

**THE RED HOUSE
HOUGHTON REGIS
BEDFORDSHIRE**

HISTORIC BUILDING ASSESSMENT

Albion
archaeology



**THE RED HOUSE
HOUGHTON REGIS
BEDFORDSHIRE**

HISTORIC BUILDING ASSESSMENT

Project: CO2821

Document: 2016/147

Version: 1.0

Compiled by	Checked by	Approved by
Mark Phillips	Jeremy Oetgen	Drew Shottliff

Issue date: 17th August 2016

Produced for:
Central Bedfordshire Council
Social Care, Health and Housing



Contents

List of Figures	2
List of Images	2
Preface	4
Version History	4
Key Terms	4
Non-Technical Summary	5
1. INTRODUCTION	6
1.1 Background to the Report	6
1.2 Site Location and Description	6
1.3 Statutory Designations.....	6
1.4 Objectives.....	7
1.5 Methodology	7
2. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND.....	8
2.1 General Historical Background	8
2.2 Archaeological background.....	9
2.3 Cartographic Evidence	9
2.4 Architects' Drawings.....	10
3. BUILDING DESCRIPTION	11
3.1 Methodology	11
3.2 General Arrangement	11
3.3 Exterior	11
3.4 Interior	13
3.5 Ground Floor	14
3.6 First Floor	15
3.7 Attic	17
3.8 Roof Space.....	17
4. BUILDING ANALYSIS	18



4.1	Introduction	18
4.2	17th century	18
4.3	18th century	18
4.4	Late 19th century	18
4.5	Later 20th century.....	19
5.	STATEMENT OF SIGNIFICANCE	20
5.1	Introduction	20
5.2	Heritage Values	20
6.	BIBLIOGRAPHY	22
7.	APPENDIX 1: LIST DESCRIPTION	23

List of Figures

Figure 1:	Site location plan
Figure 2:	Ordnance Survey 6-inch map 1886
Figure 3:	Ordnance Survey 6-inch map 1902
Figure 4:	Existing floor plans
Figure 5:	Existing elevations
Figure 6:	Section
Figure 7:	Phase plans
Figure 8:	Elevations with phasing detail

List of Images

Image 1:	Exterior, front elevation
Image 2:	Exterior, front elevation
Image 3:	Exterior, north-west elevation
Image 4:	Exterior, north-west elevation
Image 5:	Exterior, rear elevation
Image 6:	Exterior, north-west elevation of south range
Image 7:	Exterior, south-east elevation of south range
Image 8:	Exterior, south-east elevation of south range
Image 9:	Interior, Room G1
Image 10:	Interior, Room G2
Image 11:	Interior, Room G2
Image 12:	Interior, Room G3
Image 13:	Interior, Room G4
Image 14:	Interior, Room G4 roof space
Image 15:	Interior, Room G7
Image 16:	Interior, Room G7
Image 17:	Interior, Room F1
Image 18:	Interior, Room F1



- Image 19: Interior, Room F2
- Image 20: Interior, Room F2
- Image 21: Interior, Room F3
- Image 22: Interior, first-floor landing
- Image 23: Interior, Room A1
- Image 24: Interior, Room A2
- Image 25: Interior, roof space over primary range

The figures and images are bound at the rear of the report.



Preface

All statements and opinions in this document are offered in good faith. This document has been prepared for the titled project or named part thereof and was prepared solely for the benefit of the client. The material contained in this report does not necessarily stand on its own and should not be relied upon by any third party. This document should not be used for any other purpose without an independent check being carried out as to its suitability and the prior written authority of Albion Archaeology (a trading unit of Central Bedfordshire Council). Any person/party relying on the document for such other purposes agrees and will by such use or reliance be taken to confirm their agreement to indemnify Albion Archaeology for all loss or damage resulting therefrom. Albion Archaeology accepts no responsibility or liability for this document to any party other than the persons/party by whom it was commissioned. This document is limited by the state of knowledge at the time it was written.

The building assessment survey was undertaken by Mark Phillips BA, who is the author of the report. The project was managed on behalf of Albion Archaeology by Jeremy Oetgen (Project Manager).

Acknowledgements

The project was commissioned by Dinka Izetbegovic on behalf of Central Bedfordshire Council. Architect's drawings used in this report were kindly provided by Kyle Smart Associates. The site inspection visit was facilitated by Peter Hailes, Senior Technical Surveyor Central Bedfordshire Council

Albion Archaeology
 St Mary's Church
 St Mary's Street
 Bedford, MK42 0AS
 ☎: 0300 300 8141
 Fax: 0300 300 8209
 E-mail: office@albion-arch.com
www.albion-arch.com

Version History

Version	Issue date	Reason for re-issue
1.0	17/08/2016	n/a
1.1	24/08/2016	Client's comment (Section 1.2)

Key Terms

Throughout this project design the following terms or abbreviations are used:

BLARS	Bedfordshire and Luton Archives and Record Service
CBC	Central Bedfordshire Council
CBCA	Central Bedfordshire Council Archaeologist
CI/A	Chartered Institute for Archaeologists
HER	Historic Environment Record
PDA	Proposed development area



Non-Technical Summary

Central Bedfordshire Council is making a planning application for land off High Street, Houghton Regis. The development, known as Houghton Regis Central, includes demolition of the existing buildings of Red House Court and redevelopment of the site to include a new Independent Living Scheme for Older People, shops, and improvements to the public realm. The development also includes renovation of The Red House, a Grade II Listed building.

In order to provide more detailed information to inform the proposed renovation of the Red House the client asked Albion Archaeology to prepare this historic building assessment to examine the building in accordance with the principles of informed conservation.

The building comprises a 2½-storey primary range dating from the 17th century with a two-storey rear extension and a single-storey southern range.

The primary range has a 2½-bay plan. The half bay in the middle of the house contains a central chimney stack, lobby entrance and a circulation space at the rear of the stack. The bay to the south of the stack is slightly longer than the bay to the north. The rooms comprise two ground floor living rooms, two first-floor bedrooms and a landing on the south side of the stack. The attic rooms are currently only accessible from a hatch in the ceiling of the first-floor landing.

The two-storey extension extends across the rear of the middle and northern bays. It consists of a single storey outshot to which a first floor extension was added in the 20th century. On the ground floor it has been extended into the primary range with an open timber partition marking the line of the former rear wall of the primary range. This room is currently a kitchen and hall with stairs to the first-floor landing.

The southern range is a former 19th-century outbuilding which was converted for residential use in the 20th century. It contains a bathroom, toilet, kitchen and bedroom.



1. INTRODUCTION

1.1 *Background to the Report*

Central Bedfordshire Council is making a planning application for land off High Street, Houghton Regis. The development, known as Houghton Regis Central, includes demolition of the existing buildings of Red House Court and redevelopment of the site to include a new Independent Living Scheme for Older People, shops, and improvements to the public realm. The development also includes renovation of The Red House, a Grade II Listed Building.

The proposed development area (PDA) lies partly within Houghton Regis Conservation Area and had potential to affect the setting of a number of listed buildings, including All Saints' Church (Grade I) and the buildings within Houghton Hall precinct (Grade II and II*). It also lies within the historic core of Houghton Regis, an area which has potential to retain sub-surface archaeological remains dating back to at least the medieval period.

Albion Archaeology was commissioned prepare a general heritage statement for submission with the planning application, to assess the impact of the proposed scheme on cultural heritage assets (Albion Archaeology 2016a). In order to provide more detailed information to inform the proposed renovation of the Red House the client asked Albion Archaeology to prepare this historic building assessment to examine the building in accordance with the principles of informed conservation (Clark 2001; English Heritage 2008).

1.2 *Site Location and Description*

The Red House is located at the north-west corner of the historic village green of Houghton Regis, at national grid reference TL02038/23894 (Figure 1). The postal address of the building is The Red House, The Green, Houghton Regis, Dunstable, LU5 5DY. The historic village green gives its name to the road that crosses the north side of the green. The Red House is set back from the road, on an unnamed access road parallel to Red House Court.

Bordering the south side of the Red House is Red House Court, a large two-storey brick building that provides extra care accommodation. The land to the west is currently a turning area and car park. On the north side, the Red House is bordered by a tarmac area surrounded by mature trees.

1.3 *Statutory Designations*

The Red House is Grade II listed and is located within the north-west corner of Houghton Regis Conservation Area.

A small number of listed buildings are located in the area, although none of them are visible from the Red House. All Saints' Church (NHLE 1114707, Grade I) and 104/106 High Street, (NHLE 1311306, Grade II) are situated 200m and 230m respectively to the west. The Crown Public House (NHLE 1114705, Grade II) on East End is 230m to the north-west of the Red House.



The closest buildings to the setting of the Red House are a cluster of five buildings situated 230m to the south on the south edge of the green. These comprise Houghton Hall, (NHLE 1321335, Grade II*), outbuildings (NHLE 1114706, Grade II*), wall and gate piers II (NHLE 1321336, Grade II), Lodge to Houghton Hall II (NHLE 1158771, Grade II) and Houghton Court, former stables converted to residential use (NHLE 1321334, Grade II).

1.4 Objectives

The purpose of this report is to provide a rapid assessment of the building to identify its historically significant elements in line with the *National Planning Policy Framework* (DCLG 2012), *Conservation Principles* (English Heritage 2008) and *Informed Conservation* (Clark 2001).

The objectives of the building appraisal are:

- To provide a preliminary visual and written record of the structures to inform the detailed design proposals for the renovation of the listed building.
- To provide a review of the local regional historical context.
- To assess the significance of the building in order to inform proposals for its renovation.

The assessment of the building can inform proposals in line with the objectives detailed in the Houghton Regis Conservation Area Statement and Management Plan (South Bedfordshire District Council 2008) for the preservation of the special interest and character of the Conservation Area.

1.5 Methodology

The report forms a rapid assessment of the building to inform future planning proposals. It is based on the results of documentary research, architects' survey drawings and a site visit with photographs to illustrate the report.

The historic background to the overall development area is detailed in a separate heritage statement (Albion 2016a). In this report the documentary evidence has been re-examined in relation to the building and its immediate surroundings, with particular emphasis on historical maps.

The architects' survey drawings presented in this report have been modified and annotated to reflect the observations made during the site visit. No additional measured survey or verification of the drawings was undertaken for this report.

The results provide a description of the building in line with a Level 2 building survey (Historic England 2016, 26) with dating and phasing analysis to assess the historic significance of the building.



2. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

2.1 *General Historical Background*

The following summary is based on information in the HER, BLARS, the Victoria County History (Page 1912) and the conservation area statement (South Bedfordshire District Council 2008).

The settlement of Houghton Regis (HER 16988) is of Saxon origin. At the time of the Domesday survey in 1086 it was a royal manor, with a church and an estate of just over 2000 hectares that included Dunstable, Puddlehill, Thorn, Calcutt and Sewell. As a royal manor, it provided services to the King, including provisions of food and other commodities. Documentary evidence suggests that at the time of the Norman Conquest, Houghton manor was wealthy and prosperous.

In the early 12th century, Houghton's significance was eclipsed by Dunstable. Henry I invested in the creation of a planned market town, a royal residence and the construction of the Augustinian Priory of St Peter by taking some 182 hectares from the Houghton manor. Around the same time the manor was given to Hugh de Gurney and the church (assumed to be at the same location as the present-day All Saints) was given to the Earl of Gloucester, eventually passing to St Albans Abbey and remaining with it until the Dissolution in the 16th century.

The fortunes of the manor of Houghton remained intrinsically linked with Dunstable and the Priory of St Peter, which had been granted substantial amounts of land in Houghton — inevitably this led to tensions between the two manors. The location of the original manorial centre is, however, not known.

The manor stayed with families connected to Hugh de Gurney until the 16th century. From the mid-16th to mid-17th century it passed through a succession of owners. Around 1653, however, it was bought by Henry Brandreth and it was Brandreth's daughter Alice who was responsible for Houghton Hall as it is today, to the south of the Green, and what was to become Houghton Hall Park.

Historical maps indicate that the northern part of the PDA was occupied by several buildings fronting the High Street from at least the second half of the 18th century. These buildings were first illustrated on the 1762 Estate Map (South Bedfordshire District Council 2008, fig. 5). The 1886 OS map (Figure 2) and subsequent editions (e.g. Figure 3) show various changes to the structures and development of the site but the pattern of occupation remained generally unchanged until the 1970s.

Documentary evidence places a blacksmith's shop (HER 12235), 141-147 High Street; a series of late 18th-century houses (HER 5699); and a 19th-century Church of England School (HER 6618) within the boundaries of the PDA. All these buildings were demolished and eventually replaced by a single modern structure. The Red House (HER 5688), a 17th-century, timber-framed Grade II



listed on the eastern edge of the PDA is the sole survivor of the earlier buildings within the PDA.

The earliest archaeological evidence for the movement of people and/or settlement within Houghton Regis dates to the prehistoric and Roman periods. A fragment of a Palaeolithic implement (HER 1396) was found in 1888 to the north of Houghton Hall Park. Isolated findspots of Iron Age and Roman pottery (HER 15280, 1918) and Roman coins (HER 127, 1451, 19158) are located to the south-west and south-east of Houghton Hall Park. An Iron Age coin (HER 19240) was found across the road from the PDA.

The HER records indicate that, to date, there have been few recent archaeological investigations in Houghton Regis (Albion Archaeology 2016a, fig. 3 and appendix 1). Excavations between the 1930s and the 1960s (prior to the re-development of the area) recorded Iron Age and Roman remains as well as a number of features, including ditches, pits, a burial and a well at Easthill and Chantry Farms (HER 142). Artefacts included late Saxon to early post-Conquest St Neots ware pottery. The sites were not extensively excavated but they did demonstrate the location of an early area of settlement, the precursor to modern Houghton Regis.

The medieval settlement developed in a fairly typical nucleated fashion, with the focus centred upon The Grade I listed All Saints' Church (HER 8909) to the north of the PDA and The Green (HER 12240) to its east.

2.2 Archaeological background

Few archaeological investigations have been carried out in Houghton Regis. These have been summarised in the earlier heritage statement (Albion Archaeology 2016a, section 6.2 and fig. 3). These include a trial trench evaluation in September 2007 on the south side of the High Street (EBD887) that identified features dated to the 19th and 20th centuries and a single, residual sherd of medieval pottery.

Trial trenching of the PDA was undertaken in the area to the west of the Red House (Albion Archaeology 2016b). This investigation identified an early medieval pit and late post-medieval and modern features

2.3 Cartographic Evidence

2.3.1 1762 map of Houghton Regis

This is an estate map prepared for the Duke of Bedford, BLAR reference B553. It is reproduced in the Conservation Area Statement (South Bedfordshire District Council 2008, fig. 5). In this map the building corresponding to the Red House is shown as a shaded north-south aligned rectangular block with a small square projection at the southern end of the rear elevation. An outbuilding is shown in a lighter colour on the location of the present south range. The outbuilding is L-shaped in plan with a northwards return at its western end.



The adjacent plot to the south is occupied by a residential property within a large rectangular plot. The adjacent properties to the north consist of a series of buildings on a curving frontage where the Green merges with the eastern end of the High Street.

2.3.2 1848 map of Houghton Regis

This estate map is also reproduced in the Conservation Area Statement (*ibid*, fig. 6). It shows residential buildings shaded in red and outbuildings in light grey. The building corresponding to the Red House is shown as a north-south aligned block. It is impossible to judge from the shape if it included an outshot along the rear of the building. A small square projection is shown in the middle of the northern end of the building. Two outbuildings are shown: one on the location of the present south range; and a north-south aligned, detached building located a short distance to the west of the house.

The arrangement of the adjacent properties is largely unchanged from the earlier map.

2.3.3 1886 Ordnance Survey map

This map is illustrated in Figure 2. It shows a building corresponding to the present L-shaped plan formed by the primary range and south range. At the front of the house is a garden with tree planting. The building stands in a rectangular plot which is divided into front and rear parts by a boundary extending from the north-west corner of the house. At the front of the house the plan shows a garden with trees. To the rear of the house the plan matches the details shown in 1848 with buildings corresponding to the southern range and the detached outbuilding to the west of the house.

The adjacent properties appear similar to those shown in 1848. On the south side there is a building in an approximately square-shaped plot, and the buildings of Green Farm to the south. On the northern side there are buildings along the road where the Green merges into the east end of the High Street.

2.3.4 1902 Ordnance Survey map

This map is illustrated in Figure 3. The details have been simplified in this map and the Red House has been reduced to a single rectangular shape aligned approximately east-west. The arrangement of buildings to the north of the Red House appears largely unchanged from the previous map. The building to the south has been demolished and replaced with a school.

2.4 Architects' Drawings

Architects, Kyle Smart Associates, have prepared detailed survey plans of the Red House. The existing floor plans (ref. 14065wd2.050) are reproduced as Figure 4 and 7 in this report. A cross-section through the building is shown in Figure 6 (ref. 14065wd2.062). The existing elevations are illustrated in Figures 5 and 8 (refs 14065wd2.051 and 14065wd2.052).



3. BUILDING DESCRIPTION

3.1 Methodology

Throughout the project the standards set in the *CIfA Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (2014) and English Heritage's *Understanding Historic Buildings* (2006a) have been adhered to. All work has been done in accordance with the *CIfA Code of conduct* (2014). Terminology for describing timber structures follows the CBA glossary (Alcock et al. 1996). Terminology and dating of internal fittings follows Hall 2005.

The purpose of the rapid survey was to understand the sequence, dating and significance of the building. No additional opening-up works or removal of covering was undertaken during the survey. The survey comprised an examination of the building and photographic record. The selected digital images used to illustrate the report have been resized to ensure that digital versions of the report are of a manageable file size. The plan is based on survey data supplied by the client. In the following description and figures the rooms are numbered, G1 to G7 on the ground floor, F1 to F3 for the first floor and A1 and A2 for the attic floor rooms.

3.2 General Arrangement

The building comprises a 2½-storey primary range with a two-storey rear extension and a single-storey southern range.

The primary range has a 2½-bay plan. The half bay in the middle of the house contains a central chimney stack, lobby entrance and a circulation space at the rear of the stack. The bay to the south of the stack is slightly longer than the bay to the north. The rooms comprise two ground floor living rooms, two first-floor bedrooms and a landing on the south side of the stack. The attic rooms are only accessible from a hatch in the ceiling of the first-floor landing. The northern attic room has not been used as living space for some time and currently contains a water tank

The two-storey extension extends across the rear of the middle and northern bays. On the ground floor this space has been extended into the primary range with an open timber partition marking the line of the former rear wall of the primary range. This room is currently a kitchen and hall with stairs to the first-floor landing.

The southern range is a former outbuilding that has been converted for residential use; it contains a bathroom, toilet, kitchen and bedroom.

3.3 Exterior

The exterior of the building is illustrated in rendered elevations prepared by the architects (Figure 5) and in images referenced in the text. Alterations to the exterior are illustrated as annotated line elevations in Figure 8.



3.3.1 Front elevation

The front elevation is symmetrical with sash windows on the ground and first floors to either side of a central porch and first-floor window (Images 1 and 2). The steep tiled roof has gabled dormers in-line with the ground and first-floor sashes.

The brickwork is in Flemish bond with evenly coloured red bricks with traces of longitudinal pressure marks. The wall stands on a low brick plinth. It has dentil course at the cornice. The ground floor windows have gauged flat arches. Next to the left ground floor window, iron shutter stays indicate the former presence of external window shutters.

Modern repairs and alterations

Both corners on the front elevation have vertical cement or concrete strips, painted red. These appear to mark the location of former timber corner-posts that might have been retained when the building was re-fronted in brick. It is not clear what the cement is covering, but there is no sign of any timber surviving. The strips are probably part of mid-20th-century renovation works. Next to the left corner of the wall there is an S-shaped wall tie located mid-way up the wall.

The porch is a modern (20th-century) feature made of red brick in Flemish bond. It has small, triangular-headed fixed lights in the side walls, a tiled gable roof and an 18th-century-style pedimented door hood.

3.3.2 North-west elevation: primary range and extension

This wall is in brick in Flemish bond (Image 3). It is on a low brick plinth. The brickwork is mainly in handmade red and purplish-red bricks with some dark over-fired examples and burnt headers. At the left side is the cement strip noted in the front elevation.

At the far right-hand side there is a straight join at ground floor level, where the brickwork in this elevation abuts the rear wall of the rear extension.

The gable end is timber-framed with brick infill (Image 4). The frame consists of lightweight studs and a collar beam. An offset where the gable wall joins the wall below is covered by a band of lead flashing, possibly concealing a tiebeam.

On the ground floor there are modern French doors to Room G1 and two modern windows in the right-hand side of the elevation. At first-floor level there are two fixed lights in plain wooden frames in the primary range. The right-hand side of the first-floor elevation has a modern casement window.

Modern repairs and alterations

The brickwork appears to have been repointed and the central six panels in the gable have been rebuilt in reused brick and the studs replaced with new timber.

At first-floor level towards the right side, a straight join marks where a second storey has been added to the rear extension. The added floor is in modern machine-made brick, with a concrete lintel and sill to the window opening.



The two fixed lights at first-floor level appear to have been cut-in and they have tile creasing sills. The French door has been cut-in. The two-light window in the ground floor is set into a partially blocked door opening, with inserted brickwork above and below the window.

3.3.1 North-west elevation: south range

The primary construction in this wall consists of a mixture of knapped flint panels and brick (Image 6). The roof is covered with plain tiles. It is likely that it was originally either partly open-fronted or with a row of doors. The openings probably had brick arches, one of which remains towards the left-hand side of the elevation. It may have served as a stable or other outbuilding.

Modern repairs and alterations

Towards the left side a door has been inserted into a larger opening that has been blocked with modern brick. In the right part of the elevation modern windows have been inserted into full-height openings with modern brick infill above and below the windows.

3.3.2 Rear elevation

The rear elevation is taken up mainly by the two-storey rear extension (Image 5). The brickwork is rendered and painted red, obscuring details of its construction. There is a small porch with a gabled roof and modern window in the centre. To the right of the porch the faint line of an arched opening is visible through the render, indicating the presence of a blocked door or window. The first floor contains two modern casement windows. Evidence visible in the north-west elevation indicates that the first floor is a modern addition to an earlier single-storey outshot.

3.3.3 South-east elevation

This elevation consists of the southern end of the primary range and the southern side of the south range.

The primary range at this end is rendered and painted, obscuring any construction details. There are casement windows towards the left side at ground and first-floor level and a centrally placed three-light casement at attic level. Those in the first and attic floors have segmental arched openings.

The south side of the south range is made from flint with brick dressings (Images 7 and 8). A small rectangular opening at the left side is blocked with modern brick. A modern window has been inserted in an opening beneath a segmental brick arch in the middle part of the elevation. The eastern part of the elevation was partially obscured by plants but contains three modern windows.

3.4 Interior

Inside the building all of the doors are modern, either flush doors or ledged and braced plank doors. Many of the door frames have modern plain architraves but a few retain earlier moulded surrounds, probably dating from the 19th or early 20th century. The surface finishes in the rooms appear mostly to be modern with



some earlier lath and plaster visible in the attic rooms. Floor plans of the building are illustrated in Figure 4 with information on the phasing illustrated in Figure 7. A cross-section is shown in Figure 6.

3.5 Ground Floor

The ground floor contains two rooms in the primary range, a single room in the rear extension and rooms in the south range that have been formed by subdividing this outbuilding. The room in the rear extension (G3) has been enlarged by moving its eastern side into the primary range. It is likely that the rear extension began as a narrow single-storey outshot.

3.5.1 Room G1

This is the smaller of the two ground floor rooms in the primary range (Image 9).

- Inglebrook fireplace: Red brick with white mortar joins, opening supported by plain timber bressumer with trimmer arch at ceiling level to support a first-floor hearth stone. A modern brick fireplace is built into fireplace.
- Ceiling: Axial spine beam made from waney-edged timber. The beam is offset to west, to the side of the trimmer arch in the top of the chimney breast.
- Sash window in east (front) wall with modern secondary glazing.
- The rear (west) wall in this room, which divides Rooms G1 and G3, falls inside the footprint of the primary range. Its construction has not been investigated, but it is probably a recent wall that was added in order to enlarge Room G3 at the expense of Room G1 (See G3 below).

3.5.2 Room G2

This is the largest ground-floor room, situated in the longer bays in the primary range (Images 10 and 11).

- Inglebrook fireplace: Plain timber bressumer above opening, rear wall of fireplace has modern rubble masonry with modern cement jointing. Modern brick fireplace in centre of hearth.
- West wall: Timber frame visible with post and studs, with spacing of approx. 600mm between studs. Built on a low sill wall and sill beam. (The external face of this frame is visible in G7).
- Ceiling: Axial spine beam with plain square edges.
- Wainscot lining: Wainscot tongue and groove on three walls. Made from plain boards with regular, machined finish and lack of wear indicating recent date.
- Flush door: Modern door in north-east corner of room is in an earlier door frame with a moulded architrave.

3.5.3 Room G3

This room occupies the ground floor of the rear extension and has been enlarged by extending into the primary range (Image 12). It is a kitchen and entrance hall with a staircase to the first floor.



- Partition: Open partition made from a row of closely set timber studs on a sill beam and low brick sill wall. It is located on the line of the original rear wall of the primary range. Most of the studs are from square-sectioned machine-sawn timber and appear to be recent insertions. The sill beam, beam at ceiling level and the stud at the south end of the partition are possible remnants of the primary timber frame; it does, however, appear to be misaligned with the rear wall of the primary range.
- The northern part of the east wall of this room (between G1 and G3) is likely to be a relatively recent addition to enlarge room G3. However, the cylindrical projection near to the central stack is not readily explained as part of the enlargement of G3. This could be earlier building fabric, possibly part of the outside wall of an oven, but any evidence is obscured by modern surface finishes.

3.5.4 Room G4

This is the westernmost room in south range (Images 13 and 14).

- Tiebeam: The underside of a tiebeam is visible in the ceiling.
- Roof: Part of the roof space is visible through a ceiling hatch where it consists of common rafters from waney-edged timber rising to a ridge plank.

3.5.5 Room G5

This is a kitchen, located in the mid-part of the south range (not illustrated).

- Ceiling: Part of the roof structure is visible in the ceiling with a narrow axial beam abutting a tiebeam.

3.5.6 Room G6

This room is a toilet located in the eastern half of south range. No historic fabric was visible.

3.5.7 Room G7

This is a bathroom located at the eastern end of the south range (Images 15 and 16).

- Rear wall of primary range: Timber frame visible in the eastern side of this room forms part of the exterior face of the rear wall in the primary range. It consists of a wall post, studs and horizontal timbers at a height of *c.* 1.8m above floor level. The joint between the post and horizontal timbers is pegged and has chisel-cut assembly marks.

3.6 First Floor

This floor contains two bedrooms and a landing in the primary range with a bathroom in the rear extension.



3.6.1 Room F1

This is the northern and smaller of the two bedrooms in the primary range (Images 17 and 18).

- Chimney breast: No fireplace is visible in south side of room, but the presence of a trimmer arch in the room below (G1) indicates the presence of a hearth in this room.
- Ceiling: Axial spine beam made from waney-edged timber, almost half-round at north end, with two empty mortise holes in underside located at middle and north end of beam. Exposed joists are faced and have nail marks for a former lath and plaster ceiling. The latter has been removed and a textured ceiling inserted between the joists.
- Windows: Sash window in east (front) wall and two fixed lights in north wall with plain timber frames.

3.6.2 Room F2

This is the southern bedroom in the primary range (Images 19 and 20).

- Ceiling: Axial spine beam with plain chamfer. Exposed joists, faced and nail marks for removed lath and plaster ceiling, textured ceiling inserted between joists.
- Recess to right of fireplace: Enclosed with flush doors and used as a wardrobe. Lit by stained glass window situated over porch in front elevation, probable early 20th-century glazing.
- Windows: South window, two-light casement with narrow glazing bars and large pane glass (marks on glazing frame indicating some glazing bars removed and originally smaller panes). East window sash window with modern secondary glazing

3.6.3 Room F3

This is a bathroom located in the extension attached to the rear of the primary range (Image 21). It contains modern fittings throughout and is lit by a modern two-light casement window in the northern end.

3.6.4 First-floor landing

Landing situated at the rear of the central stack in the primary range (Image 22). It is accessed by a staircase from ground floor in room G3. There is no stair up to the attic storey as these were removed during earlier renovation works when the attic was deemed unsuitable for residential accommodation (pers. comm. Peter Hailes, Senior Technical Surveyor Central Bedfordshire Council).

- Timber frame: A beam at ceiling height on the southern side of the landing is the lower part of a cambered tiebeam in the primary range. A large empty mortise at its western end suggests it met the rear wall in a jowled post that has been cut back to the wall. A free-standing post in the centre of the landing is a modern machine-sawn timber.
- Staircase: Modern L-shaped stair with quarter landing. Stick ballusters with plain chamfered edges and square newel posts.



- Window: Modern two-light casement above stairs.

3.7 Attic

The attic is accessed via a ceiling hatch on the north side of the stack from the first-floor landing. It contains two rooms with low side walls *c.* 1m high formed from ashlaring (short studs inserted between rafters and joists) covered in lath and plaster. The ceiling consists of steeply sloping soffits and flat central section just above purlin level (*c.* 2m high).

3.7.1 Room A1

This is in the northern end of the attic (Image 23). It is accessed from the first-floor ceiling hatch, via a space within a dormer in the west slope of the roof. The room has not been in recent residential use and the floor is obscured by fibreglass insulation. Transverse timbers were installed just above floor level during modern renovation work to prevent spreading of the roof. Some sections of plaster have fallen off or been removed from the underlying riven lathes. Sections of lath and plaster were also removed from the low side walls for the installation of the transverse reinforcing beams.

- North gable end: This is made from lightweight timber studs and a brick infill. The central panels have been rebuilt during modern renovation works using treated softwood to replace the studs and reclaimed bricks.
- Roof: The roof structure has straight windbraces from waney-edge timber. The brace in the north-west corner of A1 was truncated by the construction of the dormer window in the front elevation.
- Windows: The dormer in the front elevation has a two-light, side-hinged casement window with large pane glazing.

3.7.2 Room A2

This is the southern of the two attic rooms (Image 24). It is accessed directly from the ceiling hatch above the first-floor landing.

- Roof structure: The upper part of the tiebeam that crosses the first-floor landing is visible at floor level at the north end of the room. Straight wind braces from waney-edged timber in the east and west sloping soffits at both ends of room. The lower edges of the purlins are also visible at ceiling height.
- Windows: Dormer in front elevation matching dormer in A1. Modern three-light casement in southern gable end with router-moulded frames.

3.8 Roof Space

The roof space above the attic rooms is partly visible through a ceiling hatch (Image 25). Modern repairs are evident with the common joists backed up with modern timbers. No diagnostic construction details of the roof were visible, but details visible in the exterior north-west elevation indicate that it is of clasped purlin construction.



4. BUILDING ANALYSIS

4.1 Introduction

In this section the structural and documentary evidence is examined in relation to the date, use and development of the building.

4.2 17th century

The primary range dates from the 17th century. This was a timber framed building of 2½ bays with two floors and an attic storey. A stack with an axial chimney occupies the central half-bay. The southern bay is slightly longer than the northern bay. Some timber frame survives in the rear wall of the ground floor room in the southern bay (Room G2). This consists of studs and a post on a low sill wall. A horizontal timber and the post have assembly marks on the external face of the wall. Lightweight timber frame in the northern gable of the primary range is filled with brick nogging. The ceilings are supported by axial spine beams. Much of the timber is irregular, waney-edged material. The spine beams in the ground and first-floor rooms in the southern bay are made from larger sections with a squared finish. The roof has very steep pitch. It has straight braces which are visible in the attic rooms. A collar and the end of a clasped purlin are visible in the northern gable end.

Later changes have obscured the original form of the entrance and stairs but it is likely that these would have been arranged around the central stack with a lobby entrance and stairs on the rear side of the stack. The evidence is unclear but it is likely that the building would have had a single-storey outshot at the rear to accommodate the stairs and service rooms. The brickwork in the north-west elevation indicates a single-storey brick outshot at the rear that may have replaced an earlier timber framed structure.

No internal fittings such as doors or panelling survive from this period. There is some evidence for the relative status of the rooms, suggesting that the southern bay contained the best rooms. This bay is slightly longer and the main ceiling beams in its ground and first-floor rooms (G2 and F2) have a better finish than those in the northern bay (G1 and F1).

4.3 18th century

In this period the house was re-fronted in red brick. The brickwork is butted up to modern cement strips on the corners of the frontage marking the position of the original timber corner posts. The windows in the ground and first floors in the frontage are sash windows with squat proportions with flush-fitted sash boxes. The symmetrical arrangement of the brick front obscures the unequal bays in the primary range.

4.4 Late 19th century

The main part of the building from this phase is the single-story range at the rear of the house in flint with brick dressings. It appears to have had a row of doors or openings facing onto the yard at the rear of the house. It could have contained



service or storage rooms and possibly stables, judging from the arrangement of blocked openings.

Little evidence survives in the primary range from this period, possibly some of the door frames and casement windows in the southern gable end. The dormer windows in the front of the attic rooms, although much repaired, could date from this phase.

4.5 Later 20th century

The building has undergone significant alterations and repairs in the modern period.

Much of the work appears to date from the mid-20th century. A first floor was added to the extension at the back of the primary range. This contains stairs to the first floor and a bathroom. Other work done at this time includes the addition of the porch at front of the building and the replacement of many of the windows. The cement strips on the front corners of the building may have been done at this time.

The ground floor room in the rear extension has been extended into the northern bay of the primary range. The open partition in this room has been constructed on the line of the original back wall of the building to support the first floor. The use of machine-sawn timber for the studs and modern brick in the sill wall suggests this partition has been largely rebuilt during the 20th century; however, it appears to include some elements of the primary timber frame, particularly at ceiling level.

The latest works to the building comprised the rebuilding of the central panels in the northern gable wall, the insertion of additional beams above the floor in the northern attic room and various works related to the conversion into two rented residential properties.



5. STATEMENT OF SIGNIFICANCE

5.1 Introduction

The principles outlined in *Conservation Principles Policies and Guidance* (English Heritage 2008) provide a framework for the sustainable management of the historic environment. These principles include the idea that the understanding of the significance of places is vital and that significant places should be managed to maintain their values. Heritage values provide a means of looking at the significance of a place under different categories to identify a range of potential heritage values and associations for that place.

The categories outlined in *Conservation Principles* are evidential, historical and aesthetic. Evidential value derives from the potential of a place to yield evidence about past human activity. Historical value derives from the ways in which past, people, events and aspects of life can be connected through a place to the present. This is considered under illustrative and associative values. The first concerns how the building relates to history overall, considering how it relates for instance to the development of housing and social history. The second concerns the historical associations of the building, e.g. known owners, architects etc. Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

5.2 Heritage Values

5.2.1 Evidential value

The primary range of the building dates from the 17th century. Although subject to later alterations, the original plan from this period remains largely intact and readable. It also retains historic building fabric with elements of the timber frame in the walls and ceilings being visible inside the building.

Changes made to the house during the 18th century are evident in the façade, which was replaced in brick with sash windows. It is quite likely that other alterations would have been made at this time but no evidence remains for this.

The most significant 19th-century feature of the building is the outbuilding that forms the present southern range. Apart from its plan form and much-altered openings, nothing remains to indicate its original internal layout and function. The flint and brick construction is typical of the late 19th century when its use was revived during the vernacular revival.

A single storey outshot would have stood at the rear of the building and is indicated in the continuation of the brickwork in the north-west elevation. However, later alteration and extension has removed most of the historic fabric in this part of the building.

5.2.2 Historical illustrative value

The earliest surviving parts of the building are an example of a type of house that developed during this period. It has a central fireplace and similar-sized bays to



either side, producing a near symmetrical plan. The clasped purlin roof over the primary range appears to form part of its 17th-century construction and is an interesting example partly due to its unusually steep pitch.

The re-fronting of the house in brick during the 18th century is an example of how buildings were updated in accordance with the aesthetic tastes of the period.

5.2.3 Historical associative value

This assessment has concentrated on the historic fabric of the building and no details of the previous occupants or historical connections have been uncovered. However, it is clear from the design of the building with 2½ stories and its high roof line that it would have been a building of some standing when it was built.

5.2.4 Aesthetic value

The Red House forms a very significant element in the character and aesthetic value of the historic village green. It is the only surviving historic building on this side of the Green. The front of the building survives largely intact with the mid-20th-century porch respecting the character of the building.

5.2.5 Setting

The primary objectives of the present report were to assess the development and historical significance of the fabric of the building. The impact of development on the setting of the Red House and other designated heritage assets outside of the development is evaluated in the separate Heritage Statement (Albion Archaeology 2016a).



6. BIBLIOGRAPHY

- Albion Archaeology, 2016a *Houghton Regis Central: Heritage Statement*, Albion Report No. 2016/139
- Albion Archaeology, 2016b *The Former Co-Op Site, High Street, Houghton Regis, Bedfordshire: Archaeological Evaluation and Heritage Statement*, Albion Report No. 2016/87
- Alcock, N. W., Barley, M. W., Dixon, P. W. and Meeson, R. A., 1996 *Recording Timber-Framed Buildings: An Illustrated Glossary*, Council for British Archaeology Practical Handbook in Archaeology 5
- Clark, K. 2001 *Informed Conservation: Understanding Historic Buildings and Their Landscapes for Conservation*, London: English Heritage
- DCLG, 2012 National Planning Policy Framework
- English Heritage, 2008 *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (*English Heritage changed its common name to Historic England on 1st April 2015 but the document remains the commissions current advice and guidance)
- Hall, L., 2005 *Period House Fixtures and Fittings 1300-1900*
- Historic England, 2016, *Understanding Historic Buildings: A Guide to Good Recording Practice*
- South Bedfordshire District Council, 2008, *Houghton Regis Conservation Area Statement and Management Plan*, October 2008, available online at (www.centralbedfordshire.gov.uk/Images/houghton-regis_tcm3-12959.pdf)



7. APPENDIX 1: LIST DESCRIPTION

Name: The Red House

List entry number: 1311335

Location: The Red House, The Green

Grade: II

Date first listed: 29-Jan-1973

Description

C17. Timber-framed with red brick nogging, facade refaced in red brick. Two storeys and attics. Old clay tile roof. Two gabled dormers. Two sash windows with glazing bars; central stained glass window. Modern porch.

List NGR: TL02038 23894



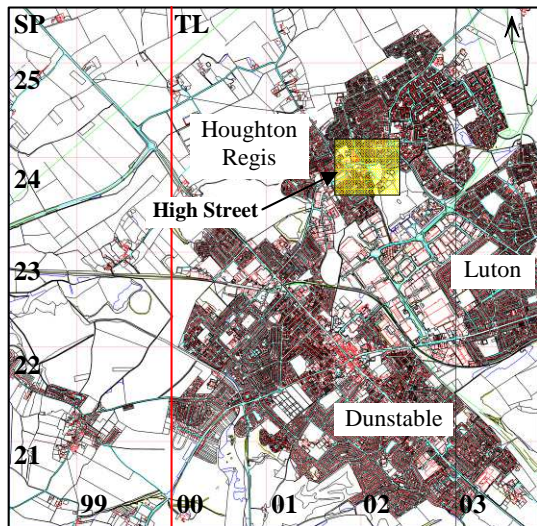
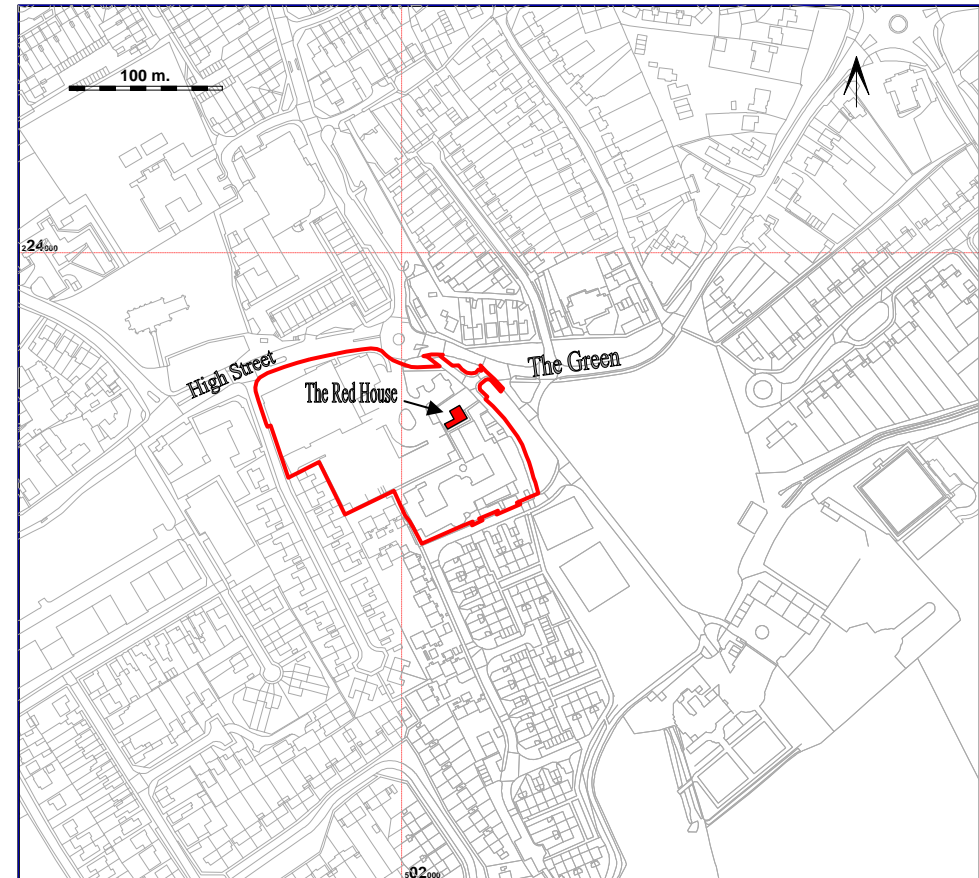
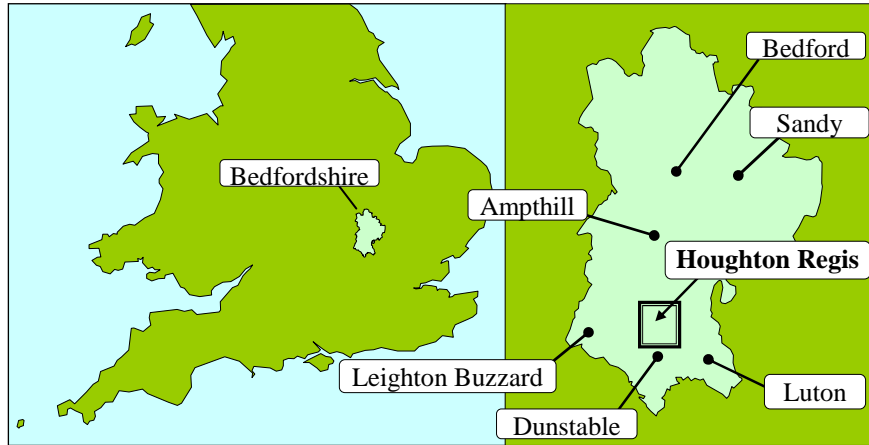


Figure 1: Site location plan

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Central Bedfordshire Council. Licence No. 100049029 (2011)



Figure 2: Ordnance Survey 6-inch map 1886

(Surveyed 1879-81, published 1886. Not to scale.)



Figure 3: Ordnance Survey 6-inch map 1902

(Surveyed 1899, published 1902. Not to scale.)



Figure 4: Existing floor plans

Based on Kyle Smart Associates drawing no. 14065wd2.050, May 2016 (reproduced for illustration only: not to scale)



Existing front elevation



Existing south-east elevation



Existing rear elevation



Existing north-west elevation

Figure 5: Existing elevations

Rendered elevations prepared by Kyle Smart Associates, drawing no. 14065wd2.051, May 2016
(reproduced for illustration only: not to scale)

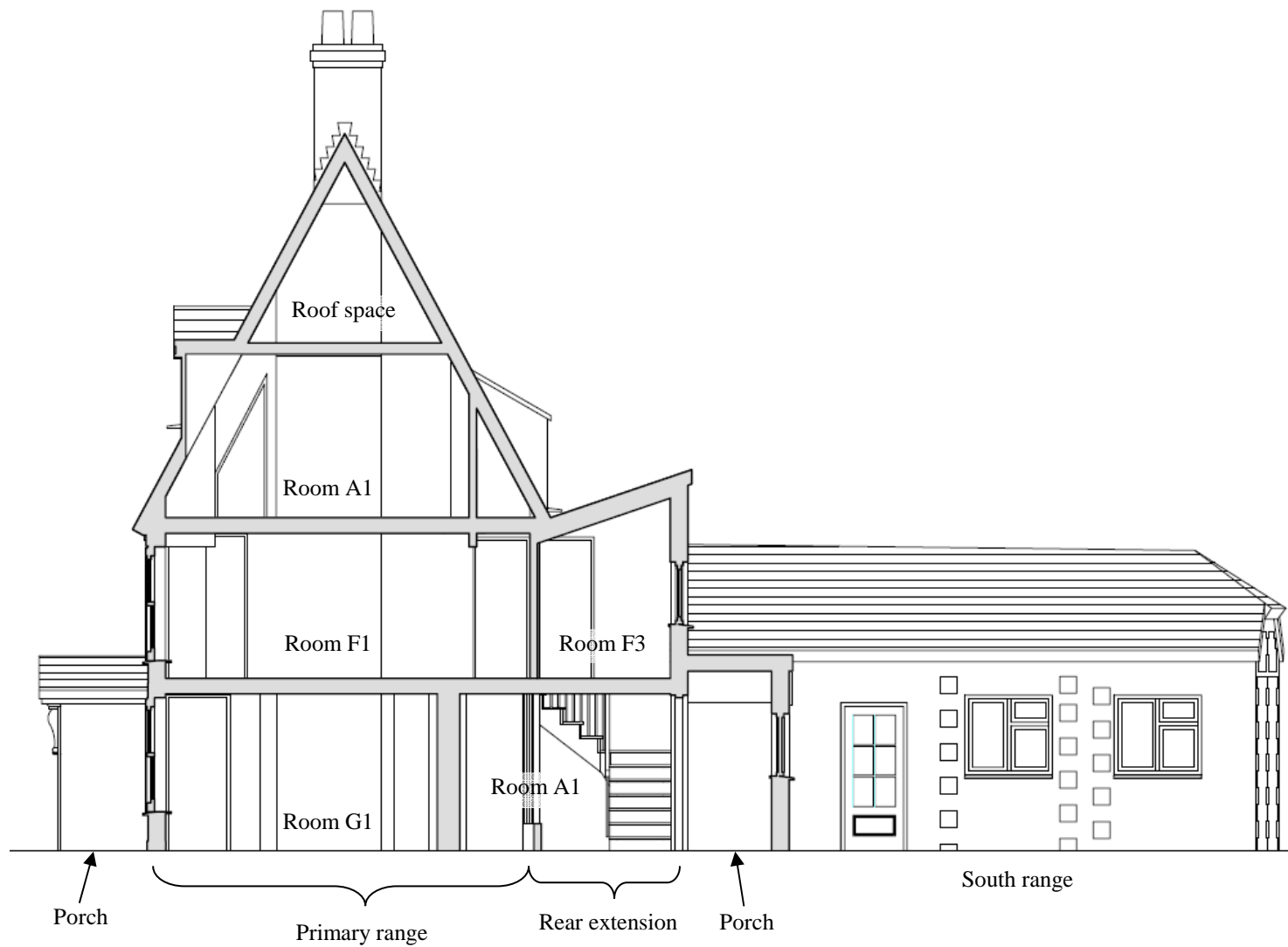
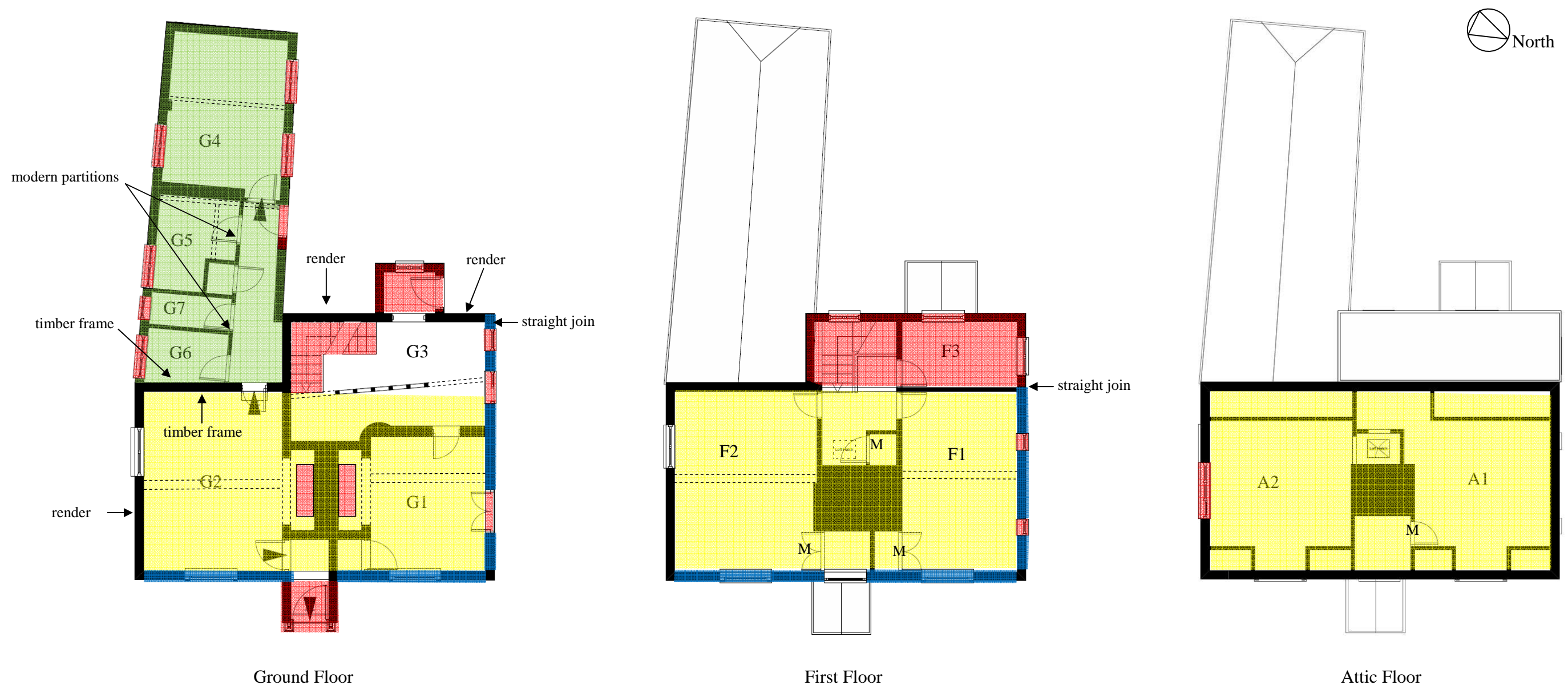


Figure 6: Section

Based on Kyle Smart Associates drawing no. 14065wd2.062, May 2016 (reproduced for illustration only: not to scale)



Ground Floor

First Floor

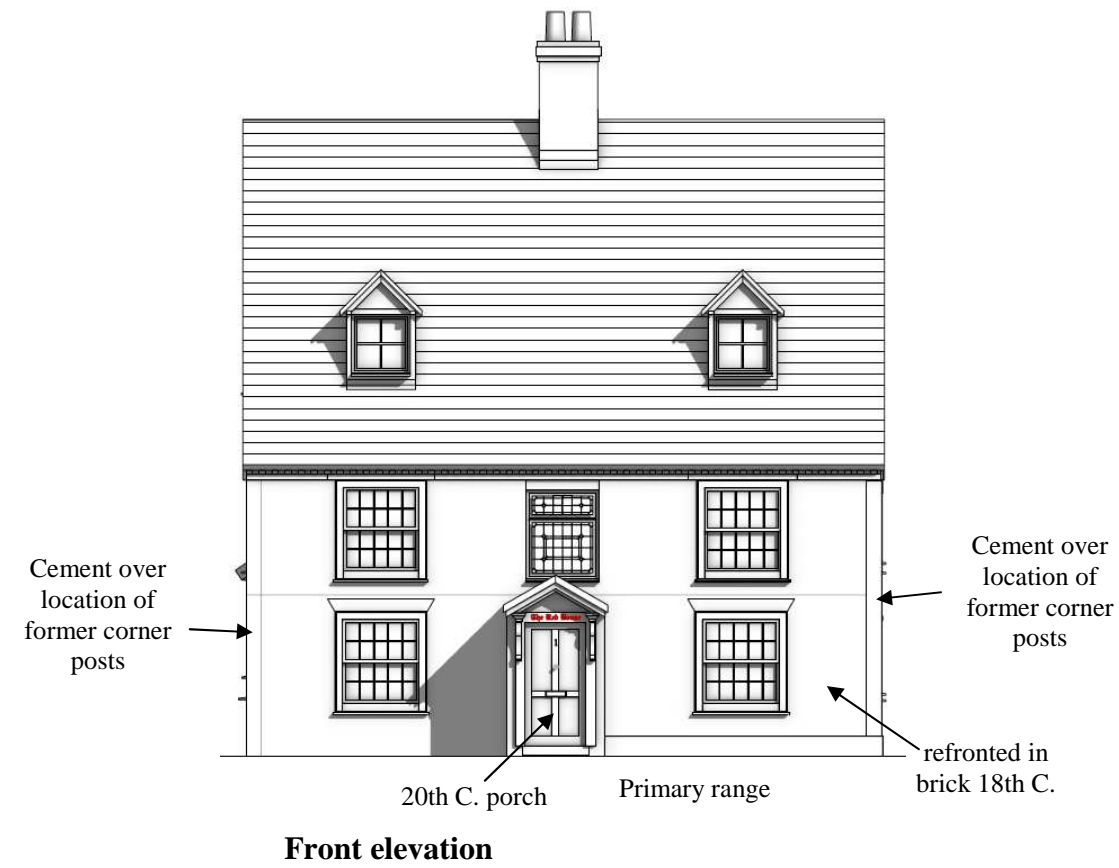
Attic Floor

KEY

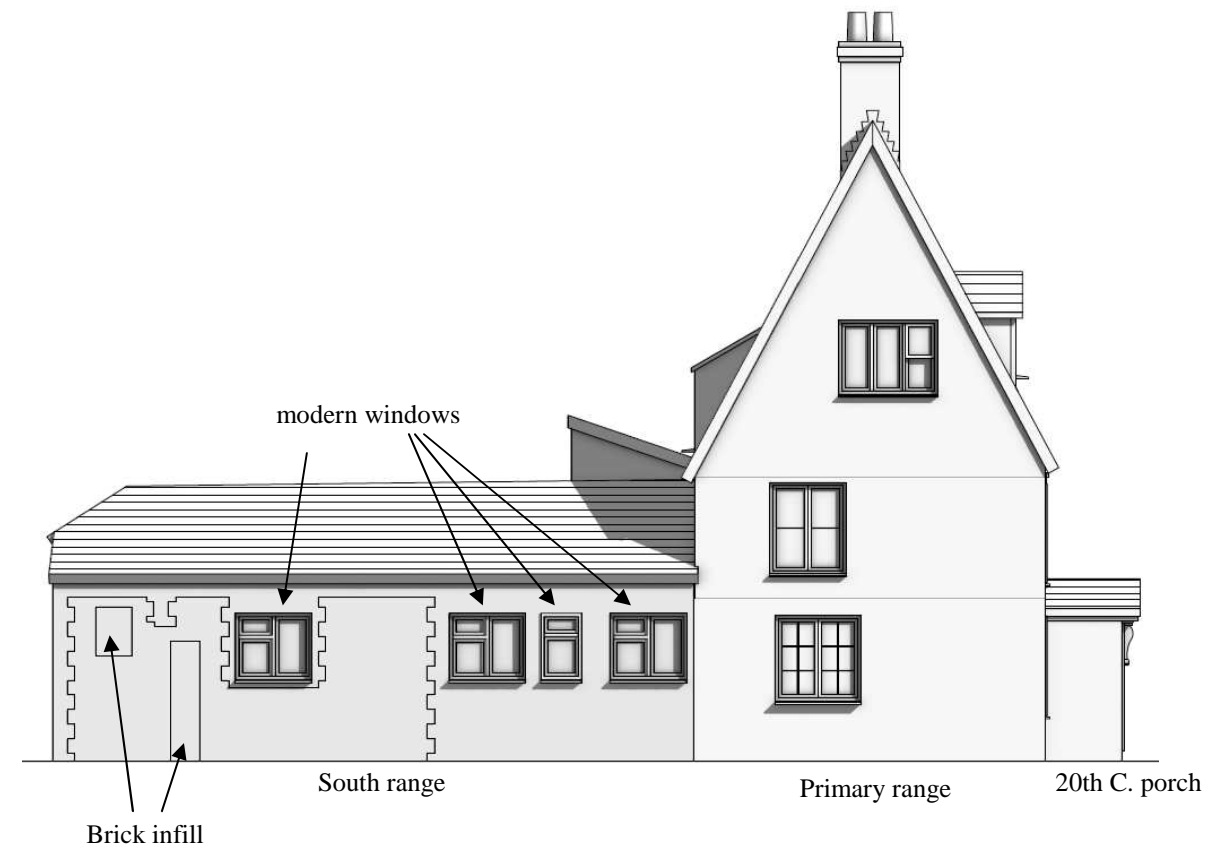
- 17th century
- 18th century
- Late-19th century
- Mid to late-20th century

Figure 7: Phase plans

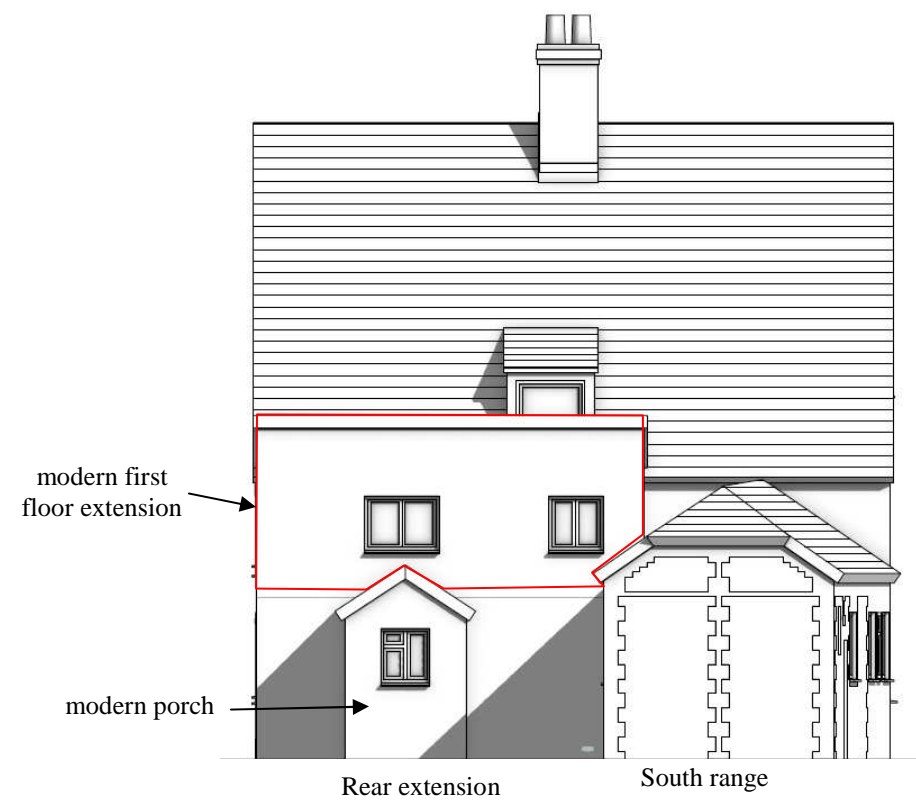
Based on Kyle Smart Associates drawing no. 14065wd2.050, May 2016 (reproduced for illustration only: not to scale)



Front elevation



South-east elevation



Rear elevation



North-west elevation

Figure 8: Elevations with phasing detail

Based on Kyle Smart Associates drawing no. 14065wd2.052, May 2016 (reproduced for illustration only: not to scale)



Image 1: Exterior, front elevation
Showing front and north-west elevations



Image 2: Exterior, front elevation
Showing front and south-east elevations



Image 3: Exterior, north-west elevation

Note change in brickwork at top right where a first floor has been added to a rear outshot



Image 4:
Exterior, north-west
elevation

Showing details of gable end
with collar beam, clasped
purlin and rebuilt brick noggin
in the central panels below the
collar beam



Image 5: Exterior, rear elevation

Shows rendered rear wall of rear extension /outshot with modern windows and arch of blocked opening just visible through render at lower right (behind wooden fence)



Image 6: Exterior, north-west elevation of south range

Shows modern door inserted into partially blocked opening with brick arch at left and modern windows in two partially blocked openings at right



Image 7: Exterior, south-east elevation of south range

Shows western end of range



Image 8: Exterior, south-east elevation of south range

Shows modern windows inserted into earlier openings with brick dressings



Image 9: Interior, Room G1

Fireplace with inserted modern fireplace, trimmer arch over fireplace and offset spine beam in ceiling



Image 10: Interior, Room G2

Fireplace with irregular rubble in back of hearth and modern inserted fireplace



Image 11: Interior, Room G2

Timber frame in western side of room comprising post and studs on low sill wall



Image 12: Interior, Room G3

Southern end of room with 20th-century staircase and open partition on line of former rear wall of primary range visible at left



Image 13: Interior, Room G4

Looking towards north-western corner with modern window and interior wall finishes



Image 14: Interior, Room G4 roof space

View of roof space, looking up through ceiling hatch.



Image 15: Interior, Room G7

Eastern side of room showing timber frame



Image 16: Interior, Room G7

Showing assembly marks in timber frame



Image 17: Interior, Room F1

Looking towards south-west showing chimney breast (painted blue) with spine beam and exposed joists in ceiling



Image 18: Interior, Room F1

Looking northwards showing spine beam with empty mortise holes and joists



Image 19: Interior, Room F2

Looking towards the north-east showing windows in front elevation



Image 20: Interior, Room F2

Looking towards the south-west showing window in end wall



Image 21: Interior, Room F3

Looking towards north showing modern casement window with leaded lights



Image 22: Interior, first-floor landing

Looking towards door to Room F2, modern timber post in foreground, post at rear right is on line of rear wall of primary range with part of tiebeam visible in the ceiling



Image 23: Interior, Room A1

Looking towards the north-east showing part of end wall at left and dormer window in front elevation at right with brace truncated by dormer opening



Image 24: Interior, Room A2

Looking towards south-east showing dormer in front elevation and window in gable end at right of image

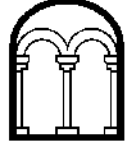


Image 25: Interior, roof space over primary range

Looking towards northern gable end

Central
Bedfordshire

Albion
archaeology



Albion Archaeology
St Mary's Church,
St Mary's Street,
Bedford,
MK42 0AS

Telephone 0300 300 8141
Email office@albion-arch.com
www.albion-arch.com

