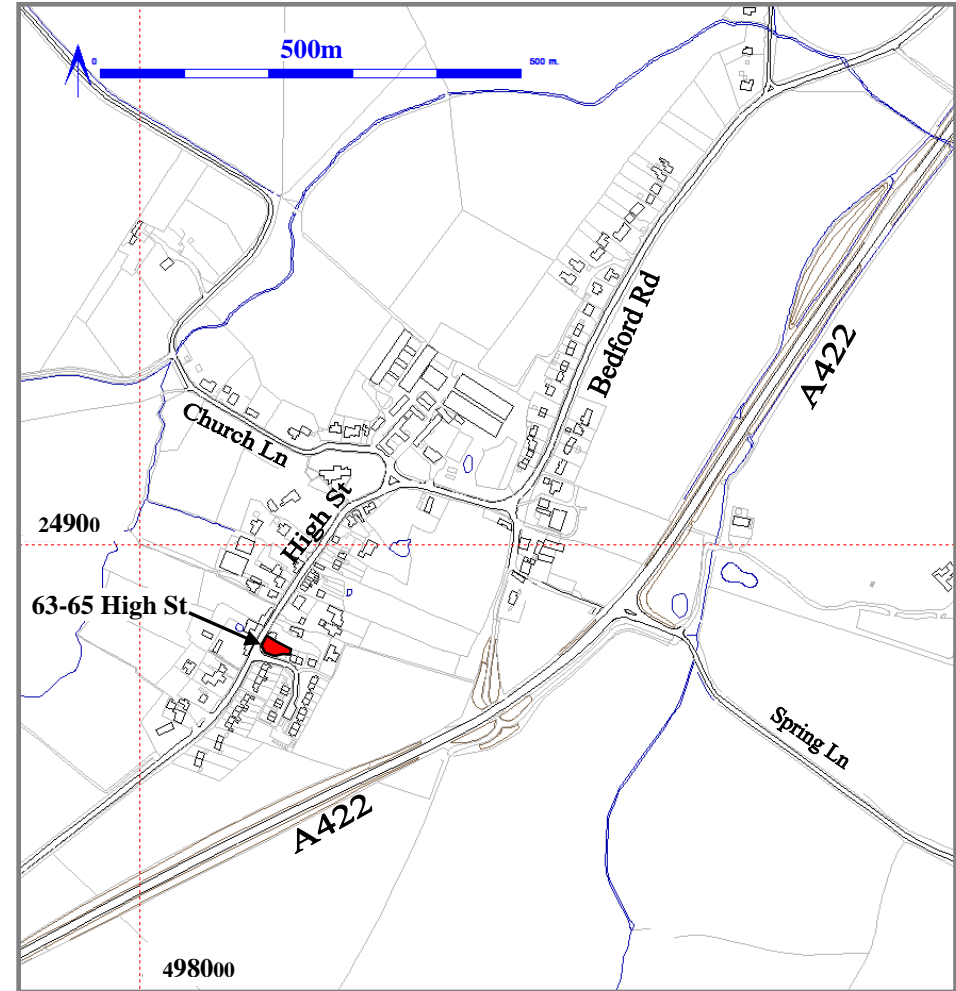
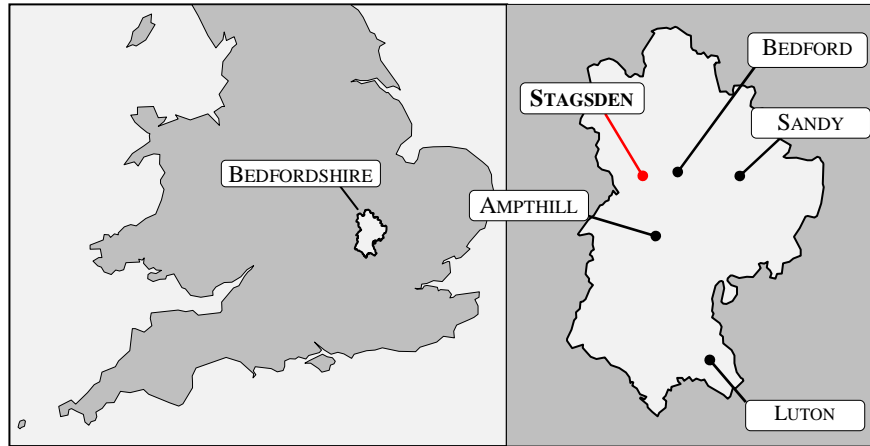


Figure 1: Site location plan

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: 1828 enclosure map

Detail in red copied from 1828 enclosure map, overlaid for best fit on 1901 OS map. Modern site boundaries and barn shown in blue

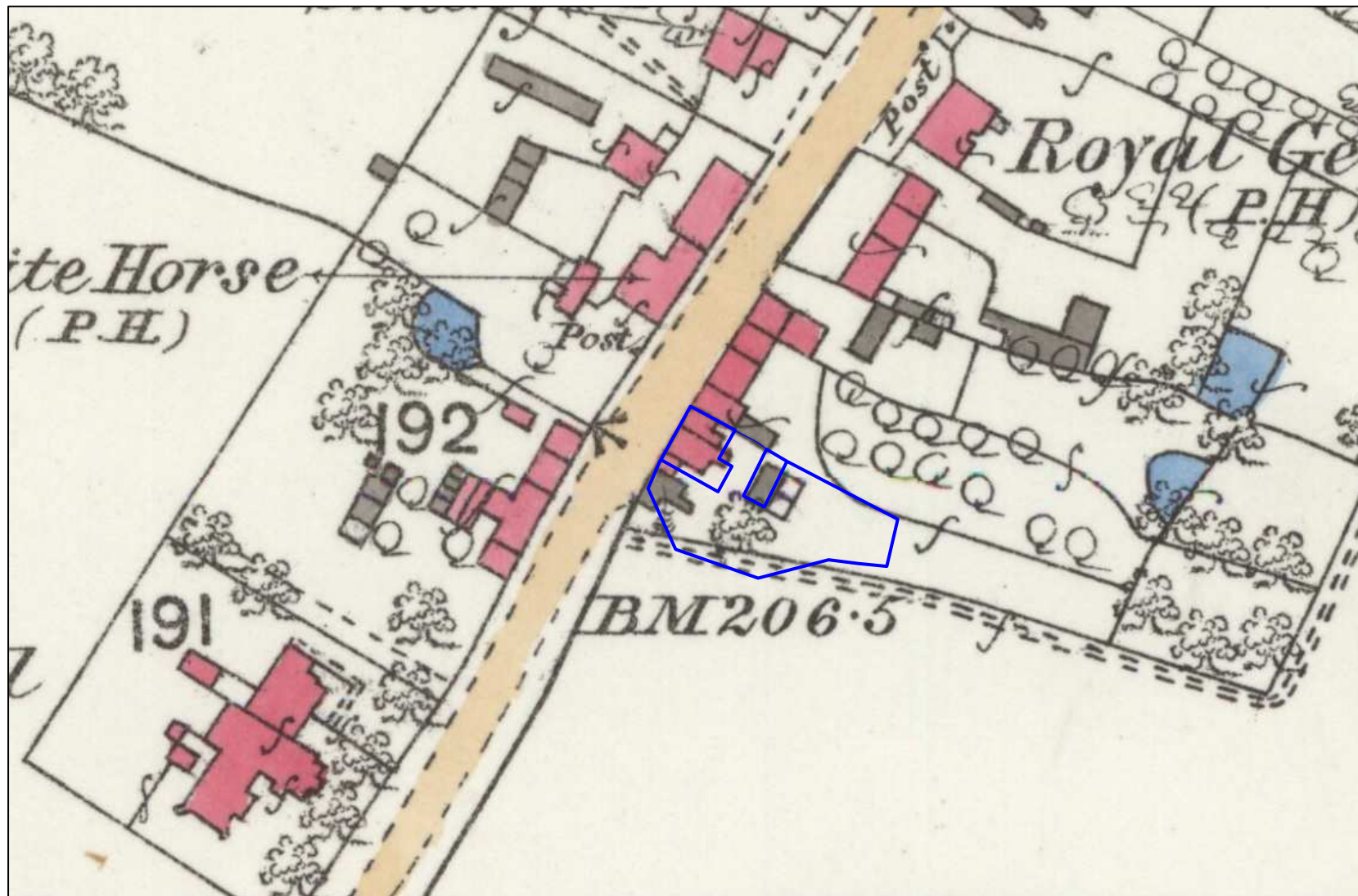


Figure 3: 1883 Ordnance Survey map

25inch map, surveyed 1882, published 1883. Present house, barn and garden indicated in blue
(reproduced under licence National Museum of Scotland).

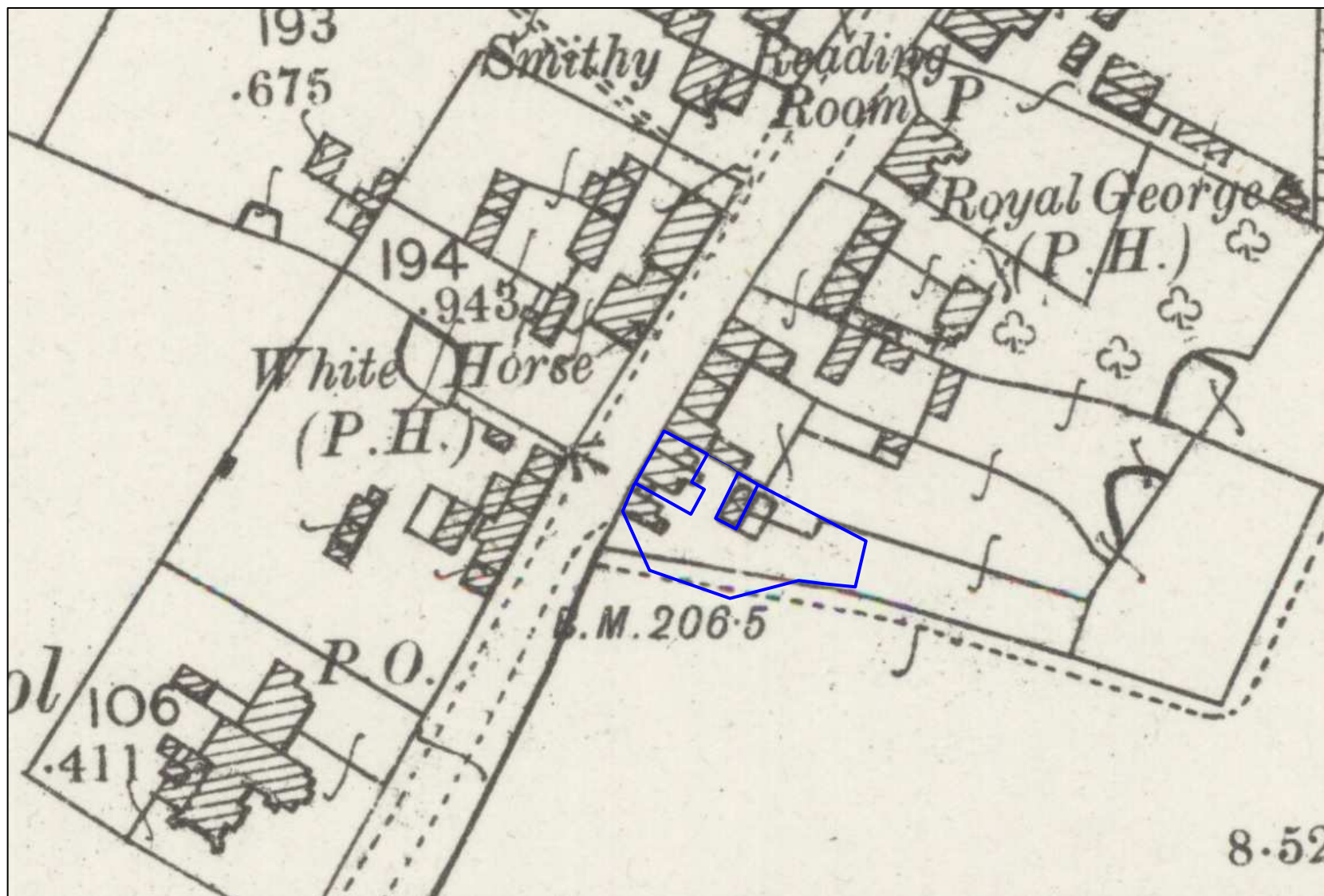


Figure 4: 1901 Ordnance Survey map

25inch map, surveyed 1899, published 1901. Present house, barn and garden indicated with blue lines
(reproduced under licence National Museum of Scotland)

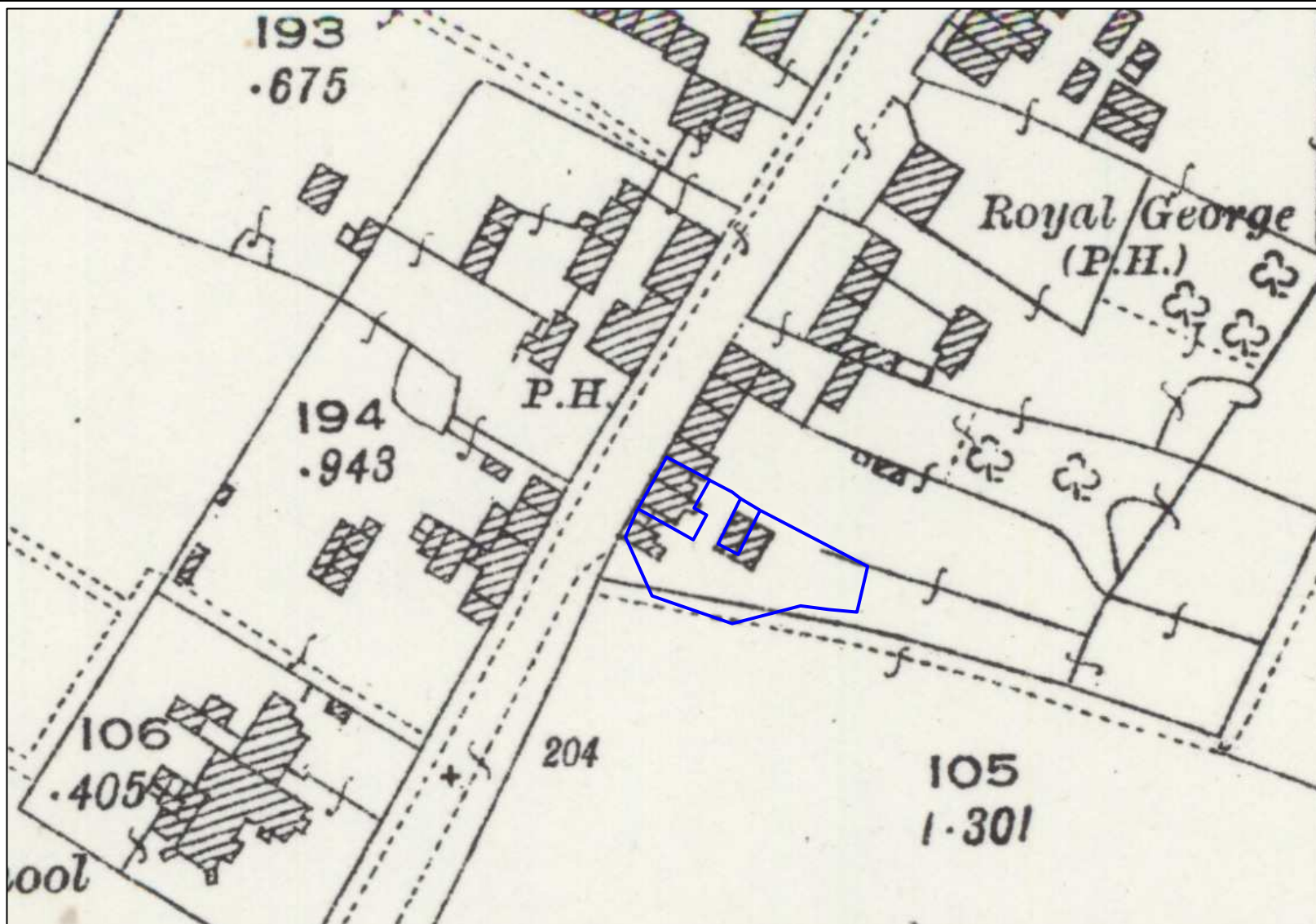
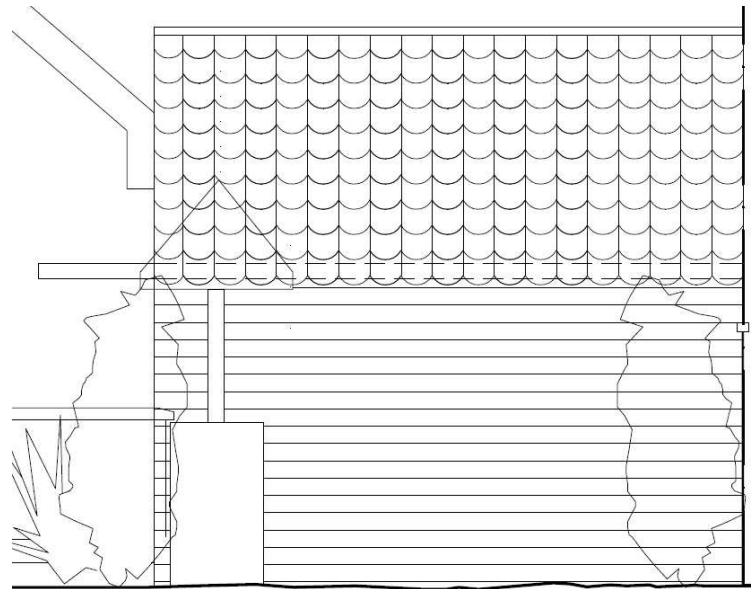
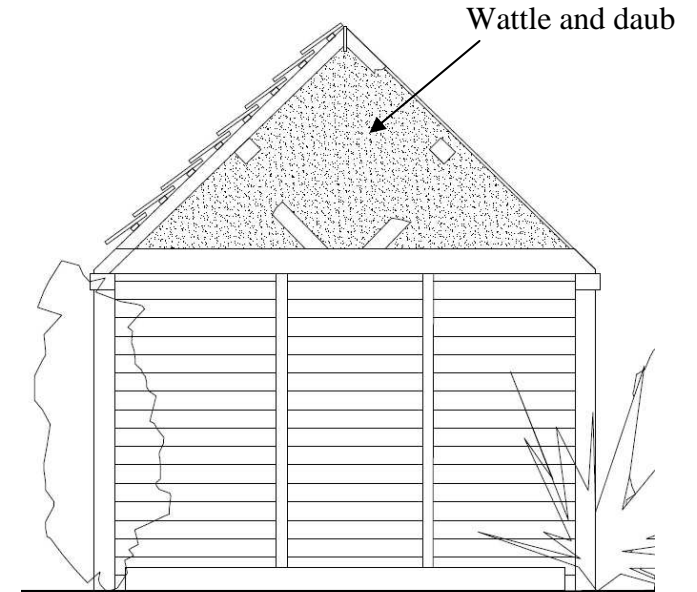


Figure 5: 1926 Ordnance Survey map

25inch map, surveyed 1924, published 1926. Present house, barn and garden indicated with blue lines
(reproduced under licence- National Museum of Scotland)



East elevation



South elevation



West elevation

Figure 6: Architects survey of barn
Shows barn before start of building works

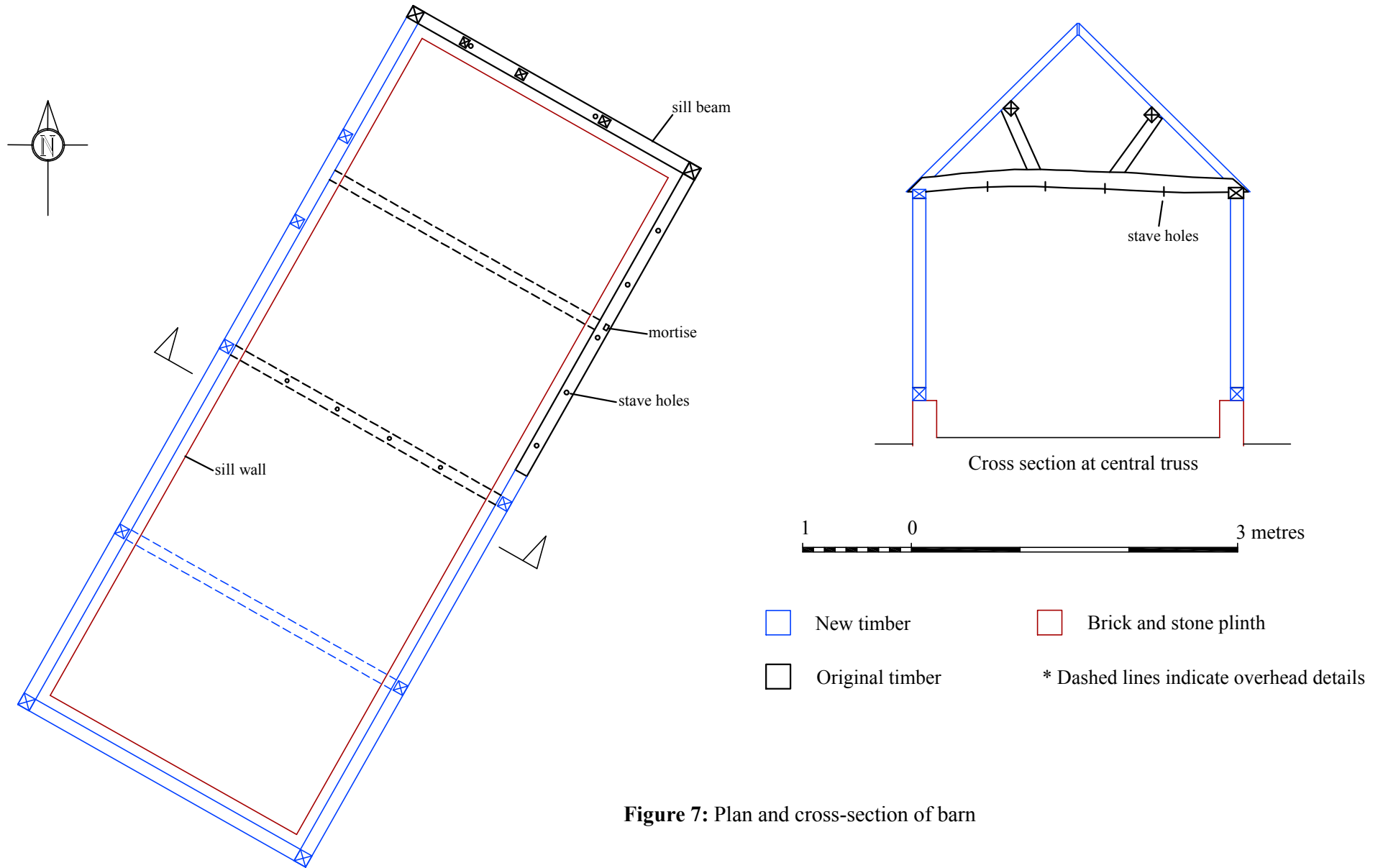




Image 1: Exterior of barn, looking north-west

Shows partially rebuilt barn with house in background (scale 2m)



Image 2: Interior of barn, looking towards the north end

(scale 2m)



Image 3: Interior detail of north wall

Shows wall with original sill beam, tiebeam and reused doors and window
(scale 2m)

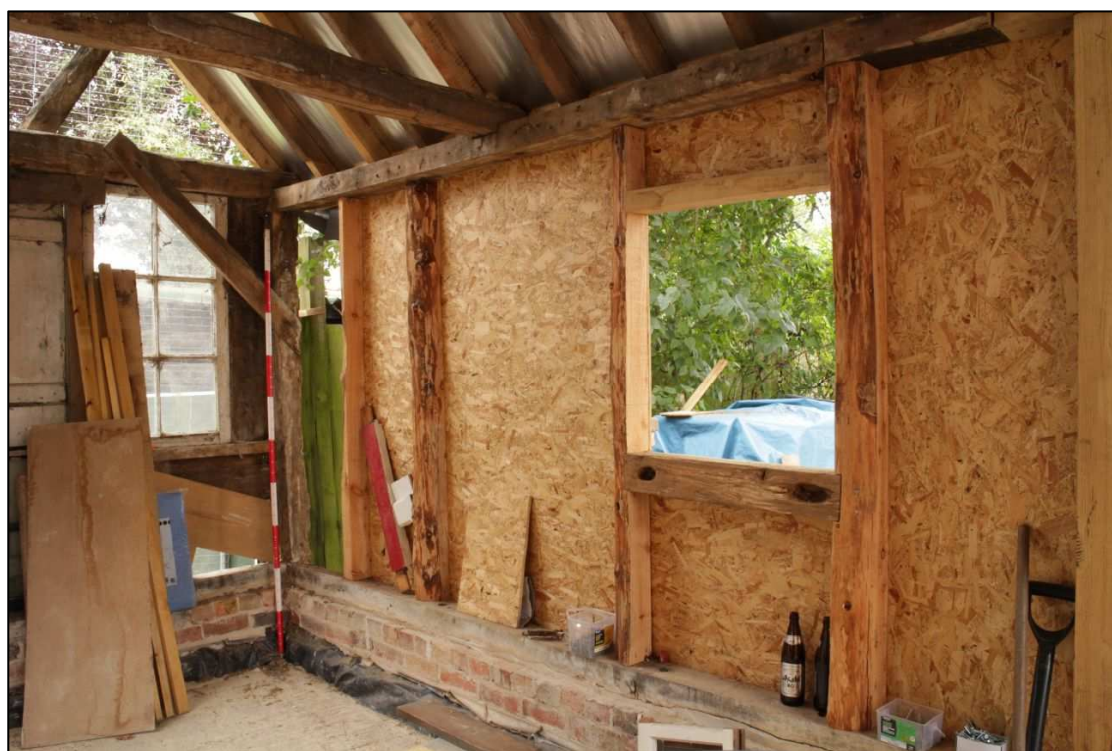


Image 4: Interior, showing northern end of east wall

Looking north-east showing original sill beam and wall plate in this part of east wall
(scale 2m)



Image 5: Sill beam in east wall

Shows stave holes and mortise at base of east wall, located to left of window opening visible in Image 4 (scale 40cm)

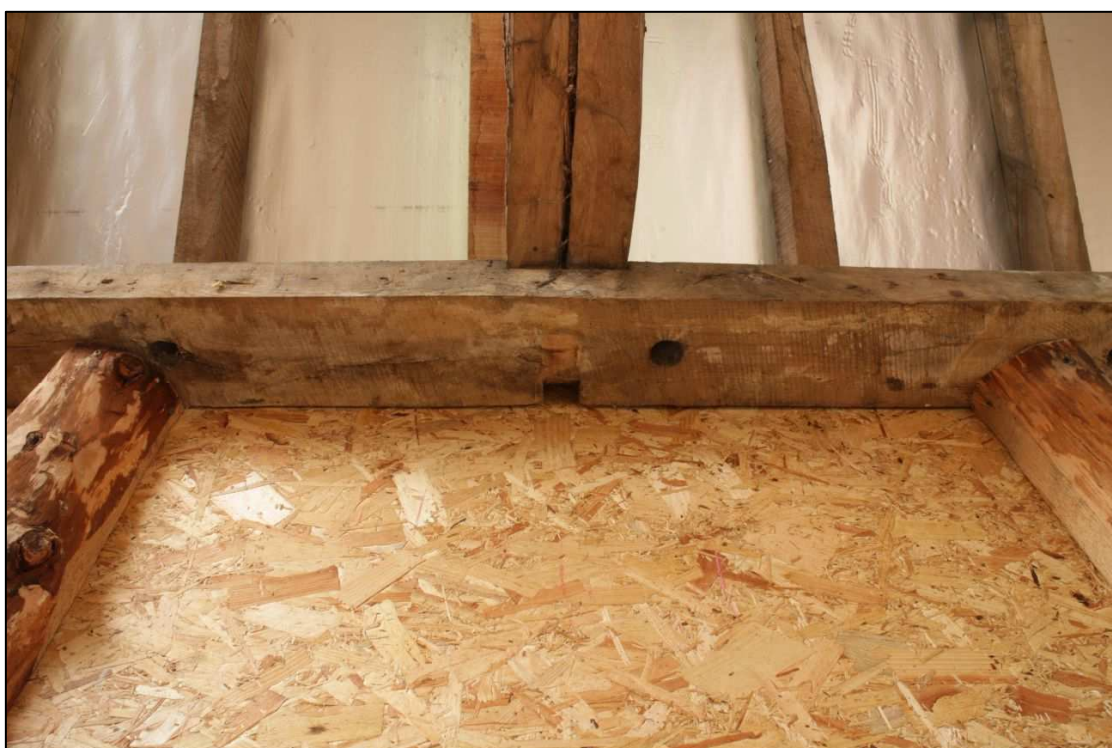


Image 6: Wall plate in east wall

Corresponding stave and mortise holes located directly above those shown in Image 5



Image 7: Staves

(scale 2m)



Image 8: Detail of staves

Detail of the two staves shown in Image 7



Image 9: Roof structure viewed looking northwards

Image shows the three original tiebeams in the northern half of the barn with raking braces at central tiebeam (nearest) and north tiebeam.



Image 10: Roof tiles

Image shows ridge tile (left) and pantile (scale 40cm)



Image 11: Reused plank and batten door

Plank and batten door on plain strap hinges with circular cat hole



Image 12: Re-used school bench tops

Shows two school bench tops fixed with timber battens to form part of former central dividing wall. Four vertical marks show where the boards lay against the staves in this wall (scale 40cm)

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

