

Historic Building Record:
Bottom Farm, Yelden
Bedfordshire
(NGR 501461 267177)

Planning Application Ref. 14/00232/FUL



December 2014

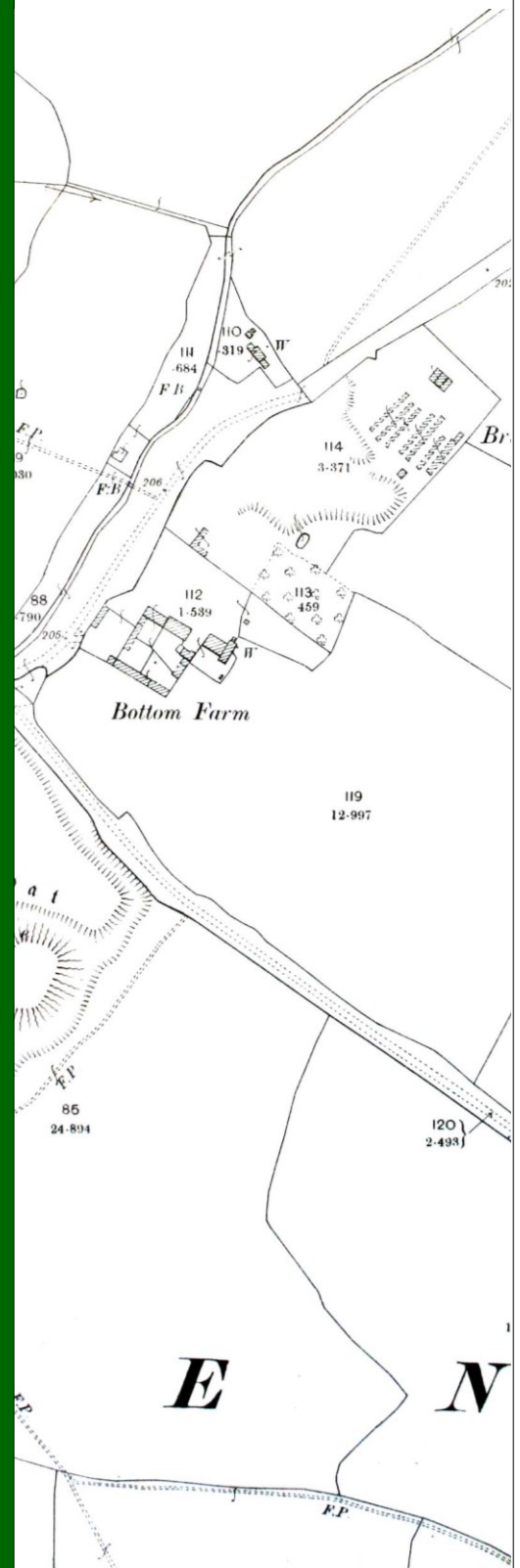
Souterrain Archaeological Services Ltd

for

Jon Bolton Developments Ltd

Souterrain

Archaeological Services Ltd



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CONTENTS

LIST OF FIGURES	3
<i>SUMMARY</i>	4
1. THE HISTORIC BUILDING RECORD	6
2. THE PLANNING BACKGROUND	6
3. LOCATION	7
4. HISTORIC LAYOUT OF THE FARM BUILDINGS: THE DOCUMENTARY EVIDENCE	7
5. OBSERVATIONS	10
Barn A	10
Barn B	11
Barn C	11
Barn D	11
6. BROAD PHASING AND FUNCTION OF THE FARM BUILDINGS	12
7. REMARKS	13
8. REFERENCES	13
9. ARCHIVE & REPORT	14
10. COPYRIGHT	14
11. PHOTOGRAPHS	15

(Illustrations are at the end of the report)

List of Figures

Figure 1	Location of site
Figure 2	The Layout of Bottom Farm in 1842 (based on the Tithe Map; scale approx.)
Figure 3	The Layout of Bottom Farm in 1876, showing proximity of the Brick and Tile Works
Figure 4	The Layout of Bottom Farm in 1901, showing proximity of the Brick and Tile Works
Figure 5	The Layout of surviving farm buildings at Bottom Farm in 2014
Figure 6	Building plans and cross-section locations
Figure 7	Barn A: Elevations
Figure 8	Barn B: Elevations
Figure 9	Barn C: Elevations
Figure 10	Barn D: Elevations
Figure 11	Cross sections
Figure 12	Direction of digital photographs

Summary

On the 4th, 5th and 16th of December 2014, an 'as found' record was made of a group of disused and partly ruined 19th century farm buildings at Bottom Farm, Yelden, Bedfordshire.

The report provides a descriptive and illustrative account of observations, including photographs and scale elevations and plans.

The buildings were purported to have originated as a brickworks, and/or to have been associated with the manufacture of bricks prior to becoming a farm. However, observations made during fieldwork recording found no evidence of brick production, but that of a range of farm buildings typical of a 19th century estate farm. The documentary evidence provides a corroborative account of a 19th century estate farm operating a mixed economy of livestock rearing and cultivation.

The analysis identifies the broad phases of development for the surviving farm buildings.

The report also highlights the proximity of the brickworks which belonged to the Yelden Estate, and which, for approximately 40 years, co-existed with the farm.

Preface

All statements and opinions in this document are offered in good faith. Souterrain Archaeological Services Ltd (Souterrain) cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.

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1. THE HISTORIC BUILDING RECORD

- 1.1 This document presents an illustrated and descriptive 'as found' record of a range of 19th century farm buildings at the village of Yelden in Bedfordshire, prior to their conversion.
- 1.2 The purpose of the recording work is to build upon existing knowledge and to gain a better understanding of the historic structures and their development phases.
- 1.3 This element of the historic record has been prepared by Souterrain Archaeological Services Ltd (Souterrain) on behalf of Jon Bolton Developments Ltd of Bozeat, Northamptonshire. It comprises:
- a descriptive account based on on-site observations
 - a photographic archive (digital images)
 - annotated building plans and elevations based on architects' drawings.
- 1.4 The recording work observed the guidance of the English Heritage (*Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2006)).
- 1.5 The report and archive is to be available as a public-accessible record.

2. THE PLANNING BACKGROUND

- 2.1 Planning permission was granted by Bedford Borough Council on the 26th of March 2014 for 'conversion of existing barns to form one dwelling including extension to link buildings and external alterations' at Bottom Farm, Yelden, Bedfordshire, MK44 1AQ. The area of the proposed development, existing plans and elevations are defined on drawings associated with the planning application¹.
- 2.2 None of the buildings at the property is listed, but comprise a non-designated heritage asset. Their historic significance is recognized by their inclusion in the Historic Environment Record². Subsequently, in accordance with paragraph 141 of the National Planning Policy³, which requires a developer to record, and to advance understanding of the significance of heritage assets that are to be lost due to development, a Condition (no.14) was attached to the planning permission. This condition requires an historic building record to be made prior to the development.
- 2.3 A *Design Brief* for a programme of historic building recording was issued by the Bedford Borough Council Historic Environment Team (BBCET) on 31st October 2014⁴. Specific variations to the requirements of the *Brief* were subsequently agreed by Souterrain and BBCET, which are reflected in the written *Scheme for an Historic Building Record*⁵.

¹ Global Surveys Job no. 12864, 'Topographical Survey' and 'Measured Building Survey Floor Plans' sheets 1 to 3

² HER no. BBHER3103

³ National Planning Policy Framework (NPPF), 27.03.2012

⁴ *Archaeological Design Brief for Historic Building Recording at Land to the rear of Bottom Farm, Yelden*, Bedford Borough Council Historic Environment Team, 31/10/2014

⁵ 'Scheme for an Historic Building Record: Bottom Farm, Yelden, Bedfordshire, MK44 1AQ' (NGR 501463 267181), App. Ref.: 14/00232/FUL, Souterrain Archaeological Services Ltd Project SOU14-382, 27th November 2014

3. LOCATION

- 3.1 The site is located at Bottom Farm, just beyond the northeast periphery of the village of Yelden. The property is surrounded by fields. It is centred at National Grid Reference 501463, 267181 and at approximately 65m to 62m AOD (NW to SE). The geology is understood to be alluvium (clay and silts) above Oxford Clay. The property (comprised of three barns) and the external grounds are currently vacant and disused. The buildings have suffered deterioration as a result of from age and weather.

4. HISTORIC LAYOUT OF THE FARM BUILDINGS: THE DOCUMENTARY EVIDENCE

- 4.1 The earliest known map of Bottom Farm is that surveyed for Yelden's Tithe Commutation Award of 17th August 1842. The survey was probably carried out by using a Gunter chain. Overlay of the map with later Ordnance Survey 2500 scale mapping shows that it is reliable for comparative purposes. Figure 2 is transcribed from the Tithe Map; the annotation has been added. The layout and footprint of individual buildings appear to have been mapped with reasonable accuracy. Bottom Farm is land parcel number 46, succinctly described in the accompanying award schedule as 'Homestead and Home Closes' amounting to 15a-0r-20p.
- 4.2 The farm was a part of the Yelden Estate, owned by Robert Clavering Savage, one of Yelden's principal landowners. Clavering Savage inherited the estate from his father (d. 1813)⁶, prior to which it had been a possession of his grandfather, Robert Clavering (d.1788). The Land Tax Assessment of 1783⁷ lists 13 tenants of Robert Clavering Esq. at Yelden, three of which were paying dues sufficient to be the occupier /farmer of Bottom Farm, although it is indeterminate without more detailed genealogical analysis.
- 4.3 At the time of the Tithe Commutation survey Bottom Farm itself was occupied and farmed by John Eads. The farmland amounted to 116a-3r-36p, which except for about 45 acres of arable or mixed arable was under grass, as were the three closes to the northeast of the farm (i.e. Gore's Close, Skinner's Close and Skinner's Nine Acres) where a brickworks was later established.
- 4.4 Originally, the farm comprised a farmhouse and two separate groups of farm buildings, each ranged around a yard. One group was situated immediately west of the farmhouse (c.30m), the other about 50m to the northwest. The farmhouse and the northern group of buildings are no longer in existence; the site of the farmhouse still visible as an earthwork platform (*post.7.2*).
- 4.5 Of the western group of farm buildings only two buildings survive – in this report termed Barn C and Barn D. The farmhouse was a T-shaped building which stood about 12m to the east of Barn C. Barns A and B were not yet built. There was also a small rectangular structure, in the east corner of the farm yard, about 6m to the south of the southeast end of Barn C.
- 4.6 The northwest group of farm buildings consisted of three structures, one an L-shape, ranged around a yard.
- 4.7 In 1875, the freehold property known as the Yelden Estate, totalling 962 acres, was prepared for sale by auctioneers Messrs Driver of London⁸. The property included farmhouses, homesteads, buildings and tenanted cottages. Bottom Farm was in Lot 1 together with The Top Farm, Middle Farm and Newton Farm. Its location was prestigiously described as being "bounded by

⁶ Conditions of Sale, 1876 *Bedfordshire and Northamptonshire, Particulars of Yelden Estate*, Messrs Driver, London, BLAS.AD1147/30

⁷ BLAS, DDHA 14/5/1, *Land Tax Assessment*, 1783 pp.21-22

⁸ *The Yelden Estate, Sales Particulars*, auction particulars 13th July 1875, WG2603

properties belonging to the Duke of Bedford, Lord St. John, Samuel Crawley Esq., All Souls College, Oxford and _Wise Esq.” The farmhouse at Bottom Farm was a timber framed structure with wattle and daub and a thatched roof. On the ground floor there was a sitting room, kitchen, parlour, pantry, dairy, wash-house. There were three bedrooms above and two attic rooms. It was adjoined by gardens and an orchard.

- 4.8 Figure 3 is transcribed from a map accompanying the Sales Particulars showing the layout of Bottom Farm in 1875 (with interpretative annotation). There was a substantial range of farm buildings, reflecting a comprehensive mixed agricultural economy:

“The Farm Buildings are in enclosed yards and comprise Two Open Cattle Sheds, Three Calf Pens, Barn, another Open Cattle Shed and Calf Pen, Cart Horse Stable for ten horses, and Chaff House, Range of Piggeries, Granary with loft over, Chaise House, with Loft, Cart Shed, another cattle Shed, Six Bay Cart Lodge and Two Bay Cart Lodge. Adjoining is a large Rick Yard, and a Sheep yard, in which are Two Open Sheds, Three Bay Barn, and a Range of Lambing Sheds”⁹.

- 4.9 There is no indication of which building is which on the plan accompanying the Sales Particulars. In 1876, the auctioneers Messrs. Driver again prepared the sale of the Yelden Estate, to be sold in three lots¹⁰, subsequent to which the estate was acquired by Henry Seymour Hoare Esq.
- 4.10 By 1884, all but two of the farm buildings of the northern group had been demolished as the quarrying for brick clay moved southwards. Figure 5 shows the layout of Bottom Farm at the turn of the 20th century and extent of encroachment by the brickworks.
- 4.11 The government’s land Rating Valuation Act of 1910¹¹ provides a very brief description of the property at Bottom Farm, at which time occupier/farmer was Mr. W Whitehead:

<i>6-bay wagon and cart shed</i>		
<i>Machine ho[use]</i>	<i>3 loose boxes</i>	<i>4 bay open shed</i>
<i>3 bay horse shed</i>	<i>6 bay cattle shed</i>	<i>Horse box</i>
<i>Barn</i>	<i>Cart horse stable</i>	<i>Chaff store</i>
<i>2 Piggeries</i>	<i>Chicken ho[use]</i>	<i>Tool ho[use]</i>

- 4.12 The estate was again up for auction forty-one years later, by auctioneers Daniel Smith, Oakley and Garrard of London¹². It comprised just over 1,117 acres and included the three homesteads, Top farm, Middle Farm and Bottom Farm. By this time the farmhouse at Bottom Farm had been converted into two cottages. It was pithily described as having “the usual wood and coal sheds and closets”. The farm was leased to the occupiers, Messrs. Charles Henry Tompkins and Charles Fenton. The farm buildings were itemised as follows:

A 6-bay brick and tile wagon and cart shed next road

A range of brick and slated buildings, comprising **Machine House**, next which are three roomy loose boxes, with 4-bay open cattle shed at end.

⁹ *Bedfordshire & Northamptonshire, Particulars of The Yelden Estate, For Sale by Auction by Messrs Driver (London) in Five Lots, 13th July 1875, BLAS.WG2603*

¹⁰ *Bedfordshire and Northamptonshire, Particulars of Yelden Estate, 1876, BLAS.AD1147/30*

¹¹ *Duties on Land Values, Rating Valuation Act, map, Melbourne & Yelden, 1910, BLAS.DBV31/43*

¹² *The Yelden Estate, Sales Particulars, auction 1917, BLAS.WG2615*

A three bay horse shed, brick, timber and tile, in horse yard, and a 6-bay brick and slate cattle shed with loose box at end

A good brick and slate barn with blue brick floor and sliding doors, and adjoining is a range of good brick and slate cart horse stabling, with chaff bay and long timber and iron chaff store behind same, and two piggeries, and brick and tile chicken and tool house.

- 4.13 The government's land Rating Valuation Act of 1925 provides no additional detail about the Bottom farm, lumping it together with Top and Middle Farm. Henry Seymour Hoare is given as both Owner and Occupier.
- 4.14 The Yelden Estate was later acquired by James Harris Esq., upon whose death was again sold by auction in August 1942. At the time of the sale Bottom Farm was occupied by Mr F. Bradshaw. The farm buildings were described as follows:

*A good brick and slate barn with blue brick floor and sliding doors
Cart horse stabling with chaff bay and timber and iron chaff store
2 piggeries
3 bay brick and tiled hovel
4 bay brick and slate hovel
2 ranges of 3-bay open sheds and good crew yards.
Brick and tiled detached store divided by partition
Sheep dip*

The Brick and Tile Yard

- 4.15 A separate part of the estate also up for auction in 1876 was "The Brick and Tile Yard", numbered parts 48 and 49 on the Sales Particulars plan. This was a self-contained manufactory site in "full working order" at the time of the sale, comprised of three drying sheds, a pug mill, kiln and a furnace. The earliest map showing the layout out of the manufactory is the map accompanying the sales particulars in 1876 (transcribe at Figure 3). It was situated c.120m northeast of the Bottom Farm farmhouse.
- 4.16 It has been assumed that the buildings at Bottom Farm were originally constructed as a brick and tile manufactory¹³. However, the historic cartographic and documentary evidence shows the farm buildings in existence before the brickworks, the latter which was established at some juncture after 1842, but before 1875. Brick-makers are notably absent from the Traders list of the Post Office Directory of 1854¹⁴. Moreover, the documentary evidence for the function of the buildings at Bottom Farm constantly reiterates that of an economy of livestock rearing and cultivation.
- 4.17 The co-existence of the two establishments is not doubted, and while it is possible that there was a relationship between the two economies (e.g. stabling of brickworks draft horses or housing of wagons) there is no evidence (physical or documentary) as yet to confirm this. The historic cartographic evidence shows gradual encroachment of the northernmost range of farm

¹³ c.f. Planning Justification, Heritage and Design and Access Statement, APC planning, January 2014; the Brief, October 2104; BBHER3103

¹⁴ 1854 *Post Office Directory: Berks, Northants, Oxfordshire, Bedfordshire Buckinghamshire and Huntingdonshire*, Kelly & Co. (London)

buildings, which became redundant by the early 1880s and had either fallen down or had been demolished, which somehow doubts their usefulness by the brick manufactory.

- 4.18 The brickworks gradually consumed the western third of two fields of grassland whose boundaries, in 1842, still echoed the layout of former furlong fields. The brickworks ceased production c. 1910, by which time the brick-clay extraction pit had advanced to within 50m of the farm buildings at Bottom Farm (see Ordnance survey map of 1925).
- 4.19 It is also assumed that the farm buildings were constructed of bricks of unusual size, which was a characteristic of the products of the Yelden brickworks. Measurements of bricks taken at Bottom Farm are not extraordinary for the range of brick sizes produced in the period (ca.1830s-1870s):

Barn A	8¾" x 4⅛" - 4¼" x 2¾" (220 x 109-100 x 70-74mm)
Barn B	9" x 4 ⅛ - 4⅝" x 2 ⅞" (230 x 115-7 x 75mm)
Barn C NW range	9" x 4 ⅜" x 2 ⅞" (230 x 110 x 75mm)
Barn C SE range	8⅞ - 9" x 4 ⅜" x 2 ⅞" (230 x 110 x 75mm)
Barn D main building	8¾" x 4¾" x 2 ⅞" (225 x 110 x 74mm)
Barn D SW entrance piers	9" x 4⅜" x 2 ⅞" (230 x 110 x 75mm)

5. OBSERVATIONS

- 5.1 In the description that follows the buildings are referred to as Barns A to D (Fig.6), following the style of reference used in both the architectural survey and the Structural Report. The numbers in bold refer to photographs at Section 11. The photograph viewpoints are shown on Figure 12. The metric scales which appear in the photographs are normally 2m in length with divisions of either 0.5m or 0.2m as appropriate.

Barn A

- 5.2 This is a rectangular single storey brick-built structure of 6 bays, measuring approximately 18m by 6m, with its long axis aligned NE/SW. (Figs.6 & 7; **1-4**). The brickwork is Flemish Garden Wall Bond (FGWB on elevation drawings in this report), also known as Sussex Bond. The corners of the building are chamfered. The roof has clay pan tiles. There is small section missing above one of the front entrances.
- 5.3 Originally it was an open-sided structure with its frontage, which faces southeast, supported by a brick pier at either end and 5 substantial timber posts set at regularly-spaced intervals between (Fig.6). Three sections of the frontage were in-filled by walls constructed of rubble and mortar, leaving two entrances. Each of the front wall sections have been fitted with a wooden framed glazed window with a sill of limestone. The chamfered inner sides of the two end piers on the front of the building are now partially concealed by the rubble and mortar walls (Fig.7; **5**).
- 5.4 Of the timber posts, only three survive (Fig.7; **7-10**). One has been replaced by a concrete pillar (**6**), another by a piece of modern rough timber, 7" x 2 ½" (**11**). The voids in the rubble and mortar walls are still partly visible. The posts were roughly hewn – basically tree trunks stripped of bark - and each measure c.24-26cm in diameter. The floor of the building has been concreted, concealing the original technique of positioning the base of each post. The lower ends of the two surviving doorway posts are also rotted through. The third post is concealed within a wall. The top of each post has a simple square-cut mortice in which the main beam of each roof truss was seated and fastened by an iron brace (**9-10**). The rear end of each beam is positioned upon a brick pier.

- 5.5 There are six wooden framed boxed stalls within the building, each standing upon wall constructed of modern airbrick blocks, reflecting the most recent usage (12-14).

Barn B

- 5.6 This is a rectangular single storey brick-built open-sided structure of 6 bays, measuring approximately 19m by 5.2m, with its long axis aligned NE/SW. (Figs.6 & 8; 15-17). Its open frontage faces a near-enclosed yard. The historic map evidence denotes that the building was joined to Barn C, although the bond is not clear, particularly as the brickwork of this section has suffered from rainwater. It is roofed with corrugated asbestos sheet. The brickwork is Flemish Garden Wall Bond. The corners of the building have chamfered bricks, as do the piers (19). Trusses are supported at the rear by brick piers (21-22) and at the front by steel posts (modern). Internal divisions (stalls) are constructed of concrete-rendered modern blocks (18).

Barn C

- 5.7 Barn C consists of are two main structures (Figs. 6 & 9). In the north east corner of the farmyard, and abutting the north wall of Barn B, is a large single-storey L-shaped brick-built building of 3 bays (22-23). It consists of a large rectangular building aligned NW/SE 13.8m by 6.6m, and a smaller rectangular building, 4.75m by 3.8m whose ridge is in line with Barn B. The brickwork is Flemish Garden Wall Bond. Its north wall has been replaced by concrete blockwork (23). It is roofed with corrugated asbestos sheet. There are two large cart entrances from the farmyard (26-28), one with a sliding door (no longer functioning). Each door has a segmental arch composed of two courses of rowlock, the lower course chamfered at the base. To the rear are two more wagon entrances fitted with modern steel-framed plywood doors with straight lintels. There is a single light in the northwest side (25, 32). The floor is laid throughout with blue bricks (30-32), each brick 30cm long and 15cm wide. At the time of the survey the building was full of discarded domestic and agricultural/industrial clutter. There were no visible internal fittings or fixtures.

- 5.8 A range of brick-built structures of 5-bays adjoins the south east end wall of the above building (Figs. 6 & 9; 35). The brickwork of the two buildings is bonded together at irregular intervals, with courses offset by 2.5 to 3cm on account of the rise in ground height to the east (27, 34). The range is roofed in sheeted corrugated asbestos. The first two bays comprise stabling for horses (36, 38). This is fully enclosed, with a horse access in the rear wall opening to paddock areas and by a wagon opening fronting the farmyard. The three other bays are open sided, presumably cattle sheds (37). These were too dilapidated and overgrown to allow inspection (39).

Barn D

- 5.9 This is a rectangular brick-built range, forming the southwest side of the farm yard (Figs. 6 & 10; 41-42). It has an overall length c.42m and is 5.2m wide. In keeping with the design of the other buildings the brickwork bond is Flemish Garden Wall Bond. Similarly, the corners of the building, most openings, and the internal piers are chamfered. There appears to have been two basic components to the building: a northwest range, 27m long, comprised of 8 bays, adjoined to which was an open-sided range, c. 13.2m long, comprised of 4 bays. The roof structure, which was slated, is either missing or in various states of collapse, thus denying safe access.
- 5.10 The northwest end of the range has a wide opening for farm vehicles or machinery (42, 46). This may have been a loading bay or machinery/vehicle house. The brickwork bond of the gate pillars is English Bond (EG on Fig.10, Elevation 12). There appears to have been an internal division although vision was obscured by vegetation and fallen trees. There were three doors, for human

access from the farmyard, two of which are blocked (43). The opening of each door is chamfered and has (or had) a segmental arch composed of two courses of rowlock, the lower course chamfered at the base (44). The building was lit by 2 small square windows on the northwest side (41, 45), whilst a third light may have been inserted within one of the blocked doors towards the southeast end of the building (43). The rear of the building was too dilapidated and overgrown to allow inspection.

- 5.11 Notably, the ground rises to the southeast along the course of the building, meaning that, except for the aforementioned vehicle store/bay the floor height is raised by c.0.6m, suggesting that this may have been a granary and/or a produce store.
- 5.12 The interior of the building was obscured by vegetation and building debris, as was the open-sided range to the southeast (48).

6. BROAD PHASING AND FUNCTION OF THE FARM BUILDINGS

- 6.1 The cartographic evidence indicates that Barns C and D were built pre-1842 (assuming of course that the buildings shown are not a previous range which occupied the same footprint as the existing buildings). The northwest end of Barn C can be identified as the 'good brick and slate barn with brick floor and sliding doors' listed in 1917. The brickwork bonding on the southwest-facing elevation (27, 34) shows that the adjoining southeast range (brick and slated cart horse stabling, chaff bay, long timber and iron chaff store, two piggeries, brick and tile chicken and tool house) was appended to the main barn; this occurred prior to 1842.
- 6.2 Barn D also corresponds to a range of brick and slated buildings listed in 1917. Its westernmost bay is possibly the Machine House referred to in 1910 and 1917, which was accessed through a large entrance at its west end (42, 46). The nature of the machine or machines can only be assumed, though, for the date, the description might refer to steam-powered ploughing or threshing machinery, or traction engine. It was local oral tradition in 1972 that a steam plough, owned by Mr Savage used to be brought from Riseley once or twice during summer¹⁵. The earlier function of the main building (40, 41, 44) is uncertain, but might comprise part of the granary mentioned in 1875, particularly as its floor was raised above ground by c.0.5m. The south-eastern extent of Barn D (48), now with its roof collapsed, appears to have been open-sided and thus is probably the 4-bay cattle shed referred to in 1917.
- 6.3 It is probable that Barn A was been built at some juncture between 1842 and 1875. The fabric analysis shows that Barn A was originally an open-sided structure, its open frontage facing southeast. The documentary evidence indicates that in 1917 this was a 6-bay wagon and cart shed next to the road. The component buildings in the sales particulars of 1875 include three open-sided sheds for cattle, although it is possible that this structure had already been adapted to form a 'Cart Horse Stable for ten horse'. The use of rubble and mortar for the infill of its frontage may suggest that this alteration/conversion was done prior to the establishment of the brickworks.
- 6.4 Barn B was built at some point between 1876 and 1884. It was built on a similar pattern to that of Barn A, but narrower, as 6-bay open-sided structure, also with a southeast-facing aspect. It partly occupied the site of a small rectangular building on the northwest side of the central farmyard which is only known from the 1876 sales plan.

¹⁵ *Yelden past and present...*, 2001, 127

7. REMARKS

- 7.1 Between the late 1830s and c. 1873, agriculture in Britain witnessed a period of unprecedented progress and prosperity which is often referred to as Victorian High Farming or the Golden Age. Essentially it was an age of improvement, innovation and investment, which transformed agriculture into an industry, with rising yields, profits and rents. It is considered that the surviving buildings at Bottom Farm owe their origins to this period of expansion. The prevailing ethos during the period was that investment in a new suite of purpose-designed farm buildings fundamental to the improved efficiency of the farm and for the generation of opportunities for increased productivity¹⁶. Buildings would be required for improved housing of livestock and produce, and for farm plant and machinery. Prior to 1849, landowners relied on their own capital, though after 1849 a series of Acts of Parliament (1849, 1853 and 1864) made loan capital widely available for land improvement and farm buildings, which were authorised by Inclosure Commissioners. Sometimes the existing farm buildings would be demolished and replaced, or otherwise a new range of buildings would be constructed nearby. The historic map evidence shows that the southern group of farm buildings at Bottom Farm continued to be developed from the early 1840s, perhaps through to the late 1860s.
- 7.2 The farmhouse itself at Bottom Farm clearly belonged to earlier era, with its thatched roof and stud walls of wattle and daub. The site of the farmhouse is visible as earthwork to the southeast of Barn C (Section 11, 49). It is uncertain where the earlier range of farm buildings stood, but it may have been the northern group, particularly as they were compromised for the digging of clay for the brick and tile works, and had all but vanished prior to c.1880.
- 7.3 Whilst it is likely that the bricks use to build the farm buildings were manufactured on the Yelden estate, perhaps in the late 1830s /early 1840s, the brickworks, as an industry, does not appear to have been established until perhaps two and a half to three decades later. It is not unreasonable to infer that the establishment of the estate brickworks was prompted by the dramatic fall in agricultural prices which began in the early 1870s.

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¹⁶ For a critical discussion see Phillips, 1991, A D M, 'Land Investment in Farm Buildings in the English Midlands in the Mid-Nineteenth Century' in Mingay et al. *Land, Labour & Agriculture 1700-1910*

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- 1925 Duties on Land Values, Rating Valuation Act, notebook, Melbourne & Yelden, BLAS.DBV1/36, p.47

9. ARCHIVE & REPORT

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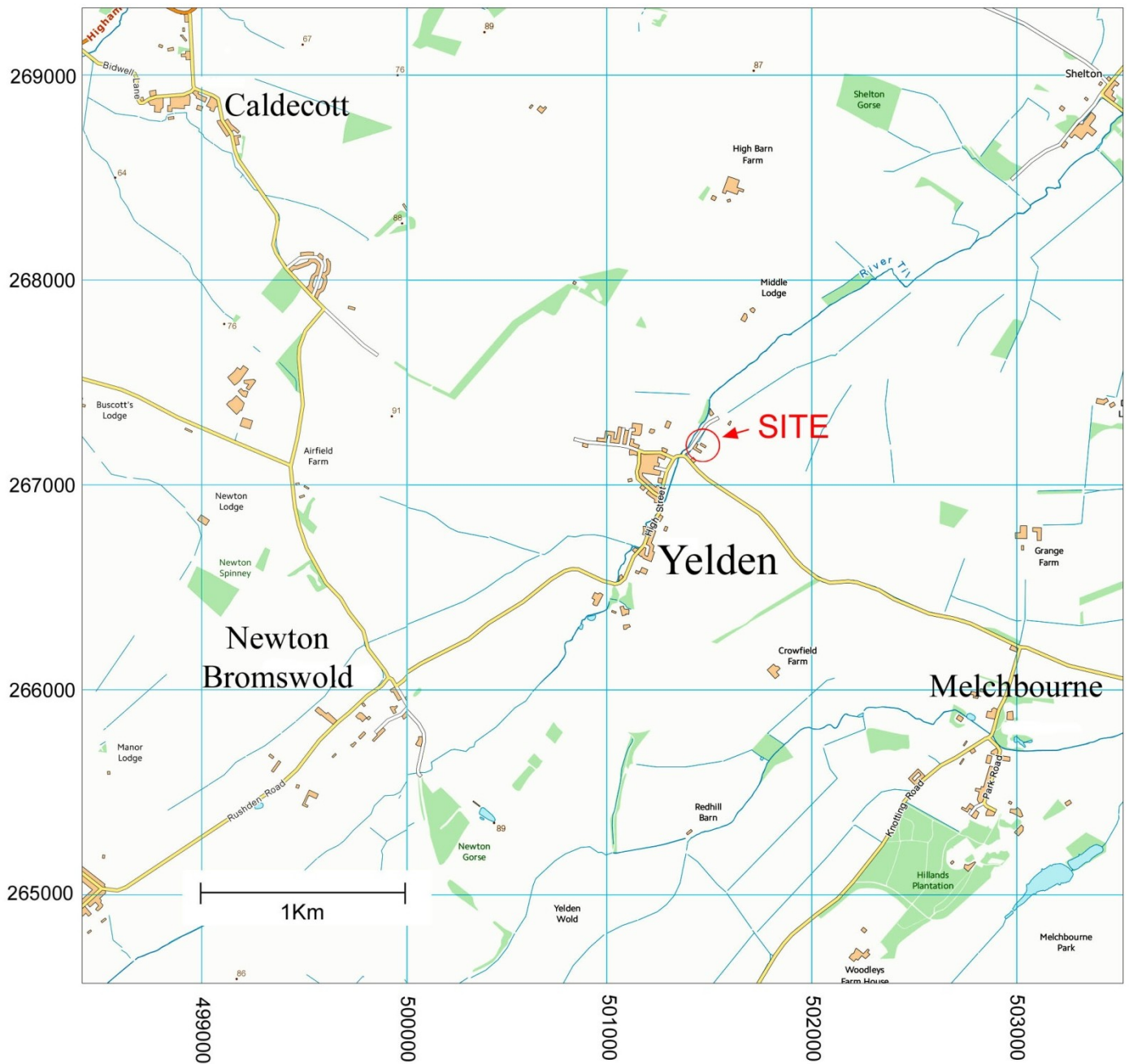


Figure 1. Location of site

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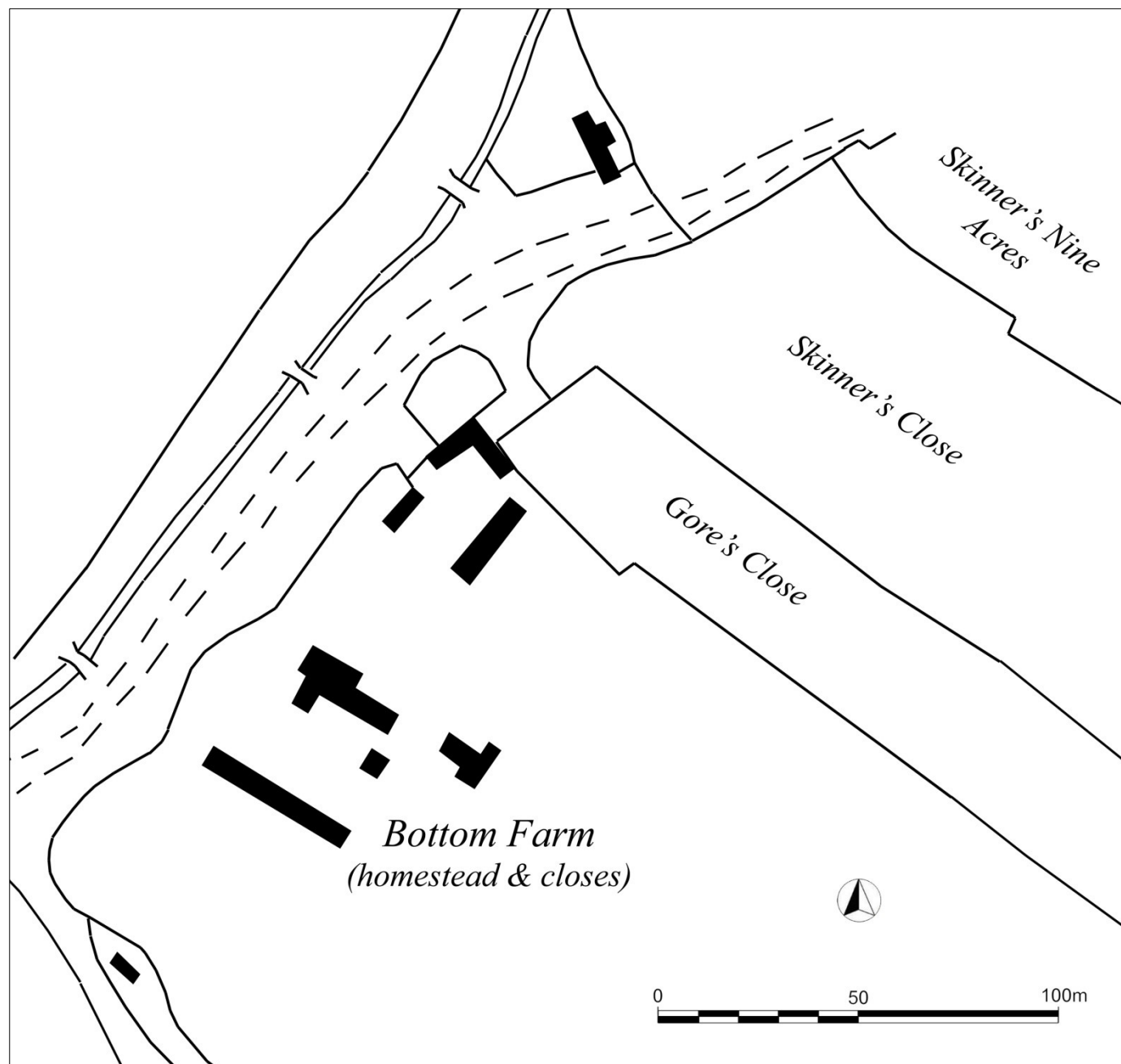


Figure.2 The Layout of Bottom Farm in 1842 (based on the Tithe Map; scale approx.)

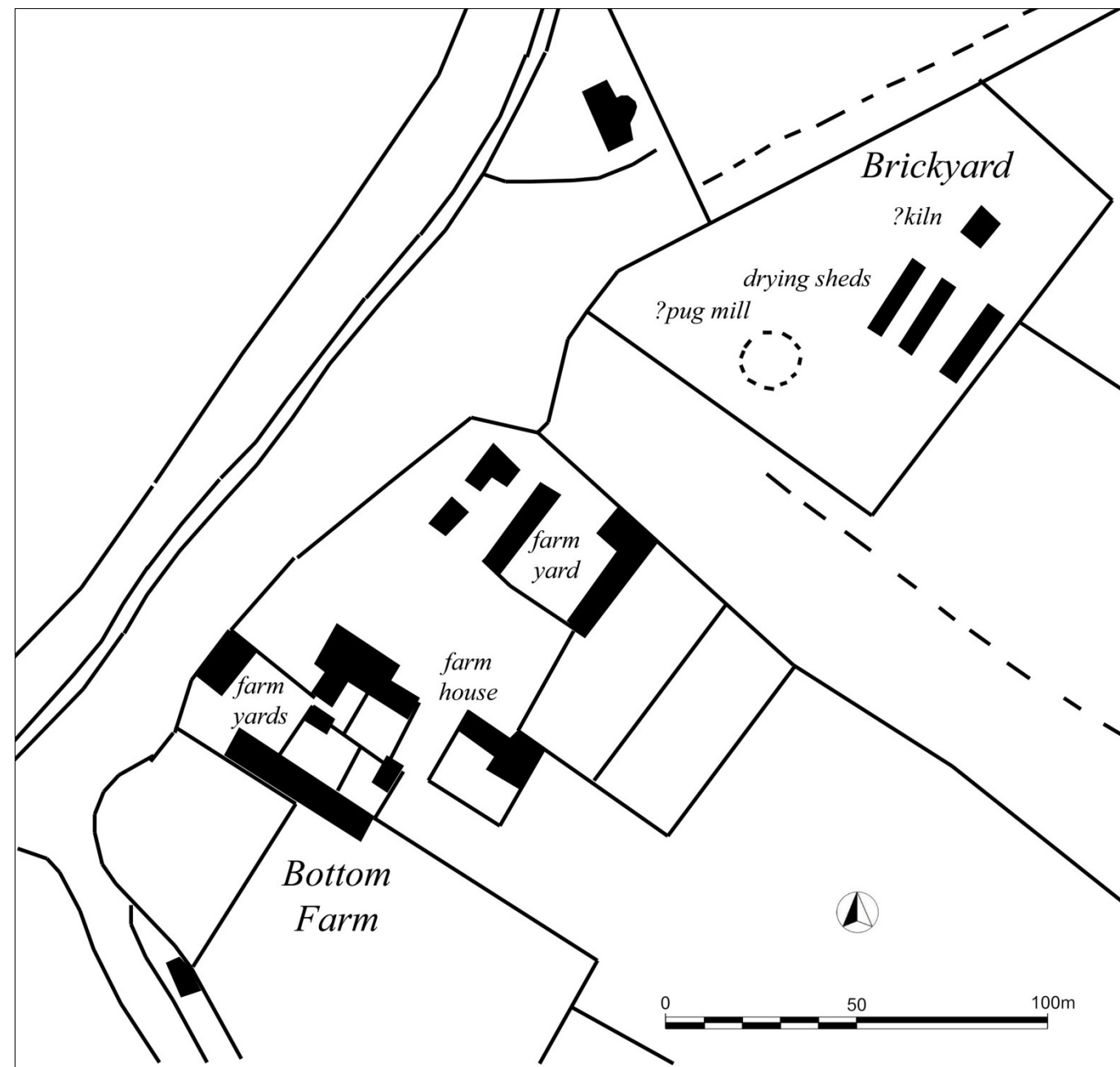


Figure.3 The Layout of Bottom Farm in 1876, showing proximity of the Brick and Tile Works (based on the sales particularsmap scale approx.)

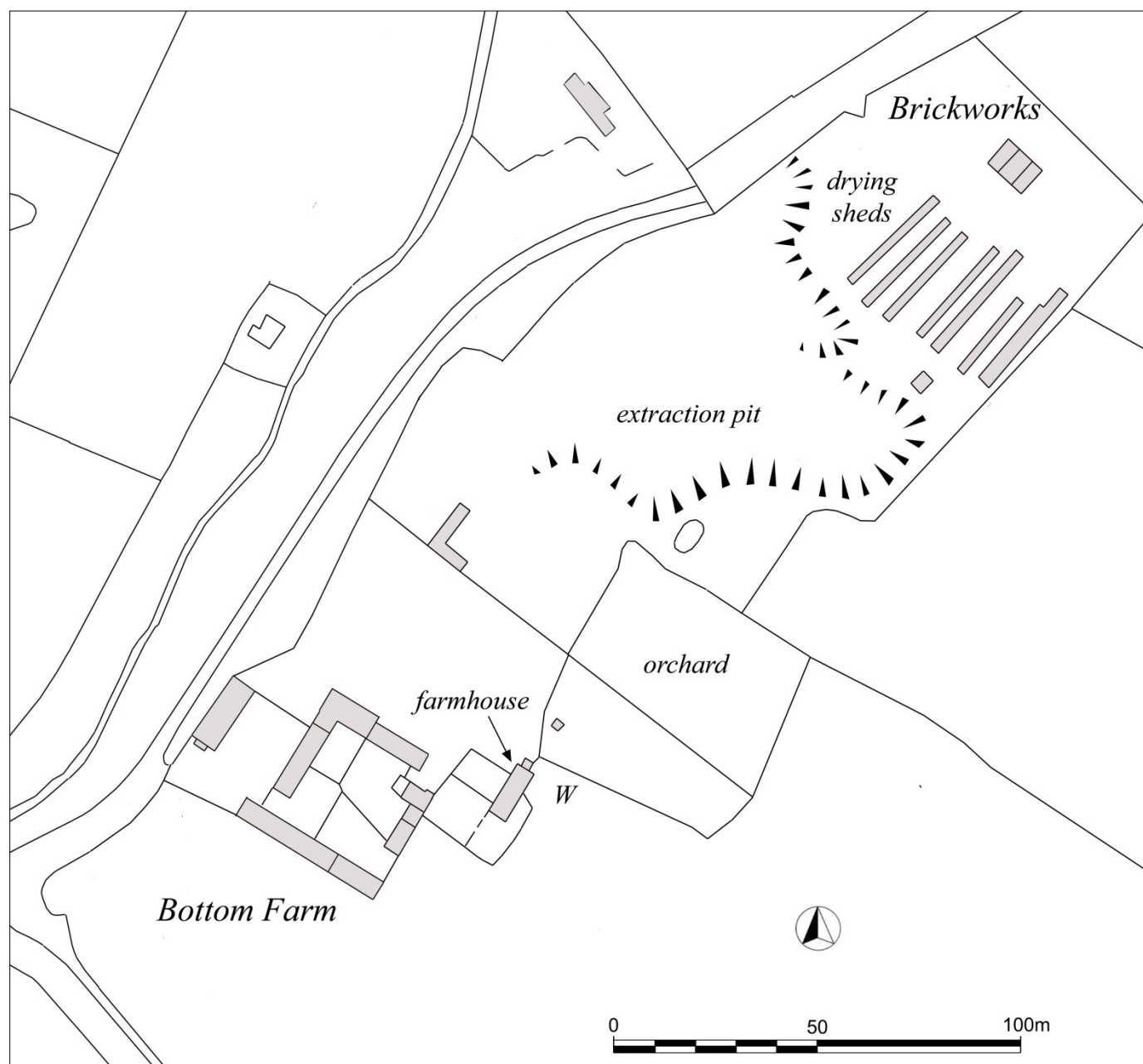


Figure.4 The Layout of Bottom Farm in 1901, showing proximity of the Brick and Tile Works

(based on the Ordnance Survey map of 1901, surveyed 1881, © Crown Copyright. All rights reserved. Licence number AL 100015565).

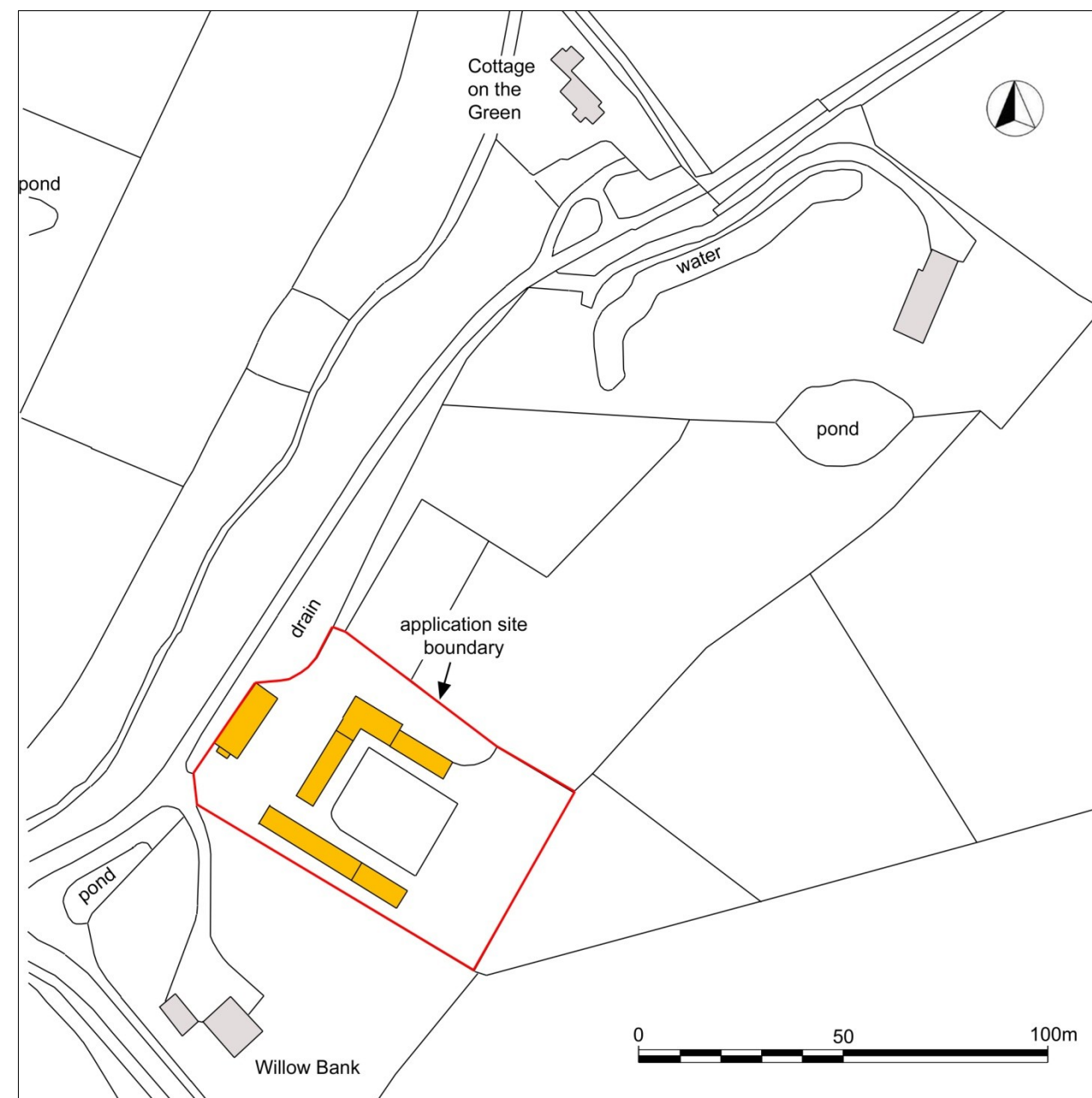
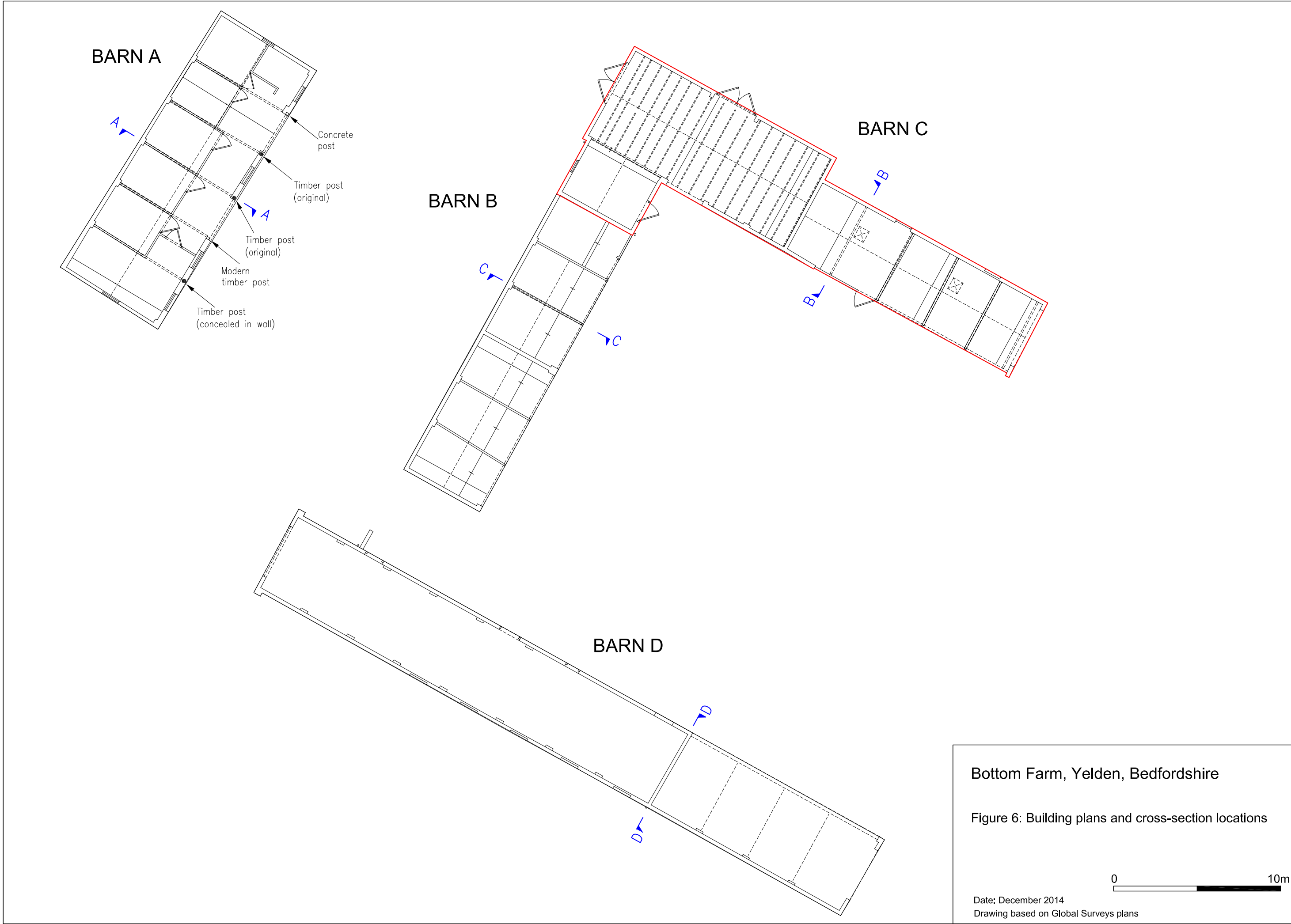


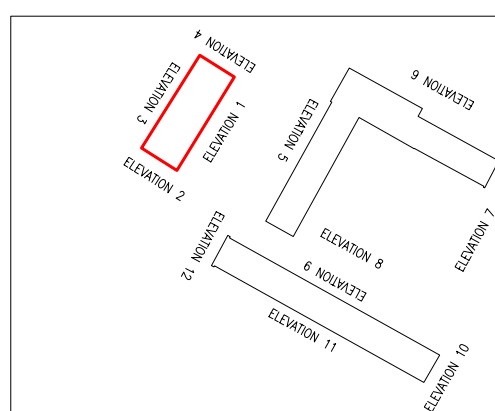
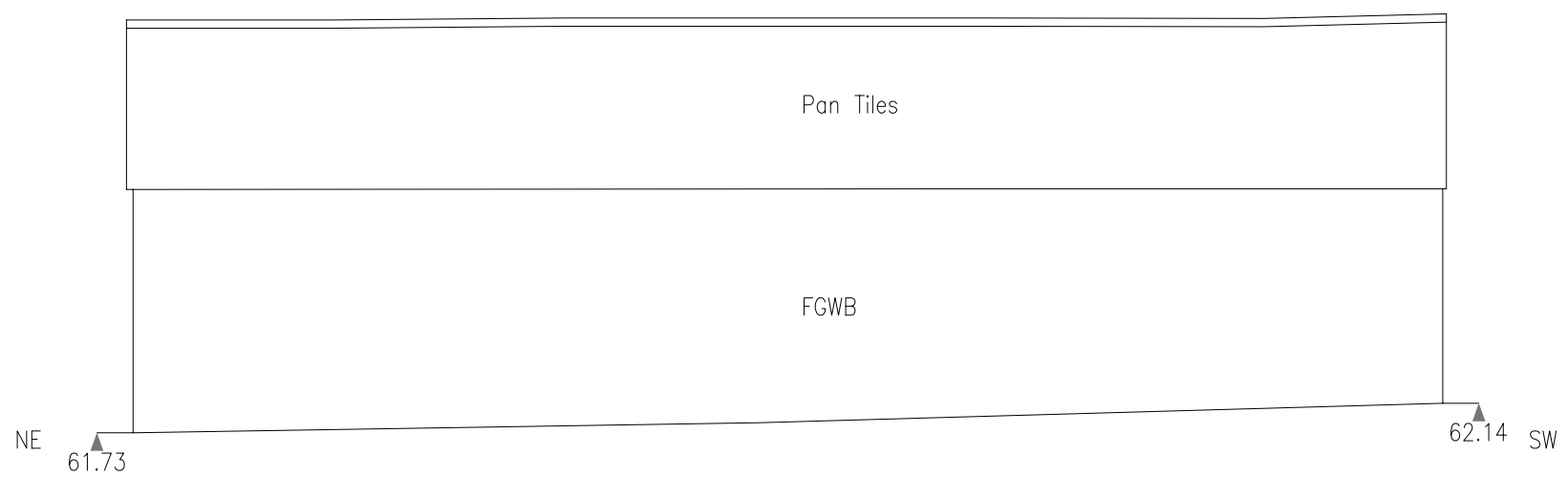
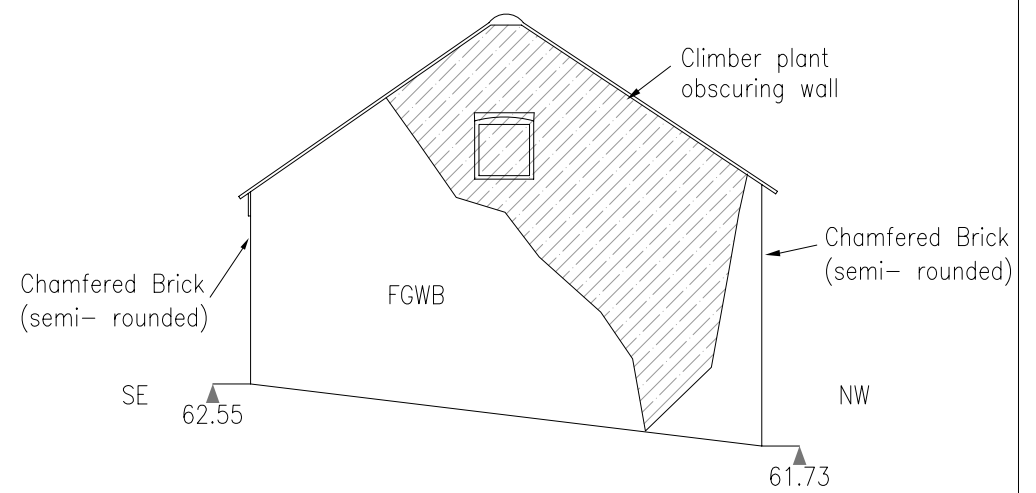
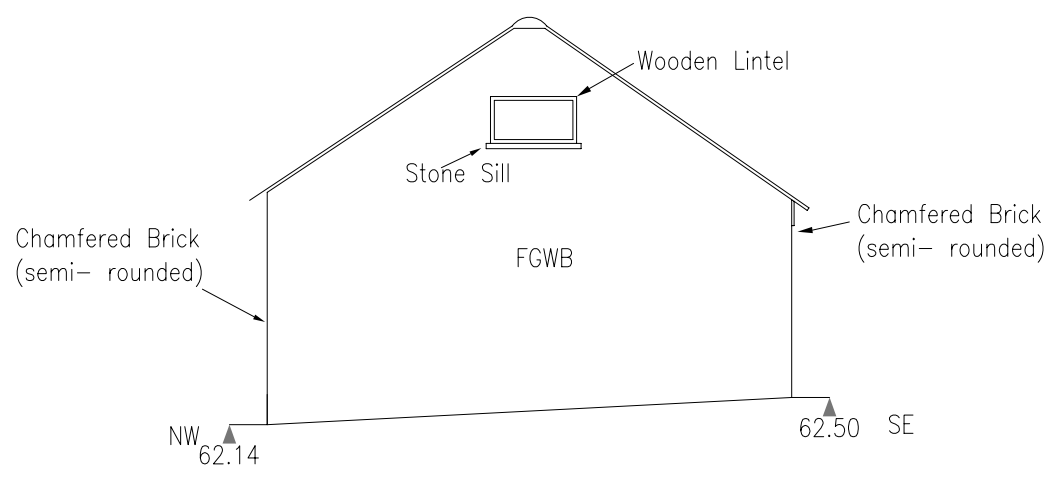
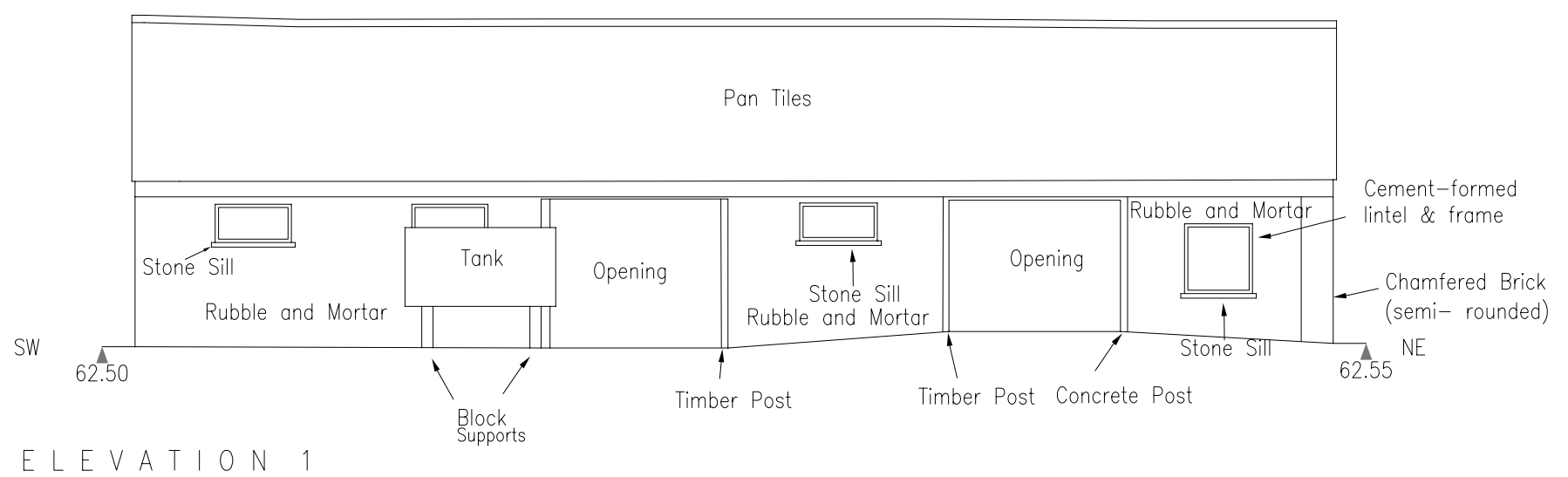
Figure.5 The Layout of surviving farm buildings at Bottom Farm in 2014

(based on Ordnance Survey Open Data mapping , © Crown Copyright. All rights reserved. Licence number AL 100015565)



Bottom Farm, Yelden, Bedfordshire

Figure 6: Building plans and cross-section locations



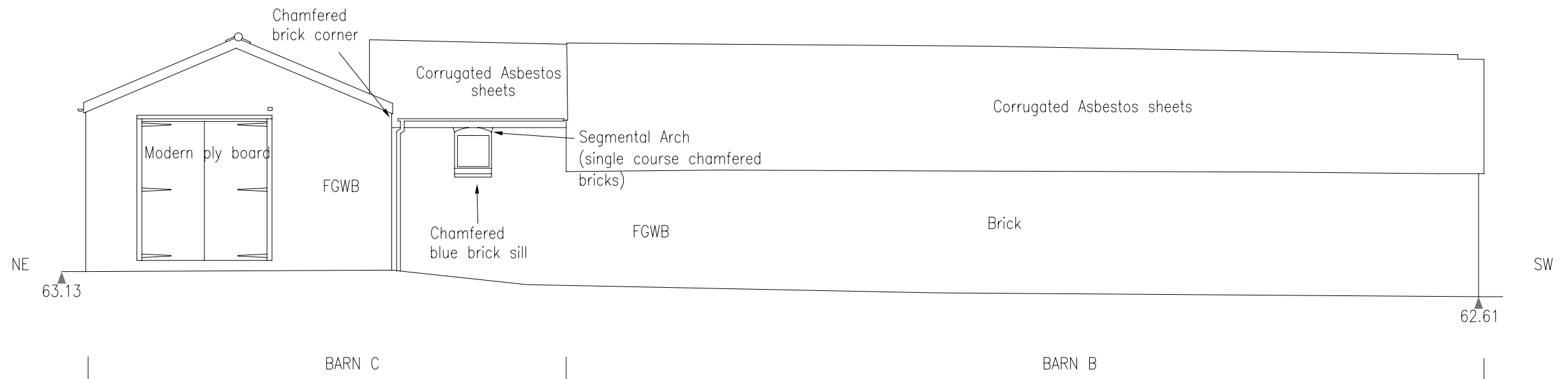
Bottom Farm, Yelden, Bedfordshire Barn A

Figure 7: Elevations

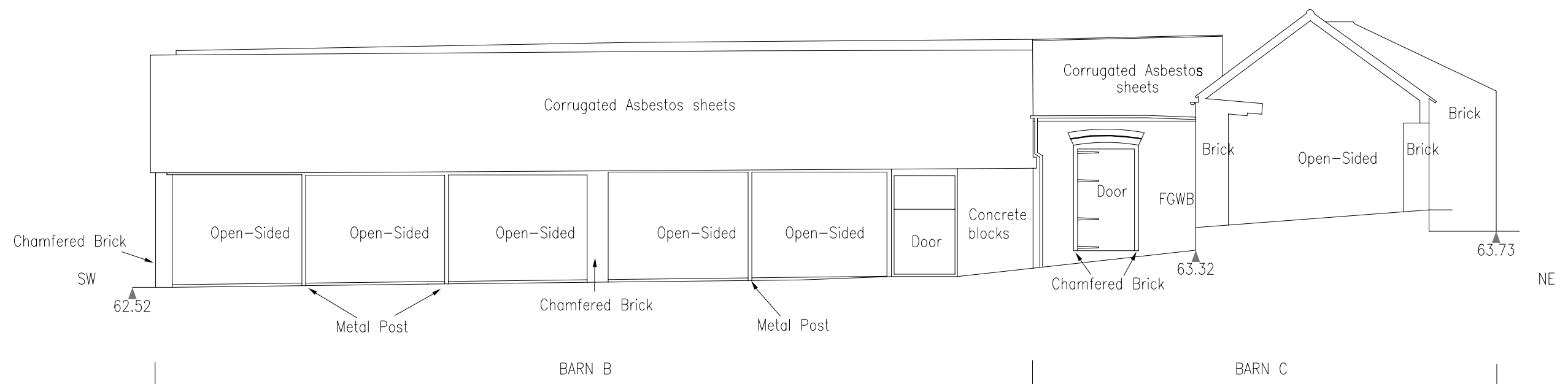
FGWB: Flemish Garden Wall Bond



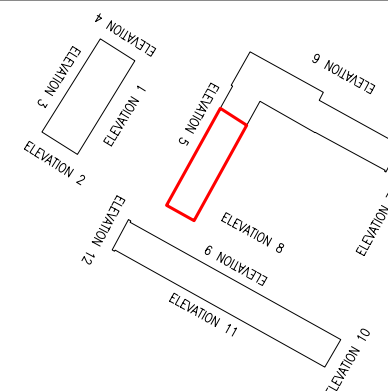
Date: December 2014
Drawing based on Global Surveys plans



ELEVATION 5



ELEVATION 7



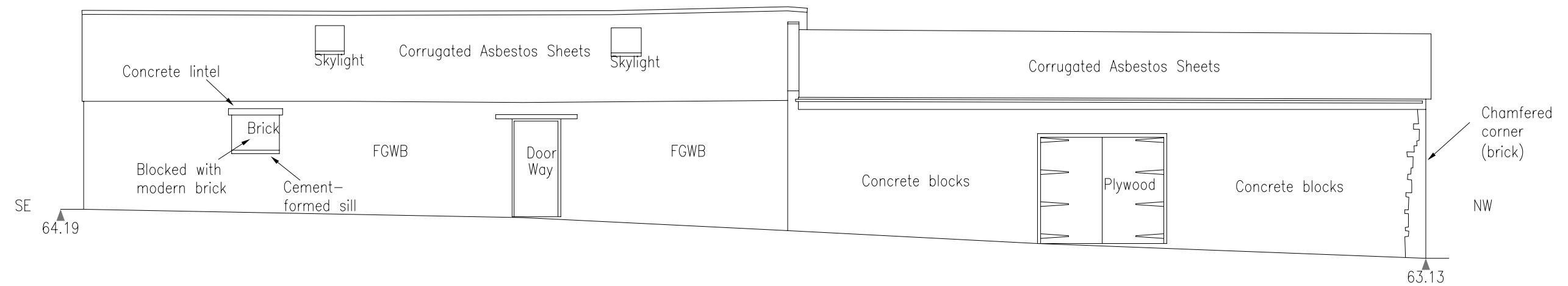
Bottom Farm, Yelden, Bedfordshire Barn B

Figure 8: Elevations

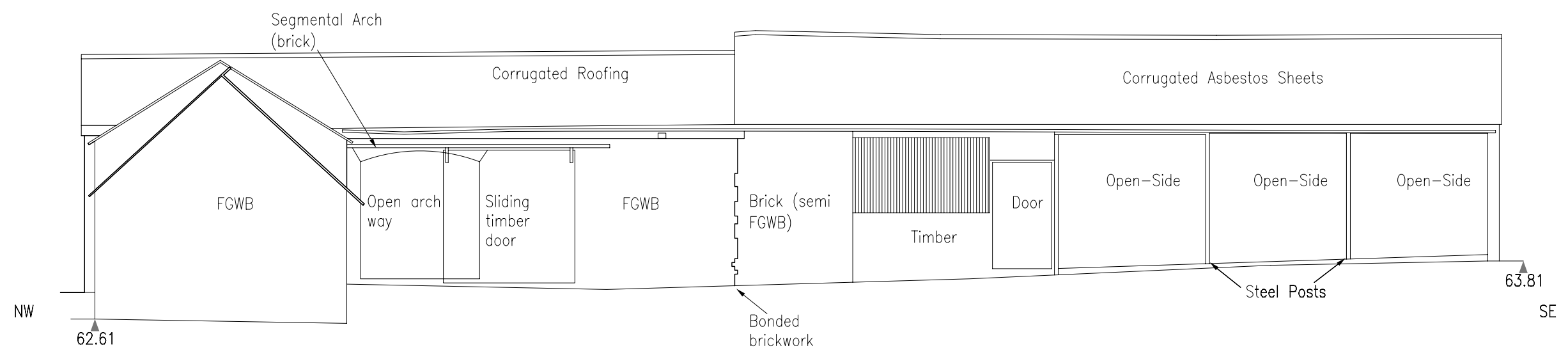
FGWB: Flemish Garden Wall Bond



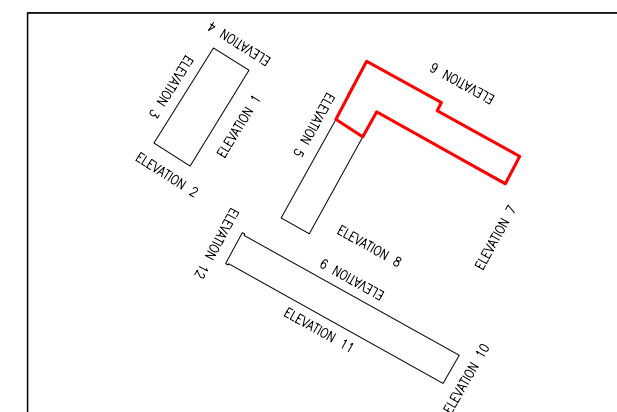
Date: December 2014
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ELEVATION 6



ELEVATION 8



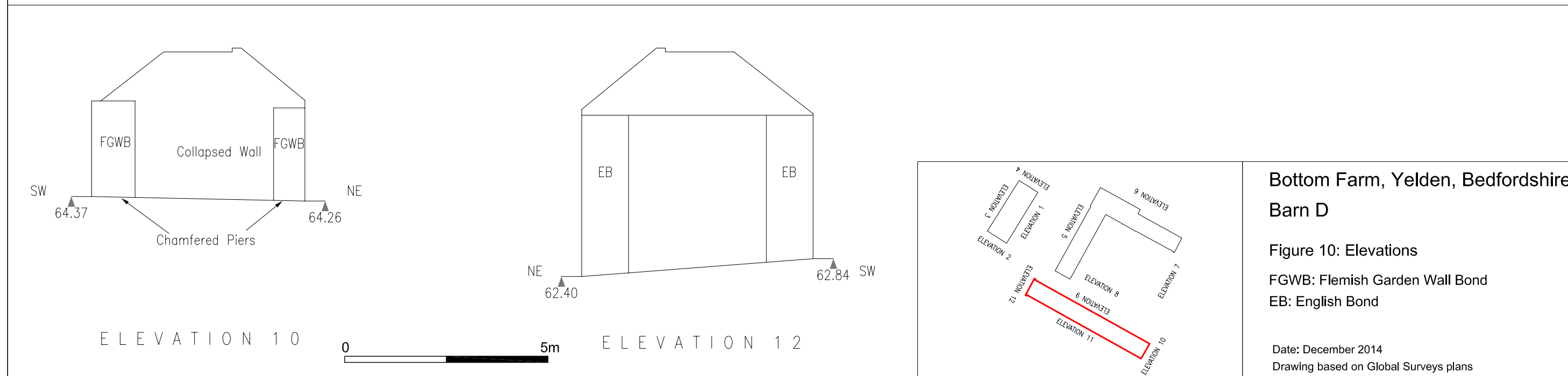
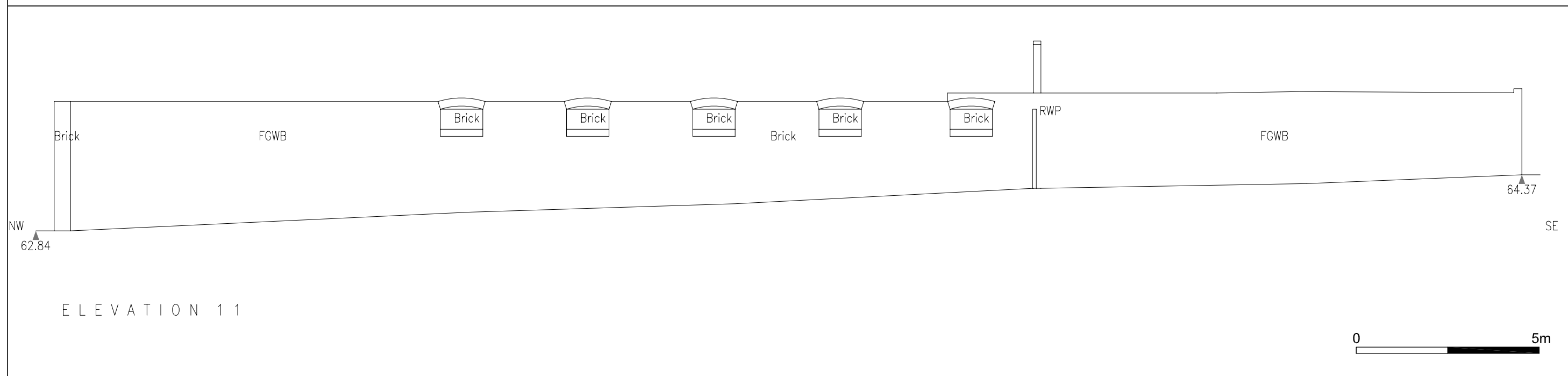
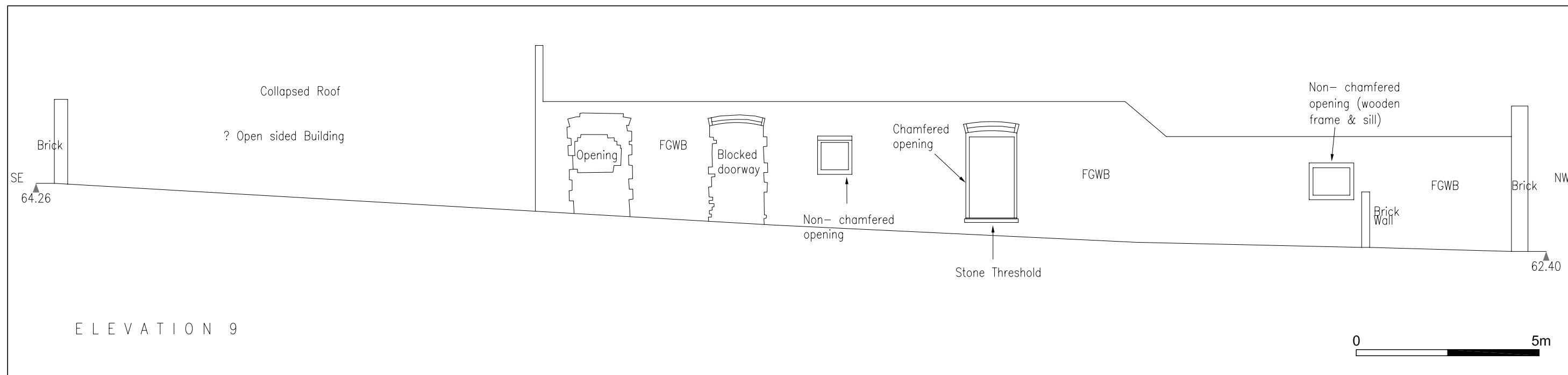
Bottom Farm, Yelden, Bedfordshire Barn C

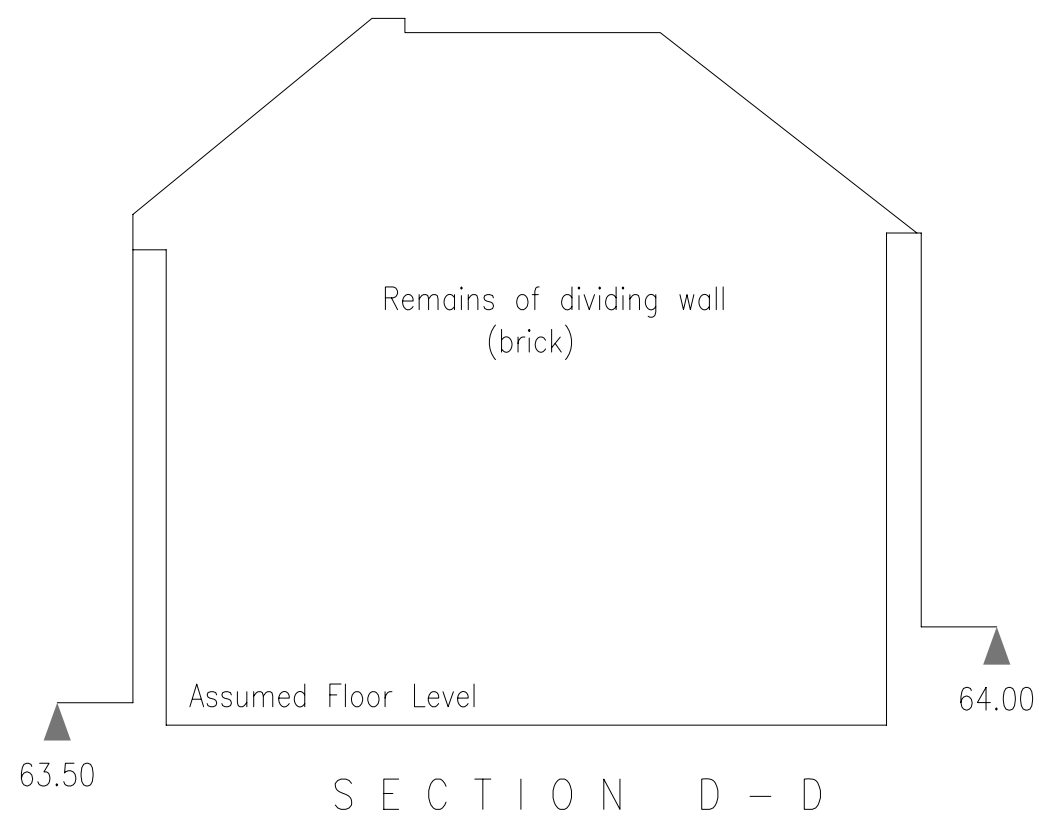
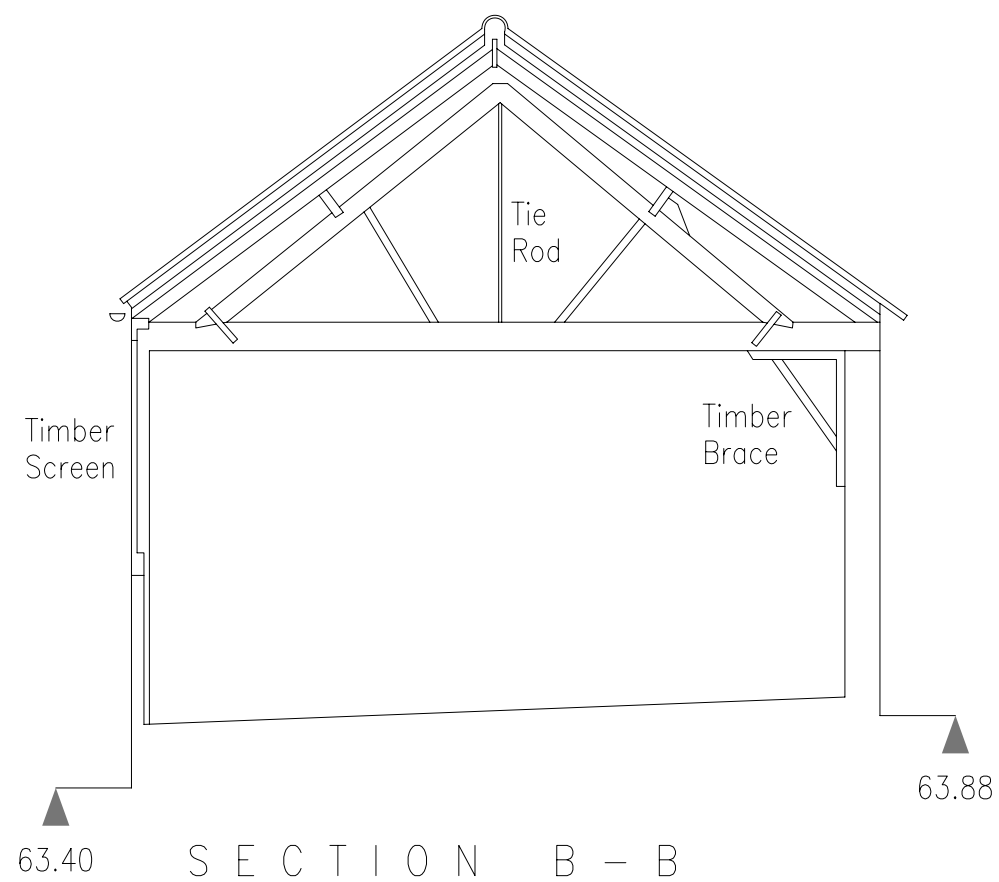
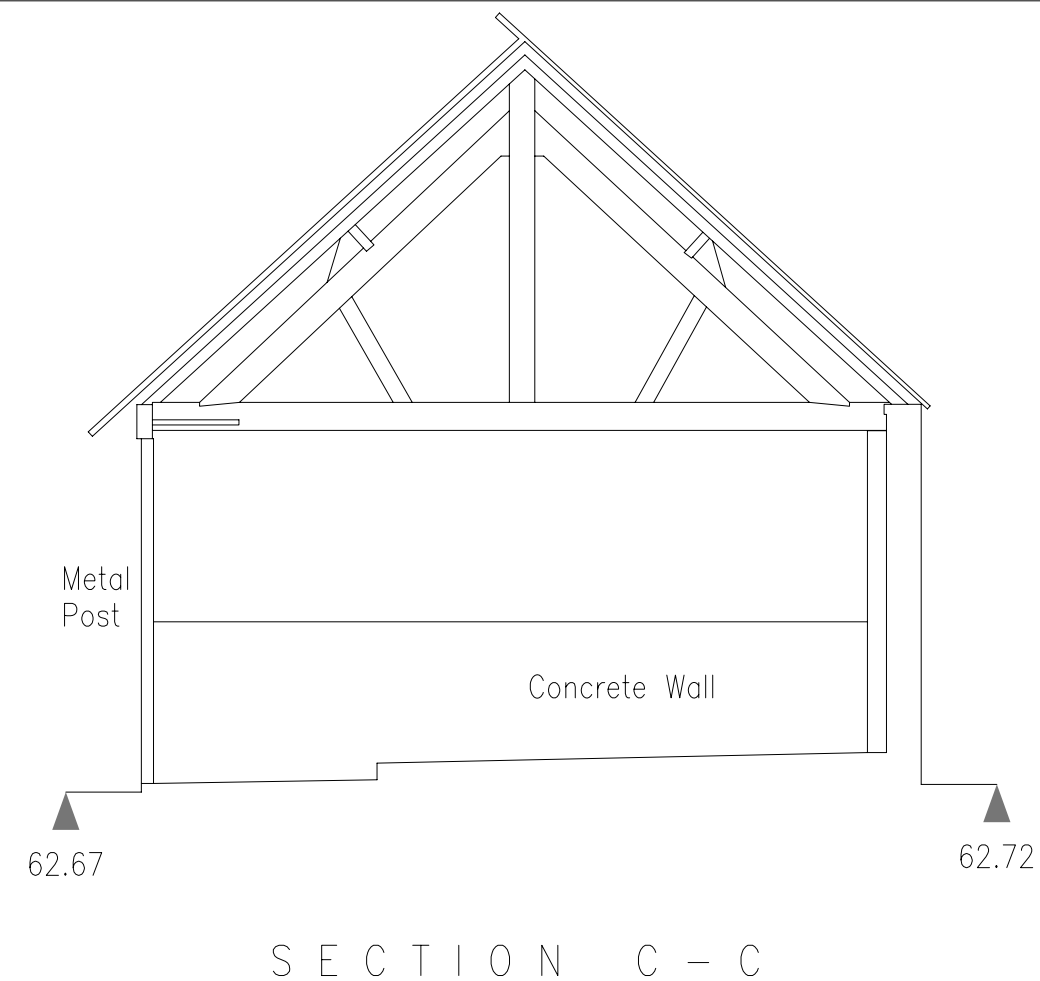
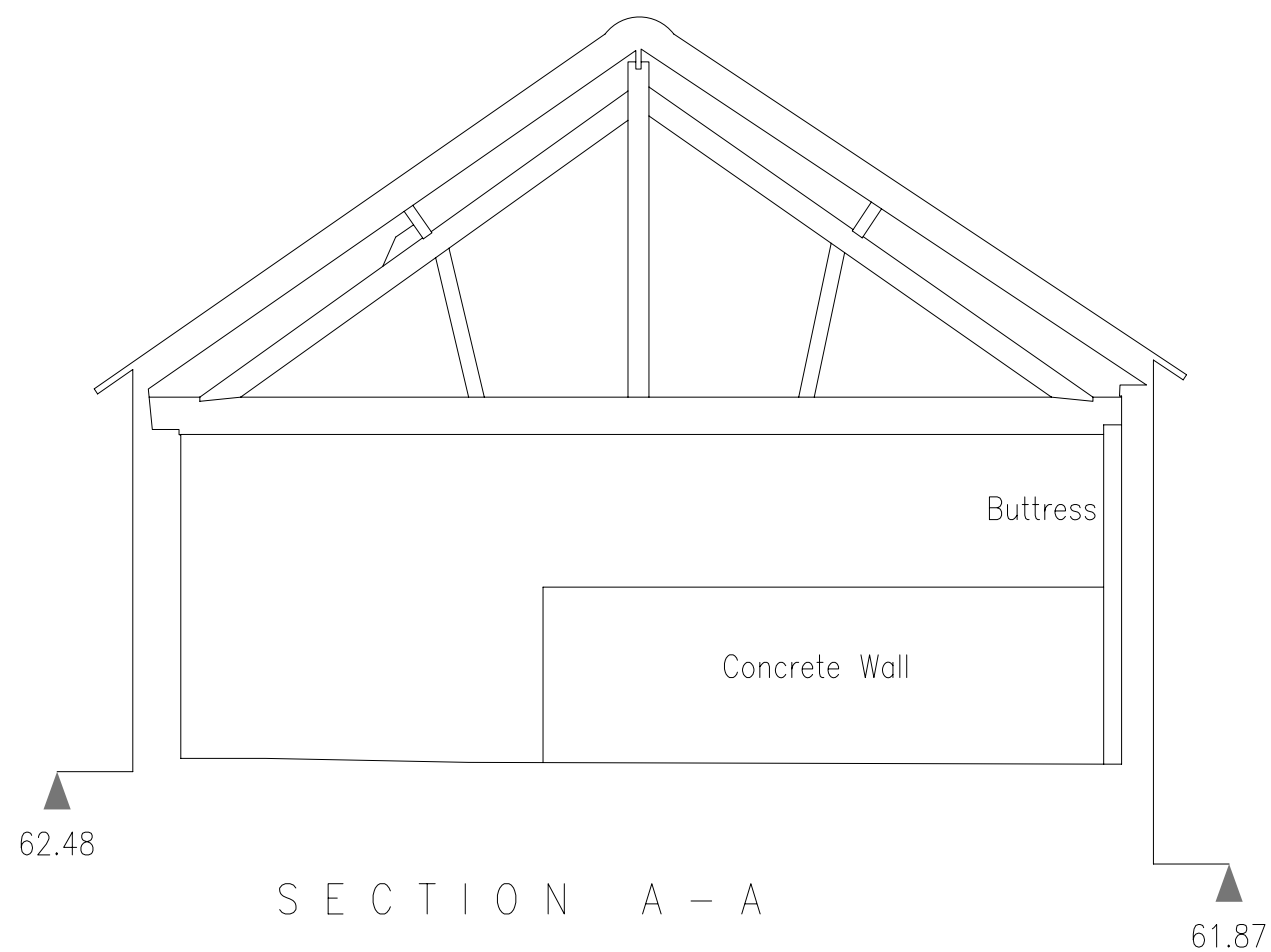
Figure 9: Elevations

FGWB: Flemish Garden Wall Bond



Date: December 2014
Drawing based on Global Surveys plans

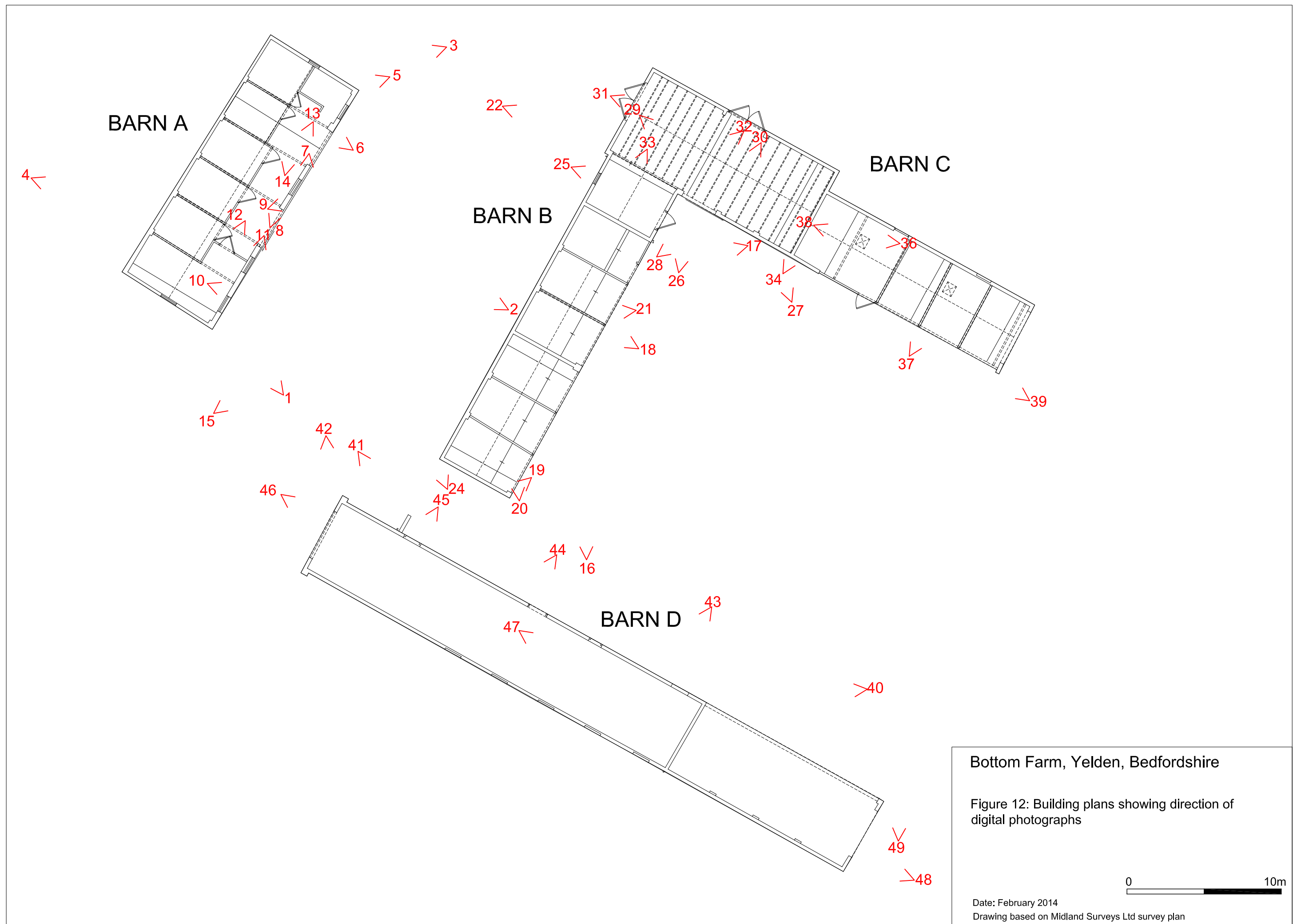




Bottom Farm, Yelden, Bedfordshire
Figure 11: Cross sections

0 2m

Date: December 2014
Drawing based on Global Surveys plans



11. Photographs



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APPENDIX 1. PHOTOGRAPHIC INDEX

Digital Photographs (Archive: CD)

DIGITAL PHOTOGRAPHIC INDEX			
PROJECT: Bottom Farm Yelden Bedfordshire		DATE: 05/12/2014; 16/12/2014	
No. (in report)	Image No.	Direction (facing)	Description
1	P1050657	NNW	Barn A, exterior, front & SW end
2	P1050656	NW	Barn A, exterior, front
3	P1050498	SE	Barn A, exterior, front & NW end
4	P1050713	W	Barn A, exterior, rear
5	IMG_8866	SE	Barn A, exterior, NE corner, brickwork detail
6	IMG_8868	NW	Barn A, exterior, front, concrete replacement post (5 th from SW) with void from removed post
7	IMG_8884	S	Barn A, front, northern entrance, wooden post (4 th from SW) with repairs
8	IMG_8888	NNE	Barn A, front, southern entrance, wooden post (3 rd from SW)
9	IMG_8891	NE	Barn A, front, joint of post, truss (3 rd from SW) and beam
10	IMG_8896	NE	Barn A, front, joint of post, truss (1 st from SW) and beam
11	IMG_8897	SW	Barn A, front, replacement post (2 nd from SW) with void from removed post
12	IMG_8874	SW	Barn A, interior, overview of stabling and roof frame
13	IMG_8872	SW	Barn A, interior, overview of stabling and roof frame
14	IMG_8875	NE	Barn A, interior, overview of stabling and roof frame
15	P1050740	NE	Barn B, exterior, rear, overview
16	P1050557	NW	Barn B, exterior, front, overview
17	P1050626	SE	Barn B, exterior, front, overview
18	IMG_8940	NW	Barn B, interior, 4 th and 5 th bays (from SW), stabling
19	IMG_8934	SW	Barn B, exterior front, brick pillar at SE corner
20	IMG_8935	NW	Barn B, interior, 1 st and 2 nd bays (from SW), overview, stabling and roof frame
21	P1050588	SW	Barn B, interior, 4 th and 5 th bays (from SW), overview, stabling and roof frame
22	P1050723	SE	Barn C, exterior, NW range, overview of entrance on NW side
23	P1050737	SE	Barn C, exterior, NW range, view from NW
24	P1050670	NW	Barn B, exterior, gate post at SW corner
25	P1050563	SE	Barn C, exterior, NW range, light in NW side
26	IMG_8943	N	Barn C, exterior, NW range, SW side, entrances, one with sliding door
27	P1050604	NW	Barn C, exterior, NW range, S side overview
28	P1050596	NE	Barn C, exterior, NW range, S side overview
29	IMG_9008	SE	Barn C, interior, NW range, overview
30	P1050689	SW	Barn C, interior, NW range, overview, wagon entrance, door in SW side
31	IMG_9021	SE	Barn C, interior, NW range, brick floor
32	IMG_9016	SW	Barn C, interior, NW range, overview and roof structure
33	IMG_9028	SW	Barn C, interior, NW range, SW gable end

DIGITAL PHOTOGRAPHIC INDEX			
PROJECT: Bottom Farm Yelden Bedfordshire		DATE: 05/12/2014; 16/12/2014	
No. (in report)	Image No.	Direction (facing)	Description
34	P1050603	N	Barn C, interior, brick bond in SW wall between NW and SE ranges
35	IMG_8928	SE	Barn C, exterior, SE range overview from NW
36	P1050699	W	Barn C, interior, SE range, stable
37	P1050606	NE	Barn C, interior, SE range, open-sided animal stalls
38	P1050705	SE	Barn C, interior, SE range, stable
39	P1050614	NW	Barn C, exterior, SE range, overview
40	P1050644	W	Barn D, exterior, NW range, overview
41	P1050624	SE	Barn D, exterior, NW range, overview
42	P1050662	SE	Barn D, exterior, NW range, overview
43	P1050615	SW	Barn D, exterior, NW range, blocked doorways in NE side
44	P1050618	SW	Barn D, exterior, NW range, doorway in NE side
45	P1050667	SW	Barn D, exterior, NW range, light in NE side
46	P1050665	SE	Barn D, NW range, entrance and end NW bay
47	P1050650	SE	Barn D, interior, NW range, overview
48	P1050630	NW	Barn D, overview, SE range
49	IMG_9177/8	NE	Earthwork remains of Bottom Farm farmhouse