

An Archaeological Watching Brief at Home Farm House, Village Road, Cockayne Hatley

Site Code: BEDFM2010.60

Central National Grid Reference: TL 25714987

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DOCUMENT VERIFICATION

Site Name

Home Farm House, Cockayne Hatley

Type of project

Watching Brief

Quality Control

Pre-Construct Archaeology Limited Project Code		K2360	
	Name & Title	Signature	Date
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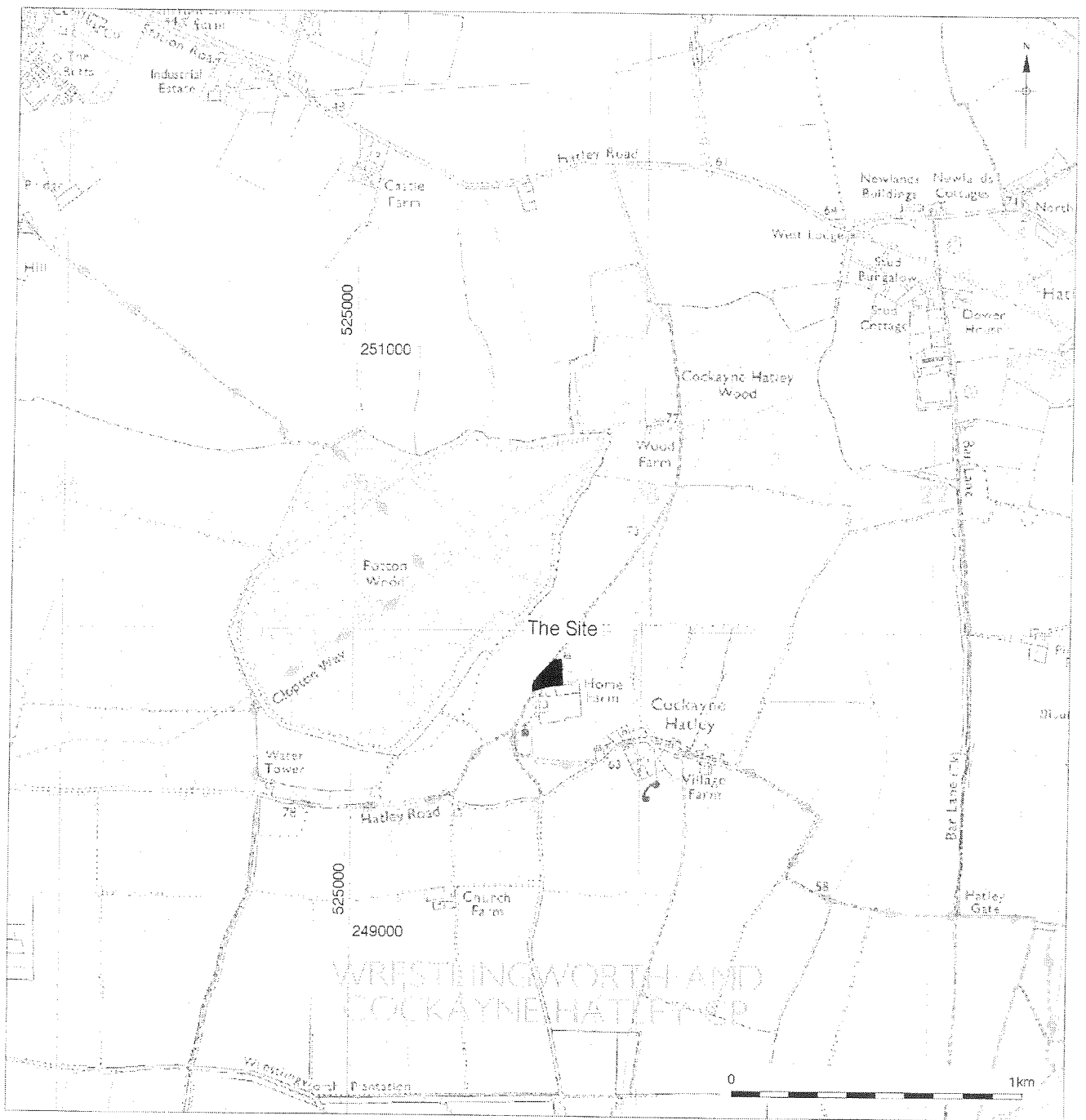
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1 ABSTRACT

- 1.1 This report details the results of an archaeological watching brief at Home Farm House, Village Road, Cockayne Hatley, Bedfordshire, undertaken by Pre-Construct Archaeology Ltd. on behalf of Hanson Homes. The project was managed by Helen Hawkins and supervised by Joe Brooks, both of Pre-Construct Archaeology Ltd., and monitored by Martin Oake of Central Bedfordshire Council
- 1.2 The watching brief was located to the north-west of the village of Cockayne Hatley and north of the Church of St John the Baptist (Central National Grid Reference: TL 2771 4987).
- 1.3 The watching brief recorded twentieth century made ground and a post-medieval wall cutting subsoil. Natural Gault Clay was not encountered. .

2 INTRODUCTION

- 2.1 An archaeological watching brief was conducted by Pre-Construct Archaeology Ltd. at Home Farm House, Village Road, Cockayne Hatley (Figures 1 and 2) in advance of the construction of a garage. The watching brief was conducted on 15th October 2010 on behalf of Hanson Homes.
- 2.2 The site is located to the north-west of the village of Cockayne Hatley and north of the Church of John the Baptist.
- 2.3 The National Grid Reference of the site is TL 2571 4987.
- 2.4 The site was given the museum accession code BEDFM 2010.60.
- 2.5 The project was monitored by Martin Oake of Central Bedfordshire Council, project managed by Helen Hawkins and supervised by the author.



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Figure 1
 Site Location
 1:20,000 at A4



Figure 2
Trench Location
1:625 at A4

3 PLANNING BACKGROUND

- 3.1 In March 2010 the Department for Communities and Local Government issued Planning Policy Statement 5: Planning for the Historic Environment (PPS5), which provides guidance for planning authorities, property owners, developers and others on the investigation and preservation of archaeological remains.
- 3.2 In considering any planning application for development, the local planning authority will be guided by the policy framework set by government guidance, in this instance PPS5, by current Local Plan policy and by other material considerations.
- 3.3 The Central Bedfordshire Council Local Plan (2005) Saved Policies: Chapter 8 states:
'In circumstances where the Council determines that the physical preservation in situ of archaeological remains is not justified and that development of the site may proceed, it will seek to ensure that appropriate provision for the prior excavation and recording of the remains takes place.

Policy A3

Where planning permission is granted for development known to affect archaeological remains, the Council will, as appropriate, impose a condition upon the consent, or seek a legal agreement, requiring that no development takes place until such time as the developer has secured the implementation of a programme of archaeological work. The programme of work will be required to be in accordance with a written scheme of investigation which has been submitted to and approved by the Council.'

- 3.4 There are no Scheduled Ancient Monuments within the development site.
- 3.5 An archaeological planning condition has been attached to the site by Central Bedfordshire Council (Application Number CB/10/02427/FULL). This states:
'No development shall take place until a detailed scheme of archaeological investigation of the site is submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in accordance with the scheme thereby approved

Reason: to safeguard any material of archaeological interest which exists on the site'

4 GEOLOGY AND TOPOGRAPHY

4.1 Geology

4.1.1 The site's geology consists of Boulder Clay overlying Gault Clay.

4.2 Topography

4.1.2 The watching brief was located in an area of rolling countryside, on the south side of a low east-west ridge.

4.1.3 The site was situated at a height of c. 70m OD.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 The name Hatley is recorded in two 10th century charters. There are two manors recorded in Domesday Book. This suggests that the origins of the settlement are in the mid-late Saxon period (Oake 2010).
- 5.2 To the north-west of the site lies Potton Wood, an area of shrunken medieval woodland (HER 10686).
- 5.3 Cockayne Hatley's settlement history appears to be complex. There is a church-manor complex around the parish church (HER 1038) and Home Farm which is to the west of the present village core. It has also been suggested that there is a medieval moated site at Home Farm (HER 3891). The moat is marked by a slight rise around the site of the hall. To the east a sharp drop in the land surface may indicate a feature such as a ha-ha.
- 5.4 Between the present village and the church is an area of enclosures, some of which survive as earthworks, representing the remains of medieval settlement (HER 16851).
- 5.5 There is evidence for a further medieval moated site to the north of east of the village (HER 16852).
- 5.6 The area surrounding the village contains a number of cropmark features, including enclosures and a ring ditch, probably of later prehistoric and Roman date (HER 16839, 16840, 16850, 16853, 168540).
- 5.7 To the east of the church, a series of rectilinear closes which contain ponds have been noted on aerial photographs (HER 3127). These may possibly indicate medieval settlement in the area. A linear pond appears at this location on the 1826 Tithe Map and the 1884 Ordnance Survey. Much of the feature has been levelled, but traces of banks have been observed towards the northern end. Cropmarks suggest that the feature originally ran around the former Walk Wood to the south west and was connected with landscape features in Cockayne Hatley parish.
- 5.8 The site lies within Cockayne Hatley House grounds (HER 9430), a parkland area shown on Bryant's map of 1826.
- 5.9 To the north of the site, a brick clamp (HER 7201) was noted on a map 1839. The site has been levelled but a site visit in 1976 revealed a scatter of red and yellow bricks, some of which showed signs of burning. Also to the north of the site is an area of cropmarks (HER 16794), comprising a short length of double ditches and a faint suggestion of a ring ditch.
- 5.10 The development site has significant potential to contain remains relating to the Saxon, medieval and post-medieval origins and development of the settlement of Cockayne Hatley and more broadly settlement in Bedfordshire.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 In accordance with the Written Scheme of Investigation (Hawkins 2010) , an archaeological watching brief was undertaken on the removal of concrete and underlying deposits to a level of 1 metre below the existing ground level. The watching brief aimed to identify and quantify any archaeological remains and assess the nature of any disturbances or intrusions.
- 6.2 The area of the site excavated under archaeological supervision consisted of a narrow strip measuring c.600mm wide by c.11m east-west and three north-south spurs c.600mm wide by c.7m extending from the east-west trench at intervals of 5.50m and 3.30m (Figures 2 and 3).
- 6.3 A small pit c. 600mm by 600mm was excavated to the south of the main trench.
- 6.4 The concrete hard standing was broken out by machine and the hardcore below this was excavated by machine onto the top of the archaeological horizon.
- 6.5 The sides and bases of the trenches were hand-cleaned before recording.
- 6.6 The recording systems employed during the watching brief were fully compatible with those most widely used elsewhere in Bedfordshire. Individual descriptions of all archaeological strata and features excavated and exposed were entered onto pro-forma recording sheets. All plans and sections of archaeological deposits were recorded on polyester based drawing film, the plans being drawn at a scale of 1:20 and the sections at 1:10. A digital photographic record of the investigation was carried out.

7 Archaeological Aims and Objectives:

- 7.1 The objective of the archaeological mitigation was to identify, excavate, record and analyse any archaeological remains that were to be disturbed by the proposed development.
- 7.2 Therefore the objectives of the archaeological investigation, as outlined in the Brief were:
- to establish the date, nature and extent of activity or occupation in the development site;
 - establish the relationship of any remains found to the surrounding contemporary landscapes;
 - recovering artefacts to assist in the development of type series within the region;
 - recover palaeo-environmental remains to determine local environmental conditions.
 - Investigate the chronology, structure and function of the settlement and inform broad patterns of settlement during the medieval period (Oake et al 2007, 14)
 - Identify any Saxon remains or material which may support a Saxon origin for Cockayne Hatley

8 ARCHAEOLOGICAL PHASE DISCUSSION

8.1 Phase 1: Naturally deposited silts.

8.1.1 The earliest deposits encountered were naturally deposited layers of clayey silts [1] located 0.25m below ground level. A greenish grey silt [5] overlying [1] was identified in the east of the area and occurred in patches. These layers represented a subsoil. The natural Gault Clay was not encountered

8.2 Phase 2: Post-medieval structure.

8.2.1 A post medieval yellow brick wall was discovered running north-east/south-west (cut [9]). The wall was 0.80m wide and recorded to a depth of 0.25m deep. This structure was built with similar bricks [2] to those found in the 19th century walls of Home Farm House. The structure was located directly below the concrete and hardcore at a depth of 0.25 below ground level. The backfill of the cut comprised fill [8] to the west of the wall and fill [10] to the east of the wall.

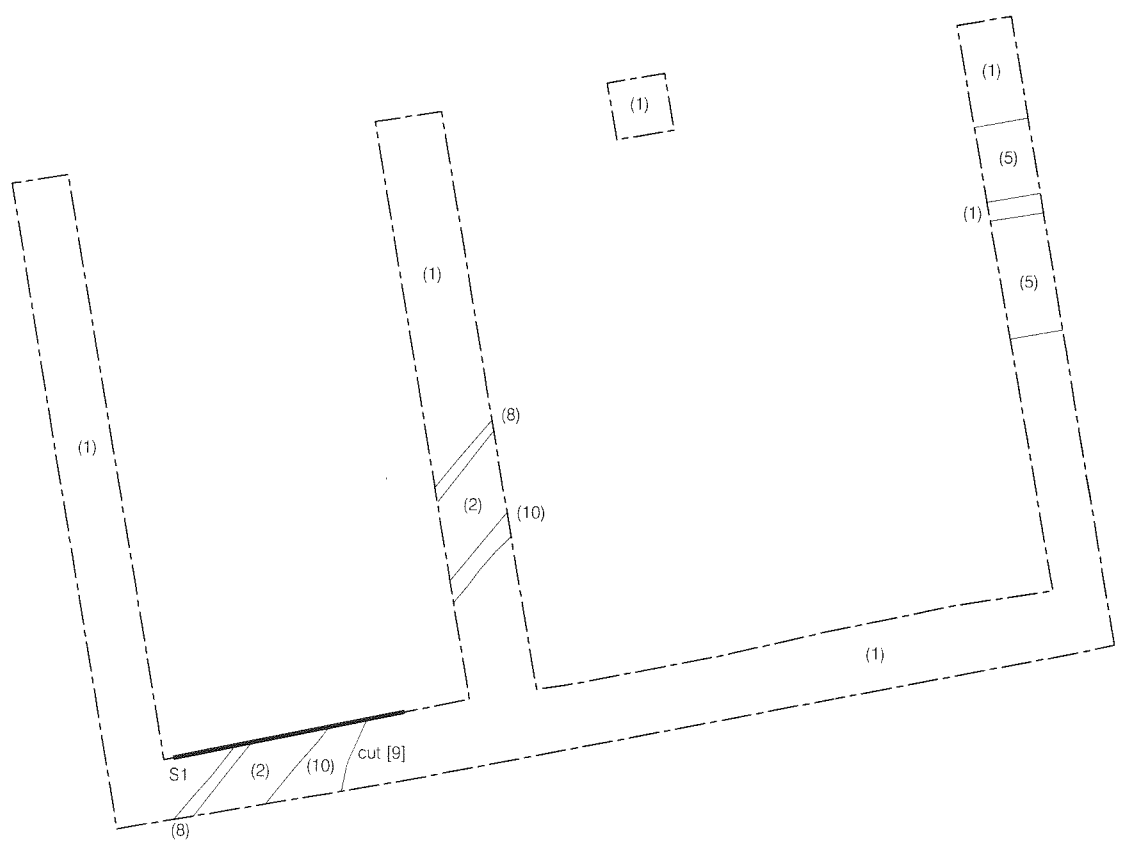
8.2.2 This wall may have belonged to a complex of 19th century agricultural buildings.

8.3 Phase 3: Twentieth century made ground and concrete hard standing.

8.3.1 The latest deposit was a layer of hard core c.250mm thick consisting of predominately brick demolition material. This layer provided a hardcore base for a concrete hard standing surface.



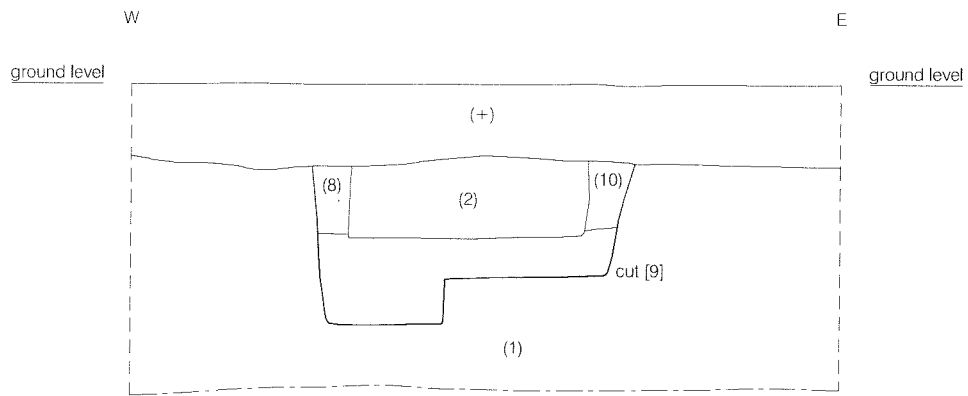
525654/249644
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Figure 3
Trench 1
1:75 at A4



Section 1
Trench 1
South Facing

0 1m
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Figure 4
Section 1
1:25 at A4

Figure 5: Photograph of Section



9 INTERPRETATIONS AND CONCLUSIONS

- 9.1 The general aims of the watching brief were to identify, excavate, record and analyse any archaeological remains that will be disturbed by the proposed development. Archaeological remains recorded across the site comprised a 19th century brick wall cut into subsoil. No other archaeological deposits were discovered. Natural Gault Clay was not reached.
- 9.2 This brick wall may provide evidence for agricultural buildings associated with Home Farm House.
- 9.3 No artefacts were discovered during the excavation.
- 9.4 No palaeo-environmental remains were identified or sampled during the excavation.
- 9.5 No evidence for Saxon or medieval activity was identified.

10 ACKNOWLEDGEMENTS

- 10.1 Pre-Construct Archaeology Limited would like to thank James Hanson of Hanson Homes for commissioning the project. The author would also like to thank the crew on site from Hanson Homes who undertook the groundworks.
- 10.2 The author would like to thank Helen Hawkins for her project management and Martin Oake of Central Bedfordshire Council for monitoring the archaeological works.

11 BIBLIOGRAPHY

Hawkins H. 2010. *Written Scheme of Investigation for an Archaeological Watching Brief at Home Farm House, Cockayne Hatley*. Pre-Construct Archaeology Ltd. unpublished report

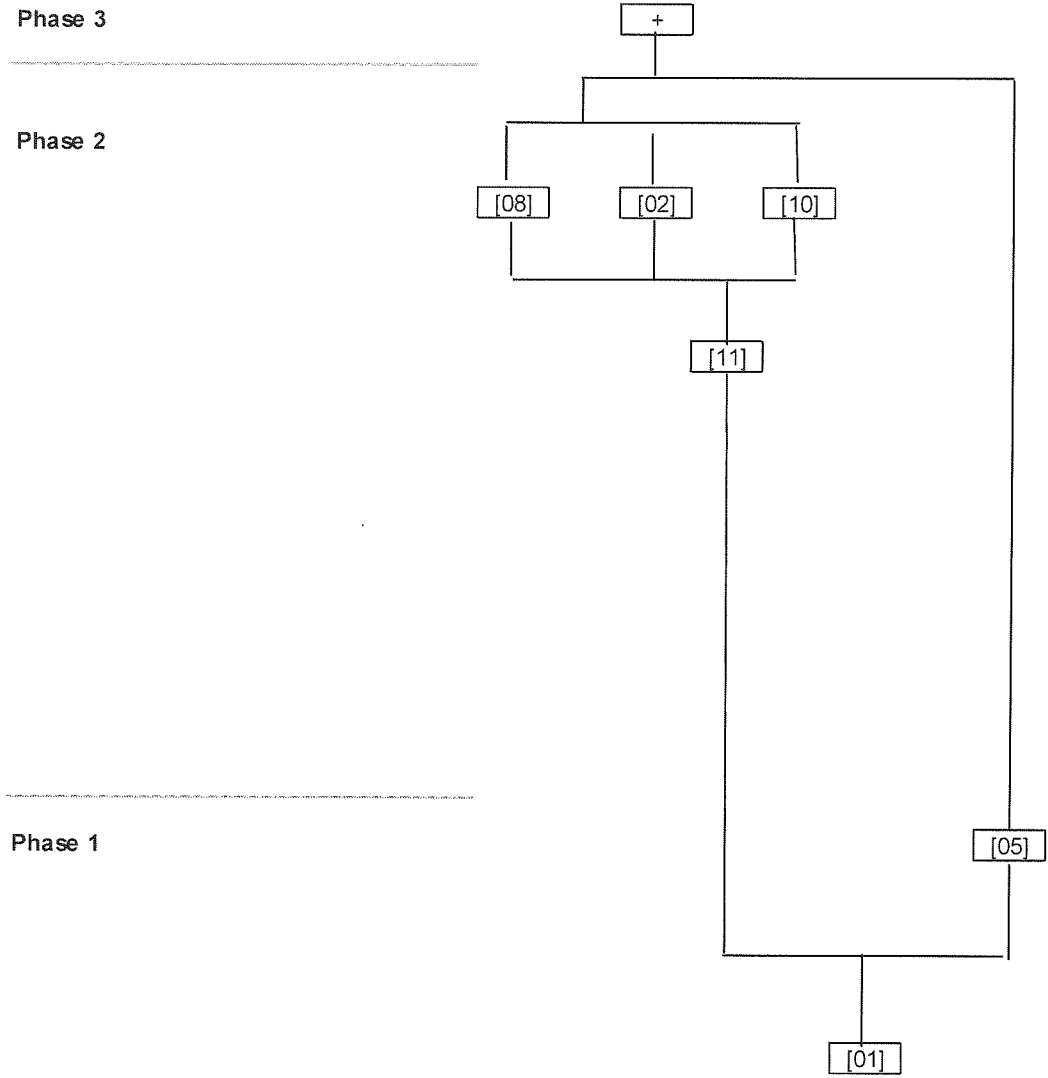
Oake, M. 2010 BRIEF FOR A PROGRAMME OF ARCHAEOLOGICAL OBSERVATION, INVESTIGATION, RECORDING, ANALYSIS AND PUBLICATION AT HOME FARM HOUSE, VILLAGE ROAD, COCKAYNE HATLEY, BEDFORDSHIRE.

Oake M, Luke M, Dawson M, Edgeworth M and Murphy P (2007) *Bedfordshire Archaeology – Research and Archaeology: Resource Assessment, Research Agenda and Strategy*. Bedfordshire Archaeology Monograph.

APPENDIX 1: CONTEXT INDEX

Site Code	Context No.	Plan	Section / Elevation	Type	Description	Date	Phase
BEDFM 2010.60	1			Layer	Medium Brown Clayey Silt	15/10/2010	1
BEDFM 2010.60	2			Masonry	Yellow Brick Wall	15/10/2010	2
BEDFM 2010.60	3			void		15/10/2010	
BEDFM 2010.60	4			void		15/10/2010	
BEDFM 2010.60	5			Layer	Greenish Grey Clayey Silt	15/10/2010	1
BEDFM 2010.60	6			void			
BEDFM 2010.60	7			void			
BEDFM 2010.60	8			Fill	Fill of [09] to east	15/10/2010	2
BEDFM 2010.60	9			Cut	Construction cut	15/10/2010	2
BEDFM 2010.60	10			Fill	Fill of [09] to west	15/10/2010	2
BEDFM 2010.60	11			Fill	Lower fill of construction cut [09]	15/10/2010	2

APPENDIX 2: SITE MATRIX
APPENDIX 2: SITE MATRIX



APPENDIX 3: OASIS FORM

OASIS ID: preconst1-84885

Project details

Project name	Archaeological Watching Brief at Home Farm House, Cockayne Hatley, Bedfordshire
Short description of the project	This report details the results of an archaeological watching brief at Home Farm House, Village Road, Cockayne Hatley, Bedfordshire, undertaken by Pre-Construct Archaeology Ltd. on behalf of Hanson Homes. The watching brief recorded twentieth century made ground and a late post-medieval wall cutting subsoil. Natural Gault Clay was not encountered.
Project dates	Start: 15-10-2010 End: 15-10-2010
Previous/future work	No / Not known
Any associated project reference codes	BEDFM2010.60 - Museum accession ID
Type of project	Recording project
Site status	None
Current Land use	Other 11 - Thoroughfare
Monument type	WALL Post Medieval
Significant Finds	NONE None
Significant Finds	NONE None
Investigation type	'Watching Brief'
Prompt	Direction from Local Planning Authority - PPS

Project location

Country	England
Site location	BEDFORDSHIRE MID BEDFORDSHIRE WRESTLINGWORTH AND COCKAYNE HATLEY Home Farm House, Cockayne Hatley
Postcode	SG19 2EE
Study area	80.00 Square metres
Site coordinates	TL 525710 249870 51.9020396201 0.217939454124 51 54 07 N 000 13 04 E Point

Project creators

Name of Organisation	Pre-Construct Archaeology Ltd
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Project brief originator	Central Bedfordshire Council
Project design originator	Helen Hawkins
Project director/manager	Helen Hawkins
Project supervisor	Joe Brooks
Type of sponsor/funding body	House Builder
Name of sponsor/funding body	Hanson Homes
Project archives	
Physical Archive Exists?	No
Digital Archive recipient	Bedford Museum
Digital Archive ID	BEDFM2010.60
Digital Contents	'none'
Digital Media available	'Images raster / digital photography','Text'
Paper Archive recipient	Bedford Museum
Paper Archive ID	BEDFM2010.60
Paper Contents	'none'
Paper Media available	'Context sheet','Drawing','Matrices','Photograph','Plan','Report','Section'
Project bibliography 1	
Publication type	Grey literature (unpublished document/manuscript)
Title	An Archaeological Watching Brief at Home Farm House, Village Road, Cockayne Hatley
Author(s)/Editor(s)	Brooks, J.
Date	2010
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