

JOHN MOORE HERITAGE SERVICES

**BUILDING ASSESSMENT AND ARCHAEOLOGICAL
DESK-BASED ASSESSMENT**

ON

4 MOOR END LANE, EATON BRAY

NGR SP 97650 20040

On behalf of

Mr M Kilroy

OCTOBER 2011

REPORT FOR	Mr M Kilroy 2 Ash Close Watlington Oxon OX49 5LW
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SITE VISIT	14 th September 2011
REPORT ISSUED	5 th October 2011
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JMHS Project No:	2504

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4 Moor End Lane, Water Eaton

Central Bedfordshire

(NGR SP 97650 20040)

Building Assessment and Archaeological Desk-Based Assessment

SUMMARY

John Moore Heritage Services carried out a Building Assessment combined with Archaeological Desk-Based Assessment work on Moor End Lane, Bedfordshire (NGR SP97650 20040). This determined that the buildings that survived on the area were industrial units of the 20th century and of very little architectural merit. An assessment of the known archaeological background and map evidence of the site could only identify one earlier structure on the map of 1926 under part of the present range. Lack of evidence does not always indicate lack of finds.

1 INTRODUCTION

1.1 Location (see figure 1)

- 1.1.1 4 Moor End Lane (NGR SP 97650 20040) is located within the medieval manor and parish of Eaton Bray (Central Bedfordshire Council). The manor house and parish of Eaton Bray have been in existence from the tenth century AD if not before.

1.2 Commission

- 1.2.1 Michael Kilroy commissioned John Moore Heritage Services to carry out a building assessment and Desk-Based Assessment of no. 4 Moor End Lane, Eaton Bray, in September 2011, as a requirement of a planning application, which concerns the demolition of the buildings. Thus the planning application is subject to and produced in line with local and regional planning strategies besides PPS5, the present statute for standing buildings and archaeological remains.
- 1.2.2 The report is a record on a standing building that is not a heritage asset that is to be demolished.

2 BACKGROUND

2.1 Designation

- 2.1.1 The Building is not considered to be worth designation and subsequently has no listing.

2.2 History of Development (see figures 2-5 and Gazetteer)

- 2.2.1 A 250m search of the Bedfordshire and Buckinghamshire Historic Environment Record and National Monuments Record determined that there were a number of sites in the area but none of these were recognised as being of a prehistoric origin. One of the problems here is the type of geology that occurs in the Ouzel valley, which is not considered conducive for showing such monuments.

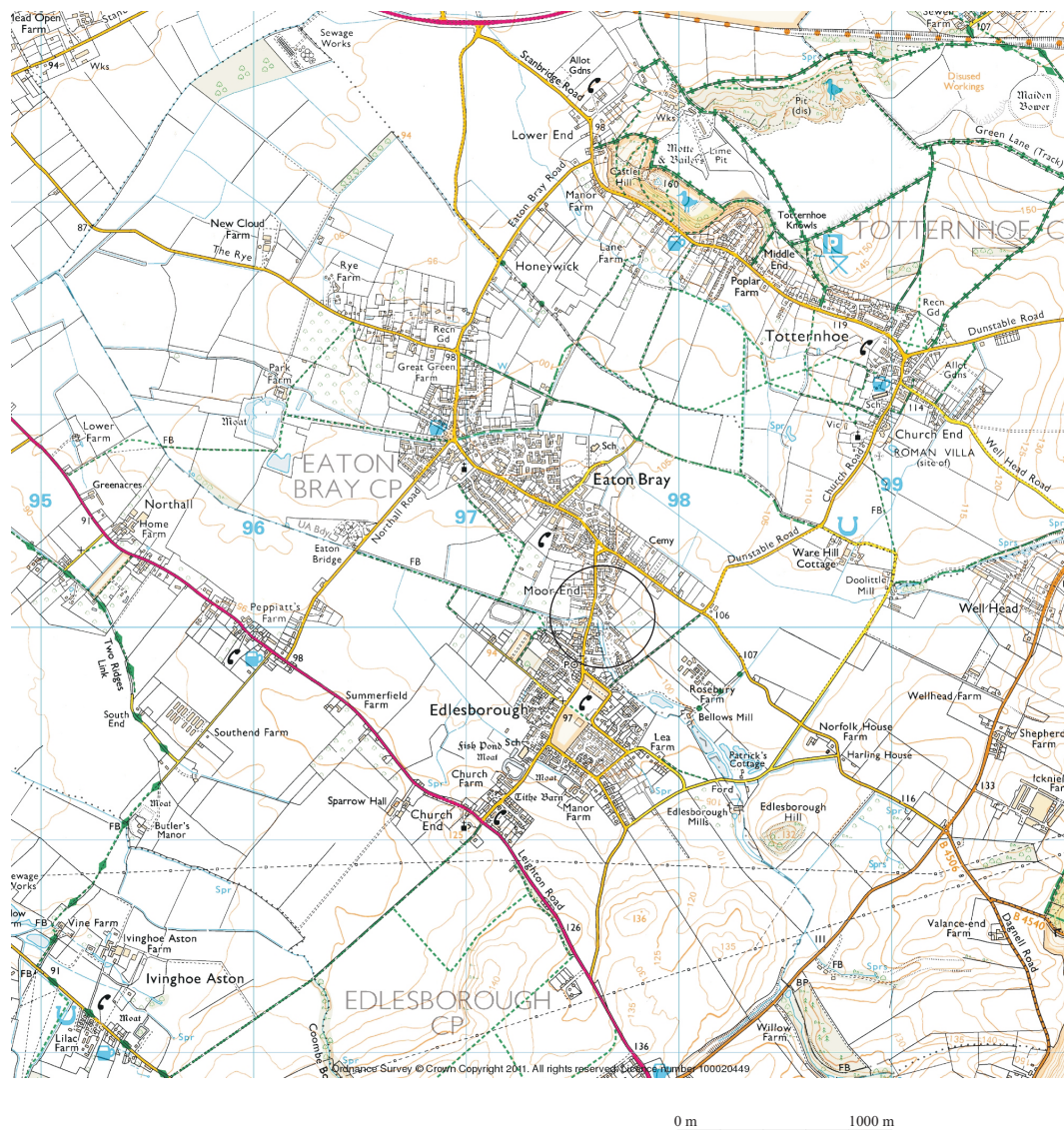


Figure 1: Site Location

- 2.2.2 A historical study of Eaton Bray parish (type script Bed HER) has noted a number of potentially prehistoric and Roman sites in the parish. This includes cropmarks north of Park Farm that form a linear and enclosure (Beds HER 3230), and a circular cropmark south of the Harling Road (Bed HER 10510). These sites lie outside the search area, but are important because they indicate the possibility of prehistoric activity in the area generally, in an area where cropmark evidence is normally difficult to detect.
- 2.2.3 The early maps mention two names that may also indicate prehistoric or Roman period activity. These include reference to a mound near the Icknield Way on the Inclosure Map of 1860 (Bed RO CRMA92a), and perhaps more significantly the name Auberry on the 1849 Tithe Map (Bed RO CROMAT 13). The latter name lies to the northeast of the site near the limit of the search area. The name Auberry is part of a large group of name types referring to the old earthwork or old defended enclosure. As no fortification is identified there at present it is highly likely that a strongly defended enclosure or even a valley fort may have existed in this area in the past. If so it may simply survive as a buried feature.
- 2.2.4 Roman evidence occurs within the parish rather than being in the search area. The Icknield Way (Bed HER 353) a major Roman road forms the eastern boundary of the parish. The adjacent location of the burial mound (Bed HER 1392) to the road may indicate that this mound is of a Roman or early medieval date and respects the line of the road. Alternatively it may just be a coincidence that the road passed it at a later date. More significantly, but still outside the search area, the remains of a Roman quern was recovered from the centre of the village (Bed HER 1402). This indicates Roman domestic activity in the area, and even if the occupation is set on the higher ground to the north it is possible that agricultural activity of field boundaries and drove-ways may underlie the village.
- 2.2.5 Early medieval activity has been noted outside the area across the parochial and shire boundary at Edlesborough (Bed HER 1474) where a cemetery has been identified.
- 2.2.6 Historically the earliest recorded reference to Eaton Bray is in the Domesday Book of 1086 (Morris 1977, 2.1). Here we are informed that Alfsi held the manor in 1066 from Queen Edith, but by 1086 the manor had passed to the bishop of Bayeux. The estate covered 12 hides and 1 virgate, of which 2 hides were demesne. The exact status of a further 2 hides is possibly in demesne, a statement which is of interest and could feasibly be associated with church holdings. The manor also contained meadowland and woodland for 300 pigs, or *silva* and *porc* as the Latin text states. The location of some of these environmental areas can be located through later textual evidence.
- 2.2.7 The name Eaton Bray was first recorded in 1086 as *Eiton(a)*, and the first part is part of a widely used name of Old English origin referring to the water-farmstead or town. In the case of the Place-names of Bedfordshire and Huntingdonshire the name has been given the form River-farm (Mawer and Stenton 1926, 121). This is a reference to Eaton Bray being located in an area with numerous springs and streams. The main stream here is the Ouzel river a modern name for the Lovat recorded *Louente* in 1276 (Mawer and Stenton 1926, 9).
- 2.2.8 The manor of Eaton Bray escheated to the crown after William I's reign, and stayed with the crown until Henry II granted it out to Osbert Martel to farm in 1166 to 1173 (VCH 1912, 369-75). In 1173 the manor transferred to Aldulfi de Braci and then to Eleanor the widow of Henry II. Eleanor in turn granted Eaton by Dunstable to Engdran her butler, who subsequently granted half of the land to the abbey of Fontevraud. This abbey was a significant French abbey with a royal status and became an important burial place for the Plantagenet or Angevine monarchs, containing the tombs of the body of Henry II, Eleanor of Aquitaine, Richard I and Isabelle of Angouleme (Rouchausse ND).

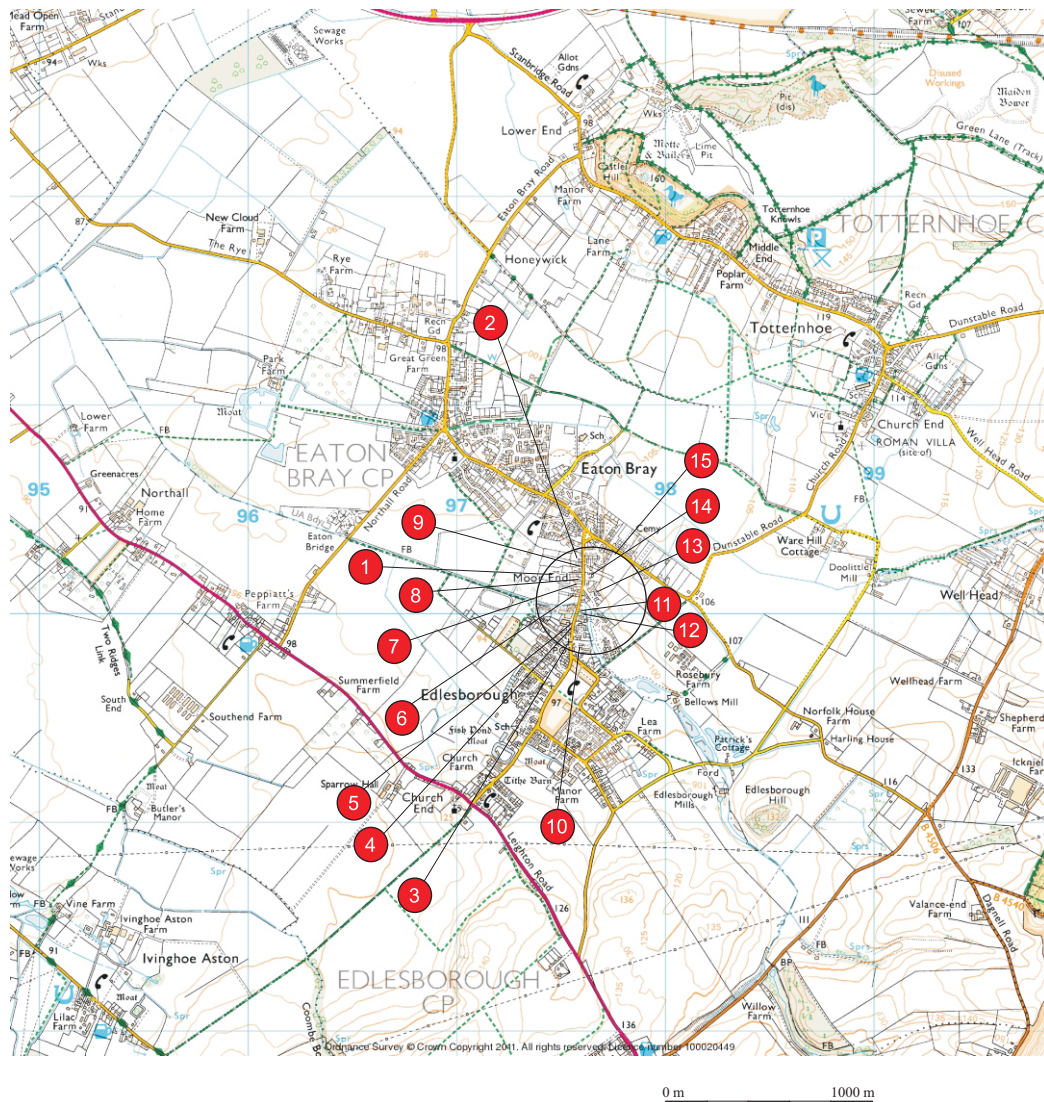


Figure 2: HER sites



Figure 3: Tithe Award Map 1849



Figure 4: OS map c. 1880 1st Series



Figure 5: OS map c. 1920 3rd Series

- 2.2.9 In 1204, following the death of Eleanor, the manor was granted to William de Cantlowe who died in 1254 (VCH 1912, 369-75). The manor at this time passed to George de Cantlowe who was aged just three. In 1298 the manor passed to William la Zouche, the son of George, and in 1316 the manors of Eaton, Houghton Regis, Whipsnade and Totternhoe were jointly held. In 1324 the manor passed from William la Zouche to his second son William and in 1333 this was settled on Eudo. The manor stayed in the hands of the Zouch family until 1490.
- 2.2.10 Documentation informs us that a castle was built at Eaton Bray in 1221 by the Cantilowe family (VCH 1912, 369-75). This manor had two drawbridges and is not mentioned again after the 13th century. The location of this building is not known but it has been suggested that it lies under the mansion house built by the Bray family.
- 2.2.11 Henry VII granted the manor of Eaton in 1490 to Sir Reginald Bray the High Treasurer and Chancellor of the Duchy of Lancaster (VCH 1912, 369-75). The change of manor at this time is clearly associated with the rise of the Tudor royal line and the demise of the Angevine house, of which the houses of Lancaster and York were both derived directly from the offspring of Edward III. It is this association that saw the defining place-name designation given to Eaton Bray (Mawer and Stenton 1926, 121). The Bray family constructed a manor house here.
- 2.2.12 In 1577 the manor passed to the Sandy family, and subsequently this started a series of exchanges for the property. In 1622 the manor was in the hands of John Huxley and in 1742 Isaac Hughes. John Potter the Archbishop of Canterbury purchased the manor in 1745 and in 1763 it was purchased by William Beckford Lord Mayor of London.
- 2.2.13 The first reference to the church at Eaton Bray is mentioned in 1126 when the church was granted to Merton Priory in Surrey (VCH 1912, 369-75). This priory held the church until the dissolution of the monastery, however it is known that in the 13th century William de Cantlowe claimed the church and the advowson as part of the manor. This was supposedly settled in 1210 when a chapel dedicated to Saint Nicholas was allowed to have been constructed at the manor house or castle.
- 2.2.14 There are certain texts concerning the manor and its holdings that indicate that not all of the various rights of the church may have been resolved and that possession was more important. In 1225 there is a reference to scutage due from the fee of Eaton (VCH 1912, 369-75); the terms scutage is normally associated with church payments, though not exclusively. More significantly the account of the manor dated 1274 mentions Peter's Pence belonging to the manor from the land in Totternhoe, Wymington and Mentemore (typescript Beds HER). Peter's Pence is not a manorial payment, it is reserved for a payment to a church, normally an early medieval mother church. This implies that the church of Eaton may well be on an older site. The parishes of Eaton, Totternhoe, and Whipsnade are all interlinked and subsequently this must come from a larger territory. Whipsnade as a parish was constructed from that of Eaton Bray in the 16th century (VCH 1912, 369-75).
- 2.2.15 Manorial texts of Eaton of 1276 mention Dudenineshei in the Whipsnade area (typescript Beds HER). This contains a reference to *hagan*, a wooded enclosure. The name is Old English in origin, but it is possible that some of these woodland enclosures may originate in the Iron Age as Nemetons or sacred groves (Yeates 2008). The extent of this enclosure is unknown, but the woodland mentioned in the Domesday Book would indicate that this feature was once a substantial feature in the landscape.
- 2.2.16 The medieval sites located within the search area include a moated site (Beds HER 3242), which was known as Moors Hall in the 16th century (Fig. 2, 1). The moat was also

the location of an excavation that identified the fourth side of the moat which had become more obscured than the other three (Kajewski and Race 2007). Medieval finds of the 14th century have been recovered near the church (Typscript Beds HER), which suggest that the main medieval focus of the village (2) is located further away from the site. Having said this, the area of the medieval village does extend into the search area (Beds HER 16884).

- 2.2.17 There are significantly more post-medieval sites identified in the search area, many of which are listed buildings. These include the site of a maltings (Beds HER 695; JMHS 15), a Baptist chapel of the 19th century (Beds HER 1048; JMHS 3), the Two Counties Mill (Beds HER 1179; JMHS 10), a 17th century mill (Beds HER 2622; JMHS 12) now demolished, a 16th century building at 52 Moor End (Beds HER 5380; JMHS 6), an 18th century building at 46 Moor End (Beds HER 6861; JMHS 7), a post-medieval house at 68a Moor End (Beds HER 6862; JMHS 4), a 17th century building at 25 Moor End (Beds HER 6864; JMHS 14), a 20th century blacksmiths workshop (Beds HER 10487; JMHS 8), a further Blacksmith's shop at Moor End (Beds HER 10489; JMHS 13), a brewery (Beds HER 10511; JMHS 5) now demolished, a 19th century house (Beds HER 15512; JMHS 9), and a post-medieval house associated with a mill (Beds HER 15637; JMHS 11).
- 2.2.18 The Tithe Map of 1849 (Beds RO CRO MAT 13)(Fig. 3) and the Inclosure Award of 1860 (Beds RO CRMA92a) show no buildings in the location of 4 Moor End Lane. The Ordnance Survey map of 1880 shows the remains of two buildings on the site presumably constructed 1860-80 (Fig. 4). The Ordnance Survey of 1920 shows the remains of one linear building on the west side of the site (Fig. 5). This is presumably one of the buildings on the earlier Ordnance Survey map.

3 DESCRIPTION OF 4 MOOR END LANE

3.1 Introduction and general description

- 3.1.1 The present range of buildings appear to be a group of structures forming two ranges, though one of them lies in the location of the building on the 1880 and 1926 map it is likely that this building did not survive.

3.2 The structure (Plates 1 & 2)

- 3.2.1 The west range consists of a group of three units. The northern unit is a shed constructed or reconstructed with a mixture of reused bricks. On the east side there are two windows and a door, all new, and on the west side a new door. On the north end there are double doors of wood. The roof is of pan tiles.
- 3.2.2 The central unit is built of modern bricks, with window and door on the east side. The roof is of concrete tiles, and has a brick chimney and a clay pot. This building is infill of the two larger structures either side.
- 3.2.3 The south range has two windows on the east side and a door in its east end. The roof is of concrete tiles. The structure is joined to a central unit and thus one could consider this building to have two irregular wings.
- 3.2.4 The central range is also of a modern brick with the remains of a large garage door on the north side. A breezeblock wall has blocked this entrance up and a new smaller modern door inserted.
- 3.2.5 The east side of this building has a further wing extending at a slight angle, which is also built of modern brick. There are two new windows on the north side and a garage door on the east end. This extension, unlike any of the others, is at the same height as the central range.



Plate 1: West wing no.4 Moor End Road, Eaton Bray



Plate 2: Central block and east wing at 4 Moor End Road, Eaton Bray

- 3.2.6 The interior of the buildings was not seen, but this is unlikely to have brought any surprises.

4 ASSESSMENT

4.1 Date and Phasing

- 4.1.1 The structure probably has three phases.
- 4.1.2 Phase 1 saw the construction at the garage on the north end of the west wing.
- 4.1.3 Phase 2 saw the building of the central range with the east and the nearest part of the west wing.
- 4.1.4 Phase 3 saw the infill in the west wing.

4.2 Historic and Architectural Assessment

- 4.2.1 The buildings represent a 20th century industrial unit with no architectural merit.

5 THE CURRENT PROPOSAL

- 5.1 The current proposal is to demolish these buildings to construct domestic dwellings.

6 CONCLUSIONS

- 6.1 The manor and parish of Eaton Bray have been in existence probably from before 1066, though this statement uses minimal surviving detail. Prehistoric and Roman archaeology have been noted in the parish and village although not in the surrounding 250m-search area. The medieval village is also considered to extend into the search area. Though we are unaware of any potential archaeology on the site it is possible that some may exist there.
- 6.2 The majority of recognised features in the search area are listed buildings. No buildings are recognised on the site prior to the 1880 OS map, and it is likely that due to the location that in the post-medieval period this was an area of water meadow.

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8 GAZETTEER OF SITES ON THE HISTORIC ENVIRONMENT RECORD

PERIOD	JMHS ID	HER ID	NGR (SP)	DESCRIPTION
Medieval				
	1	3242 EBD36	SP 974 202	Medieval Moat, excavated on missing 4 th side to show that it previously existed
	2	16884	SP 970 207	Eaton Bray medieval village
Post-Medieval				
	3	1048	SP 9754 1987	Baptist Chapel, built 1830-5, with phase 2 1851
	4	6862	SP 9754 1993	Post-medieval house (68a Moor End)
	5	10511	SP 9754 1996	Post-Medieval brewery
	6	5380	SP 9755 2008	16 th century building (52 Moor End)
	7	6861	SP 9756 2014	18 th century building (46 Moor End)
	8	10487	SP 9758 2016	20 th century black smith site (Moor End)
	9	15512	SP 9758 2021	19 th century building (32 Moor End)
	10	1179	SP 9759 1984	A flour mill on the 1920s OS map
	11	15637	SP 8759 2001	A large post-medieval building associated with a mill
	12	2622	SP 976 200	A watermill shown on Bryant's map of 1826 and OS of 1920s, demolished by 1967
	13	10489	SP 9766 2010	Post-Medieval blacksmiths workshop
	14	6864	SP 9763 2017	17 th century house site, now demolished (25 Moor End Lane)
	15	695	SP 9775 2029	Malting Close listed on the Tithe Award map of 1849 and Enclosure Award of 1860