

Archaeological Services & Consultancy Ltd

**HISTORIC BUILDING RECORDING:  
MILL FARM  
CHARLTON ROAD  
HITCHIN  
HERTFORDSHIRE**

*on behalf of Liberty Webb Ltd*



**Karin Semmelmann MA AIFA**

**March 2007**

**ASC: 876/HCR/2**

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## Site Data

<i>ASC project code:</i>	HCR	<i>ASC Project No:</i>	876
<i>County:</i>	Hertfordshire		
<i>Village/Town:</i>	Charlton, near Hitchin		
<i>Civil Parish:</i>	Hitchin (unparished)		
<i>NGR (to 8 figs):</i>	TL 17791 28038		
<i>Present use:</i>	Farm buildings		
<i>Planning proposal:</i>	Conversion for residential use		
<i>Planning application ref/date:</i>	1/03/1511		
<i>Local Planning Authority:</i>	North Hertfordshire District Council		
<i>Date of fieldwork:</i>	26 <sup>th</sup> -30 <sup>th</sup> January 2007		
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Figure 1: General location (scale 1:25,000)

## Summary

*In January 2006 Archaeological Services and Consultancy Ltd (ASC) carried out historic building recording of Mill Farm, Charlton Road, Hitchin, Hertfordshire in response to proposals for the conversion of buildings on the site to residential use.*

*The site consists of 5 barns of varying degree of antiquity and several ad hoc, modern outbuildings that were not recorded in any detail. The earlier part of the barn complex consists of the two parallel ranges to the north that form a yard that is open ended to the south. The range to the east consists of three distinct barns of which the southern two are under a single roof. The range to the west is now a single entity having been largely rebuilt in the 20<sup>th</sup> century. The remaining barn and outbuildings are loosely arranged to the south of the yard.*

*The development of Mill Farm Barns appears to hinge on three major phases of activity after the initial erection of Barn 1 on the site in the late 18<sup>th</sup>/early 19<sup>th</sup> century. The complex was considerably enlarged in the early 19<sup>th</sup> century with the addition of Barns 2 and 4. Barn 5 was added in the mid 19<sup>th</sup> century, possibly at the same time as Barns 1-2 and Barn 4 were extended. The final major phase was the 20<sup>th</sup> century rebuilding of Barn 4 and the addition of the remaining outbuildings.*

## 1 Introduction

1.1 In January 2006 *Archaeological Services and Consultancy Ltd* (ASC) carried out historic building recording of Mill Farm, Charlton Road, Hitchin, Hertfordshire (Fig. 1). The project was commissioned by *Liberty Webb Ltd*, and was carried out according to a project design prepared by ASC (Zeevat, 2006), and a brief (Instone, 2006) prepared on behalf of the local planning authority (LPA), *North Hertfordshire District Council*, by their archaeological advisor (AA), *Hertfordshire County Council*. The relevant planning application reference is 8/06/0854.

### 1.2 *Planning Background*

This building recording project has been required under the terms of *Planning Policy Guidance Note 15* (PPG15), in response to proposals for the conversion of buildings on the site to residential use.

### 1.3 *Location*

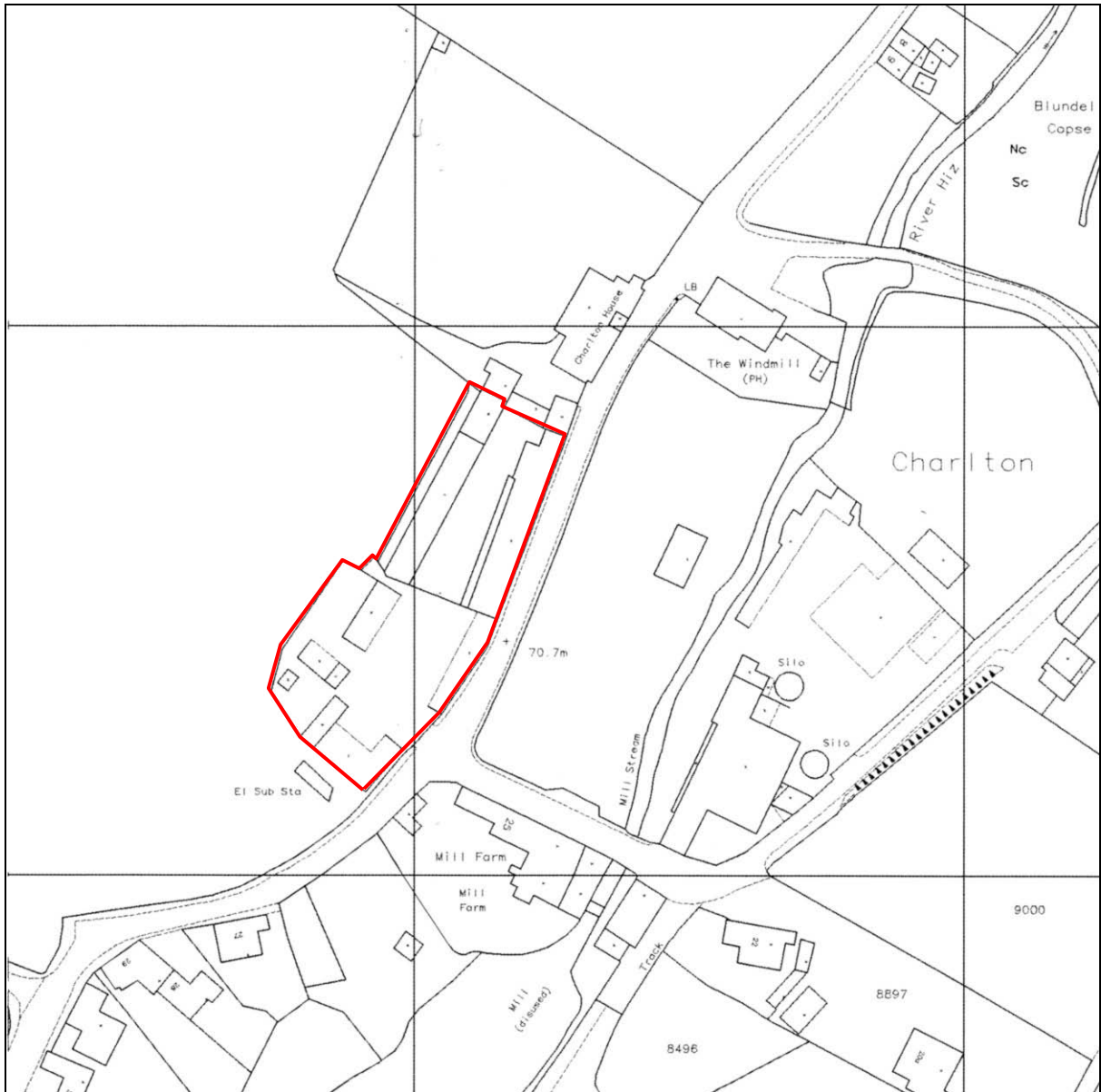
Mill Farm is situated in the village of Charlton, on the outskirts of Hitchin at NGR TL 17791 28038 (Fig. 1). The site is located on a south-east facing slope, on the north-west bank of the river Hiz, at an elevation of c.75m AOD.

### 1.4 *Description*

The complex occupies a rectangular area of c.0.23ha, located on the north-west side of Charlton Lane, surrounded by open farmland. It comprises three ranges of single-storey agricultural buildings, set around a long narrow concrete yard (Fig. 2). The earlier buildings, comprising the roadside (east) and south ranges, are timber framed. The west range is a modern brick-built structure with a timber elevation to the rear.

All three ranges have modern additions, clad in corrugated sheet. Access to the site is from Charlton Lane.





**Figure 2:** Site location (scale 1:2,500)

## 2 Aims & Methods

### 2.1 *Aims*

As described in the brief (Section 2.1), the aims of the building recording were:

- To compile a comprehensive and high quality record of the farm buildings in advance of development.
- To provide a comprehensive review of the local and regional historical context of the structure recorded by the project.
- To produce of a high quality, fully integrated archive, suitable for long-term deposition, in order to 'preserve by record' the building, prior to conversion.

### 2.2 *Standards*

The work conforms to the project design, to the relevant sections of the Institute of Archaeologists' *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), to the Royal Commission on the Historical Monuments of England's *Recording Historic Buildings: a Descriptive Specification*, 3<sup>rd</sup> Edition (RCHME 1996), to the Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003), and to the relevant sections of ASC's own *Operations Manual*.

### 2.3 *Methods*

The work was carried out according to the brief (Section 2.3), which required:

- The survey be undertaken to EH Level 3

## 3 Historical Background

- 3.1 Mill Farm is located within *Area of Archaeological Significance 201*, as designated on the Local Plan.

At the time of the Domesday Survey (1086), Charlton belonged to King William. It had a mill and land for 1 plough, and was worth 10s (Williams & Martin 2002, 369). The Manor of Charlton, also known as Moremead, came into the possession of the Knights Templar, who received free grant of warren there in 1269. It is thought that the manor was held by the Templars and then the Knights Hospitallers with the manor of Temple Dinsley until the Hospitallers were suppressed. The manor was acquired by Edward Putter, who sold it in 1582 to Ralph Radcliffe, from which time it has descended with Hitchin Priory (VCH 1971, 7-11).

Charlton Mill is mentioned again in 1177 and in 1329 it is recorded as being held by Walter de Nevill (VCH 1971, 7). In 1670 a suit arose regarding the windmill built by Edward Papworth, which is thought to have been built on the site of the one mentioned in 1177. The nature of the suit suggests that there two further watermills in the village that belonged to the King.

The remains of the windmill, as well as Mill Farm Barns, which lie to the northeast of it, were owned by Edward Burr at the time of the Tithe Award (1841).

- 3.2 *Cartographic Evidence*

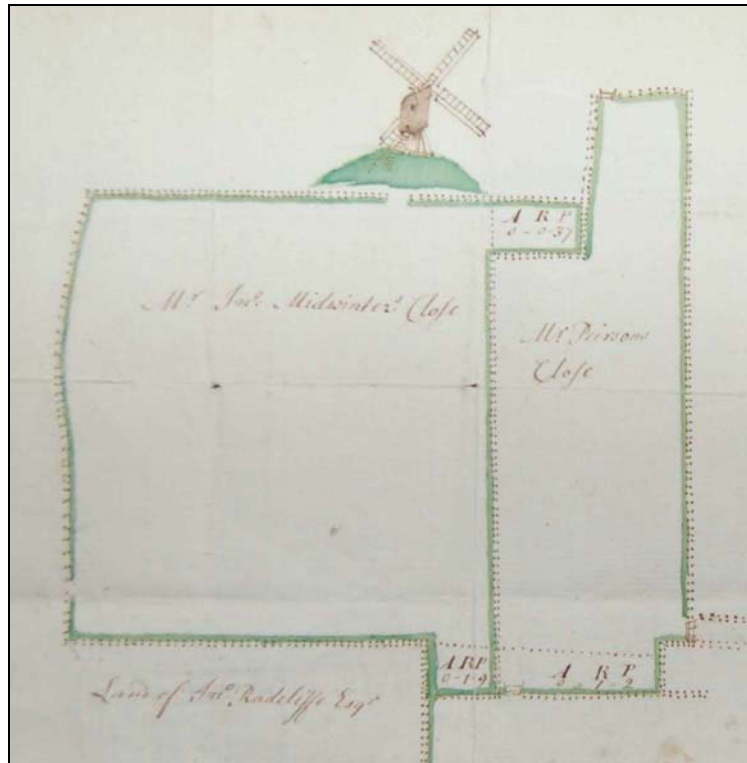
The earliest cartographic evidence showing the site in any detail is of the early 18<sup>th</sup> century (Fig. 3). The windmill is clearly depicted on this, but Mill Farm Barns are absent.

By 1844 both Charlton House to the northeast of the barns, and the northernmost barns themselves (Barns 1-3 and Barn 4) are depicted (Fig. 4). By 1876 Barn 5 has been added in the south east of the site and Barn 2 appears to have been extended to the south (Fig. 5). Barn 4 has also undergone changes between 1844 and 1876, as is seen in the east wall of the structure, which has lost the recess at the southern end of the original build and also in that the building is now longer.

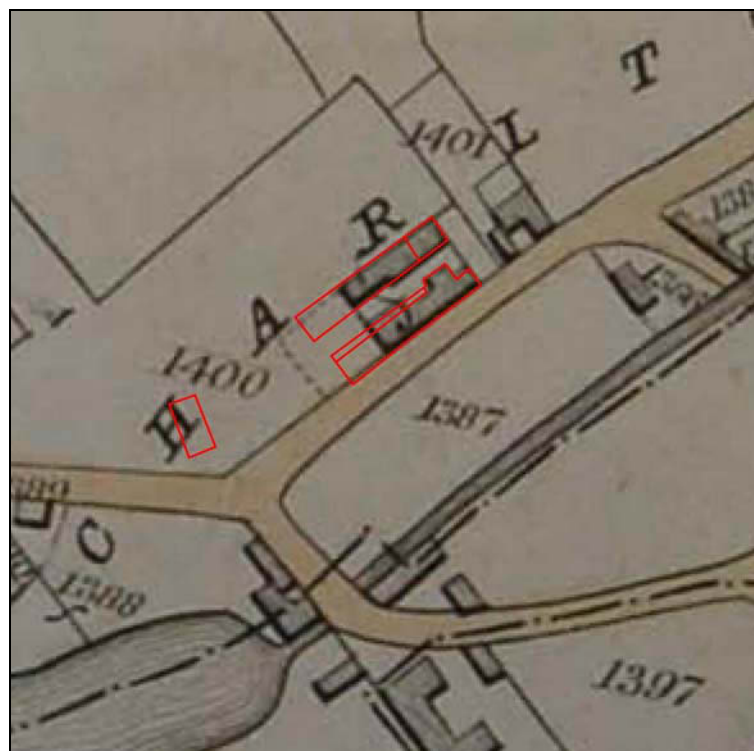
The second edition Ordnance Survey Map of 1898 (Fig. 6) shows little change to the barns, other than a small extension to the western end of Barn 5. Another building had been added to the west of Barn 4 by 1924 (Fig. 7), which has since been demolished. The less substantial outbuildings were erected between 1924 and 1981 (Fig. 8), but the raised platform against the west elevation of Barns 2-3 is not depicted on these maps.

- 3.3 *Listed Building Description*

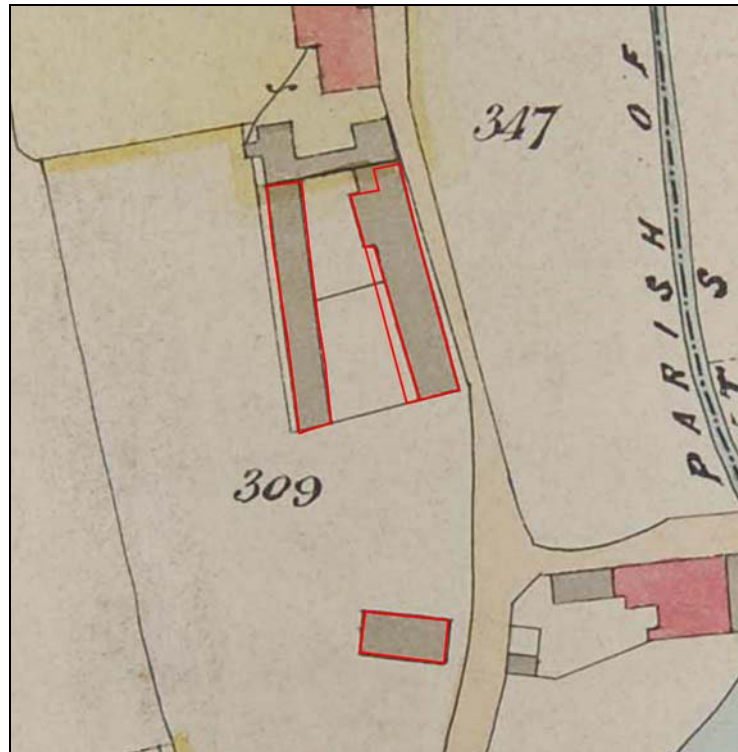
The barns are not listed.



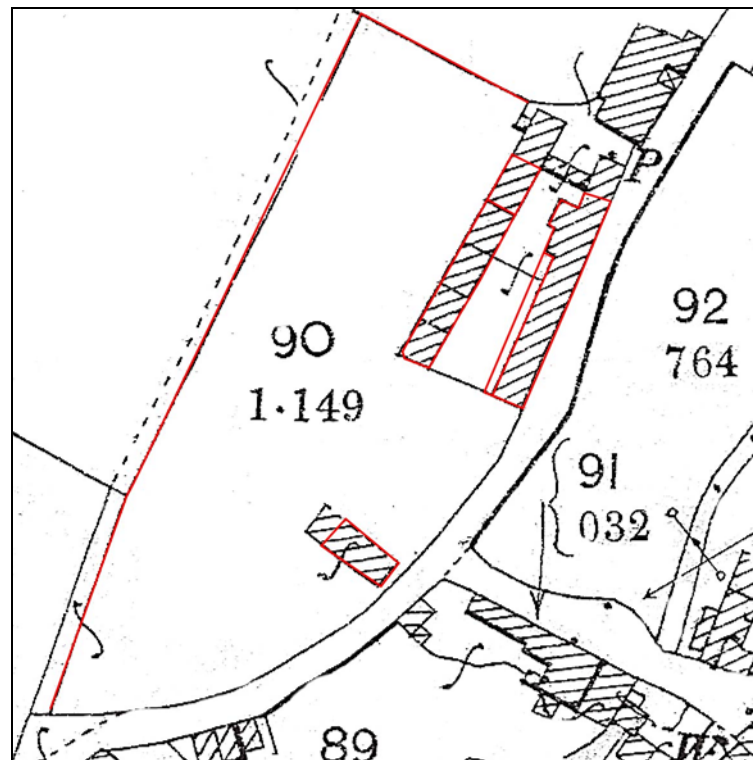
**Figure 3:** 1777 plan of land near Charlton windmill (*not to scale*)



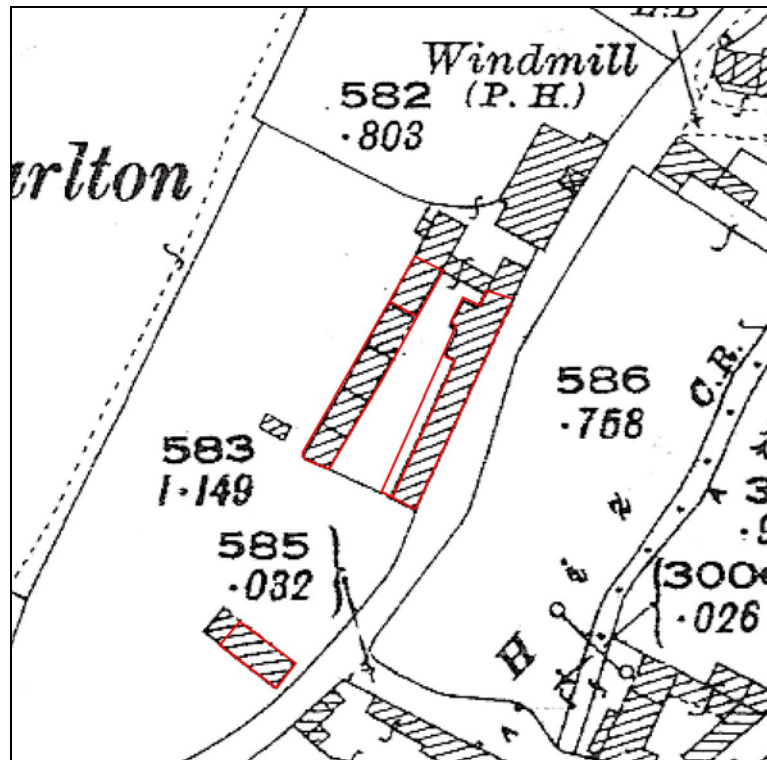
**Figure 4:** Extract from the 1844 Tithe Map (*not to scale*)



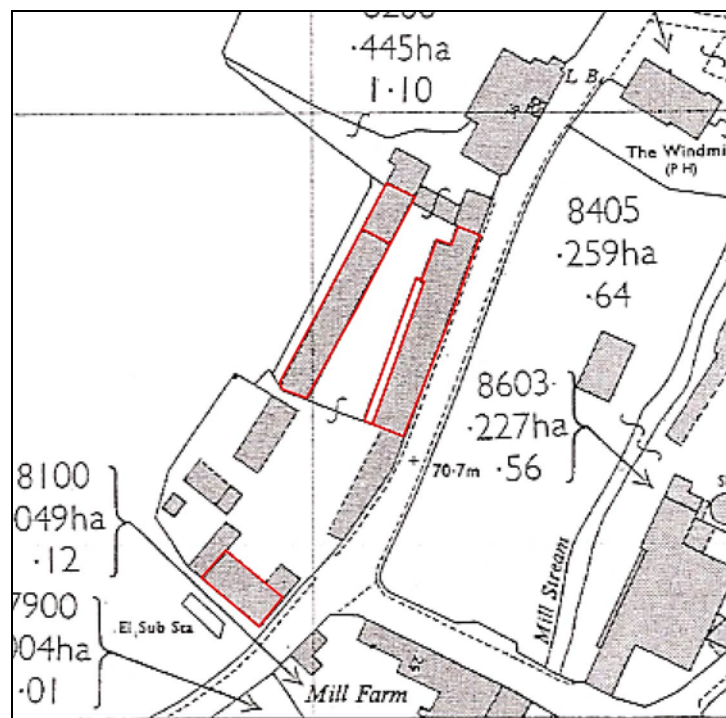
**Figure 5:** Extract from the 1876 plan of Hitchin Priory Estate  
(not to scale)



**Figure 6:** Extract from the 1898 Ordnance Survey map (scale 12.5 inches to 1 mile)



**Figure 7:** Extract from the 1924 Ordnance Survey map (scale 12.5 inches to 1 mile)



**Figure 8:** Extract from the 1981 Ordnance Survey map (scale 1:1,250)

## 4 Description

### 4.1 *Layout* (Fig. 9)

The site consists of 5 barns of varying degree of antiquity and several ad hoc, modern outbuildings that were not recorded in any detail. The earlier part of the barn complex consists of the two parallel ranges to the north that form a yard that is open ended to the south. The range to the east consists of three distinct barns of which the southern two are under a single roof. The range to the west is now a single entity having been largely rebuilt in the 20<sup>th</sup> century. The remaining barn and outbuildings are loosely arranged to the south of the yard.

### 4.2 *Construction*

Most of the structures are timber built with weatherboarding and under a slate roof, but Barn 4, which lies to the west of the complex, is brick built. They are described in more detail under individual headings below.

### 4.3 *Barn 1* (Figs. 10-17, Plates 1-9, 45)

*Dimensions:* 10.70 x 4.15m overall, height 5.43m

*Related Structures:* Butted by Barn 2 to the south

*Description:* This is an aisleless barn of 3 bays with a porch in the west elevation. There is a plank and batten door in the north elevation, not partially obscured by a sheet of corrugated metal. A ledge and braced door is located in the east wall with shuttered openings to the north and south of it. A small ramp leads up to this door, which appears to have been cut into the timberwork but not the wall below. An extension to the southwest corner of the barn provides access to Barn 2.

The barn has primary bracing and sloping jowl posts that suggest that they may have been re-used from a 17<sup>th</sup> century building. Further evidence for re-use is the Hertfordshire wattle and daub holes in the north gable tie and collar beams.

The supporting dwarf wall, which is approximately 1m high and rendered internally, is made of red bricks measuring 22.5 x 10 x 5.5 cm set in alternate Stretcher and Flemish Bonds using lime mortar.

The purlins have splayed scarf joints over each collar beam and a face-halved, counterbladed scarf joint is present in the beam over the porch entrance. The southern truss is supported by poles with bark still *in situ* and some of the common rafters are also of halved poles, a largely 19<sup>th</sup> century characteristic. The extra support is required as the western vertical post is no longer in place. The trusses have collar beams, but no braces between the tie and collar beams. The braces supporting the tiebeams are curved, which could also indicate a 17<sup>th</sup> century date.

The number IIII is carved into the eastern end of the northern truss on the south side.

There is a concrete floor, metal gates at the porch entrance and a modern slate roof.

**Barn 2** (Figs. 18-20, Plates 10-20, 46)

*Dimensions:* 18.50 x 5.51m overall, height 4.36m

*Related Structures:* Abutting Barn 1 to the north and butted by Barn 3 to the south

*Description:* This is a barn of 6 bays, the southern end of which has been subdivided to provide two individual stalls. It has a modern pitched roof with slates and lies a step higher than Barn 1.

Barn 2 rests upon a dwarf brick wall, which is similar to that in Barn 1, but the bricks appear newer and measure 22.5 x 10.5 x 6.5cm. The upper course of brickwork consists of bullnose bricks. The north wall, which is weatherboarded with corrugated metal sheeting attached abuts Barn 1, the eastern horn of which projects into Barn 2. The main part of the barn has 4 full height openings (3 single and 1 double) and a ventilation window with a glazed panel above in the west wall. There is primary bracing at the southern end of the west wall and along the entire length of the east wall. Corrugated metal sheeting, approximately 0.80m high, obscures the lower section of the east wall. The west wall has wooden planks obscuring the lower part of the timber framing. The south wall of this division is a modern timber partition with corrugated metal sheeting at the bottom.

A test pit in the southeast corner of the main subdivision revealed a brick floor below a layer of concrete approximately 13cm deep. The foundation wall is approximately 1.45m deep and is stepped twice.

There are four trusses in the main subdivision, all of which have raking queen posts. The southernmost one has a metal rod acting as a king post. The other three trusses have mortices on the lower face, which suggests that this part of the structure originally had individual stalls. The northern three trusses are now supported by a post set into a brick base approximately 0.60m<sup>2</sup>.

The floor rises approximately 7cm at the junction of Bays 2 and 3, and the remains of a 25cm wide brick wall runs from the west wall immediately south of the northernmost truss to the brick base at its centre.

No carpenters' marks were observed, but there was a face halved and counterbladed scarf joint in both wallplates of Bay 2.

The second subdivision to the south of the main part of the barn has wooden partitions to north and south set on modern supporting dwarf walls that are 4 courses high and made of Fletton brick. There is a stable door in the west wall and corrugated metal sheeting to the bottom of the same wall. An opening at the eastern end of the south walls allows access to the third subdivision of the barn. The truss here also has mortices in the lower face.

The third subdivision lies within the end of Barn 2 and has a modern supporting dwarf wall below the partition to the north and the original supporting dwarf wall, two courses high, to the south. The south wall, which also has primary bracing, is boarded and has an opening at the top. The eastern end of this subdivision has a fence with a



small door in the northern end and corrugated metal sheeting providing a partition to the south of it.

To the west of the barn is a platform that runs along the entire length of Barns 2 and 3. A well is situated to the west of the junction between Bays 2 and 3.

**Barn 3** (Figs. 18-23, Plates 20-24, 47)

*Dimensions:* 6.18 x 3.9m overall, height 4.26m

*Related Structures:* Abutting Barn 2

*Description:* This is a 2 bay, aisleless timber barn under a pitched and slated roof. It has primary bracing to all three elevations and the partition running parallel to and approximately 1.0m from the east wall in the southern end of Barn 2 continues in Barn 3. This part of the partition has no doors.

There are two openings in the south wall; one that leads into the corridor formed by the partition mentioned above and another in the west end of the wall that opens into the main body of the barn. A ramp slopes into the barn from this opening. The lower part of the wall is covered by planking.

The west wall has a ventilation window with a glazed panel above and a ledge and brace stable door to the north of it. A plank and batten door is fixed to a freestanding post at the southern end of the wall.

There is a concrete floor and a freestanding post in the centre of the room. The single truss is similar to those in Barn 2, and has raking queen posts with an iron rod acting as a king post.

**Barn 4** (Figs. 24-26, Plates 26-32)

*Dimensions:* 38.40m long, height 3.63m (max)

*Related Structures:* Opposite Barns 1-3

*Description:* Barn 4 has a modern (Fletton) brick-built wall to the east and south that is tied to a timber framed west wall. The building contains 8 pig pens and a large area at the northern end that lies 0.80m below the rest of the barn. This part of the barn is a single open space with a large gated access in the northern end of the east wall. The adjacent wall consists of corrugated metal sheeting on an earlier brick wall.

The east wall of this outbuilding has a window at the southern end and 7 stable doors set up 1.14m above the external ground level. Each door opens into a pigpen that is 3.04m wide x 4.80m long. Each pen has a rectangular trough and a small metal container set into the raised floor at the western end. Behind these features is a metal barrier with a small door opening into the corridor beyond. A drain is located in the corridor outside each pen. The last bay to the south contains a piece of farm machinery rather than a pig pen.

The west wall has two separate sections of timber framing. The northern end has primary bracing and is taller than that making up the west wall of the pig pen area. A now defunct window had been cut into the central panel of the timber framing and the whole has been truncated at the northern end. The supporting wall is 1.86m high. The remainder of the west wall has 6 3-light casement windows inserted into the framing,

which has brick infill at the southernmost end. There are two rises in the level of the cill beam throughout the length of the wall. The exterior of the west wall is weatherboarded.

The roof, which is pitched corrugated asbestos with 8 roof lights, rests on a steel frame that is supported by steel I-beams behind the west wall.

**Barn 5** (Figs. 27-30, Plates 33-40)

*Dimensions:* 15.75 x 5.79m overall, height 4.88m

*Related Structures:* To the south of Barns 1-4

*Description:* This is an open sided, 5-bay timber built structure under a slate roof. The walls all have primary bracing, weather boarding and rest on brick supporting dwarf walls. The floor is 0.40m lower in Bay 4 than in the bays further east. That in Bay 5 is 0.50m higher. The supporting dwarf walls are made of red bricks measuring 12.5 x 6.5 x 11cm set in a Flemish Garden Wall bond in lime mortar.

There is a gate and concrete post set against the southern end of the east wall.

The trusses are of a more rudimentary construction than those in the other barns in that they have secret notched lap rather than mortice and tenon joints to the post and tie beam. They are otherwise of fairly standard construction with raking queen posts and metal rods acting as king posts. The external posts rest on rendered bases that are 0.38m<sup>2</sup> and 0.58m high. The north post of truss at the junction of Bays 1 and 2 has been moved approximately 0.50m westwards. That on Truss 2 is chamfered on all four sides and the secondary wallplate is moulded.



**Plate 1:** Barn 1: west elevation



**Plate 2:** Barns 1-2: west elevation



**Plate 3:** Barns 1: east elevation



**Plate 4:** Barn 1: south end



**Plate 5:** Barn 1: north end



**Plate 6:** Barn 1: porch



**Plate 7:** Barn 1: SE corner



**Plate 8:** Barn 1: east wall detail



**Plate 9:** Hertfordshire wattle & daub holes



**Plate 10:** Barns 1 & 2: west elevation



**Plate 11:** Barns 2 & 3: east elevation



**Plate 12:** Barn 2: north elevation



**Plate 13:** Barn 2: south wall



**Plate 14:** Barn 2: SW corner



**Plate 15:** Barn 2: test pit in SE corner



**Plate 16:** Barn 2: 2<sup>nd</sup> subdivision, looking east



**Plate 17:** Barn 2: 2<sup>nd</sup> subdivision, looking west



**Plate 18:** Barn 2: 3<sup>rd</sup> subdivision, looking east



**Plate 19:** Barn 2: 3rd subdivision, looking west



**Plate 20:** Barns 2 & 3: west elevation



**Plate 21:** Barn 3: north wall



**Plate 22:** Barn 3: south wall



**Plate 23:** Barn 3: west wall



**Plate 24:** Barn 3: east wall



**Plate 25:** Northern barns



**Plate 26:** Barn 4: east elevation



**Plate 27:** Barn 4: west elevation



**Plate 28:** Barn 4: north end



**Plate 29:** Barn 4: looking south



**Plate 30:** Barn 4: pig pen & west wall detail



**Plate 31:** Barn 4: west wall, northern end



**Plate 32:** Barn 4: south wall of northern end



**Plate 33:** Barn 5: north elevation



**Plate 34:** Barn 5: east wall



**Plate 35:** Barn 5: SW corner



**Plate 36:** Barn 5: south wall detail





**Plate 37:** Outbuilding south of Barn 3



**Plate 38:** Outbuilding north of Barn 5



**Plate 39:** SE corner of the complex



**Plate 40:** West end of Barn 5 & adjoining outbuilding



**Plate 41:** Outbuildings north & NW of Barn 5



**Plate 42:** Outbuildings west of Barn 5



**Plate 43:** SW corner of the complex



**Plate 44:** Face halved & counterbladed scarf joint  
as seen in Barn 1



**Plate 45:** Barn 1 truss detail



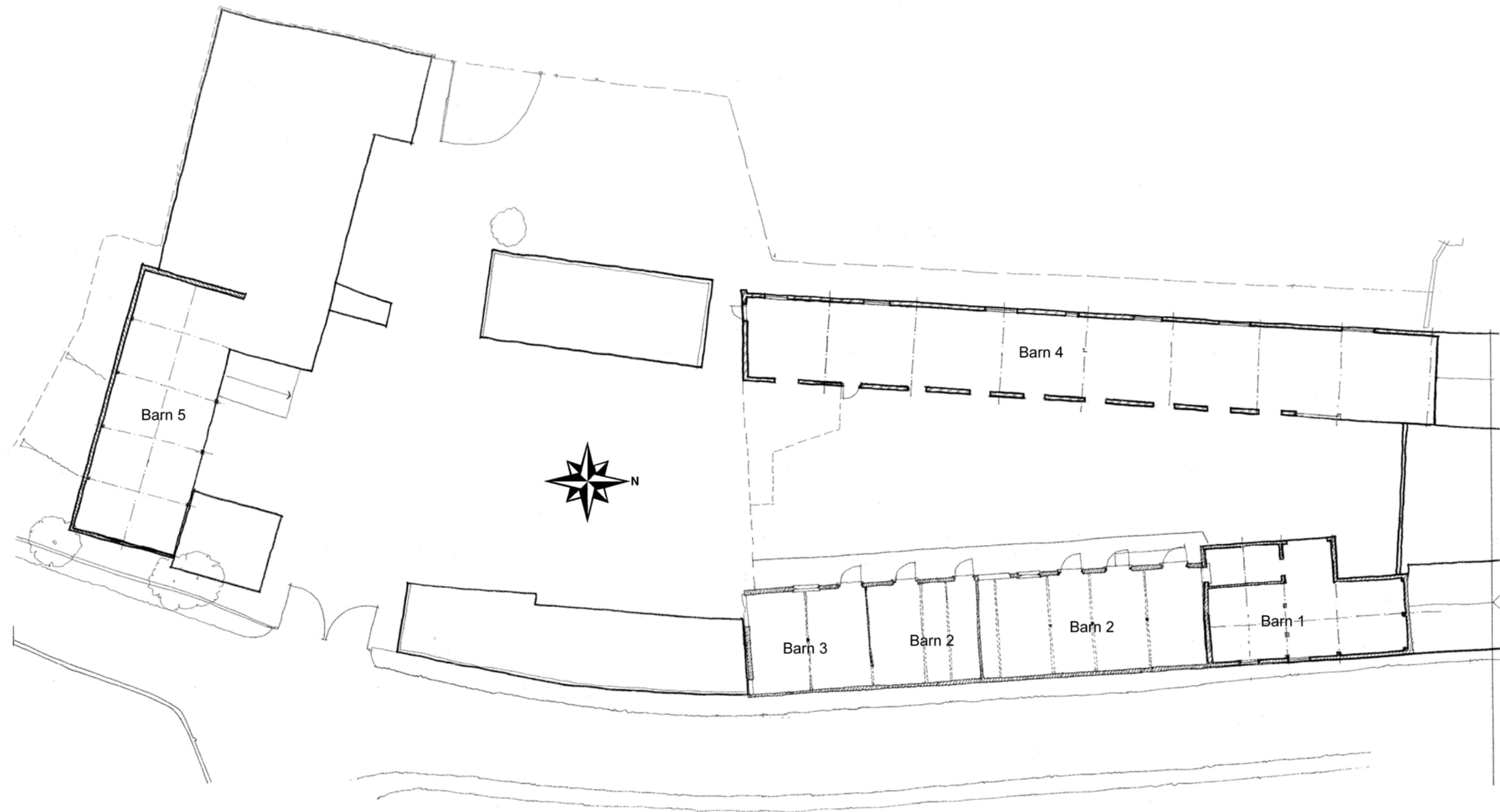
**Plate 46:** Barn 2 truss detail



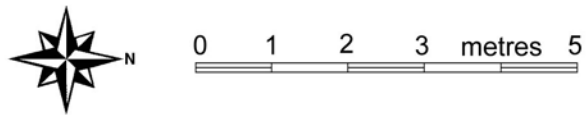
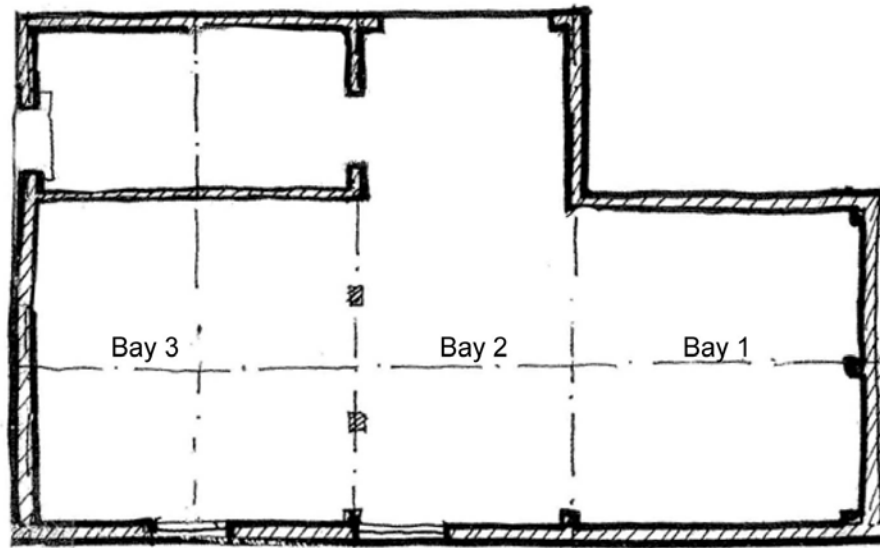
**Plate 47:** Barn 3 truss detail



**Plate 48:** Barn 5 truss detail



**Figure 9:** Site layout (*not to scale*)



**Figure 10:** Barn 1 plan (*scale 1:100*)

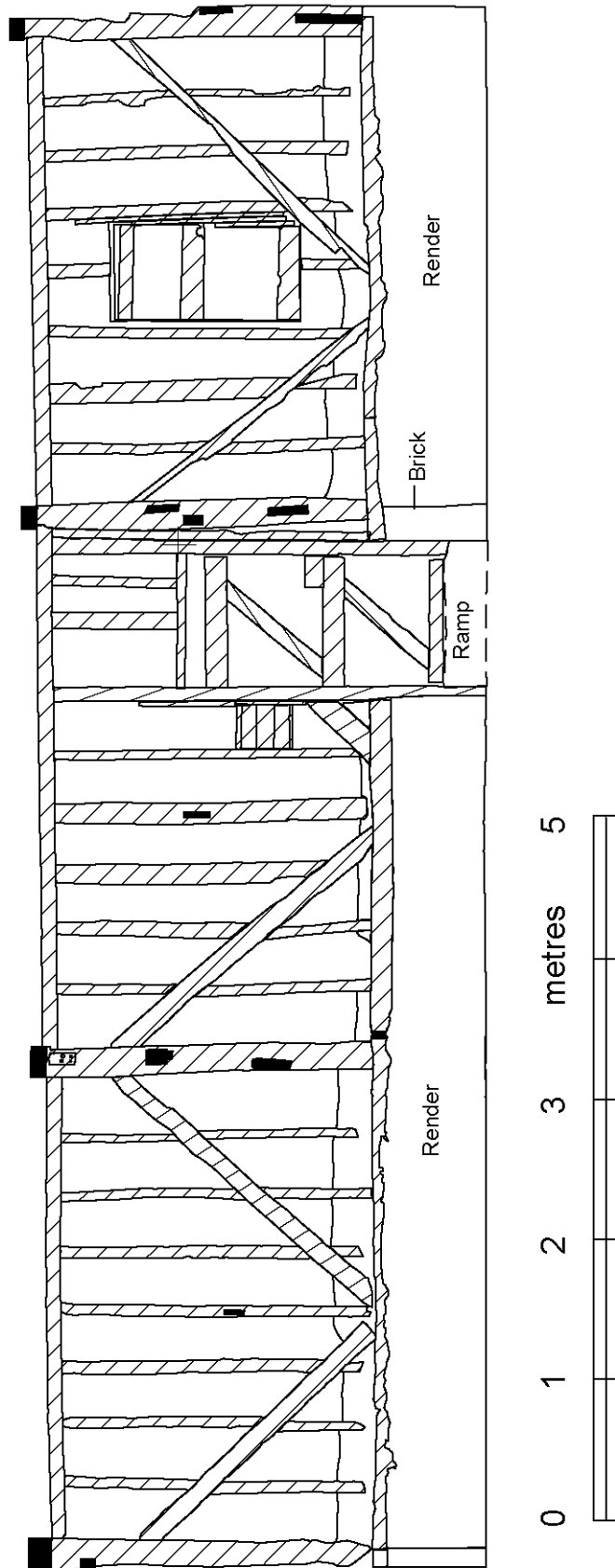


Figure 11: Barn 1 east wall (scale 1:50)

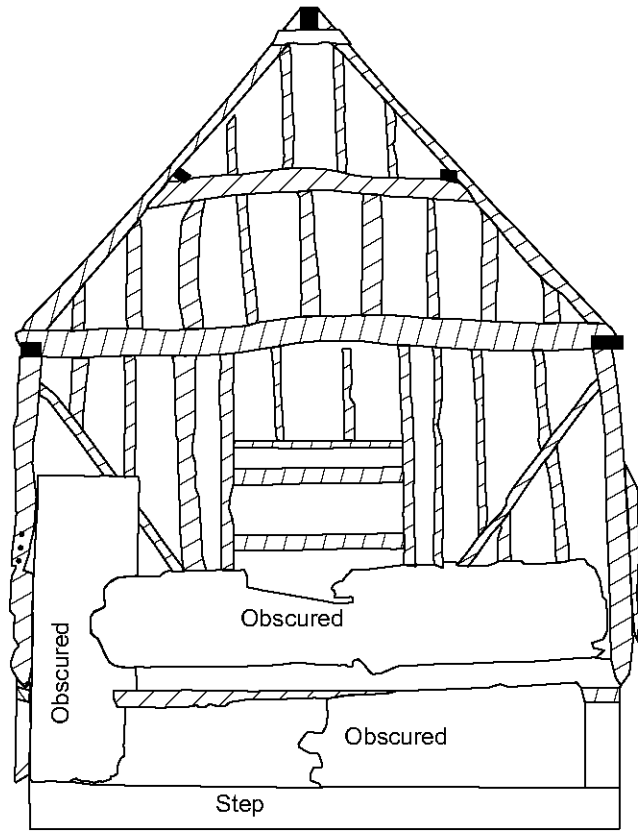


Figure 12: Barn 1: north wall (scale 1:50)

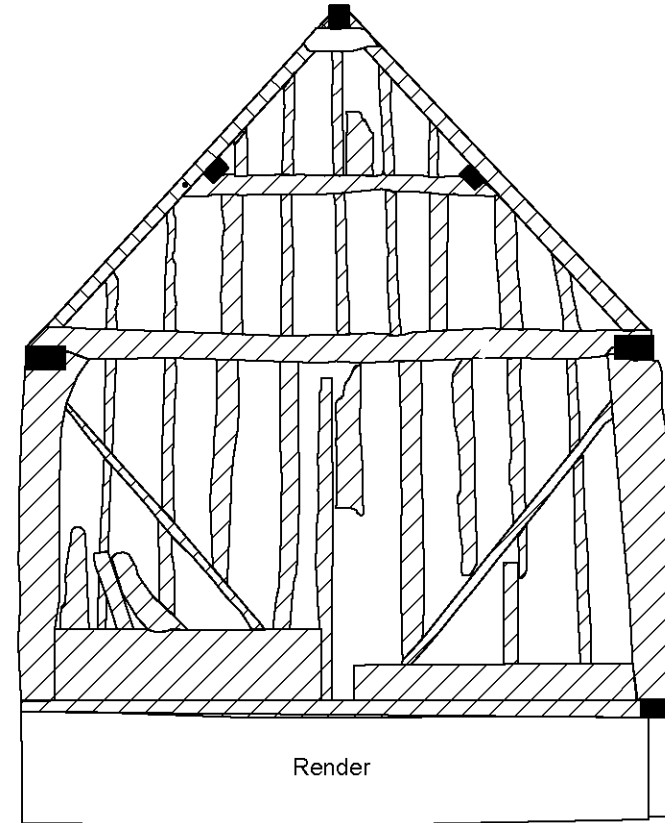


Figure 13: Barn 1: south wall (scale 1:50)

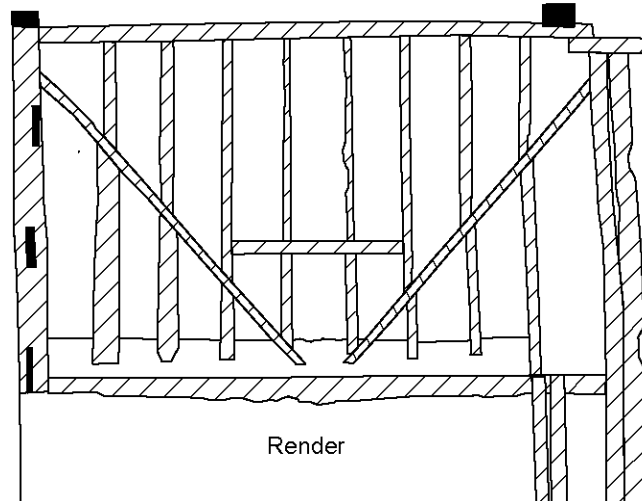


Figure 14: Barn 1: west wall, southern end (scale 1:50)

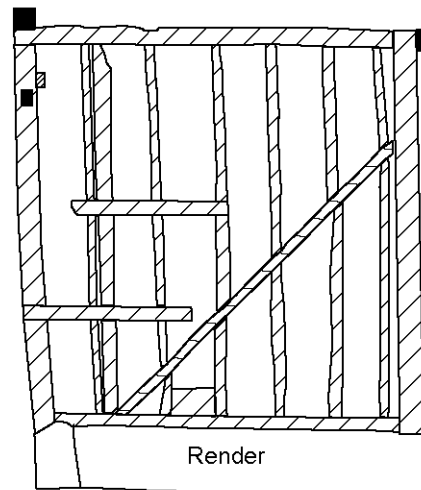


Figure 15: Barn 1: northern return wall to porch (scale 1:50)

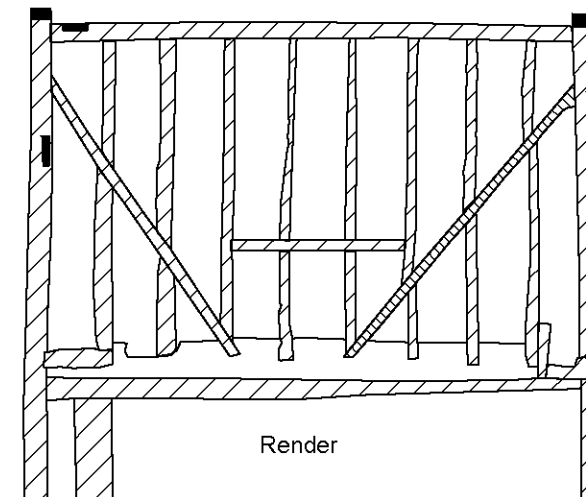


Figure 16: Barn 1: west wall, northern end (scale 1:50)



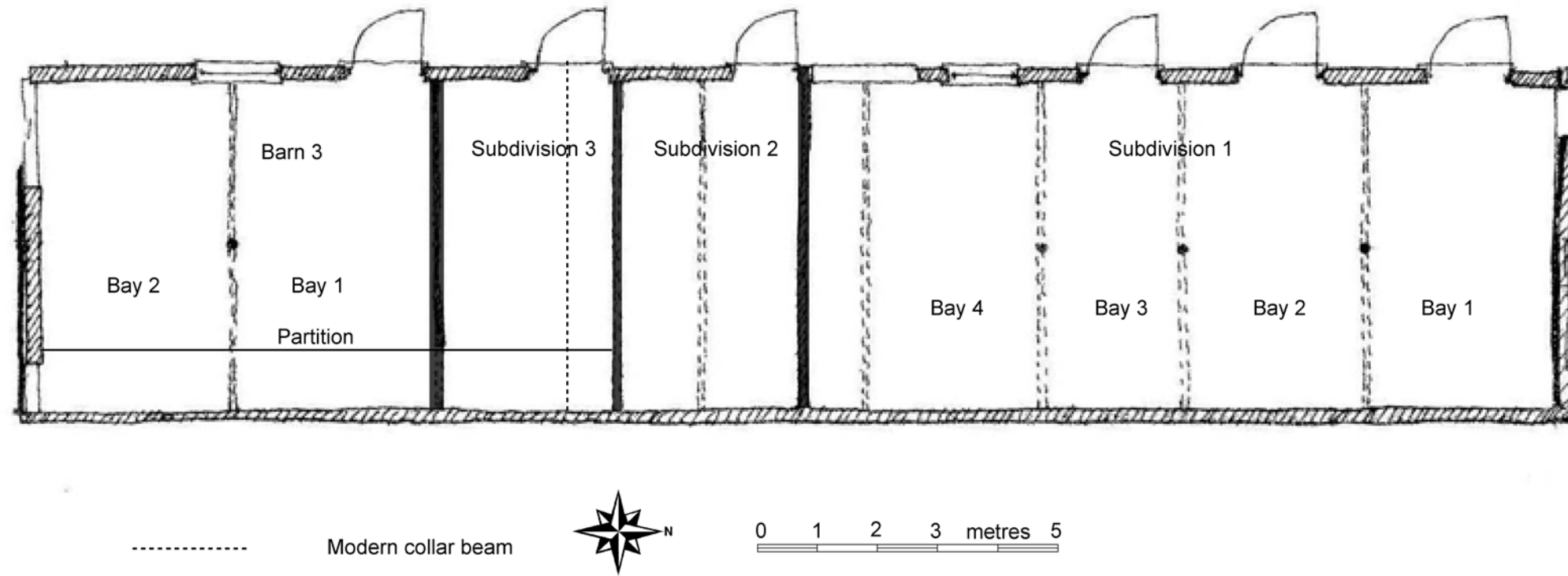


Figure 17: Barns 2 & 3: plan (scale 1:100)

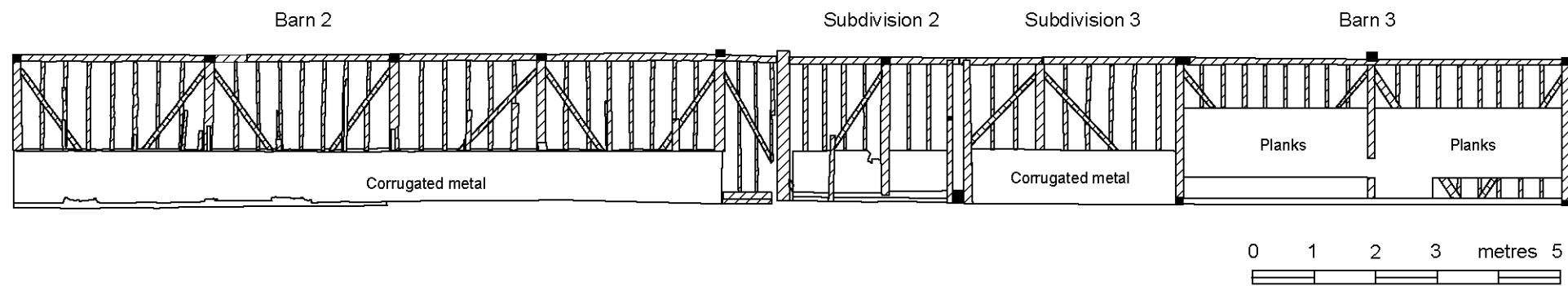


Figure 18: Barns 2 & 3: east wall (scale 1: 100)

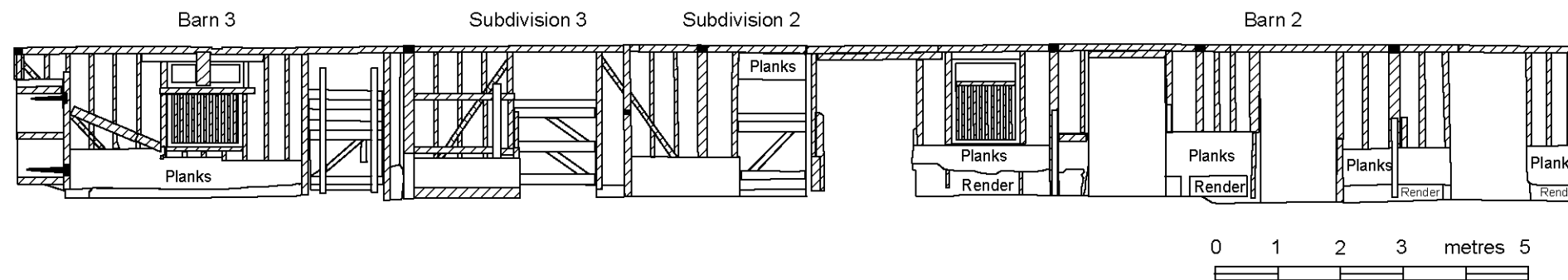
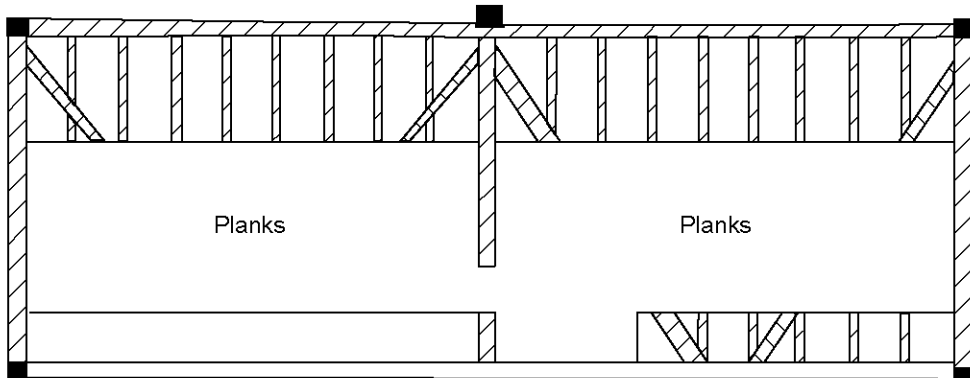
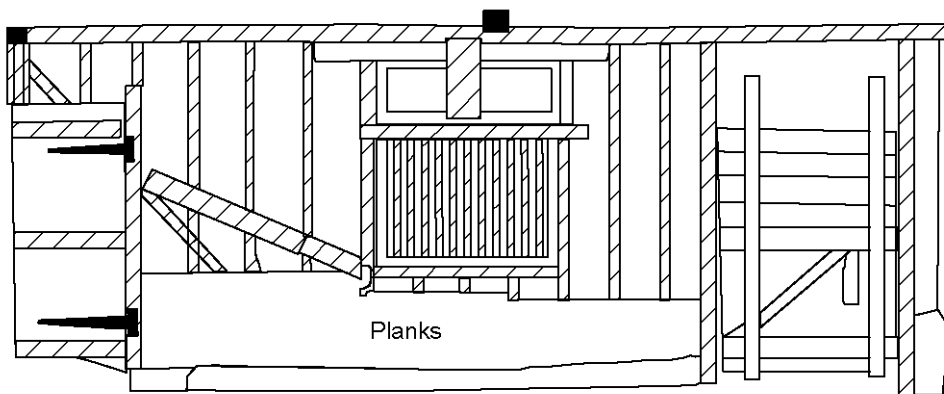


Figure 19: Barns 2 & 3: west wall (scale 1:100)

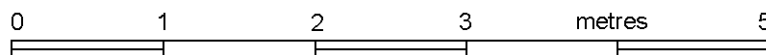
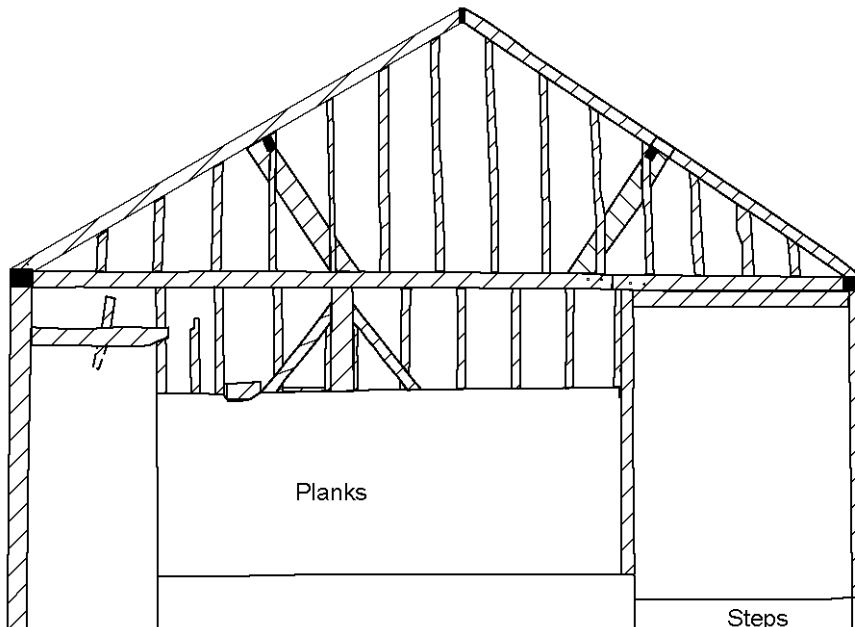




**Figure 20:** Barn 3: east wall (*scale 1:50*)



**Figure 21:** Barn 3: west wall (*scale 1:50*)



**Figure 22:** Barn 3: south wall (*scale 1:50*)

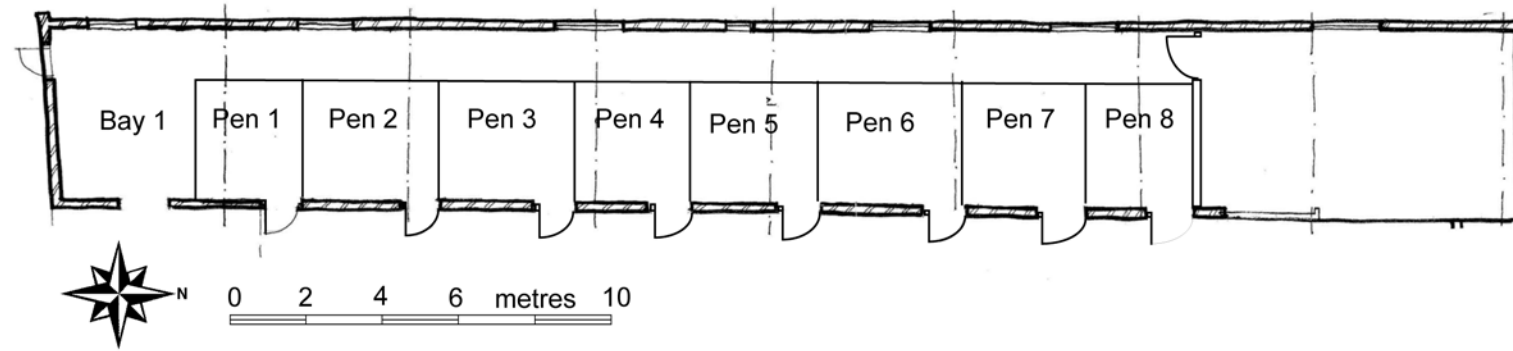


Figure 24: Barn 4 plan (*scale 1:200*)

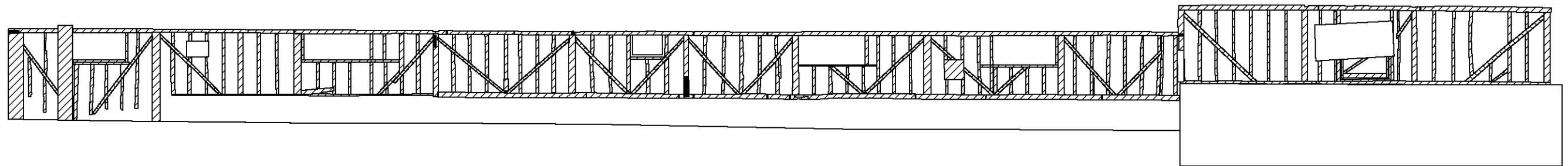


Figure 25: Barn 4 west wall (*not to scale*)

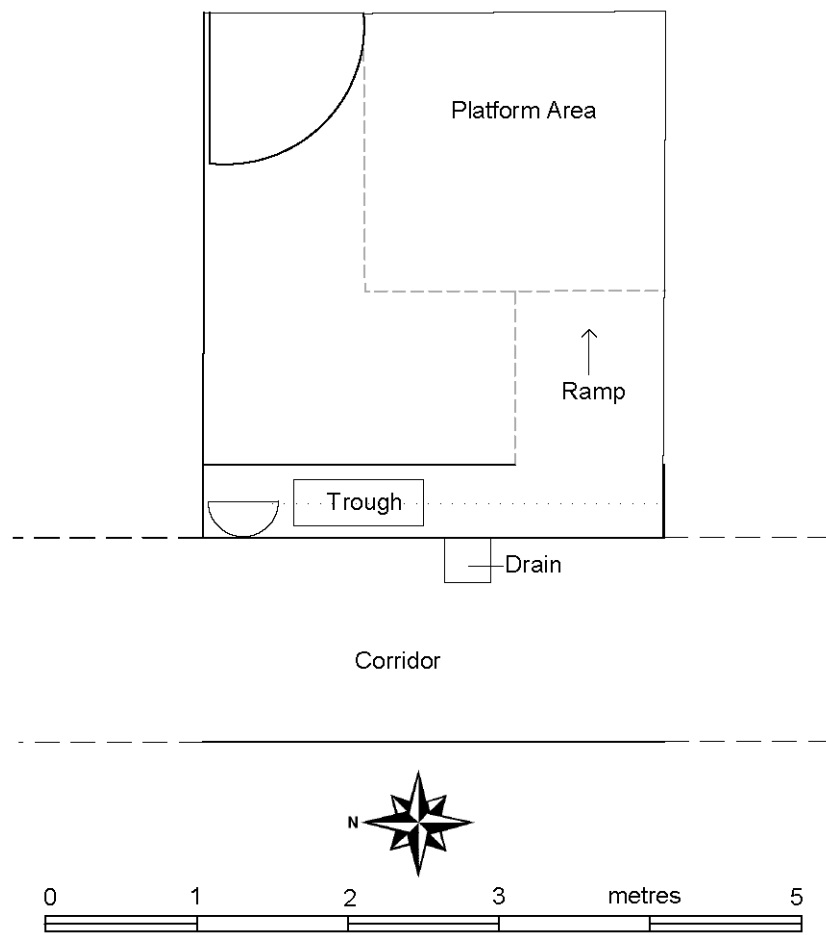


Figure 26: Barn 4, pig pen (scale 1:50)

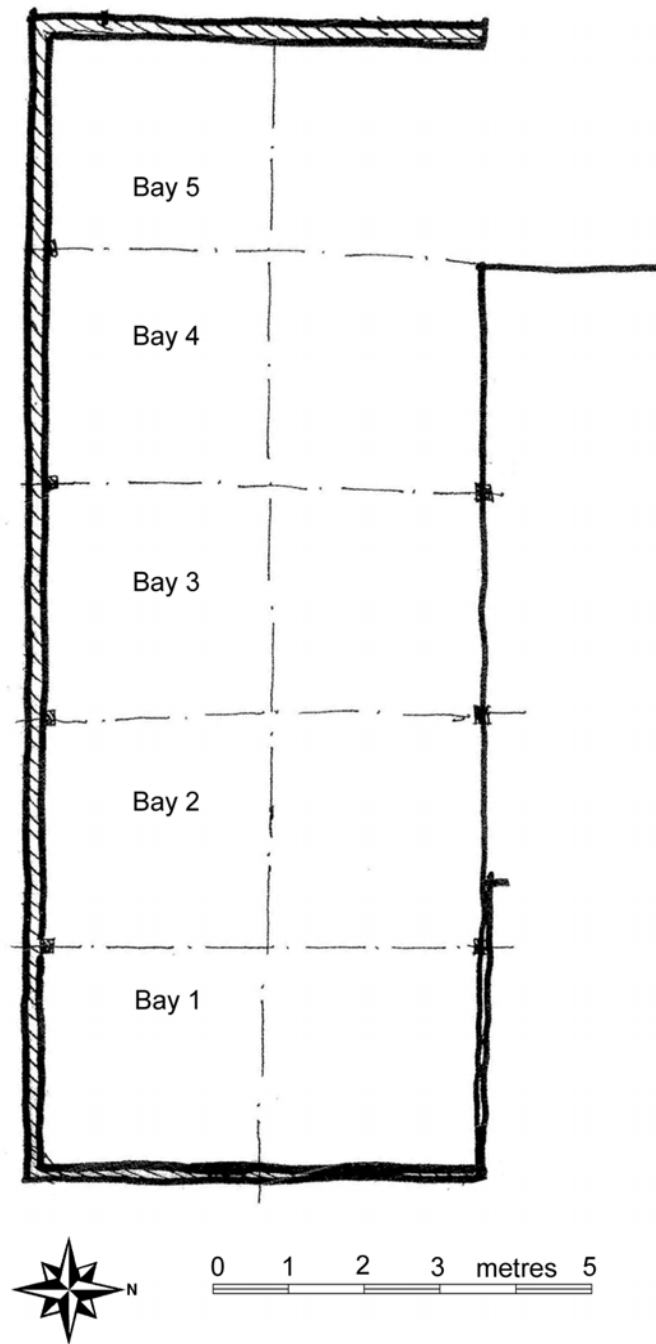


Figure 27: Barn 5 plan (scale 1:100)

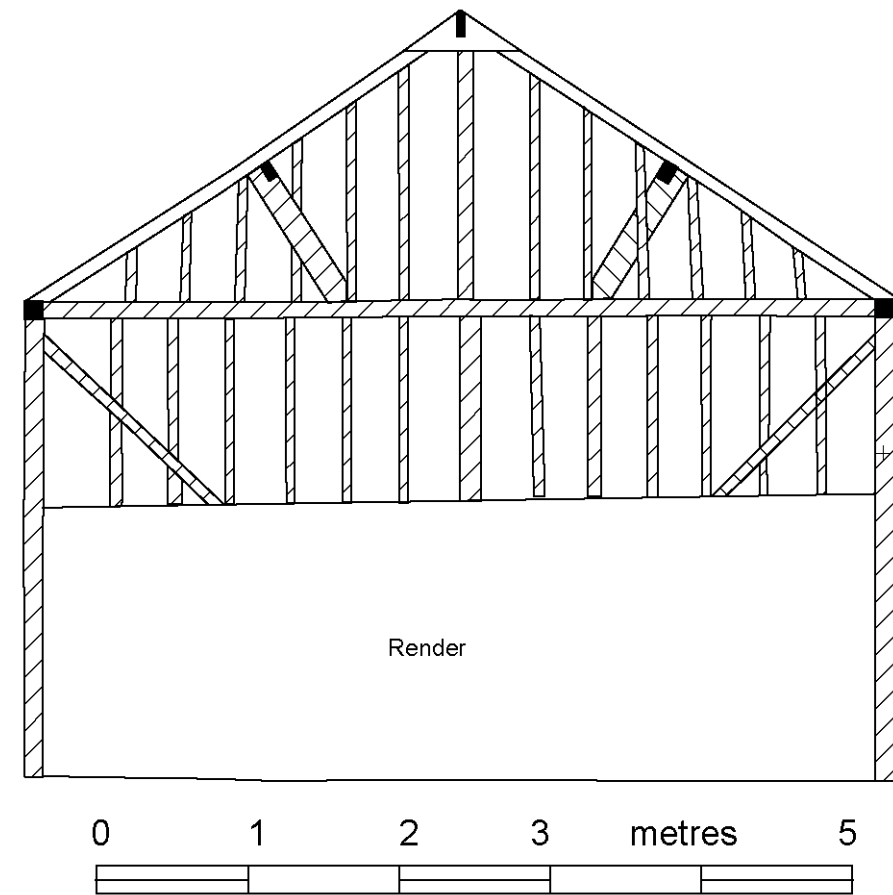


Figure 28: Barn 5 west wall (scale 1:100)

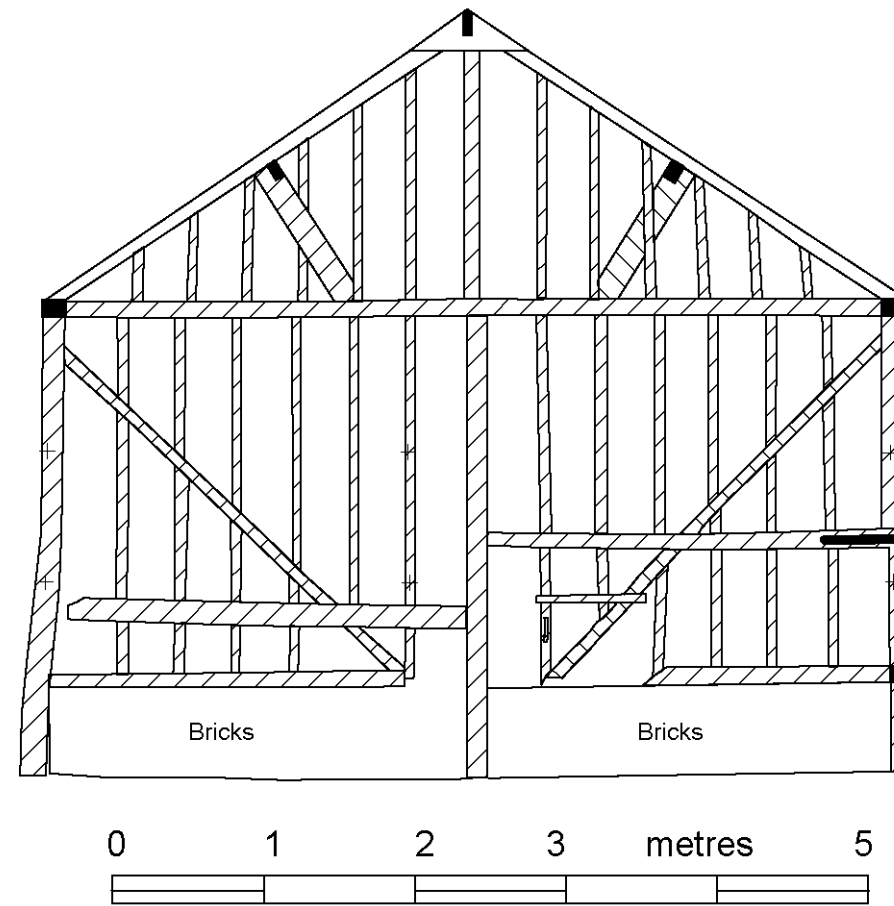


Figure 29: Barn 5 east wall (scale 1:100)

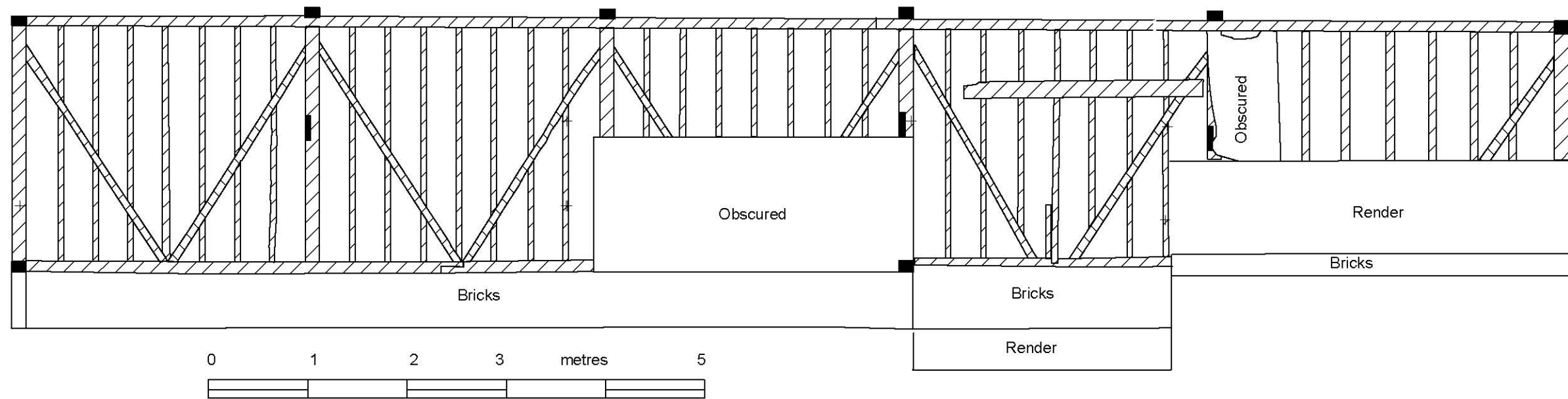


Figure 30: Barn 5 south wall (scale 1:100)

## 5 Conclusions

### 5.1 *Barn 1*

The primary bracing, gently sloping jowlposts and curved braces indicate a 17<sup>th</sup> century date for this barn, which incorporates some re-used timbers as is evidenced in the wattle and daub holes in the northern tie and collar beams.

The brickwork and cartographic evidence suggest that the wall was constructed in the late 18<sup>th</sup>/early 19<sup>th</sup> century. The barn was imported from elsewhere and re-erected on the present site. The door and window openings in the east wall are likely to date from this period, although there appears to have been later reworking around the door.

The cartographic evidence indicates that the addition to the southwest of the barn is mid-19<sup>th</sup> century. It would appear that the western vertical post was removed at this time and the supporting poles installed either at the same time or shortly afterwards when there was sign of structural fatigue. The use of poles and halved timbers with bark still attached is a 19<sup>th</sup> century characteristic, and the use of halved poles with bark could suggest that the roof was restored in the 19<sup>th</sup> century. It was clearly restored again in the 20<sup>th</sup> century when the slates were added and the concrete floor installed.

### 5.2 *Barn 2*

The supporting brick dwarf wall clearly abuts the wall supporting Barn 1, and is of a slightly more robust build, suggesting that this is later, probably early 19<sup>th</sup> century work. The timberwork is regular and generally indicative of 19<sup>th</sup> century date.

The mortices in the trusses as well as the remains of the brick wall suggest that this may have initially been constructed to provide individual animal stalls. That the building underwent a change in function is indicated by the removal of the original partitions and the creation of the new partition walls in the later 20<sup>th</sup> century.

### 5.3 *Barn 3*

The cartographic evidence shows that Barn 3 was added to Barn 2 by 1876. Like Barn 2, the timberwork has the regular scantling and centring that is characteristic of 19<sup>th</sup> century work.

The partition running parallel with the east wall is also likely to be 20<sup>th</sup> century, as is the concrete floor. The enigmatic feature is the door in the southwest corner of the barn that is hinged to a post well within the building.

### 5.4 *Barn 4*

This building, which strictly speaking is not a barn at all, is the most dramatically rebuilt of all the structures within the yard. The only remaining timberwork is the west wall, which incorporates framing from at least two buildings. The northern end of the building is clearly a separate build from the rest of the structure, although the structural technique, scantling and centring is as indicative of 19<sup>th</sup> century work as is

the rest of the elevation. According to the cartographic evidence either the structure was completely rebuilt or the southernmost 9m or so was added in the second half of the 19<sup>th</sup> century. Although the overall building technique shows no variation, there are two additions to the cill beam, which may be pointers to later extensions rather than a complete rebuild at this time. Certainly the southernmost bay has been radically rebuilt with the addition of brick infill and buttressing, the latter at least being of later 20<sup>th</sup> century work.

The use of Fletton bricks as well as the construction technique of the pigpens suggests that the outbuilding was largely reconstructed in the second half of the 20<sup>th</sup> century. The northern end of the east wall, however, does appear to have survived from an earlier building.

A remaining query is that of the raised doors in the east elevation. The external brickwork shows a structural punctuation line at the base of the doors, but there is no obvious evidence for a raised platform to match that on the other side of the yard.

## **5.5 Barn 5**

This barn is first depicted on the 1876 map of the Priory estates, and is likely to have been a cart shed. Again, the scantlings and the centring of the studs are indicative of 19<sup>th</sup> century work, but there are two unusual features to this barn. The first is the use of secret notched lap joints rather than mortice and tenons in the trusses. The notched lap joint was generally superseded by mortice and tenons in the 14<sup>th</sup> century and, although the trusses may have been re-used, they are clearly not of such antiquity. The second feature of note is decorative work to the post and secondary wallplate at the junction of Bays 2 and 3, which indicates re-use of the timbers, almost certainly from a domestic context.

Later alterations to the barn include the changes in the floor level in Bays 4 and 5 and the render to the west wall.

## **5.6 Summary**

The development of Mill Farm Barns appears to hinge on three major phases of activity after the initial erection of Barn 1 on the site in the late 18<sup>th</sup>/early 19<sup>th</sup> century. The complex was considerably enlarged in the early 19<sup>th</sup> century with the addition of Barns 2 and 4. Barn 5 was added in the mid 19<sup>th</sup> century, possibly at the same time as Barns 1-2 and Barn 4 were extended. The final major phase was the 20<sup>th</sup> century rebuilding of Barn 4 and the addition of the remaining outbuildings.

## 6 Acknowledgements

ASC would like to thank Graham Head of Liberty Webb Ltd for commissioning this report, Andy Instone of Hertfordshire County Council for monitoring the project and the staff of Hertfordshire Local Studies and Archives (HALS) for their help in the background research.

The survey was undertaken by Bob Zeepvat, BA MIFA, Karin Semmelmann MA AIFA, Calli Rouse, BA PIFA and Lizzie Gill, BA. The illustrations were prepared by Calli Rouse, Caroline Barclay BA and Karin Semmelmann. The report was written by Karin Semmelmann and edited by Bob Zeepvat.

## 7 Archive

7.1 The project archive will comprise:

1. Brief
2. Project Design
3. Report
4. Historical & Survey notes
5. Architect's survey drawings
6. List of photographs
7. B/W prints
8. B/W negatives
9. CDROM with copies of all digital files.

7.2 The archive will be deposited with HALS.

## 8 References

### ***Standards & Specifications***

- EH 2006 *Understanding Historic Buildings: a guide to good recording practice* . English Heritage (London).
- IFA 2000a Institute of Field Archaeologists' *Code of Conduct*.
- IFA 2000b Institute of Field Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.
- IFA 2001 Institute of Field Archaeologists' *Standards & Guidance documents (Desk-Based Assessments, Investigation and Recording of Standing Buildings)*.
- Instone A 2006 *Design Brief for Historic Building Recording: Mill Farm, Charlton Road, Hitchin*. HCC Historic Environment Unit brief, dated 29/07/05.
- Zeepvat, B. 2006 *Project Design for Historic Building Recording: Mill Farm, Charlton Road, Hitchin*. ASC

### ***Books and Historical Sources:***

- 1452 Rentals D/EX85/E2  
Hitchin Enclosure Award QS/E/37  
Hitchin Tithe Award DSA4/53/1  
Deeds relating to Charlton DE 1100, DE/104, DE 3399 & DE 3456  
Draft Census return (1821) D/P53/18/7
- Page, W. (ed) 1971 *Victoria County History Hertfordshire Vol.2* Dawsons of Pall Mall (London)
- Williams, A & Martin, G.H. (eds) 2003 *Domesday Book: a complete translation*  
London:Penguin Classics

### ***Maps consulted***

- 1777 land near Charlton windmill DE/3761  
1829 Map of Hitchin D/ER P2  
1840 Map of Hitchin D/EHa/P8  
Two plans of Hitchin (1840) 87810  
1844 Tithe Map DSA/4/53/2  
1876 Map of Hitchin Priory Estate D/ER/P3



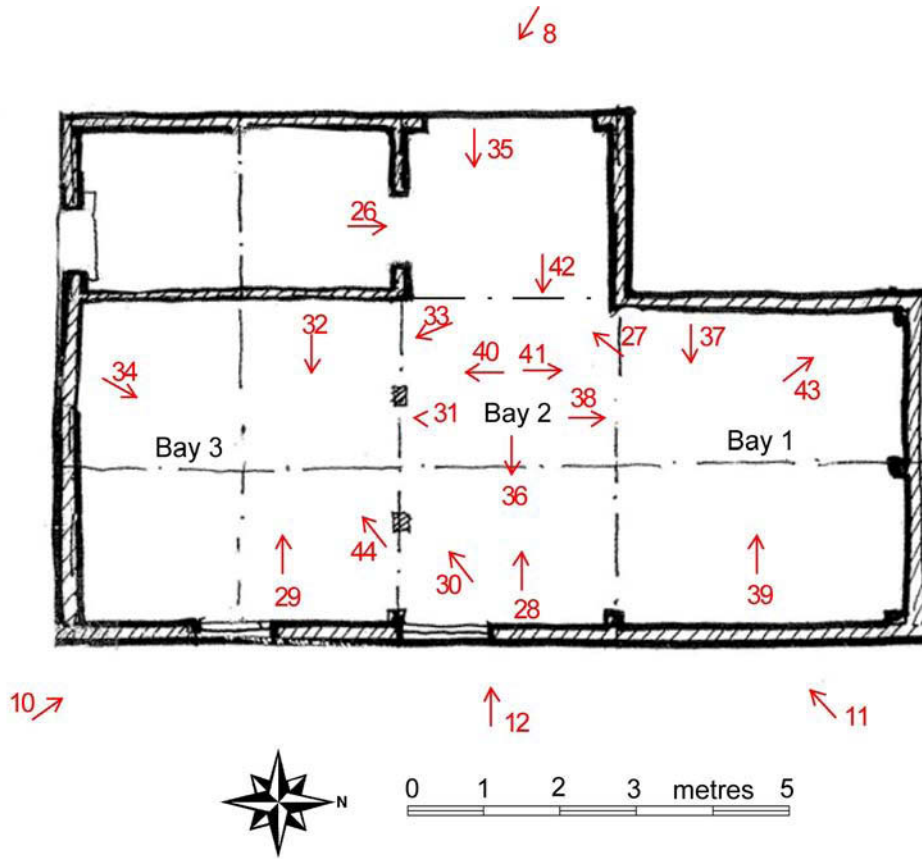
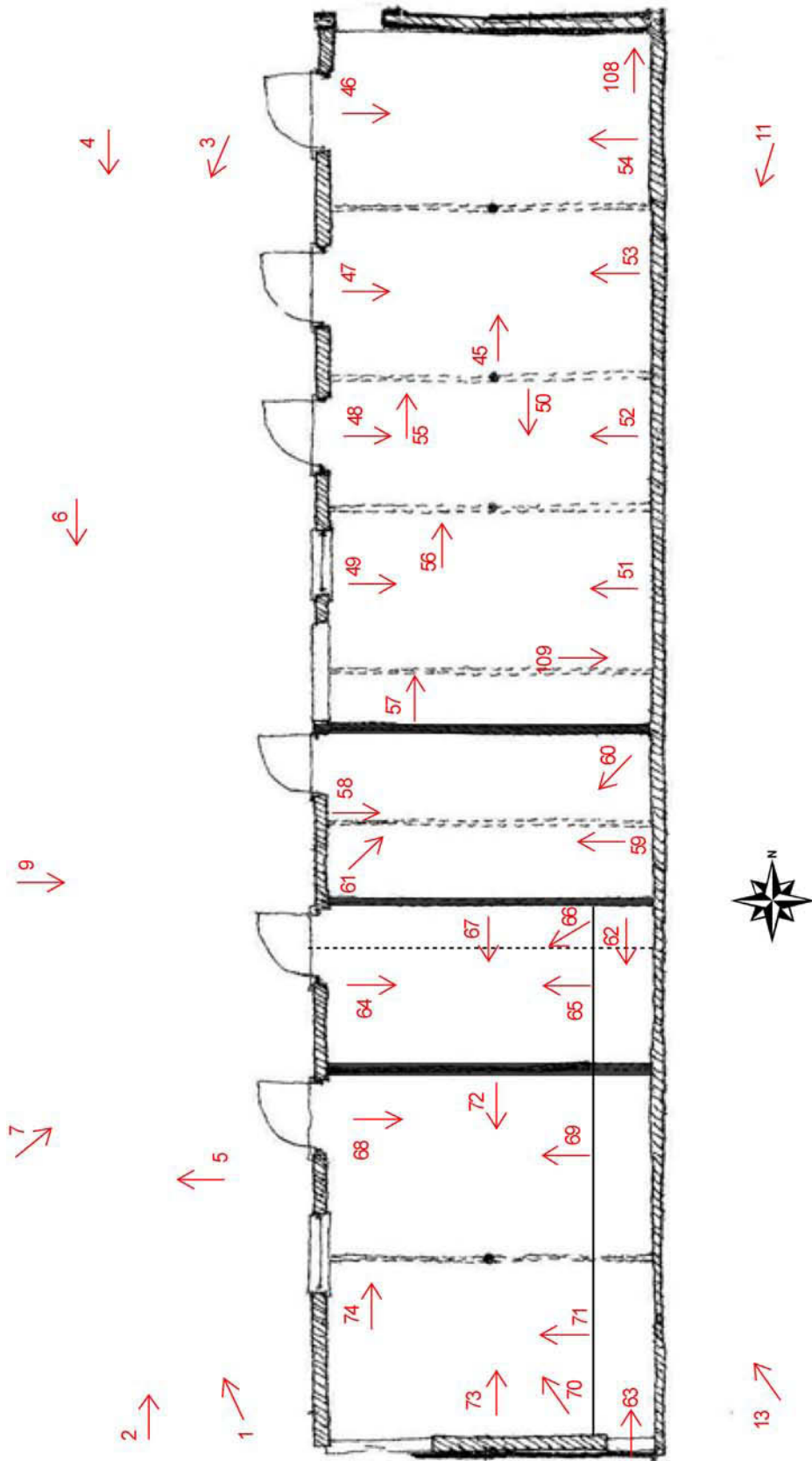


Figure 31: Barn 1 photo plan (scale 1:100)



**Figure 32:** Barns 2-3 photo plan (*not to scale*)

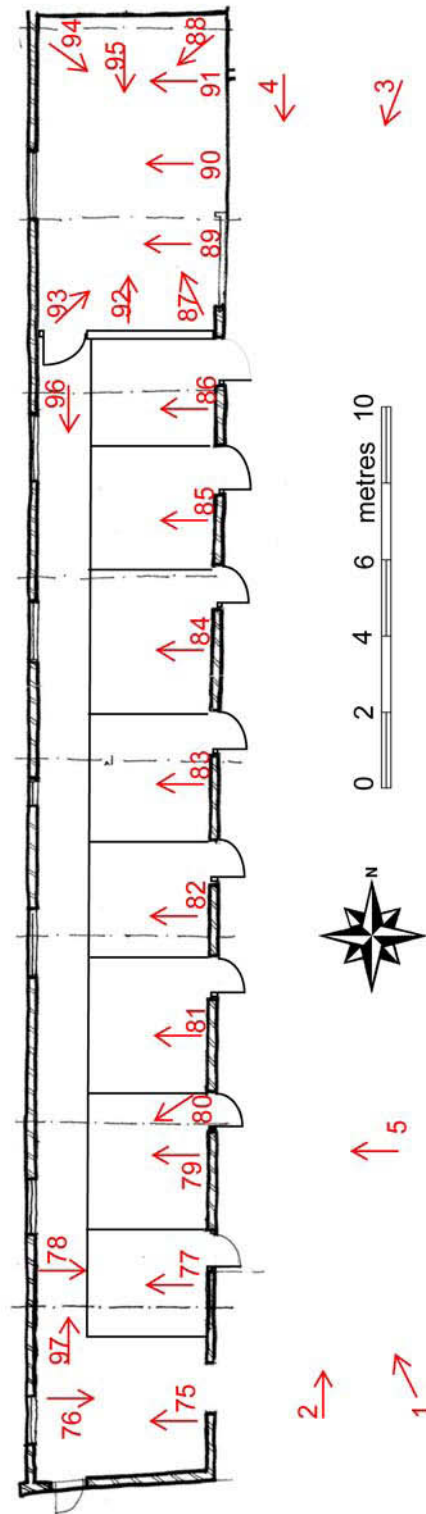
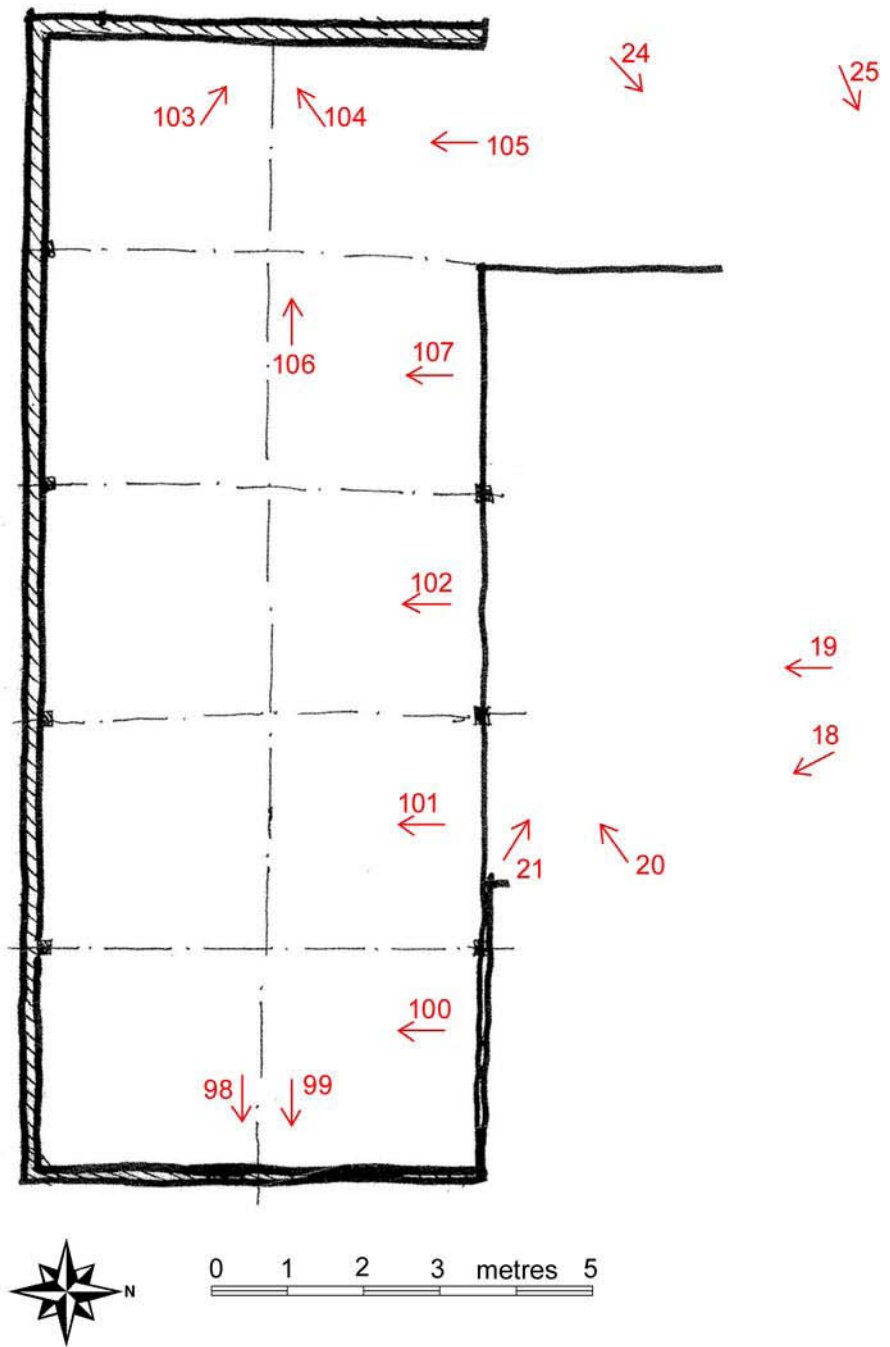


Figure 33: Barn 4 photo plan (scale 1:200)



**Figure 34:** Barn 5 photo plan (*scale 1:100*)



**Figure 35:** Southern yard photo plan (*not to scale*)

## Appendix 1: List of Photographs

SITE NAME: Mill Farm Barns, Charlton				SITE NO/CODE: 876/HCR
Shot	B&W	Slide	Digital	Subject
1		O		Barn 4: east elevation, north end
2		O		Yard between Barns 1-3 & Barn 4 looking north
3		O		Barn 4: east elevation, south end
4		O		Yard between Barns 1-3 & Barn 4 looking south
5		O		Barn 4 east wall detail
6		O		Barns 2-3: west elevation, south end
7		O		Barns 2-3: west elevation, north end
8		O		Barn 1: west elevation
9		O		Barn 2: west elevation
10		O		Barn 1: east elevation looking NW
11		O		Barn 1: east elevation looking SE
12		O		Barn 1: east elevation door detail
13		O		Barns 2-3: east elevation looking SE
14		O		Barns 2-3: east elevation looking NW
15		O		Outbuilding south of Barn 3
16		O		Detail of outbuilding south of Barn 3
17		O		Barn 5 & adjoining outbuildings
18		O		Outbuilding north of Barn 5
19		O	Barn	5
20		O		Barn 5: north end
21		O		Outbuildings west & NW of Barn 5
22		O		Outbuildings north of Barn 5
23		O		SW corner of the complex
24		O		Barn 4 & adjacent outbuilding: west elevation
25		O		Barn 4: west elevation
26		O		Barn 1: north elevation of porch
27		O		Barn 1: extension to SE corner
28		O		Barn 1: porch
29		O		Barn 1: west wall south of porch
30		O		Barn 1: SW corner
31		O		Barn 1: south wall
32		O		Barn 1: Bay 3 east wall
33		O		Barn 1: SE corner
34		O		Barn 1: east wall detail
35		O		Barn 1: Bay 2, east wall
36		O		Barn 1: window detail
37		O		Barn 1: Bay 1, east wall
38		O		Barn 1: north wall
39		O		Barn 1: Bay 1, west wall
40		O		Barn 1: southern end
41		O		Barn 1: northern end
42		O		Barn 1: face halved & counterbladed scarf joint
43		O		Barn 1: Hertfordshire wattle & daub holes
44		O		Barn 1: rafters
45		O		Barn 2: north wall
46		O		Barn 2: Bay 1: east wall

47		O		Barn 2: Bay 2: east wall
48		O		Barn 2: Bay 3: east wall
49		O		Barn 2: Bay 4: east wall
50		O		Barn 2: subdivision 1, south wall
51		O		Barn 2: Bay 4, west wall
52		O		Barn 2: Bay 3, west wall
53		O		Barn 2: Bay 2, west wall
54		O		Barn 2: Bay 1, west wall
55		O		Barn 2: truss Bays 2-3
56		O		Barn 2: truss Bays 3-4
57		O		Barn 2: truss Bays 4-5
58		O		Barn 2: 2 <sup>nd</sup> subdivision, east wall
59		O		Barn 2: 2 <sup>nd</sup> subdivision, west wall
60		O		Barn 2: 2 <sup>nd</sup> subdivision, south partition wall looking SW
61		O		Barn 2: 2 <sup>nd</sup> subdivision, south partition wall looking NE
62		O		Barns 2-3: partitioned area looking south
63		O	Barn	2 <sup>nd</sup> subdivision, south partition wall looking SW
64		O		Barn 2: 3 <sup>rd</sup> subdivision, east wall
65		O		Barn 2: 3 <sup>rd</sup> subdivision, west wall
66		O		Barn 2: 3 <sup>rd</sup> subdivision, south partition wall, looking SW
67		O		Barn 2: 3 <sup>rd</sup> subdivision, south partition wall, looking SE
68		O		Barn 3: Bay 1, east wall
69		O		Barn 3: Bay 1, west wall
70		O		Barn 3: west wall
71		O		Barn 3: Bay 2, west wall
72		O		Barn 3: south wall
73		O		Barn 3: north wall
74		O		Barn 3: truss
75		O		Barn 4: Bay 1, west wall
76		O		Barn 4: Bay 1, east wall
77		O		Barn 4: Pen 1, west wall
78		O		Barn 4: Pen 1, east wall
79		O		Barn 4: Pen 2, west wall
80		O		Barn 4: SW corner
81		O		Barn 4: Pen 3, west wall
82		O		Barn 4: Pen 4, west wall
83		O		Barn 4: Pen 5, west wall
84		O		Barn 4: Pen 6, west wall
85		O		Barn 4: Pen 7, west wall
86		O		Barn 4: Pen 8, west wall
87		O		Barn 4: northern end, west wall looking NW
88		O		Barn 4: northern end, west wall looking SW
89		O		Barn 4: northern end, west wall detail
90		O		Barn 4: northern end, west wall detail
91		O		Barn 4: northern end, west wall detail
92		O		Barn 4: northern end
93		O		Barn 4: northern end, east wall looking NE
94		O		Barn 4: northern end, east wall looking SE
95		O		Barn 4: northern end, south wall
96		O		Barn 4: looking south
97		O		Barn 4: looking north

98		O		Barn 5: east wall
99		O		Barn 5: east wall
100		O		Barn 5: Bays 1, south wall
101		O		Barn 5: Bay 2, south wall
102		O		Barn 5: Bay 3, south wall
103		O		Barn 5: west wall looking NW
104		O		Barn 5: west wall looking SW
105		O		Barn 5: Bay 5, south wall
106		O		Barn 5: west wall
107		O		Barn 5: SW corner
108		O		Barn 2: horn in NE corner
109		O		Barn 2: test pit





**Shot 1**



**Shot 2**



**Shot 3**



**Shot 4**



**Shot 5**



**Shot 6**



**Shot 7**



**Shot 8**



**Shot 9**



**Shot 10**



**Shot 11**



**Shot 12**



**Shot 13**



**Shot 14**



**Shot 15**



**Shot 16**



**Shot 17**



**Shot 18**



**Shot 19**



**Shot 20**



**Shot 21**



**Shot 22**



**Shot 23**



**Shot 24**



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**Shot 36**



**Shot 37**



**Shot 38**



**Shot 39**



**Shot 40**



**Shot 41**



**Shot 42**



**Shot 43**



**Shot 44**



**Shot 45**



**Shot 46**



**Shot 47**



**Shot 48**





**Shot 61**



**Shot 62**



**Shot 63**



**Shot 64**



**Shot 65**



**Shot 66**



**Shot 67**



**Shot 68**



**Shot 69**



**Shot 70**



**Shot 71**



**Shot 72**



**Shot 73**



**Shot 74**



**Shot 75**



**Shot 76**



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**Shot 86**



**Shot 87**



**Shot 88**



**Shot 89**



**Shot 90**



**Shot 91**



**Shot 92**



**Shot 93**



**Shot 94**



**Shot 95**



**Shot 96**





**Shot 97**



**Shot 98**



**Shot 99**



**Shot 100**



**Shot 101**



**Shot 102**



**Shot 103**



**Shot 104**



**Shot 105**



**Shot 106**



**Shot 107**



**Shot 108**



**Shot 109**

## Appendix 2: ASC OASIS Form

PROJECT DETAILS						
Project Name:	Mill Farm Barns, Mill Farm, Charlton Road, Hitchin, Hertfordshire					
Short Description:	<p>The site consists of 5 barns of varying degree of antiquity and several ad hoc, modern outbuildings that were not recorded in any detail. The earlier part of the barn complex consists of the two parallel ranges to the north that form a yard that is open ended to the south. The range to the east consists of three distinct barns of which the southern two are under a single roof. The range to the west is now a single entity having been largely rebuilt in the 20<sup>th</sup> century. The remaining barn and outbuildings are loosely arranged to the south of the yard.</p> <p>The development of Mill Farm Barns appears to hinge on three major phases of activity after the initial erection of Barn 1 on the site in the late 18<sup>th</sup>/early 19<sup>th</sup> century. The complex was considerably enlarged in the early 19<sup>th</sup> century with the addition of Barns 2 and 4. Barn 5 was added in the mid 19<sup>th</sup> century, possibly at the same time as Barns 1-2 and Barn 4 were extended. The final major phase was the 20<sup>th</sup> century rebuilding of Barn 4 and the addition of the remaining outbuildings.</p>					
Project Type: (indicate all that apply)	DBA FW		Geophys	Survey	Bldg Rec	Post-Exc
	WB Strip&Rec		Trenching	Test pits	Exc	Other
Site status: (eg. none, SAM, Listed)	None Previous		work: (eg. SMR refs)		None	
Current land use:	Farm buildings		Future work: (yes / no / unknown)		No	
Monument type:	Buildings		Monument period:		Post-medieval	
Significant finds: (artefact type & period)	N/A					
PROJECT LOCATION						
County: Hertfordshire			OS reference: (to at least 8 figures)		TL 17791 28038	
District:	North Herts.		Parish:		Hitchin (unparished)	
Site address: (with postcode if known)	Mill Farm Barns, Mill Farm, Charlton Road, Hitchin, Hertfordshire					
Study area: (sq. m. or ha)	N/A Height		OD: (metres)		75m	
PROJECT CREATORS						
Organisation:	Archaeological Services & Consultancy Ltd					
Project brief originator:	A. Instone		Project design originator:		B. Zeepvat	
Project Manager:	B. Zeepvat		Director/Supervisor:		K. Semmelmann	
Sponsor / funding body:	Liberty Webb Ltd					
PROJECT DATE						
Start date:	26 <sup>th</sup> December 2007		End date:		31 <sup>st</sup> December 2007	
PROJECT ARCHIVES						
	Location (Accession no.)		Content (eg. pottery, animal bone, files/sheets)			
Physical:	N/A					
Paper:	HALS 1		box			
Digital:	HALS 1		CD			

BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	Historic Building Recording: Mill Farm Barns, Charlton Road, Hitchin, Hertfordshire		
Serial title & volume:			
Author(s): Karin	Sammelmann		
Page nos	60	Date:	15 <sup>th</sup> March 2007

## Appendix 3: SMR Summary Sheet

Site name and address: Mill Farm Barns Charlton Road Hitchin		
County: Hertfordshire		District: North Herts
Village/Town: Charlton		Parish: Hitchin (unparished)
Planning application reference: 1/03/1511		
Client name, address, & tel. no: Liberty Webb Ltd Tudorgate Shootersway Berkhamsted Herts HP4 3NJ		
Nature of application: Conversion for residential use		
Present land use: Farm buildings		
Size of application area: n/a		Size of area investigated: n/a
NGR (to 8 figures): TL 17791 28038		Site code: 876/HCR
Site director/Organization: Bob Zeepvat / ASC Ltd		
Type of work: Building survey		
Date of work:	Start: 26 <sup>th</sup> January 2007	Finish: 31 <sup>st</sup> January 2007
Curating museum: Hertfordshire Archive & Local Studies		
Related SMR nos: N/A		Periods represented: Post-medieval
Relevant previous summaries/reports		
<p>Summary of fieldwork results:</p> <p>The site consists of 5 barns of varying degree of antiquity and several ad hoc, modern outbuildings that were not recorded in any detail. The earlier part of the barn complex consists of the two parallel ranges to the north that form a yard that is open ended to the south. The range to the east consists of three distinct barns of which the southern two are under a single roof. The range to the west is now a single entity having been largely rebuilt in the 20<sup>th</sup> century. The remaining barn and outbuildings are loosely arranged to the south of the yard.</p> <p>The development of Mill Farm Barns appears to hinge on three major phases of activity after the initial erection of Barn 1 on the site in the late 18<sup>th</sup>/early 19<sup>th</sup> century. The complex was considerably enlarged in the early 19<sup>th</sup> century with the addition of Barns 2 and 4. Barn 5 was added in the mid 19<sup>th</sup> century, possibly at the same time as Barns 1-2 and Barn 4 were extended. The final major phase was the 20<sup>th</sup> century rebuilding of Barn 4 and the addition of the remaining outbuildings.</p>		
Author: Karin Semmelmann		Date: 15 <sup>th</sup> March 2007