

**LAND AT 37-39 HIGH STREET
SOUTH, DUNSTABLE,
BEDFORDSHIRE, LU6 3HD**

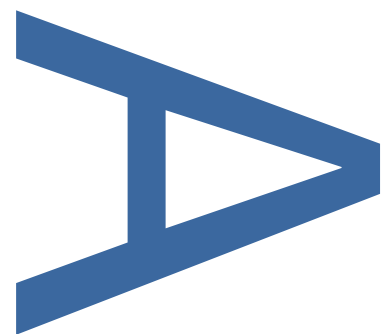
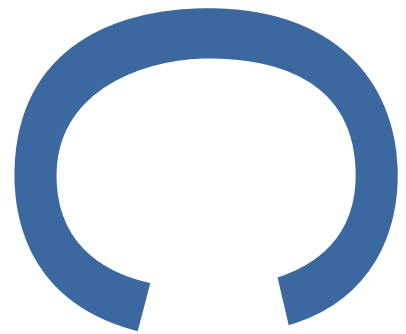
ARCHAEOLOGICAL MONITORING

**LOCAL PLANNING AUTHORITY:
CENTRAL BEDFORDSHIRE COUNCIL**

**PLANNING APPLICATION:
CB/16/01635/FULL**

REPORT NO: R13582

**FEBRUARY 2019
FEBRUARY 2021 (REV4)**



PRE-CONSTRUCT ARCHAEOLOGY

37-39 High Street South, Dunstable, Bedfordshire, LU6 3HD: Archaeological Monitoring

Local Planning Authority: Central Bedfordshire Council

Planning Reference: CB/16/01635/FULL

Central National Grid Reference: NGR TL 0202 2175

Site Code/Museum Accession no: 2019/6

OASIS IDs: preconst1-341925
preconst1-409524

Report No: R 13582

Written and researched by: A G Pullen and Christiane Meckseper

Revisions: September 2019 (rev 1)
December 2020 (rev2 and rev3)
February 2021 (rev4)

Project Manager: Christiane Meckseper

Commissioning Client: Archaeology Collective

Contractor: Pre-Construct Archaeology Ltd
Central Office
The Granary Rectory Farm
Brewery Road, Pampisford
Cambridgeshire, CB22 3EN

Tel: 01223 845522

E-mail: cmeckseper@pre-construct.com

©Pre-Construct Archaeology Ltd
February 2019

The material contained herein is and remains the sole property of Pre-Construct Archaeology Ltd and is not for publication to third parties without prior consent. Whilst every effort has been made to provide detailed and accurate information, Pre-Construct Archaeology Ltd cannot be held responsible for errors or inaccuracies herein contained.

CONTENTS

CONTENTS	1
ABSTRACT	3
1 INTRODUCTION	4
2 GEOLOGY AND TOPOGRAPHY	5
3 ARCHAEOLOGICAL BACKGROUND.....	6
4 METHODOLOGY	12
5 QUANTIFICATION OF ARCHIVE.....	13
6 ARCHAEOLOGICAL RESULTS.....	14
7 FINDS.....	18
8 DISCUSSION AND CONCLUSIONS.....	19
9 ACKNOWLEDGEMENTS.....	21
10 BIBLIOGRAPHY	22
11 FIGURES.....	24
APPENDIX 1: PLATES	31
APPENDIX 2: CONTEXT INDEX	36
APPENDIX 3: OASIS FORMS	37
FIGURE 1 SITE LOCATION	25
FIGURE 2 MONITORED AREAS.....	26
FIGURE 3: STRIP FOUNDATIONS PLAN AND SECTION	27
FIGURE 4: PAD FOUNDATION PLAN AND SECTION	28
FIGURE 5: NEW SERVICE TRENCH PLAN AND SECTION.....	29
FIGURE 6: ALL ARCHAEOLOGICAL FEATURES/INTERVENTIONS OVERLAID ON 1880 OS MAP	30
PLATE 1: SITE VIEW NORTHEAST.....	31
PLATE 2: NORTHEAST-SOUTHWEST FOOTING, WELL (106) IN FOREGROUND	31

PLATE 3: WELL (106) VIEW DOWN AND TO SOUTHWEST	32
PLATE 4: DETAIL OF WELL (106) VIEW NORTHEAST	32
PLATE 5: DEPOSITS (101), (102) AND (103) VIEW SOUTHWEST	33
PLATE 6: PAD FOUNDATION UNDER EXCAVATION	33
PLATE 7: PAD FOUNDATION FULLY EXCAVATED. LAYER (113) IN BASE.	34
PLATE 8: SERVICE TRENCH IN COURTYARD	34
PLATE 9: WALL FOUNDATION (119)	35

ABSTRACT

Pre-Construct Archaeology (PCA) were commissioned by Archaeology Collective on behalf of the overall client to undertake a programme of archaeological strip, map and sample excavation and monitoring at the proposed development on land at 37-39 High Street South, Dunstable, Bedfordshire, LU6 3HD.

Footings for a building extension had already been excavated into the area of the strip, map and sample investigation prior to PCA's arrival. For this reason this part of the investigations did not take place but archaeological investigation and recording was undertaken within the excavated footings on 4 February 2019.

Archaeological features and layers recorded were a possible medieval well and a sequence of medieval or early post-medieval demolition deposits during examination of the footings for the proposed development. The well was constructed of a grey clunch stone with tiles. Archaeological deposits overlying the well appear to represent demolition deposits of medieval or post-medieval architecture utilising stone from earlier buildings. Apart from the well no other archaeological features were recorded.

Monitoring of the excavation of a pad foundation and service trench in October 2019 and November 2020 revealed further made ground and demolition layers and a wall foundation representing a 19th century property boundary.

1 INTRODUCTION

- 1.1 Pre-Construct Archaeology (PCA) were commissioned by Archaeology Collective on behalf of the overall client to undertake a programme of archaeological strip, map and sample excavation and monitoring at the proposed development on land at 37-39 High Street South, Dunstable, Bedfordshire, LU6 3HD (NGR TL 0202 2175; Figures 1-2).
- 1.2 The proposed development is to create an additional storey for 37-39 High Street South, Dunstable associated with the construction of a small single storey extension the site. The methodology for the work was detailed in the WSI prepared by PCA (Meckseper 2018). The work was intended to comprise a strip, map and sample excavation of a 4m x 6m area located at the back of Baileys Hair Dressing Salon in addition to archaeological monitoring of all groundworks.
- 1.3 On attending the site on Monday 4th February 2019 PCA discovered that the footings for the proposed building had already been excavated on Thursday 31st January 2019. Shortly after being informed of this, Hannah Firth (Central Bedfordshire Council Archaeologist) visited the site on 4th of February and further building work was suspended due to concerns that there had been a breach of planning condition.
- 1.4 After discussions on site and largely for reasons connected with safety, PCA was instructed on 4th February 2019 not to open up the area up for the strip, map, sample excavation. PCA were asked by Hannah Firth to record the archaeology exposed in the 1.2m deep, 0.7m wide footings for the new building if it was safe to do so. This was done in February 2019.
- 1.5 Further groundworks were monitored in October 2019 and November 2020.
- 1.6 This report describes the results of the monitoring and recording of groundworks for the proposed development by PCA.

2 GEOLOGY AND TOPOGRAPHY

2.1 Geology

2.1.1 The underlying geology of the site is of the Holywell Nodular Chalk Formation and the New Pit Chalk Formation- Chalk. The sedimentary bedrock formed approximately 90 to 101 million years ago in the Cretaceous Period when the local environment was dominated by warm chalk seas (British Geological Survey 2020).

2.1.2 No superficial deposits have been recorded in the area (BGS 2020).

2.2 Topography

2.2.1 The topography of the site is roughly level at 148m Above Ordnance Datum (AOD).

2.2.2 No significant water courses or bodies of water are recorded within or in close proximity to the site.

3 ARCHAEOLOGICAL BACKGROUND

- 3.1.1 The archaeological background of the proposed development site is taken from the desk-based assessment (Clarke 2016). This has been supplemented by recent data obtained from the Central Bedfordshire and Luton Historic Environment Record (HER) on 24 September 2018 (licence no: 201819-149).
- 3.1.2 The desk-based assessment established that the site has low potential for prehistoric and Anglo-Saxon remains, high potential for Roman, Late Medieval and post-medieval sub-surface features and related roadside occupation. The south-eastern boundary of Dunstable Priory Scheduled Monument (NHLE 1004676) also extends into the north-west part of the site which therefore increases the potential of sub-surface features.
- 3.1.3 Numbers in brackets in the following text are heritage asset numbers as listed in the Central Bedfordshire and Luton Historic Environment Record (HER).
- Prehistoric
- 3.1.4 The most interesting prehistoric remains identified near the site related to the extrapolated course of the Icknield Way, a prehistoric trackway thought to be on the same course as Church Street, which lies c.125m to the north-west of the site (HER 353). This route has potential Neolithic origins and by the Iron Age was an important communications route.
- 3.1.5 Further Neolithic evidence has been recorded in fields to the north of the Icknield Way, c.250m north of the site, pertaining to the recovery of a number of isolated Neolithic implements (HER 1444).
- 3.1.6 During a program of metal-detecting two Bronze Age axe-heads were recovered from a site in the east of Dunstable, c.200m east of the site (HER 18784).
- 3.1.7 A possible dyke dating to the Iron Age was postulated by an antiquarian, Worthington G. Smith, to the south-west of High Street South c.40m south of the site. This was based on street names, with no concrete archaeological evidence thus far recorded to support this theory (HER 19682).

Roman

- 3.1.8 The site is located within the Roman settlement of Durocbrivis (HER 135) located at the crossing points of the Roman routes of the Icknield Way and Watling Street. The town potentially acted as a pagus, a small administrative centre for the surrounding countryside. Roman material is commonplace, found over an area of about 14ha in all directions suggesting that the Roman town covered at least as large an area as the later medieval town (Albion 2003).
- 3.1.9 High Street South marks the rough course of Roman Watling Street (Margary 1973). This routeway forms the southern boundary of the current site. Watling Street was the main route linking London to Chester, and provided the main route through Durocbrivis (HER 5508). Part of a metalled road surface has been identified c.200m to the north of the site during drainage routes (HER 7099).
- 3.1.10 The former thriving route of the Icknield Way by this time was likely to have been only a minor trackway by the Roman period, aligned perpendicular to Watling Street (HER 353).
- 3.1.11 Archaeological investigations in the vicinity of the site have uncovered ample evidence of contemporary settlement. The closest recorded evidence was identified during excavations at 21-23 High Street South, c. 80m north-west of the site, where a beamslot and associated surface were recorded (HER 11281).
- 3.1.12 To the east of the site, c.150m, excavations uncovered several ditches dating to the Roman period, one of which contained a burial (HER 15822). One of the other ditches was identified as possibly being part of a defensive palisade (HER 11281).
- 3.1.13 An assortment of features have been identified c.125m to the south of the site, comprising of a number of ditches, pits, wells and potential building remains which were associated with a formal inhumation cemetery (HER 11284).
- 3.1.14 Further activity relating to occupation has been identified in the vicinity of St. Marys Gate, c.225m to the west of the site. This occupation evidence consisted

of a cess pit, well and several boundary ditches containing assemblages of Roman domestic debris (HER 11276). Roman pottery sherds found in the rounds of the Priory Gardens suggest that the area may have been occupied or cultivated in the Roman period (EBD235).

3.1.15 Limited Roman activity has been identified to the north of the site, this likely being outside the limits of the Roman town at this time. Two sites have yielded evidence for some Roman activity: one c.225m to the north-east of the site identified a Roman flat-bottomed ditch, a pit with Roman pottery and further undated pits, a ditch and postholes (HER 14965, EBD1104) and a second c.225m to the north-west site uncovered a well (HER 11274).

3.1.16 An isolated find spot of a Roman coin was recovered c.200m to the north of the site (HER 11272).

Anglo-Saxon

3.1.17 The conventional view is that following the withdrawal of the Roman army in the early 5th century and the general decline of Roman Britain, the town was abandoned and subsequently avoided by the Anglo-Saxon population (Albion 2003). This appears to concur with the results of the HER records with no recorded evidence of Anglo-Saxon activity identified in the vicinity of the site.

Medieval

3.1.18 Dunstable is not mentioned in the Domesday Book, this is likely related to the fact that it formed part of the royal manor of Houghton Regis at this time. The settlement was deliberately planned as a market town around the crossroads in the early 1100s by Henry I (HER 16986). Henry I subsequently built a royal residence in Dunstable in 1123, this site was later known as Kingsbury and is thought to be located c.250m to the north of the current site (HER 148).

3.1.19 The Augustinian Priory of St. Peter was also founded by Henry I in 1131. The grounds of the priory are located immediately to the north and north-east of the current site. The priory was dissolved in 1540, with the priory church surviving this unsettled period and is located c.120m to the north-east of the site. All of

the other related structures, save the gatehouse, have been demolished surviving only as low-lying earthworks (HER 131). The current site, according to a conjectured plan of the priory, is located close to the priory kitchens and guest rooms (Fig. 2). An evaluation c.50m to the east of the site identified a range of buildings related to the Medieval Priory (EBD852).

- 3.1.20 A Dominican Friary was established to the south of High Street South in 1259 by invitation of Henry III. This was located c.50m to the south of the current site, with inevitable friction arising between the two priories. The Dominican Friary was also seized in the Dissolution (Albion 2003).
- 3.1.21 Evidence relating to medieval settlement is dispersed within the vicinity of the site. A medieval pit was recorded c.80m to the north-west of the site (HER 17800). More concrete evidence for occupation has been identified at two sites one c.200m east (HER 15822) and the second c.200m north (HER 15008) of the current site these uncovered evidence of buildings, trackways and boundaries. Isolated features associated with occupation have been also been recorded c. 250m north of the current site; these consisting of pits, walls and ditches (HER 14965).
- 3.1.22 Further evidence of medieval occupation has been recorded c.200m west of the site consisting of occupation related features as well as a number of malting kilns (HER 11273).
- 3.1.23 Possible evidence for agricultural activities has also been identified with a single furrow recorded c.300m east of the site (HER 13357).
- 3.1.24 Isolated findspots have also been noted for this period these include a seal and pendant recovered from c.175m north-east and c.100m south-east of the site respectively (HER 1362/ HER 18785).
- 3.1.25 A medieval stone cross which formerly was located at the crossroads of Watling Street and the Icknield Way, c.175m north-west of the site, was destroyed during the 17th century (HER 134). This was an Eleanor Cross, built to commemorate Queen Eleanor, wife of Edward I, who died at Hadby, near

Lincoln, in 1290. Her body was taken to Westminster Abbey in procession over several days and crosses were later built at royal expense in the places where the procession rested overnight.

Post-medieval

- 3.1.26 During the period following the Dissolution the site likely was continuously occupied by roadside properties as illustrated by the earliest available mapping (Jeffery's Map of 1765). This shows the site being located in the historic core of the settlement with occupied properties fronting onto the High Street South. This occupation continued and is recorded on the 1840 Tithe Map of the area, with some additions consisting mainly of ancillary buildings.
- 3.1.27 Evaluations c.100m to the east of the site identified late post-medieval building foundations, quarry pits and deposits of made ground (EBD187). A series of watching briefs in the area have also uncovered similar evidence, and evaluations to the south of the site uncovered clunch-built walls, some most likely built of re-used stone from the friary buildings (EBD47/ EBD67/ EBD719/ EBD736/ EBD825/ EBD827/ EBD954/ EBD1031/ EBD1228/ EDB1192).
- 3.1.28 One watching brief adjacent to the western corner of the current site identified a flinty concrete floor associated with a brick capped stone wall dating to the late post-medieval period and that were associated with the development of the street frontage (EBD1127). Post-medieval coins were found to the rear of the Saracen's Head, immediately adjacent to the site (HER3207).

Cartographic Resources

- 3.1.29 The 1880 OS Map shows the site being associated with a 'Hat Factory' which occupied part of the western portion of the site. Four buildings, identified on the earlier Tithe Map, occupy the street frontage; these were associated with ancillary buildings including two wells.
- 3.1.30 By the 1901 OS Map a new building was constructed adjacent to the south-western boundary, with a number of the ancillary buildings no longer recorded.
- 3.1.31 The 1924 OS Map demonstrates that by this period the Hat Factory had been

demolished, with some of the factory buildings which extended into the current site surviving. The eastern boundary of the site was fully developed by this time. This layout was retained until 1937.

3.1.32 By 1963 all of the earlier buildings within the site had been demolished and were replaced by three varyingly sized properties which fronted onto High Street South. An ancillary building was noted in the rear yard of these properties. Aside from the removal of the ancillary building this layout remained unaltered to the present day.

4 METHODOLOGY

4.1 Excavation and Sampling

- 4.1.1 The methodology for this work was detailed in the WSI prepared by PCA (Meckseper 2018). All aspects of the investigation were conducted in accordance with the Chartered Institute for Archaeologists' Code of Conduct, the Standard and Guidance for Archaeological Excavation (ClfA 2014), and Standards for Field Archaeology in the East of England (EAA Occasional Paper 14, 2003) and Historic England's Management of Research Projects in the Historic Environment (MoRPHE).
- 4.1.2 Archaeological recording within the footings for the proposed development was undertaken. The footings were machine excavated to a depth of 1.2m and a width of 0.70m. The northeast to southwest footing was 7.5m in length and the northwest to southeast aligned footing was 5m. The chalky natural ground was at 1.2m below the current ground surface (i.e. the base of the footings).
- 4.1.3 Ground reduction for the footings was not carried out under archaeological supervision. The footings had been excavated with a small 360° mechanical excavator with a small toothed ditching bucket. The base of the footings was briefly cleaned and inspected for archaeological remains. No excavation was undertaken within the excavated footings as this was deemed to be unsafe.
- 4.1.4 The excavation of the foundation pad and new service trench in October 2019 and November 2020 was carried out under constant archaeological supervision. The trenches and pad foundations were excavated by hand by the client's groundworkers. Sections and features (wall) present within the groundworks were cleaned and recorded by the attendant PCA archaeologist.

5 QUANTIFICATION OF ARCHIVE

5.1 Paper Archive

Context register sheets	2
Context sheets	16
Watching Brief day sheets	4
Plan registers	0
Plans at 1:50	0
Plans at 1:20	2
Plans at 1:10	0
Plans at 1:5	0
Section register sheets	1
Sections at 1:10 & 1:20	4
Trench record sheets	0
Photo register sheets	2
Small finds register sheets	0
Environmental register sheets	0

5.2 Digital Archive

Digital photos	254
GPS survey files	6
Digital plans	0
GIS project	0
Access database	1

5.3 Physical Archive

Struck flint	0
Burnt flint	0
Pottery	5 sherds
Ceramic building material (CBM)	0
Glass	0
Briquetage	0
Small Finds	0
Slag	0
Animal bone	0
Shell	0
Environmental bulk samples	0
Environmental bulk samples (10 litre buckets)	0
Monolith samples	0
Other samples (specify)	0
Black and white films	0
Colour slides	0

6 ARCHAEOLOGICAL RESULTS

6.1 Archaeological recording was undertaken in several stages and over a prolonged period of time, following the clients construction programme. The following works were undertaken:

- February 2019: Archaeological investigation and recording of footings for the extension, after unsupervised excavation by the client;
- October 2019: Archaeological monitoring, investigation and recording during the excavation of pad foundation for interior works near the staircase;
- November 2020: Archaeological monitoring, investigation and recording during the excavation of the new service trench in courtyard, north of new extension. The route of this service trench represents a change from the original drainage design (Figure 5). The other, planned service trenches shown on Figure 5 were not excavated.

6.2 The following works, listed in the WSI (Archaeology Collective 2019); were not undertaken and therefore not monitored. The reason for this was a change in construction design which re-used more of the existing drainage than originally intended:

- A new inspection chamber on the eastern side of the extension;
- A new foul drainage pipe between the new inspection chamber and an existing chamber (to be sealed) below the new extension;
- Shallow mass concrete footings for the screening fencing of the refuse area – the decision was taken to keep using the existing refuse area foundations.

6.3 The results of the different elements of the watching brief are presented below.

6.4 Footings for proposed Extension

- 6.4.1 The oldest deposit encountered within the footings was a white chalky deposit (108) understood to be the geological base layer (i.e. rather than redeposited chalk). The surface of this deposit appeared to have been weathered or disturbed somewhat by overlying activity.
- 6.4.2 At the intersection of the footing trenches a well, thought to be medieval in date (although it is not possible to confirm this), was recorded, cut into the geological chalk layer (Plate 2, Plate 3, Plate 4). The full extent of this feature was not seen. The construction cut for this well [107] was 2.2m in diameter and apparently circular. The well lining (106) was of clunch stones (c.200mm in diameter) and large tile fragments. It was circular externally and roughly octagonal internally. The internal dimension of the well was 0.9m in width. Prior to the excavation of the footings the well lining had survived to 1.10m below ground level.
- 6.4.3 On the south side of the well, between the exterior of the well lining and construction cut [107], a small area of tightly packed clean chalk stones measuring c. 150mm diameter, probably construction cut backfill, was visible (105).
- 6.4.4 A deposit representing the deliberate infilling of the well was recorded (104). A single sherd of glazed pottery was recovered from this context. The sherd consists of the rolled rim (300 mm in diameter) of a deep flared bowl made in post-medieval fine Glazed Red Earthenware (Bedfordshire County Type Series fabric code P01). The vessel can be broadly dated to the 17th-18th-centuries, although a 19th-century date should not be ruled out (see Jarrett below).
- 6.4.5 The well structure appeared to have been truncated historically just above the level of the natural ground and therefore, fortunately, suffered limited impact during the excavation of the footings. The truncation of the well may have been in phase with its deliberate backfilling.
- 6.4.6 The well was directly overlain by a 0.4m thick brown silty layer (103) containing

occasional clunch cobbles and tile. This deposit may represent a heavily disturbed or redeposited subsoil. Directly overlying (103) was a c. 0.6m thick layer of clunch rubble and tile (102) (Plate 5). This deposit presumably represents the demolition of a nearby building (possibly associated with the well itself). Without further investigation it is not possible to establish whether this demolition material derived directly from a medieval building or a post-medieval building that was re-using the clunch as an architectural material.

6.4.7 Overlying layer (102) was layer (101), a 0.3m thick layer containing 19th century brick rubble and mortar. Directly overlying (101) was concrete forming the modern ground surface.

6.5 Excavation of pad foundation for interior works near the staircase

6.5.1 The excavations were monitored on 29 October 2019 (Figure 4). The pad foundations measured 1m x 1m in width and 1m in depth. The existing flooring and underlying layer of Portland cement (109) was cut with a concrete cutter and removed and the underlying made ground excavated by hand.

6.5.2 The deposits encountered were very similar to those of the strip foundations, c. 2m to the east and comprised a series of layers of made ground (110), (111) and (112). A disused service pipe encased in concrete was encountered partway through the excavation and had to be removed with a breaker (Plate 6).

6.5.3 Below the make-up layers lay a dark brown silty soil with moderate flecks of chalk and charcoal (113) (Plate 7). This layer was excavated to a depth of 0.2m and its base was not reached. No archaeological features were revealed. This layer is probably similar to layer (103) excavated in the strip foundations, which was present at a similar depth of c. 0.9m below present ground level. The layer yielded four sherds of pottery which were 17th century in date (see Jarrett below).

6.6 Excavation of service trench within courtyard

6.6.1 The excavation of the service trench within the courtyard was monitored on 24

November 2020 (Figure 5). Only a short service run, on an alignment different to that of the original service plans, was excavated by hand by the client's groundworkers, after cutting of the concrete by hand using a concrete cutter. (Figure 5, Plate 8). This was c. 3.5m long, 0.3m wide and 0.4m deep. Deposits encountered were a layer of brick rubble (115) below the concrete courtyard floor. No finds were present within the layer.

- 6.6.2 The trench also revealed a segment of a brick wall foundation (119) directly below the concrete surface to a surviving height of 4 courses of bricks (Plate 9). The wall was 0.3m wide and exposed to a depth of 0.4m. It was built of modern machine-made bricks and bonded with a creamy white cement mortar. It is likely that the wall represents the foundation for a former property boundary (Figure 6).

7 FINDS

7.1 Post-Roman Pottery

Chris Jarrett

- 7.1.1 A single sherd (103g) of post-Roman pottery was recovered was recovered during the recording of the foundations for the extension in February 2019 from context (104), cut [107]. The sherd consists of the rolled rim (300mm in diameter) of a deep flared bowl made in post-medieval fine Glazed Red Earthenware (Bedfordshire County Type Series fabric code P01). The alphanumeric fabric codes conform to the Bedfordshire Ceramic Type Series (held by Albion Archaeology, St Mary's Church, St Mary's Street, Bedford).
- 7.1.2 The sherd is high-fired with a wash on the external surface that has fired in places to dark brownish-purple colour. A combed band occurs below the rim on the exterior and the interior has a brown-mottled clear glaze that has fired to a pale olive-brown colour. The vessel can be broadly dated to the 17th-18th-centuries, although a 19th-century date should not be ruled out.
- 7.1.3 A small assemblage of pottery was recovered by hand from layer (113) during monitoring of the pad foundation pottery. This amounted to four sherds, weighing 75g. The pottery consists of post-medieval glazed red earthenware (Bedfordshire County Type Series fabric code P06), dated to the 17th century. This fine red earthenware has affinities with the Brill and Potterspury industries, although it is believed that similar pottery industries were operating in Bedfordshire (Slowikowski 2013). The vessels represented in ware P06 are two rounded jars, possibly chamber pots, with narrow rounded rims and diameters of 180 and 220mm and a splayed base, besides the squared rim of a bowl or dish with a lid-seated top and a diameter of 260mm.
- 7.1.4 The pottery, as it occurs in such a small quantity, a fragmentary state and with little meaning, has no significance. The only potential of the pottery is to date the context it was found in. There are no recommendations for further work on the pottery.

8 DISCUSSION AND CONCLUSIONS

- 8.1 PCA recorded a probable medieval well (106) and a sequence of medieval and/or post-medieval demolition deposits during examination of the footings for the proposed development. Apart from the well, no other cut features were recorded. Archaeological deposits overlying the well appear include demolished medieval architecture or post-medieval architecture (i.e. utilising clunch and tile from earlier buildings). A single sherd of pottery from the top fill (104) of the well has a date range from the 17th-19th century.
- 8.2 The 1880 OS Map (Figure 6) shows the site being associated with a 'Hat Factory' which occupied part of the western portion of the site. Four buildings, identified on the earlier Tithe Map (1840), occupy the street frontage; these were associated with ancillary buildings including two wells. Rather than being medieval, the well (106) recorded in the footings of the proposed development may be a post-medieval structure re-using stones from earlier priory buildings.
- 8.3 Pottery dating to the 17th century was retrieved from a deposit c. 0.9m below present ground level in the excavated pad foundation which is likely to be synonymous with the layer above the clunch built well. This gives a potential date of pre-17th century for the well and makes it unlikely that it was associated with the hat factory. However, without being able to properly excavate the well, its date must remain undetermined.
- 8.4 Wall (119) recorded in the new service trench matches with a 19th century property boundary, first shown on the 1840 Dunstable tithe map and again on the 1880 OS map (Figure 6).
- 8.5 No firm evidence for the conjectured hospitium and associated buildings (see Clarke 2016) was found within the footings of the proposed buildings; however it is possible that the well (106) was associated with priory buildings on or near the site.
- 8.6 The monitoring works have confirmed a high potential of the area for archaeological remains of the medieval and post-medieval periods and a good

survival of archaeological features at a depth of c. 1m below present ground level.

9 ACKNOWLEDGEMENTS

9.1 Pre-Construct Archaeology Ltd would like to thank Archaeology Collective for commissioning and funding the work on behalf of their client. PCA are also grateful to Hannah Firth (Central Bedfordshire Council Archaeologist) for monitoring the work on behalf of the Local Planning Authority. The project was managed for PCA by Christiane Meckseper and was supervised by A G Pullen, assisted by Rory Fisher. Further monitoring visits were undertaken by Tibi Nica and Dave Curry. Figures accompanying this report were prepared by Rosie Scales of PCA's CAD Department.

10 BIBLIOGRAPHY

Albion 2003 Extensive Urban Survey for Bedfordshire Dunstable Archaeological Assessment

Antrobus, A., Ayers, B. in prep Medieval Urban Research Agendas

British Geological Service 2020. Online map viewer. Available at: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> [Accessed 03/12/2020]

Brown, N. and Glazebrook, J. (eds.) 2000 Research and Archaeology: a Framework for the Eastern Counties, 2. Research Agenda and Strategy. East Anglian Archaeology Occasional Paper No. 8

Clarke, C. 2016 Archaeological Desk-Based Assessment: 35-39 High Street South, Dunstable, Bedfordshire. CgMs Ref: PC/21845

Gurney, D. 2003 Standards for Field Archaeology in the East of England: East Anglian Archaeology Occasional Papers 14

Evans, C in prep Regional Research Framework- Late Iron Age & Roman

Glazebrook, J. (ed.) 1997 Research and Archaeology: A Framework for the Eastern Counties, 1. Resource Assessment. East Anglian Archaeology Occasional Paper No. 3

Meckseper, C. 2018. 37-39 High Street South, Dunstable, Bedfordshire, LU6 3HD: Written Scheme of Investigation for a Programme of Archaeological Strip, Map and Sample and Archaeological Monitoring. Pre-Construct Archaeology Limited.

Medlycott, M. 2011 (ed.) Research and Archaeology Revisited: A revised framework for the East of England. East Anglian Archaeology Occasional Paper 24

Museum and Galleries Commission. 1992 Standards in the Museum Care of Archaeological Collections

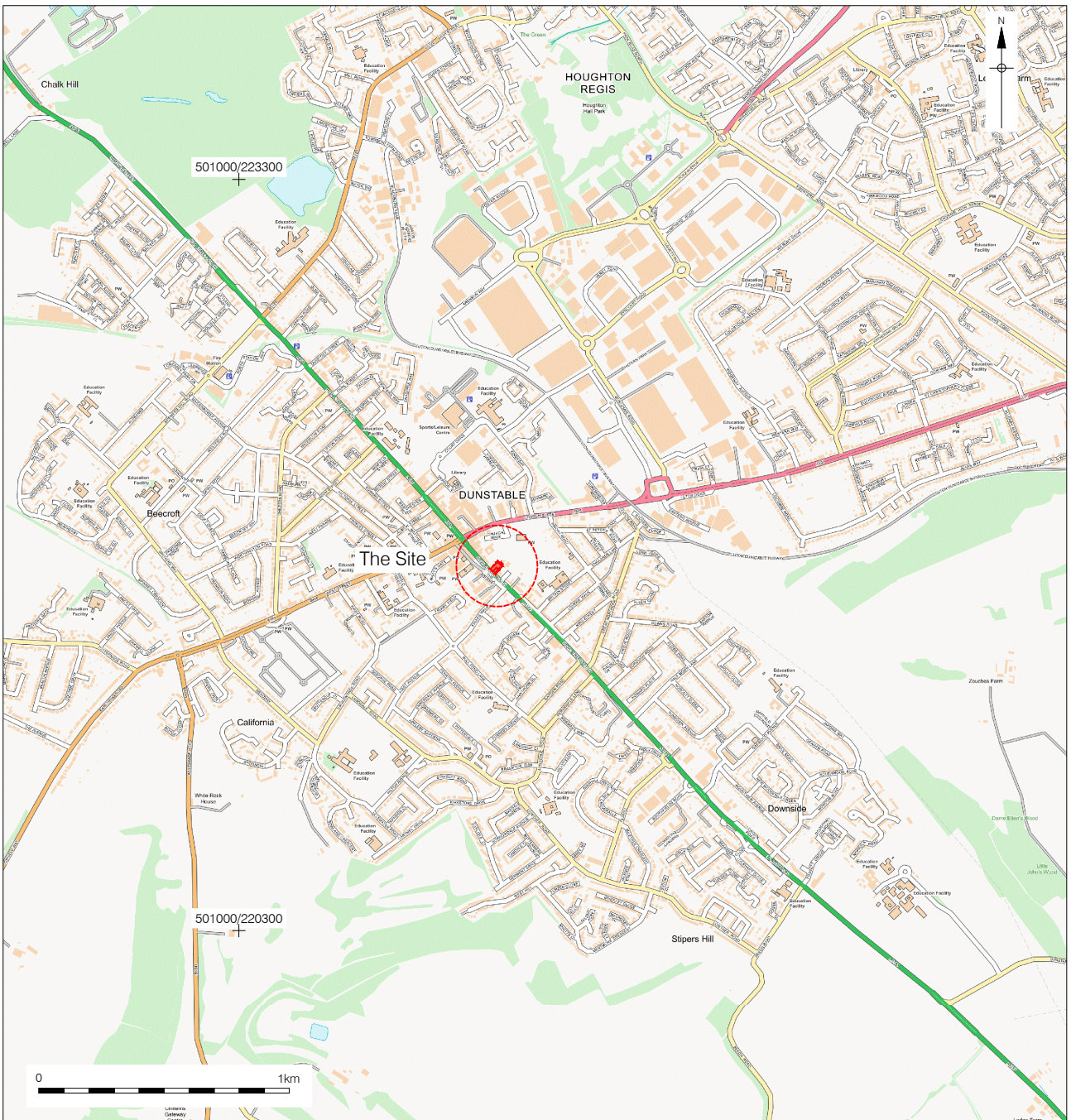
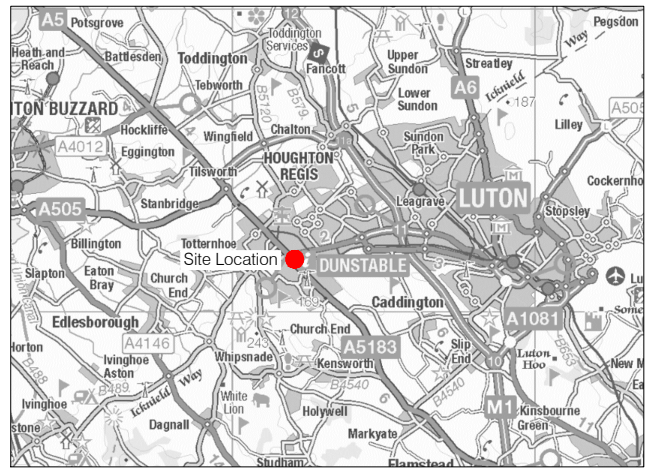
English Heritage. 2015 Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide

Oake, M., Luke, M. Dawson, M. Edgeworth, M. Murphy, P. 2007 Bedfordshire Archaeology. Research and Archaeology: Research Assessment, Research Agenda and Strategy

Slowikowski, A. M. 2013, 'Section 56, Pottery descriptions part 5. Late medieval wares and post-medieval wares'. https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-1559-1/dissemination/pdf/La_Grava_DS_Text_files/56_Late_medieval_and_Post_medieval_Pottery.pdf. [Accessed 27 November 2019]

UKIC. 1990 Guidelines for the Preparation of Excavation Archives for Long term Storage

11 FIGURES





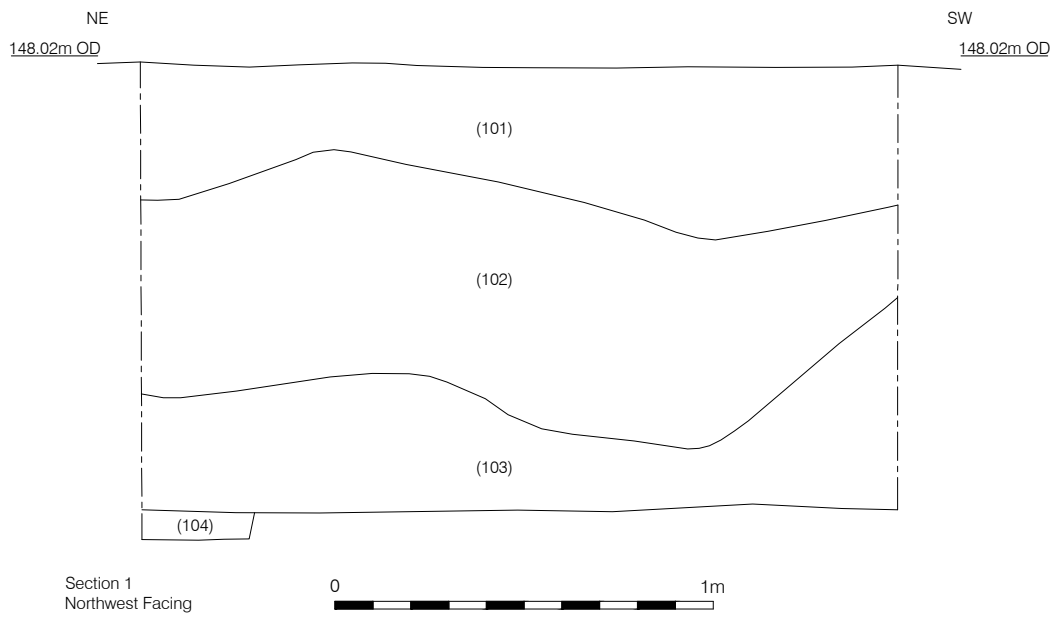
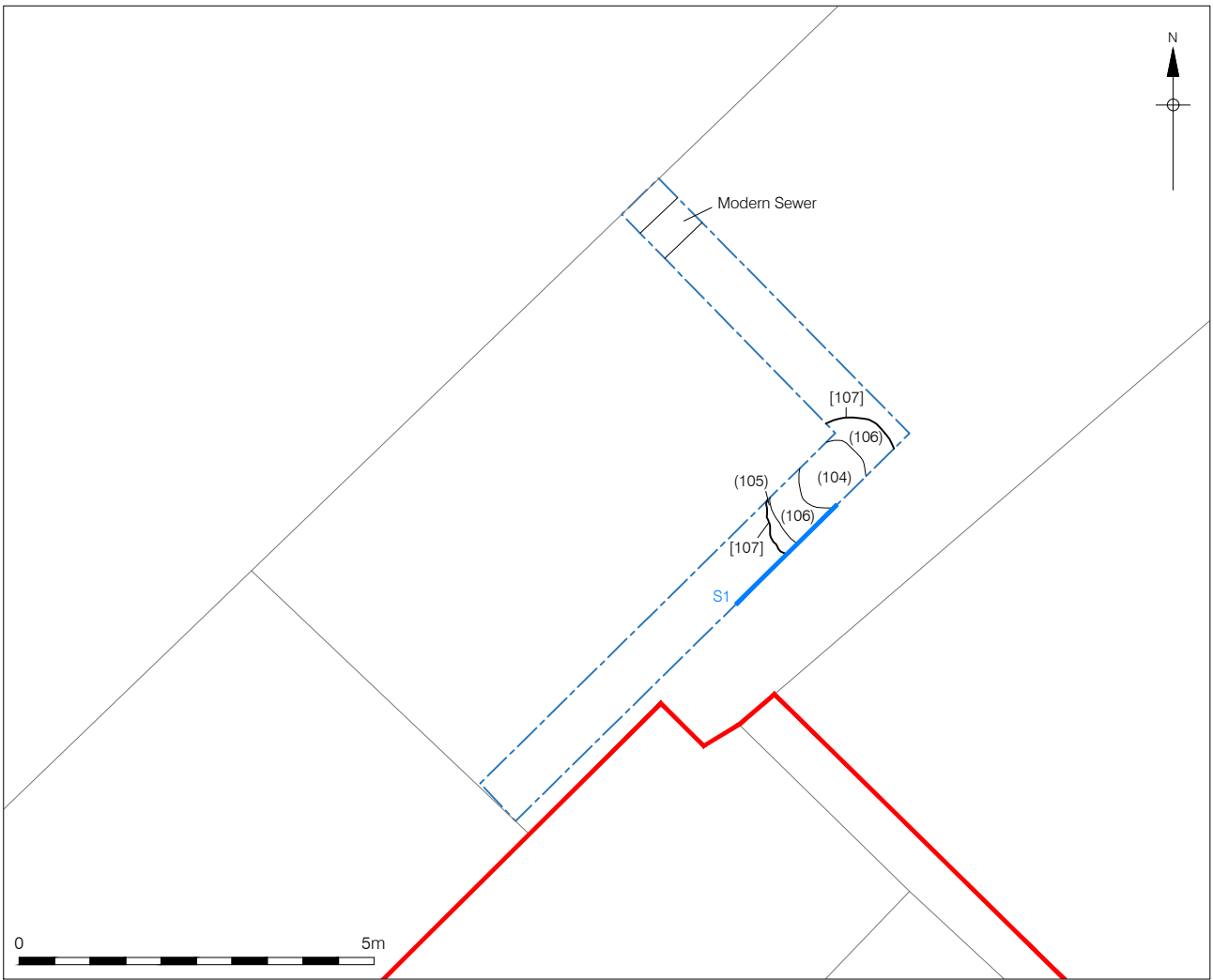
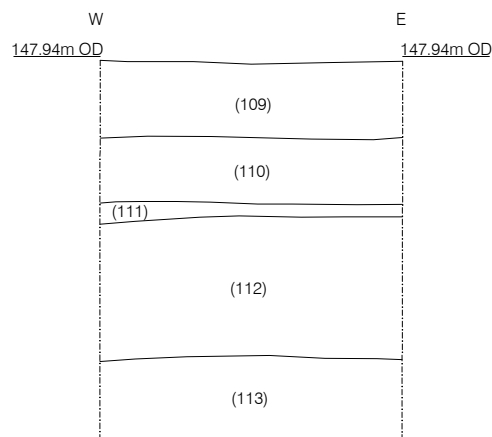
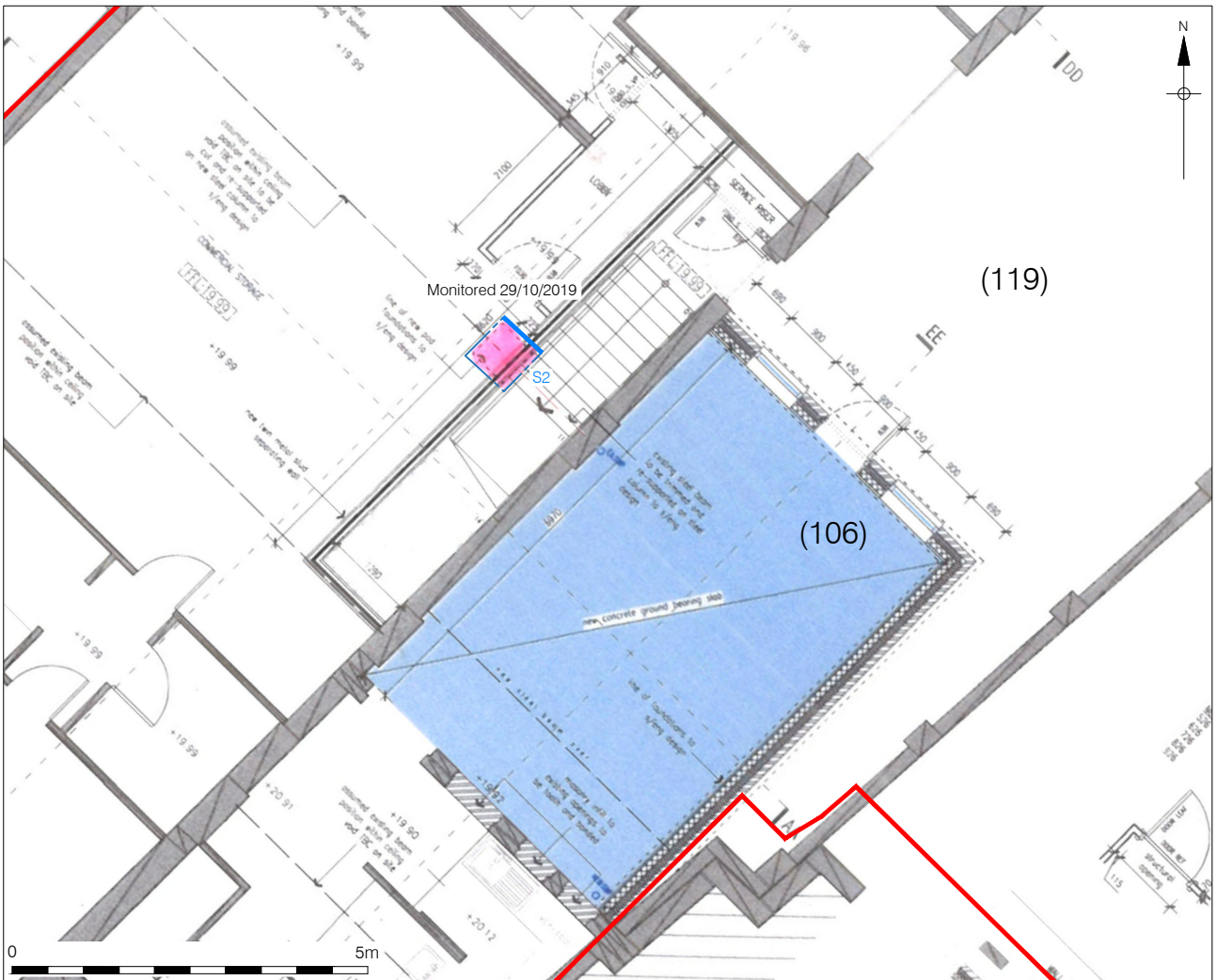
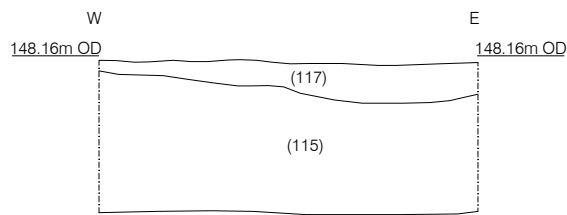
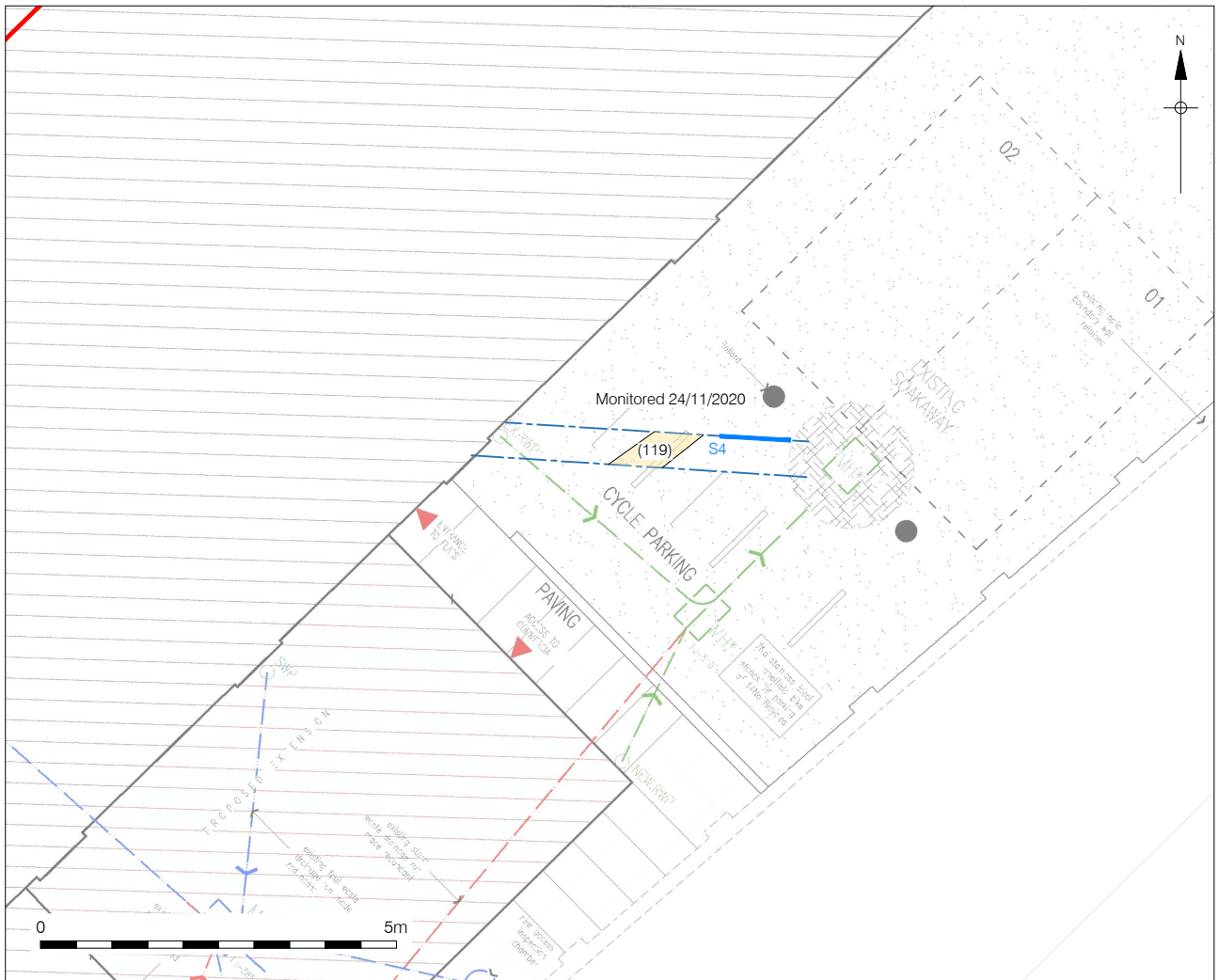


Figure 3
 Strip Foundations Plan and Section
 Plan 1:100, Section 1:20 at A4



Section 2
South Facing

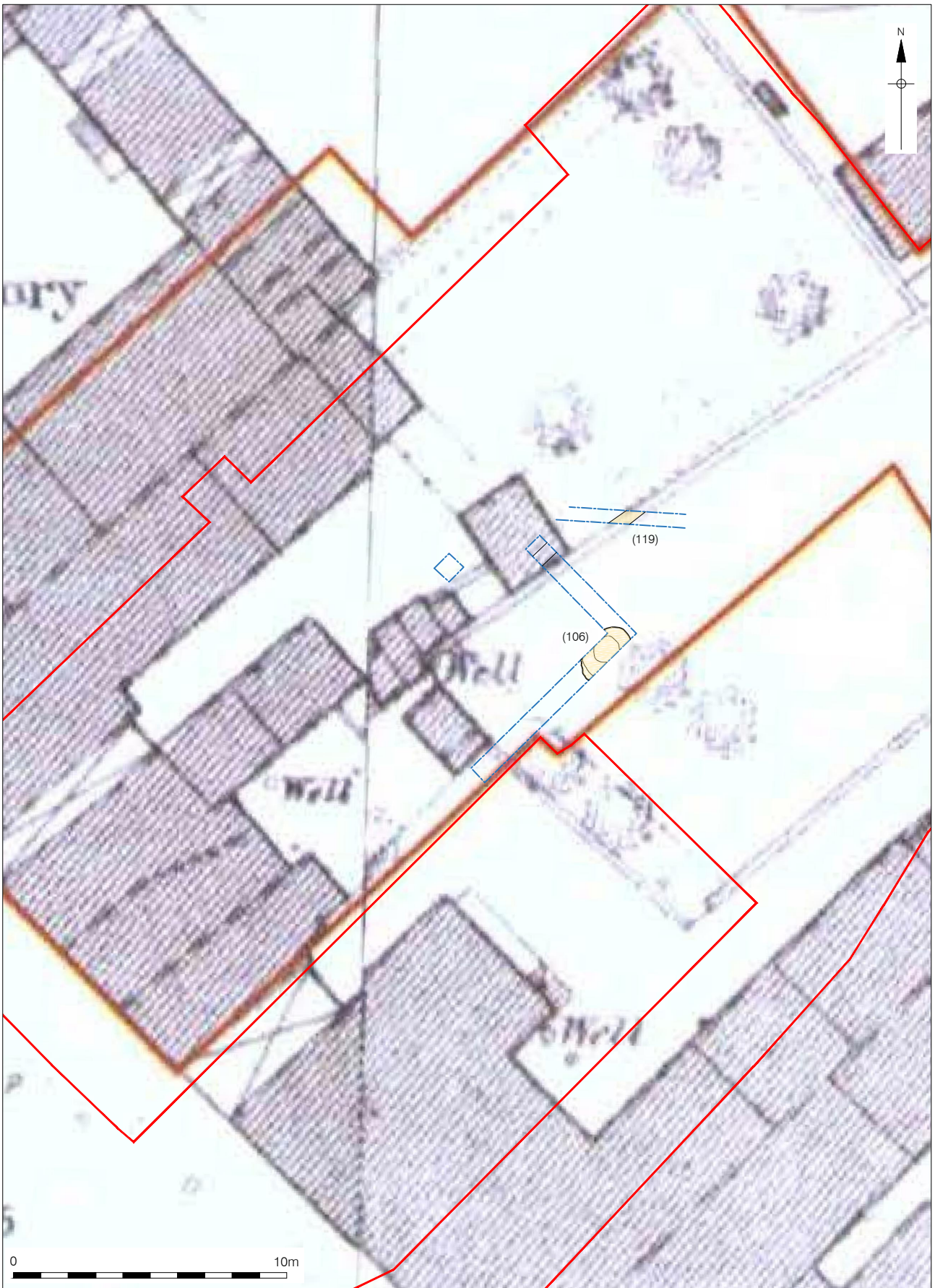




Section 4
South Facing



Figure 5
New Service Trench Plan and Section
Plan 1:100, Section 1:20 at A4



1880 OS Map reproduced from CgMs Desk Based Assessment 35 - 39 High Street South, Dunstable, Bedfordshire
© Pre-Construct Archaeology Ltd 2020
02/12/2020 RS

Figure 6
All Archaeological Features/Interventions overlaid on 1880 OS Map
Plan 1:200 at A4

APPENDIX 1: PLATES



Plate 1: Site view northeast



Plate 2: northeast-southwest footing, well (106) in foreground



Plate 3: Well (106) view down and to southwest



Plate 4: Detail of well (106) view northeast



Plate 5: Deposits (101), (102) and (103) view southwest



Plate 6: Pad foundation under excavation



Plate 7: Pad foundation fully excavated. Layer (113) in base.



Plate 8: Service trench in courtyard



Plate 9: Wall foundation (119)

APPENDIX 2: CONTEXT INDEX

L = Length, W= Width, D = Depth

Context No	Cut	Type	Category	Dimensions	Description
101	-	Layer	Made Ground	0.5m thick	19th century/modern made ground
102	-	Layer	Made Ground	0.5m thick	medieval/post-medieval demolition rubble
103	-	Layer	Made Ground	0. 0.4m thick	medieval post-medieval disturbed ground or made ground with clunch and tile
104	107	Fill	Well	0.9m diameter	backfill of well (post-med?)
105	107	Fill	Well	0.9m diameter	chalk construction backfill
106	107	Masonry	Well	0.6m wide	clunch and tile well structure, partially exposed
107	107	Cut	Well	2m diameter	construction cut for well
108	-	Layer	Natural		'dirty' natural ground
109	-	Layer	Surface	0.2m thick	Cement
110	-	Layer	Made Ground	0.18m thick	Mixed brick and clunch rubble in a brownish clay matrix
111	-	Layer	Made Ground	0.5m thick	Cement, gravel and chalk rubble
112	--	Layer	Made Ground	0.3m thick	Brick, clunch, chalk and gravel in a dark brown clay matrix
113	-	Layer	Made Ground	0.2m thick	Dark brown silty clay with moderate small chalk fragments and charcoal flecks
114	-	Cut	-	1m(L), 1m (W), 1m (L)	Cut for pad foundation
115	-	Layer	Made Ground	0.4+m thick	Brick rubble
116	-	Cut	-	4m(L), 0.4m (W), 0.4m (D)	Service trench
117	-	Layer	Surface	0.1m thick	Cement
118	-	-	-		Void
119	-	Masonry	Wall foundation	0.3m wide, 0.4m+ high	Red machine made brick with creamy white cement mortar

APPENDIX 3: OASIS FORMS

11.1 OASIS ID: preconst1-341925

Project details

Project name 37-39 High Street South, Dunstable, Archaeological Monitoring

Short description of the project PCA recorded a medieval well and a sequence of medieval or early post-medieval demolition deposits during examination of the footings for the proposed development. The well was constructed of a grey clunch stone with tiles. Archaeological deposits overlying the well appear to represent demolition deposits of medieval or post-medieval architecture utilising stone from earlier buildings. Apart from the well no other cut features were recorded.

Project dates Start: 04-02-2019

Previous/future work Not known / Not known

Any associated project reference codes 2019/6 - Sitecode

Type of project Recording project

Monument type WELL Medieval

Significant Finds POTTERY Medieval

Investigation type "Watching Brief"

Prompt Planning condition

Project location

Country England

Site location BEDFORDSHIRE LUTON LUTON 37-39 High Street South, Dunstable

Postcode LU63HD

Study area 24 Square metres

Site coordinates TL 0202 2175 51.884519156051 -0.517551937392 51 53 04 N 000 31 03 W Point

Height OD / Depth Min: 147.8m Max: 147.8m

Project creators

Name of Organisation PCA

Project brief originator Central Bedfordshire Council

Project design originator PCA Central

Project director/manager	Christiane Meckseper
Project supervisor	Alexander Pullen
Type of sponsor/funding body	Developer
Project archives	
Physical Archive recipient	Luton Culture
Physical Contents	"Ceramics"
Digital Archive recipient	Luton Culture
Digital Contents	"Stratigraphic"
Digital Media available	"Database"
Paper Archive recipient	Luton Culture
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet", "Photograph", "Report", "Section"
Project bibliography	
Publication type	Grey literature (unpublished document/manuscript)
Title	Land at 37-39 High Street South, Dunstable, Bedfordshire, LU6 3HD: Archaeological Strip Map and Sample and Archaeological Monitoring
Author(s)/Editor(s)	Pullen, A. G.
Date	2019
Issuer or publisher	Pre-Construct Archaeology
Place of issue or publication	Pampisford
Description	30 Page, A4 Grey Literature Report
Entered by	Alexander Pullen (agpullen@pre-construct.com)
Entered on	6 February 2019

11.2 OASIS ID: preconst1-409524

Project details

Project name	37-39 High Street Dunstable, Bedfordshire
Short description of the project	Archaeological monitoring of a pad foundation and service trench revealed 19th century and modern made ground and demolition layers and a possible 17th century subsoil. A red brick wall foundation which may represent a 19th century property boundary was also revealed. The monitoring was a continuation of monitoring

undertaken during the excavation of strip foundations for a building extension which found a possible medieval clunch built well (OASIS ID preconst1-341925).

Project dates Start: 29-10-2019 End: 24-11-2020

Previous/future work Yes / No

Any associated LTNMG 2019/6 - Museum accession ID
project reference
codes

Any associated 2019/6 - Sitecode
project reference
codes

Any associated preconst1-341925 - OASIS form ID
project reference
codes

Type of project Recording project

Monument type WALL Post Medieval

Significant Finds POTTERY Post Medieval

Project location

Country England

Site location BEDFORDSHIRE LUTON LUTON 37-39 High Street, Dunstable, Bedfordshire

Postcode LU6 3HD

Study area 0.1 Hectares

Site coordinates TL 0202 2175 51.884519156051 -0.517551937392 51 53 04 N 000 31 03 W Point

Project creators

Name of Pre-Construct Archaeology Limited
Organisation

Project brief Central Bedfordshire Council
originator

Project design Archaeology Collective
originator

Project Christiane Meckseper
director/manager

Project supervisor Dave Curry

Type of Developer
sponsor/funding
body

Project archives

Physical Archive Luton Culture
recipient

Physical Archive ID LTNMG 2019/6

Physical Contents "Ceramics"

Digital Archive Luton Culture
recipient

Digital Archive ID LTNMG 2019/6

Digital Contents "Ceramics","other"

Digital Media "Database","Images raster / digital photography","Spreadsheets","Text"
available

Paper Archive Luton Culture
recipient

Paper Archive ID LTNMG 2019/6

Paper Contents "Stratigraphic","other"

Paper Media "Context sheet","Diary","Drawing"
available

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title 37-39 High Street South, Dunstable, Bedfordshire,LU6 3HD: Archaeological
Monitoring

Author(s)/Editor(s) Pullen, A G and Meckseper, C

Other bibliographic R13582 rev 2
details

Date 2020

Issuer or publisher Pre-Construct Archaeology

Place of issue or Cambridge
publication

Description pdf file only

Entered by Christiane Meckseper (cmeckseper@pre-construct.com)

Entered on 1 December 2020

PCA

PCA CAMBRIDGE

THE GRANARY, RECTORY FARM
BREWERY ROAD, PAMPISFORD
CAMBRIDGESHIRE CB22 3EN

t: 01223 845 522

e: cambridge@pre-construct.com

PCA DURHAM

THE ROPE WORKS, BROADWOOD VIEW
CHESTER-LE-STREET
DURHAM DH3 3AF

t: 0191 377 1111

e: durham@pre-construct.com

PCA LONDON

UNIT 54, BROCKLEY CROSS BUSINESS CENTRE
96 ENDWELL ROAD, BROCKLEY
LONDON SE4 2PD

t: 020 7732 3925

e: london@pre-construct.com

PCA NEWARK

OFFICE 8, ROEWOOD COURTYARD
WINKBURN, NEWARK
NOTTINGHAMSHIRE NG22 8PG

t: 01636 370 410

e: newark@pre-construct.com

PCA NORWICH

QUARRY WORKS, DEREHAM ROAD
HONINGHAM
NORWICH NR9 5AP

T: 01603 863 108

e: norwich@pre-construct.com

PCA WARWICK

UNIT 9, THE MILL, MILL LANE
LITTLE SHREWLEY, WARWICK
WARWICKSHIRE CV35 7HN

t: 01926 485 490

e: warwick@pre-construct.com

PCA WINCHESTER

5 RED DEER COURT, ELM ROAD
WINCHESTER
HAMPSHIRE SO22 5LX

t: 01962 849 549

e: winchester@pre-construct.com

