

**MANOR FARM  
BOLNHURST  
BEDFORDSHIRE**

**HISTORIC BUILDING RECORDING**

**Albion**  
archaeology



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BOLNHURST  
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**HISTORIC BUILDING RECORDING**

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## 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.*

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1.1	23/07/2020	Comments from Historic England and Bedford Borough Council
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## Key Terms

*Throughout this report the following terms or abbreviations are used:*

BARS	Bedfordshire Archives and Records Service
CifA	Chartered Institute for Archaeologists
HE	Historic England
HER	Bedford Borough Council Historic Environment Record
NHLE	National Heritage List for England
PDA	Permitted development area
SMC	Scheduled Monument Consent



## **Non-Technical Summary**

*Bedford Borough Council granted planning permission (18/02080/FUL) and listed building consent (18/02081/LB) for restoration and refurbishment of the main barn and associated workshop outbuilding to create two new dwellings at Manor Farm, School Lane, Bolnhurst, Bedfordshire. The permitted development area (PDA) is centred on OS grid reference TL 0852 5986. It is located within a scheduled monument and Scheduled Monument Consent (ref.: S00201094) for the works was obtained by the developer.*

*The planning permission included conditions (2 and 3) requiring the implementation of an archaeological mitigation strategy and historic building recording strategy. Albion Archaeology was commissioned to prepare a written scheme of investigation, which was submitted to and approved by the LPA, and to carry out the archaeological investigation and historic building recording. The building recording was carried out on 11th March 2020 and the results form the subject of the present report.*

*Manor Farm stands inside a large earthwork consisting of an Iron Age hillfort and a medieval moated enclosure. The farm is located within the northern part of the earthwork, which was reused in the medieval period as a moated site. Manor Farm is probably the site of a medieval manor house.*

*The present farmhouse at Manor Farm is a Grade II listed timber-framed house, dating from the 17th century. In the late 18th century the farmstead is shown on the enclosure map as a loose courtyard plan with farm buildings on the east and west sides of an elongated yard. Later maps show that the farm buildings were replaced to form an enclosed yard.*

*The present report examines the buildings that are being converted to form two dwellings: the barn, stable and south range on the west and south sides of the yard; and the workshop on the east side of the yard.*

*The barn is a nine-bay, timber-framed and weatherboard building with opposed double-doors, the northern three bays separated by a brick partition with a loft over the northern bays. It has a brick sill wall and is framed with machine-sawn softwood with mostly nailed fixings. The weatherboard is applied in bay-long panels between the main wall posts, which are visible in the exterior elevations. The barn is shown in an 1874 sales particulars plan; the materials and construction techniques suggest a probable construction date in the 1870s.*

*The stable is a four-bay lean-to on the east side of the barn. It is an early-20th century replacement for a similar building shown on 19th-century maps. The end walls are in fletton brick and the roof in corrugated iron. It is first shown in 1924 sales particulars where it was described as a lean-to, open shed. The front was later enclosed with blockwork to form stables.*

*The south range is a timber-framed structure with a tall brick sill and a corrugated iron roof. It was built in the early 20th century to replace a similar range of buildings located slightly further north. It contains enclosed compartments at either end of a central, open-fronted section. It is described in the 1924 sales particulars as “newly*



erected...consisting of large loose box, a 2-bay open shelter hovel and a large loose box or implement shed”.

*The workshop is a range of brick buildings located on the east side of the farmyard. Buildings on the present footprint are first shown on a plan surveyed in 1900, replacing an earlier range of buildings shown on the 1884 OS map. The present buildings have a complex development sequence. A brick wall along the centre of the range may be a remnant of the buildings surveyed in 1900. A plan accompanying the 1924 sales particulars is the first plan showing buildings matching the present building footprint. Most of the range was rebuilt in fletton brick with Crittall-type steel-framed windows, probably during the 1920s and 30s. The building included a compartment with insulated walls and doors, which was used as an apple store. This range was converted into workshops used for vintage car restoration, which has removed any evidence of former use apart from than the apple store.*

*The archaeological background to the site suggests that Manor Farm originated in the medieval period as a moated manor house. The plan accompanying the 1874 sales particulars shows the farm had developed into a more compact enclosed yard arrangement compared to the earlier loose courtyard plan shown in the enclosure map. The impression of a regular, planned farmstead, which was presented in the 1874 sales particulars plan may have been something of a marketing ploy. The more accurate map published by the Ordnance Survey in 1884 shows a more irregular plan, which was clearly a product of gradual, piecemeal development.*

*Documentary evidence from the 19th and early 20th centuries shows that the farm was leased to tenant farmers. In the early 20th century it was part of a small estate made up of three farms.*

*Sales particulars for Manor Farm dating from 1874 indicate a mixed economy. It comprised 310 acres of arable and grazing, reflected in the function of the buildings at this time, which included a granary, cowhouse and cattle yards. The 1924 sales particulars list 74 acres of pasture and 194 acres of arable with buildings including a barn, piggeries, shelter hovels, cow house, calf house and stock yards.*

*The large timber-framed barn was built during a time of prosperity in farming. The so-called period of ‘High Farming’ between c.1840 and the 1870s was time of steady grain prices and increasing demand for meat and dairy products, a period that saw a peak in the construction of planned and model farmsteads. The period ended with an agricultural depression brought about by the effects of globalisation and improved sea transport, with cheaper imports, initially of grain and later of meat. The south range, stables and workshop range were built during a period of general decline in investment in farms. A valuation of the farm in 1921 refers to the falling markets for corn and cattle at this time.*



## 1. INTRODUCTION

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### 1.1 **Project Background**

Bedford Borough Council granted planning permission (18/02080/FUL) and listed building consent (18/02081/LB) for restoration and refurbishment of the main barn and associated workshop outbuilding to create two new dwellings at Manor Farm, School Lane, Bolnhurst, Bedfordshire.

The following conditions (Nos 2 and 3), covering heritage issues, were attached to the planning permission:

02. *No development shall take place until an archaeological mitigation strategy has 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) fieldwork and/ or preservation "in situ" of archaeological remains;*

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

*(iii) a post-excavation analysis report, 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 fieldwork). The archaeological mitigation strategy shall be carried out in accordance with the approved details and timings.*

*REASON: To safeguard archaeological assets within the approved development boundary from impacts relating to any ground works associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Saved Policies BE24 & BE25 of the Bedford Borough Local Plan 2002, Policy CP23 of the Bedford Borough Core Strategy and Rural Issues Plan (2008) and according to national policies contained in National Planning Policy Framework (2018). The Local Planning Authority is satisfied that the timing of compliance is fundamental to the development permitted and that the permission ought to be refused unless the condition is imposed in this form.*

03. *No development shall take place until a building recording strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include a timetable and the following components (the completion of each to the satisfaction of the Local Planning Authority will result in a separate confirmation of compliance for each component):-.*

*(i) building recording fieldwork;*

*(ii) a post-recording report (to be submitted within six months of the completion of recording);*



*(iii) preparation of site archive ready for deposition at a store approved by the Local Planning Authority, completion of an archive report, and submission of a publication report (to be completed within two years of the completion of recording). The recording strategy shall be carried out in accordance with the approved details and timings.*

*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 of the Bedford Borough Core Strategy and Rural Issues Plan (2008) and the National Planning Policy Framework (NPPF, 2018). The Local Planning Authority is satisfied that the timing of compliance is fundamental to the development permitted and that the permission ought to be refused unless the condition is imposed in this form.*

The Borough's Senior Archaeological Officer advised that the following stages of work were required to address the conditions:

- A programme of low-level historic building recording of the farm buildings that were to be converted.
- Archaeological watching brief during groundworks associated with the development.

In addition, the permitted development area (PDA) is located within a scheduled monument (NHLE 1012066). The buildings within the PDA are not themselves scheduled but the ground beneath them is. Scheduled Monument Consent (SMC) for the development works was granted by the Secretary of State for Digital, Culture, Media & Sport, advised by Historic England (HE reference: S00201094).

Albion Archaeology was commissioned to prepare a written scheme of investigation (WSI), which was submitted to and approved by the LPA and Historic England (Albion Archaeology 2020) and to carry out the archaeological investigation and historic building recording. The results of the historic building recording form the subject of the present report.

## **1.2 Site Location and Description**

Bolnhurst is a hamlet in the north of Bedfordshire situated on the Kimbolton Road approximately 11km north of Bedford. Bolnhurst is part of the civil parish of Bolnhurst and Keysoe. Manor Farm is on the north side of School Lane. The development area is centred on OS grid reference TL 0852 5986 (Figure 1).

The proposed development works comprise restoration and refurbishment of a large timber barn and a range of brick workshop buildings to create two new residential dwellings.

## **1.3 Project Objectives**

The permitted development area (PDA) stands within a prehistoric Scheduled Ancient Monument (NHLE 1012066). This type of lowland hillfort, classified as a 'slight univallate hillfort' is rare type of monument with c.150 examples



surviving nationally. They were mainly constructed during the latter Bronze Age and earliest Iron Age (12th–6th centuries BC). In the list entry the reasons for designation state that: “The overall scarcity of these sites, especially in lowland England, indicates that all examples, even where damaged, are of national importance.”

The research framework for Bedfordshire notes that only limited investigation has taken place on hillforts in Bedfordshire. It states that: “Dating of the principal phases of the hillforts should be a priority and attempts to establish the pattern of contemporary settlement, and the relationships of hillforts to it, must be a potentially productive area of research from which to learn more about the evolution of communities in the 1st millennium BC (Oake 2007, 11). The limited extent of investigation is also highlighted at the regional level (Medlycott 2011, 30).

The PDA is located in the northern part of the Manor Farm scheduled hillfort. This part of the prehistoric enclosure was reused in the medieval period, when it was reoccupied and adapted as moated manor house site. Medieval rubbish pits (HER 7803) have been found a short distance to the east of the PDA.

The research framework for Bedfordshire states that in general few medieval rural settlements have been investigated in the county. It stresses the potential for acquiring information about the origins, diversity and development of villages from within or around the edges of existing settlements (Oake 2007, 14). In addition, characterisation of settlement forms, understanding how they grow, shift and disappear is of local and regional importance (Oake 2007, 14 and Medlycott 2011, 70).

Manor Farmhouse (NHLE 1321265) is Grade II listed and lies just north of the PDA. Maps from the late 18th century onwards show earlier farmyard layouts and buildings that have since been demolished.

In the post-medieval and early modern periods Bedfordshire was at the forefront of the major developments taking place in agriculture. The buildings at Manor Farm (in particular the late 19th-century main barn) may be considered as worthy of study in themselves for the light they can shed on evolving trends in agriculture (Oake, 2007, 16).

In general terms the purpose of the archaeological work was to:

- Gather, analyse and interpret data about the historic buildings to enhance understanding of them (building recording);
- Provide an accessible and accurate record of the historic buildings prior to their conversion (building recording);
- Establish the date, nature and extent of any pre-modern activity within the PDA (archaeological watching brief);
- Establish the relationship of any remains found to the surrounding contemporary landscapes (archaeological watching brief);
- Recover palaeo-environmental remains to determine local environmental conditions (archaeological watching brief).



#### **1.4 Methodology**

This report forms a record of the buildings in accordance with the requirements of the planning condition and the detailed method statements set out in the WSI. Throughout the project the standards set in the *CIfA Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (2019) and English Heritage's *Understanding Historic Buildings* (2016) have been adhered to. All work has been done in accordance with the *CIfA Code of conduct* (2019).

The building was recorded by means of a photographic survey accompanied by a written and drawn record in accordance with the requirements of relevant elements of a Level 2 survey as defined by Historic England (2016). The fieldwork was carried out on 11th March 2020.





## 2. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

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### 2.1 *Archaeological Background*

Manor Farm stands inside the northern part of a large irregular-shaped earthwork enclosure that extends on both sides of School Lane (Figure 2; Wadmore 1920, 21–3). It consists of an Iron Age hillfort and a moated enclosure in the northern part where the earthwork was reused in the medieval period. Manor Farm stands within the medieval moated enclosure. Remains of a small rectangular outwork to the north of the farmhouse at Manor Farm are thought to form part of the medieval moated site. The earthwork is a Scheduled Ancient Monument (NHLE 1012066). The National Heritage List Description of the monument is included as Appendix 1.

### 2.2 *Cartographic Evidence*

#### 2.2.1 1777 Bolnhurst draft enclosure map (Figure 3)

This map (BARS ref.: BS905) shows Bolnhurst shortly before the enclosure of the parish in 1778 and before the north–south route through the settlement was made a turnpike road in 1795. At this time the settlement consisted of a scatter of houses, which were mostly situated on the north–south route through the parish. The road to the south of Manor Farm, the present School Lane, is called Water Lane on this map.

The map shows a water-filled ditch curving around the northern side of Manor Farm, which is part of the scheduled monument. A T-shaped building next to the moat corresponds to the farmhouse. To the south of the farmhouse the farm buildings formed a loose courtyard plan, which extended south as far as the lane. The largest of the farm buildings, standing on the west side of the yard, was probably a precursor to the present barn which stands in broadly the same location.

#### 2.2.2 1874 plan from sale particulars (Figure 4)

This is the earliest large-scale drawing of Manor Farm. It was produced to accompany sales particulars (BARS ref. WG2326), which are described below (Section 2.3.1). As might be expected from sale particulars, the plan shows the property in some detail. However, when compared to later surveys it is clear that it presents a neatly squared-up view of the site, which ignored any irregular angles.

By 1874 the farm had been extensively redeveloped from the arrangement shown in 1777. The plan shows a drive leading to the front of the farmhouse with garden areas to the east and west of the house. The loose courtyard layout in the earlier plan has been replaced by an enclosed courtyard plan. A range of buildings on the west side of the courtyard corresponds to the existing timber-framed barn. In addition there were other outbuildings to the east and west of the courtyard.



### **2.2.3 1884 25-inch Ordnance Survey (Figure 5)**

This map, surveyed in 1883 and published in 1884, is the first large-scale topographically accurate survey of the site. The first edition OS 25-inch maps were colour-coded to indicate building materials; carmine was used for brick or stone and grey for timber or iron buildings. Where the buildings had an open side, such as cart sheds or cattle shelters, this was indicated with a dashed line.

Allowing for differences in accuracy, the buildings on this map show relatively little change from the previous plan apart from some additional outbuildings.

The only buildings shown on this plan that have survived up to the present are the farmhouse and the barn on the west side of the yard. The yard to the south of the farmhouse was enclosed by buildings on its south, east and west sides. An open-fronted building on the east side of the east range probably represents a cart shed. To the west of the barn there were outbuildings with attached yards. An open-fronted building along the south side of this area was probably a shelter-shed with two attached stockyards.

### **2.2.4 1901 25-inch Ordnance Survey (Figure 6)**

This edition of the 25-inch map was revised in 1900 and published in 1901. The farm buildings show a number of changes from the previous plan.

A long, narrow building has been erected on the north side of the yard, corresponding to the present brick building (north range) in this position. The range of buildings on the east side of the yard appears to have been demolished and replaced on a new line further to the east, widening the yard area. In this plan both the lean-to on the east side of the barn and the building on the south side of the farmyard are shown as being open-fronted. This map shows that some of the outbuildings to the west of the main farmyard had been demolished or reduced in size by 1900.

### **2.2.5 1924 plan from sale particulars (Figure 7)**

This plan was prepared to accompany sale particulars for an auction in July 1924 (BARS ref. X67/403). The range of buildings on the east side of the farmyard has a slightly different plan from the one shown in 1901, suggesting that it was altered or rebuilt. The building on the south side of the farmyard is shown in its current position with the south wall in-line with the south end of the barn, suggesting this building was rebuilt between 1900 and 1924. The outbuildings to the west of the farmyard have been further reduced by this time.

## **2.3 Historical Documentary Evidence**

A search of the catalogue of the Bedfordshire Archives and Records Service produced a large number of results relating to Manor Farm. Those which appeared to be relevant to the present study, particularly ones relating to changes in ownership or with details of buildings, were consulted and are described below.



### 2.3.1 1874 sale catalogue (ref. WG2326)

The farm was put up for auction as the result of a case in Chancery, *Henderson v. Barnfather*. The auction sales particulars (WG2326) describe Manor Farm as comprising a comfortable residence, commodious homestead, cottage in three tenements and 310a 2r 28p of productive arable and rich grazing land. It was at that time rented by Mr George Church under a 16-year lease for a yearly rent of £440 12s 4d, which included a yearly £125 12s 4d drainage charge.

The farm buildings (homestead) are described as “*including a barn, cart horse stable, thee-stall ditto, cowhouse, granary, chaff and root houses, enclosed cattle yards with shed, wagon and implement sheds, hen house, etc.*” Apart from the barn and farmhouse, which have survived up to the present day, it is not possible to identify the various buildings described with those shown on the plan which accompanies the particulars (Figure 4).

### 2.3.2 1897 bundle of documents (ref. Z740/21/1)

This bundle of documents includes a tenancy agreement between Joseph Henderson and others as the landlords and John Church the tenant. The agreement says that the farm was lately in possession of George Church, presumably the previous tenant. It consisted of 31 acres and was let at a yearly rent of £77.16.0.

### 2.3.3 1919 sale note (ref. BMB4/1/17/31/6)

Typed note agreeing the sale of Manor Farm by Arthur Seymore King to Mr William Laxton dated January 8th 1919. William Laxton was a noted horticulturalist from Bedford, who with his brother Edward produced the ‘Laxton’ varieties of apples, pears, plums and strawberries.

### 2.3.4 1921 evidence of dilapidations (ref. BMB4/1/26/13/7)

Letter dated 22 November 1921, prepared by Mr Weston as agent for the landlord which contains evidence of dilapidations. It was claimed by the tenants that in 1919, presumably when they took the tenancy, that the farm was in a poor condition with hedges needing to be layered, ditches dug out etc. Unfortunately the only reference in the document to the farm buildings refers to old rotten doors, possibly indicating that the buildings were in a reasonable state of repair. The Church brothers were the tenants at this time and William Laxton the owner.

### 2.3.5 1921 notebook and plan (ref. BMB4/1/25/19a-b)

Valuation of Greensbury, Mount Pleasant and Manor Farms by Stafford, Rogers and AW Merry Ltd, Bedford for William Laxton dated 21st December 1921. The valuation concludes that the farms, particularly Mount Pleasant and Greensbury, are considerably over rented and the valuer states: “*I have grave doubts that with the falling markets of both corn and cattle etc., together with the high rate of wages, that the present rentals will not long be maintained, further than this, all the farm houses, premises and cottages need a considerable expenditure in repairs and improvements,..*” The farm was valued at £4,500 and it was let to Mr H.N. Topham at a yearly rent of £330.



### 2.3.6 1924 sales particulars (ref. X67/403)

Following the death of William Laxton in 1923, Manor Farm was put up for sale as part of a larger estate with Greensbury and Mount Pleasant Farms to be sold by auction on 5th July 1924. See Figure 7 for the plan accompanying the sale particulars. The farm buildings (homestead) are described as: “*chiefly built of timber with slated and tiled roofs and comprises a granary, meal house and barn 95ft by 22ft., a lean-to open shed adjoining 42ft by 18ft., a detached brick built and slated stable or poultry house, a newly erected brick and timber built building with iron roof 65ft by 18ft., consisting of large loose box, a 2-bay open shelter hovel and a large loose box or implement shed. Range of piggeries with feeding passage, boiling house, cow house and calves boxes also with feeding passage, large loose box (near house), calf house, cart horse stable, nag stable fitted with boxes and mangers, &c., large coach house with 2 pairs of double doors, cart and implement shed 42ft by 18ft., implement shed, lean-to open shed, oil store, 3 good stock yards, sheep hovel and yard, and dove house, &c.*” At this time the farmland comprised 74 acres of pasture and 194 acres of arable.

Comparison of descriptions and dimensions in the sales particulars with the existing buildings enables some of them to be identified. The barn is clearly identifiable with the granary, meal house and barn. The adjoining lean-to open shed matches the dimensions of the existing stable on the east side of the barn. The newly erected brick and timber building with iron roof matches the dimensions and arrangement of the surviving range on the south side of the farmyard. The identification of the remaining buildings is not clear but most of these must have been located in the north range and what is now the workshop range.

### 2.3.7 1940 World War II records of incidents (ref. WW2/AR/CO/2/2)

Incident reports record high-explosive bombs dropped on Manor Farm on the 14th December 1940. The preliminary report states that there were eight bombs and the owner of the farm is named as Mr Topham. A subsequent report states there were nine bombs, eight in fields and one on a farm building. One machinery shed containing electric plant was demolished and a number of other buildings on the farm were damaged, with roofs stripped off. The farmhouse and some neighbouring buildings were also damaged. A final report states that a search revealed a total of ten bombs, nine in fields and one direct hit in outbuildings. It is not clear which buildings were hit, but the second report mentions damage to a stable, cart shed and motor shed, suggesting it could have been the north range or what is now the workshop range. Later incident reports record a piece of metal with German markings landing in February 1941 and RAF incendiary bombs accidentally dropped at Manor Farm in October 1944 (Ref. WW2/AR/CO/2/3).

### 2.3.8 1945 planning application (ref. RDBP3/437)

Plans received by Bedford Rural District Council in April 1945 for drainage at Manor Farm Bolnhurst. Drawing shows planned drainage for a new W.C. in the farmhouse. It was to be installed on the first floor at the southern end of the farmhouse and the plans show details of a drain run with inspection chambers linked to a cess pit near the northern boundary of the property. The owner is



given as the Williams brothers and the plan is signed Robinson & Hall, Chartered Surveyors, Bedford.

### **2.3.9 1947 planning application (ref. RDBP3/807)**

Plans received by Bedford Rural District Council on 25th April 1947 for the conversion of an existing farm building into a bungalow, the present Manor Farm Bungalow. A small-scale location map on the drawing shows the building located to the east of the farmyard. Unfortunately the details in the location plan do not add anything to our understanding of the development of the farm. Comparison with historical maps suggests the location map was most likely based on the 1901 Ordnance Survey map.



### 3. BUILDING DESCRIPTION

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#### 3.1 *Introduction*

The following text should be read in conjunction with the floor plans and section (Figures 8–11) and Images 1–43, which are bound at the back of the report.

#### 3.2 *Description of the Site*

The farmhouse stands at the north of the site and is accessed by a drive from School Lane (Figure 1). It is Grade II listed and is described in the list entry as dating from the 17th century and re-fronted in the 19th century. It is T-shaped in plan, two-storied with a later lean-to extension on the rear (west) elevation. The historic core consists of a lobby-entry house with a central stack. The cross-wing at the north and the southernmost bay of the main block appear to be later additions.

The farmyard is approximately rectangular in plan and aligned roughly north–south. It is enclosed by ranges of buildings on four sides with openings at the north-west corner next to the farmhouse and the south-west corner. A drive off School Lane leading to south-west corner of the farmyard will form the access to the residential conversion.

The range of buildings on the north side of the farmyard does not form part of the residential conversion and is to be retained with the farmhouse. This is a narrow single-storey range constructed in common fletton brick with a pantile roof. It does not appear on the OS plan surveyed in 1900 and probably dates from very shortly before this date.

The remaining buildings are the subject of the residential conversion. On the west side of the yard is a large timber-framed barn with a later lean-to stable on its east side. At the south of the yard is a partly open-fronted range in brick and timber. A range of buildings on the east side of the yard are farm buildings, which have been used as workshops for vintage car restoration. In the following descriptions these buildings are referred to as the barn, stable, south range and workshop range.

#### 3.3 *Barn*

The barn is on the west side of the farmyard. It is aligned approximately NNE–SSW, but for ease of description in the following text is assumed to be north–south. Externally it is 29.7m long by 6.8m wide. Construction is in timber-frame and weatherboard on a brick sill wall with a Welsh slate roof. The building is nine bays long (these are numbered from south to north in the following text). Opposed double doors in the east and west walls are located off-centre, straddling bays 4 and 5. The main part of the barn is open to the roof while bays 7–9 at the north contain a floor dividing it into a ground floor and loft. The barn is illustrated in Images 3–24 and floor plan and section (Figures 8 and 9).



### 3.3.1 Elevations

#### *North*

This is a gable end. It has a window with two fixed lights at ground-floor level on the left and a taking-in door for the loft, located immediately right of the centre-line.

#### *East*

This is the inward-facing farmyard side of the barn and is partially obscured by a lean-to stable at the right and the south range on the left (Image 4). The only opening in this elevation is the double-door in bays 4/5. These are almost full-height plank doors, each hung with two plain strap hinges and a large L-shaped hinge at the top. The slate roof has had skylights inserted near to the ridgeline in bays 2, 6 and 8.

#### *South*

This is a gable end (Image 30). The wall is located above the pond, supported by a high sill wall. There are no openings in this elevation. At the time of the survey this elevation was very dilapidated with nearly half of the weatherboard and some of the studs in the frame missing. The poor state of the wall was presumably in part due to its location above the pond, which would have made routine maintenance more difficult.

#### *West*

This is the outward-facing side of the barn (Images 5–). This view, unobscured by other buildings, provides the best view of the brick sill wall and the arrangement of the weatherboard cladding. The sill wall is made from a mixture of mid- to light red and yellow bricks, which have longitudinal pressure marks and are fairly evenly fired, dimensions *c.* 220mm x 110mm x 70mm. It is a single brick wall. The bonding is irregular with headers alternating with two to four stretchers. It is capped with a single course of headers supporting the sill beam. The weatherboard is in plain machine-sawn boards. They are set between the wall posts. The external arrangement of the weatherboard cladding is unusual. It has been set between the main wall posts, leaving the posts and part of the sill beam visible in the external elevation. The ends of the boards are nailed to battens attached to the sides of the wall posts.

At the left, where the three end bays are divided into ground floor and loft, there is a pair of sliding doors on the ground floor flanked by windows to either side and two windows directly above those at loft level. The ground-floor windows have cast-iron frames with an arched head, glazed in the upper half and a hit-and-miss vent in the lower half. The vent has an internal wooden slide to open or close the vents. A strip of ogee-moulded timber is nailed along the sides of the ground-floor windows. This is a typical 19th-century moulding used in domestic settings for door architraves. At the base of the window frame there is a maker's name in the casting "E. Page & Co. Bedford". The first-floor windows to the loft are three wood-framed, three-light windows with a timber sill and an ogee moulding around the top and sides.

In the central part of the elevation (bays 4/5) there is a pair of double-doors matching those in the east elevation.



Towards the right side of the elevation (in bay 2) there is a high-level taking-in door. This is a plank door with strongly tapered T-shaped hinges with rounded terminals.

In the slate roof, skylights have been inserted in bays 2, 5 and 8 and a large metal mushroom-shaped vent in bay 3.

### 3.3.2 Frame and roof structure

The frame stands on a brick sill wall that varies in height between *c.*0.6m and 1m, depending on variations in ground level. Details of the brickwork are given above in the description of the west elevation.

The frame is in machine-sawn softwood with a mixture of pegged, nailed and bolted fixings. It is nine bays long (plan, Figure 8) with eight kingpost roof trusses at the bay divisions (section, Figure 9).

The main wall posts measure *c.*150mm x 100mm. These are tenoned and pegged into the wall plate. The wall plate is joined using plain, side-halved scarf joints with a single bolted fixing. The tie beams are supported by straight braces, which are mortised and nailed to the wall posts at their lower end. The tie beams are recessed into the top of the wall plate with a barefaced (half) dovetail joint (Image 15).

The infill framing in the walls forms a regular arrangement, only modified where there are door and window openings (Image 12). The infill frame is constructed from studs measuring *c.*100mm x 52mm, with seven studs and two primary braces to each bay. Approximately 0.5m below the wall plate the studs are interrupted by a horizontal rail (*c.*70mm x 100mm). The horizontal rail forms the door head for the opposed double-doors in the mid-part of the barn (Image 13). Here, the upper part of the wall has additional bracing above the doors to support a roof truss situated above the door opening. There are no braces in the west side of bays 7 to 9 where the infill framing is interrupted by a large door opening and windows at ground- and first-floor level (Images 23 and 24).

In the north and south ends the construction is similar to that of the infill panels in the side walls with studs and primary bracing (Images 14 and 24). The tie in the end walls is a continuation of the wall plate. Above the tie beam the infill framing consists of plain studs with the addition of a pair of raking struts to support the ends of the purlins.

The roof is supported by eight kingpost trusses (Images 16–19). Pegged joints are visible at the junctions of the kingpost/tie beam, kingpost/brace and principal/brace. The joints are reinforced with metal straps around the foot and an L-shaped strap at the head of the kingpost. The bases of the principals have a bolted fixing that goes through the principal, tie beam and the brace below the tie beam. Only one assembly mark was identified—a “VI” incised in the lower part of the kingpost situated above the south end of the loft floor, presumably indicating the sixth roof truss from the south end of the building.





The common rafters are supported by single purlins. These are set in a shallow trench in the back of the principal rafters. The roof is braced with diagonal braces which extend the full width of the bays and are in two tiers, above and below the purlin. The braces are nailed to the underside of the common rafters with the ends abutting the sides of the purlins or tie beams (Images 16 and 17).

### 3.3.3 Internal details

The three bays at the north of the barn contain a loft floor (Image 24). This section of the building is divided from the main part of the barn by a brick partition wall (Image 20). This is in the same type of brick and has similar irregular bonding to that of the sill wall, indicating that it formed part the original construction of the barn. In the middle of the wall is a ledged and braced plank door, which has an unusual push-button latch lifter (Image 21). On the south side of the door this mechanism consists of a rectangular metal plate with a push-button in a recessed hole that operates the latch and another recess containing a ring to serve as door handle.

The floor of the loft has joists aligned north–south, which rest on the top of the partition wall and three transverse beams (Image 22). These beams are supported at the centres by timber posts and by brick piers at the ends. The brick piers appear to be in recent machine-made brick (obscured by paint) and may have replaced an earlier arrangement of posts. The ground floor below the loft has two windows in the west wall with hit-and-miss vents, indicating a probable original use of this area for stabling or animal stalls (Image 23).

### 3.3.4 20th-century additions

The ground floor in the northern three bays contains modern animal stalls constructed in blockwork (Image 22). In the three bays at the south is a raised concrete slab, supported on brick walls that formed the base for grain dryers (Image 11). Circular marks on the concrete presumably indicate the former location of the grain dryers. In the middle part of the barn is pit covered by metal bars and to the north of that is a low concrete slab (Image 10). Other later alterations comprise skylights, three in each slope of the roof, and a mushroom-shaped roof vent.

### 3.3.5 Interpretation

A building of a similar size to the present barn has stood on the west side of the farmyard since at least the 18th century (Figure 3). Plans dating from 1874 onwards show a building that corresponds to the present structure (Figures 4–6). The building is in machine-sawn softwood with simple woodworking joints (e.g. side-halved scarf joints in wall plate) and predominantly nailed fixings with a limited number of pegged and bolted fixings. The construction is similar to that of a smaller barn recorded in Sandy, Bedfordshire which had the date 1871 painted on a door post (Albion Archaeology 2015). This barn, also built on a high brick plinth, was of softwood construction with similar types of fixings and framing details.



The barn has the opposed double-doors of a traditional threshing barn, a feature that became less common during the 19th century due to the introduction of mechanised crop-processing. The three bays at the north end with a ground floor and loft was part of the original construction and indicates a multi-functional use for the building. The 1924 sales particulars describe the building as “*a granary, meal house and barn*”, showing the loft being used as a granary at that time.

### **3.4 Stable**

This is a lean-to building attached to the east side of the barn (Plan, Figure 10; Images 25 and 26). It measures 13m long by 5.55m wide externally. It is constructed from brick and blockwork with a corrugated iron roof. The interior is divided into four stalls by low blockwork walls (Image 26).

#### **3.4.1 Structural details**

The end walls are in fletton brick. These are half-brick walls with a thickened plinth and piers at the ends and middle on the inside face. The front wall is in blockwork, rendered and painted with four stable doors. The roof trusses are in machine-sawn softwood, consisting of tie beam/rafter trusses supporting double purlins.

#### **3.4.2 Interpretation**

A building with a slightly different footprint to the present stable is shown on the 1884 and 1901 OS maps (Figures 5 and 6). In the 1884 edition it is colour-coded to indicate timber or iron construction. A building matching the present footprint is first shown in the 1924 sales particulars (Figure 7) where it is described as a lean-to, open shed measuring 40ft by 17ft, indicating that it was open-fronted at that time. The use of fletton brick for the end walls is consistent with a 20th-century construction date. It was later converted for use as stables by the addition of a front wall and stall dividers in blockwork.

### **3.5 South Range**

This range is situated at the south end of the farmyard (plan Figure 10, Images 27–32). It is aligned approximately WNW–ESE, but for ease of description in the following text is assumed to be east–west. As built, it was 19.8m long by 5.5m wide. Construction is timber frame on a tall brick sill wall with a corrugated iron roof. It has enclosed compartments at the east and west ends and a central open-fronted section. In plan it comprises: an enclosed compartment at the west end (Images 28–30); a central open-fronted section (Image 31); and an enclosed compartment at the east end, accessed by double-doors in the east elevation (Image 32). A document dating from 1924 (see below) indicates the functions of the different compartments as: loose box; shelter hovel; and a large loose box or implement shed.

Later additions comprise a 2.7m wide extension along most of the north side and a shelter building in concrete and blockwork at the north-east corner of the range.

#### **3.5.1 External elevations**

The south elevation has an unglazed opening at left for the loose-box compartment and a glazed opening at the right, lighting the loose-box/shed



(Image 3). The north elevation has been obscured by later additions and now has an open-fronted shelter extension across the right-hand two thirds and a modern blockwork open-fronted shelter at the left (Image 27). The east elevation contains double-doors to the loose-box/shed compartment.

### 3.5.2 Structural details

#### *Sill wall*

The sill wall varies in height between 1.3m at the west end to 1m at the east end of the range. It is in common fletton brick (225mm x 105 x 65/70mm). The north side of the west compartment is a half-brick wall in stretcher bond and the other walls are single-brick walls in slightly irregular Flemish garden-wall bond (i.e. three stretchers to a header). The corners and also the middle of the open compartment are strengthened with internal piers which terminate just below the top of the wall.

#### *Timber-frame*

This is in machine-sawn softwood with weatherboard cladding. It was visible in the west compartment. Elsewhere the walls have been lined internally with hardboard-type sheets. Dimensions of the frame are: sill beam 130mm x 100mm; studs 105mm x 50mm. It is constructed with closely set studs and no diagonal bracing. Roof trusses consist of simple rafter-tie beam trusses with raking struts.

### 3.5.3 Interpretation

The present south range replaced an earlier building of similar proportions that stood slightly further to the north. This earlier building is shown on maps dating from 1874 to 1901 (Figures 4–6) with the 1901 map showing that it was open-fronted on the north side with an enclosed compartment at its east end.

The present building corresponds to one described in the 1924 sales particulars as “*a newly erected brick and timber built building with iron roof 65ft by 18ft., consisting of large loose box, a 2-bay open shelter hovel and a large loose box or implement shed*”.

## 3.6 Workshop Range

This range of buildings is located on the east side of the farmyard, aligned roughly north–south (Figure 11). At its northern end it abuts an east–west aligned range on the north side of the farmyard. Externally it measures 27.3m x 11.4m overall. The workshop range is mainly in fletton brick with one section of the east elevation and some internal walls in blockwork. The roof is corrugated sheet.

### 3.6.1 External elevations

#### *West*

This elevation is in fletton brick throughout (Image 33). Three different sections of brickwork are visible in this elevation and these correspond to different workshop areas within the building.



On the right of the elevation is Workshop 1. This is in English bond brickwork. It contains four steel-framed windows under soldier arches and with tile crease sills. The windows are of 8-panes with a 3-pane side hinged section.

Right of centre is Workshop 2. This is in stretcher bond. The brickwork is toothed-in to that of Workshop 1 to the right and it abuts the brickwork of Workshop 3 to the left in a ragged join, indicating that the brickwork of Workshop 2 is a later insertion. This section contains a single steel-framed window under a timber lintel. The window is of 12-panes with two side-hinged casements and a central top-hinged vent.

The left half of the elevation, Workshop 3, is in stretcher bond. It stands on a black-painted brick plinth consisting of four courses of weathered brick and a chamfer course. There are two plank doors, one wood-framed window on the right and three steel-framed windows matching the one in Workshop 2.

#### *South*

This elevation is the south elevation of Workshop 1 (Image 34). It is in fletton brick in English bond, which has been painted white. It has a pair of sliding doors in metal on the left, and on the right two steel-framed windows under brick soldier arches with tile crease sills. The windows are of the horizontal bar Crittall-type with a wide central section and side-hinged casements at the ends.

#### *East*

Three sections in this elevation comprise: Workshop 1 on the left; the apple store centre; and Workshop 4 on the right (Images 35 and 36).

Workshop 1 is in light pinkish coloured fletton brick in English bond. It contains one steel-framed window, matching those in the south elevation and a pair of metal sliding doors.

The central part of the elevation (apple store) is in red fletton brick in stretcher bond. It has been toothed-in to the brickwork of Workshop 1 to the left, indicating that it post-dates Workshop 1.

On the right, Workshop 4 is in blockwork, which abuts against the brickwork of the apple store in a straight join. It contains three steel-framed windows with vertically arranged panes.

### **3.6.2 Workshop 1**

This is the southernmost compartment in the workshop range (Images 37 and 38). It measures 10.94m east to west by 7.79m. It is lit by four steel-framed windows in the west wall with a sliding door and two steel-framed windows in the south wall and a sliding door and steel-framed window in the east wall.

The walls are single brick walls in a pinkish red fletton brick in English bond with expanded piers in the north and south walls to support the roof trusses.

The roof is supported by two north–south aligned fink-type webbed trusses in lightweight steel angle. The later timber roof above Workshop 2 and the apple



store has been merged with the north slope of this roof, before which it would have been a simple east–west gabled roof.

In the north wall a door opening to the apple store is cut-in to the brickwork, indicating this is a later alteration (Image 38).

### 3.6.3 Apple store

This compartment is located on the east side of the range, to the north of Workshop 1 (Images 38–40). It measures 5.17m east–west by 5.08m north–south.

This compartment was insulated due to its former use as an apple store. It was accessed by a full-height opening in its south wall, which was fitted with insulated steel doors, comprising a c.2m-high door with a square door in the upper part of the opening (Image 38). These have cast hinges and latches with the name “The Smithfield Refrigerator Co”. This company founded in 1908 had premises at 63, Charterhouse Street, London, and were listed in 1922 as “*manufacturers of portable refrigerators, insulated doors for cold stores, hinges and fasteners for insulated doors, general refrigerating equipment*” (Source: Grace's Guide to British Industrial History). The walls of the apple store were lined with a layer of insulating material with reflective foil finish and the ceiling was lined with galvanised metal sheeting, presumably with insulation. In the centre of the ceiling was an electric fan. At the time of the survey much of the insulation had been removed from the walls.

This compartment was constructed in the angle between two existing walls on its south and west sides (Image 39). The north and east walls, which were built to form the apple store are in fletton brick with the exterior faces in stretcher bond and the interior faces in extremely irregular brickwork consisting of a patchwork of headers and stretchers (Image 40).

### 3.6.4 Workshop 2

This is a square compartment located between Workshops 1 and 4 (Image 41). It measures 5.3m by 5.3m. It is lit by a single steel-framed window in the west wall.

The workshop was formed by infilling the space between Workshops 1 and 3. The relationship can be seen in the external elevation where the west wall of Workshop 3 has been toothed-in to the brickwork of Workshop 1 and meets that of Workshop 3 in a ragged vertical joint.

The wall forming the east side of Workshop 2 is an earlier feature which appears to predate the construction of Workshop 1 (Image 41). This is a single-brick wall with irregular bonding, similar in appearance to the wall forming the east side of Workshop 3 (see below). A short projection from the north wall of Workshop 1 is toothed-in to the south end of this wall. The sequence at the north end of this wall is more difficult to interpret.



The opening at the south to Workshop 1 has been cut-in to the north wall of Workshop 1 and a RSJ lintel fitted. Wall scars in the concrete floor suggest the present opening replaced a narrower opening. At the north there is a full-width opening to Workshop 3 with a RSJ lintel, supported on piers made with a combination of fletton brick and concrete blocks.

### 3.6.5 Workshop 3

This workshop forms the north-west part of the range (Image 42). It measures 13.45m x 5.55m. A blockwork wall in the north end of the workshop divides this compartment from the north range.

The west wall is a half-brick wall in fletton brick in stretcher bond with a low plinth and piers framing the two door openings. It contains two plank doors, four steel-framed windows and a wood-framed window at the south end of the wall.

The east wall is a single-brick wall with a mixture of light red and yellow bricks with longitudinal pressure marks. The bonding is irregular with between two and four stretchers between headers. Towards the south end of this wall there is a cut-in opening with a timber lintel giving access to Workshop 4.

The roof is asymmetric due to the east wall being taller than the west wall. It has four tie beams with raking purlin struts to a single purlin on the west slope of the roof. The second tie beam from the south is a reused timber with a regular series of mortise holes, possibly a former sill beam or wall plate.

### 3.6.6 Workshop 4

This compartment in the north-east of the range is a later addition constructed in blockwork (Image 43). It measures 8m x 5.34m.

### 3.6.7 Interpretation

Historical maps dating from the late 18th century onwards show buildings on this side of the farmyard (Figure 3). By the late 19th century there was a continuous range of buildings on the east side of the farmyard. Comparison with modern plans shows that these were situated nearer to the farmhouse than the present workshop range (Figure 5).

The OS map surveyed in 1900 is the earliest to show continuous ranges of buildings on the north and east side of the farmyard, which correspond to the present layout (Figure 6). The details of the eastern range at this time differ from that of the present workshop range. In the area which is now occupied by the apple store and Workshop 4 was an open-sided building. The south end of the building was also narrower than the present one. The 1924 sales particulars plan is the first to show the east range/workshop range on a simple rectangular footprint (Figure 7).

Historical maps show that the workshop range originated at some time between 1883 and 1900. Examination of the building shows a complex development sequence. The earliest fabric appears to be a wall in non-fletton brick, which forms a north-south spine wall between Workshops 3 and 4 and between



Workshop 2 and the apple store. This wall is likely to be a remnant of the buildings shown on the OS map surveyed in 1900.

Most of the other parts of the building date from the first half of the 20th century. Evidence for the construction sequence of the other walls can be seen as straight joins and junctions where one wall has been toothed-in to another wall.

Workshop 1 and Workshop 3 are the earliest compartments; Workshop 2 was formed by infilling the space between Workshops 1 and 3; the apple store was added on the north side of Workshop 1 and Workshop 4 is a later addition in blockwork.

The Crittall-type metal-framed casement windows with L-section frames did not come into general use until the 1920s. The windows in Workshops 1 and 3 are clearly contemporary with the brickwork rather than later insertions as there is no evidence of cutting-in or infilling around the windows. The distinctive windows in Workshop 1 with their horizontal emphasis are characteristic of the Art Deco style of the 1920s and 30s. The evidence suggests that the building shown on the 1900 survey was substantially rebuilt during the early 20th century. Later alterations included knocking-through Workshops 1, 2 and 3 and the construction of Workshop 4 in blockwork. The final commercial use of the building was as a workshop for restoring vintage cars.



## 4. SUMMARY AND CONCLUSIONS

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Manor Farm stands inside a large earthwork, consisting of an Iron Age hillfort and a medieval moated enclosure. The farm is located within the northern part of the earthwork, which was reused in the medieval period to form a moated site. Manor Farm is probably the site of a medieval manor house.

The present farmhouse at Manor Farm is a Grade II listed timber-framed house which dates from the 17th century. In the late 18th century the farmstead is shown on the enclosure map as a loose courtyard plan with farm buildings on the east and west sides of an elongated yard. Later maps show that the farm buildings were replaced to form an enclosed yard.

The present report examines the buildings that are being converted to form two dwellings: the barn, stable and south range on the west and south sides of the yard; and the workshop on the east side of the yard.

The barn is a nine-bay, timber-framed and weatherboard building with opposed double-doors, the northern three bays separated by a brick partition with a loft over the northern bays. It has a brick sill wall and is framed with machine-sawn softwood with mostly nailed fixings. The weatherboard is applied in bay-long panels between the main wall posts, which are visible in the exterior elevations. The barn is shown in an 1874 sales particulars plan; the materials and construction techniques suggest a probable construction date in the 1870s.

The stable is a four-bay lean-to on the east side of the barn. It is an early-20th-century replacement for a similar building shown on 19th-century maps. The end walls are in fletton brick and the roof in corrugated iron. It is first shown in the 1924 sales particulars where it was described as a lean-to open shed. The front was later enclosed with blockwork to form stables.

The south range is a timber-framed structure with a tall brick sill and a corrugated iron roof. It was built in the early 20th century to replace a similar range of buildings located slightly further north. It contains enclosed compartments at either end of a central, open-fronted section. It is described in the 1924 sales particulars as “*newly erected... consisting of large loose box, a 2-bay open shelter hovel and a large loose box or implement shed*”.

The workshop is a range of brick buildings located on the east side of the farmyard. Buildings on the present footprint are first shown on a plan surveyed in 1900, replacing an earlier range of buildings shown on the 1884 OS map. The present buildings have a complex development sequence. A brick wall along the centre of the range may be a remnant of the buildings surveyed in 1900. A plan accompanying the 1924 sales particulars is the first plan showing buildings matching the present building footprint. Most of the range was rebuilt in fletton brick with Crittall-type steel-framed windows, probably during the 1920s and 30s. The building included a compartment with insulated walls and doors which was used as an apple store. This range was converted into workshops used for





vintage car restoration, which has removed any evidence of former use apart from the apple store.

The archaeological background to the site suggests that Manor Farm originated in the medieval period as a moated manor house. The plan accompanying sales particulars in 1874 shows the farm had developed into a more compact enclosed yard arrangement compared to the earlier loose courtyard plan shown in the enclosure map. The impression of a regular, planned farmstead, which was presented in the 1874 sales particulars plan may have been something of a marketing ploy. The more accurate map published by the Ordnance Survey in 1884 shows a more irregular plan, which was clearly a product of gradual, piecemeal development.

Documentary evidence from the 19th and early 20th centuries shows that the farm was leased to tenant farmers. In the early 20th century it was part of a small estate made up of three farms.

Sales particulars for Manor Farm dating from 1874 indicate a mixed economy. It comprised 310 acres of arable and grazing, reflected in the function of the buildings at this time, which included a granary, cowhouse and cattle yards. The 1924 sales particulars list 74 acres of pasture and 194 acres of arable with buildings including a barn, piggeries, shelter hovels, cow house, calf house and stock yards.

The large timber-framed barn was built during a time of prosperity in farming. The so-called period of ‘High Farming’ between c.1840 and the 1870s was a time of steady grain prices and increasing demand for meat and dairy products, a period that saw a peak in the construction of planned and model farmsteads (Wade Martins 2002, 22–3). The period ended with an agricultural depression brought about by the effects of globalisation and improved sea transport, with cheaper imports, initially of grain and later of meat. The south range, stables and workshop range were built during a period of general decline in investment in farms. A valuation of the farm in 1921 refers to the falling markets for corn and cattle at this time (ref. BMB4/1/25/19a-b).



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## 6. APPENDIX 1: SCHEDULED MONUMENT DESCRIPTION

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### **Manor Farm Iron Age univallate hillfort and medieval moated enclosure**

Heritage Category: Scheduled Monument

List Entry Number: 1012066

Date first listed: 12-Apr-1991

#### **Reasons for Designation**

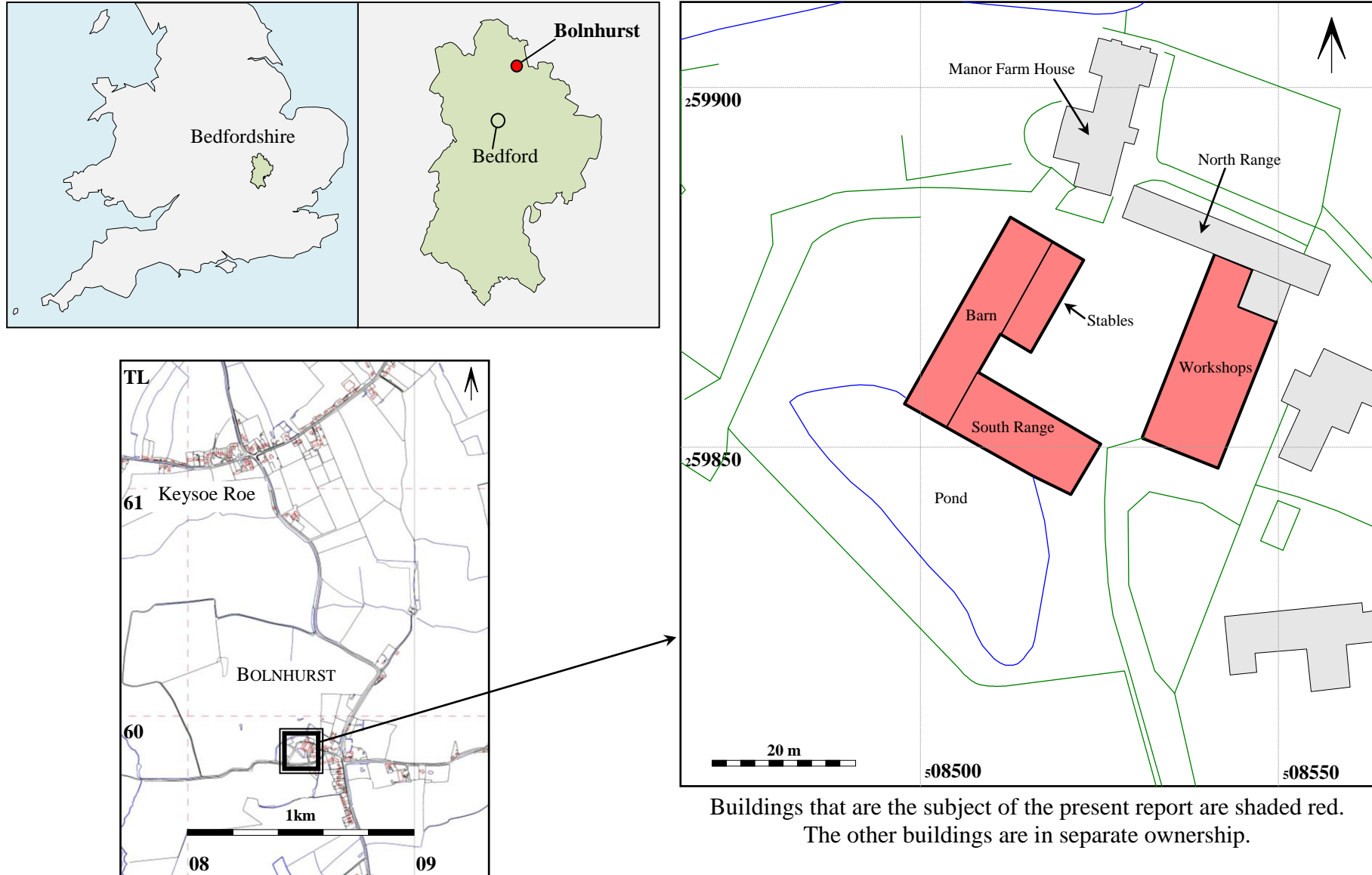
Slight univallate hillforts are a rare class of monument with only c.150 examples surviving nationally. The majority were constructed and used in the latter Bronze Age and earliest Iron Age (12th-6th centuries BC). From the slight nature of these sites, with their ramparted enclosure and single ditch, it has been suggested that they functioned as stock enclosures or redistribution centres rather than as defended settlements, although they may have served both purposes in times of crisis. The overall scarcity of these sites, especially in lowland England, indicates that all examples, even where damaged, are of national importance. The Manor Farm site is a good surviving example with parts of the rampart still visible as a distinctive earthwork and most of the outline of the ditch circuit preserved. The interior, especially, in the Southern area unaffected by more recent building, shows high potential for the recovery of archaeological remains. The Manor Farm site is made more unusual by the existence of a medieval moat which occupies part of the earlier hillfort. The moat lies in the northern half of the hillfort and its wide water-filled ditch clearly exploits the former Iron Age enclosure ditch. Moats are often characterised by high status domestic or religious buildings. Around 6000 examples are scattered throughout England with most dating from the medieval period. They may exhibit a high diversity in their forms and sizes. As such they make up a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside.

#### **Details**

The monument includes the remains of an Iron Age hillfort and medieval moated enclosure. The Iron Age hillfort (650 BC to AD 43) is delineated by an irregular shaped earthwork formed by a single ditch and bank. The ditch survives on the north, north-west and south sides having been largely infilled in other areas. The internal bank or rampart is visible on all but the east side as a 25 m. wide 1 m. high earthwork which has been reduced by cultivation in recent years. The interior is likely to contain buildings and associated occupation deposits. The medieval moated enclosure is located within the northern part of the hillfort, making use of the existing ditches north of Church Lane. The area enclosed measures some 110 m. east-west. The western part of the ditch is water filled and measures about 5 m. across, elsewhere it has been largely levelled. The triangular pond in the northern area is thought to be of medieval or post medieval type although the numerous low earthworks in this area may date from either the Iron Age or medieval Periods. The remains of a small rectangular moated outwork can be seen to the north of the main enclosure. This outwork is thought to form part of the medieval moated complex. The post medieval farmhouse, barns and modern bungalows within the moated enclosure are excluded from the scheduling. Church Lane is also excluded, dividing the monument into two separate scheduled areas.<sup>1</sup>

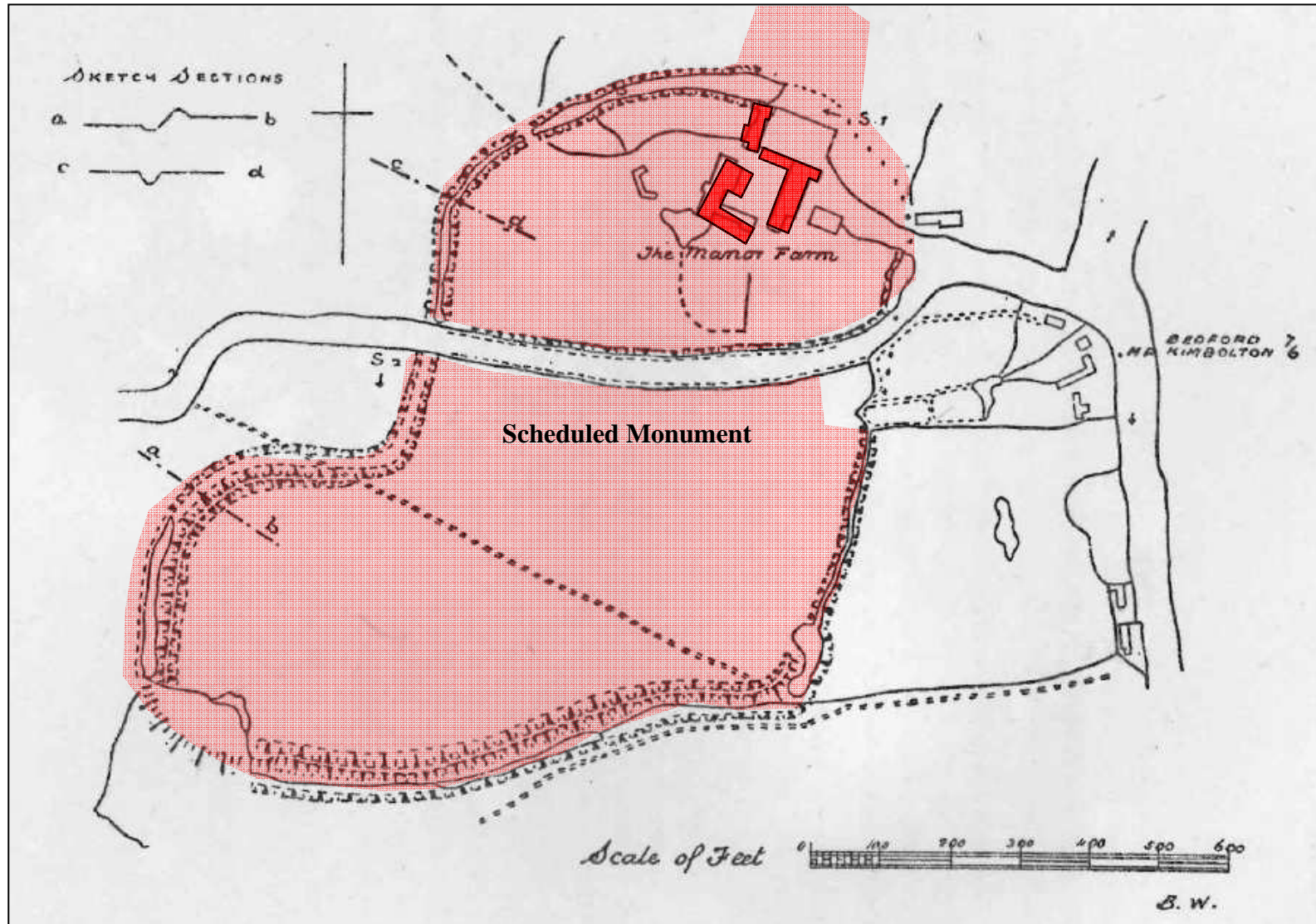
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<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1012066> [accessed 21-07-2020]



**Figure 1: Site location plan**

This map is based upon Ordnance Survey © Crown Copyright. Central Bedfordshire Council. Licence No. 100049029 (2011)



**Figure 2:** Wadmore's 1920 plan of the earthworks

(Location of present buildings at Manor Farm and extent of scheduled monument overlaid in red as best fit with Wadmore's 1920 plan)





Detail

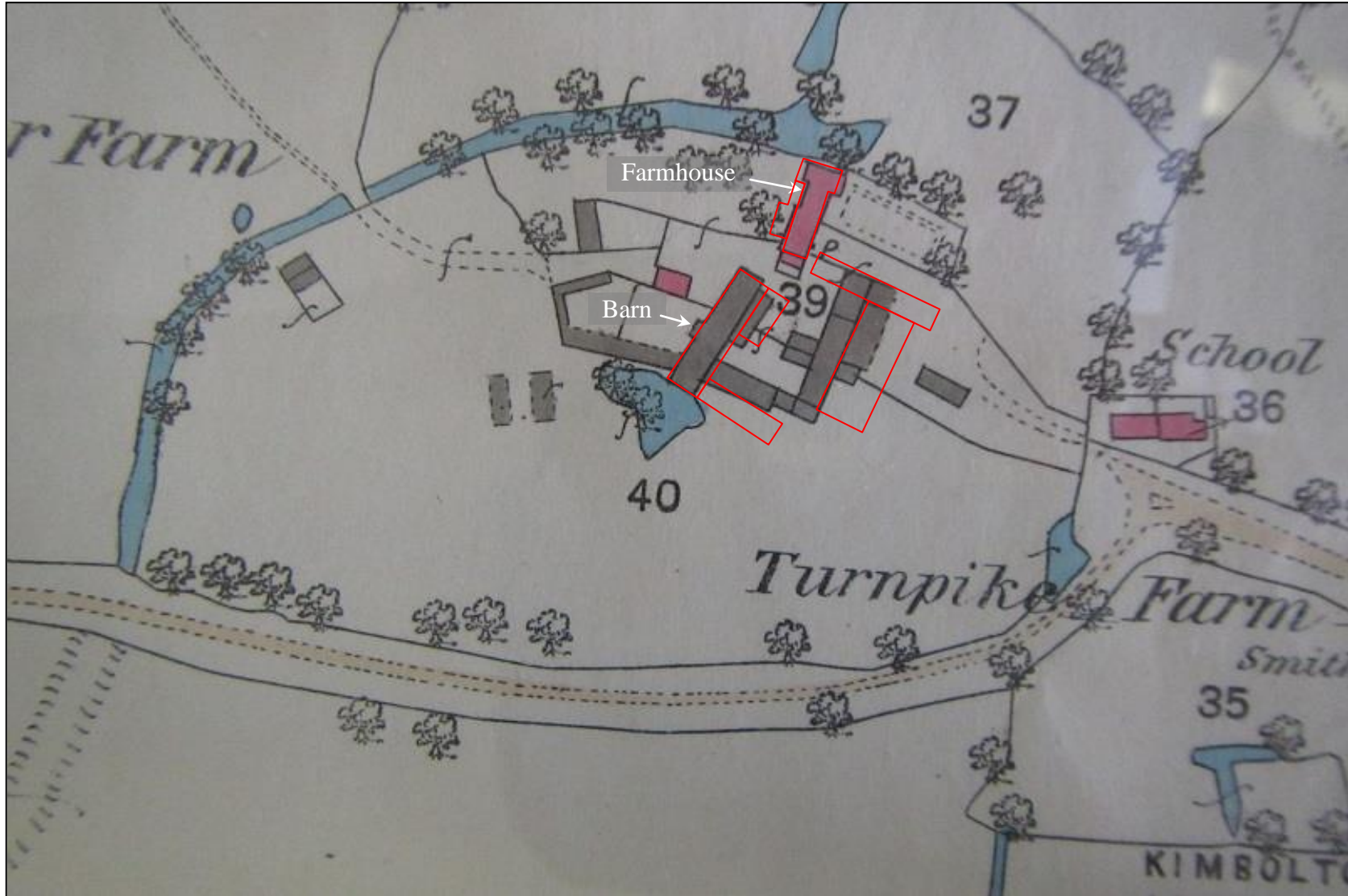
**Figure 3:** 1777 draft enclosure map

BARS ref. BS905 (present buildings at Manor Farm overlaid in red as best fit with historical map)



**Figure 4:** 1874 plan from sale particulars

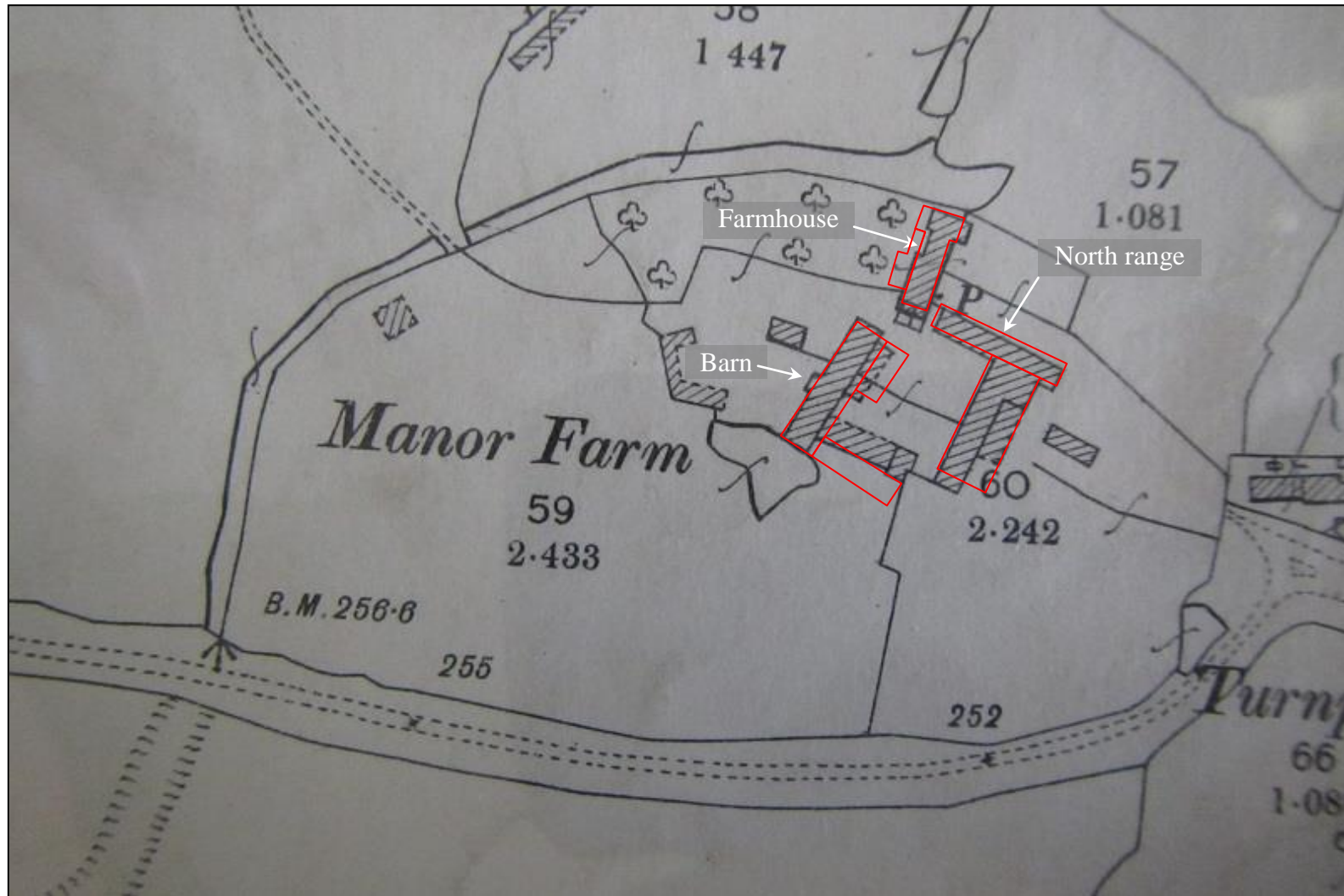
BARS ref. WG2326



**Figure 5:** 1884 25-inch Ordnance Survey map

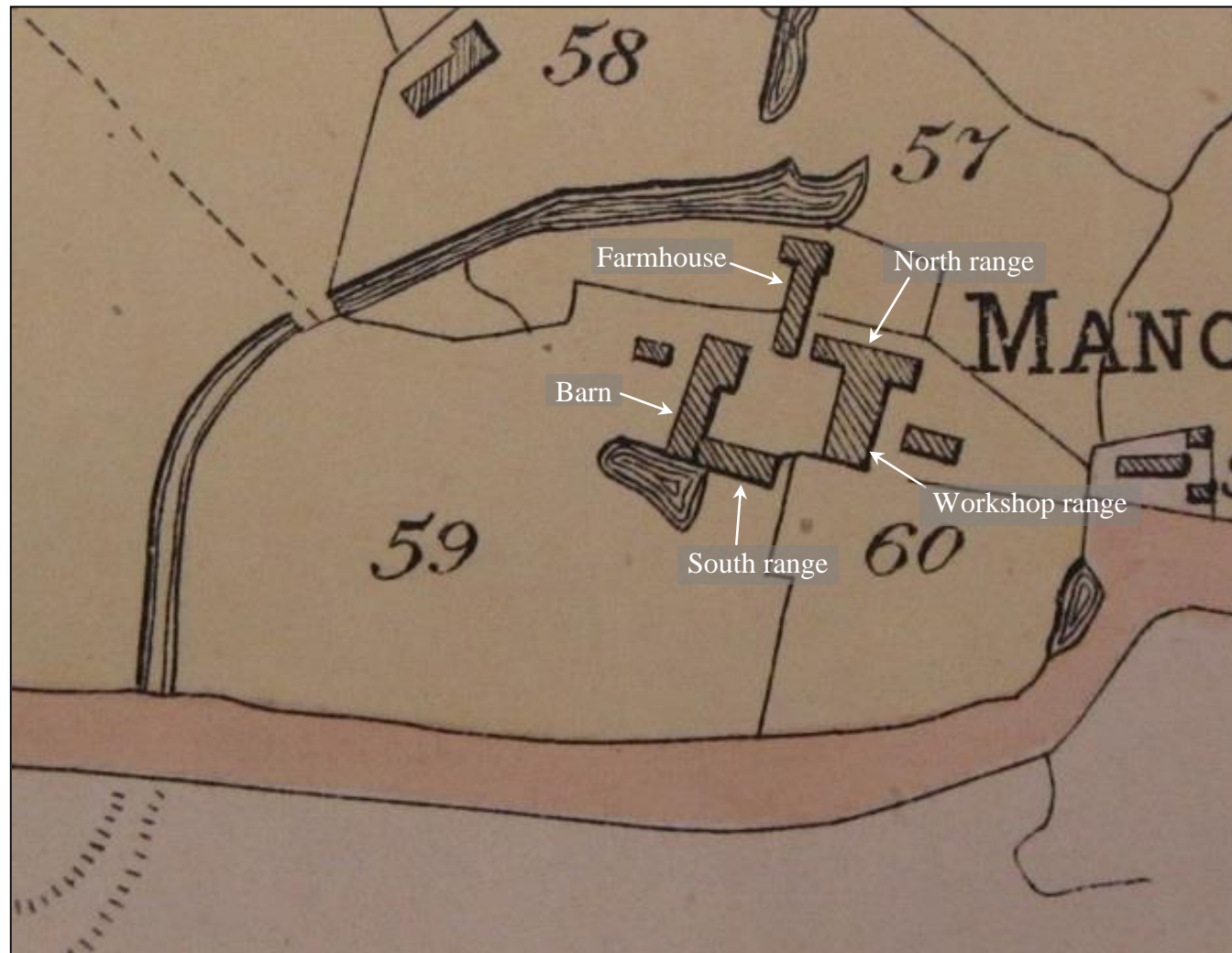
Bedfordshire Sheet VIII.5, 25 inches to 1mile, surveyed 1883, published 1884 (best-fit modern building plan superimposed in red)





**Figure 6:** 1901 25-inch Ordnance Survey map

Bedfordshire Sheet VIII.5, 25inch to 1mile, surveyed 1900, published 1901(best-fit modern building plan superimposed in red)



**Figure 7:** 1924 plan from sale particulars

BARS ref. X67/403

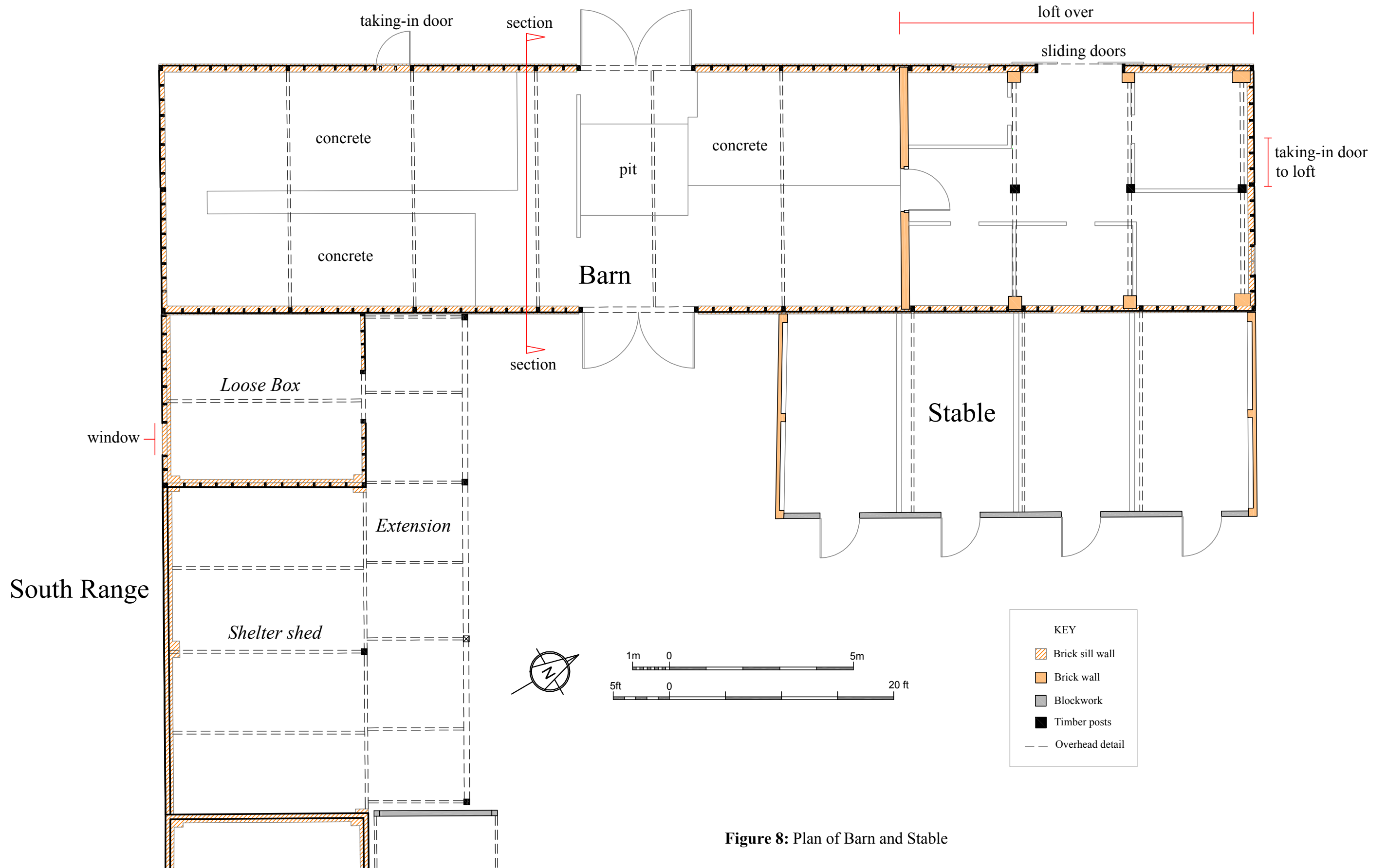
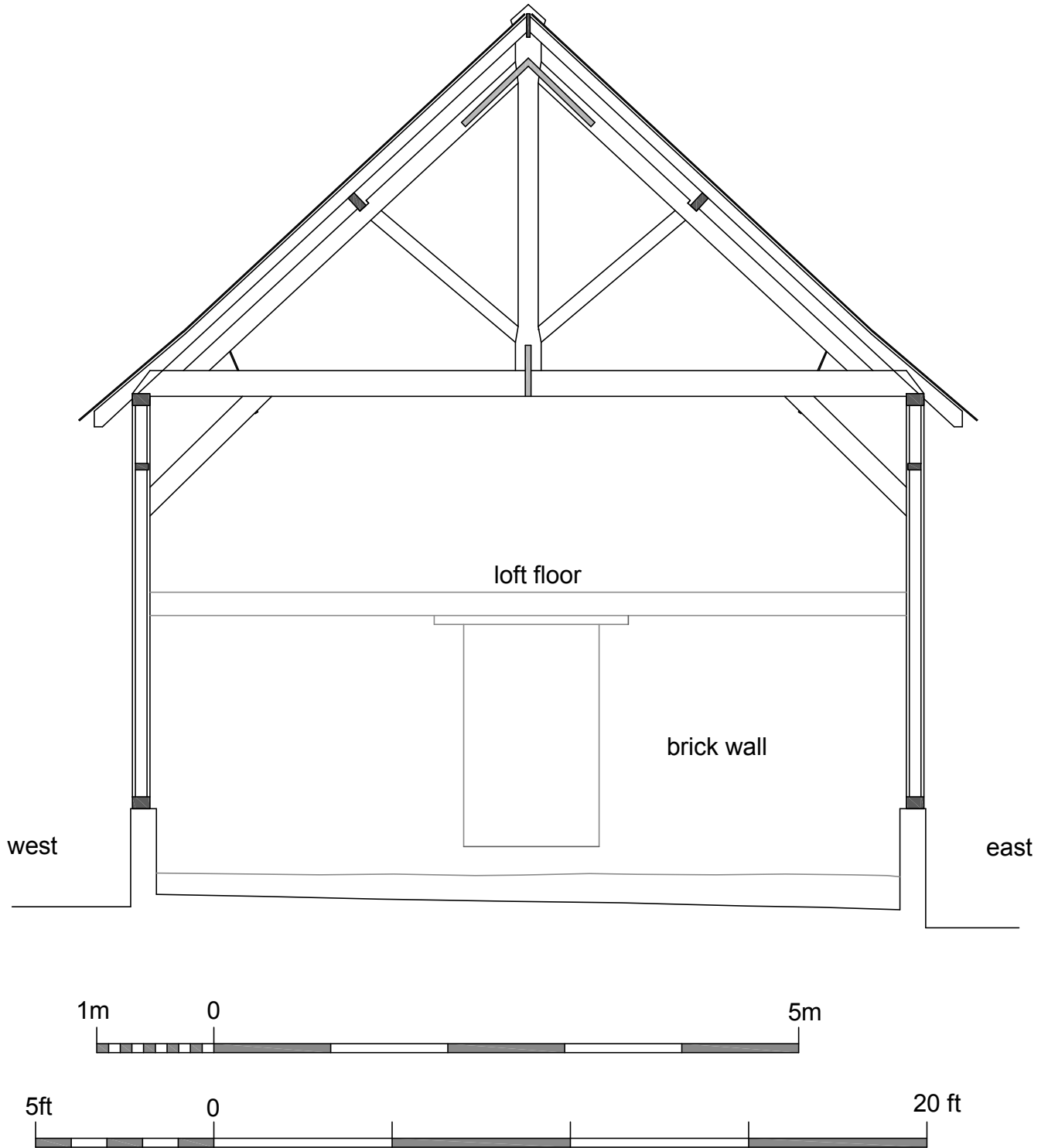


Figure 8: Plan of Barn and Stable



**Figure 9:** Transverse section of Barn

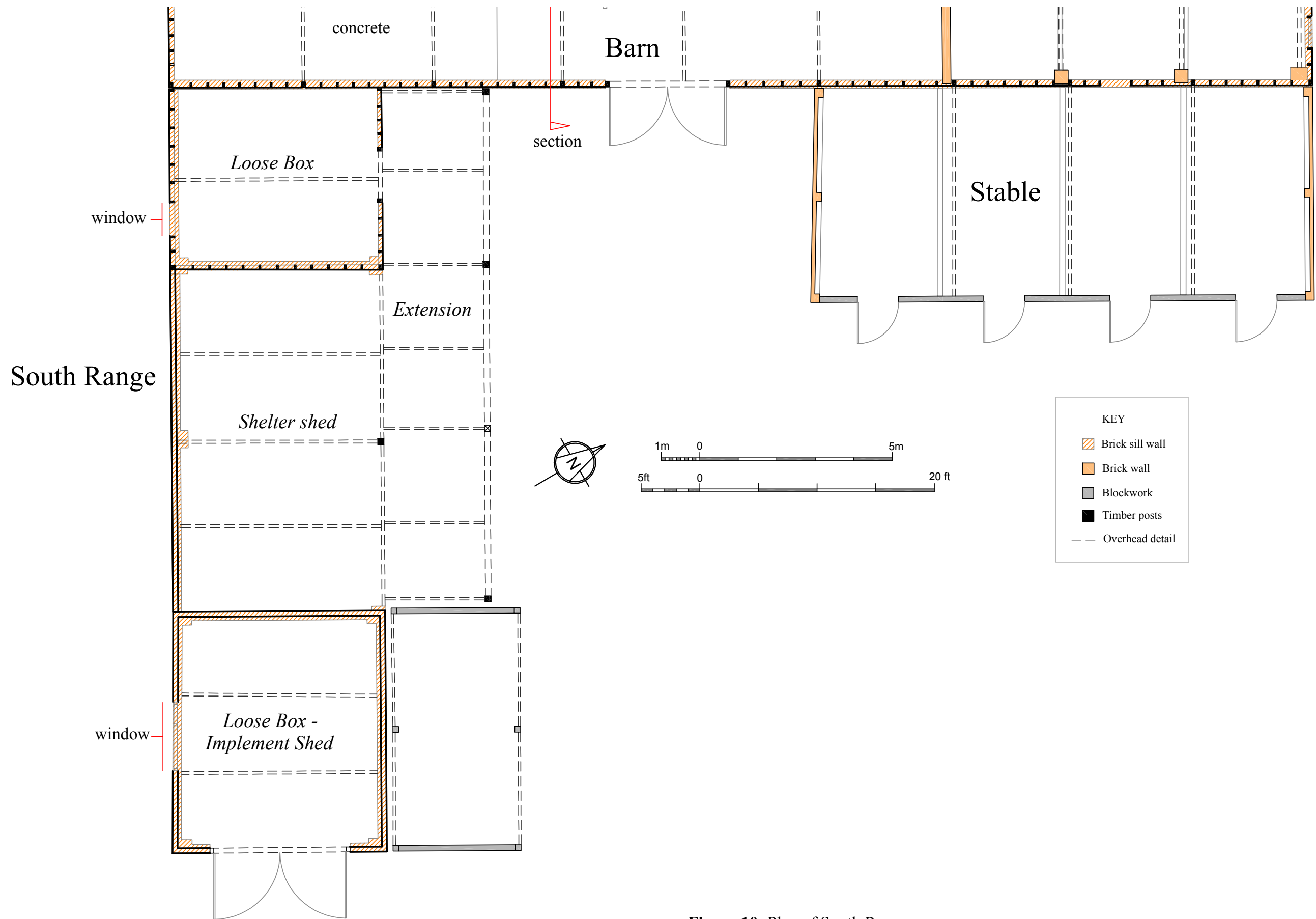


Figure 10: Plan of South Range

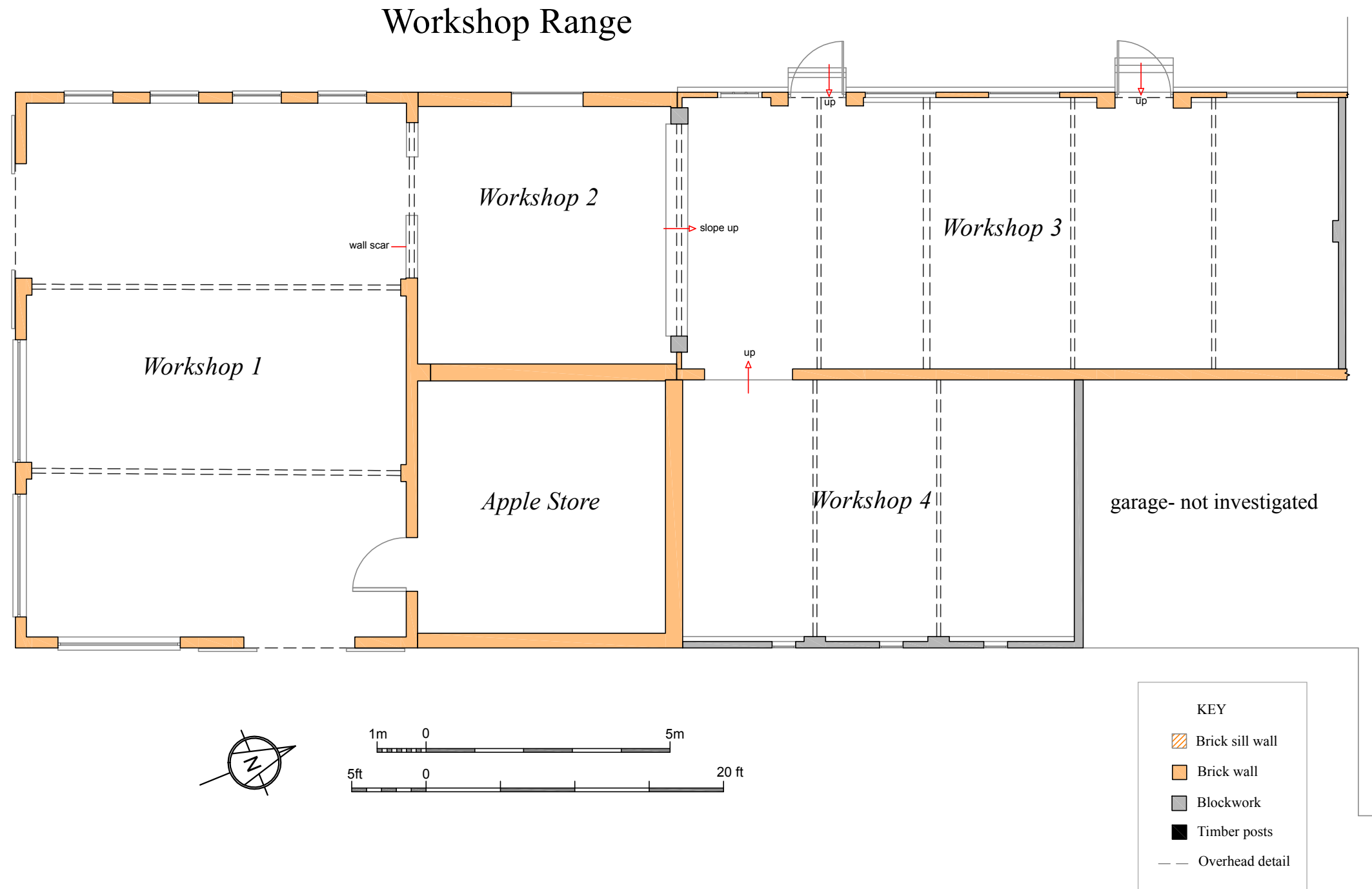


Figure 11: Plan of Workshop Range





**Image 1:** Looking north-east showing barn and farmhouse



**Image 2:** Looking north showing farmyard

Shows the barn and stables at left, farmhouse and north range in the distance and the workshop range at right





**Image 3:** South elevation of barn and south range



**Image 4:** Barn, east elevation

Shows barn with the south range at left and part of the stables to the right (Scale 2m)





**Image 5:** Barn, left part of west elevation

Sliding doors flanked by windows with hit-and-miss vents with windows to the loft above  
(Scale 2m)



**Image 6:** Barn, ground-floor window in west elevation

Detail of window to right of the sliding doors. Hit-and-miss vent marked 'E Page & Co Bedford'. Note architrave moulding used at sides of window.





**Image 7:** Barn, central part of west elevation  
(Scale 2m)



**Image 8:** Barn, right part of west elevation  
(Scale 2m)





**Image 9:** Barn interior, looking south-east  
(Scale 2m)



**Image 10:** Barn interior, looking south-west  
(Scale 2m)





**Image 11:** Barn interior, looking north-west  
(Scale 2m)



**Image 12:** Barn interior, detail of wall  
Section pictured is the third bay from the south end in the east wall. (Scale 2m)





**Image 13:** Barn interior, double doors in west wall

(Scale 2m)



**Image 14:** Barn interior, south end wall

(Scale 2m)





**Image 15:** Barn interior, detail of tie beam

Right: brace below tie beam. Lower centre: main wall post with battens on sides for fixing weatherboard. Upper left to lower right: wall plate with scarf joint at left (obscured by electric junction). Upper centre: tie beam half-dovetailed into the top of the wall plate and lower ends of diagonal roof braces abutting sides of the tie beam.



**Image 16:** Barn interior, roof

Looking north





**Image 17:** Barn interior, detail of roof construction  
Shows diagonal bracing and one of the trusses.



**Image 18:** Barn interior, detail of roof showing lower end of kingpost





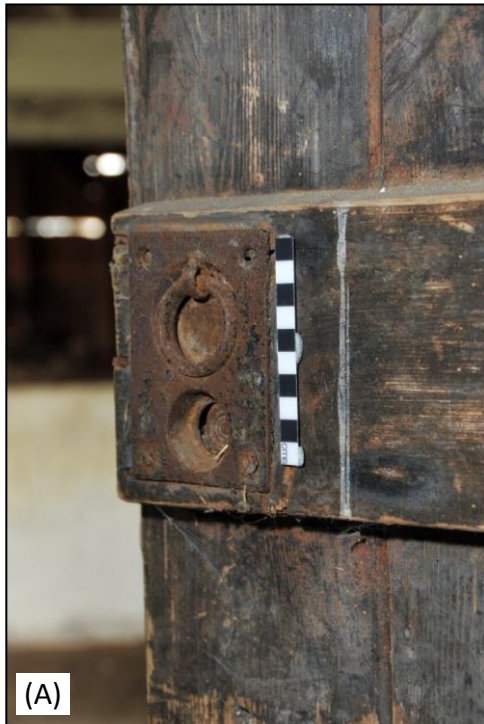
**Image 19:** Barn interior, detail of roof showing upper end of kingpost



**Image 20:** Barn interior, brick partition wall

Looking north showing brick partition wall below south end of loft floor (Scale 2m)





**Image 21:** Barn interior, detail of door latch on internal door  
Showing latch-lifting mechanism (A) and latch (B) (Scale 100mm)



**Image 22:** Barn interior, ground floor at north end  
Looking north-west showing blockwork animal stalls (Scale 2m)





**Image 23:** Barn interior, north-west corner

Looking north-west showing window and brick pillar supporting loft floor (Scale 2m)



**Image 24:** Barn interior, loft

Looking north-west showing loft and door in north end wall





**Image 25:** Stable, east elevation

Showing front wall with rendered blockwork wall and stable doors (Scale 2m)



**Image 26:** Stable interior

Looking south showing blockwork stall dividers abutting east wall of barn at right (Scale 2m)





**Image 27:** South range, north elevation

Looking south-east showing open-fronted section with loose box at right and blockwork building at left (Scale 2m)



**Image 28:** South range, exterior of loose box

Looking south-west showing front wall of loose box on right





**Image 29:** South range, interior of loose box looking north-west  
Showing door at right and opening to grain-drying flue in barn wall at left (Scale 2m)



**Image 30:** South range, interior of loose box looking north-east  
Showing door at left (Scale 2m)





**Image 31:** South range, interior of open-fronted section

Shows original two-bay, open-fronted section at right and later extension at left (Scale 2m)



**Image 32:** South range, interior of loose box/garage

Looking north-east (Scale 2m)





**Image 33:** Workshop range, west elevation  
(Scale 2m)



**Image 34:** Workshop range, south elevation  
Looking north-west (Scale 2m)





**Image 35:** Workshop range, east elevation

Looking north-west (Scale 2m)



**Image 36:** Workshop range, east elevation

Looking south-west (Scale 2m)





**Image 37:** Workshop range interior, Workshop 1  
Looking west (Scale 2m)



**Image 38:** Workshop range interior, Workshop 1  
Looking north, showing doorway to apple store with the removed door to the right (Scale 2m)





**Image 39:** Workshop range interior, Apple Store

Looking west, showing earlier west wall abutted by the north wall of Apple Store at right and brickwork in Workshop 1 at left, toothed-in to the earlier wall (Scale 2m)



**Image 40:** Workshop range interior, Apple Store

Looking north-east, showing irregular brickwork in north and east walls (Scale 2m)





**Image 41:** Workshop range interior, Workshop 2

Looking east, showing east wall, toothed-in to brickwork of Workshop 1 at right (Scale 2m)



**Image 42:** Workshop range interior, Workshop 3

Looking north, showing Workshop 3 with cut-in door to Workshop 4 at right (Scale 2m)





**Image 43:** Workshop range interior, Workshop 4

Looking north-west, showing cut-in opening from Workshop 3 (Scale 2m)

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