



**The Laws
High Street
Turvey
Bedford Borough**

Historic Building Recording

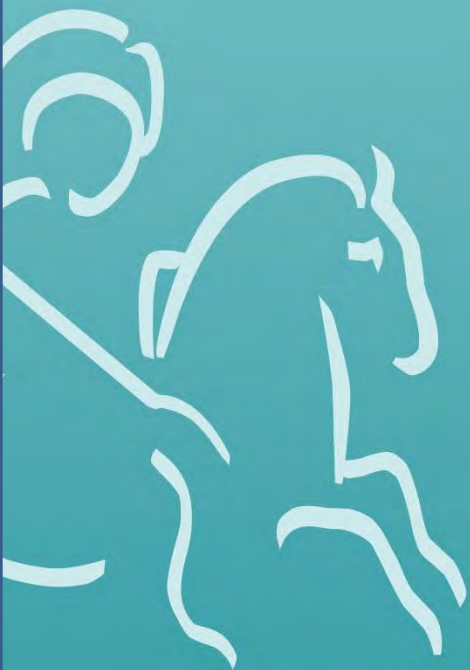


Report prepared for:
Equalities Associates Ltd

CA Project: MK0732

CA Report: MK0732_1

July 2022




**The Laws
High Street
Turvey
Bedford Borough**

Historic Building Recording

CA Project: MK0732

CA Report: MK0732_1

prepared by	Richard Hardy, Historic Buildings Consultant
date	July 2022
Checked and approved by	Dr. Mark Hewson, Senior Heritage Consultant
signed	
date	July 2022
issue	1

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SUMMARY

Project Name: The Laws

Location: High Street, Turvey, Bedford Borough

NGR: 494230, 252522

In May 2022 Cotswold Archaeology was commissioned by Equalities Associates Ltd to undertake a programme of Historic Building Recording in respect of 'The Laws', High Street, Turvey, Bedford Borough. Most recently in use as a private dwelling, the building is located on the northern side of Turvey High Street, approximately 160m east of All Saints Church, Turvey.

The origins of The Laws can be accurately traced to a recorded schedule of its construction between 1836 and 1840. Whilst the architect is not known, it appears that the building was constructed as a private house, possibly for John Lawe, an expert in agricultural practices; however, evidence confirms that the building was vacant by 1842 when it was owned by John Higgins. The Higgins family had considerable landowning interests in the village of Turvey and were responsible for much rebuilding within the village during the 19th century; the Laws sits within this notable period and was owned by the family, providing context for its construction and relationship to contemporary buildings in the village.

The building has evolved gradually over the course of the 19th and 20th centuries when it transitioned into use as a hotel, with the greatest degree of change occurring from the early to late 20th century when various extensions and reconfigurations took place to increase capacity and comfort. This included the expansion of the number of bedrooms and integration of ensuite bathrooms for the comfort of paying guests. The ground floor rooms were extensively altered, connected and repurposed, including the removal of two staircases and alteration of the historical circulation patterns.

Broadly, this evolution can be ascribed to six identifiable phases with the most recent changes encompassing the construction of an eight bedroom annexe to the rear of the existing building during 1991/92. This was in conjunction with the construction of a new gym and pool complex and the further infilling of the already truncated courtyard that would have historically accommodated access to the stables and barn. The hotel function ceased in 2000 and the building has since been in use as a private dwelling once more.

1. INTRODUCTION

1.1. In May 2022 Cotswold Archaeology (CA) was commissioned by Equalities Associates Ltd to undertake a programme of Historic Building Recording in respect of ‘The Laws’, High Street, Turvey, Bedford Borough (hereafter referred to as ‘the building’). Most recently in use as a private dwelling, the building is located on the northern side of Turvey High Street, approximately 160m east of All Saints Church, Turvey (NGR: 494230, 252522; Fig. 1).

1.2. The Historic Building Recording has been undertaken in response to a condition attached to planning permission 20/00948/MAF, granted by Bedford Borough Council (BBC) on 18 December 2020 for the conversion of The Laws and retained outbuildings to form nine apartments, and the formation of a new building to create one further apartment. The approved works also include the refurbishment and part demolition of the existing building. Condition 09 stated:

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).

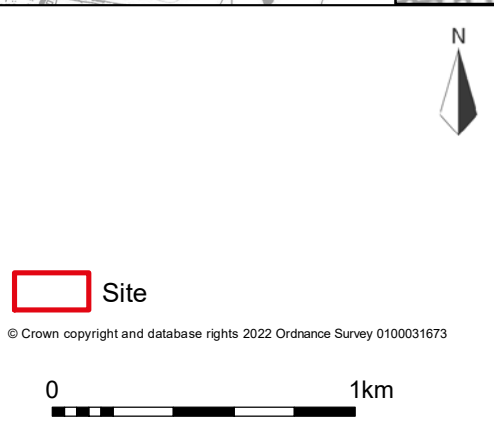
The recording strategy shall be carried out in accordance with the approved details and timings.

REASON: To ensure the proper recording, reporting and presentation of heritage assets affected by this development, in accordance with Policy 41S of the Bedford Borough Local Plan 2030 and the National Planning Policy Framework (NPPF, 2019). 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. (BBC 2020)

-
- 1.3. The requirement for the building recording exercise to be conducted to Level 3 standards (in accordance with HE 2016) was stipulated by Vanessa Clarke, Senior Archaeological Officer at BBC, within an archaeological consultation response to the application, dated 22 June 2020. A WSI was drafted by Cotswold Archaeology (CA) and issued to the Senior Archaeological Officer on 10 June 2022. The Senior Archaeological Officer approved the WSI by return email on 17 June 2022.

Objectives and professional standards

- 1.4. CA is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the *Standard and guidance for archaeological investigation and recording of standing buildings or structures* published by CIfA (2021) and a Written Scheme of Investigation, produced by CA in June 2022, and confirmed as valid by the Senior Archaeological Officer at BBC in June 2022.
- 1.5. The objective of the survey is to produce a record of the building in its current state, prior to its conversion and partial demolition. A further aim of the recording process is to understand the structural and functional history of the buildings and provide a clear record of its development. The building survey equates with a Level 3 assessment as defined in *Understanding Historic Buildings; A Guide to Good Recording Practice* (Historic England 2016).
- 1.6. The assessment provides a comprehensive review of the local and regional historical context of the building, making reference to the appropriate regional research agendas.





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PROJECT TITLE
 The Laws, High Street,
 Turvey, Bedford

FIGURE TITLE
 Site location plan

DRAWN BY	RH	PROJECT NO	MK0732	FIGURE NO.	1
CHECKED BY	MH	DATE	27/07/2022		
APPROVED BY	MH	SCALE@A3	1:25,000		

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. The Historic Building Recording was guided in its composition by the *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (Chartered Institute for Archaeologists, 2021). The building recording was undertaken to Level 3 standards as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England, 2016).
- 2.2. The key objectives of the Historic Building Recording was to produce a concise analytical record of the building, prior to its conversion and partial demolition. The recording exercise included a general record of the buildings in their current state through the included photographic survey.

Level 3 Building Record

- 2.3. The record comprises a report with plans and elevations of The Laws, and associated outbuildings, in accordance with guidance provided by Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice*. The Recording will comprise an analytical record (Level 3), in accordance with Historic England Building Recording standards. The record provides a comprehensive visual record of the building, setting it within its local, regional and historical context.

Drawn record

- 2.4. The drawn record includes annotated plans as existing, indicating the form and location of any structural features and/or detail of historic significance including any evidence for fixtures of significance, including former fixtures and fittings. The drawn record also includes annotated measured elevational sections, showing any form of architectural decoration and to aid the understanding of the building's design, development or function; and a site plan at 1:500 or 1:1250 relating the building to other structures, topographical and landscape features.

Photographic Record

- 2.5. The photographic record includes general views of the building, shots of its external appearance and the overall appearance of principal spaces and functional areas. Specific architectural details that relate to date, alteration, or function are subject to more detailed photographic recording. All record photographs have been taken using a Digital Single Lens Reflex (DSLR) Camera with a sensor of a minimum of 20

megapixels. Lenses were chosen to reflect the requirements of the particular feature/features being recorded.

- 2.6. Images have been saved in RAW and JPEG format. JPEG files have been used in the report, but original RAW versions will be maintained in the project archive. Appropriate levels of Metadata will be maintained and included in the digital archive following the approach set out in the Historic England guidance. Appropriate scales are located in most archive photographs. However, where appropriate (i.e. where scaling can be seen from items within the view, or shots that may be used in publications) photographs without scales have also been taken.

Written Record

- 2.7. The written account is analytical in its composition and includes the location of the buildings; any designations; the date and circumstances of the record and name of recorder; an account of the structures' form, function, date, and development sequence; and the names of architects, builders, patrons and owners, where known. Detail of the building's history, development and use has been informed by secondary sources consulted at the Bedfordshire Archives and Records Service (BARS) and the Bedford Borough Historic Environment Record (HER) as well as accessible published online sources. Any sources of information provided by the current owners of the property have also been utilised, including first hand oral accounts. The report includes a map regression to illustrate the development of the building.
- 2.8. The building was surveyed by Richard Hardy IHBC, Historic Buildings Consultant on 12 July 2022 in clear and dry weather. The building was surveyed with a particular focus upon those elements considered to date to the original construction phase and include analysis of external or internal details which are relevant to the building's design, development or use.

Limitations of the assessment

- 2.9. This assessment is principally based upon a historic building survey, undertaken on 12 July 2022, which has been supplemented by secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from other secondary sources is reasonably accurate. Access to the building was possible within all areas. The focus of the survey was the physical fabric of the

buildings; any objects that were not considered to be a fixture or fitting were considered to be in storage within the buildings and were not assessed.

- 2.10. Measured surveys were available for most rooms within the building except for the cellar. This room has been included within the record through description and photographic record but is not included on the drawn record.

3. HISTORICAL CONTEXT

Historical development of Turvey

- 3.1. The settlement of Turvey was recorded in the Domesday book of 1086 as a parish in the Hundred of Willey (VCH 1912). The village is situated close to the River Great Ouse, which flows from north to south at the western extent of the village. The village developed along a broadly linear pattern either side of the Bedford Road (A428) which routes east/west through the centre of the village. Whilst pre-1900 development generally stuck close the principal thoroughfare, expansion of the village to the north and south-west during the 20th century has changed the settlement pattern considerably.
- 3.2. The historical evolution of the village includes the key buildings of the medieval All Saints Church, the late 18th-century Turvey House and the early 17th-century Turvey Abbey. Turvey Abbey came into the ownership of the Higgins family in 1786 when it was sold to Charles Higgins by Charles Henry Mordaunt, 5th Earl of Peterborough (VCH 1912). The Higgins family exerted considerable influence over the development of Turvey from the mid 19th century, which saw the 'entire rebuilding' of the village in local stone by Charles Longuet Higgins and his cousin, Thomas Charles Higgins (The Turvey Website, n.d.). Whilst the specific extent of this rebuilding is not reviewed here, it is clear that the Higgins family were a key landowner and presence in the village during the 19th century.

Historical development of The Laws

- 3.3. The earliest cartographic source consulted as part of this record was the 18th-century pre-enclosure map of Turvey¹, which details the Bedford Road thoroughfare through the centre of the village where buildings are generally small scale and positioned on the roadside, many with small rear gardens. The plot that was to accommodate The Laws appears to contain a number of small structures that bear no resemblance to the configuration of the present building. It is likely that these were cleared entirely prior to the construction of The Laws, possibly in common with much of the village during the period of 'rebuilding' by the Higgins family in the mid 19th century. The field opposite the Site, on the southern side of the High Street, is titled 'Laws'. This nomenclature was documented to be named after John Lawe, who had an interest in

¹ <https://www.turveyhistory.org.uk/wp-content/uploads/2021/03/Pre-enclosure-map.jpeg>

'agricultural arrangements' and may have used the field to experiment with agricultural methods (The Turvey Website, n.d.).

- 3.4. The building was constructed between 1836 and 1840. A diarised account of the construction provides periodic milestones that describe when particular features were completed². The arched cellar roof was completed on March 26-28 1836, which preceded the laying of the foundations and first stone which was laid on April 14. Construction progressed through 1836 and by the end of the year the structure of the principal building was complete (without doors windows or services). The outbuildings were then begun in 1837, including the stables, coach house and 'big barn'. The building work then incorporated plastering flooring, shutters etc. before completion in summer 1840 when the entrance hall and stairs were finished.
- 3.5. Following its construction, the first cartographical record of the building is on the 1843 Tithe Map (Fig. 2), which shows the principal house, stables and barn. The location of the coach house is unclear and may have been located in the structure to the north of the barn, accessed along the driveway to the west of the buildings. The house does not appear to incorporate the bay window on the western extent of the southern elevation, suggesting that this was a later addition. This is apparently confirmed in a painting of the building in c.1841 (Fig. 3), which depicts the principal façade without bay window. The buildings surround a courtyard that would have been used by house staff in conjunction with the activities of the barn and stables. The gardens to the south, east and north of the building appear to be formally planted with a network of paths routing through the grounds.
- 3.6. The size of the building and formal design of the grounds of the building illustrates a degree of status compared to surrounding buildings. The buildings to the west of The Laws appear more modest in their layout and size and suggest a more vernacular character. The accompanying Tithe Apportionment confirms that plot 170 (apparently covering The Laws and the adjacent plot to the north-west) was owned at that time by John Higgins but the building itself was empty. The unoccupied status of the building is confirmed in the 1842 Poor Rate Assessment, which confirms ownership by John Higgins and that the building was not rated (Ford 1992). By 1871, the

² <http://www.turveybeds.com/lawshotel.html>

building was occupied by retired Major General William EA Elliot and his granddaughter Anna C Robertson³.

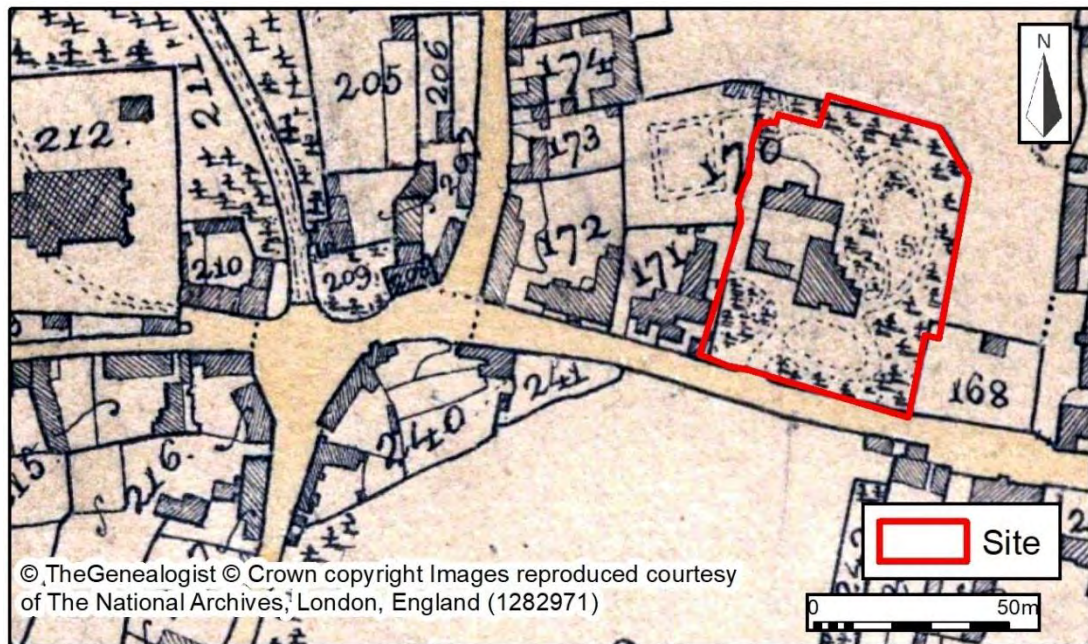


Fig. 2: Extract from the 1843 Tithe map (thegenealogist.co.uk)



Fig. 3: Painting of The Laws, c.1841 (Turvey History Society; open access licensed under Creative Commons Attribution-NonCommercial-NoDerivs (CC-BY-NC-ND))

³ <http://www.turveybeds.com/lawshotelturvey.html>

- 3.7. By the end of the 19th century the building appeared to have been extended at its north-eastern extent and through the addition of the bay window at the south-western extent. The stables had been extended northwards to join with the barn whilst the formal garden layout remained. Since 1843, Turvey had evidently undergone a considerable change where several buildings present on the 1843 Tithe map had been demolished and new structure built. This is particularly notable to the east of the church where several buildings had been cleared and not replaced. A row of terraced cottages was constructed along the southern side of the High Street (now Carlton Road) that incorporated front gardens. This accords with the documented 'rebuilding' of the village by the Higgins family during the mid 19th century.
- 3.8. At the turn of the 20th century (Fig. 5) there was little change recorded to the building and wider village. The building is still labelled as 'Lawe's House', in accordance with the spelling of the purported original occupier, John Lawe.

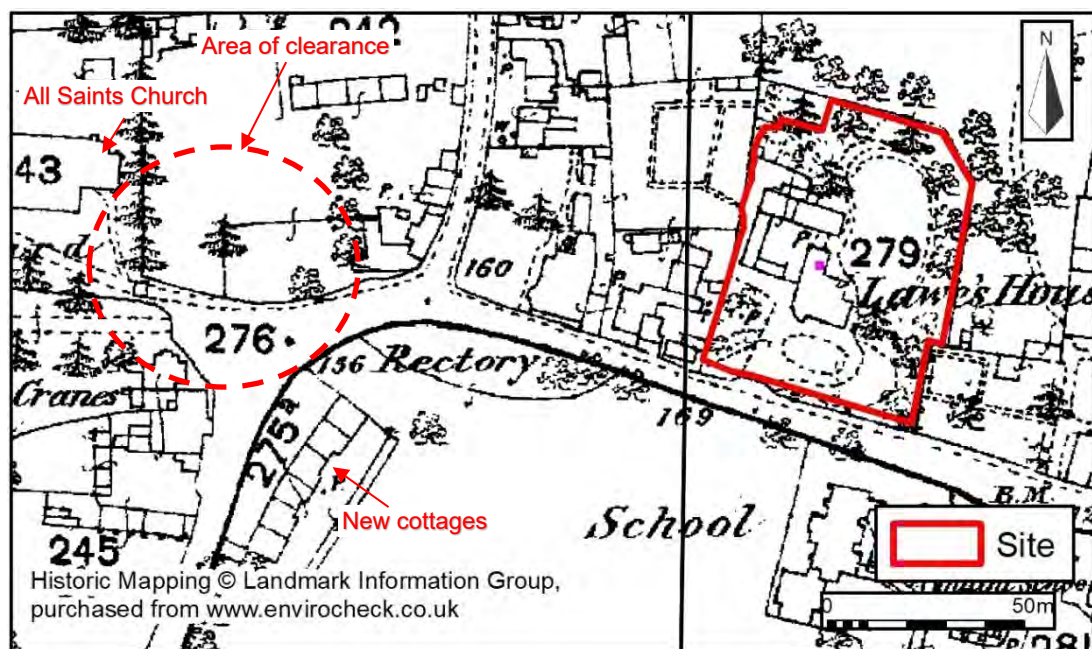


Fig. 4: Extract from the 1883-84 OS 25-inch map

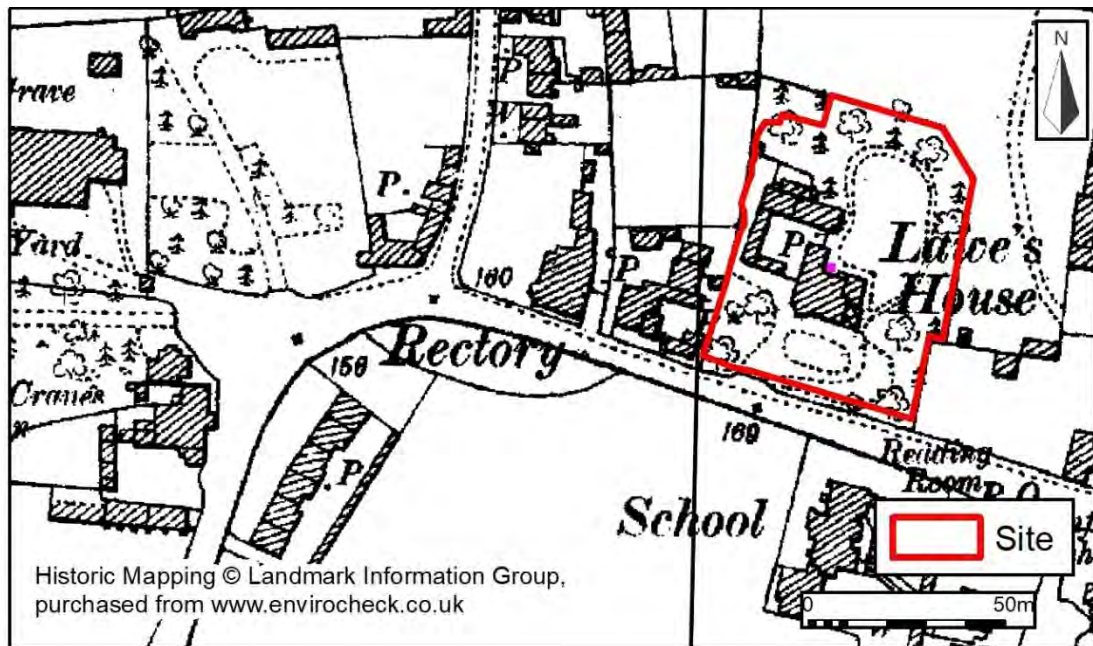


Fig. 5: Extract from the 1900 25-inch OS map

- 3.9. Whilst the building was likely constructed as a private dwelling and used as such through 1871, the building is documented to have then functioned as a public house⁴. However, correspondence dated 1933 between the Country Gentlemen's Association Ltd (on behalf of the occupier, Captain H. C. Oldrey) and Bedfordshire Rural District Council for alterations to the property refer to the building as a house called 'The Laws House', suggesting that the building was still in use as a private dwelling at that time. Alternatively, given the size of the building and focus of the alterations to the rear, it is possible that part of the building was in use as a public house whilst part was a private dwelling.
- 3.10. The building was next converted to a hotel, probably during the 1930s (F. Mack, pers com 12 July 2022) in which use it remained until 2000. The OS map of 1977-78 (Fig. 6) confirms the use of the building as a hotel and also illustrates the addition of an extension within the courtyard area and a separate outbuilding to the east. The wider village had also expanded considerably by this time, with residential development evident to the north of the building and south-west of the village. A new road section had also been constructed across the historical open area once titled 'Laws', presumably as an upgrade to the pre-existing chicane arrangement.

⁴ <http://www.turveybeds.com/lawshotelturvey.html>

3.11. By 1990 (Fig. 7) the building was still in operation as a hotel under the stewardship of the present owners. The driveway to the west of the building had been repurposed to provide access to new housing, constructed during the 1980s (F. Mack, pers com, 12/7/22), representing a truncation of the building's plot. The hotel function would cease in 2000 following which the building was used as a private dwelling by the owner (ibid).

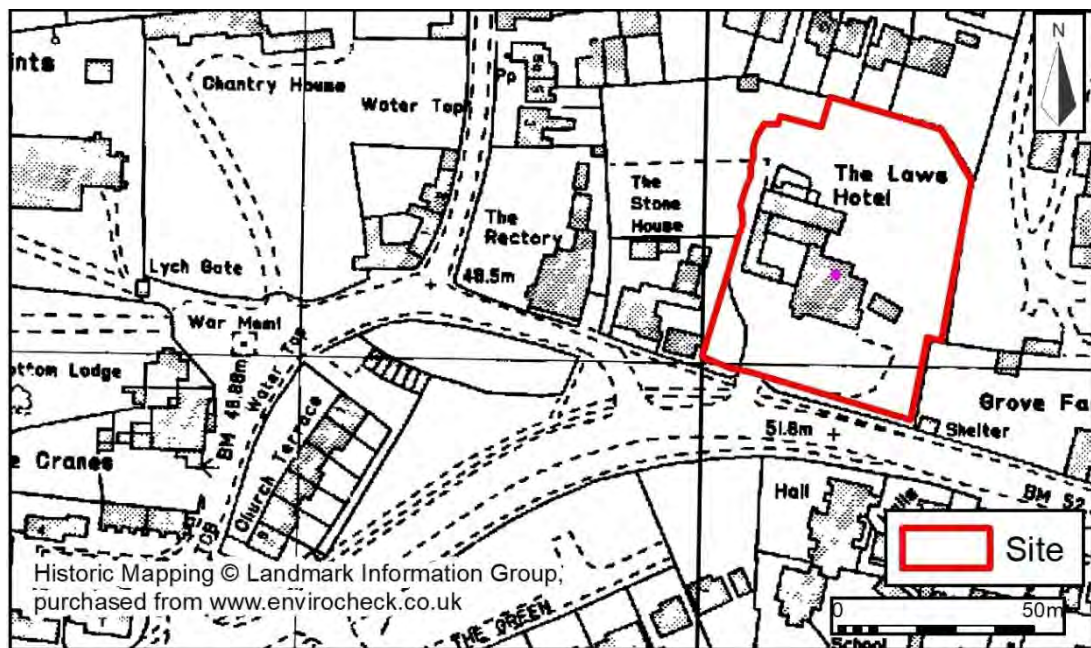


Fig. 6: Extract from the 1977-78 OS 1:2500 map

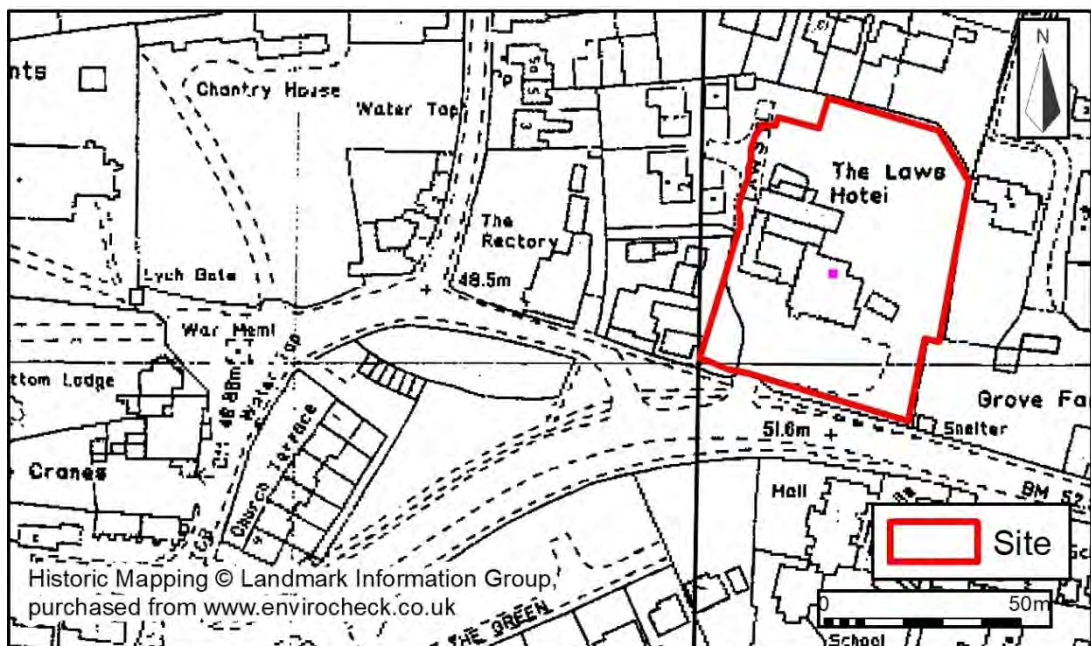


Fig. 7: Extract from the 1990 1:2500 OS map

4. HISTORIC BUILDING SURVEY

4.1. The following section provides an analytical record of the building through an external and internal survey. A site plan at 1:500 scale is provided as Fig. 8, showing the building in its immediate context, whilst existing floor plans and elevations have been utilised within the assessment (Figs. 9 to 10) and have been annotated to show historic features of relevance along with photo viewpoint locations. The description commences with an assessment of the exterior of the building and then proceeds internally, in sequential room order. Reference to room numbers is stated where necessary; however, where architectural features are extensively repeated, or where rooms exhibit no features of historical interest rooms may be assessed as a collective and are not referred to individually.

- Phase A: 1830s/1840s construction
- Phase B: mid to late 19th-century additions
- Phase C: 1929 additions/alterations
- Phase D: 1933 additions/alterations
- Phase E: Mid 20th-century additions
- Phase F: 1990s additions/alterations.

4.2. The written assessment of the building will not feature an exhaustive suite of photographs of every room but will instead include photographs that are relevant to the written analysis and illustrate historical features, layout and appearance. In addition, a comprehensive sequence of photographs of rooms that are not discussed at length are included in Appendix 1 for completeness.

4.3. Where relevant, the assessment will incorporate extracts from historical floor plans of the building that illustrate the former dimensions of rooms and alternative functions. This will aid in the analysis of the building's evolution through each identifiable phase of development. Principally, the assessment will refer to 'the 1929 plans' (a set of proposals for an extension to the northern elevation; Figs. 11 and 12) and 'the 1933 plans' (proposals for a link extension between the house and barn; Fig. 13).

4.4. Additionally, an oral account of the recent history of the building was provided through a brief interview with the present owner/occupant and will be referenced within the text where appropriate.



 Site boundary



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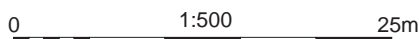
PROJECT TITLE

The Laws, High Street, Turvey, Bedford Borough

FIGURE TITLE

Site plan

DRAWN BY	RW	PROJECT NO.	MK0372	FIGURE NO.
CHECKED BY	DJB	DATE	19/07/2022	8
APPROVED BY	RH	SCALE@A4	1:500	

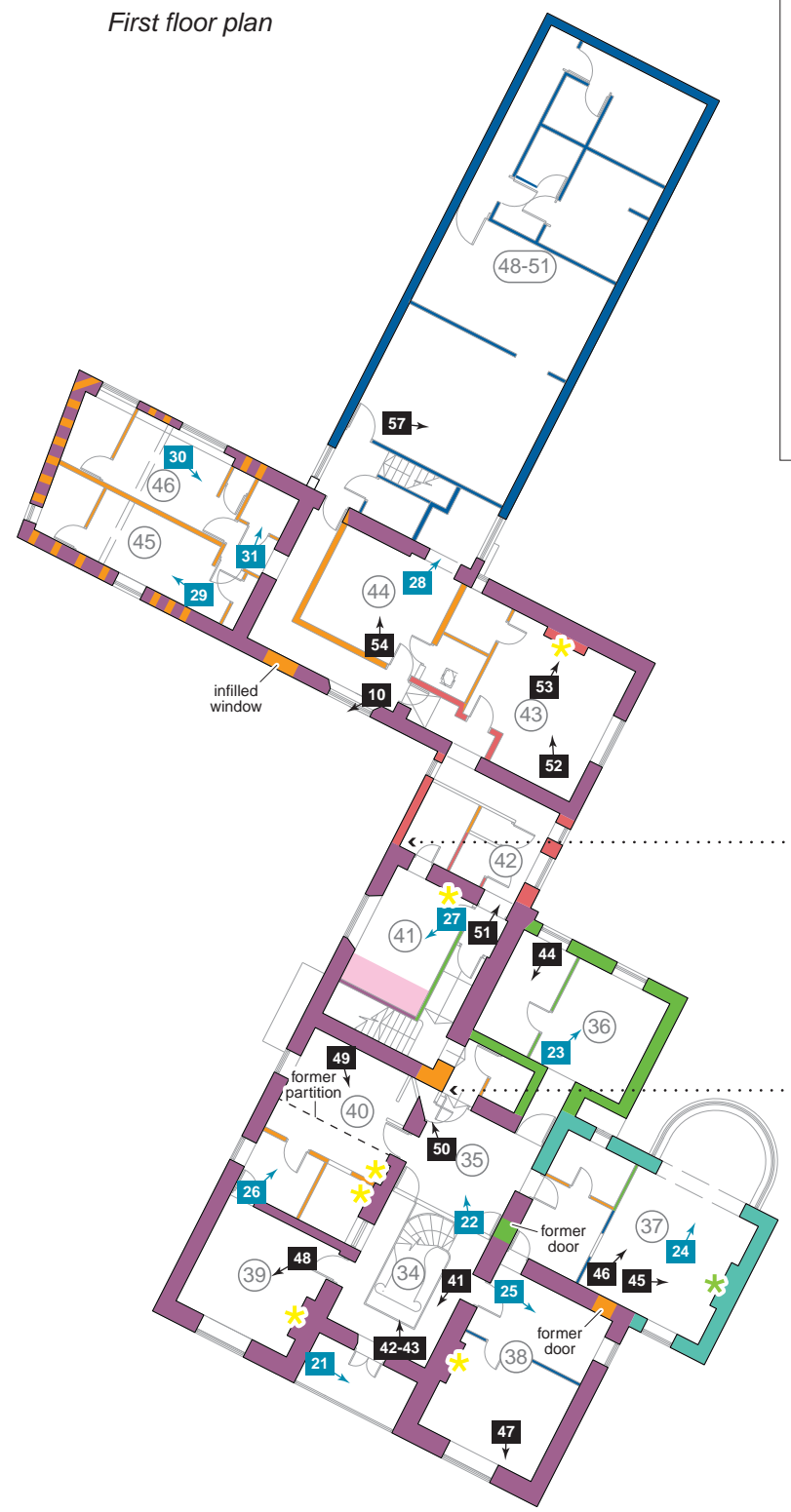




Ground floor plan



First floor plan



Second floor plan



- Phase A: 1830s / 1840s construction
- Phase B: mid to late 19th-century additions
- Phase C: 1929 additions / alterations
- Phase D: 1933 additions / alterations
- Phase E: mid to late 20th-century additions
- Phase F: 1990s additions / alterations
- Historical extent of courtyard
- Location of former staircase
- ★ Former fireplace
- ★ *In situ* fireplace
- 10 Room reference
- 1 → Photograph location and direction
- 1 → Appendix photograph location and direction

0 1:250 10m

© Darrington Architects, 2019. Drawing: P-101

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PROJECT TITLE
The Laws, High Street, Turvey, Bedford Borough

FIGURE TITLE
Ground, first and second floor plans

<small>DRAWN BY</small> RW	<small>PROJECT NO.</small> MK0372	<small>FIGURE NO.</small>
<small>CHECKED BY</small> DJB	<small>DATE</small> 19/07/2022	9
<small>APPROVED BY</small> RH	<small>SCALE</small> @A3 1:250	

*Room 52, photograph 24, and appendix photograph 20 not shown



South facing elevation



West facing elevation



East facing elevation



North facing elevation

- Phase A: 1830s / 1840s construction
- Phase B: mid to late 19th-century additions
- Phase C: 1929 additions / alterations
- Phase D: 1933 additions / alterations
- Phase E: mid to late 20th-century additions
- Phase F: 1990s additions / alterations

0 1:250 10m

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PROJECT TITLE
The Laws, High Street, Turvey, Bedford Borough

FIGURE TITLE
Building elevations

DRAWN BY	RW	PROJECT NO.	MK0372	FIGURE NO.
CHECKED BY	DJB	DATE	19/07/2022	10
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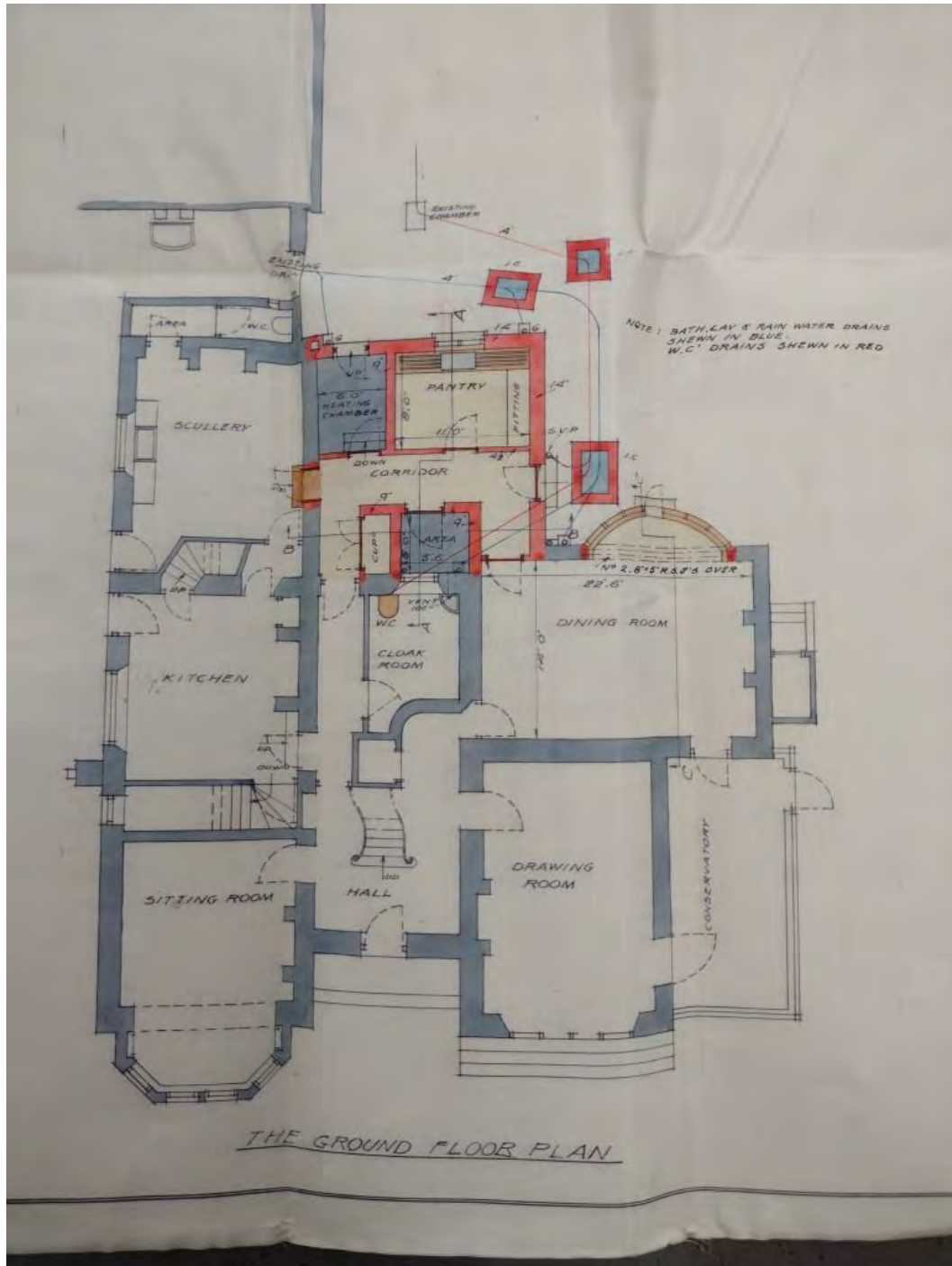


Fig. 11: 1929 planning proposals – ground floor (BARS ref: RDBP 1/1314)

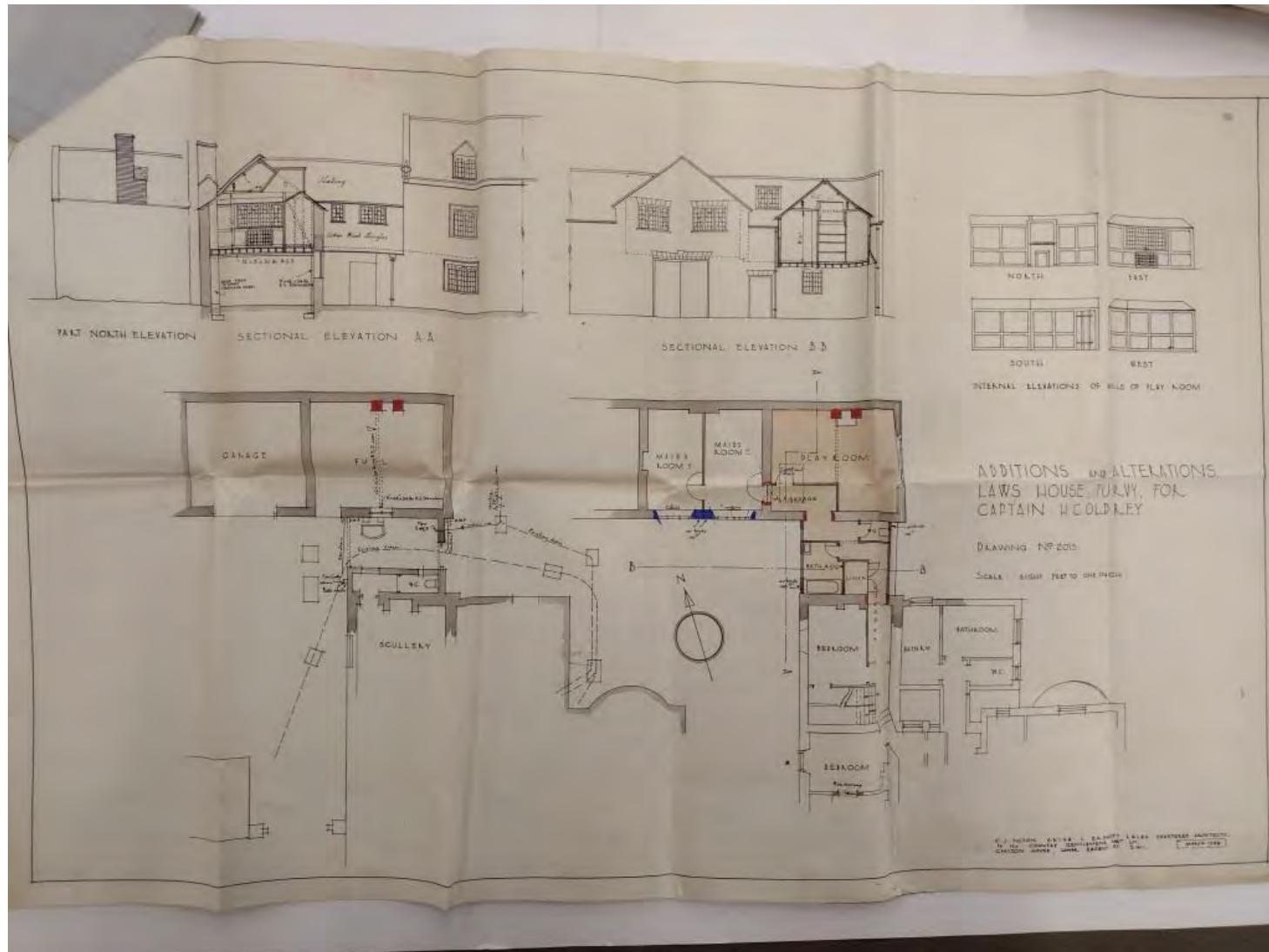


Fig. 13: 1933 planning proposals (BARS ref: RDB P 2/304)

Exterior

- 4.5. The southern elevation of the building (Photo 1) represents the principal façade and faces the High Street carriageway. The main, central element of the façade is broadly symmetrical and is three bays wide. The eastern and western bays are defined by forward facing gables that incorporate decorative casement windows at first floor level which are four lights wide and consist of upvc window units. The first floor windows (Photo 2) are each headed by a decorative stone lintel and hood mould that spans the window head before returning inwards to form the vertical window surrounds. The central bay of the first floor originally incorporated an open balcony; however, this has since been supplemented by upvc glazing to enclose the space. Below the balcony is a decorative carved pattern of Doric pilasters, separated by recessed geometric stonework (Photo 1).
- 4.6. The ground floor of the southern elevation incorporates a greater degree of glazing and the western bay features a large bay window. The easternmost window is surrounded by decorative stone hoodmould and dressings and incorporates a upvc window unit. Steps to the outside of the windows may suggest that the aperture once featured an opening doorway. The central bay of the ground floor is enclosed by upvc window units but is likely to have been open in the past.
- 4.7. Multiple historical paintings/drawings of the front of the building^{5,6} (Fig. 3) depict the central bay (both ground and first floors) as open elements whilst the eastern and western bays of the ground floor are depicted with four light windows of similar proportion to those on the first floor, suggesting that the present bay window is a later addition.
- 4.8. The external stonework is characteristic of that belonging to the Great Oolite Group, likely from a quarry once situated approximately 1km north of the village (HE 2017). The stone begins with a pale grey surface before weathering to shades of yellow. Patches of the southern elevation exhibit darker hues that are characteristic of atmospheric pollution (ibid). The stone has been worked into ashlar for use in the principal, southern façade whilst remaining elevations comprise coursed rubble

⁵ https://www.turveyhistory.org.uk/catalogue_item/longuet-higgins-collection/turvey-abbey-commonplace/turvey-parish-volume-ii-2/the-laws-house-2

⁶ https://www.turveyhistory.org.uk/catalogue_item/longuet-higgins-collection/turvey-abbey-commonplace/turvey-parish-volume-ii-2/the-laws-house

stone. To emphasise the decorative and high status presence of the building, several pyramidal finials are placed atop the gable apexes and kneeler stones (Photo 3).



Photo 1: Southern elevation



Photo 2: Detail of first floor window within southern elevation



Photo 3: Detail of finials on Southern elevation

- 4.9. The eastern elevation of the building (Photos 4 and 5) incorporates several phases of development, including a predominantly glazed structure dating to Phase E (Photo 4), a upvc conservatory structure (Photo 5), and converted outbuilding that links the conservatory to the principal building (Photo 5). The converted outbuilding does not appear on historic OS maps until 1977/78 (Fig. 6) and was likely constructed in the early to mid 20th century (Phase E), possibly as a service building for the building's hotel function.



Photo 4: Eastern extensions to the building



Photo 5: Overview of conservatory and former outbuilding

- 4.10. The northern and north-eastern elevations of the building (Photo 6) illustrate the multi-phase development of the building that predominantly occurred during the 20th century. The Phase A element of the building was extended between 1843 and 1899 (Figs. 2 and 4) before multiple accretions beginning with the Phase C elements following the 1929 application, including a two-storey wing and bow window. The application plans depict only a single-storey bow window; however, the addition of the second storey cannot be confirmed and the construction accords closely with that of the ground floor element so both storeys may have been constructed as part of Phase C. A mid 19th-century painting of the building records the form of the building at that time and illustrates the original elevations of Phase A, now substantially obscured or removed (Fig. 14).
- 4.11. A second storey link structure was constructed in 1933 as part of Phase D (Photo 7) whilst the ground floor was not infilled at that time (Fig. 15). This linked the principal house with the barn structure behind, evidently to integrate the barn as a liveable element of the building where previously it functioned as a hayloft. The eastern elevation of the barn incorporates a large upvc window at first floor level whilst the ground floor incorporates a upvc doorway. The eastern elevation of the barn retains its exposed coursed stone construction whilst the majority of the northern and north-eastern portions of the building are rendered.



Photo 6: Overview of northern and north-eastern elevations



Fig. 14: Painting of The Laws, c.1840 (Turvey History Society; open access licensed under Creative Commons Attribution-NonCommercial-NoDerivs (CC-BY-NC-ND))

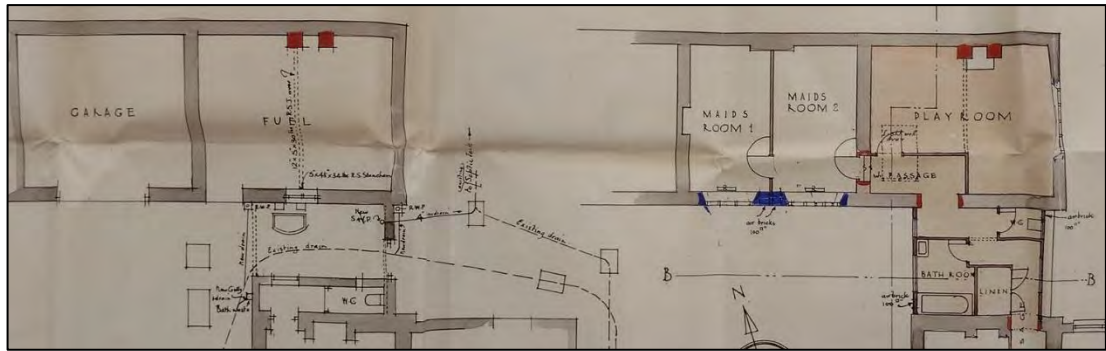


Fig. 15: 1933 plan of proposals for link structure; ground floor left, first floor right (Bedford Archives; Ref: RDBP 2/304)

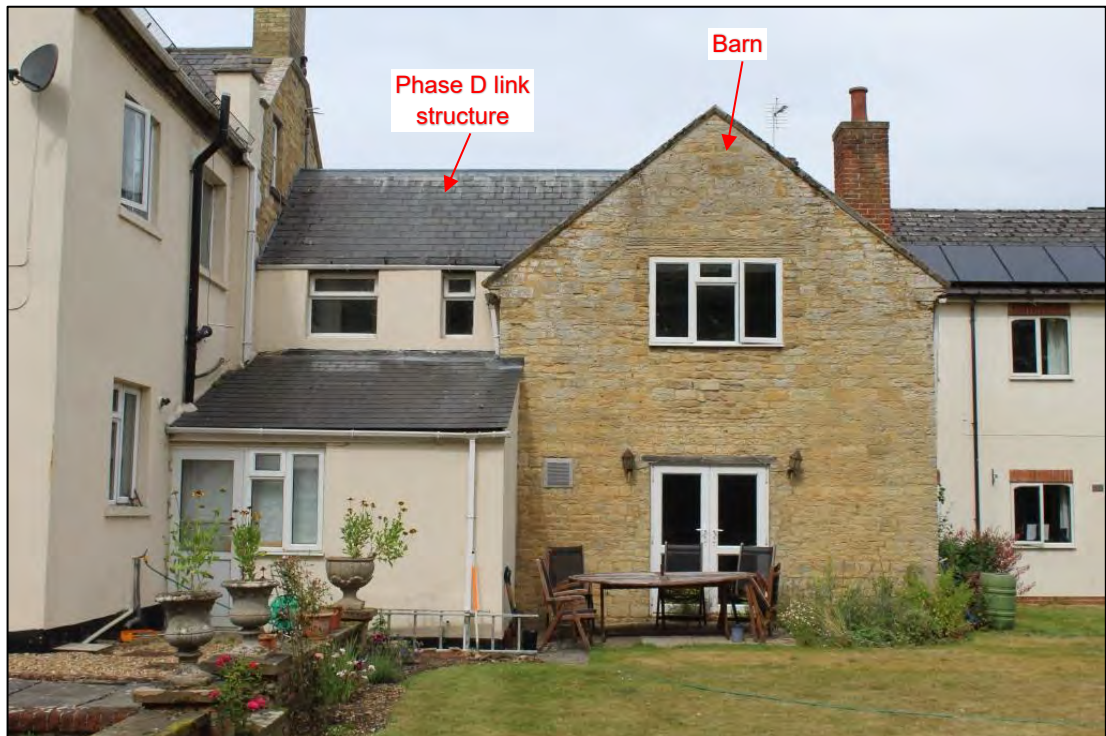


Photo 7: North-eastern elevation

4.12. A large extension extends northwards from the building (Photo 8), which was constructed in c.1991/92 (Phase F) to provide additional rooms for the hotel (F. Mack, pers com, 12/7/22). The extension comprises stone facing to the western elevation but is rendered on the eastern elevation. The extension comprises two storeys, featuring upvc casement windows and red brick lintels.



Photo 8: Phase F extension, looking west

- 4.13. To the west of the principal façade is a group of single and two-storey structures that formerly functioned as stabling and barns, surrounding a broadly square courtyard. Presently, a modern timber gate permits access to a smaller yard that has been truncated due to development both during Phases E and F, during the 20th century. The western elevation of Phase A overlooks the courtyard (Photo 9) and exhibits the aforementioned coursed rubble stone construction. The surviving windows incorporate decorative hood moulds and dressings, identical to those within the southern elevation.
- 4.14. At the northern extent of the courtyard is a mid to late 20th-century wall that represents a widening of the barn structure (Phase E) whilst the western wall of the courtyard is defined by a late 20th-century infill (Phase F). The extent of these later extensions is visible from elevated vantage points where the modern flat and pyramidal roofs can be observed in contrast to the earlier pitched roofs (Photo 10). Behind Phase E, the historical gabled southern elevation of the barn can be seen. Historically, this structure incorporated a pair of first floor windows within the gable wall, however, one has since been infilled and one truncated, both during the 20th century, as evidenced by the 1933 plan (Fig. 16). The plan also evidences that Phase D has obscured the former large ground floor opening to the barn (Fig. 16).

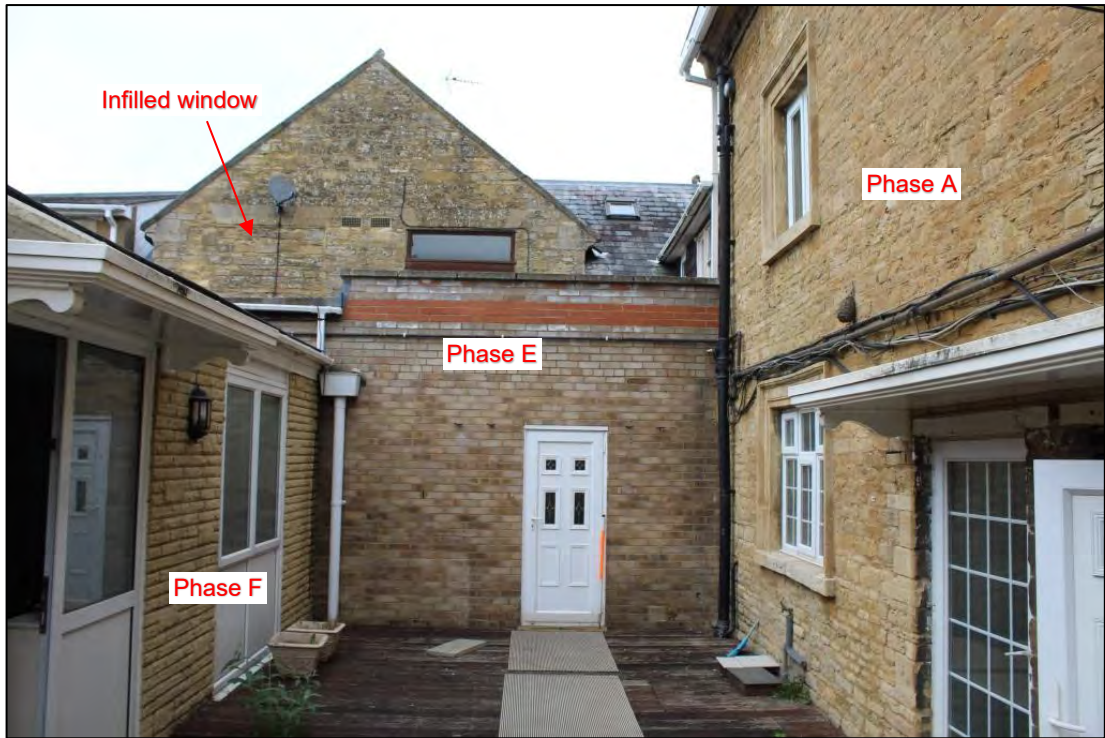


Photo 9: Overview of courtyard, looking north



Photo 10: Overview of former courtyard area



Fig. 16: Extract from the 1933 plan

- 4.15. The single-storey western range (Photo 11) comprises a stone construction with hipped slate roof and dentiled eaves which matches a similar feature found on the principal house building. All documentary (Figs. 2 and 3) and physical evidence suggests that the stables were built in tandem with the principal house, except for a small portion of stables that was constructed during the 19th century to link with the barn (Fig. 4). Formerly, the stables would have formed an L-shaped southern and western boundary to the former courtyard, now infilled. Three upvc windows punctuate the southern elevation within apertures of the stables, of varying sizes. The south-western corner of the structure is curved, likely to allow the easement of horses and horse drawn vehicles past the building (Photo 12). As with the principal house building, the public facing elevation incorporated worked stone whilst the flanking elevation features coursed rubble stone (Photo 12).



Photo 11: Southern elevation of stable block



Photo 12: Detail of south-western corner of stables

- 4.16. The western elevation of the stables connects with the western elevation of a two-storey structure referred to as the barn (Photo 13) (F. Mack, pers com, 12/7/22). Whilst not referring explicitly to a stable, a 1894 sales inventory (Appendix 2) records the presence of a 'Back of Stables' and 'Hayloft'. For the purposes of this assessment, both internal and exterior elements of the structure will be referred to as 'the barn'.
- 4.17. The barn incorporates a western door within a deep reveal with two upvc windows within the gable end, one on the first floor, one on the ground floor. Three small upvc windows are present on the northern elevation, providing light and ventilation to modern WC rooms behind. The second floor of the barn has evidently been altered to raise the ceiling for two bedrooms (Rooms 42 and 43), likely carried out during the early to mid 20th century as part of the building's conversion to a hotel, thus increasing bedroom capacity. The shallow roof pitch, surface finish and aperture dimensions are all indicative of this period.



Photo 13: Oblique view of stables and barn, looking south-east

- 4.18. The building is situated within a spacious plot and is detached on all sides. The building is set back approximately 17m from the public carriageway and is presently set within a large tarmac car park to the south, that is bounded by a low stone wall and mature vegetation to the south (Photo 14). The building accommodates a large rear garden (Photo 15) that appears to comprise a longstanding feature (Fig. 2). The

1894 inventory includes a potting shed, the remains of which may be attributable to a standing brick and stone structure at the northern extent of the garden (Appendix 2; Photo 16).



Photo 14: Overview of car park and southern boundary



Photo 15: Overview of rear garden, looking south



Photo 16: Possible former potting shed

Interior

Ground floor

- 4.19. The principal entrance to the building is within the centre of the southern elevation and is positioned within an enclosed porch. Historically, the porch was an open feature that incorporated a pair of columns supporting the balcony above (Fig. 3). The former external aspect is reflected in the retention of the stone hood mould and dressings surrounding the principal doorway (Photo 17).
- 4.20. Room 1 (Photo 18) functions as the entrance hallway and accommodates the principal staircase, centrally positioned, which rises in a skewed fashion before a dog-leg to the first floor. Whilst the building was constructed at the tail end of the Georgian period, the staircase is characteristic of Georgian style, incorporating plain stick balusters, curved hardwood handrail ends (Photo 19) and decorative tread ends beneath an open string (Photo 20). The skew arrangement is non-standard and may have been necessary due to space constraints. The lower half of walls in Room 1 incorporate wainscotting that accords with the panelling beneath the staircase (Photo 20).



Photo 17: Detail of principal doorway hood mould



Photo 18: Overview of Room 1, looking north



Photos 19 and 20: Curved handrail end and decorated tread end

- 4.21. Either side of the staircase, Room 1 branches into two parallel corridors. Presently, the western corridor leads to a modern WC area only (Room 3); however, the present wall at the end of the corridor is a 20th-century insertion. Formerly, this corridor would have led directly into Room 13 (see Fig. 11). With the exception of the staircase, Room 1 has been reconfigured at its northern extent over the course of the 20th-century where the present WC has been reconfigured through adjustment of wall alignments. Rooms 2 and 3 comprise a small lobby and WC area at the northern extent of Room 1, featuring modern fittings and appearance.
- 4.22. Rooms 4 and 5 (Photo 21) are positioned to the west of Room 1 and comprise a pair of large function rooms that are presently connected but were formerly divided into separate rooms, according to the 1929 plan (Fig. 17), labelled as a sitting room and kitchen respectively. Room 4 features more elaborate decoration, reflecting its higher status at the front of the building, and incorporating the bay window and decorative cornice (Photos 22 and 23). The chimney breasts in both rooms survive but are blocked up and no longer incorporate fire surrounds. The 1929 plan confirms that a staircase formerly existed along the line of the former partition (Fig. 17) which once led downwards, as confirmed by the redundant stone staircase in the cellar (Photo 24). Clearly, Room 5 was once an active service area, historically labelled as a kitchen and incorporating a second staircase at the northern extent of the room, leading to the first floor, whilst a former doorway led to the scullery (Fig. 17; Room 12), now blocked up.



Photo 21: Overview of Rooms 4 and 5, looking north



Photo 22: Overview of Room 4, looking south



Photo 23: Detail of cornice in Room 4

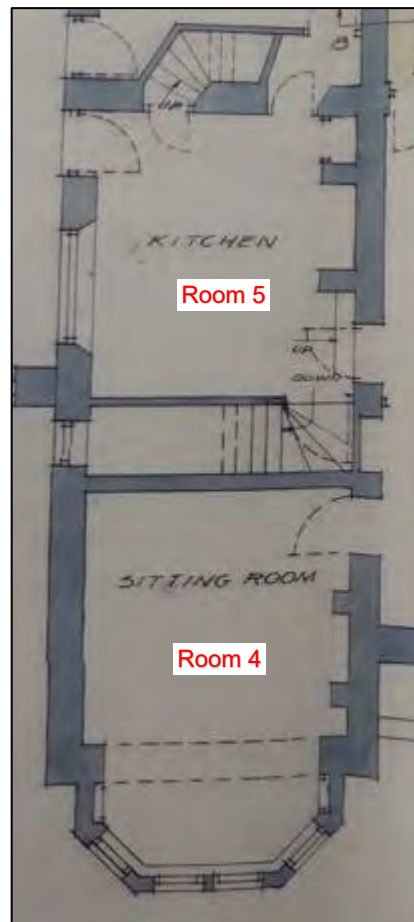


Fig. 17: Extract from the 1929 plan showing former configuration of Rooms 4 and 5 (BARS ref: RDB P 1/1314)



Photo 24: Former staircase leading to Room 5, viewed from within cellar (Room 52)

- 4.23. A doorway within the eastern wall of Room 1 leads to Room 6, which was most recently used as a sitting room but was labelled on the 1929 plan as a drawing room. Currently, the room is linked to Room 7 via an archway within the northern wall alignment (Photo 25): however, this is a 20th-century alteration as the rooms were historically separate, as confirmed on the 1929 plan (Fig. 18). Room 6 incorporates decorative elements such as reeded pilaster surround (Photo 26) and marble fire surround of neo-classical appearance (Photo 27). The ceiling features a decorative geometric pattern that is characteristic of 19th-century decoration but, equally, may have been applied during the 20th century. A door within the eastern wall once led through to Room 8 but is now blocked up.



Photo 25: Overview of Room 6, looking north



Photo 26: Detail of reeded pilaster and cornice, Room 6



Photo 27: Detail of marble fire surround in Room 6

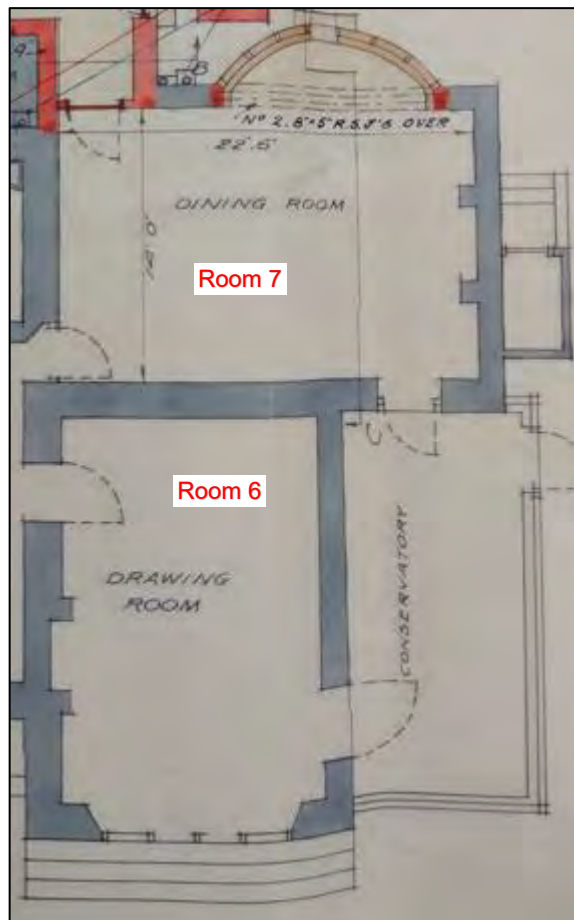


Fig. 18: Extract from the 1929 plan showing Rooms 6, 7 and 8 (BARS ref: RDB P 1/1314)

4.24. Room 7 (Photo 28) is accessed from both Rooms 1 and 6 and was constructed between 1843 and 1899 (Figs. 2 and 4). This is further evidenced by the absence of the room on the 1840s painting of the rear of the building (Fig. 14). The room was labelled as a dining room on the 1929 plan (Fig. 18) and was most recently used as part of the restaurant of the former hotel. The room incorporates a stone fire surround of early 20th-century style and a large bow window within the northern wall that was constructed as part of the 1929 plans (Fig. 18). The form of the bow window appears, however, to have changed since, increasing the size of the window and making it double height.



Photo 28: Overview of Room 7, looking south-east

4.25. Room 8 comprises a modern extension (Photo 4) that incorporates no historical decorative features and is glazed with large upvc window units. A conservatory was depicted in this position on historic maps (Fig. 5) and on the 1929 plan (Fig. 18); however, the present structure appears to be a later incarnation and incorporates a greater degree of masonry fabric. Whilst earlier fabric may remain within the structure, it is likely to have been built between the mid to late 20th century (Phase E).

4.26. Room 8 leads into Rooms 9 to 11 which comprise a sequence of modern rooms, including a conservatory structure incorporating a swimming pool (Room 11; Photo

29). Room 10 comprises the converted outbuilding, likely constructed during the mid to late 20th-century; however, all other aspects of Rooms 9 to 11, including internal fixtures and fittings, date to 1995 (F. Mack, pers com, 12/7/22).



Photo 29: Overview of Room 11, looking east

4.27. Room 12 is situated immediately north of Room 5 and most recently functioned as a kitchen (Photo 30). The room was labelled as a scullery on the 1929 plan and would have formerly incorporated a doorway access to Room 5 (Photo 30) and a small lobby and WC at its northern extent (now demolished). The room's service status is evidenced by the lack of decorative features and relative position towards the rear of Phase A.



Photo 30: Overview of Room 12, looking south

4.28. Rooms 13 and 14 are positioned within the Phase C element that was constructed as part of the 1929 additions (Fig. 19). A former doorway to Room 3 has been blocked up (Photo 31) and the former pantry (Room 14; Photo 32) is now a kitchenette; however, functionally, the rooms have broadly maintained their original proportions and access. The north-western portion of Room 13 was labelled as a 'heating chamber' on the 1929 plan (Fig. 19), however, it presently comprises a through corridor to Room 15.

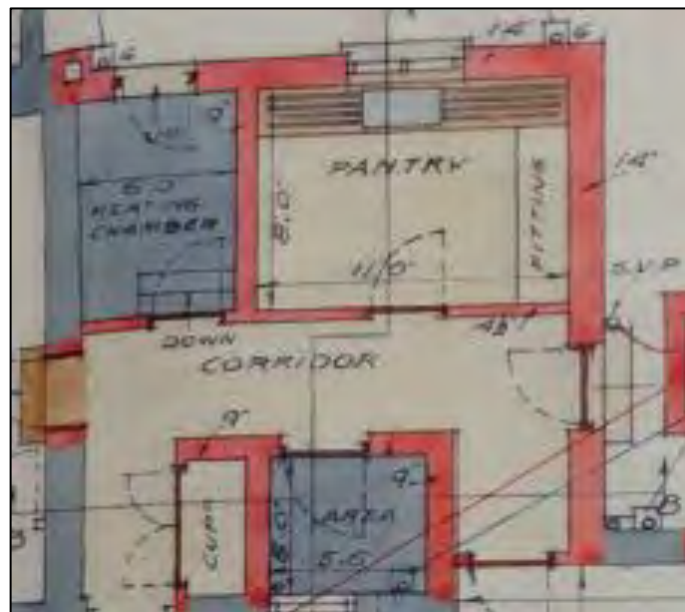


Fig. 19: Extract from the 1929 plan showing Rooms 3, 13 and 14 (BARS ref: RDB P 1/1314)



Photo 31: Former doorway between Rooms 3 and 13, viewed from Room 13



Photo 32: Overview of Room 14, looking north-west

4.29. Rooms 15 to 18 comprise a sequence of rooms that represent former outdoor spaces that were enclosed during the mid to late 20th century (Phase E). Historically, this

area would have formed part of the central open courtyard prior to their enclosure. An undated plan, likely drafted in the mid to late 20th century confirms that Rooms 16 to 18 were enclosed first and originally incorporated a greater degree of subdivision than presently (Fig. 20). Room 15 was seemingly constructed later but was present by 2000.

- 4.30. Room 16 (Photo 33) incorporates a former doorway to Room 12 whilst an adjacent aperture appears to represent a former window, in turn created within the cooking fireplace of the former scullery in Room 12 (Photo 33; Fig. 11). Room 17 (Photo 34) incorporates a former bar of late 20th-century character that once served the hotel and adjacent function rooms within the former barn (Room 26). The aperture linking Rooms 17 and 26 was likely repurposed from the former external door of the barn (Fig. 16). Otherwise, there are no historical features within Rooms 15 to 18.

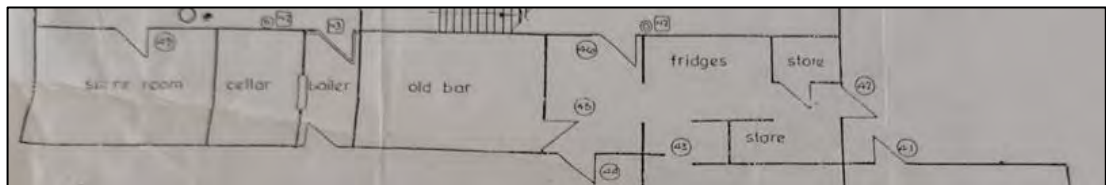


Fig. 20: Extract from an undated plan of the current Rooms 16 to 18



Photo 33: Overview of Room 16



Photo 34: Overview of Room 17, looking west

- 4.31. Room 19 (Photo 35) forms part of the Phase F iteration of alterations and comprises the enclosure of the western extent of the former courtyard between 1992 and 1995 (F. Mack, pers com, 12/7/22) (Photo 10). Whilst the eastern and northern wall alignments of the room are modern (i.e. Phases E and F), the western and southern alignments comprise the external alignments of the former stables. These are characterised by a broad sequence of wide doorways and adjacent tall windows, indicative of individual stables. The stonework elevations and segmental lintels remain visible above each aperture within the sequence. The eastern and internal walls of Rooms 24 and 25 are possibly Phase B, owing to the gap present on the Tithe map in this position (Fig. 2).
- 4.32. Rooms 20 to 25 comprise the former stables and associated rooms of the former stable block. Presently, these rooms are characterised by their previous, domestic use as bedrooms, kitchens, bathrooms and study. Each room features entirely modern decoration and finishes, with upvc window and door units throughout, including the elevation fronting the former courtyard (Photo 35). Room 22 is an example of a possible former stable hand room, owing to the presence of a former fireplace (Photo 36) within the north-western corner of the room. Room 20 also incorporates a former fireplace within the western wall and may comprise the former saddle room, as mentioned within the 1894 inventory; a saddle room would have

required a source of heat to maintain the condition of the saddles. Otherwise, Rooms 21, 23 and 24 (Photo 37) are likely former individual stalls for horses; however, no historical fixtures or fittings remain.



Photo 35: Overview of Room 19, looking west

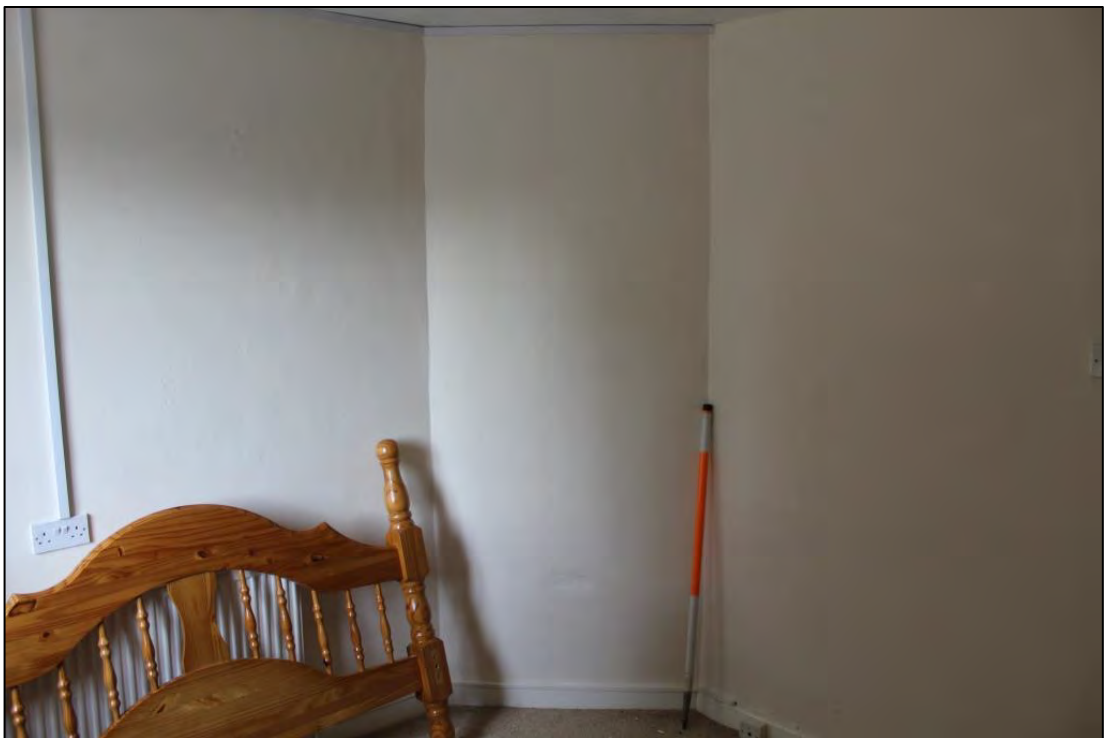


Photo 36: Former fireplace within room 20, looking north-west



Photo 37: Overview of Room 24, looking north-west

- 4.33. Room 26 (Photos 38 and 39) comprises a large, single space within the structure known as ‘the barn’. A former fireplace is located within the north-eastern wall where a structural beam projects from the chimney breast southwards across the room. The room was most recently used as a function room and incorporates a large opening to the bar within Room 17 (Photo 34) that, as described above, likely represents the former southern external entrance to the barn, as depicted on the 1933 plans (Fig. 16). Room 26 incorporates an exclusively late 20th/early 21st century decorative scheme that features no visible historical features. Any impression of the room once forming a ‘barn’ structure is no longer readable beyond the room’s appreciable proportions.
- 4.34. Rooms 27 (Photo 40) to 29 comprise a hallway and WCs rooms that incorporate 20th-century partitioning, fixtures and fittings. A small niche with timber door (Photo 40) incorporates a small cupboard whilst there is evidence for a possible former doorway to Room 25 within the south-western wall.



Photo 38: Overview of Room 26, looking east



Photo 39: Overview of Room 26, looking north-west



Photo 40: Overview of Room 27, looking south-east

- 4.35. Rooms 30 to 33 (grouped on Fig. 9) encompass the ground floor of the 1991/92 extension, appended to the northern extent of the barn structure. The extension was constructed to provide an additional eight bedrooms for the hotel. The extension incorporates an identical layout, character and features on both the ground and first floor and is decorated in an entirely modern style.

First floor

- 4.36. The principal staircase in Room 1 ascends to a landing (Room 34; Photos 41 and 42), which features a vaulted ceiling with decorative tile panel at its centre (Photo 43). The fascia of the landing structure is presently painted white but the relief of an inscription can be faintly discerned, which formerly read as “That House Shall Stand Where God is Heard And Obeyed” (F. Mack, pers com, 12/7/22). At the southern extent of the room is a pair of timber and glazed French doors that lead onto an enclosed balcony that was historically open prior to the installation of glazing.



Photo 41: Overview of Room 34, looking south-west



Photo 42: Overview of Room 34, looking north-east



Photo 43: Detail of ceiling panel in Room 34

- 4.37. Room 35 comprises a secondary landing area that is accessed through two doorways in Room 34 (Photo 42). Historically, the room would have incorporated a window within its northern wall that faced the rear garden, however, the 1929 plans (Fig. 21) confirm that the present Room 36 and associated ensuite, was constructed within an extension, removing any external aspect (i.e. windows). Also on the 1929 plans, it was proposed that a partition was erected within the room that would serve as 'H.M.C', presumably 'house maid's closet'; however, there are no physical remains of this room. The 1929 plans also confirm that the pair of access doorways from Room 34 did not previously incorporate doors.

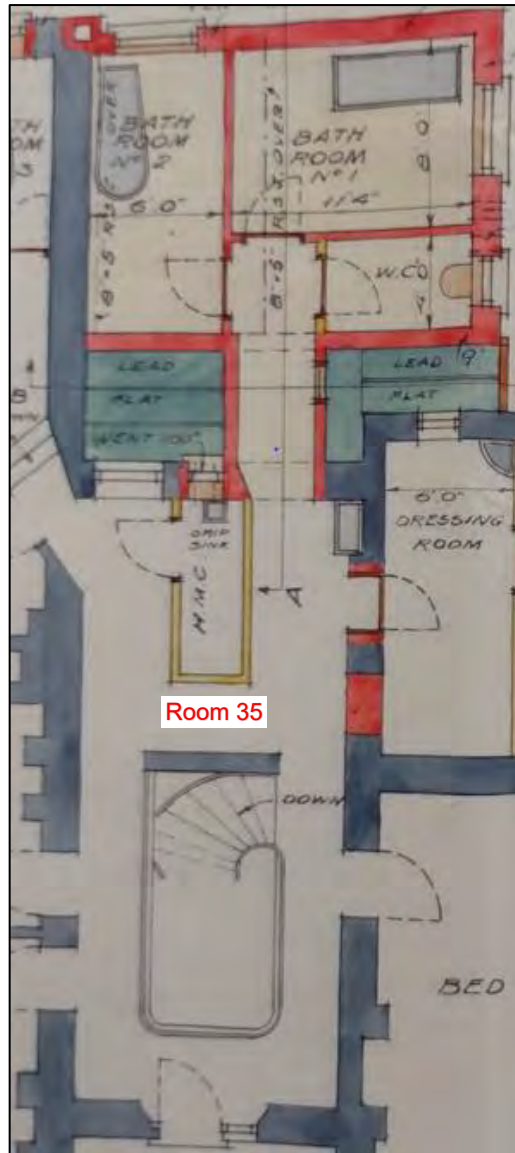


Fig. 21: Extract from the 1929 plan showing Rooms 34, 35 and 36 (BARS ref: RDB P 1/1314)

- 4.38. The majority of rooms on the first floor comprise individually numbered former bedrooms of the hotel. Room 36 (bedroom 1) is accessed from Room 35 and incorporates a bedroom with ensuite. The ensuite incorporates decorative ceramic tiles of a hand finished character that were likely applied following the room's construction during 1929 or the early 1930s (Photo 44) where it was designed as a bathroom originally and therefore maintains its historical use (Fig. 21).
- 4.39. Room 36 itself is presently a bedroom but was also constructed as a bathroom with WC (Fig. 21). In contrast to the present configuration of bedrooms with ensembles or jack-and-jill bathrooms, the 1929 plan (Fig. 12) confirms that at that time, the principal bedrooms within Phase A were bedrooms only, with no attached bathroom facilities. As such, Room 36 was evidently constructed as two bathrooms to provide the

necessary shared bathroom capacity for the hotel during the early to mid 20th century. It is not clear at what point the bedrooms were subsequently reconfigured to incorporate ensembles, thus allowing Room 36 to be converted to a bedroom. The room's original function as a bathroom is also telegraphed via the lack of a chimney breast.



Photo 44: Detail of tiling in the ensuite of Room 36

- 4.40. Room 37 appears to represent the principal guest bedroom of the building as it incorporates the most elaborate decorative scheme, including marble fireplace of perpendicular style (Photo 45), vaulted ceiling with geometric grid pattern (Photo 46) and the large bow window at its northern extent. The 1929 plans (Fig. 22) confirm that a partition was installed at the time, creating a dressing room at the room's western extent. It may have been at this time that the decorative ceiling was constructed as it would have allowed for symmetrical proportions of the new room with the ceiling and bow window positioned centrally. This partition appears to have been moved slightly eastwards at a later date as it now intersects the natural profile of the vaulting at this point (Photo 46). Furthermore, the bow window appears to be a later addition to the northern elevation and may have been added in the mid to late 20th century, according to its absence on both the 1929 (Fig. 22) and 1933 plans (Fig. 13).



Photo 45: Overview of Room 37, looking east



Photo 46: Detail of geometric ceiling panel and partition intersection

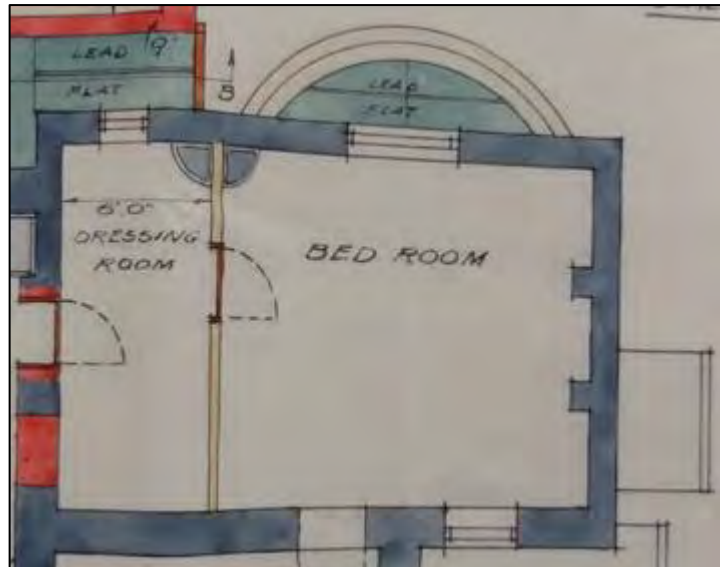


Fig. 22: Extract from the 1929 plans showing Room 37 (BARS ref: RDB P 1/1314)

- 4.41. Room 38 is connected to Room 37 via a jack-and-jill bathroom with modern fixtures. The room is modest in size owing to its truncation through the addition of the bathroom and has no fire surround within its chimney breast on the western wall alignment. The window to within the southern wall incorporates four Romanesque arches above rectangular lights, all with modern upvc units fitted. The window reveals retain their timber shutters which can be stowed within niches within either side of the reveal (Photo 47).



Photo 47: Detail on window shutters in Room 38

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- 4.42. Room 39 (Photo 48) is situated at the south-western corner of Phase A and retains its historical proportions, save for the insertion of a doorway within the room's north-western corner for access to an adjacent bathroom. The window mirrors the arrangement in Room 38 and also retains timber shutters within the reveals. The window is decorated with wainscoting beneath and incorporates a timber architrave around the aperture. A chimney breast is located centrally within the eastern wall but no longer retains a fire surround.



Photo 48: Overview of room 39, looking south-west

- 4.43. Room 40 (Photo 49) comprises a bedroom on the opposite side of a shared jack-and-jill bathroom and has been considerably altered during the 20th century, as evidenced by the removal and insertion of various partitions and doors over time. The 1929 plan (Fig. 23) confirms that the room was once smaller, as defined by the beam present in the room currently and was only accessed through a door at the north-eastern corner. A fireplace was formerly positioned at the south-eastern corner but no evidence of this remains. During the 20th century the room was enlarged and a pair of ensuites created between this room and Room 39, at the expense of a third bedroom that was formerly positioned between them (Fig. 23). The former access to Room 40 is now blocked off and is used as a storage area whilst the former ensuite has also been decommissioned and is now used for storage only.

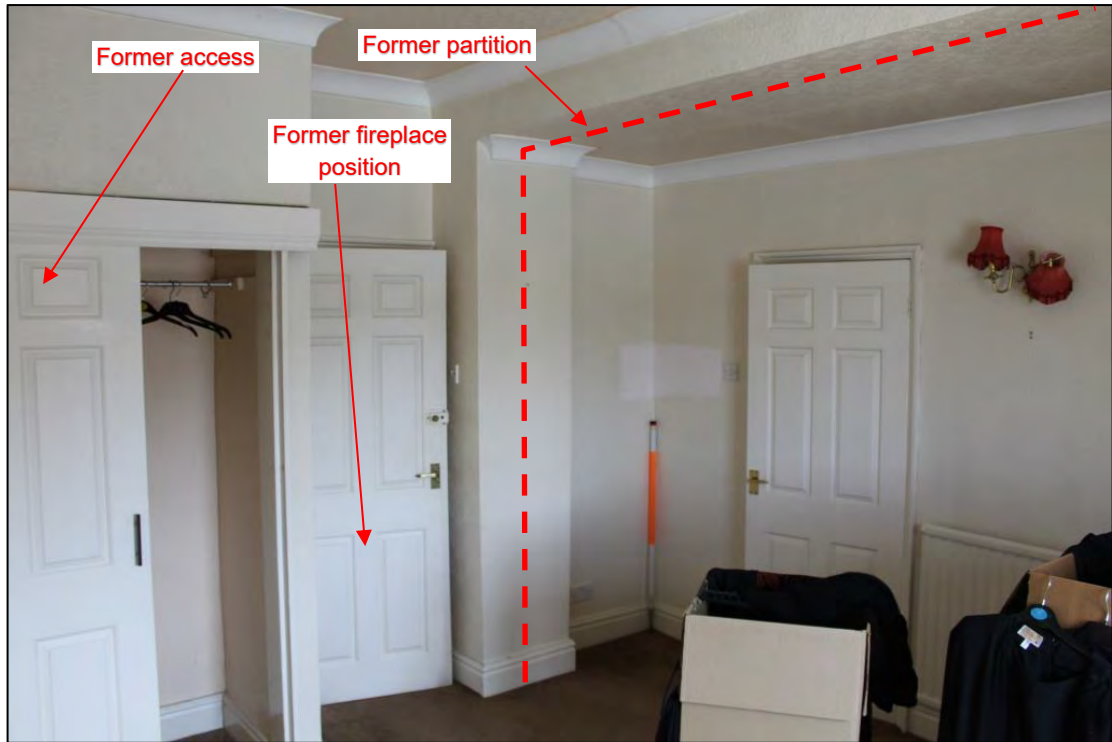


Photo 49: Overview of Room 40, looking south

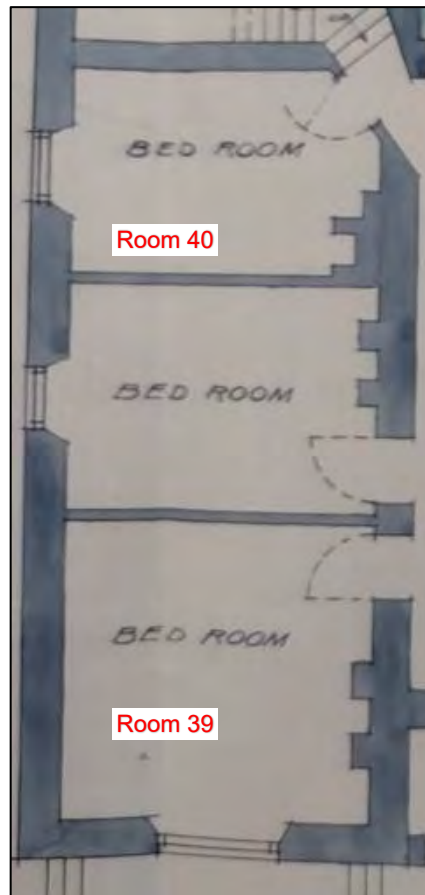


Fig. 23: Extract from the 1929 plan showing Rooms 39 and 40, prior to reconfiguration (BARS ref: RDB P 1/1314)

4.44. Within Room 35, at the north-western corner is the former access to the northern range of Phase A, as shown on the 1929 plan (Fig. 21). This access would have formerly accommodated the doorway access to Room 40 and the onward corridor towards Rooms 41 and 42. This access has since been closed off and is now used as a store (Photo 50). This access was closed off during the mid to late 20th century when a new circulation route was created from Room 35, utilising a former external area above a flat roof, now incorporated within the internal space of the building.



Photo 50: Former access from Room 35 to northern range and Room 40

4.45. A corridor leads past Room 41, which comprises a former bedroom with no surviving historical features, towards Room 42 (Photo 51), which was constructed as part of the 1933 plans (Fig. 24) to allow for a link to the upper floors of the former barn, which

is assumed to have gradually been integrated within the hotel function of the building over Phases D and E. Room 42 has been reconfigured slightly since its construction through the removal of a WC and integration of the bathroom into Room 41 as an ensuite.

- 4.46. Room 43 (Photo 52) was also included as part of the 1933 plans and is assumed to have been converted from the former hayloft, above the ground floor of the barn. The room features a distinctive decorative scheme of faux timber-framing around each wall whilst a central, brick fireplace emphasises the vernacular aesthetic. The timber-frame aesthetic was included on the 1933 plans and therefore survives since the room's conversion. A painting of the building is featured on the chimney breast above the fireplace (Photo 53) which is assumed to depict the building around the 1930s. The painting records the adjacent stable and barn as well as the outbuilding to the east, which is likely to have been constructed around the same time, or slightly later (i.e. Phase E). Room 8 is shown in an earlier incarnation that is likely to have been replaced since that time.



Photo 51: Link corridor constructed as part of the 1933 plans

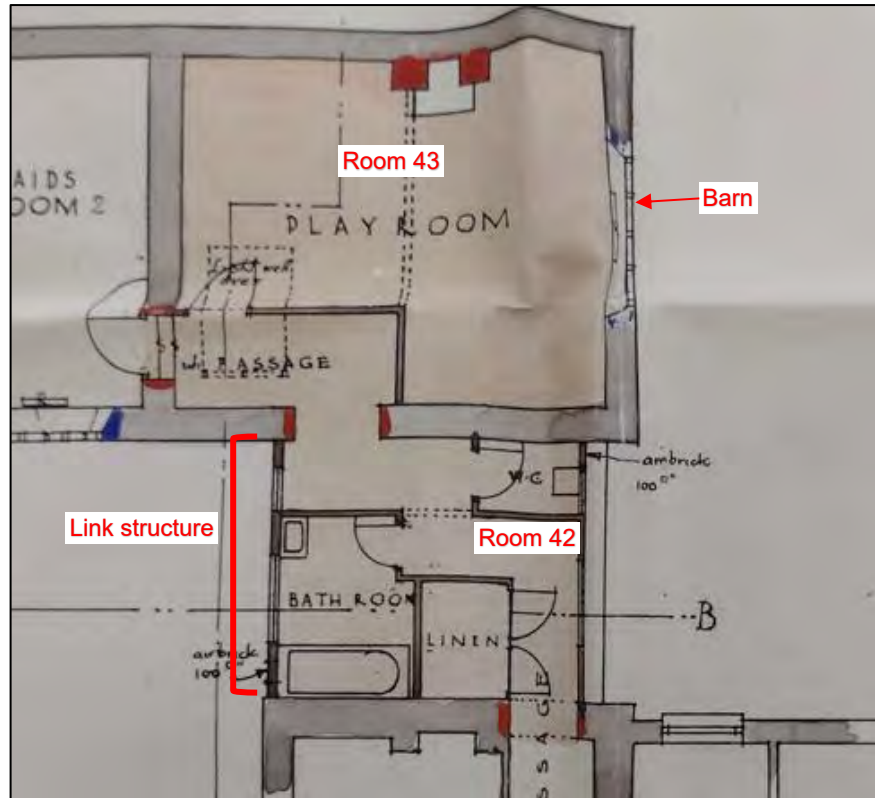


Fig. 24: Extract from the 1933 plans showing the new link between the hotel and former barn (BARS ref: RDB P 2/304)



Photo 52: Overview of Room 43, looking north



Photo 53: Detail of painting above fireplace in Room 43

- 4.47. Room 44 was configured during the mid to late 20th century and incorporates a bedroom, ensuite and additional floor space within Phase F. The room has evidently been reconfigured more than once, as depicted on the 1933 plan where the room was formerly a pair of 'maids rooms', with a partition intersecting the former fireplace. The present partitions were then installed at a later date to create the present configuration (Photo 54).



Photo 54: Overview of Room 44, looking north-west

-
- 4.48. A staircase within the northern range of Phase A leads up to a second floor which contains only Room 47 (Photo 55). The room incorporates timber roof members in an arrangement to allow for sufficient head height. A modern ensuite is positioned at the north-western extent of the room. A small access hatch is located at the top of the staircase that permits access to the roof void above Rooms 39 and 40 (Photo 56). The loft space allows sight of three sequential king-post roof trusses that were a common feature of 19th-century roof construction.
- 4.49. Rooms 48 to 51 comprise the first floor of the Phase F extension at the northern extent of the building, constructed in 1991/92. As with Rooms 30 to 33, each room incorporates a wholly modern decorative scheme with no historical features (Photo 57).



Photo 55: Overview of Room 47, looking north-east



Photo 56: King-post roof trusses within roof space of Phase A, looking south from Room 47



Photo 57: Overview of Room 48, looking east

Cellar

- 4.50. The cellar of the building is accessed via an external staircase, located within the present courtyard (Fig. 9). The cellar is a single room with vaulted brick ceiling. At its

southern extent is the redundant staircase that formerly accessed Room 5, above (Photo 24). The cellar was likely to have been constructed as part of Phase A, owing to its position relative to the ground floor.

5. CONCLUSIONS

- 5.1. The origins of The Laws can be accurately traced to a recorded schedule of its construction between 1836 and 1840. Whilst the architect is not known, it appears that the building was constructed as a private house, possibly for John Lawe, an expert in agricultural practices; however, evidence confirms that the building was vacant by 1842 when it was owned by John Higgins. The Higgins family had considerable landowning interests in the village of Turvey and were responsible for much rebuilding within the village during the 19th century; the Laws sits within this notable period and was owned by the family, providing context for its construction and relationship to contemporary buildings in the village.
- 5.2. The building has evolved gradually over the course of the 19th and 20th centuries when it transitioned into use as a hotel, with the greatest degree of change occurring from the early to late 20th century when various extensions and reconfigurations took place to increase capacity and comfort. This included the expansion of the number of bedrooms and integration of ensuite bathrooms for the comfort of paying guests. The ground floor rooms were extensively altered, connected and repurposed, including the removal of two staircases and alteration of the historical circulation patterns.
- 5.3. Broadly, this evolution can be ascribed to six identifiable phases with the most recent changes encompassing the construction of an eight bedroom annexe to the rear of the existing building during 1991/92. This was in conjunction with the construction of a new gym and pool complex and the further infilling of the already truncated courtyard that would have historically accommodated access to the stables and barn. The hotel function ceased in 2000 and the building has since been in use as a private dwelling once more.

6. REFERENCES

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Ford, J. 1992 *A Study of Turvey 1786-1851*

Historic England 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*

Historic England 2017 *Strategic Stone Study: A Building Stone Atlas of Bedfordshire*

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(<http://www.turveybeds.com/higgins.html>, accessed 19/7/22)

Victoria County History 1912 *A History of the County of Bedford: Volume 3*

Cartographic sources (viewed at....)

1843 Tithe Map (thegenealogist.co.uk)

1883-84 OS map (Envirocheck.co.uk)

1900 OS map (Envirocheck.co.uk)

1977-78 OS map (Envirocheck.co.uk)

1990 OS map (Envirocheck.co.uk)

Subsequent Ordnance Survey maps viewed at: www.promap.co.uk
<http://www.envirocheck.co.uk/> and www.maps.nls.uk/geo/find/

APPENDIX 1: ADDITIONAL SURVEY PHOTOGRAPHS



Photo A1: Room 1, looking north-east



Photo A2: Room 3, looking south-east



Photo A3: Rooms 5 and 4, looking south-west



Photo A4: Ceiling detail in Room 6



Photo A5: Room 7, looking north



Photo A6: Room 8, looking south-west

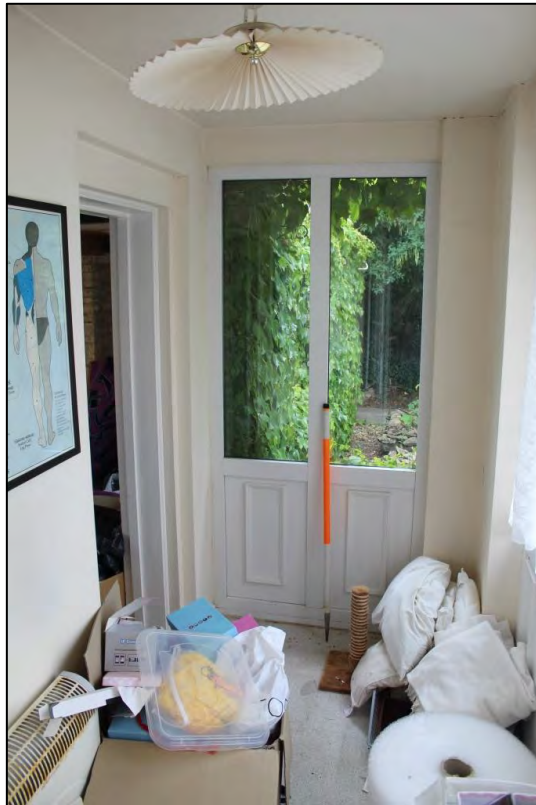


Photo A7: Room 9, looking south-east



Photo A8: Room 10, looking south-east

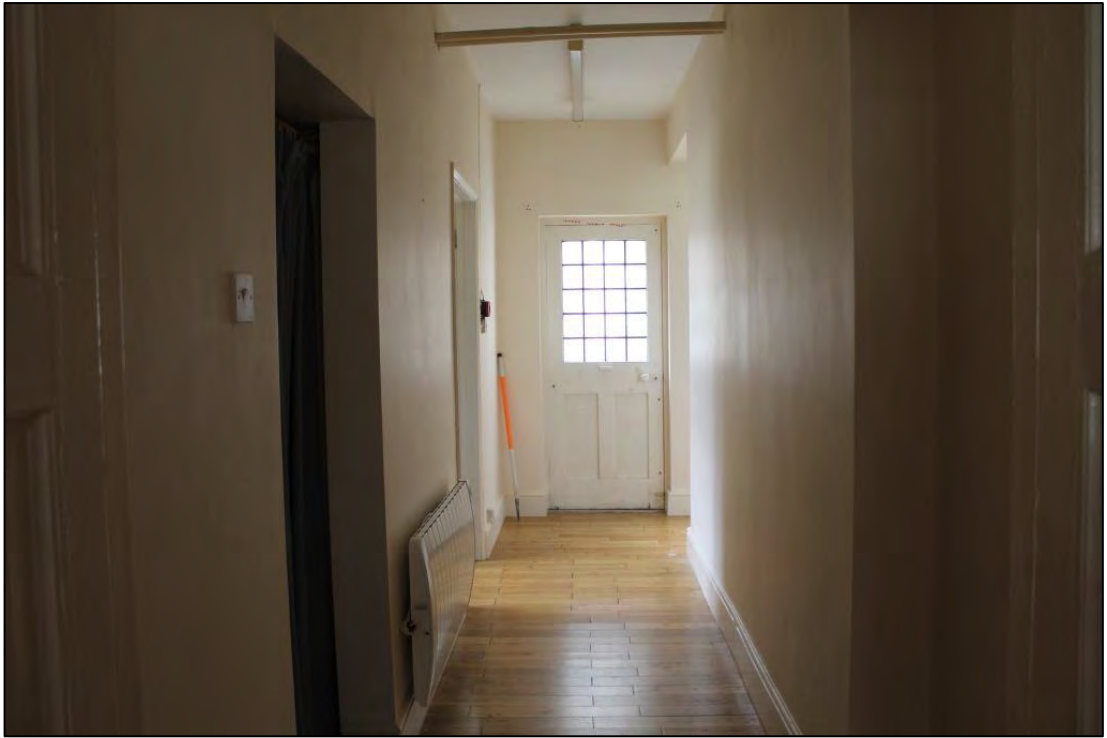


Photo A9: Room 13, looking east



Photo A10: Room 12, looking north-east



Photo A11: View into Room 15, looking north-east



Photo A12: Room 15, looking north-east



Photo A13: Room 18, looking north



Photo A14: Room 19, looking south-west



Photo A15: Room 21, looking south-west



Photo A16: Room 22, looking south-west



Photo A17: Room 25, looking north



Photo A18: Room 29, looking north



Photo A19: Room 30, looking north-west



Photo A20: Room 52, looking south-west



Photo A21: First floor balcony, looking south-east



Photo A22: Room 35, looking north-west



Photo A23: Room 36, looking north



Photo A24: Room 37, looking north



Photo A25: Rooms 38/39 bathroom, looking south-east



Photo A26: Rooms 39/40 bathroom, looking north



Photo A27: Room 41, looking south-west



Photo A28: Room 44, looking north



Photo A29: Room 45, looking north-west



Photo A30: Room 46, looking south-east



Photo A31: Detail of roof structure within former barn

APPENDIX 2: ARCHIVE DOCUMENTS (BARS REF: Z740/137/1)

Copy.

Inventary + Valuation
of Fixtures + Effects.

A. J. Wingfield

to

J. W. Wood.

11th July 1894

Inventory & Valuation of Fixtures
& Effects from Henry J. Wingfield Esq^r to Frederick
W^m Wood Esq^r at The Law's House Turvey in the
County of Bedford.

11th July 1894

Fixtures

All Gas fittings & piping as planned

Cellar.

Dry meter as fixed

Office

Gas Stove & Bracket with fittings

Saddleroom

Gas Bracket

Stables

Gas Bracket

W.C.

Gas Bracket

The Floor cloth as planned

Bathroom

Gas Bracket

Instantaneous copper water heater with
complete

All the gas piping & fittings through
bath & premises.

The floor cloth as planned

Dining Room

Set of 5" book shelves & fittings in recess
2 spring roller blinds & fittings
4 brass knobs
Iron cart.

Hall

Floor cloth as planned to Hall
2 large doors as fixed with frames, for
panelling glazed light etc. as fitted enclosing the Hall
from Kitchens and Passage
Lobby rails as fixed & 11 brass rods
Spring roller blinds & fittings
Curtain pole & rings
Iron safe fixed in wall.

Breakfast Room

Three roller blinds & fittings
One Spring roller & blind
Set of seven bookshelves in recess
Two curtain rods.

Drawing Room

Three spring roller blinds & fittings
Brass curtain rod on conservatory door
Ten feet of outside sun blind as fitted
Ashes pan
~~Cart~~
Double curtain Rod.

Conservatory

Plant stage in centre

Twelve rustic plant brackets as fixed

The rainwater supply including all fittings complete
piping etc waste pipe + tap.

Sunblind with all fittings

The heating apparatus with boiler stove piping +
fittings

Landing

Lamp chain as fixed

Two roller blinds as fixed

Five brass curtain rods

Floor cloth as planned

No 1. Bedroom

Spring blinds + roller

Brass curtain rod.

No 2 Bedroom

Two roller blinds

Two dress knobs on door

Two brass curtain rods

Three double hooks.

W.C.

Roller blind

Brass curtain rod.

Bathroom.

Roller blind

Four dress knobs on door

Brass curtain rod.

Housemaids basin + casing

Bath as fixed
Return shelves in closet

No. 3. Bedroom.

Spring Roller + blind
Brass curtain rod
Rail + 3 hooks.
Shelf + rod forming hanging wardrobe

No. 4. Bedroom.

Roller + blind
Brass curtain rod
Rail 3 hooks shelf + rod forming hanging wardrobe

No. 5. Bedroom.

Rail 3 hooks + shelf
Roller blind
Three hooks on door
Brass curtain rod.

No. 6. Bedroom

Roller blind
Rail + sixteen dress hooks in closet
Brass curtain rod
Sun blind

Six bell pulls.

No. 7. attic

Roller blind
Six dress knobs.

Bellar Steps

Rail + twelve hooks as fixed.
(7)

Front Kitchen

Roof cloth as planned
Roller blind
Outside sun blind as fixed

Back Kitchen

Constantine cooking range with all fittings & iron
^{plate work}
Deal dresser with drawer & cupboard
Copper as set with furnace and brickwork complete

Yard

Deal spout for fitting tanks
Bell as hung

Hayloft

Enamel for ^{corn} bins
Deal partition
Brushing table
Wainscot
Quantity of saw-dust

Back of Stable.

Lathes, hooks, & weather board as fixed

Garden

Two cucumber frames with four lights & brickwork
complete
Three soft water tubs.
Pea sticks
Crops & Labour.

Poultry Yard.

Endowed for same
Five bales of foreign hay
Oats in bin
Quantity of oats, beans, ^{coal} coke, briquettes & firewood
Sub & oats therein
Sub in receipt house
800 flower pots
to an hulk do

Potting Shed.

Fishings to shed
Seed cupboard

Garden & Conservatory

Plants bedded out & those in pots

The Allotments

The cropping thereon

We having been appointed by the
within mentioned H. J. Wingfield Esq. and J. W.
Wood Esq. to value the foregoing articles between them
do declare such value to be the sum of One hundred
& six pounds five shillings.

£106. 5. 0

(signed) J. R. Eve & Son
2 St Pauls Square
Bedford.

July 17/94.

APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPS

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

Quarry **Gravel Pit** **Sand Pit**
Clay Pit **Shingle** **Refuse Heap**
Sloping Masonry **Flat Rock**

Marsh **Reeds** **Osiers**
Rough Pasture **Furze** **Wood**
Mixed Wood **Brushwood** **Orchard**

Fir **Ford** **Stepping Stones**
Ferry **Waterfall** **Lock**

Trig. Station **Altitude at Trig. Station**
B.M. 325.9 **Bench Mark** **Surface Level**
Arrow denotes flow of water **Antiquities (site of)**

Cutting **Embankment**

Railway crossing Road **Level Crossing** **Road crossing Railway**
Railway crossing River or Canal **Road over single stream** **Road over River or Canal**

----- County Boundary (Geographical)
 - - - - - County & Civil Parish Boundary
 + + + + + Administrative County & Civil Parish Boundary
 ----- County Borough Boundary (England)
 ----- Co. Boro. Bdy.
 ----- County Burgh Boundary (Scotland)

B.P. B.S. Boundary Post or Stone **P.C.B.** Police Call Box
B.R. Bridle Road **P.** Pump
E.P. Electricity Pylon **S.P.** Signal Post
F.B. Foot Bridge **SL** Sluice
F.P. Foot Path **Sp.** Spring
G.P. Guide Post or Board **T.C.B.** Telephone Call Box
M.S. Mile Stone **Tr.** Trough
M.P. M.R. Mooring Post or Ring **W** Well

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

Inactive Quarry, Chalk Pit or Clay Pit **Active Quarry, Chalk Pit or Clay Pit**
Rock **Boulders**

Cliff **Slopes** **Top**

Roofed Building **Glazed Roof Building**
Sloping Masonry **Archway**

Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**

Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**

Rough Grassland **Heath** **Culvert**
Direction of water flow **Bench Mark** **Antiquity (site of)**
Cave Entrance **Triangulation Station** **Electricity Pylon**

Electricity Transmission Line

----- County Boundary (Geographical)
 - - - - - County & Civil Parish Boundary
 Civil Parish Boundary
 - + - + - Admin. County or County Bor. Boundary
 - L B Bdy - London Borough Boundary
 Symbol marking point where boundary mereing changes

BH Beer House **P** Pillar, Pole or Post
BP, BS Boundary Post or Stone **PO** Post Office
Cn, C Capstan, Crane **PC** Public Convenience
Chy Chimney **PH** Public House
D Fn Drinking Fountain **Pp** Pump
EI P Electricity Pillar or Post **SB, S Br** Signal Box or Bridge
FAP Fire Alarm Pillar **SP, SL** Signal Post or Light
FB Foot Bridge **Spr** Spring
GP Guide Post **Tk** Tank or Track
H Hydrant or Hydraulic **TCB** Telephone Call Box
LC Level Crossing **TCP** Telephone Call Post
MH Manhole **Tr** Trough
MP Mile Post or Mooring Post **Wr Pt, Wr T** Water Point, Water Tap
MS Mile Stone **W** Well
NTL Normal Tidal Limit **Wd Pp** Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250

Cliff **Slopes** **Top**

Rock **Rock (scattered)**
Boulders **Boulders (scattered)**
Positioned Boulder **Scree**

Non-Coniferous Tree (surveyed) **Coniferous Tree (surveyed)**
Non-Coniferous Trees (not surveyed) **Coniferous Trees (not surveyed)**

Orchard Tree **Scrub** **Bracken**
Coppice, Osier **Reeds** **Marsh, Saltings**

Rough Grassland **Heath** **Culvert**
Direction of water flow **Triangulation Station** **Antiquity (site of)**
Electricity Transmission Line **Electricity Pylon**

BM 231.60m Bench Mark **Buildings with Building Seed**
Roofed Building **Glazed Roof Building**

• • • • • Civil parish/community boundary
 - - - - - District boundary
 - . - . - County boundary
 o Boundary post/stone
 Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

Bks Barracks **P** Pillar, Pole or Post
Bty Battery **PO** Post Office
Cemy Cemetery **PC** Public Convenience
Chy Chimney **Pp** Pump
Cis Cistern **Ppg Sta** Pumping Station
Dismtd Rly Dismantled Railway **PW** Place of Worship
EI Gen Sta Electricity Generating Station **Sewage Ppg Sta** Sewage Pumping Station

EI P Electricity Pole, Pillar **SB, S Br** Signal Box or Bridge
EI Sub Sta Electricity Sub Station **SP, SL** Signal Post or Light
FB Filter Bed **Spr** Spring
Fn / D Fn Fountain / Drinking Ftn. **Tk** Tank or Track
Gas Gov Gas Valve Compound **Tr** Trough
GVC Gas Governor **Wd Pp** Wind Pump
GP Guide Post **Wr Pt, Wr T** Water Point, Water Tap
MH Manhole **Wks** Works (building or area)
MP, MS Mile Post or Mile Stone **W** Well

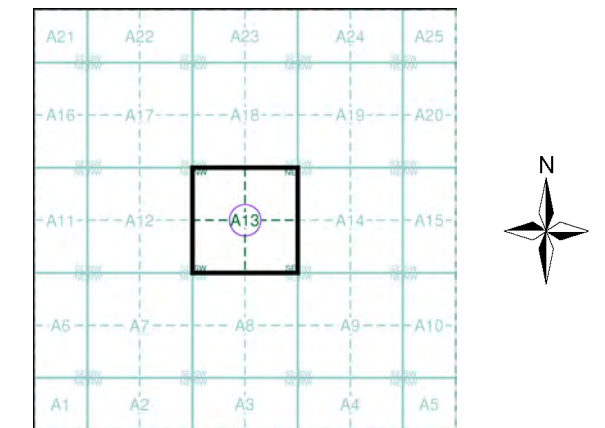
Envirocheck®

LANDMARK INFORMATION GROUP®

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Buckinghamshire	1:2,500	1882	2
Bedfordshire	1:2,500	1883 - 1884	3
Buckinghamshire	1:2,500	1900	4
Bedfordshire	1:2,500	1901	5
Ordnance Survey Plan	1:2,500	1977 - 1978	6
Additional SIMs	1:2,500	1990	7
Large-Scale National Grid Data	1:2,500	1993	8

Historical Map - Segment A13



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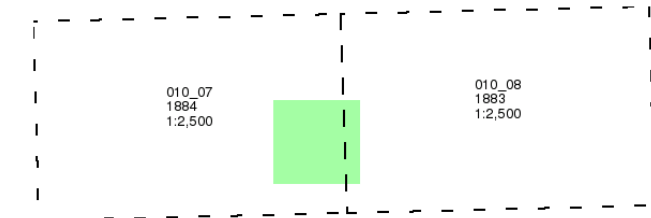
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Landmark
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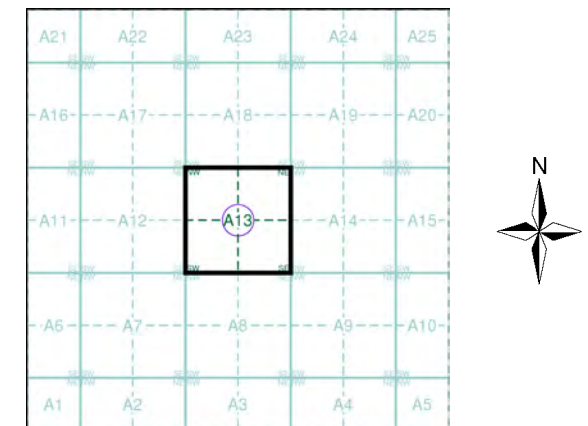
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



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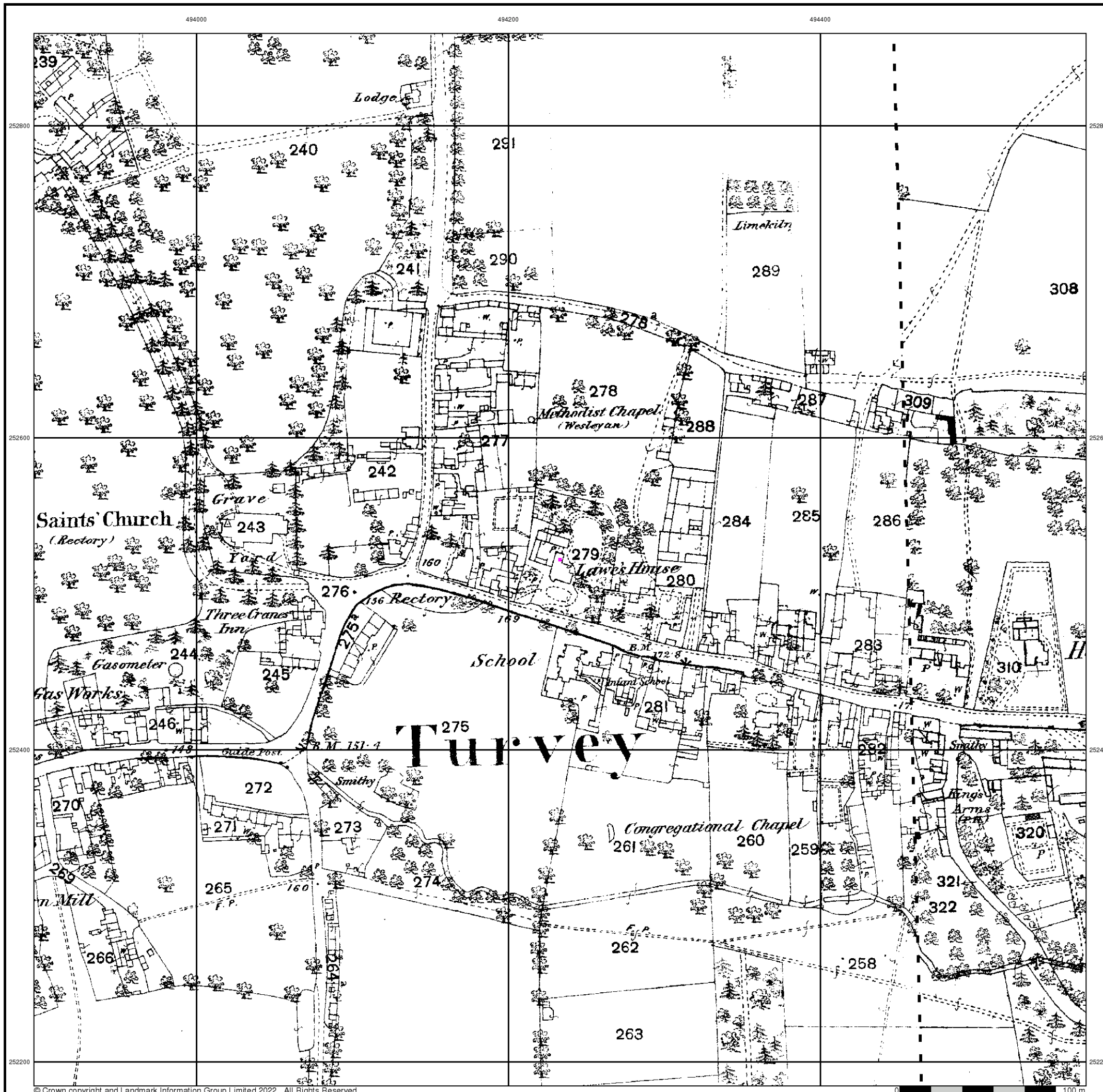


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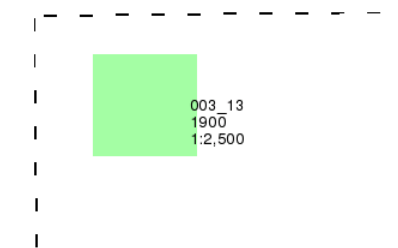
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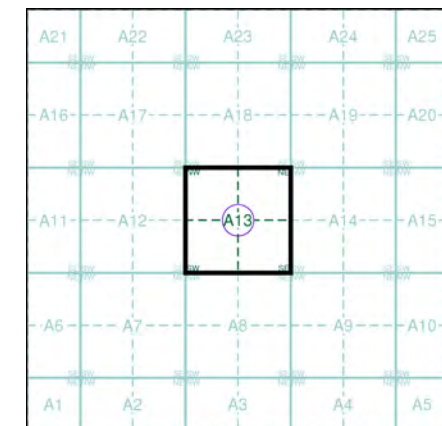


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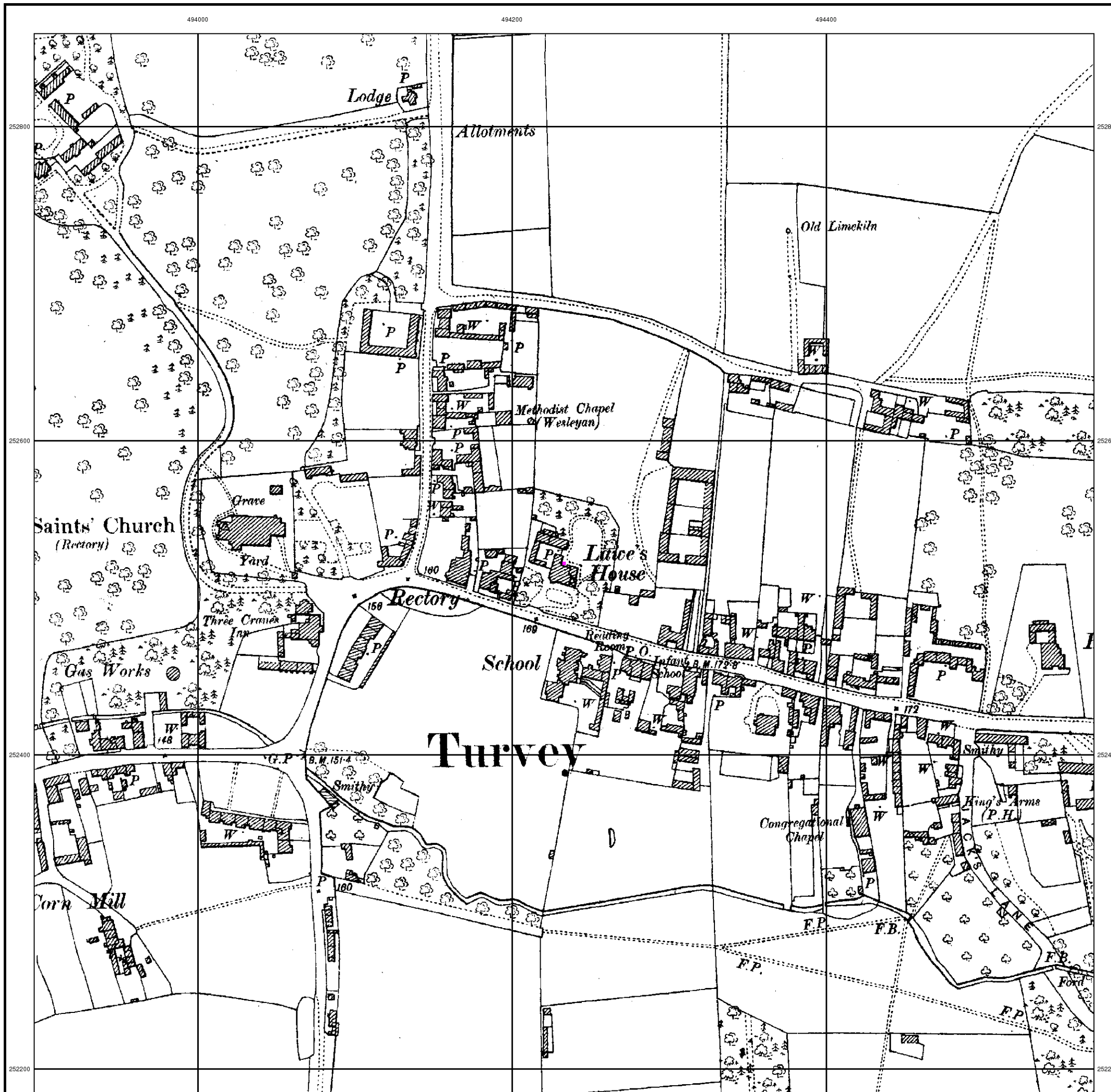


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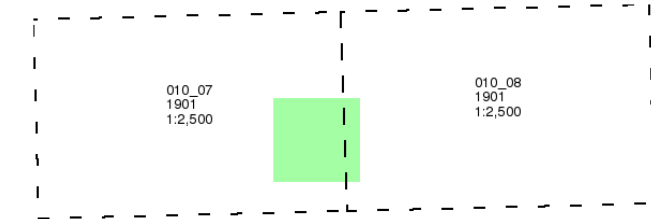
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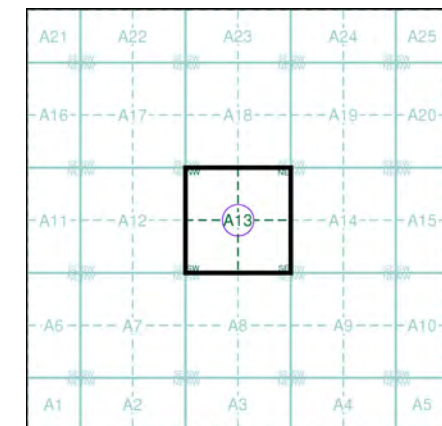


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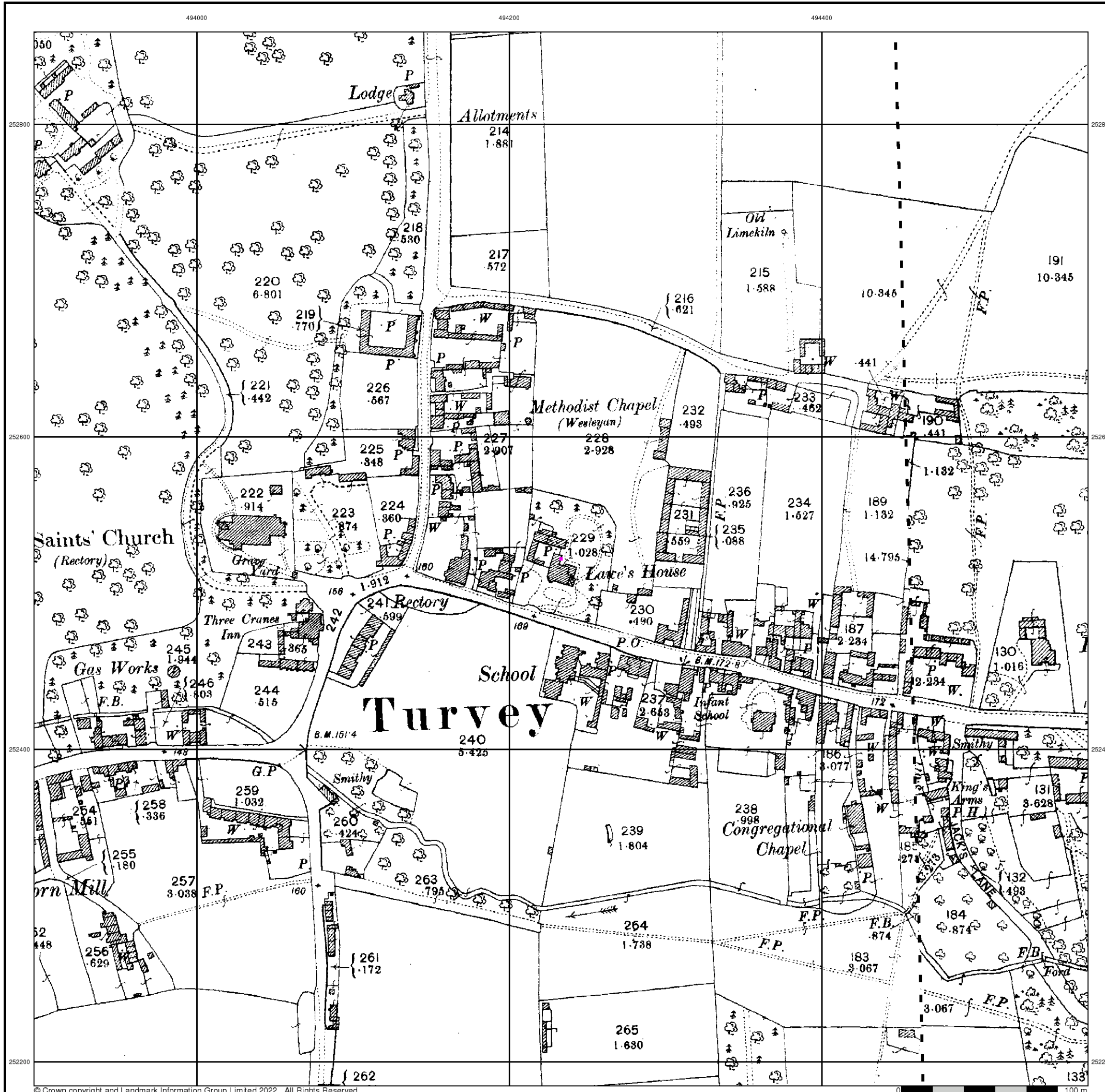


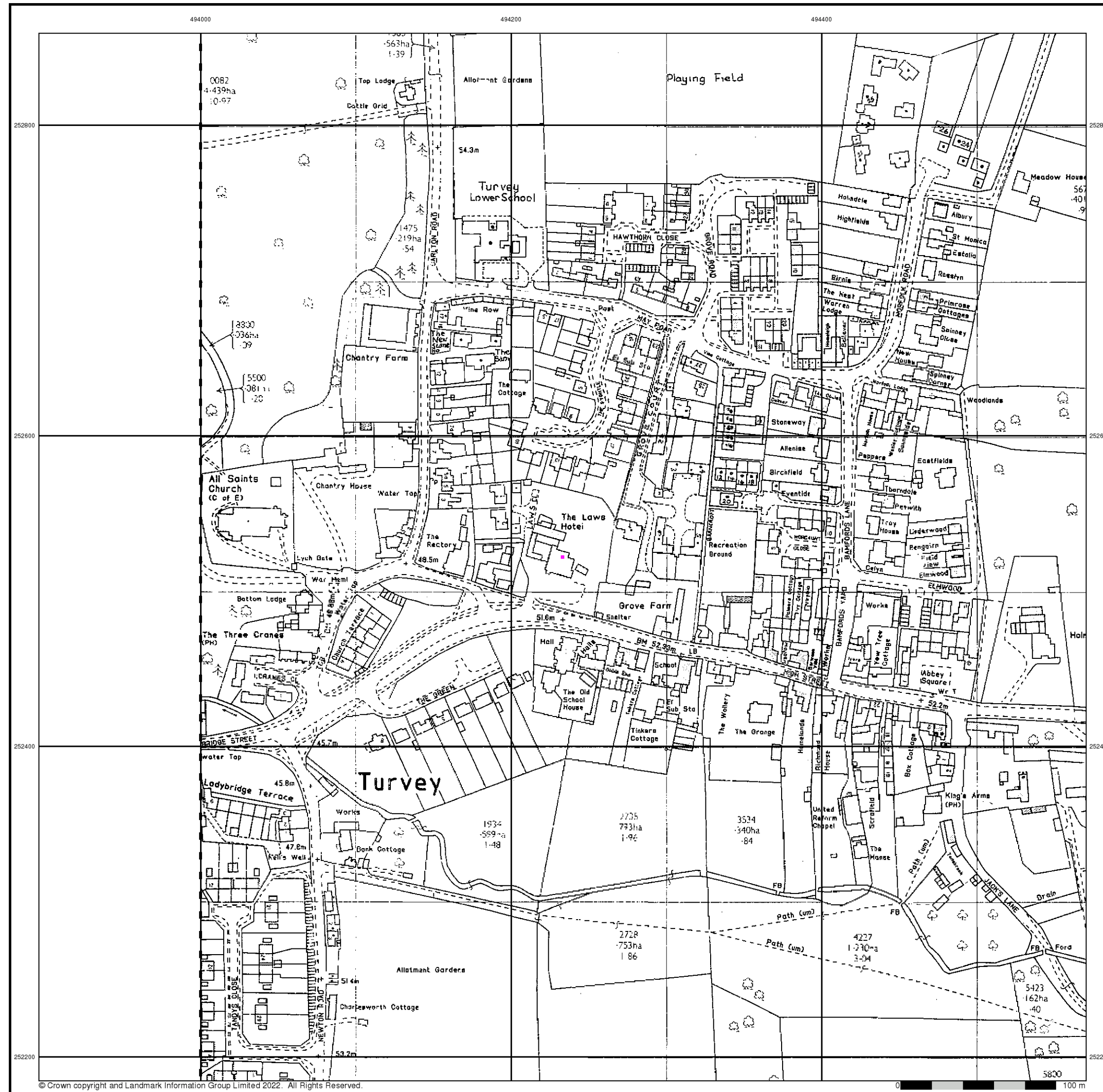
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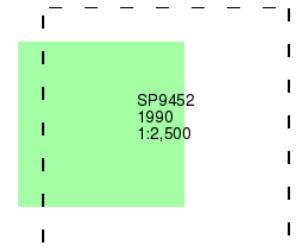




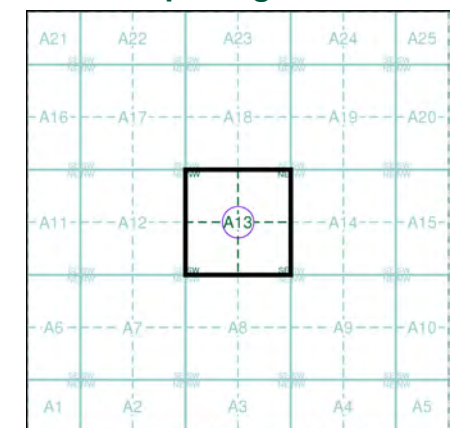
Additional SIMs
Published 1990
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



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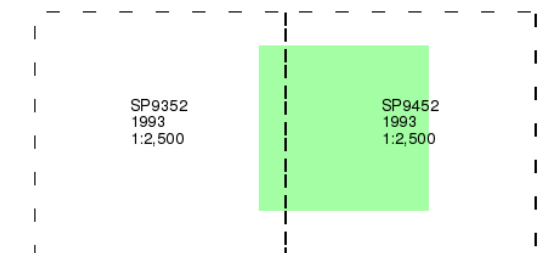
Large-Scale National Grid Data

Published 1993

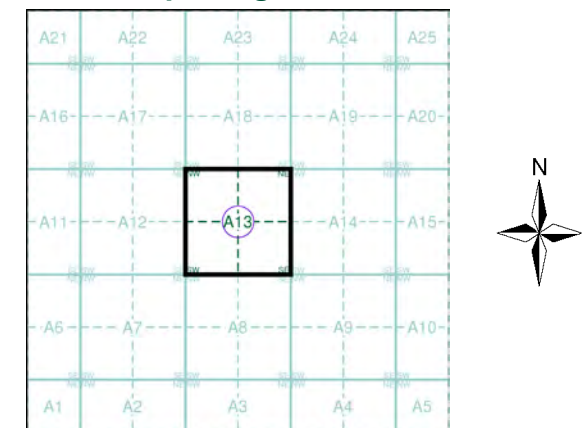
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



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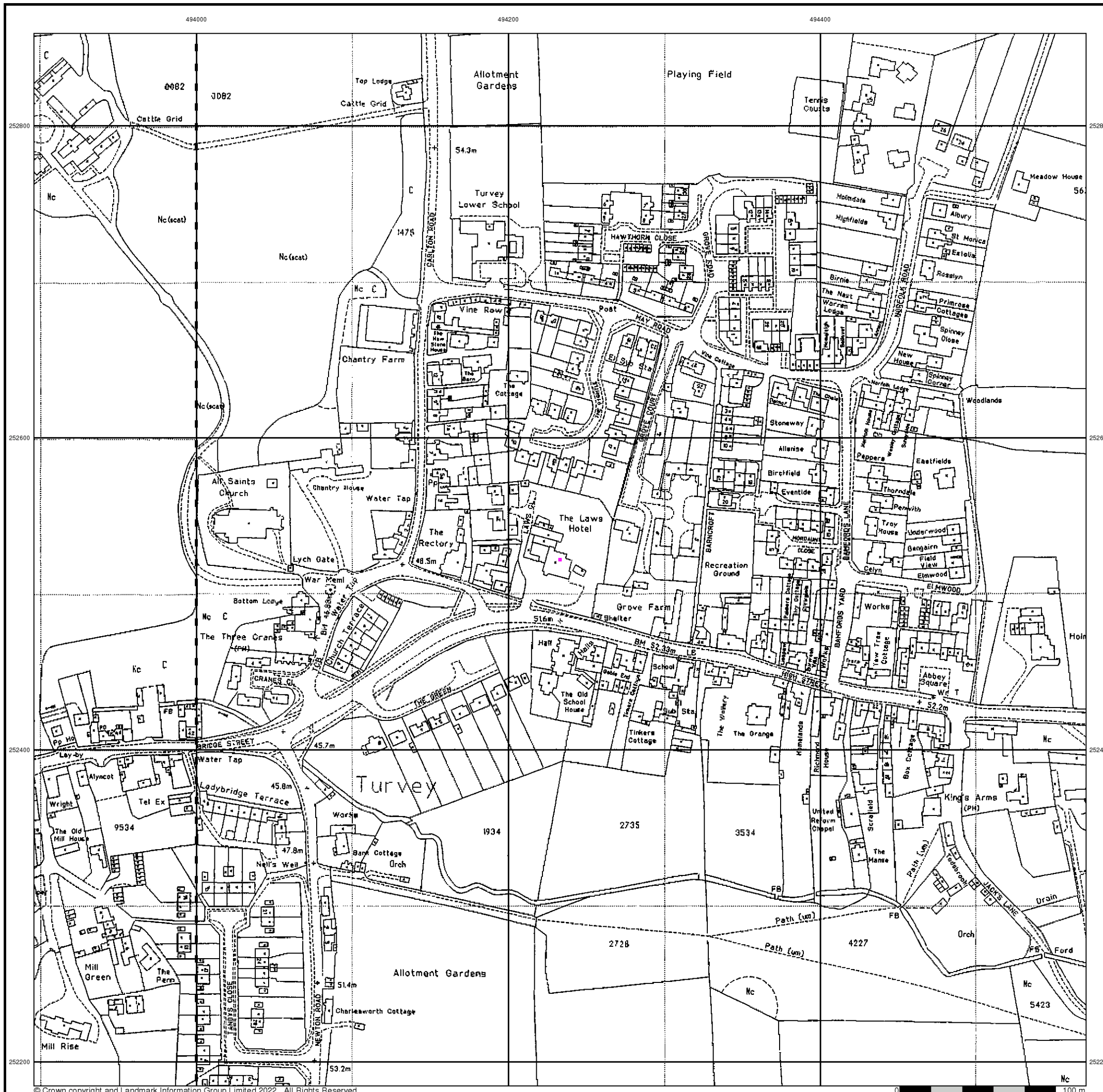


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 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Site at 494230, 252520



Andover Office

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Walworth Road
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Cirencester
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e: enquiries@cotswoldarchaeology.co.uk

