



KDK ARCHAEOLOGY LTD

Heritage Asset Impact Assessment and Archaeological Evaluation Report

65 High Street
Ridgmont
Bedfordshire



Site Data

KDK project code:	295/RHS		
OASIS ref:	kdkarcha1-282371	Event/Accession no:	BEDFM 2017.33
County:	Bedfordshire		
Village/Town:	Ridgmont		
Civil Parish:	Ridgmont		
NGR (to 8 figs):	SP 97561 36121		
Present use:	Stabling		
Planning proposal:	Erection of single detached dwelling		
Local Planning Authority:	Central Bedfordshire Council		
Planning application ref/date:	CB/16/01848/PAPC (pre-planning)		
Date of fieldwork:	June 2017		
Client:	Mrs Melanie Lambeth The Old Butchers Shop 65 High Street Ridgmont Bedfordshire MK43 0TX		

Quality Check

<i>Author</i>	Martin-Taylor, C. BSc & Shlasko, E. PhD	<i>Version</i>	295/RHS/1.1	<i>Date</i>	12.07.2017
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7b High Street Mews Leighton Buzzard Bedfordshire LU7 1EA

Tel: 01525 385443

Email: office@kdkarchaeology.co.uk

Website: www.kdkarchaeology.co.uk





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Summary

In June 2017, KDK Archaeology conducted a Heritage Asset Assessment and Archaeological Evaluation at 65 High Street, Ridgmont, Bedfordshire. The site is located in the historic centre of Ridgmont, a village characterised as a linear estate village with a number of dwellings built by the Bedford Estate in the mid-19th century. The archaeological evaluation uncovered a post-medieval pit of uncertain function that cut an undated, possible drainage ditch. The site contains no standing heritage assets, but this study examined the impact of development on the surrounding Ridgmont Conservation Area and the historic buildings that overlook the site. Whilst the replacement of the current timber buildings with a new dwelling will change the setting, the thoughtful placement and design of the new building would have a beneficial impact on the heritage assets that surround the site without compromising their significance.

1 Introduction

1.1 In June 2017, KDK Archaeology Ltd prepared a Heritage Asset Assessment and conducted an Archaeological Evaluation of 65 High Street, Ridgmont, Bedfordshire. The project was commissioned by Mrs. Melanie Lambeth, and was carried out as part of the pre-planning application process. The relevant planning application reference is CB/16/01848/PAPC (pre-planning).

1.2 *Planning Background*

This assessment has been required under the terms of the National Planning Policy Framework (NPPF) in order to inform development proposals.

1.3 *The Site*

Location

The site is located within the village and civil parish of Ridgmont, in the administrative district of Central Bedfordshire, at National Grid Reference (NGR) SP 97561 36121 (Fig. 1). It is located in the Ridgmont Conservation Area.

Description

The site is roughly rectangular in shape, and is bounded to the north-east and north-west by a treeline separating it from the adjoining property (the Vicarage). The south-western boundary is formed by the High Street, and the south-eastern boundary is formed by 63 High Street, which directly joins the development area (Fig. 2).

Geology & Topography

The bedrock of the development area is sandstone, from the Woburn Sands Formation. No overlying superficial deposits have been recorded (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>). It lies at approximately 116m AOD.

Development

The application is for the proposed erection of a single detached dwelling (Fig. 3).



Figure 1: General location (scale 1:25,000)



Figure 2: Site location (scale as shown)

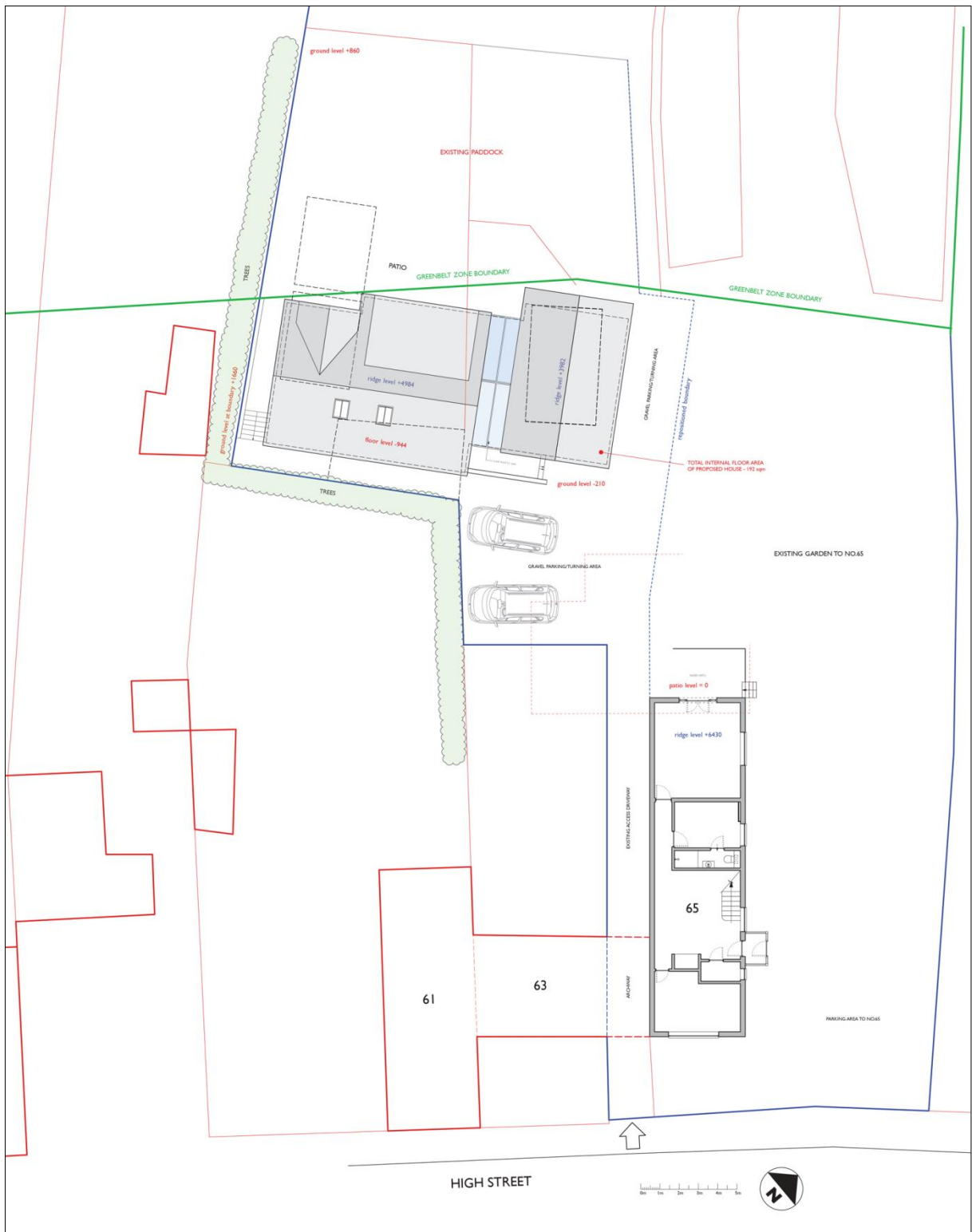


Figure 3: Proposed development overlying existing site (scale as shown)



2 Aims & Methods

- 2.1 This Heritage Asset Assessment has been prepared in order to comply with Paragraph 128 of the National Planning Policy Framework (NPPF), whereby the significance and setting of the heritage asset(s) and the potential impacts of the proposed development are set out in order to inform the Planning Application.

This requires the collation of existing information in order to identify the likely extent, character and quality of the known or potential archaeological resource, in order that appropriate measures might be considered (ClfA 2014).

- 2.2 The assessment was carried out according to the Chartered Institute for Archaeologists' *Standard and Guidance for Archaeological Desk-Based Assessments* (ClfA 2014).
- 2.3 The following readily available sources of information were consulted for the assessment:

Archaeological Databases

The principal archaeological database to the known archaeology of an area is the Historic Environment Record prepared largely on a county basis and available in limited form on the website Heritage Gateway. The data used in this report was sourced directly from the Central Bedfordshire HER, Chicksands. The study area employed in the HER search includes the site itself, and a surrounding area of approximately 1km radius.

Historic Documents

Documentary research is essential to assess the history of a site, its context and significance.. The principal source consulted was the Bedfordshire and Luton Archives and Record Service (BLARS), Bedford.

Cartographic & Pictorial Documents

Old maps and illustrations provide additional and often unique information to enhance the study of a site and its context. The principal sources consulted were the BLARS Community Archive online, Old Maps online and the National Library of Scotland website.

Geotechnical Information

A description of the topography and solid and surface geology of the site and its environs was compiled, so as to appreciate the potential condition of any archaeological remains, to assess the hydrological conditions, and to appraise the potential for the survival of buried waterlogged archaeological and palaeoenvironmental deposits.

Secondary & Statutory Sources

The principal source consulted was the adopted North Bedfordshire Local Development Framework (CBC 2009).

2.4 **Survey**

As part of the assessment a survey of the site was undertaken in June 2017, with the following aims:

- To examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any heritage assets present.
- To consider the significance of any above-ground structures, historic buildings or historic landscape features present.



-
- To assess the present site use and ground conditions, with a view to the appropriate deployment of fieldwork techniques, if required by the LPA.



3 Archaeological and Historical Background

- 3.1 The site is located within the small village of Ridgmont, which lies just outside the northern boundary of Woburn Park. It has the traditional character and layout of a linear estate village, and contains several types of estate-built properties. The modern village is a later settlement. The original occupation was at Segenhoe, located to the southeast of the village. Segenhoe appears in Domesday, but Ridgmont first appears in 1227 as *Rugemund*, from the Old French for 'red hill' (Mee 1973: 106).

The development area is situated within the bounds of the Ridgmont Conservation Area (DBD 3377).

This section has been compiled with information from Central Bedfordshire HER (HER Search No. 201718/7) with a 1km search radius, KDK's own library and reliable online sources.

3.2 *Prehistoric - Roman* (before 600BC – AD c.450)

There is little substantial evidence for activity before the Saxon period within the area around Ridgmont, and none is known from within the village itself. Most of the evidence for early activity in the area has come from finds during field-walking, associated with the construction of the M1 to the north of the village. Two flint scatters (HER 15833; HER 16086) were found (both on the far side of the M1), containing Mesolithic, Neolithic and Bronze Age flints. It is thought that those found to the north-east of the development area (HER 15833) may indicate a possible temporary settlement, but no firm evidence has been discovered.

There is also limited evidence for Iron Age activity within the vicinity, although the evidence that is known suggests more intensive activity and occupation. To the north-west of the site, by the Ridgmont bypass, investigations found Iron Age pottery sherds, as well as evidence of ditches and an enclosure (HER 13425), which suggest there may have been a settlement there. Further evidence of Iron Age activity was found to the north-east of the site (HER 19549), where pits, ditches and an enclosure were discovered, possibly another settlement. Both of these areas are on the far side of the M1 from the village.

Evidence for Roman activity in the area is even more limited, although what evidence there is has been discovered closer to the village. A fragment of a Roman quern (HER 1972) was found to the north-east of the site, while cropmarks to the east (HER 552) indicate a rectangular enclosure, which is thought to be Roman or Romano-British.

3.3 *Saxon* (c.450 - 1066)

During the Saxon period the settlement was known as *Segenhoe* and prior to the Conquest it was held by Leofnoth, a thegn of King Edward, and was worth £16. It was actually located around 500m east of the current village of Ridgmont, but like many other small villages there was a later shift in the settlement. Possible evidence for the Saxon settlement (HER 19548) is known from an area to the north-east of the development site, by Beckings Park on the far side of the M1. Pits, postholes and a possible enclosure have been discovered; no dating evidence has been found, but the clustering of the features suggests that they are mostly Saxon in origin.

3.4 *Medieval* (1066 - 1500)

At the time of the Domesday Survey, Segenhoe was held by Walter, brother of Seihar. There were 10 hides, with woodland for 300 pigs, and 10 rams a year from the dues for the woodland. It was thought to be worth £6, although at the Conquest it had been worth £10



(Williams & Martin 1992: 580). There is no mention of a priest in the Domesday, so it is possible that the church was built later.

The site of Segenhoe Manor (HER 34) lies to the east of the development area and was the medieval manor associated with the (now deserted) original settlement of Segenhoe (HER 753) and the original parish church. The church was granted to Dunstable Priory in 1189, and they continued to hold it until the Dissolution (British History Online (BHO)). Segenhoe Church is now a Scheduled Monument (SAM 1005402; HER 29), as well as being Grade II* listed. It was replaced as the parish church in the 19th century, and now remains only as ruins, to the south-east of the development area. Adjacent to the church are the remains of a medieval moat (HER 7103). Another major feature in the area is the historic landscape of Woburn Abbey and Park (HER 1000364), which lies just to the south of the current village.

To the east of Segenhoe Church there is another Scheduled Monument, Malting Spinney medieval moat (SAM 1012698; HER 2811). These are the remains of a medieval moated enclosure with an associated outer enclosure and earthworks. It has been suggested that this could be the site of another medieval manor (Bevans/Bevins manor). The buildings are no longer visible, although they were known to still be in existence in 1739.

The development site lies within the historic medieval core of Ridgmont (HER 16900), and a linear earthwork, thought to be a holloway (HER 20326) marking the route of a pre-enclosure track, runs adjacent to the northern edge of the site.

Documentary sources dating from the late 13th century, suggest that there may have been a castle in Ridgmont. A map produced in 1803 and recently displayed in the British Library located the castle to the rear of the paddock behind the proposed development area (C. Lambeh pers.comm.). Both the existence of a castle and its possible location remain uncertain (HER 33).

3.5 *Post-Medieval* (1500 - 1900)

Although the historic core of Ridgmont is considered to be medieval, many of the buildings in the village and evidence of industry around it date from post-medieval times. Much of the growth in Ridgmont resulted from the opening of the turnpike road, which followed the line of the modern High Street (Mid Beds District Council 1992). Many of the buildings along the High Street are Bedford Estate cottages (i.e. HER 14431, HER 14433), indicating considerable expansion during the nineteenth century. There are a large number of Grade II listed buildings along the High Street (including some of the estate cottages), dating from the 16th-19th centuries; these include 61 and 68 High Street (HER 5036, HER 5038), which are in close proximity to the development area. The buildings on either side of the development site (63 High Street and the Vicarage) are not listed, but are considered to be of local interest (HER 14436, HER 14438). The parish church of All Saints (HER 1103), which replaced the original Segenhoe Church, is Grade II* listed, and is a 19th century church built in a late 13th century style, presumably reflecting a concern for the overall character of the village.

To the south-east of the village lies Segenhoe Manor (HER 4417), which is an early 18th century Neo-Classical rebuilding of the medieval manor house, and adjacent to this is Segenhoe Manor Farm (HER 14434), a 19th century model farm complex. To the south of the village lies the current Woburn Park (HER 8762), where the extensive grounds and park (registered as Grade I by Historic England) were mainly designed and landscaped in the 18th and 19th centuries.



There is evidence of an increase in industry during this period, including an old gravel pit (HER 2940) to the west of the site, which was out of use by the early 20th century, and three sand pits around the village (HER 3020, HER 3021 and HER 8715). To the west of the site is the location of the Crawley kiln (HER 7113), which was in operation from the late 18th century to the latter half of the 19th century. It was part of the former brickworks for the Bedford Estate and included a bottle mill and a pug kiln.

3.6 **Modern** (1900 - present)

The brick-making industry in the area continued into modern times. Ridgmont Brickworks was built in 1935 to take advantage of the underlying clay in the surrounding valleys, which was suitable for making Fletton bricks. By 1979 the brickworks were part of the London Brick Company and were said to be the second-largest brickworks in the world.

In the 20th century, a major development was the opening of the M1 (HER 19764), which runs to the north of the village. The motorway opened in 1959.

In 1970, the Woburn Safari Park opened on the grounds of Woburn Park, with one of the entrances on the High Street in Ridgmont.

3.7 **The Known Archaeology & History of the Site**

The site is bounded by a number of heritage assets. Immediately to the northeast of the planned development is a pre-Enclosure holloway, leading from the High Street toward the common fields north of the village (HER 20326/HER 20428). As mentioned above, within the fields to the rear of the property is the possible site of the medieval castle (HER 33) To the south of the property are three Grade II listed buildings, which are further described below.

Numbers 57-59 (HER DBD 438; NHLE: 1114054)

Grade II listed. 2 houses, probably originally a single dwelling. C16, reworked C19. Timber framed structure with red brick infill, parts rebuilt in brick. Slate roof. Originally a 2 or 3 room cottage, probably single storeyed, heightened and extended to rear in C19. Timber framing exposed to front elevation. The framing of the first floor upper part is slender, that to earlier structure is substantial with curving braces. Ground floor has 2 3-light casements and one canted bay. First floor has 3 3-light casements. 2 doorways, one containing plank door, other with part-glazed door. Red brick ridge stack, red brick integral stack to RH gable end. Interior: rear wall of original structure forms internal wall, parts rebuilt in brick. Rear roof slope timbers are retained internally, those of front roof slope removed.

Number 61 High Street (HER DBD 3226; NHLE 1158069)

House. C18, possibly reworking an earlier structure. Red brick with chequerwork patterning in vitrified headers. Clay tile roof. 2 storeys and attics gable end to road. 2 room plan. W elevation: variety of casement windows with glazing bars, 3 to ground floor, 2 to first floor, one on each floor with cambered head. 4-moulded panel door in moulded surround with moulded and bracketed cornice hood. This is in line with substantial red brick ridge stack. Brick band at first floor level. Road gable end: brick band at first floor level and moulded brick cornice at eaves level. Casement window with glazing bars to each floor, those to ground and first floor with gauged brick heads, the first floor one with scallop moulding. Rear gable end has C19 single-storeyed block adjoining with slate roof.



Neither 63 nor 65 High Street is listed, although 63 High Street is of local interest, described in the HER as

A post medieval red brick construction with a hipped slate roof. The building has 3 upper bays, and 2 on the ground floor. The windows are all sashes and have decorative mouldings over them. On the LH side is a large carriage entrance. The centrally located door has a moulded dripstone above it, and a panel door (HER 14436).

No. 65 High Street was probably purpose built as a shop. According to the Bedfordshire Archives Community Archives, a 1925 assessment in Ridgmont found that the two properties belonged to Harry James, a butcher who lived at No. 63 and ran his shop in No. 65. To the rear of the property 'stood a licensed slaughterhouse, a timber and slate stable, a store, a corrugated iron piggery and a timber and corrugated iron garage'. The shop measured 17 feet 9 inches by 12 feet 9 inches (DVI/C54/81 as cited in <http://bedsarchives.bedford.gov.uk/CommunityArchives/Ridgmont/63And65HighStreetRidgmont.aspx>). There was a butcher shop in this location until the mid-1970s (*ibid*). Photographs from the early 20th century indicate that 65 High Street was built in the 19th century (Plate 1). One of the earlier outbuildings was a 2-storey structure which had a sun room on the upper floor when it demolished some 10 years ago (Plate 10).

On the opposite side of the road stands the parish church, built in the late 19th century and designed by GG Scott for the Bedford Estate (HER DBD440; NHLE 1114055). This replaced the medieval church at Segenhoe, which is now ruinous. Scott's church is described as

Parish Church. 1854-5 by Sir G G Scott for the Bedford Estates. Coursed stone with ashlar dressings. Clay tile roofs. Chancel, N vestry/organ chamber, nave, N and S aisles, N porch, W tower. Late C13 style. Mostly pointed arched windows whose dripstones have moulded foliate stops. Bands of geometric ornamentation in ironstone to tower and around heads of windows. Chancel has 3-light E window with geometrical tracery. Vestry and both aisles have mainly paired trefoiled lights in regular arrangements. Nave has 4 quatrefoil windows to each side of clerestory. 4-bay pointed-arched arcades to both sides. Similar chancel and tower arches. Gabled porch has steeply pitched roof and 2 quatrefoil windows to W. Stone-coped gables to all above parts, that to chancel with carved stone cross finial at apex. W tower is in 3 stages with setback buttresses rising to 2nd stage. 2-light W window to ground stage, single lights to all sides of 2nd stage, 2-light windows to all sides of bell-stage. Octagonal stair turret adjoins NE angle, rising slightly above tower parapet. Stone broach spire with moulded decoration to each angle and ornamental lucarnes to alternate sides. Interior: relatively simple but consistent decoration. Wagon roofs to nave and chancel. Stencil patterning between rafters in some parts. Black-letter texts to aisle walls. Foliate carving to capitals. Octagonal marble font on clustered columns, with carved panels.

Despite the significance of the heritage assets within the village no archaeological investigations had taken place in its historic core until the present evaluation.

3.8 ***Cartographic Evidence***

Historic maps of Ridgmont reflect the linear settlement that remains a characteristic of the village. Behind the row of houses fronting the High street, the rear of the property is largely undeveloped; a pattern that still survives (Figs. 5-7). By 1883, the OS map seems to show the current placement of Nos. 63 and 65 High Street.

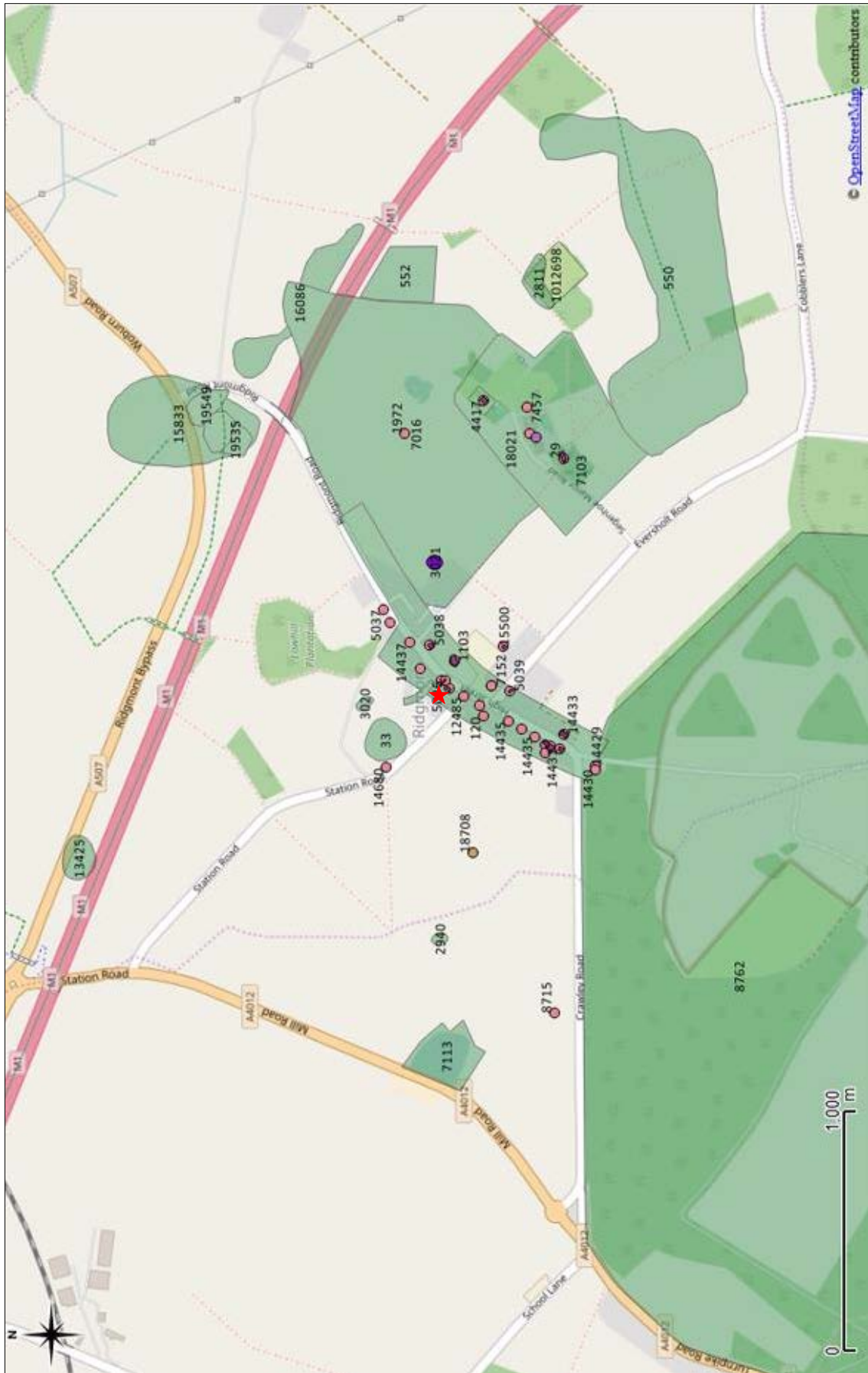


Figure 4: Heritage assets recorded in the Central Bedfordshire HER. (scale as shown)



Plate 1: Nos. 63 and 65 High Street around 1900
(<http://bedsarchives.bedford.gov.uk/CommunityArchives/Ridgmont/63And65HighStreetRidgmont.aspx>)

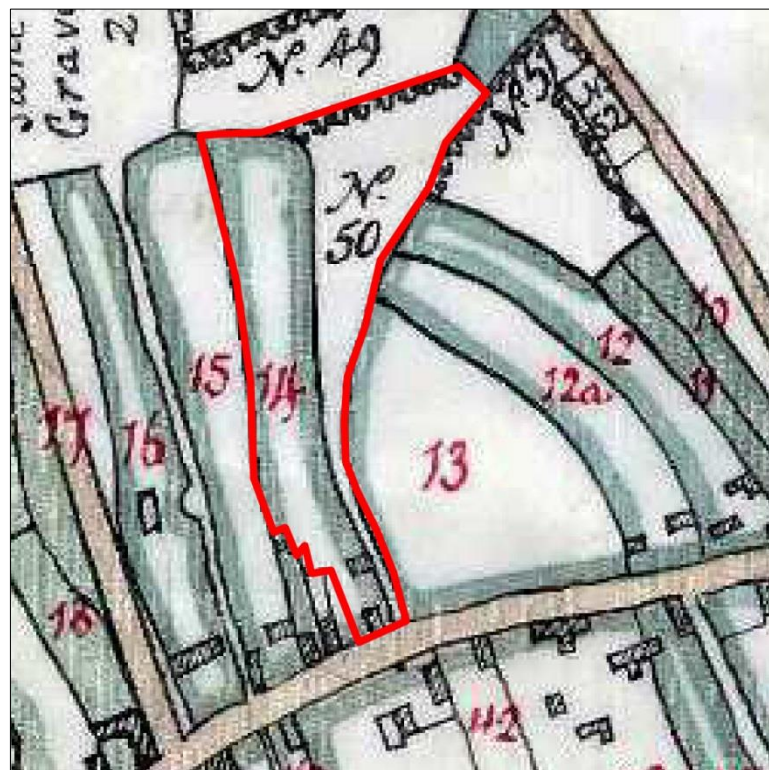


Figure 5: 1799 Enclosure map of Ridgmont (scale 1:2500)

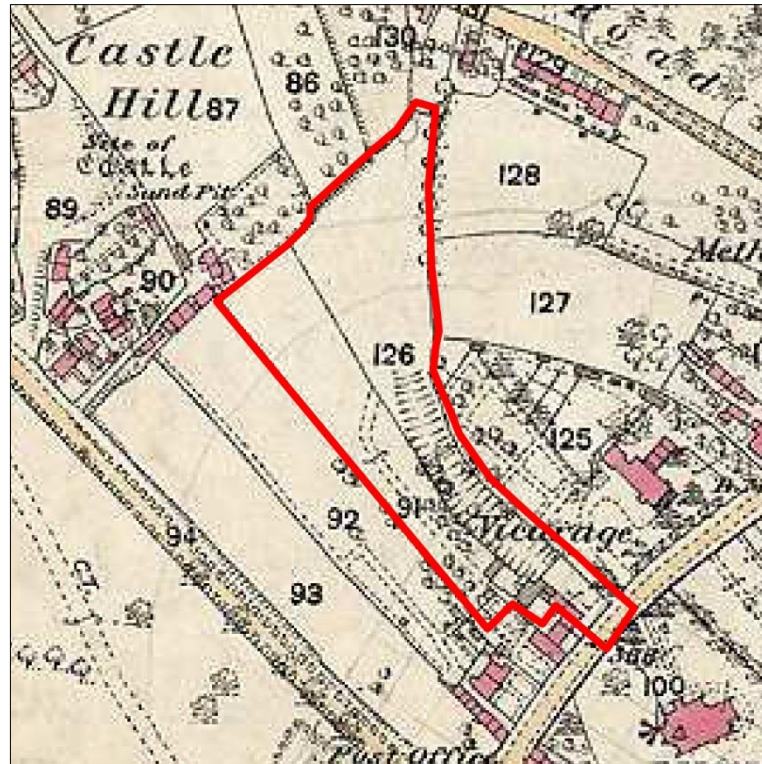


Figure 6: 1883 OS map of Ridgmont (scale 1:2500)

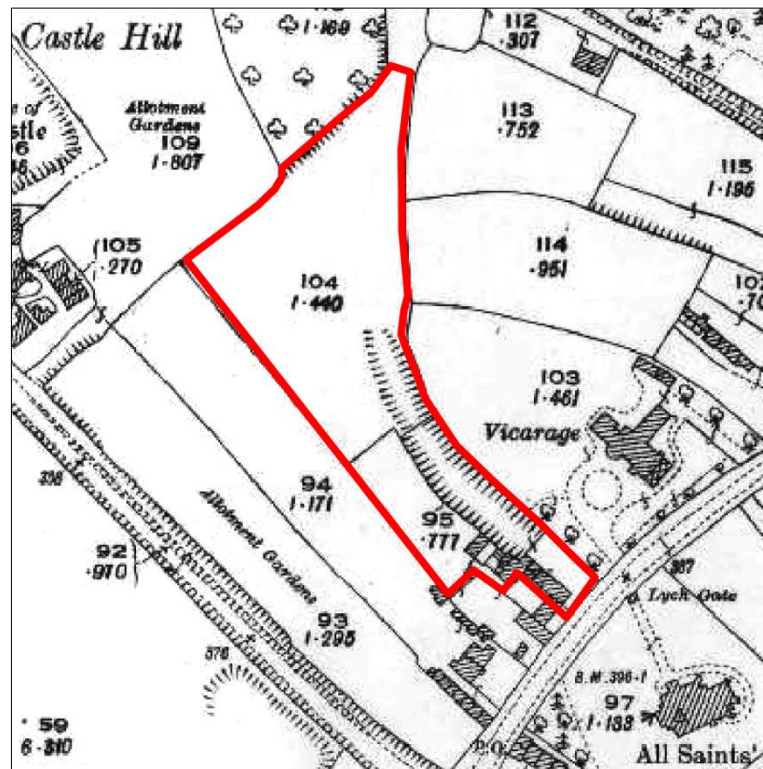


Figure 7: 1925 Ridgmont OS map (scale 1:2500)



4 Survey

4.1 *Extent, Access and Present Use*

The site, which is located to the rear of number 61 High Street, is accessed via a carriageway between numbers 63 and 65. The proposed development will impact only the southernmost part of this 6,550 square metre plot of land that extends northwest before opening up towards the north. The plot is subdivided with meadowland to the west and northwest of proposed development area, which currently houses stables and other timber framed outbuildings.

The site slopes gently from south to north and from east to west and is bounded to the north by a deep holloway (HER 20326/20428). The southeastern end of the holloway ends abruptly where it was backfilled, presumably when number 65 High Street was built.

The site is overlooked to the southeast by numbers 61 and 63 High Street and to a lesser extent by number 65. It overlooks open land, within which is an earthwork thought to have been the site of a castle (HER 33). The church spire can be seen above the roofline of number 65 from the site, but the buildings on the street frontage hide the site from the street and the church beyond. Number 57-59 High Street, immediately south of the proposed development area, is not obscured from the site by vegetation.

4.2 *Buildings*

There is a small post-medieval timber framed outbuilding on a brick supporting dwarf wall in the southwest corner of the proposed development site. This was not fully accessible during the survey, but it appears to be a rudimentary structure of little architectural or historical interest. To the north and west of this are timber built stables.

4.3 *Services*

Although no services are thought to lie within the proposed development area, a possible electricity cable was detected to the north of the timber buildings.

4.4 *Summary*

Because of the slope in the landscape and the extant buildings on the street frontage, the proposed development area is hidden from general view. It will therefore not impact on the significance or setting of All Saints Church opposite.

Whilst the proposed development area is overlooked by numbers 61, 63 and 65, the present view is of a group of rudimentary timber buildings with a central grassed area that reverts to mud in poor weather. The proposed development provides a more aesthetically pleasing context for these older buildings.

The proposed developments can therefore be considered to improve the setting of numbers 61, 63 and 65 High Street and will have a neutral impact on that of the church.



Plate 2: Numbers 61-65 from the churchyard



Plate 3: View towards numbers 61-65 High Street from the southeast



Plate 4: View towards numbers 61-65 High Street from the southwest



Plate 5: Carriageway and access to the proposed development site



Plate 6: View towards the High Street from the proposed development site



Plate 7: View towards the paddocks to the north of the proposed developments site



Plate 8: Timber outbuilding and stables in the southwest corner of the proposed developments site



Plate 9: Detail of the post-medieval timber outbuilding



Plate 10: Two storey sunroom that was demolished c. 10 years ago



Figure 8: Proposed front and rear elevations (scale 1:100)

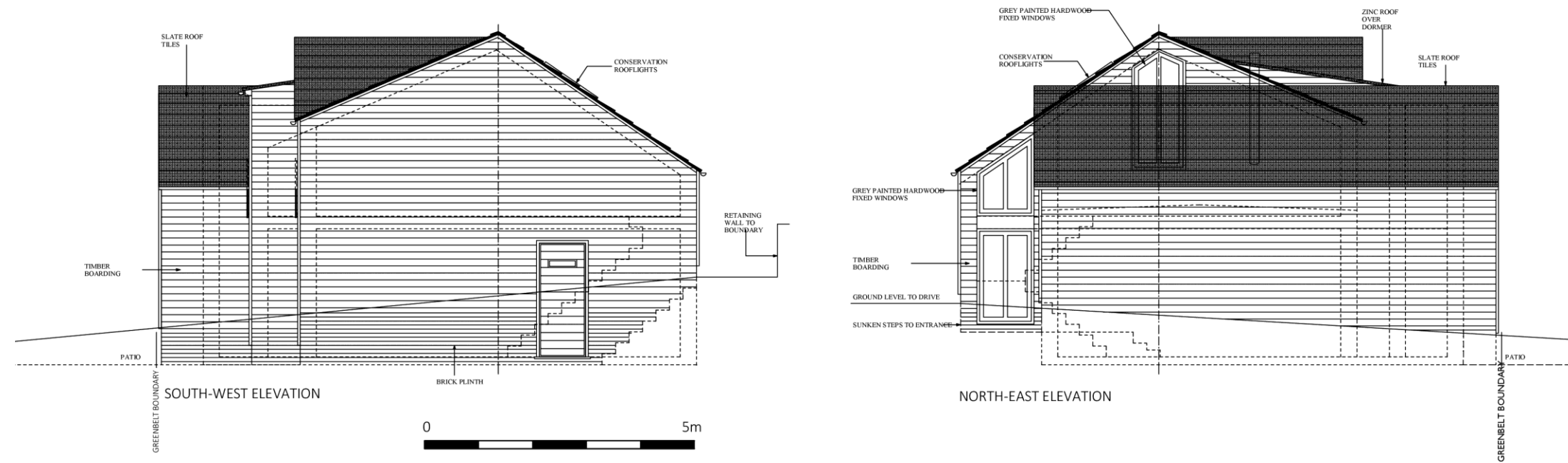


Figure 9: Proposed side elevations (scale 1:100)



Figure 10: Proposed floor plans (scale 1:100)



5 Archaeological Evaluation Results

5.1 Introduction

A single L-shaped trench was excavated using a 2 tonne tracked excavator fitted with a 1.2 metre wide toothless bucket (Plates 10 & 11).

The stratigraphy appeared to be fairly uniform throughout the trench; a thin layer of topsoil comprised of soft clay was found on the surface above slightly deeper silty clay subsoil. The natural geology beneath was sandy clay with chalk inclusions (Plate 12; Figure 11).

5.2 Trench

The main part of the trench was orientated west-northwest to east-southeast, with a perpendicular area extending to the south-southwest. The longest side measured 6.05m and the widest side measured 5.77m, with the south-southwest extension forming 1.9m of the main length and 2.41m of the main width. The trench was excavated to a depth of 0.85m, with an exploratory sondage in the north-northwest corner measuring 1.22m deep. It contained two archaeological features.

Context Table:

Context Number	Type	Dimension (L, W, D max) (metres)			Description
(100)	Deposit	>6.1	>5.77	0.2	Topsoil
(101)	Deposit	>6.1	>5.77	0.3	Subsoil
(102)	Deposit	>6.1	>5.77	>1.22	Natural soil
[103]	Cut	>0.55*	0.84	0.15	Cut of probable ditch terminus. Cut by pit [106]
(104)	Fill	>0.55*	0.84	0.15	Single fill of [103]. Contained some CBM and animal bone.
(105)	Fill	>0.3*	>0.1*	0.05	Lower fill of [106]
[106]	Cut	>0.91*	>0.55*	0.53	Cut of pit. Cuts ditch terminus [103]. Same as [108]
(107)	Fill	>0.91*	>0.55*	0.53	Upper fill of [106]. No finds.
[108]	Cut	>1.78*	>3.14	1.32	Cut of large pit, possibly sub-rectangular in shape. Most of the feature was not visible in plan as it was not fully uncovered within the trench. Finds in the upper fill (109) suggest a post-medieval date. Same as [106]
(109)	Fill	>1.78*	>3.14	0.73	Upper fill of [108], contained some pot, CBM and animal bone. Pot appears post-medieval with some residual medieval sherds. Context is likely a backfill of topsoil or subsoil. May be the same as (107), though this cannot be proven.
(110)	Fill	>1.78*	>1.45	0.66	Lower fill of [108]. Contained no finds but must be post-medieval or earlier due to the dating of (109). May be the same as (105) but this cannot be proven. (105) and (110) are very similar to (104), suggesting that these fills were formed by the same process.

* Indicates measurement of context only within excavated slot.



There were two archaeological features at the west-northwest end of the trench, a small ditch terminus [103] (Plates 13-15; Figures 12 & 13) and a large sub-rectangular pit [106/108] (Plates 13-16; Figures 12 & 13). The ditch [103] was 0.84m wide, 0.15m deep, at least 0.55m in length and orientated approximately southeast to northwest. It contained a single sandy clay fill (104), which may be re-deposited natural soil as a result of tumbling or sedimentation. This would be consistent with the theory that the ditch had a drainage related purpose. The fill contained a small amount of animal bone and pieces of brick or tile, presumably from the surrounding buildings.

This ditch was cut by the large pit [106/108] that, with the entire extent of the feature within the trench taken into account, measured 3.53m in length and 3.14m in width; at its deepest point it measured 1.32m. Both slots of the pit contained two fills, (105) and (107) for the smaller slot, and (109) and (110) for the larger. (105) and (110), the lower fills of the two slots, both consisted of a loose sandy clay, likely caused by tumble, and should probably be considered the same deposit, though this cannot be proven. (107) and (109) were the upper fills of the two slots and were made up of silty clayey sand. They are more likely to have been deposited by deliberate backfill and, as with the lower fills of the slots, were probably deposited in the same event. The upper fill of the larger slot (109) contained a fair amount of animal bone, CBM and pottery, which appeared to be post-medieval. This animal bone was a mixture of cow, sheep/goat and even the lower jaw of a cat. Both (107) and (109) contained fragments of medieval Hertfordshire Greyware, as well as (109) containing some post-medieval pottery and CBM. This mixture of finds means that the pit [106/108] must be medieval or later in date, though it is most likely later with some residual medieval material finding its way into the feature. It is pre-dated by the ditch [103], but this feature is certainly not earlier than the medieval period.

5.3 *Conclusions*

Two archaeological features were identified in the trench, a short ditch terminus [103] and a large pit [106/108]. Their function is difficult to determine for certain, but it is likely that the ditch may have been related to drainage. If the ditch pre-dates the current layout of Ridgmont, its function may well be related to land management, such as field drainage. Although only the very end of the ditch could be seen, it appeared too shallow and narrow to be a boundary marker or defensive feature. The sparse selection of finds found in the fill of this ditch are probably historical detritus from the surrounding buildings; any quantity of animal bone on the site is to be expected given that No. 65 was once a Butcher's Shop and the unidentified CBM could be broken fragments from any number of post-medieval outbuildings in the immediate vicinity. Its proximity to the medieval Holloway that runs to the north of the site is of interest. A conversation with the county archaeologist revealed that the generally accepted interpretation of the holloway in question is that it is a boundary between two medieval manors (Matt Adams 2017, pers.comm., 14th June). This potential for medieval activity around the site presents the possibility that the ditch [103] may also be medieval, though this cannot be ascertained for certain.

The ditch was cut by the much larger feature [106/108], a substantial pit more than 3m wide and cut more than 1.3m into the natural soil (100). Its fill was flecked consistently with chalk in much the same way that is found in the natural soil, though the fill was much darker in colour, suggesting that much of this pit was back-filled with a mixture of natural soil and topsoil at some point after it was excavated. It seems unlikely that it was ever used as a pond or sump as there is no clear evidence of water-lain deposits or silting, but whether this was a rubbish pit or an extraction pit is unclear, particularly as its full shape cannot be seen in plan.



Plate 11: View of trench, facing WNW



Plate 12: View of trench, facing SSW



Plate 13: Trench stratigraphy, facing NNE

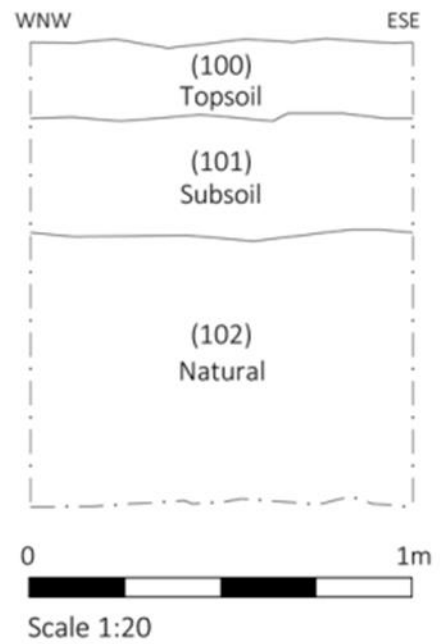


Figure 11: Diagram of trench stratigraphy



Plate 14: Ditch terminus [103] and pit [106], facing NW



Plate 15: Ditch terminus [103] and pit [106], facing NE



Plate 16: Overview of features [103] and [106/108], facing ESE



Plate 17: Large pit [106/108], facing SE

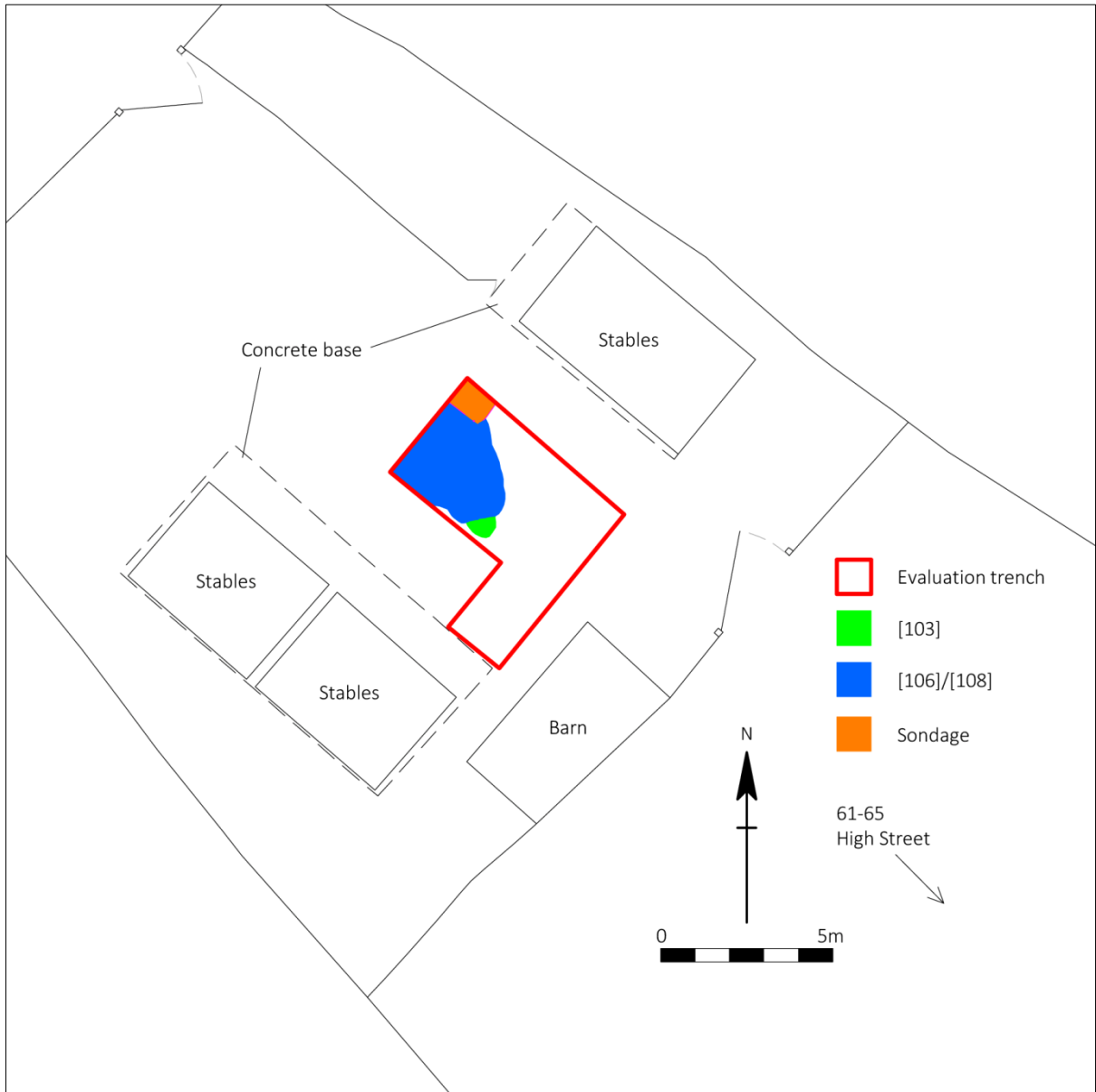
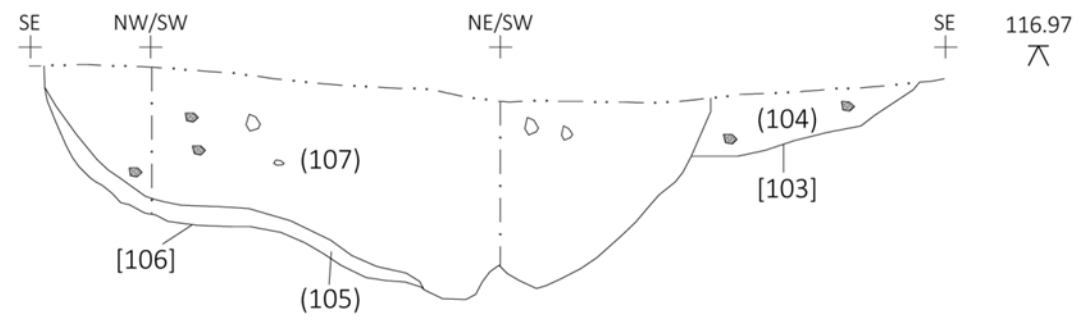


Figure 12: Trench location plan (scale 1:200)



Multi-facing section of relationship slot between terminus/pit [103] and pit [106]



Key
○ - Stones
◻ - Chalk flecks



Scale 1:20

Northwest facing half section of pit feature [108]

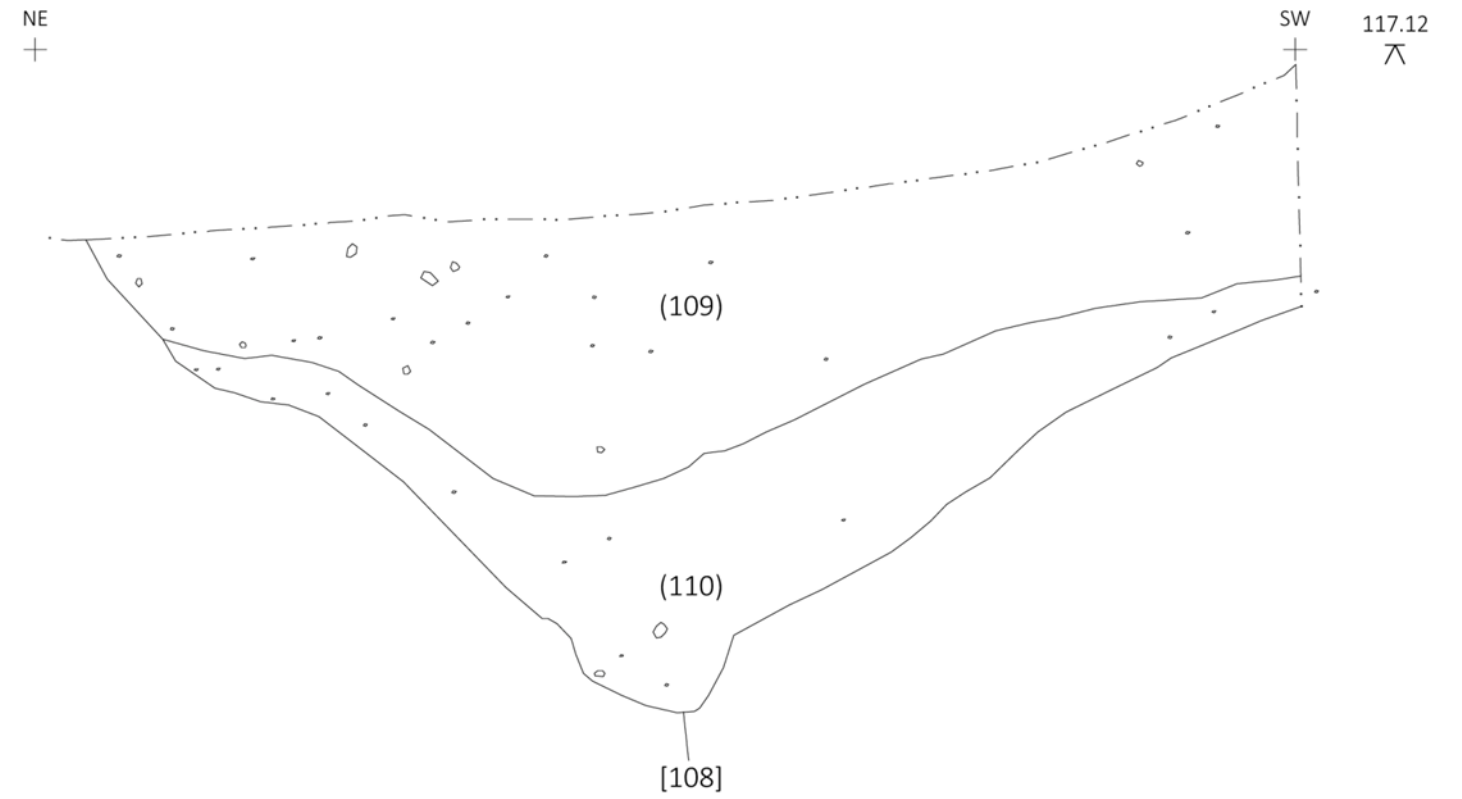


Figure 13: Sections of features [103] and [106/108] (scale 1:20)

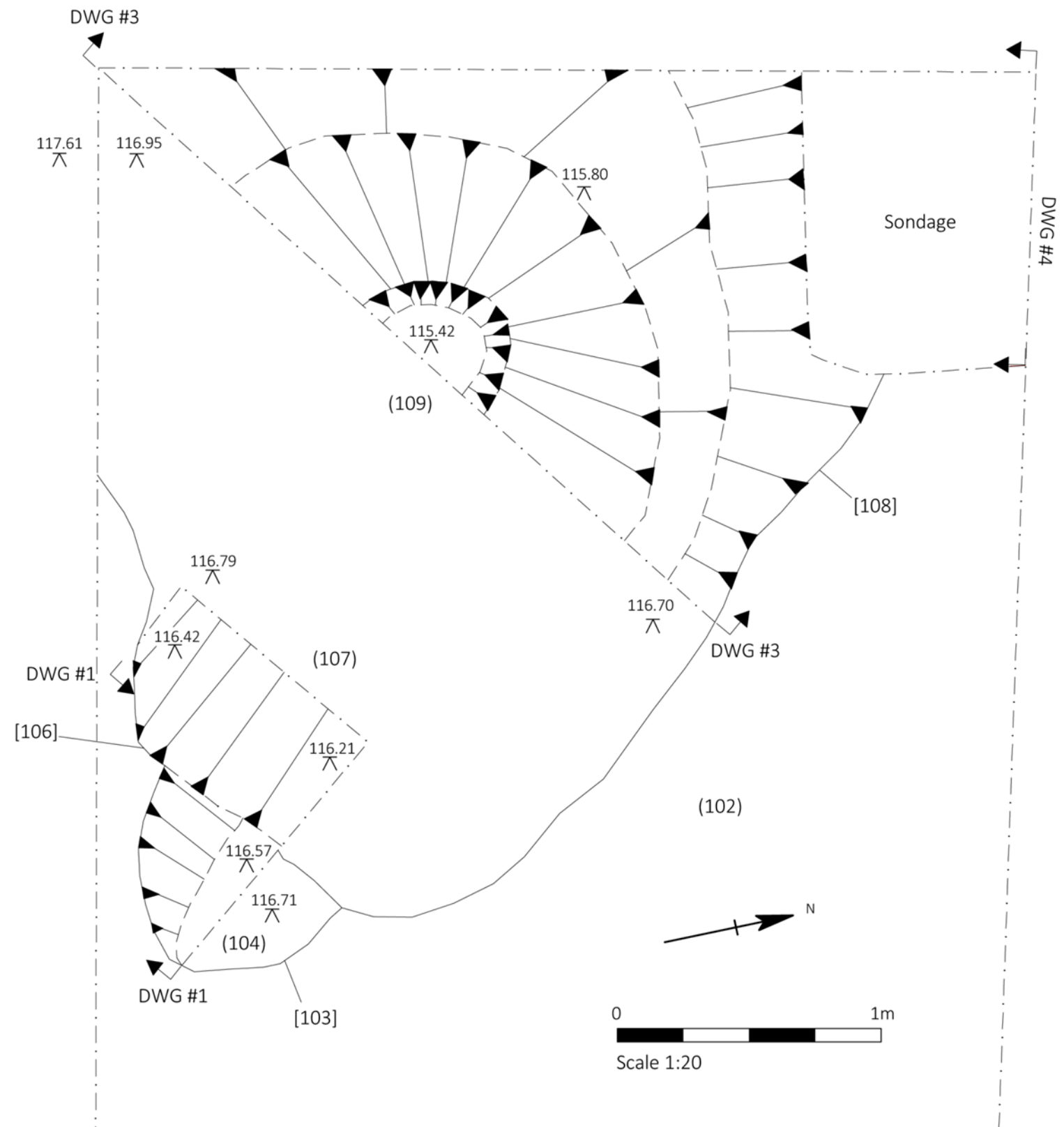


Figure 14: Plan of west-northwest part of trench containing archaeological features (scale 1:20)



6 Statutory Constraints on Development

- 6.1 The framework for the management of heritage issues in the planning system is currently set out in the National Planning Policy Framework (NPPF) and Local Plans prepared by the individual Local Government Authorities. In addition, a range of Statutory Constraints are taken into consideration when assessing the implications of planning and other proposals made to the local authority and to other local and national bodies.

Decisions affecting heritage issues are undertaken by the Local Planning Authority on the recommendation of their Archaeological Advisor.

6.2 *Conservation Areas*

The development site lies within the boundary of the Ridgmont Conservation Area. In the appraisal of the Ridgmont Conservation Area, the character of the village is described as a typical 'linear estate village', with groups of Bedford Estate cottages and their associated hedged front gardens facing the High Street (Mid Beds District Council 1992). According to the Central Bedfordshire planning website, development within conservation areas is more strictly controlled than outside those areas and 'conservation area consent is required for the demolition in whole or part of most buildings and structures, including walls and outhouses' (<http://www.centralbedfordshire.gov.uk/environment/conservation/planning.aspx>).

Specific policies relating to development within conservation areas is given below.

6.3 *Heritage & Planning*

The following heritage related policies are found in the adopted North Local Development Framework (CBC 2009):

Policy CS15

The Council will:

- Protect, conserve and enhance the district's heritage including its Listed Buildings, Scheduled Ancient Monuments, Conservation Areas, Registered Parks and Gardens and archaeology and their setting.
- Conserve and where appropriate enhance the quality and integrity of the local built and natural environment, including historic structures or open green spaces considered to be of special local interest.
- Designate and keep under review Conservation Areas in order to protect or enhance their special architectural or historic interest.
- This will include the implementation of an on-going programme of Conservation Area Character Appraisals to include a review of their special interest and boundaries.
- Monitor and survey the condition of Listed Buildings and periodically review and update a Register of Buildings at Risk, providing appropriate grant assistance to encourage their essential sympathetic repair.

Policy DM13

The Council will ensure that:



-
- proposals for development relating to Listed Buildings and registered Parks and Gardens will pay particular attention to the conservation of locally distinctive features and uses;
 - planning applications for development within Conservation Areas will be assessed against the Conservation Area appraisals and inappropriate development will be refused.



7 Assessment of Heritage Potential

7.1 *Heritage Assets, their Significance and Setting*

The development site lies within the bounds of the Ridgmont Conservation Area. A Conservation Area appraisal in 1992 outlines the character of Ridgmont as a 'linear estate village' (Mid Beds District Council 1992: 5). Red brick Bedford Estate cottages, built in the middle of the 19th century in a 'picturesque' style, dominate the High Street, although there are some older survivals. The church, designed in 1854 by Sir George Gilbert Scott, sits opposite Nos. 61-65 (HER 1103).

In addition to the Grade II* listed church, the development site is located close to two Grade II listed cottages at 57-59 High Street, which are thought to date to the 16th century (HER 12571), 61 High Street, an 18th century Grade II listed building (HER 5036), and 63 High Street, a post-medieval building deemed to be of local interest (HER 14436).

All of these heritage assets lie to the south of the planned development. Land to the north and northwest of the area to be impacted is currently in meadow, which provides a buffer of over 120m to the north and northwest. Directly adjacent to the impacted area is a medieval Holloway, thought to be a track leading from the High Street to the common fields, possibly forming a boundary between two manors (HER 20326).

Archaeological remains revealed within the proposed development area include a post-medieval pit and an earlier, undated ditch, probably associated with medieval or later land drainage. Neither feature is of particular significance, as they are indirectly indicative of peripheral activity to a local settlement

7.2 *Potential Impact of the Proposed Developments*

The archaeological evaluation revealed two features, interpreted as post-medieval pits or ditches. These features contained minimal numbers of artefacts and were probably associated with activities in the 19th and 20th century butcher's yard. The limited nature of the observed archaeology suggests that development is unlikely to have an impact on significant below ground resources.

The main impact of the proposed development will be on the setting of the listed and other buildings on the High Street. The new building will be overlooked, at least in part, by 57-59 and 61 High Street, all Grade II listed buildings, and by 63 High Street, a building of local interest. Currently, these buildings overlook a stable area with a range of rudimentary timber structures set around a grassy yard.

A particular concern identified by the Central Bedfordshire County Conservation Officer in the pre-planning advice is that the site is in a part of Ridgmont that is still relatively open, with limited infill.

7.3 *Minimising Possible Negative Impacts*

Because of the slope in the landscape and the extant buildings on the street frontage, the proposed development area is hidden from general view. The proposed design specifies that the ridge height of the proposed building is lower than that of the buildings facing the High Street. The structure will not be visible from the High Street and it will therefore not impact on the significance or setting of All Saints Church.



Whilst the proposed development area is overlooked by numbers 61, 63 and 65, it is partially concealed behind a screen of mature plantings. The current view is of simple timber structures around a yard area that turns muddy in wet weather. Plans to limit the height of the new structure by positioning it on lower ground and breaking the mass of the structure into smaller units that echo the existing range of timber buildings suggest that the proposed development will provide a more aesthetically pleasing context for these older buildings.

The proposed developments can therefore be considered to improve the setting of numbers 57-59, 61, 63 and 65 High Street and will have a neutral impact on that of the church.



8 Conclusions

The proposed development site is located in the historic centre of Ridgmont, a village characterized as a linear estate village with a number of dwellings built by the Bedford Estate in the mid-19th century. In the current study, both a Heritage Asset Assessment and an Archaeological Evaluation were conducted on the site. The trench uncovered a ditch and a post-medieval pit that may have been associated with the butcher's yard that occupied the site in the 19th and 20th centuries.

The Assessment determined that the site contains no standing heritage assets, however, its location in the Ridgmont Conservation Area means that the proposed development could have an impact on the setting of the Conservation Area and the historic buildings that overlook the site. Whilst the replacement of the current timber buildings with a new dwelling will change the setting, the thoughtful placement and design of the new building would have a beneficial impact on the heritage assets that surround the site without compromising their significance.



9 Acknowledgements

KDK Archaeology is grateful to Mrs. Melanie Lambeth for commissioning this report. Thanks are also due to Stephen Coleman of Central Bedfordshire Council for providing historic environment records and other relevant documents and to Matt Adams, also of Central Bedfordshire Council for monitoring the project.

Peter Wilson, of Wilsons of Wallington, is also duly acknowledged for his assistance on site.

The fieldwork was carried out by Laura Dodd MSc, Barnaby King and Chris Martin-Taylor BSc. The report was written by Chris Martin-Taylor and Ellen Shlasko PhD, and edited by Karin Kaye MA MCIFA.



10 Historic Environment Data

Heritage assets listed below are those within the study area, *i.e.* within 1.0km of the site.

HER no	NGR (SP)	Period	Type	Description	Proximity to Site (m)
29	98117 35788	Medieval	Listed building	ALL SAINTS' CHURCH, Segenhoe	648
33	9738 3622		Document	ALLEGED CASTLE SITE, Castle Hill	180
34	9826 3599	Medieval	Building	SEGENHOE MANOR	750
120	97450 35980	Post medieval	Building	BARNES ETC. AT WARREN FARM, High Street	179
550	982 355	Medieval	Monument	CROPMARKS, southeast of Segenhoe	96
552	985 362	Roman	Monument	CROPMARKS, north east of Segenhoe Manor	1000
753	981 358	Medieval	Monument	SEGENHOE DESERTED MEDIEVAL VILLAGE	680
1103	97590 36057	Post medieval	Listed building	ALL SAINTS' CHURCH	70
1471	97359 35819	Post medieval	Monument	BAPTIST CHURCHYARD	363
1972	98171 36194	Roman	Find spot	ROMAN QUERN, Segenhoe	614
2811	985 358	Medieval	Monument	MOAT, Malting Spinney	1000
2940	9687 3608	Post-medieval	Monument	OLD GRAVEL PIT	627
3020	9747 3628	Post-medieval	Monument	SAND PIT, northwest of Ridgmont Village	195
3021	9784 3611	Post-medieval	Monument	SAND PIT, east of Ridgmont Village	
4417	98260 35994	Post medieval	Listed building	SEGENHOE MANOR HOUSE	710
5036	97539 36080	Post medieval	Listed building	61 HIGH STREET	46
5037	97720 36239	Post medieval	Building	ROSE & CROWN PUBLIC HOUSE	198
5038	97629 36120	Post medieval	Listed building	68 HIGH STREET, (The Laurels)	68
5039	97517 35913	Post medieval	Listed building	2 & 4 EVERSOLT ROAD	212
7016	981 361	Post medieval	Monument	LANDSCAPED GROUNDS, Segenhoe Manor	250
7103	9808 3574	Medieval	Monument	MOAT, adjacent to All Saints' Church, Segenhoe	670
7113	965 360	Post medieval	Monument	CRAWLEY KILN	903
7151	97530 35959	Post medieval	Building	SCHOOL HOUSE	164
7152	97530 35959	Post medieval	Building	RIDGMONT PRIMARY SCHOOL	164
7457	98245 35883	Post medieval	Building	ESTATE COTTAGES, South of Segenhoe Manor	724
8505	97376 35808	Post medieval	Listed building	BAPTIST CHAPEL	363



HER no	NGR (SP)	Period	Type	Description	Proximity to Site (m)
8506	97686 36224	Post medieval	Building	FORMER WESLEYAN METHODIST CHAPEL, 83 High Street	161
8715	96693 35783	Post medieval	Monument	SAND PIT	931
8762	964 332	Post medieval	Landscape	WOBURN PARK	490
8956	981 357	Post medieval	Monument	ALL SAINTS' PARISH CHURCHYARD	669
12485	97499 36029	Post medieval	Monument	WALL AT JUNCTION OF HIGH STREET & STATION ROAD	110
12571	97520 36070	Post medieval	Listed building	57 - 59 HIGH STREET	65
13315	97479 35990	Post medieval	Building	WARREN FARMHOUSE, High Street	154
13425	97068 37006	Iron Age	Monument	IRON AGE OCCUPATION	1000
14429	97330 35690	Post medieval	Building	2 HIGH STREET (Lodge to Woburn Abbey)	489
14430	97320 35690	Post medieval	Monument	GATES ADJACENT TO 2 HIGH STREET	493
14431	97371 35782	Post medieval	Listed building	9 & 11 HIGH STREET	388
14432	97380 35819	Post medieval	Listed building	17 HIGH STREET (former Manse & School House?)	352
14433	97409 35774	Post medieval	Listed building	18, 20, 22 & 24 HIGH STREET	378
14434	98179 35875	Post medieval	Building	SEGENHOE MANOR FARM	665
14435	97419 35879	Modern	Building	21, 23, 25, 27, 29, 31, 33 & 35 HIGH STREET	280
14435	97401 35846	Modern	Building	21, 23, 25, 27, 29, 31, 33 & 35 HIGH STREET	318
14435	97438 35915	Modern	Building	21, 23, 25, 27, 29, 31, 33 & 35 HIGH STREET	239
14436	97539 36089	Post medieval	Building	63 HIGH STREET, Ridgmont	38
14437	97635 36173	Post medieval	Building	75 HIGH STREET, Ridgmont	90
14438	97568 36143	Post medieval	Building	VICARAGE, High Street	23
14680	97313 36225	Post medieval	Building	50 STATION ROAD	268
15500	97632 35931	Modern	Listed building	WATER TOWER	202
15833	9816 3676	Mesolithic-Bronze Age	Find spot	MESOLITHIC & NEOLITHIC/BRONZE AGE FLINT SCATTER, North of M1	930
16086	985 360	Neolithic-Bronze Age	Find spot	NEOLITHIC/BRONZE AGE FLINT SCATTER, Beckeringspark	1000
16900	975 360	Medieval	Monument	RIDGMONT MEDIEVAL VILLAGE	0
18021	981 359	Modern	Monument	WW2 BOMB CRATER	650
18708	97 36	Post modern	Find spot	POST MEDIEVAL COIN	
19535	9815 3662	Medieval		RIDGE AND FURROW, north east of Lowhill Plantation	814



HER no	NGR (SP)	Period	Type	Description	Proximity to Site (m)
19548	9816 3667	Saxon	Monument	POSSIBLE SAXON SETTLEMENT, north east of Lowhill Plantation	882
19549	9822 3670	Iron Age		EARLY/MIDDLE IRON AGE ACTIVITY, north east of Lowhill Plantation	923
19764		Modern		M1 MOTORWAY	
20326	9750 3614	Medieval	Monument	HOLLOWAY, north west of High Street	25



11 Archive

11.1 The project archive will comprise:

1. Written Scheme of Investigation
2. Initial report
3. Monitoring sheets
4. Site drawings
5. Client's site plans
6. List of photographs
7. B/W prints & negatives
8. Specialist reports
9. CDROM with copies of all digital files.

11.2 The archive will be deposited with Bedford Museum (Acc. No. BEDFM 2017.33).



12 References

Standards & Specifications

- ALGAO 2003 Standards for Field Archaeology in the East of England. East Anglian Archaeology Occasional Paper 14.
- Central Bedfordshire Council 2017 Conservation Area Advice
<http://www.centralbedfordshire.gov.uk/environment/conservation/planning.aspx>
- CIjA 2014 Chartered Institute for Archaeologists' Code of Conduct. Reading: Chartered Institute for Archaeologists
- CIjA 2014 Chartered Institute for Archaeologists' Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology Reading: Chartered Institute for Archaeologists
- CIjA 2014 Chartered Institute for Archaeologists' Standards & Guidance for Historic Environment Desk-Based Assessment
- HE 2015 *The Management of Research Projects in the Historic Environment: the MoRPHE Project Managers' Guide*. London: Historic England

Books and Historical Sources

- Bedfordshire Archives Ridgmont community pages:
<http://bedsarchives.bedford.gov.uk/CommunityArchives/Ridgmont/RidgmontPageIndex.aspx>
- British Geological Society (BGS): <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
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13 Cartographic Sources

The following maps and plans were consulted in the course of this assessment:

Date	Reference	Description
1799	BLARS MA15	Enclosure map of Ridgmont
1883	BLARS	OS map of Ridgmont
1925	BLARS	OS map of Ridgmont

14 Pictorial Evidence

The following photographs were examined in the course of this assessment:

Identification	Date	Type (O/V)	Description/comments
BLARS Z50/95/48	c.1900		63 and 65 High Street



Appendix 1: Finds Concordance

Context Numbers		Pottery		Animal Bone		CBM	
Fill	Cut	No.	Gm	No.	Gm	No.	Gm
(104)	[103]			5	5	1	1
(107)	[106]	1	3	1	1		
(109)	[108]	6	52	33	441	11	428



Appendix 2: Photo list

Shot	Date	View	Subject
1	13/06/17	WNW	View of L shape trench
2	13/06/17	SSW	View of L shape trench
3	13/06/17	NNE	Trench strat shot
4	14/06/17	NW	SE facing section of [103],[106]
5	14/06/17	NE	SW facing section of [103],[106]
6	15/06/17	ESE	Overview of [103],[106],[108]
7	15/06/17	SE	NW facing section of [108]



Appendix 3: OASIS and Site Data

PROJECT DETAILS			
Project Name & Address	65 High Street, Ridgmont, Buckinghamshire	Project Site Code	295/RHS
OASIS reference	Kdkarcha1-282371	Event/Accession no	BEDFM 2017.33
OS reference	SP 97561 36121	Study area size	300sq m
Project Type	Heritage Asset Impact Assessment and Archaeological Evaluation	Height (mAOD)	116
Short Description	In June 2017, KDK Archaeology conducted a Heritage Asset Assessment and Archaeological Evaluation at 65 High Street, Ridgmont, Bedfordshire. The site is located in the historic centre of Ridgmont, a village characterised as a linear estate village with a number of dwellings built by the Bedford Estate in the mid-19 th century. The archaeological evaluation uncovered a post-medieval pit of uncertain function that cut an undated, possible drainage ditch. The site contains no standing heritage assets, but this study examined the impact of development on the surrounding Ridgmont Conservation Area and the historic buildings that overlook the site. Whilst the replacement of the current timber buildings with a new dwelling will change the setting, the thoughtful placement and design of the new building would have a beneficial impact on the heritage assets that surround the site without compromising their significance.		
Previous work	None	Site status	
Planning proposal	Erection of single detached dwelling	Current land use	Garden
Local Planning Authority	Central Bedfordshire Council	Planning application ref.	CB/16/01848/PAPC (pre-planning)
Monument type	Monument	Monument period	Post medieval
Significant finds	None	Future work	None recommended
PROJECT CREATORS			
Organisation	KDK Archaeology Ltd		
Project Brief originator	n/a	Project Design originator	KDK Archaeology Ltd
Project Manager	Chris Martin-Taylor BSc	Director/Supervisor	David Kaye BA ClfA
Sponsor/funding body	Mr & Mrs Lambeth		
PROJECT DATE			
Start date	June 2017	End date	June 2017
PROJECT ARCHIVES			
	Location	Content (e.g. pottery, animal bone, files/sheets)	
Physical	Bedford Museum	Pottery, animal bone, CBM	
Paper		Report, drawings	
Digital		Site forms, photographs, drawings, report	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title	Heritage Asset Impact Assessment and Archaeological Evaluation Report, 65 High Street, Ridgmont, Bedfordshire		
Serial title & volume	295/RHS/1.2		
Author(s)	Martin-Taylor C & Shlasko E		
Page no's	46	Date	13.07.2017