

Archaeological Standing Building Recording

On Behalf of
Netherdown

Concerning
Lordship Farm Barns
Pirton Road
Holwell
Hertfordshire
SG5 3SS

November 2024

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Front Cover

General view looking E showing interior of eastern end of Grade II listed barn



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Contents

1	Non-Technical Summary.....	2
2	Introduction.....	3
3	Site Location	4
3.1	Soils & Geology	5
4	Aims and Objectives	11
5	Methodology	11
6.1	Photographic Record	12
6.2	Drawn Record	12
6.3	Written Account	12
6	Archaeological and Historical Background	13
7	Results	16
7.1	Exterior	16
7.1.1	Barn 1 (Grade II Listed Barn).....	16
7.1.2	Barn 2 (Curtilage Listed Barn)	17
7.2	Interior.....	18
7.2.1	Barn 1	18
7.2.2	Barn 2	19
8	Conclusion	20
9	Archive	28
10	Copyright	28
11	References	28
11.1	Cartography	29
12	Appendix 1: Photographic Record	30
13	Appendix 2: Historic Maps.....	55

1 Non-Technical Summary

Border Archaeology undertook a programme of Level 3 Archaeological Standing Building Recording (ASBR) with regards to a Grade II listed barn and an attached curtilage listed barn at Lordship Farm Pirton Road Holwell (Herts.) in advance of their conversion to residential dwellings. The results of the programme of ASBR may be summarised thus:

Four principal phases of construction were noted within the two barns, ranging in date from the late 17th century through to the late 20th century.

Phase 1: The earliest phase of construction, probably datable to the 17th century, is represented by Barn 1, the five-bay Grade II listed gabled barn of timber-framed construction resting on a chalk and flint rubble masonry plinth and clad in dark weatherboarding. Probably built as a threshing barn, as indicated by the double-doors in the south elevation, a possible winnowing door in the north elevation and the possible remains of a cobbled threshing floor; the internal timber-framing has survived mostly intact and it has four substantial queen-post roof trusses with inclined queen struts and angled braces.

Phase 2: A secondary phase, probably datable to the 18th century, is represented by Barn 2, the curtilage listed six-bay barn to the south of Barn 1, partially of timber-framed construction with red-brick nogging laid in irregular Flemish bond which appears to represent original fabric, with five queen-post roof trusses which have evidently been much altered. The lack of ventilation slots suggests that it may have originally functioned as a livestock barn or possibly a combination barn (for storage of produce and livestock). A lean-to open shelter shed was added along the western elevation of the barn as evidenced by beams slots in the walls just beneath eaves level.

Phase 3: A tertiary phase, datable to c.1873, is represented by the rebuilding of the E wall of the central and southernmost four bays of Barn 2 and its apparent conversion to a cowhouse (as indicated by the distinctive low doorways and segmental arched windows with hit and miss vents). This reconstruction was carried out by Joseph King, who was then the tenant farmer occupying Lordship Farm, as commemorated by a stone tablet affixed to the E wall, and reflects the specialisation of the farm regime during the late 19th century, with increasing provision of accommodation for cattle. Evidence of possible 19th century alterations to Barn 1 may be represented by the loading bay hatch and hoist in the north wall above the 'winnowing door' which appears to relate to a building to the north (possibly a stable or granary) first shown on the Ordnance Survey 1st edition map of 1882.

Phase 4: A phase of modern alterations, probably datable to the mid-late 20th century, is represented by the reconstruction of the south gable end and a partial rebuilding of the west wall of Barn 2, as well as the insertion of a brick partition wall within the central bays of Barn 2 and the installation of an engine resting on a brick base, probably for the processing of animal feed.

2 Introduction

Border Archaeology (BA) has been instructed by Netherdown to carry out a programme of Archaeological Standing Building Recording (ASBR) to Historic England/RCHME Level 3 of a Grade II Listed Building comprising a 17th century timber-framed barn and associated Curtilage Listed building at Lordship Farm Pirton Road Holwell Hertfordshire SG5 3SS (Application Nos: 22/01842/FP; 22/01843/LBC) (NGR TL 16363 32924) (Fig. 1).

This proposed programme of historic building recording is in connection with the following proposal:

Conversion of a grade II listed building and associated curtilage listed building to two semi-detached residential dwellings (1 x 3-bed and 1 x 4-bed) including demolition of modern extension and replacement single storey extension. Erection of four detached and semi-detached dwellings (3 x 4-bed and 1 x 5-bed); four bay cart shed for covered parking; associated parking and gardens; and minor alteration to existing vehicular access and partial widening of access road following demolition of existing structures.

Full planning permission was granted for the proposed development on 21st July 2022 with the following conditions:

18. No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

- 1. The programme and methodology of site investigation and recording*
- 2. The programme and methodology of site investigation and recording as suggested by the evaluation*
- 3. The programme for post investigation assessment*
- 4. Provision to be made for analysis of the site investigation and recording*
- 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation*
- 6. Provision to be made for archive deposition of the analysis and records of the site investigation*
- 7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.*

Reason: In the interests of archaeology.

19. The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 18.

Reason: In the interests of archaeology.

20. The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 18 and the provision made for analysis and publication where appropriate.

Reason: In the interests of archaeology.

Specific advice and scoping of the archaeological works was previously set out in a letter issued by Dr Simon Wood, Historic Environment Advisor, dated May 22nd 2018, which recommended the following provisions:

1. *The historic building recording (to Historic England Level 3) of the Grade II listed barn and the associated curtilage listed barn before any development commences;*
2. *the archaeological recording of any interventions into the historic fabric of the Grade II listed barn and curtilage listed barn where such works might reveal additional information relating to the development of the buildings, and for the purpose of recording any original historic features (etc.) that may be exposed;*
3. *the archaeological monitoring of all groundworks related to the demolition of any of the existing structures on site, specifically the grubbing out of foundations or the removal of slab. This should include a contingency for preservation or further archaeological investigation of any remains encountered;*
4. *the archaeological evaluation of the development area, via trial trenching, prior to any new development commencing. Please note that this should occur post demolition of the existing structures on site that are proposed for demolition;*
5. *such appropriate mitigation measures indicated as necessary by the evaluation specified in (4). These may include:*
 - a. *the preservation of any remains in situ, if warranted,*
 - b. *appropriate archaeological excavation of any remains before any development commences on the site, with provisions for subsequent analysis and publication of results,*
 - c. *archaeological monitoring of the groundworks of the development (also including a contingency for the preservation or further investigation of any remains then encountered),*
 - d. *such other provisions as may be necessary to protect the archaeological interests of the site;*
6. *the analysis of the results of the archaeological work with provision for the subsequent production of a report and an archive, and the publication of the results;*
7. *such other provisions as may be necessary to protect the archaeological and historic interests of the site*

This programme of ASBR has been carried out in accordance with a Written Scheme of Investigation (WSI) compiled for submission to Alison Tinniswood Senior Historic Environment Officer (SHEA) Hertfordshire County Council for approval as an appropriate methodology for the proposed programme of historic building recording.

3 Site Location

The Site comprises a group of agricultural buildings on the W side of Pirton Road to the S of the main settlement focus of Holwell and roughly 2.4km N of Hitchin, within the county of Hertfordshire (although historically it lay within Bedfordshire).

The farmstead set within an agricultural landscape containing evidence of medieval settlement and ridge and furrow cultivation features, as well as the earthwork remains of a possible shrunken medieval settlement associated with a motte and bailey castle located to the SW at Pirton.

The two buildings forming the subject of this programme of ASBR comprise a Grade II Listed five-bay timber-framed and weatherboarded barn of 17th century date (List entry no. 1103223) situated to the WNW of Lordship Farmhouse and an attached six-bay barn of timber-framed and brick construction to the S, which is considered to be curtilage listed with the Grade II listed barn (*Fig. 2*).

The listing description for the barn reads as follows:

Barn. C17. Timber frame on stuccoed brick sill, dark weatherboarded with steep pitched roof now slated. A wide, 5-bays barn facing S, with double doors in 2nd bay from E and winnowing door in N side of same bay. Adjoining buildings to SW not of special interest. Heavy jowled posts and unjowled mid-bay posts. Mid-height rail jointed in-line, straight tension braces above this rail, long straight braces to tie-beams. Single clasped-purlin to each roofslope carried on heavy inclined queen-posts. Middle-post to gable and long straight tension braces. Included for group value.

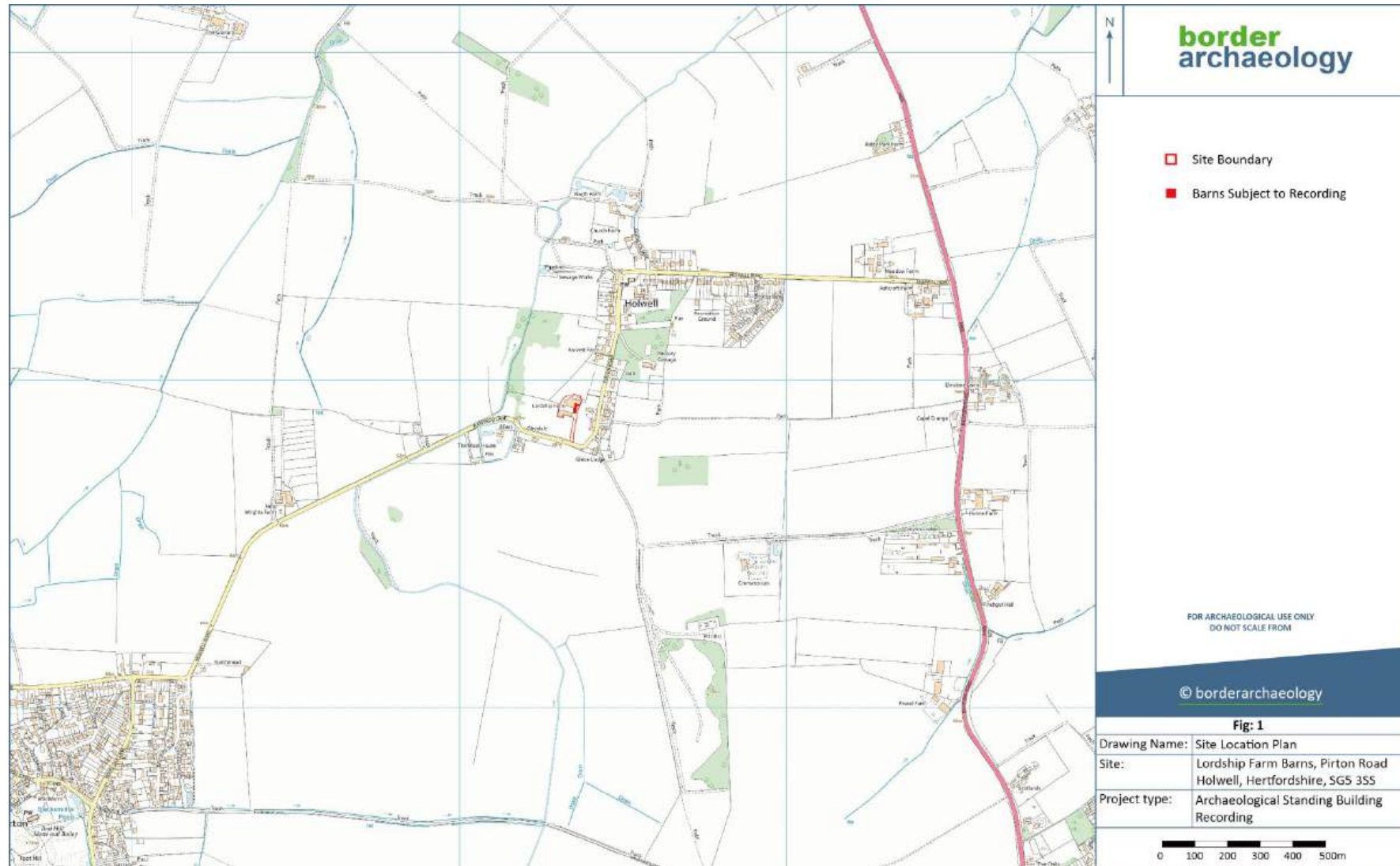
Lordship Farmhouse is also a designated Grade II Listed Building (List entry no. 1103222). The listing description reads as follows:

Farmhouse. C17 or earlier. Timber frame on tarred brick plinth, roughcast, painted brick casing to parts of ground floor, steep old red tile roofs. A 2-storeys asymmetrical H-plan house, set back from road, facing S into yard, with 2-storeys and attics W parlour crosswing, long E service crosswing with lean-to and single-storey gabled extensions on E. Gabled porch in angle with E wing. Large internal chimney probably built as an insertion in a former cross-passage at E end of hall range, 2 diagonally set square shafts. Similar shafts to projecting chimney on W wall of W crosswing. Rectangular projecting chimney on E side of E crosswing enclosed in gabled extension. S front has a flush 3-light casement window on each floor of hall range and each crosswing. Dripboards across W wing gable at 1st floor and eaves level. Rear (N) elevation has 2-light casement windows, small window to stair in NE corner of parlour crosswing, and fine Jacobean 2-storeys canted bay window to recessed hall range, with its own gabled roof, ovolo transomed mullioned leaded lights, and iron opening lights. Rear door to N end of cross-passage. Hall floor carried on axial beam.

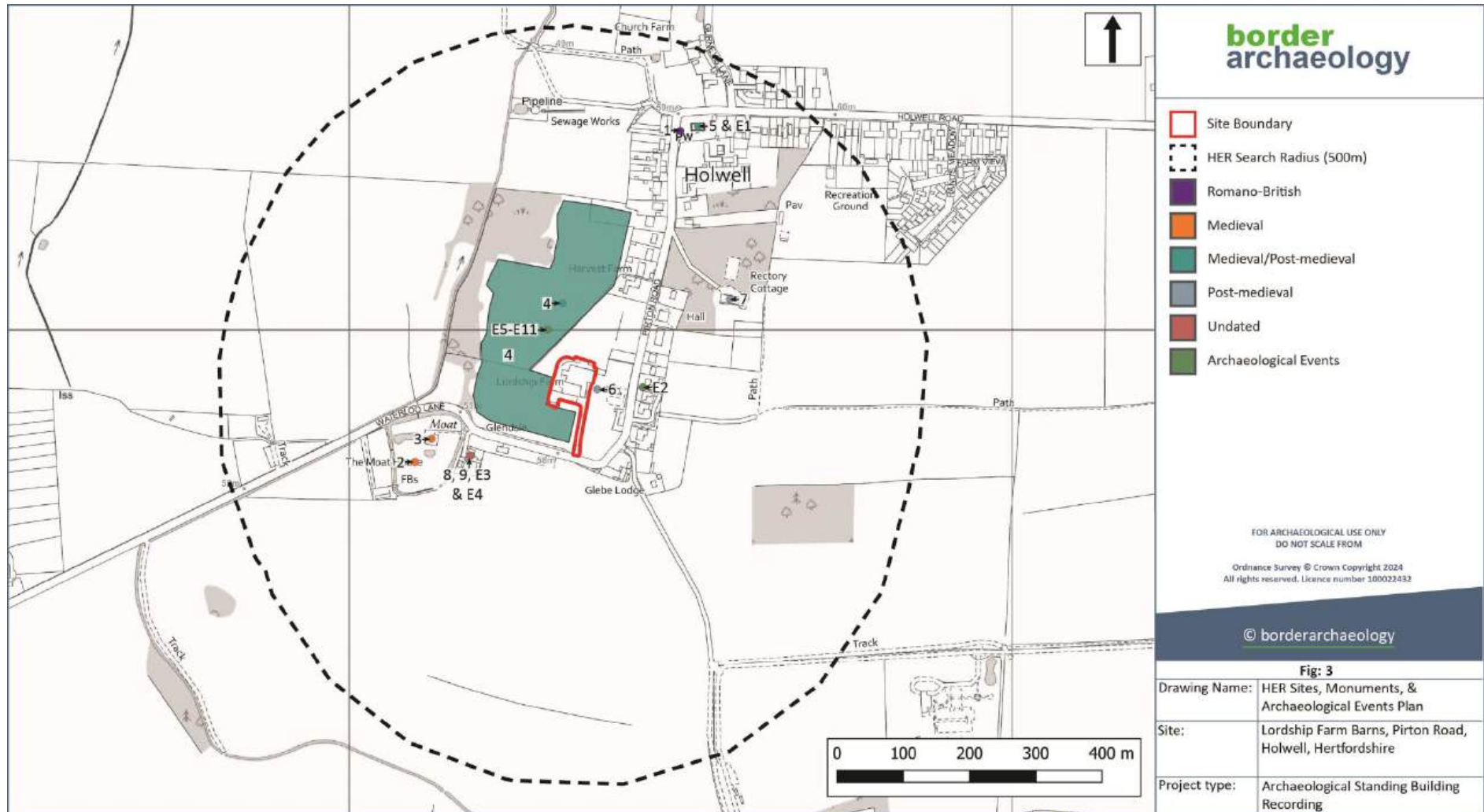
The Site is located within an Area of Archaeological Significance, as identified in the Local Plan (Fig. 3). The nearest Scheduled Ancient Monument is the Toot Hill motte and bailey castle and shrunken medieval village at Pirton (List entry no. 1012325) which is located c. 2km to the SW of the Site (NGR TL 14729 31525). The Site is not located within a Conservation Area.

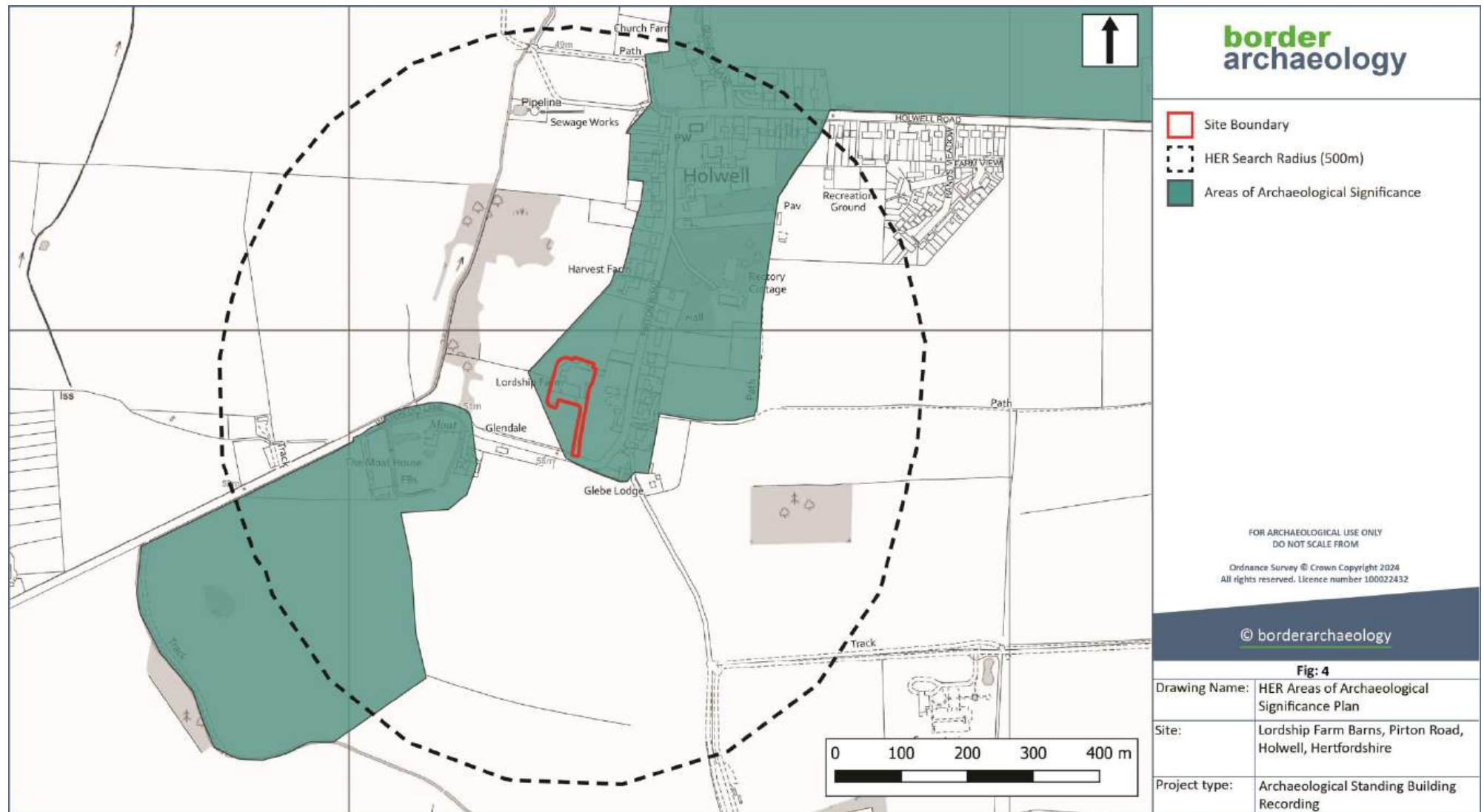
3.1 Soils & Geology

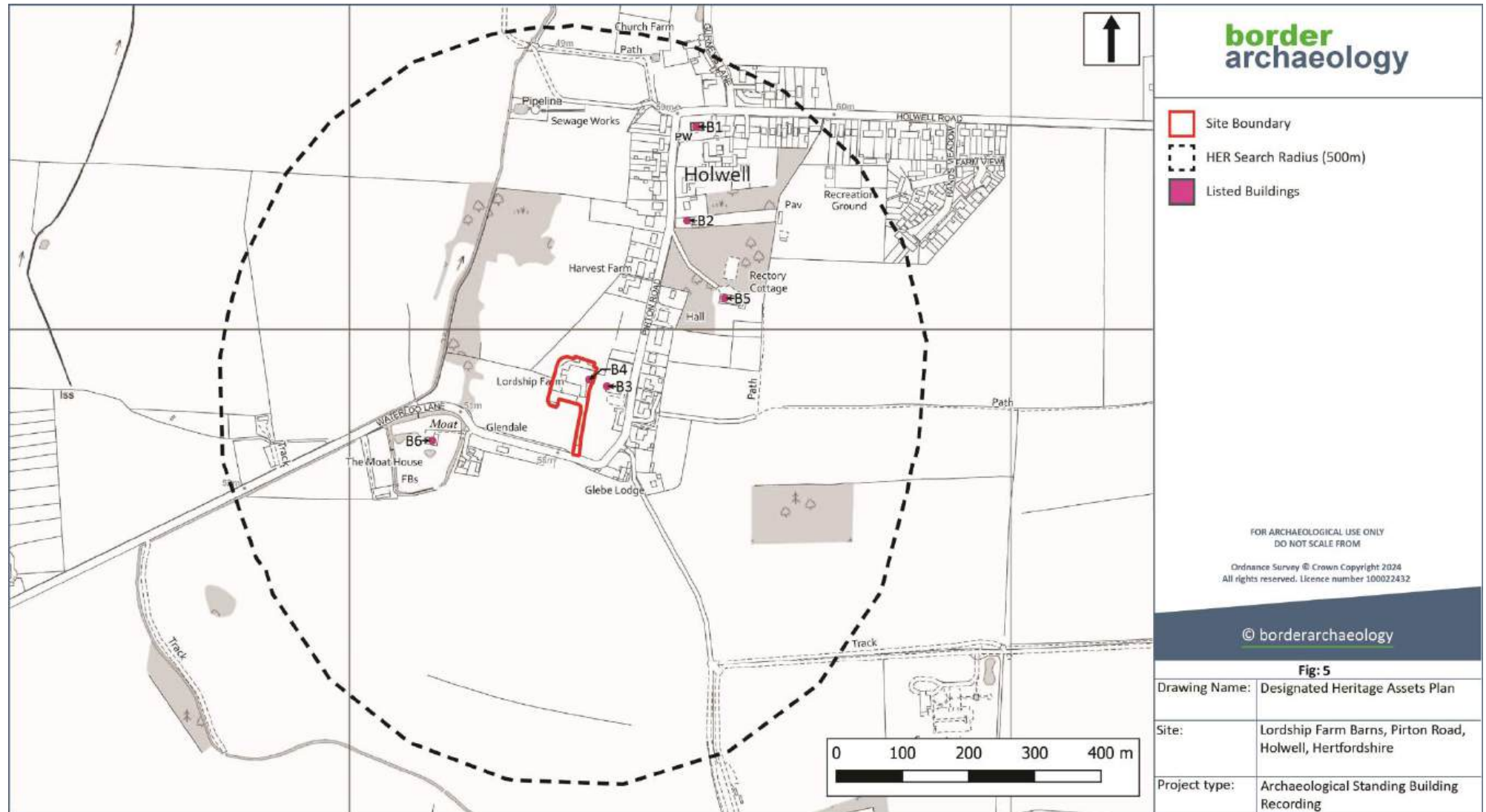
The British Geological Survey (BGS) lists the underlying geology of the area as being a narrow band of chalk bedrock of the Totternhoe Stone Member, a sedimentary bedrock formed between 100.5 and 93.9 million years ago during the Cretaceous period. Adjacent is an area of West Melbury Marly Chalk Formation bedrock formed between 100.5 and 93.9 million years ago during the Cretaceous period. These are overlain by Glaciofluvial Deposits of sand and gravel formed between 860 and 116,000 years ago during the Quaternary period (BGS 2024).











4 Aims and Objectives

The aim of the project was to undertake a programme of ASBR Survey to Level 3 of the Grade II Listed 17th century barn at Lordship Farm Pirton Lane Holwell Hertfordshire and associated Curtilage Listed barn to the S, as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016) to allow for the preservation by record of all standing building fabric, fixtures and fittings of historical interest that will be removed or substantially altered by the proposed development.

5 Methodology

The programme of Archaeological Standing Building Recording has been undertaken in accordance with standards set by the Chartered Institute for Archaeologists (CIfA), namely, *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (CIfA 2020a) and *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (CIfA 2020b). BA also adheres to the CIfA *Code of conduct: Professional ethics in archaeology* (CIfA 2022) and to project management advice set out in *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Lee 2015).

The ASBR is based on a Level 3 record, as detailed in the latest Historic England guidance document, *Understanding Historic Buildings – A guide to good recording practice* (Historic England 2016), which sets out guidance on the recording of historic buildings and is a revised and expanded version of *Recording Historic Buildings: A Descriptive Specification* (RCHME 1996).

Level 3 is defined as:

... an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the buildings appearance and structure to support an historical analysis (Historic England 2016, 26).

CIfA (2020a, 3) defines archaeological building investigation and recording as:

... a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including buried components, on land, in an inter-tidal zone or underwater.

Its purpose is to examine a specified building, structure or complex, and its setting, in order to inform:

a. the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting; or

b. to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.

In more detail, the programme of recording consists of the following elements:

6.1 Photographic Record

The photographic record comprises high-resolution digital photography, all with suitable scales, of the following.

- All external elevations.
- Details of any architectural or functional fixtures, fittings and features relating to either the function or development of the buildings.
- Photographs illustrating the buildings' relationship to surrounding buildings and setting.

The photographic record was made using a digital camera with a minimum sensor size (APS-C) of 22mm × 15mm and a sensor that exceeds 10 MPXs.

A suitable sample of photographs has been included in the final report which include examples illustrating not only the general character of the buildings but details relating to specific elements discussed in the text. A general view of the structures in their wider setting is additionally included.

6.2 Drawn Record

The drawn record consists of the following:

- A phased plan of the buildings, with photo-locations clearly marked, and a location plan related to the national grid. This may be based on an existing survey plan.
- Annotated elevation drawings. These may be based on existing elevation drawings.
- Appropriate additional illustrations that help support findings and the interpretation of the buildings.
- Additional illustrations of dateable fixtures and fittings (mouldings, catches, hinges, latches etc.).
- A record of historic carpenters' marks, apotropaic marks and graffiti.

6.3 Written Account

This reflects the requirement for a Level 3 record and comprises the following elements:

- The structures' National Grid Reference (NGR) and address.
 - A note of any statutory & any non-statutory designations, such as inclusion on the local list.
 - The date of the record, the name(s) of the recorder(s) and, if an archive has been created, its location.
 - A table of contents and a list of illustrations or figures.
-

- Where considered appropriate, a summary account of the buildings' form, function, date and sequence of development. The names of architects, builders, patrons and owners will be given if known.
- An introduction detailing the project background, together with a statement of objectives, methods, scope and limitations, and any constraints which limited the achievement of objectives.
- Acknowledgement of copyright, where applicable.
- A discussion of the published sources relating to the buildings and their setting, an account of their history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the buildings, where these exist.
- An appropriately detailed account of the buildings' overall form (structure, materials, layout) and their successive phases of development, together with the evidence supporting this analysis.
- Full bibliographical references.

6 Archaeological and Historical Background

The following archaeological and historical background is based on consultation of the Hertfordshire Historic Environment Record (HER), historic mapping and photography, documentary records and other sources of archaeological and historical information.

The origins of the settlement may be traced back to the Anglo-Saxon period, the earliest documentary reference occurring in a supposed charter of King Edgar dated AD 968 granting land at Holwell to the Abbey of St Peter of Westminster. This grant was subsequently confirmed by Edward the Confessor, at which time the manor comprised some 6½ hides (Mason 1996, 8). The Domesday Survey of 1086 confirms that Westminster Abbey was in possession of Holwell, which then comprised an estate of six hides valued at 100s. The Malory family were the earliest recorded post-Conquest tenants of Holwell. The family held it from the Abbey of Westminster in the 12th century and retained the manor until the mid-15th century (Page 1908). Located about 200m SW of Lordship Farm is a moated site on Waterloo Lane (MHT1930) containing a Grade II listed hall house of 15th/16th century date (Moat House) that may represent the chief manorial site in Holwell (MHT15600).

The manor of Holwell subsequently came into the hands of Thomas Peyton, who held it from the abbey in 1490 for an annual rent of £6. It is presumed that the Peytons purchased the estate from Westminster Abbey as it was not recorded as being in the ownership of the abbey in the *Valor Ecclesiasticus* of 1535. The manor was sold in 1564 to one Robert Ivory (Page 1908) and passed through various hands before being purchased in 1765 by John Radcliffe of Hitchin Priory.

Radcliffe was succeeded in possession of the estate by a Mr. Delmé, who had married his niece, Anne Clarke. It thereafter passed to their son Henry Delmé Radcliffe, who was recorded as owner of Lordship Farm in 1817 and died in 1830 (Page 1908). In 1825, Lordship Farm, along with other portions of the Hitchin Priory estate, were mortgaged by Delmé Radcliffe to one Joseph Eade of Hitchin for the sum of £14,000 and were subsequently reconveyed back to the family in 1840. From c.1840 until about 1910, the tenancy of Lordship Farm (comprising some 245 acres) was held by the King family and newspaper records indicate that a mixed farming regime was

practiced on the estate in the mid-19th century, followed by an increasing specialization in cattle/dairy farming and the breeding of shire horses towards the end of the 19th century.

The farmstead of Lordship Farm (MHT15599) is of 17th century or earlier date (NHLE) and includes the Grade II listed farmhouse of 17th century date comprising a two-storey structure of timber-framed and brick construction built on an asymmetrical H-plan (List entry no. 1103222). Located about 30m WNW of the farmhouse is Lordship Farm Barn (List entry no. 1103223), a Grade II listed building. This barn appears to be of similar date to the farmhouse and consists of a five-bay timber-framed structure aligned roughly E-W with a steeply pitched slate roof, clad in weatherboarding and resting on a low chalk and flint masonry plinth, partially rendered and reconstructed in brick in places. The curtilage listed barn attached to the S of the Grade II listed barn is a six-bay gabled structure of timber-framed construction with brick nogging, probably of 18th century date, the E wall of which was partially rebuilt in brick when it was converted to a cowhouse in 1873 by Joseph King, with further alterations being made in the mid-20th century.

The earliest available historic map to show the site is the Ordnance Survey surveyor's drawing of Hitchin and district dated 1804 (*fig. 13*). Largely schematic in approach, the map lacks any significant detail and shows only the site as comprising two rectangular plots, the southernmost evidently representing the farmyard with structures indicated within, while the northern plot appears to represent a garden or orchard.

More useful detail is provided by the 1817 inclosure map for the parishes of Shillington and Holwell (*fig. 14*), which shows the farmstead at Lordship Farm with a building to the E adjoining the road to Pirton (presumably identifiable with the farmhouse) and two conjoined ranges of outbuildings to the W, aligned E-W and N-S, respectively, which appear to correspond to the listed barn and the curtilage listed barn, although admittedly the depiction is somewhat sketchy.

In the absence of a tithe map, the earliest detailed depiction of the barns is provided by the Ordnance Survey 1st edition 25-inch map of 1882 (*fig. 14*), which shows the two conjoined barns to the W of the farmhouse, with a rectangular open-shelter shown as extending to the E of the listed barn. Of particular interest is that the curtilage listed barn is shown as comprising two separate compartments to the N and S (reflecting its partial conversion into a cowhouse), with a narrow open-fronted lean-to structure extending along the W side of the barn.

The Ordnance Survey 2nd edition 25-inch plan of 1898 (*fig. 15*) shows no evidence of any major changes affecting the layout of the farmyard but a square building is now shown attached to the N side of the Grade II listed barn and a long narrow rectangular structure has appeared on the southern side of the farmyard. Both of these structures remain in place on the Ordnance Survey 25-inch Edition of 1924 (*fig. 16*).

The Ordnance Survey provisional edition 6-inch map of 1960 (*fig. 17*) shows that all of the farm buildings present on the earlier historic maps had been removed, leaving only the listed and curtilage listed barns. The square structure on the N side of the listed barn had also been demolished, as had a rectangular structure attached to the E elevation of the listed barn. Little change is indicated to the layout of the farmstead on an Ordnance Survey 1:10000 map of 1970 OS (*Fig. 18*); however, a later Ordnance Survey 1:2500 map of 1979 (not reproduced)

indicates that a large modern structure had been built to the W of the two barns and further structures and open-fronted sheds were added to the immediate N and NW by the late 1990s.

Table 1: Gazetteer of HER Sites located within a 500m search radius of the Site on the Hertfordshire historic Environment Record

#	MonUID	PrefRef	Name	Date
1	MHT4518	4518	RB Glass, Holwell	Romano-British
2	MHT1930	1930	Moated Site at The Moat House	Medieval
3	MHT15600	15600	The Moat House, Waterloo Lane	Medieval
4	MHT1115	1115	Ridge & Furrow, & Other Earthworks, Lordship Farm	Med./PM
5	MHT11828	11828	St Peter's Church	Med./PM
6	MHT15599	15599	Lordship Farm, Pirton Road	Post-med.
7	MHT16505	16505	The Old Rectory, Pirton Road	Post-med.
8	MHT31421	31421	The Piggeries, Waterloo Lane	Post-med.
9	MHT31625	MHT31625	Undated Linear Feature, Waterloo Lane	Undated

Table 2: Gazetteer of Archaeological Events located within a 500m search radius of the Site on the Hertfordshire historic Environment Record

#	EvUID	Name	Date
E1	EHT5139	Eval.: St Peter's Church	2002
E2	EHT7595	Eval.: Land Adjacent Orchard Cottage, Pirton Road	2009
E3	EHT8420	SBR: The Piggeries	2015
E4	EHT8499	Strip, Map & Record: The Piggeries	2018
E5	EHT3071	Aerial Photograph	N/R
E6	EHT3072	Aerial Photograph	N/R
E7	EHT3073	Aerial Photograph	N/R
E8	EHT3074	Aerial Photograph	N/R
E9	EHT3075	Aerial Photograph	N/R
E10	EHT3076	Aerial Photograph	N/R
E11	EHT3077	Aerial Photograph	N/R

Table 3: Gazetteer of Archaeological Events located within a 500m search radius of the Site on the Hertfordshire historic Environment Record

#	NationalRef	DesigUID	Name	Grade
B1	1103220	DHT7017	Church of St Peter (C of E) at Corner with Holwell Road	II
B2	1103221	DHT7018	Rectory Gate Cottage	II
B3	1103222	DHT7019	Lordship Farmhouse	II
B4	1103223	DHT7020	Barn at Lordship Farm to WNW of Farmhouse	II
B5	1347087	DHT7700	The Old Rectory	II
B6	1347088	DHT7701	The Moat House	II

7 Results

7.1 Exterior

7.1.1 Barn 1 (Grade II Listed Barn)

Barn 1, the Grade II listed structure is a five-bay gabled barn aligned roughly E-W of timber-framed construction and externally weatherboarded, resting on a low chalk and flint masonry plinth, partially rendered and reconstructed in brick in places, with a steeply pitched slate roof. The E gable end of the barn (*Plate 1*), which is heavily obscured by foliage and fronts onto a lawned garden associated with the farmhouse, is entirely clad in dark weatherboarding and is devoid of features except for a broad flat-arched doorway, evidently of modern date, inserted in the right-hand corner of the elevation for vehicular access.

The S-facing elevation of Barn 1 is only partially visible externally, being obscured by the adjoining six-bay barn, with only the two easternmost bays and part of the central bay visible (*Plate 2*). It is clad in weatherboarding with a set of tall double-doors of timber boarded construction with cast-iron strap hinges in the second bay from the eastern end of the barn, which would originally have provided access to the threshing floor.

The N-facing external elevation of Barn 1 (*Plates 3-5*) is obscured by a modern concrete portal-framed open shelter shed for livestock built in the late 20th century which occupies the approximate footprint of an earlier building of late 19th century date in this location. However, it was possible to view the majority of the N-facing elevation, which is again clad in dark weatherboarding and it became apparent that the plinth on which the timber-framing rests was largely of chalk and flint rubble masonry construction, externally rendered, apart from a section of modern orange/red brick walling to the left of a flat-arched doorway with plank-and-batten door in the 2nd bay from the E end of the elevation.

It is suggested in the listing building description that this door, which roughly stands opposite to the double doors on the S side of the barn, functioned as a 'winnowing door' to concentrate the breeze in the vicinity of the threshing floor to facilitate the winnowing process (separating the grain from the chaff).

Another more prosaic explanation is that this door was inserted to provide access to the building which stood on the N side of the Barn 1 as shown on 19th/early 20th century mapping, which may have functioned as a stable or possibly a granary. Above the doorway is a loading bay hatch with intact wooden shutters which presumably would have provided access to an upper floor or loft within the building to the N of Barn 1.

It was not possible to view the exterior of the W-facing gable elevation of the barn as it was concealed by the substantial late 20th century steel-framed and brick barns (partially clad in weatherboarding) to the immediate W of Barn 1, which are used for storage of livestock and farm machinery.

7.1.2 Barn 2 (Curtilage Listed Barn)

Attached to the S end of the central and westernmost two bays of Barn 1 is a six-bay gabled barn oriented roughly N-S (Barn 2), of timber-framed construction with brick nogging, with a pitched slate roof. It appears to have been built at a slightly later date than Barn 1, probably in the 18th century, and was partially rebuilt in brick in the late 19th and 20th centuries (*Plate 6*). The S-facing gable end of Barn 2 appears to have been rebuilt in the late 20th century in orange/red Bedford brick laid in English Garden Wall Bond, with a tall, broad flat-arched opening inserted for vehicular access (*Plate 7*). The apex of the gable is weatherboarded (the cladding partially denuded in places) with a modern 6-pane casement window inserted.

The W-facing external elevation of the barn is six bays long and is of timber-framed construction with red-brick nogging (infill) which is partially whitewashed (*Plate 8*). The upper panels of the elevation have narrow, close studding with diagonal braces in the southernmost and central bays, which are separated by a horizontal mid-height rail from the larger rectangular panels in the lower portion of the elevation. The panel in the southernmost bay has studding and diagonal braces contrasting with the other panels, suggesting that some of the timber framing in these panels has been removed (*Plate 9*).

There is a clear distinction between the earlier red-brick nogging, which is not standard gauge brick and is laid in an irregular Flemish Bond, compared to the orange-red standard gauge brick which has been inserted in the upper and lower panels of the second bay from the S end of the barn and the lower panel of the central bay (*Plate 10*). A number of rectangular beam slots are visible in the wall just below eaves level which appear to have been associated with a lean-to, open-fronted shed first shown on the Ordnance Survey 1st edition map of 1882 and which extended along the entire W elevation of the barn. A cast-iron drive shaft and flywheel are visible just above the mid-height rail within the central bay of the barn, which appear to have been connected to an engine situated within the barn which was probably used for the processing of animal feed (*Plate 11*). The northernmost two bays of the W elevation are obscured by the large late 20th century brick shed to the immediate W of Barn 2.

The E-facing elevation of Barn 2 (*Plate 12*) is six bays long, with the northernmost two bays clad in dark weatherboarding and devoid of fenestration except for a flat-headed doorway with plank-and-batten double-leaf door leading to the N end of the barn (*Plate 18*). A clear distinction is noted between the northernmost two bays and the remaining four bays of the E-facing elevation which have been completely rebuilt in yellowish-brown stock brick. This section of the E-facing wall is pierced by two low, broad segmental arched plank-and-batten doors (the central door being of double-leaf form) flanked by broad segmental-arched windows with 'hit and miss' vents and upper glazed lights (*Plates 13-17*).

The distinctive form of these windows and the relatively low height and width of the doors suggests that this portion of the barn had been converted to a cowhouse. This section of the E-facing wall appears to have been rebuilt in 1873 by the tenant of the farm, one Joseph King, as commemorated by a stone tablet above the central doorway bearing the inscription 'J. King 1873' (*Plate 16*). A series of metal wall-ties are also visible within the four bays of the E-facing elevation which may have been inserted to strengthen the wall but also appear to relate to hooks for harness embedded in the internal wall.

7.2 Interior

7.2.1 Barn 1

The interior of Barn 1, consists of five regularly-spaced bays oriented roughly E-W with no internal partitions; the internal timber-framing of the barn is exposed, as is the chalk and flint masonry plinth on which the frame rests.

The Barn is accessed from the double-doors in the second bay in from the E end, leading into what would have been the bay containing the threshing floor (Bay B; *Plate 19*), with a narrow doorway opposite in the N wall which may have functioned as a 'winnowing door', although it may have been repurposed to function as the entrance to an attached building to the N shown on late 19th century mapping of the site.

Above this doorway, a loading bay hatch with intact wooden shutters is visible, which appears to have been associated with a wooden hoist visible above and to the right of the doorway (*Plates 20-22*). The edges of a possible stone cobbled 'threshing floor' were noted at the N end of this bay, in front of the winnowing door, suggesting the remainder may have been removed at a later date (*Plate 23*).

The bay at the easternmost end of the Barn 1 (Bay B) has a concrete floor which was presumably associated with the modern vehicular entrance at the E end of the barn (*Plate 24*) while the floor within the remainder of the barn appears to be of gravel and tarmac hardstanding, heavily obscured by a layer of detritus.

The framing of the E and W gable end walls consists of three rows of close studded timber-framed panels with diagonal braces, separated by intervening rails (*Plates 27 & 35*), while the framing of the N and S side walls consists of two rows of close studded timber-framed panels separated by a mid-height rail, the upper panels having diagonal braces (*Plates 25-26; 28 & 30; 31 & 33, 36 & 37*).

Several small slots were noted in the thickness of some of the studs, presumably for laths, although much of this was obscured by the insertion of modern corrugated metal sheeting in several of the panels, particularly within the bays towards the W end of the barn. The predominantly chalk and flint rubble construction of the plinth on which the timber-framing rests is clearly discernible throughout. Apart from the hoist and loading bay, there were very few fixtures and fittings relating to the original usage of Barn 1 as a threshing barn (such as storage bins) and no obvious evidence for an upper floor or storage bay was noted.

The roof structure of the barn consists of four queen-post roof trusses, each truss comprising slightly tapering tie-beams supported on heavy jowelled wall-posts, which, in turn, are connected to the posts by angled braces at either end. Each tie-beams is linked by two heavy inclined queen struts to a pair of clasped purlins running longitudinally along the roof slope which carry the principal rafters. Evidence of fire damage was noted to the roof trusses along the N side of the barn (*Plates 21, 29, 32, 35*)

7.2.2 Barn 2

The interior of Barn 2 comprises six bays oriented roughly N-S with whitewashed walls and it has evidently been subject to considerable alteration, as evidenced by the refacing of the S gable end wall of the southernmost bay (Bay F) in modern brick (*Plate 38*) and the insertion of a modern brick partition wall subdividing Bay G and Bay H (*Plate 39-40*).

The roof trusses are again of queen-post type but appear to have been subject to a significant degree of repair and replacement. Each tie-beam rests upon a squared timber wall-post along the W side of the barn while on the E side it is supported by a brick wall-post or pier (reflecting the fact that this portion of the barn was heavily rebuilt in the late 19th century). Further support is provided by pairs of angled or curved braces connecting the tiebeam to the wall post with inclined queen struts linking the tie-beam to a pair of clasped purlins running longitudinally along the roofslope (*Plates 39, 40, 46, 51, 58*).

The internal framing of the W wall of Barn 2 is exposed and consists of two rows of timber-framed panels with brick nogging separated by a mid-height horizontal rail; the upper panels of the southernmost bay (Bay F) and the central two bays (Bay H and Bay I) have box-framing with close studding and thin-scantled rails. The wall exhibits evidence of considerable sagging in places and evidence of modern orange/red brick infill to support the wall was noted within the southernmost bays of Barn 2, contrasting with the earlier red-brick nogging (*Plates 41-42, Plates 48-49*). A series of regularly spaced beam slots were noted along the top of the wall at eaves level, which appear to relate to an external lean-to shed shown on historic mapping of the site dating back to the 19th century.

The E wall of the central and southernmost four bays of Barn 2 (Bay F to Bay I) appear to have been rebuilt in brick in 1873 as part of its conversion to a cow house, as evidenced by the low segmental-arched doors and windows with hit and miss vents and upper glazing (*Plates 43-45, 47, 50*). Evidence of cracked masonry was noted along the wall and rows of cast-iron double hooks are embedded in the walls, which are presumed to have been primarily used for hanging harness (as they do not appear to be tethering rings) which suggests that the cowhouse at some point may have housed draught oxen.

Another possibility is that these hooks were inserted at a later date and may reflect the usage of the building to house shire horses rather than cattle; up to 31 shire horses are known to have been accommodated at Lordship Farm in the early 1900s, according to local newspaper records. However, no evidence for stalls, mangers or hayracks was noted within the barn, although it is possible that these may have been removed when Barn 2 was remodelled in the late 20th century. It may be noted that the insertion of the new brick partition wall appears to have resulted in a slight reordering of Bay G and Bay H, as evidenced by the fact that one of the segmental-arched windows in the E wall was blocked (*Plate 45*).

A timber partition wall standing on a brick plinth separates the central and southernmost four bays of Barn 2 from the two northernmost bays (*Plates 51-52*). These two northern bays (Bay J & Bay K) do not appear to have been converted into a cowhouse in the late 19th century and retain their internal timber-framing partially intact (*Plates 53 & 56*), although on the W side, it appears to have been partially truncated by the construction of an engine, probably for the processing of animal feed, with a rectangular brick base (*Plates 54-55*) and by the insertion of a doorway linking Barn 2 to the modern barns to the W (*Plates 57-58*).

8 Conclusion

The programme of Level 3 Archaeological Standing Building Recording undertaken by Border Archaeology with regards to a Grade II listed barn and an attached curtilage listed barn at Lordship Farm Pirton Road Holwell, has produced the following results:

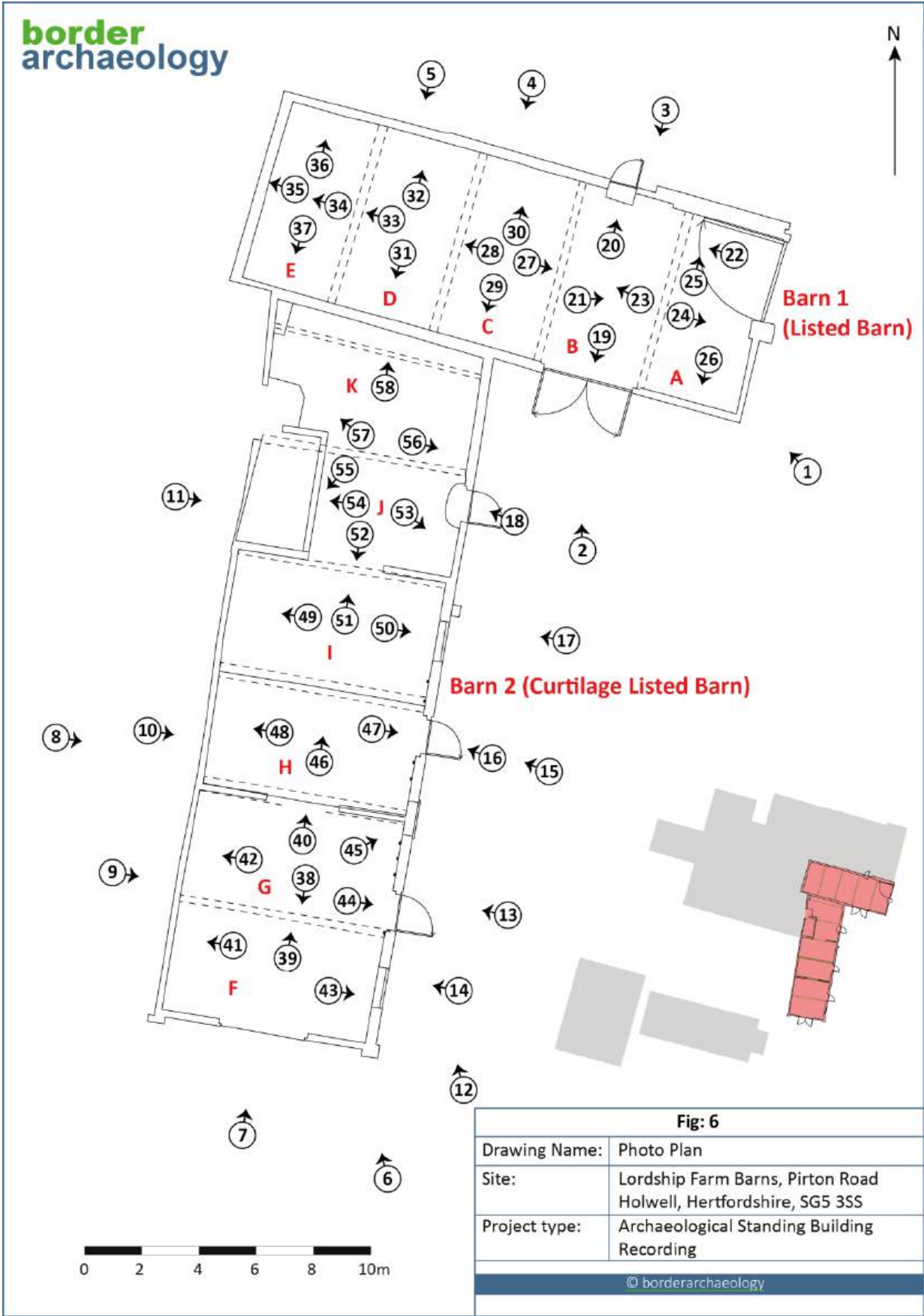
Four phases of construction were noted within the two barns, ranging in date from the late 17th century through to the late 20th century.

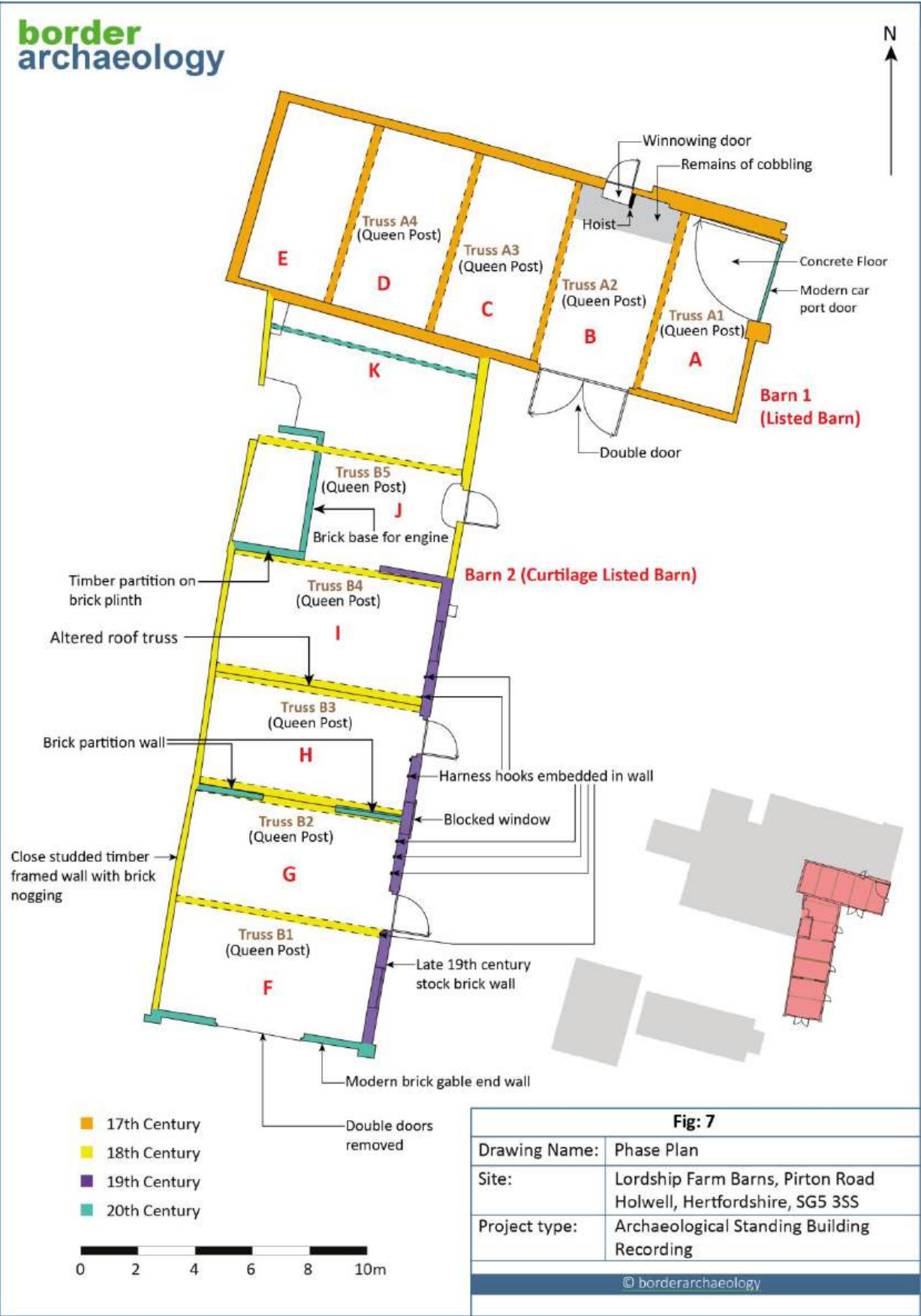
Phase 1: The earliest phase of construction, datable to the 17th century, is represented by Barn 1, the five-bay Grade II listed gabled barn of timber-framed construction resting on a chalk and flint rubble masonry plinth and clad in dark weatherboarding. Probably built as a threshing barn, as indicated by the double-doors in the S elevation, a possible winnowing door in the N elevation and the possible remains of a cobbled threshing floor. The internal timber framing has survived mostly intact and it has four substantial queen-post roof trusses with inclined queen-struts and angled braces.

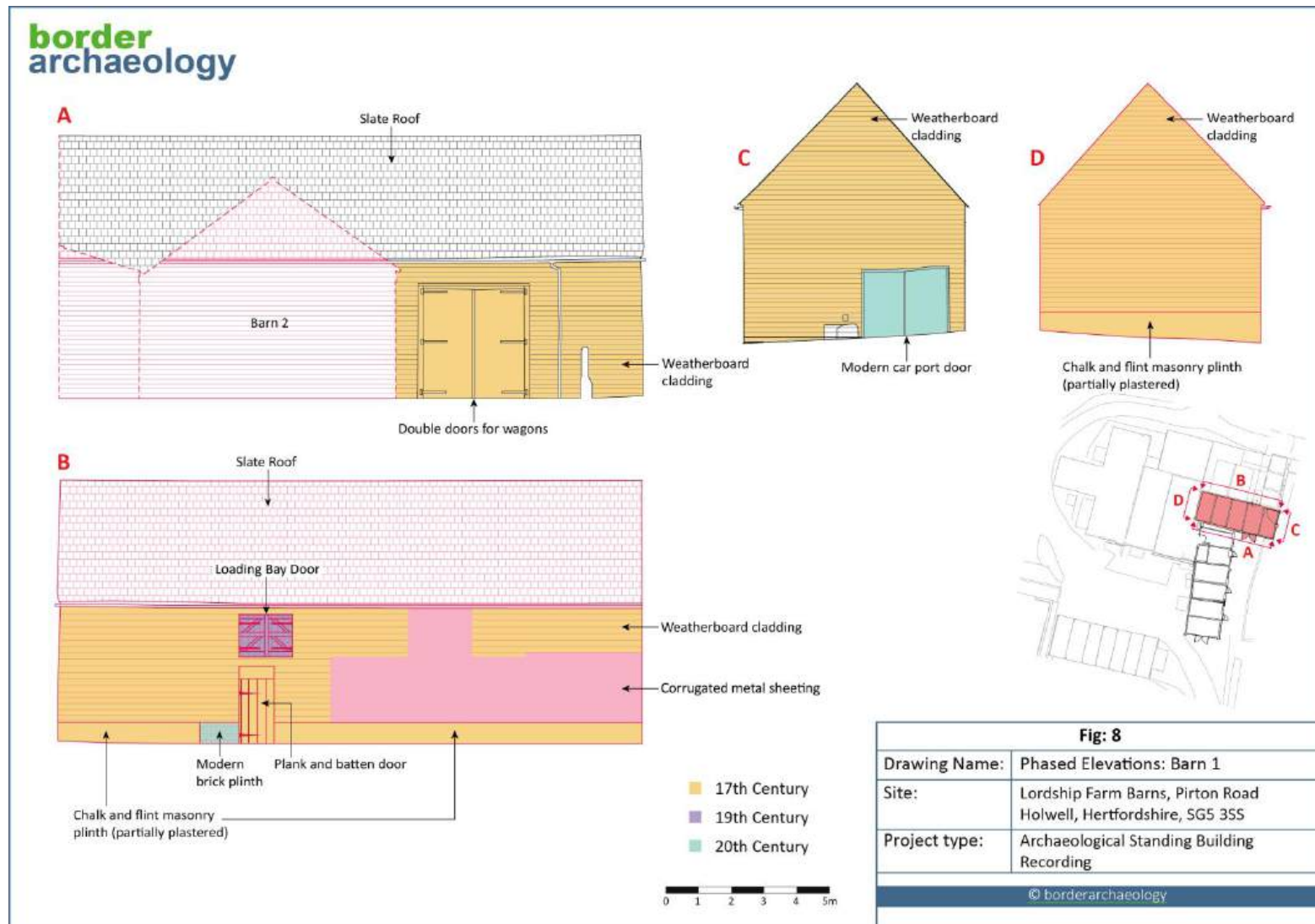
Phase 2: A secondary phase, probably datable to the 18th century, is represented by Barn 2, the curtilage listed six-bay barn to the S of Barn 1, partially of timber-framed construction with red-brick nogging, which appears to represent original fabric, with five queen-post roof trusses which have evidently been much altered. The lack of ventilation slots suggests that it may have originally functioned as a livestock barn or possibly a combination barn (for storage of produce and livestock). A lean-to open shelter shed was added along the W elevation of the barn, as evidenced by beams slots in the walls just beneath eaves level.

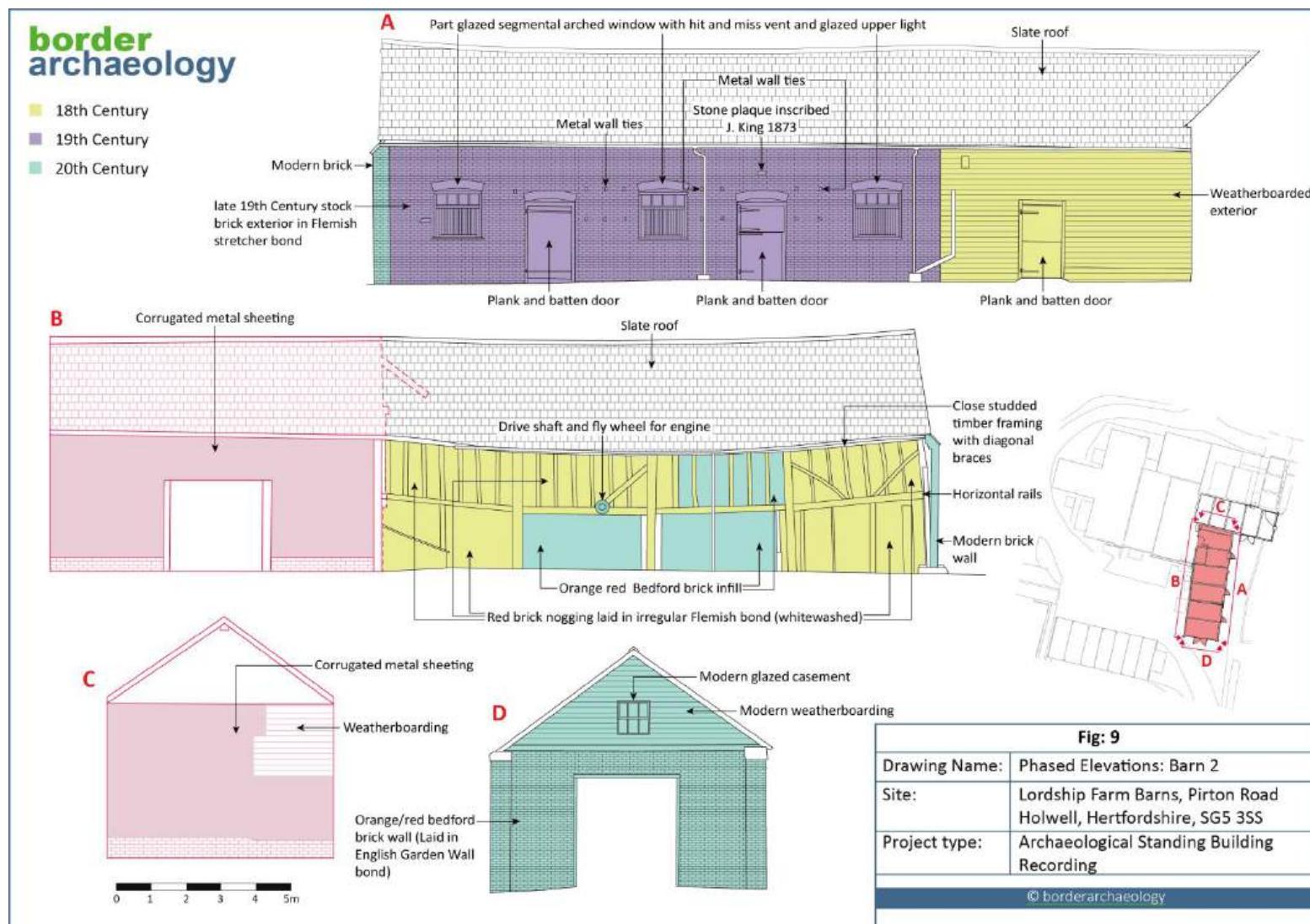
Phase 3: A tertiary phase, datable to c.1873, is represented by the rebuilding of the E wall of the central and southernmost four bays of Barn 2 and its apparent conversion to a cowhouse (as indicated by the distinctive low doorways and segmental-arched windows with hit and miss vents). This reconstruction was carried out by Joseph King, who was then the tenant farmer occupying Lordship Farm, as commemorated by a stone tablet affixed to the E wall, and reflects the specialisation of the farm regime during the late 19th century, with increasing provision of accommodation for cattle. Evidence of possible 19th century alterations to Barn 1 may be represented by the loading bay hatch and hoist in the N wall above the 'winnowing door', which appears to relate to a building to the N (possibly a stable or granary) first shown on the Ordnance Survey 1st edition map of 1882.

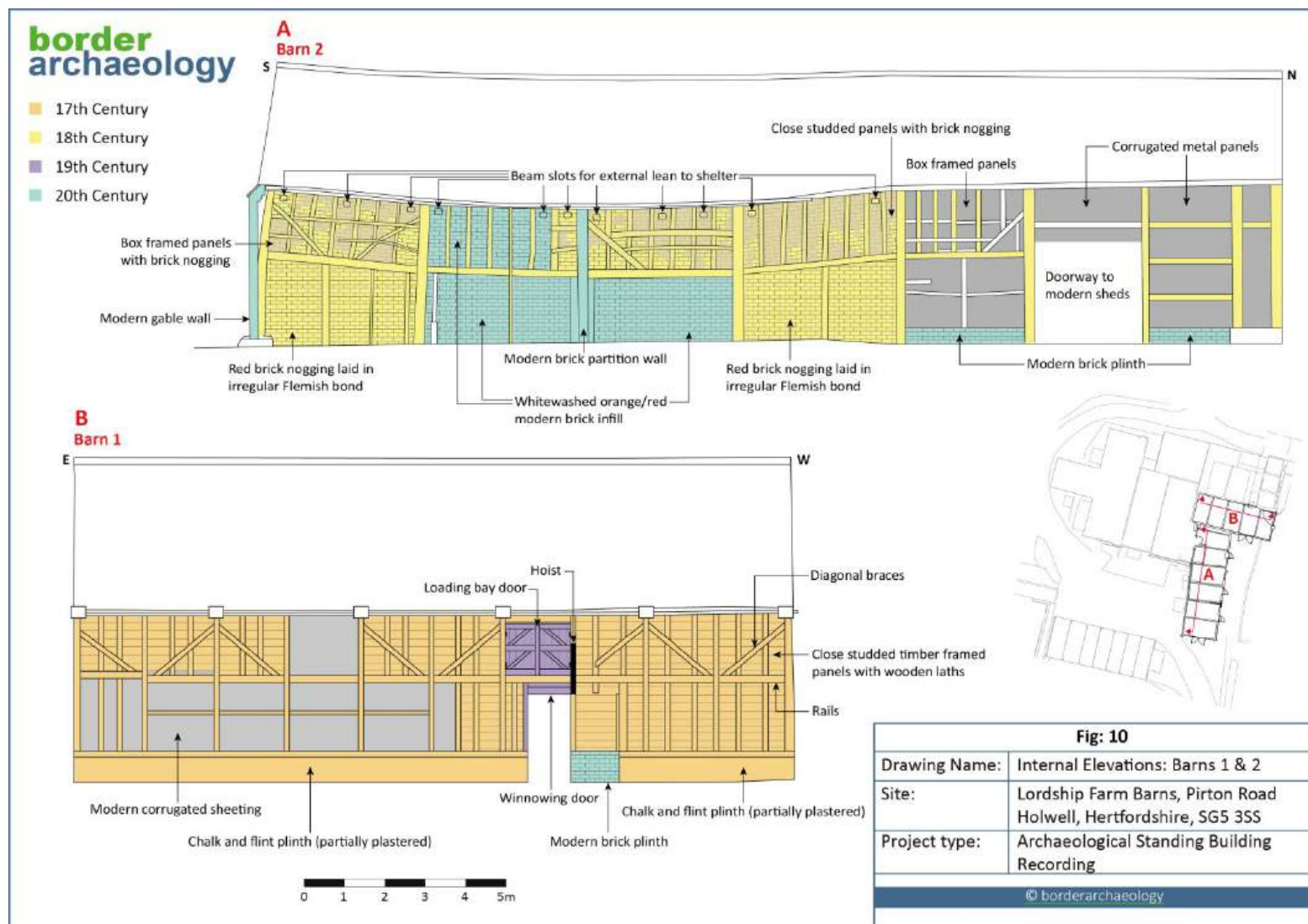
Phase 4: A phase of modern alterations, probably datable to the mid-late 20th century, is represented by the reconstruction of the S gable end and a partial rebuilding of the W wall of Barn 2. Further evidence of modern refurbishment is represented by the insertion of a brick partition wall within the central bays of Barn 2 and the installation of an engine resting on a brick base, probably for the processing of animal feed.











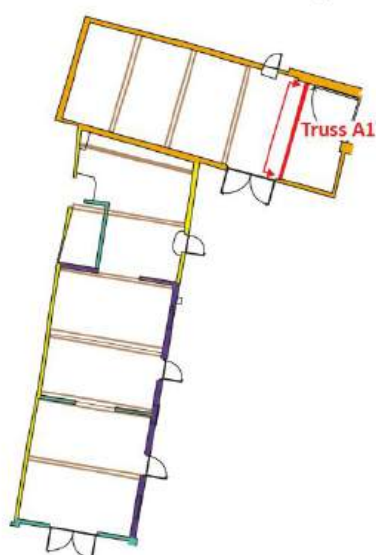
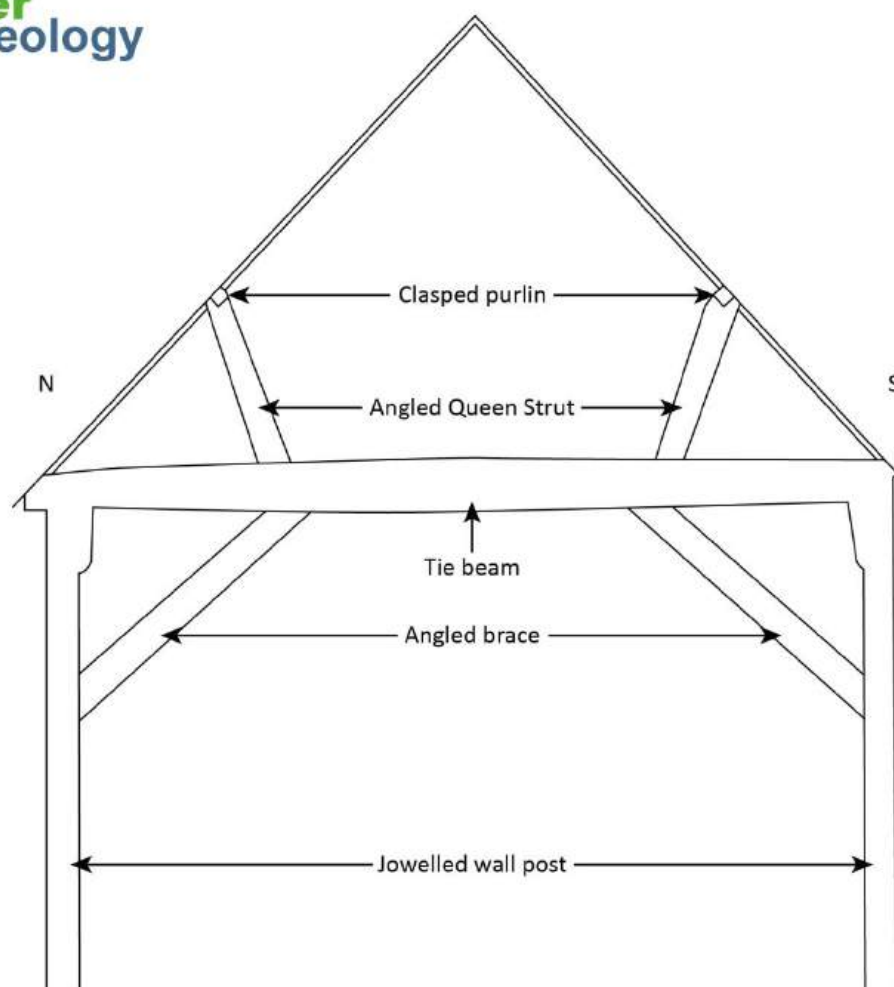
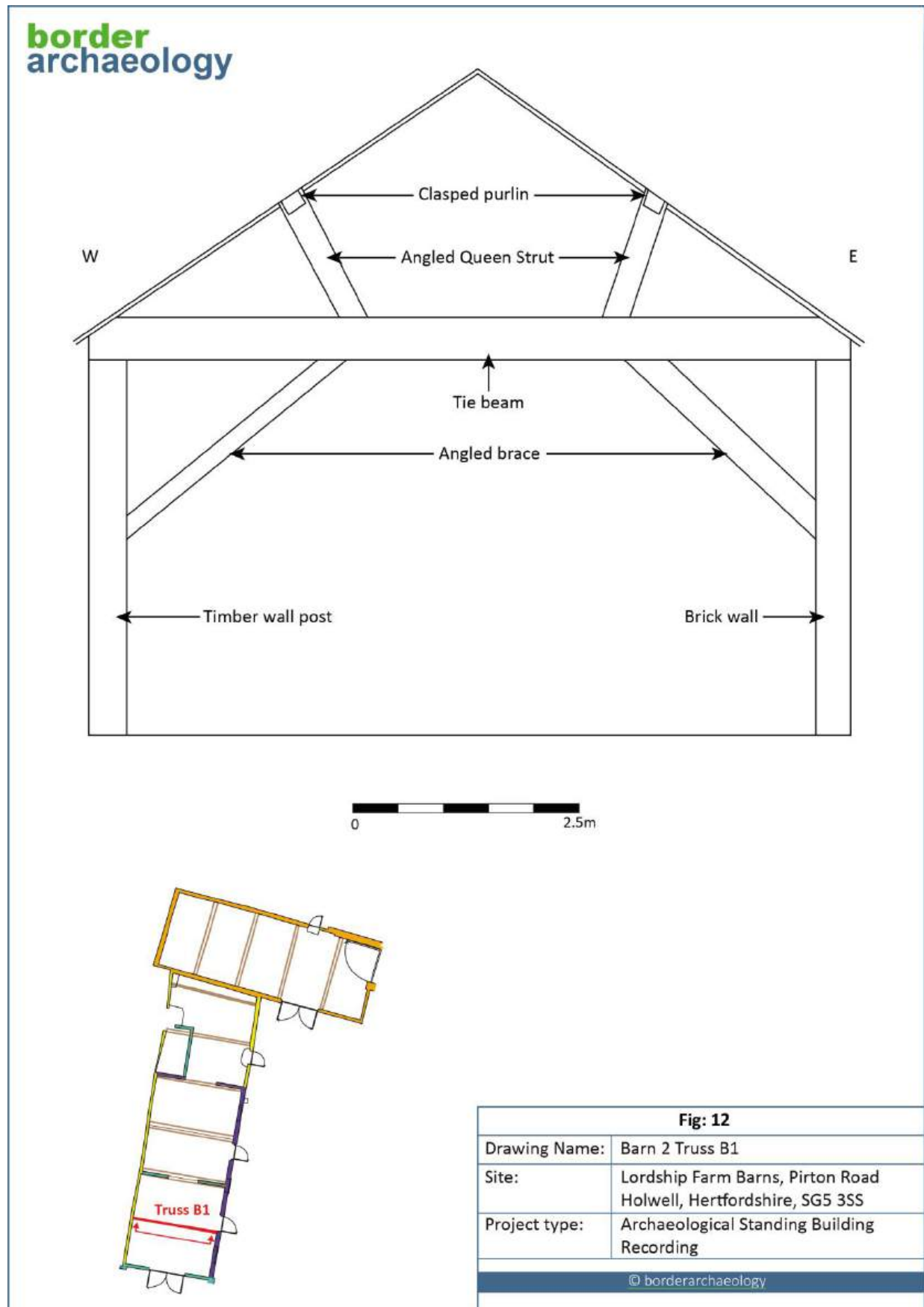


Fig: 11

Drawing Name:	Barn 1 Truss A1
Site:	Lordship Farm Barns, Pirton Road Holwell, Hertfordshire, SG5 3SS
Project type:	Archaeological Standing Building Recording



9 Archive

Digital copies of the Report in PDF/A format will be sent to the client and the SHEA Hertfordshire County Council for approval, whereupon one copy will be formally submitted to the Hertfordshire HER. A digital .pdf copy will also be deposited with OASIS (<http://www.oasis.ac.uk/>) the Archaeology Data Service Access to the Index of Archaeological Investigations website. Dependent upon discovery and where applicable, a summary report (including illustrations, where appropriate) will be submitted to the editors of the *Hertfordshire Archaeology and History* and any relevant period journals.

The archive comprising, documentary and digital archives will be assembled in accordance with *Hertfordshire Archaeological Archive Standards: A Countywide Standard for the Creation, Compilation and Transfer of Archaeological Archives in Hertfordshire* (Paul 2021), *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (ClfA 2020b), *Guidelines for the preparation of excavation archives for long-term storage* (Walker 1990); *Standards in the museum care of archaeological collections* (Paine 1992), *Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation* (Brown 2011a) and *Safeguarding Archaeological Information: Procedures for minimizing risk to undeposited archaeological archives* (Brown 2011b). BA is also cognisant of the recently compiled 'Archive Selection Toolkit' (ClfA 2020d) and staff have been trained in its use and purpose.

10 Copyright

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11 References

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Paul, S., 2021, *Hertfordshire Archaeological Archive Standards: A Countywide Standard for the Creation, Compilation and Transfer of Archaeological Archives in Hertfordshire*, Sam Paul Heritage Consultancy & Hertfordshire Museums (revised version)

Society of Museum Archaeologists, 1993, *Selection, Retention and Dispersal of Archaeological Collections: Guidelines for use in England, Wales and Northern Ireland*.

(Census returns, local trade directories and newspaper records were consulted using sources held at the Hertfordshire Archives and Record Centre and the National Archives)

11.1 Cartography

(All maps were obtained from the National Archives unless otherwise stated)

1804: Ordnance Survey drawing of Baldock and district

1817: Inclosure award map of Shillington and Holwell

1882: Ordnance Survey 1st Edition 25-inch map

1898: Ordnance Survey 2nd edition 25-inch map

1924: Ordnance Survey 3rd Edition 25-inch map.

1960: Ordnance Survey provisional edition 6-inch map

1970: Ordnance Survey National Survey 1:10000 map

1979: Ordnance Survey National Survey 1:2500 map

12 Appendix 1: Photographic Record



Plate 1: General view looking NW towards E gable end of Barn 1 with E elevation of Barn 2 visible to left of picture



Plate 2: View looking N towards eastern end of S-facing elevation of Barn 1, showing double doors



Plate 3: View looking S from open fronted shed showing 'winnowing door' in N-facing elevation of Barn 1 with loading bay hatch above



Plate 4: View looking S showing central portion of N-facing elevation of Barn 1 with timber framed structure resting on stone masonry plinth and weatherboard cladding partially replaced by modern corrugated metal sheeting



Plate 5: View looking S from open fronted shed showing W end of N-facing elevation of Barn 1 with stone plinth visible beneath weatherboarding and corrugated metal cladding



Plate 6: General view looking NNW showing S gable end of Barn 2, reconstructed in modern brick with late 20th century barns visible in background to left of picture



Plate 7: View N showing S gable elevation of Barn 2, reconstructed in the mid-late 20th century



Plate 8: General view looking E showing W-facing elevation of Barn 2



Plate 9: W-facing elevation of Barn 2 – view looking E showing detail of timber-framing with brick nogging in southernmost bays



Plate 10: W-facing elevation of Barn 2 – view looking E showing timber-framed panels with close studding above and different phases of brick infill



Plate 11: W-facing elevation of Barn 2 - view looking E showing detail of cast iron shaft and flywheel for engine



Plate 12: Oblique view NNW showing E-facing elevation of Barn 2 rebuilt in stock brick in 1873



Plate 13: E-facing elevation of Barn 2 – view looking W showing detail of segmental arched doorway with plank and batten door and window with glazed upper light and wooden 'hit and miss' vents in second bay to N of the southern end of barn



Plate 14: E-facing elevation of Barn 2 - view looking W showing detail of segmental arched window with glazed upper light and wooden 'hit and miss' vents to left of doorway at southern end of barn



Plate 15: E-facing elevation of Barn 2 – view looking W showing detail of segmental arched doorway with double-leaf door in central bay with stone plaque above



Plate 16: E-facing elevation of Barn 2 -detail of stone plaque above central doorway inscribed 'J. King 1873'



Plate 17: E-facing elevation of Barn 2 – view looking W showing detail of window to right of central doorway with glazed upper lights and 'hit and miss' vents



Plate 18: E-facing elevation – View W showing detail of doorway in northernmost section of Barn 2

Interior Barn 1



Plate 19: Internal view Barn 1 – view S showing double doors to threshing floor in Bay B

Plate 20: Internal view Barn 1 – view N showing winnowing door with loading bay hatch and hoist above



Plate 21: View looking E showing detail of Truss 1 at eastern of Barn 1



Plate 22: Internal view Barn 1 – View looking W showing detail of hoist above doorway in N wall



Plate 23: Internal view Barn 1 – View looking E showing detail of floor at N end of barn with possible remains of threshing floor to right of picture



Plate 24: Internal view Barn 1 – view looking E showing eastern end of Barn 1 with modern car port door



Plates 25 and 26: Internal view Barn 1 View looking N and S showing timber framing in easternmost bay of Barn



Plate 27: General view looking towards eastern end of Barn 1 showing blackened roof trusses



Plate 28: Internal view Barn 1 – view looking W showing queenpost roof trusses in central and western bays



Plate 29: Internal view Barn 1 – view looking S showing detail of timber framing to right of double doors in Bay C
Plate 30: Internal view Barn 1 – view looking N showing detail of timber framing to left of winnowing door in Bay C



Plates 31 & 32 : Internal View barn 1 - View looking N and S showing detail of timber framing in Bay D



Plate 33: Internal view Barn 1 – view looking W showing detail of queen post roof truss in western portion of barn (Bay D)



Plate 34: Internal view Barn 1 – view looking W showing detail of queen post roof truss at westernmost end of barn (Bay E)



Plate 35: Internal view Barn 1 – view looking W showing close studded timber-framing at W end of barn



Plates 36 & 37 Internal view Barn 1 – views looking N and S showing detail of timber framing in westernmost bay (Bay E)

Interior Barn 2

Plate 38: Internal view Barn 2 – View S towards queen post truss at S end of Barn (Bay G)



Plate 39: Internal view Barn 2 – view looking N showing interior of S part of barn with modern brick partition



Plate 40: Internal view Barn 2 – View looking N showing detail of modern brick partition wall in central bays of barn



Plate 41: View looking W showing detail of timber-framed panels in southernmost bay of Barn 2 (Bay F)



Plate 42: View looking W showing detail of timber framed panels with modern brick infill in W elevation of Barn 2 (Bay G)



Plate 43: Internal view Barn 2 - view looking E showing detail of E wall at S end of Barn (Bay F) with window with upper glazed lights and 'hit and miss vents' and harness hook to right of doorway



Plate 44: Internal view Barn 2 – view looking E showing door in E wall with flanking harness hooks and blocked window to left, blocked as a result of the construction of the modern brick partition wall



Plate 45 View looking E showing detail of wall hooks and blocked window in E wall of Barn 2 (Bay G)



Plate 46: Internal view Barn 2 – view looking N showing detail of queen post roof truss with curved struts between bays H and I



Plate 47: View looking E showing doorway flanked by harness hooks on E wall of Barn 2 (Bay H) with blocked window visible to right of picture



Plate 48: View looking W showing detail of timber framing in W elevation of Barn 2 (Bay H)



Plate 49: View looking W showing detail of timber framing in W wall of Barn 2 (Bay I)



Plate 50: View looking E showing detail of window in E wall of Barn 2 with doorway to right (Bay I)



Plate 51: View looking N showing partition wall with brick plinth in Barn 2 (Bay I)



Plate 52: View looking S showing detail of partition wall with brick plinth in Barn 2 (Bay J)

Plate 53: View looking SE showing detail of timber framing in northernmost bays of Barn 2 (Bay J)



Plate 54: View looking W in Barn 2 showing detail of brick engine base at N end of barn (Bay J) with timber framing of W wall in background and doorway to modern barns to right of picture



Plate 55: View looking SW showing detail of engine base and partition wall in Barn 2 (Bay J)



Plate 56: View looking W showing timber framing in northernmost bays of Barn 2 (Bays J & K)



Plate 57: View looking NW showing timber framing in W wall at northernmost end of Barn 2 (Bay K)



Plate 58: View looking N showing northern end of Barn 2 with queen post roof truss



Fig. 13: Extract from the Ordnance Survey surveyor's drawing of 1804
 (Reproduced by courtesy of the National Archives)



Fig. 14: Extract from the Shillington and Holwell Inclosure Award Map of 1817
 (Reproduced by courtesy of the Hertfordshire Archives & Local Studies Library)

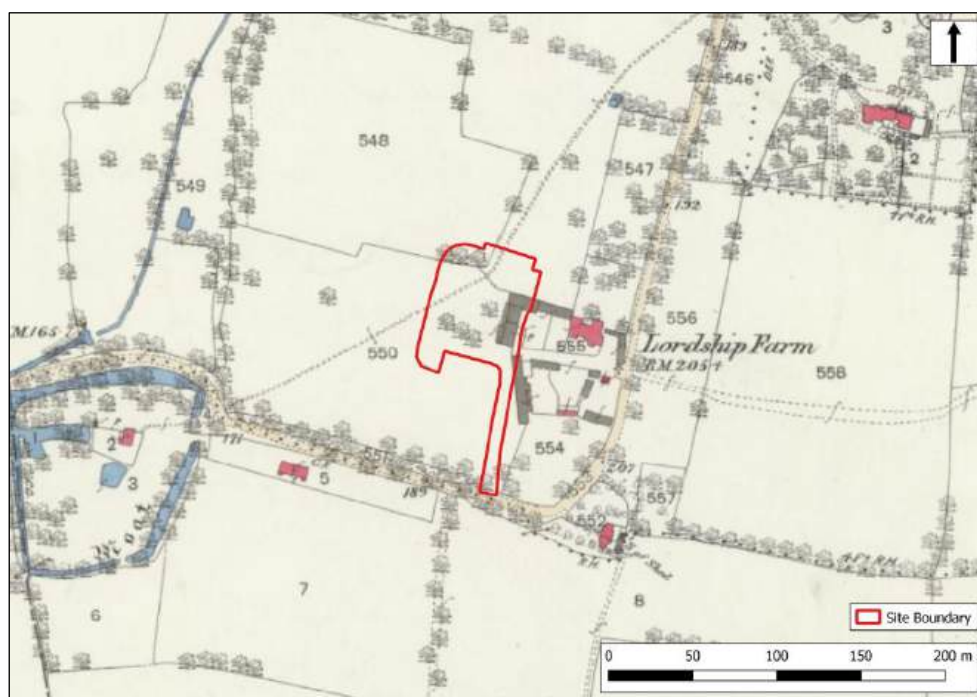


Fig. 15: Extract from the Ordnance Survey 1st edition 25-inch map of 1882 (Hertfordshire VI.12)
 (Reproduced by courtesy of the National Archives)

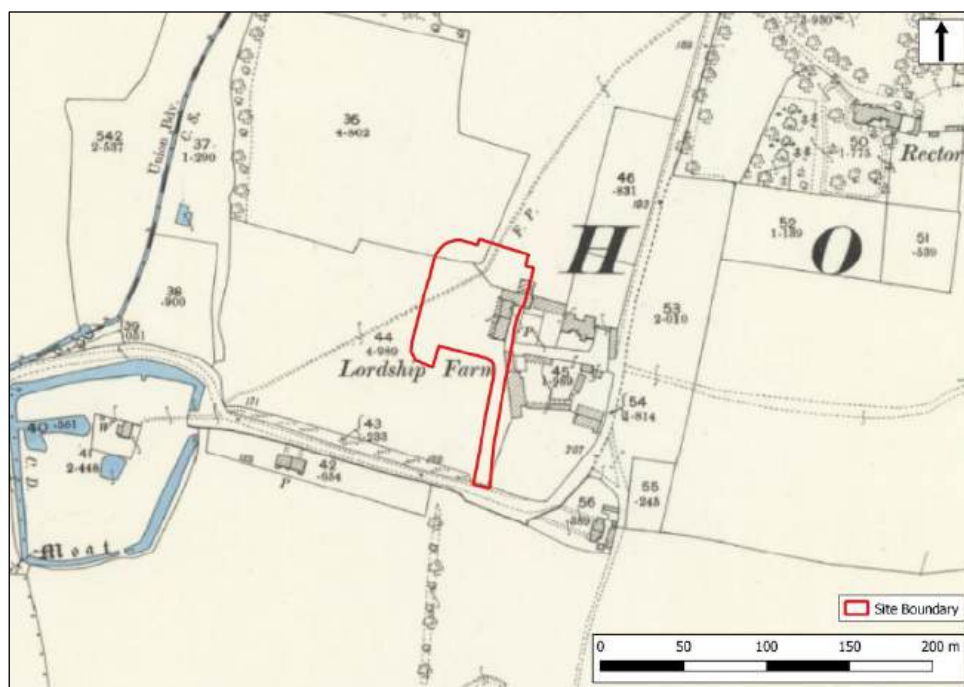


Fig. 16: Extract from the Ordnance Survey 2nd edition 25-inch plan of 1898
 (Reproduced by courtesy of the National Archives)

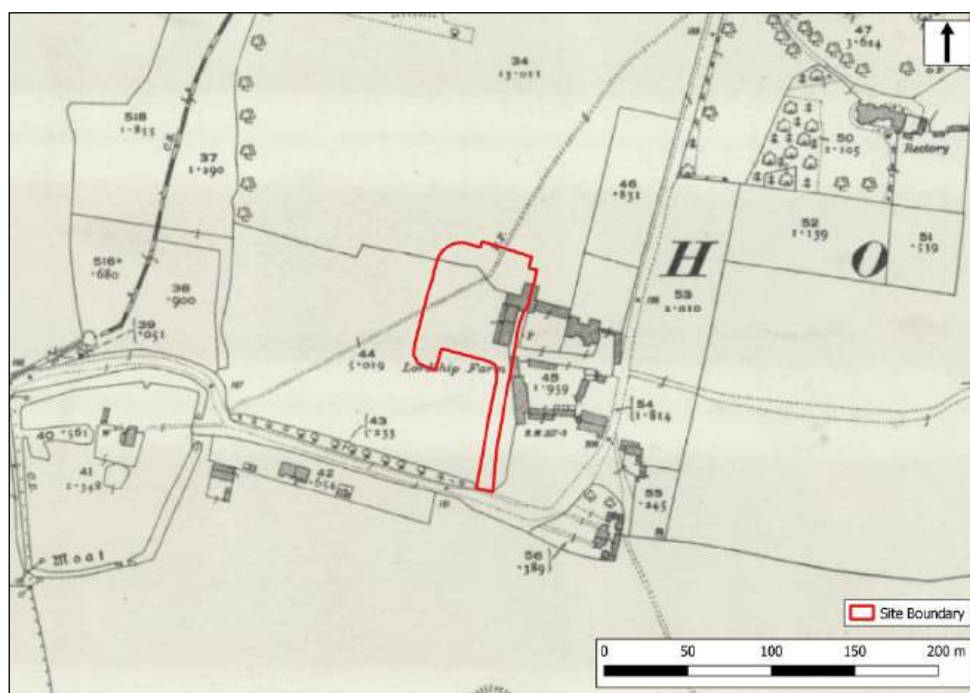


Fig. 17: Extract from the Ordnance Survey 3rd edition 25-inch of 1924 (Bedfordshire XXVI.12)
 (Reproduced by courtesy of the National Archives)

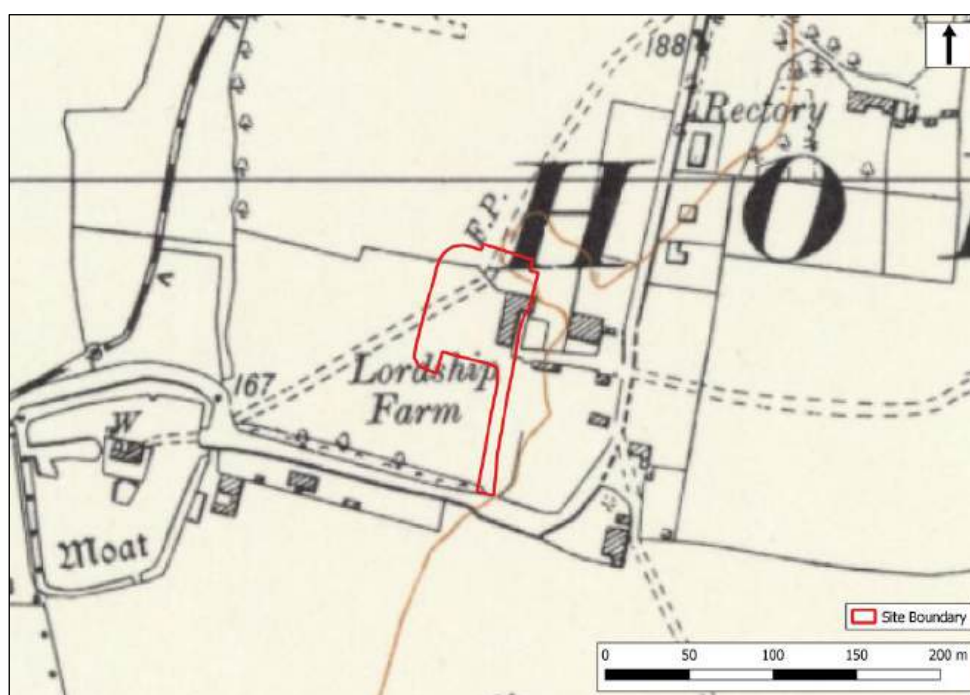


Fig. 18: Extract from the Ordnance Survey provisional edition 1:10,560 map of 1960
 (Reproduced by courtesy of the National Archives)

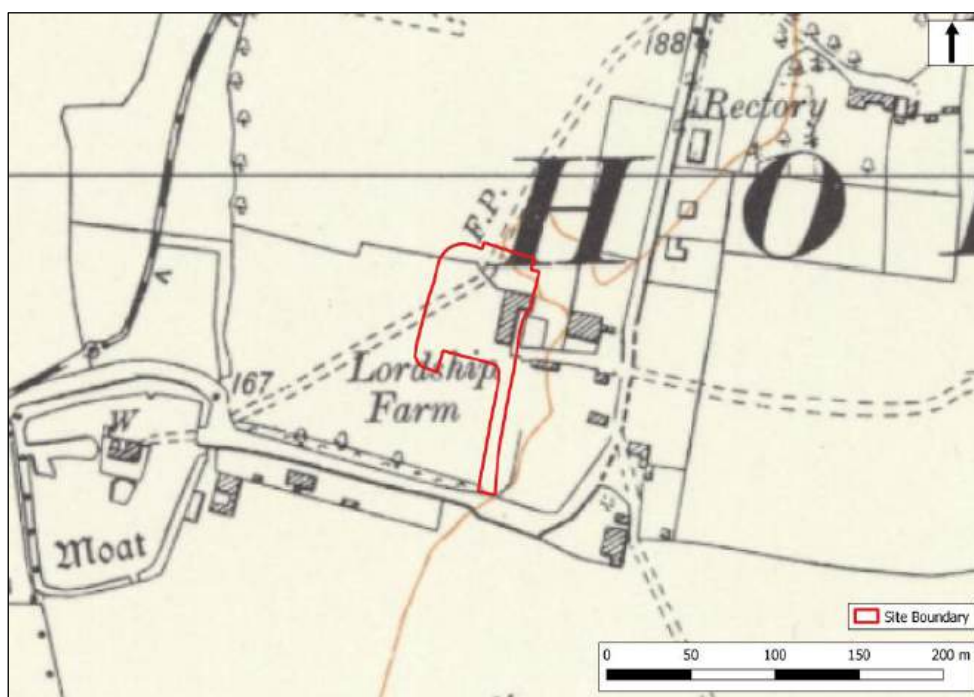
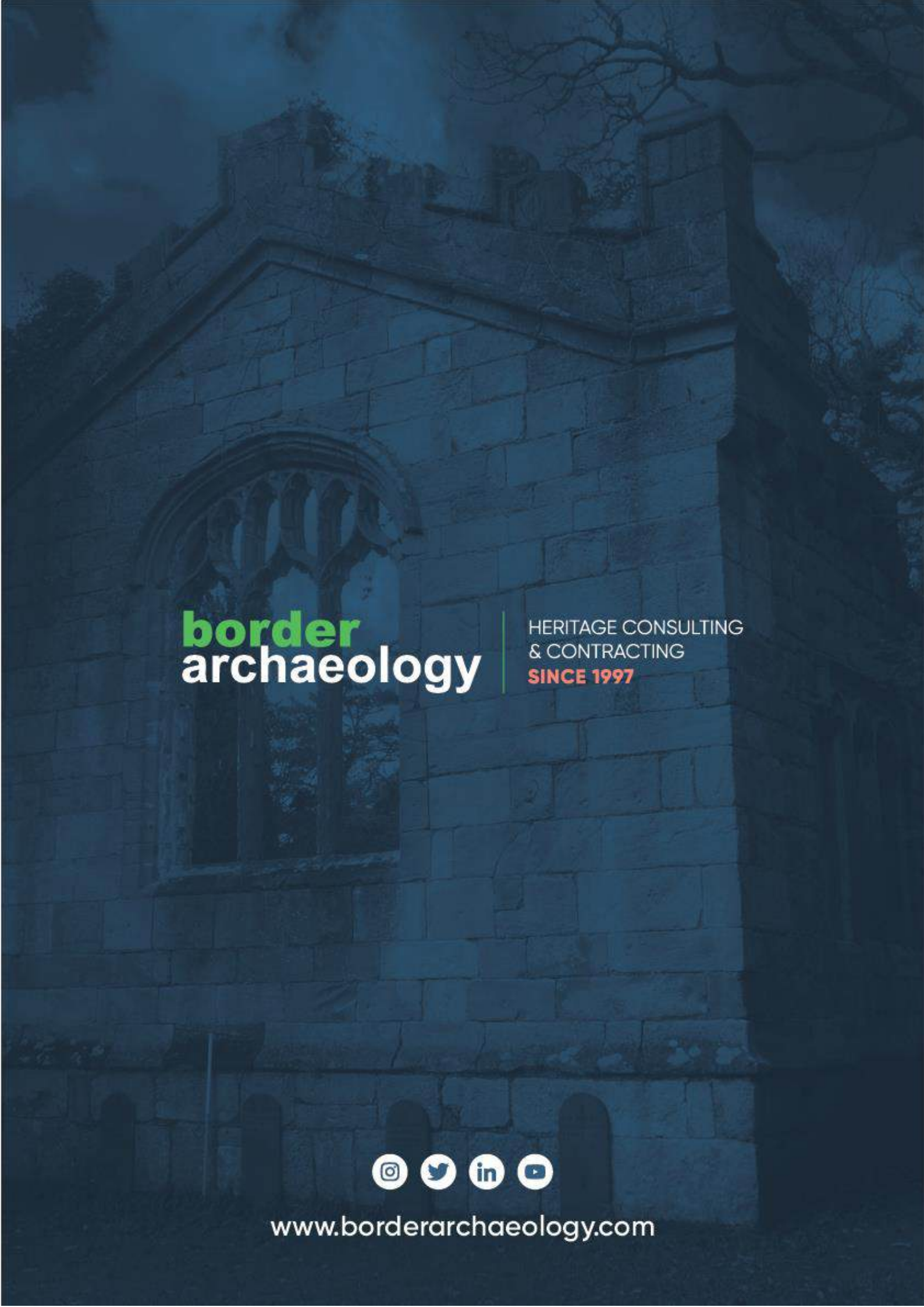


Fig. 19: Extract from the Ordnance Survey 1970:1:10000 map
 (Reproduced by courtesy of the National Archives)



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