



KDK ARCHAEOLOGY LTD

## Historic Building Recording and Archaeological Observation and Recording Report

The Old Maltings

Church Street

Biggleswade

Bedfordshire



### Quality Check

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## Summary

Between March and July 2018 KDK Archaeology Ltd undertook a programme of Historic Building Recording and Observation and Recording at The Old Maltings, Church Street, Biggleswade, Bedfordshire as a condition of planning permission for the development of the site. Footing trenches for the garden walls and a new building to the south of the site, along with new service trenches and a large soak away were excavated within the courtyard to the west of the Old Maltings building. Within the new soak away a posthole and two possible rubbish pits were exposed which contained post-medieval finds. The brick wall of a building shown on the 1838 Tithe map was exposed to the south of the site as well as the foundations of the recently demolished 19<sup>th</sup> century barn. Beneath the latter foundation was a brick feature of uncertain function.

## 1 Introduction

1.1 Between March and July 2018 KDK Archaeology Ltd undertook a programme of Historic Building Recording and Observation and Recording at The Old Maltings, Church Street, Biggleswade, Bedfordshire. The project was commissioned by Gary Johns Architects on behalf of John McCann, and was carried out according to a Written Scheme of Investigation prepared by KDK (Barclay-Jones 2017), and approved by Slawek Utrata, Archaeological Advisor (AA) to the Local Planning Authority (LPA), Central Bedfordshire County Council. The relevant planning application reference is CB/17/01827/FULL.

### 1.2 *Planning Background*

This project has been required under the terms of National Planning Policy Framework (NPPF) as a condition of planning permission for the development of the site.

### 1.3 *The Site*

#### *Location*

The development site is situated within the Biggleswade Conservation Area on the north side of Church Street in the town and civil parish of Biggleswade town and the administrative district of Central Bedfordshire. It is centred on National Grid Reference (NGR) TL 18954 44659 (Fig. 1).

#### *Description*

Prior to development the site included a large, rectangular brick building that was originally the maltings and has more recently been used as a restaurant. It sat in the southeast corner of the site, facing Church Street to the south and Chapel Fields Lane to the east. North of the maltings and along the northern boundary of the site was a two-storey house, known as the Brewmaster's House. A timber structure occupied the southwest corner of the development site, also bounded on the south by Church Street. To the east was a large surface carpark, to the north and west were residential buildings and to the south was Church Street (Fig. 2).

#### *Geology & Topography*

The site sits at approximately 30m AOD, to the east of the River Ivel. The solid geology is made up of sandstone from the Woburn Sands Formation. Above this are River Terrace Deposits consisting of sand and gravel, with fine silt and clay alluvium, and some bogs of peat (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).



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*Development*

The development comprises the conversion of the former maltings and Brewmaster's House into residential units, with the demolition and re-building of the timber building and the construction of a new dwelling to the west of the Brewmaster's House (Fig. 3).

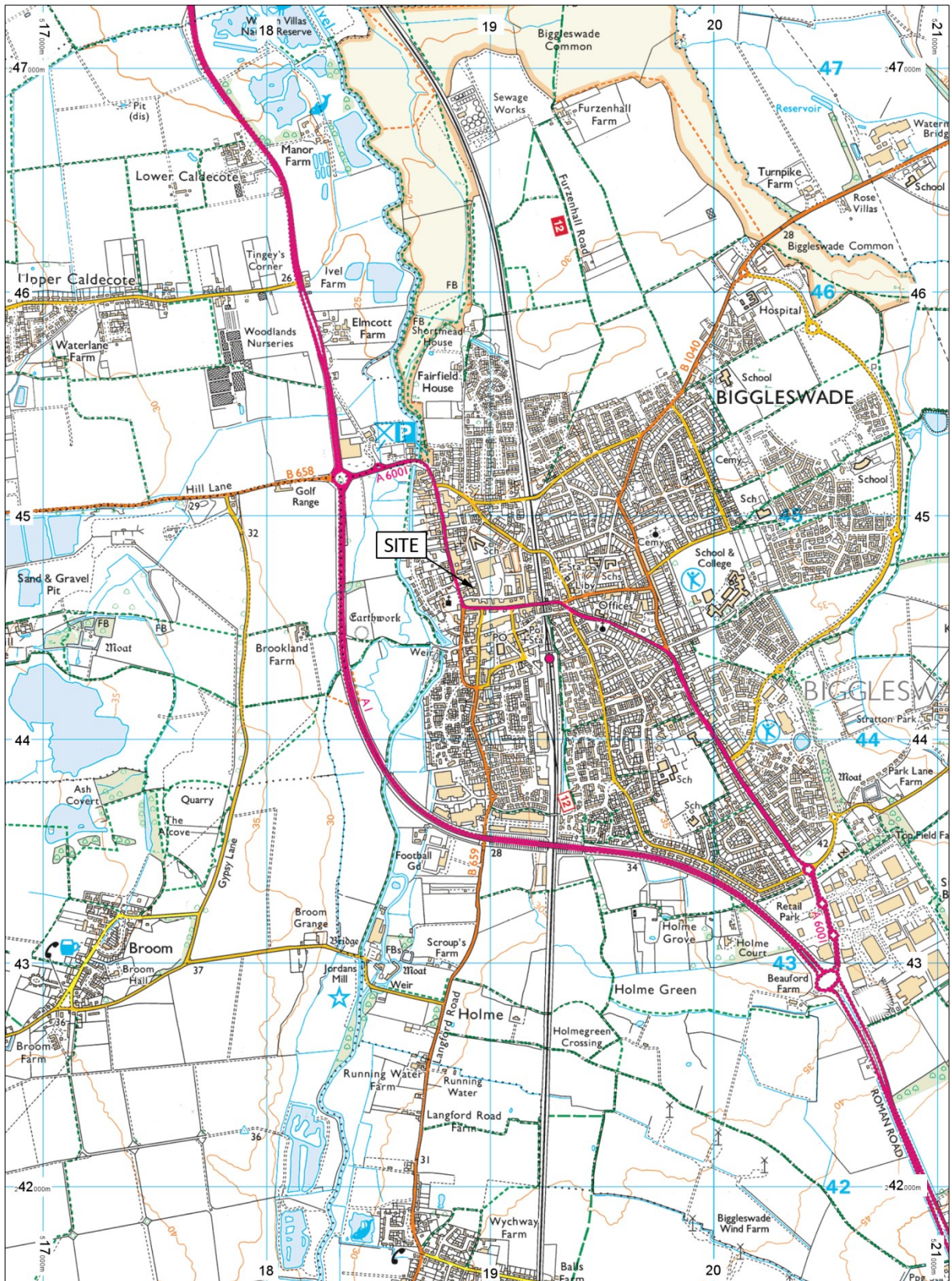


Figure 1: General location (scale 1:25,000)

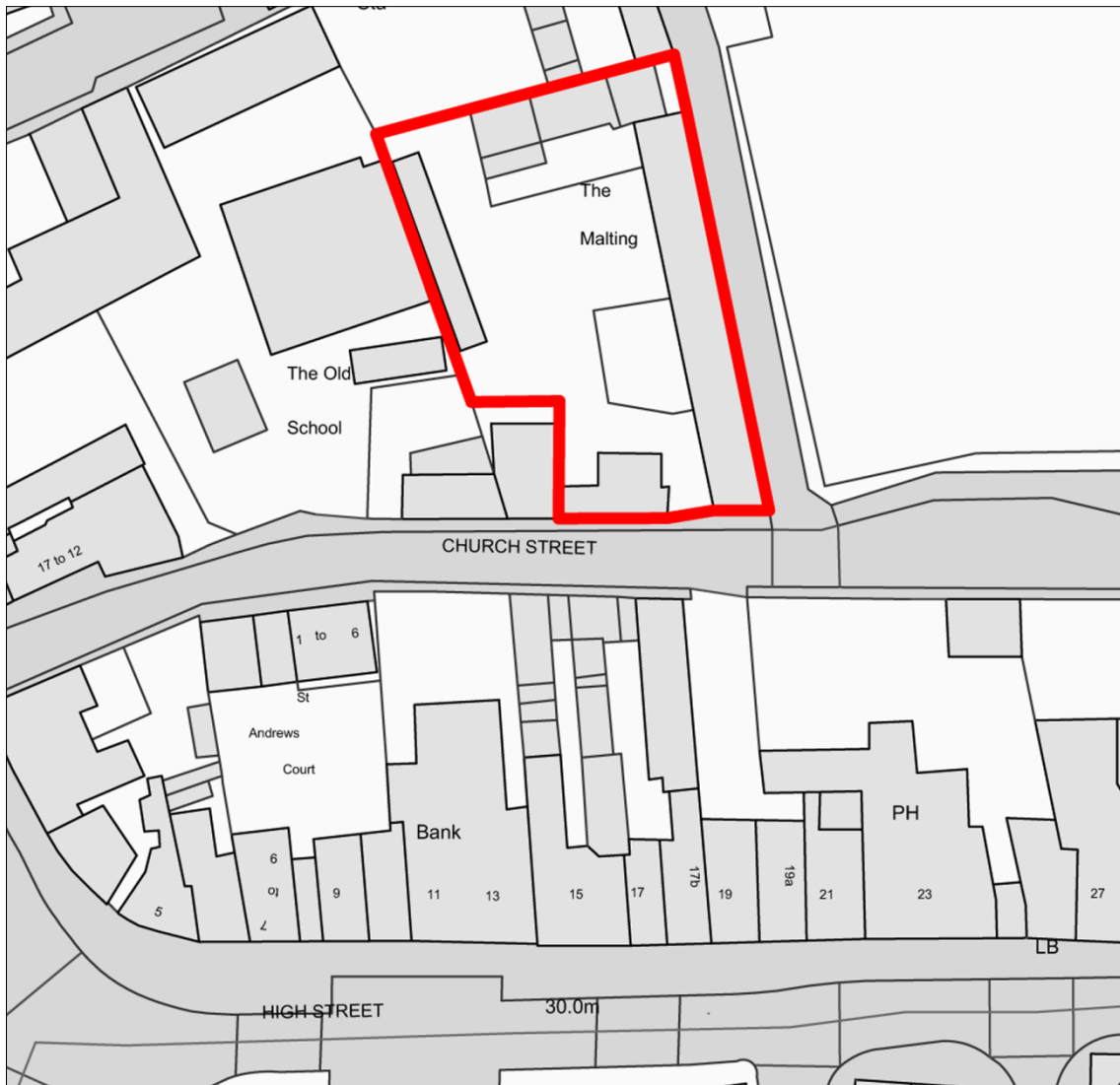


Figure 2: Site location (scale 1:7h50)





Figure 3: Development plan (scale 1:250)



## 2 Aims & Methods

2.1 The aims of this project as defined in the approved WSI (Barclay-Jones 2017) were:

*Historic Building Recording:*

- To compile a record of the buildings prior to development
- To examine the structural history and development of the building in relation to its historical and geographical context
- To provide sufficient information on the historic and architectural significance of the building that will place the findings of the investigations in their local and regional context
- To provide a report that meets the requirements of the National Planning Policy Framework

*Watching Brief:*

- To establish the date, nature and extent of activity or occupation within the development area
- To establish the relationship of any remains found to the surrounding contemporary landscape
- To recover palaeo-environmental remains to determine local environmental conditions.

In addition, the research aims *inter alia* considered various aspects of the development of urban Saxon, medieval and post-medieval settlements; their origins, morphology, diversity and ultimate success or failure (Oake 2007: 14; Medlycott 2011: 70 and Edgeworth 2007: 127-130).

### 2.2 *Historic Building Recording*

A Historic Building Assessment was carried out by KDK (Kaye 2017) for submission with the planning application, which included a comprehensive written account of the site as well as a complete photographic survey of the accessible parts of the buildings using a digital SLR. The drawn record, which was provided by the client's architect, was also included. The Historic Building Recording was based on the works already completed and included the following:

- A 35mm black and white general photographic survey
- External photographs perpendicular to the buildings (to cover entire length of both long facades and gable ends of all buildings) with appropriate registers and location plans
- The measurements on the architect's drawings were checked and amendments made of irregularities, bonding, anchor plates, and extent of changes in the coursing, etc.

### 2.3 *Watching Brief*

Construction work was started prior to the pre-commencement conditions being discharged. A visit by the Archaeological Advisor and the Planning Enforcement Officer on 3<sup>rd</sup> October 2017 identified the following aspects of the project already underway:

- The barn facing on the Church Street had been demolished
- The building adjacent to the Brewmaster's House on the northern side of the site had been erected



- 
- The foundations of one of the garden walls in the yard had been constructed
  - Works on the roof of the Old Maltings (including putting the windows on the west side) had taken place
  - Some construction work inside the Old Maltings (erection of subdivisions, underpinning of walls in one of the new plots) had occurred

Following the site meeting with the CBC Archaeology Team the following strategy was agreed :

- Approximately 6.5x7m area for an attenuation tank in the yard was undertaken as an open area excavation with a toothless ditching bucket under archaeological supervision.
- Several service trenches including big sewers were monitored
- The trenches for garden walls on the western side of the Old Maltings were monitored
- The groundworks for the gatehouse facing the Church Street was monitored

#### 2.4 *Standards*

The work conformed to the following requirements:

- The relevant sections of the Chartered Institute for Archaeologists' *Standard & Guidance Notes* (CIfA 2014)
- The Chartered Institute for Archaeologists' *Code of Conduct* (CIfA 2014)
- Current Historic England guidelines (EH 2008, HE 2015, HE 2016)
- The Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003)



### 3 Archaeological & Historical Background

- 3.1 The town of Biggleswade has its origins in the late Saxon period, appearing in the Domesday Book as *Bichelesuuade*. The name refers to a ford over the River Ivel, which forms the western boundary of the town. By the early 13<sup>th</sup> century, Biggleswade had a weekly market, held in the market square. Much, however, of the early fabric of the town was destroyed in a fire in 1785. The Old Maltings is located on Church Street, which runs along the back of the former burgage plots that once lined High Street and the market. Formerly known as Back Lane or Brewery Lane, the street was renamed in the early 20<sup>th</sup> century. The building was previously known as Down's Maltings, after an early 19<sup>th</sup> century owner (HER 73210).

During the post-medieval period, various industries contributed to the economy of Biggleswade, including straw plaiting, lace making and, of course, brewing.

The location of known heritage assets recorded in the HER (search reference: 201617/306) is shown in Fig. 4.

#### **Prehistoric-Roman** (before 600BC – AD450)

There is very little archaeological evidence for early habitation in the vicinity of the proposed development site. Around Biggleswade there are cropmarks of enclosures and ring ditches that may be Bronze Age in date, and there have been several Palaeolithic hand axes supposedly found in the parish, but the earliest remains near the site are a possible Neolithic or Early Bronze Age ringwork located under the medieval castle (HER 468).

There is little evidence for Roman occupation or activity within Biggleswade (Albion 2003:11), and none within the immediate vicinity of the development area.

#### **Saxon** (c.450-1066)

By the late Saxon period, the settlement of *Bichelesuuade* was well established as a 10 hide estate, with two mills amongst its holdings. It was worth £10 and was held by Archbishop Stigand and two freemen. In 1086, the value had risen to £17, with a population of 20 households working 10 ploughs of land, 10 ploughs of meadow, and 5½ hides of the lord's lands. The lord was Ralph de L'Isle, who possessed several manors in the area, including Stratton, Holme and Old Warden, in addition to Biggleswade ([www.opendomesday.org](http://www.opendomesday.org)).

#### **Medieval** (1066-1500)

By 1132, the manor of Biggleswade had reverted to the Crown. It was then granted by Henry I to the Bishop of Lincoln, who held the manor until the mid-16<sup>th</sup> century (Victoria County History).

A motte and bailey castle (HER 468) was built c. 0.5km west of the Old Maltings, probably during the 12<sup>th</sup> century civil war between Stephen and Matilda known as The Anarchy. The castle is a Scheduled Ancient Monument (No. 1010115). In 1227, Biggleswade was granted a weekly market, which may have contributed to its dominance over the neighbouring settlements of Stratton and Holme, and there is evidence that the town was laid out in burgage plots at about the same time (VCH). Church Street, which was formerly known as Back Street, would have formed the rear boundary to the burgage plots on the northern side of the market (Albion 2003: 13). The plots are still evident on modern mapping and aerial images.



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St Andrew's Church, c. 159m west of the site, dates to the 14<sup>th</sup> and 15<sup>th</sup> centuries, with 18<sup>th</sup> and 19<sup>th</sup> century restorations (HER 1018).

### **Post-Medieval** (1500-1900)

In 1547, the Bishop of Lincoln exchanged Biggleswade for other properties and the manor reverted once again to the Crown (VCH). The manor passed to a series of owners, including Queen Anne, wife of James I, and Queen Henrietta Maria, wife of Charles I. Under Cromwell the manor was confiscated and subsequently purchased by Thomas Margetts, a Member of Parliament (Raymond 2016).

As the market centre for a productive agricultural hinterland, Biggleswade developed several processing industries during the post-medieval period. The first of these was malt production. Malt is artificially germinated grain, usually barley, which is the basic ingredient of beer, and malting is the process of soaking, sprouting and drying the grain. Most early maltings, including the Old Maltings in Biggleswade, were known as 'floor maltings', because, after soaking in cisterns, the grain was spread on the floor to germinate (Patrick 2004: 4). Starting in the late 17<sup>th</sup> century, malt production was heavily taxed and regulated, with a tax of 6d per bushel being imposed in 1702, along with regulations regarding equipment, quantities of malt produced and production techniques (Ford 1849: 130). The taxes were determined by measuring the grain at various stages in the production, and many early regulations were designed to prevent cheating.

While some maltings, such as Down's Maltings, were independent operations, other maltings in Biggleswade were operated by brewers. These breweries varied in size, from small beer houses to large, industrial-scale operations. In 1764, Samuel Wells opened a brewery on land adjacent to the development site. This developed into the Wells and Company brewery, which was eventually purchased by Greene King (HER 7322).

Other production industries that drew upon the agricultural produce of the region included straw plaiting, which was at its peak in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. This was followed by market gardening, which relied upon the transportation networks provided by the Ivel Navigation, the Great North Road and the railroad, which all passed through Biggleswade (VCH).

### **Modern** (1900-present)

At the beginning of the 20<sup>th</sup> century, the Wells brewery on Church Street was sold and the site was modernized. The new Wells & Winch factory produced mineral water as well as beer, and by the mid-century was the main supplier of soft drinks in the area. Wells & Winch was acquired by the Greene King brewers of Bury St Edmunds in the early 1960s, who continued to use the Church Street brewery until 1996, when the factory was closed (Page 1993). The site of the brewery was recently redeveloped as an ASDA store.

## 3.2 *The Known Archaeology & History of the Site*

The earliest record of the proposed development site may be in 1712, in a lease and release of between Thomas and Rachel Margetts and John Myles, blacksmith. In this document, the Margetts grant Myles the cottage and shop where he lived, which was adjoining another building belonging to John Myles described as "newly erected & formerly called Mr. Brayes' Barn" (BLARS). Later deeds identify this "newly erected" structure with the Old Maltings, although the Margetts to Myles deed does not specify that it was built as a maltings, nor does it indicate that John Myles, the blacksmith, was becoming a maltster. This early record



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suggests that the site had previously been occupied by a barn, which was either demolished or extensively rebuilt around 1712 (BLARS).

Whether or not it was originally built as such, by the middle of the 18<sup>th</sup> century it was in use as a maltings, and by the end of the 18<sup>th</sup> century the building had the form of a typical floor maltings, specifically a type identified as an “urban burgage plot, two storey maltings”, with storage upstairs and cisterns, couches, germinating floors and drying oven on the ground floor (Patrick 2004: 6, 25)

The Old Maltings changed hands several times over the next few years, being sold to Richard Thwaites and William Grigg in 1762, then to John Toller in 1766, before being eventually purchased by John and Turner Boston. Hennington’s Directory of 1785 lists John Boston as one of the maltsters in Biggleswade (Page 1993: 3). When Turner Boston died in 1800, he left his estate to his sister, Ann Downe. It is from Ann and her husband John Downe that the building got the name Down’s Maltings. In 1809, the property formed part of the marriage settlement between Ann’s only child Mary Ann Down and Nathaniel Vincent Herbert, whose name appears as the owner of houses and gardens in the 1838 Tithe Awards (BLARS).

In 1864, Mary Ann’s daughters sold the maltings to Wells & Company brewers, which had founded a brewery next door in 1764 (HER 7322). A photograph from the late 19<sup>th</sup> century, published in Page 1993, shows the maltings with fire damage to the roof, suggesting that major repairs would have taken place around that time.

In 1899, the brewery changed hands but until the early 20<sup>th</sup> century, there was still a maltster resident at the site. This changed around 1908, when the house was occupied by the head brewer and the maltings were used as a barrel store. The malting kiln was removed in the 1930s (<http://www.biggleswadehistory.org.uk>). It was used as a barrel store by the brewery until 1976, when it became the social club, staff canteen and recreation centre for what was, by then, the Greene King Brewery (Page 1993: 77). It was subsequently used as a training centre for Greene King licensees and managers, before being sold and converted into a restaurant in 2007 (<http://www.biggleswadehistory.org.uk>).





Figure 5: Detail of 1838 Biggleswade Tithe Map (scale 1:1250)

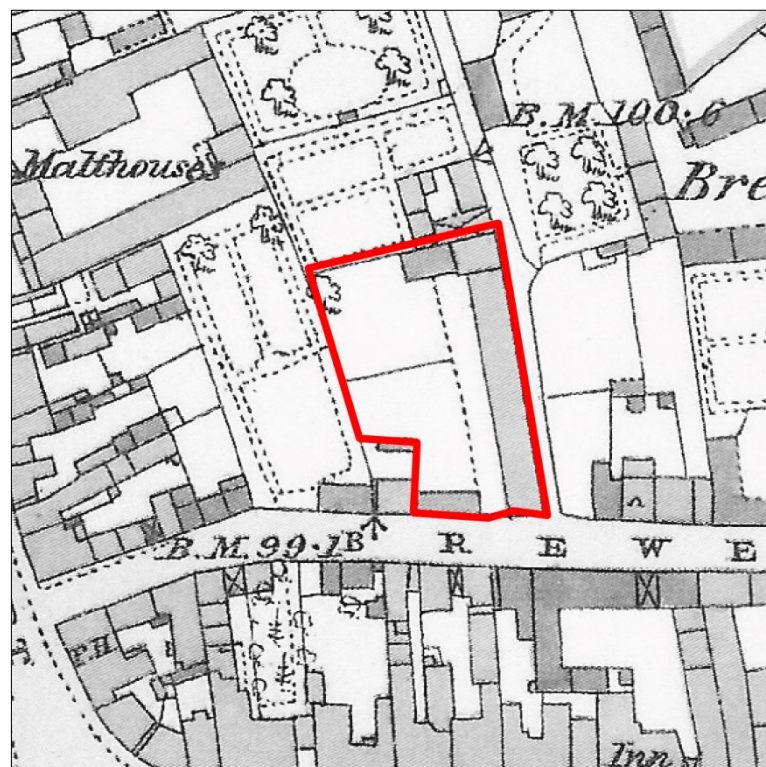


Figure 6: Detail of 1881 OS map (scale 1:1250)



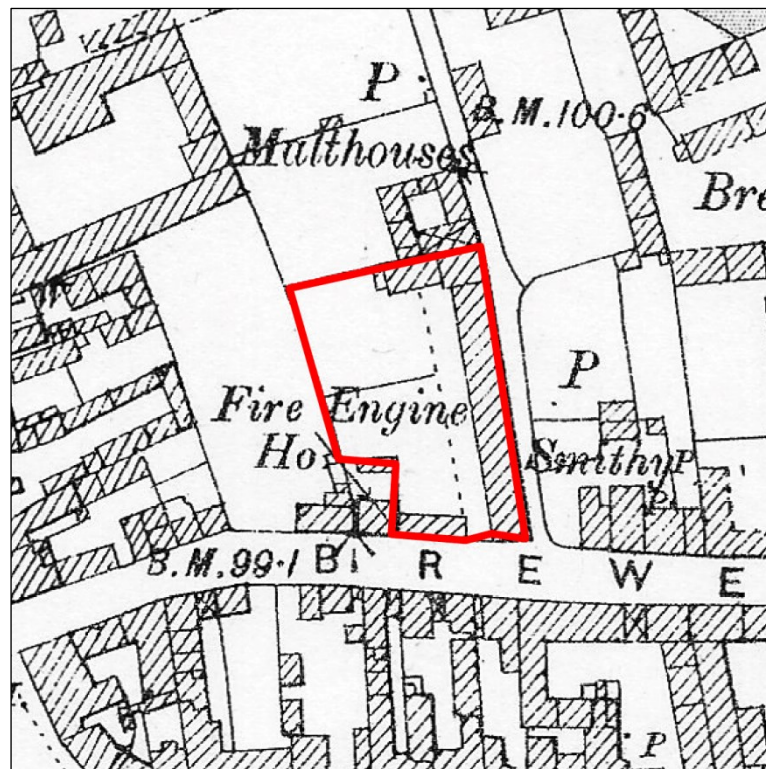


Figure 7: Detail of 1901 OS map (scale 1:1250)



Figure 8: Detail of 1926 OS map (scale 1:1250)



## 4 Historic Building Recording

The following description has been extracted from a Heritage Asset Impact Assessment produced by KDK Archaeology Ltd (Kaye 2017) which was undertaken in order to inform development proposals for the conversion of the site.

The complex, which forms three sides of a courtyard, comprises a single storey, brick built maltings to the east, a 2-storey house to the north and a timber framed and weather boarded outbuilding to the south. To the west of the courtyard was a large portakabin that was not included in the survey.

### 4.1 The Old Maltings (Fig. 11; Plates 1-12)

The brickwork in the Old Maltings provides clear evidence for repair, rebuild and extension on all three exposed elevations, most particularly on those facing south and east. The south elevation, which stands directly on Church Street, had been refaced using red bricks with horizontal skintlings and white bricks above (Plate 1). Skintlings are the raised section of brick left behind from the way the bricks were stacked whilst being dried before being fired. The stacking method changed some time in the late 18<sup>th</sup>/early 19<sup>th</sup> century, so the diagonal skintlings that had been the norm until this time changed to being horizontal. Diagonal skintlings are prevalent in the other two elevations despite the different bricks types used and the variation in bonding techniques. The eastern elevation is primarily in English bond, with the exception of the northernmost section, which is set in Flemish bond. The west elevation has less variation in brick types, but the bond is also less regular. What is clear in the west elevation was the rebuild at the northern end.

Later alterations to the building included the addition of a plinth to the east elevation, the re-ordering/replacement of doors and a programme of refenestration. In addition, the door within the west elevation towards the northern end of the maltings had been bricked up (Plate 9)

The interior of the building had been extensively dismantled prior to the survey for the Heritage Assessment. A stone floor had survived at the southern end, although the remainder was concrete. The walls were rendered and painted at ground floor level, but the brick had simply been painted on the first floor.

Some of the windows, such as the southernmost in the east elevation, were splayed at the base, but the majority had regular, flat window sills. The frames were modern and some windows had iron grilles attached.

During the survey, the first floor was inaccessible, but the reconfiguration of the upper floor when the building was converted from use as a malting was evident in the new mortices in one of the tiebeams visible from the ground floor. The floor joists were chamfered and all appeared to be original. Iron ties had been added for structural reasons to some, just as ties have been added to the main structure of the building.

### 4.2 Roof

The roof, which has clasped purlins and raking queen struts has now been mostly replaced and insulation added between modern rafters. Only the tie beams show any age. They are visible throughout the individual plots and have been turned into supports for a newly added upper floor (Plate 13). Empty mortices exist on the lower side of the tie beams and iron clamps are visible to the east and west on either side of the beam.



The small gable window that was once at the northern end of the western elevation has been removed and several sky lights have been installed along the western elevation.

#### 4.3 **Brewmaster's House** (Figs. 13-14)

The Brewmaster's House is a late 19<sup>th</sup> century structure that was extended in the early 20<sup>th</sup> century. The eastern part of the building was weatherboarded and located directly to the north of the Old Malting. The central range and west wing were rendered with decorative timber applications. The wing had a decorative barge board and finial to the clay tiled roof, which appeared to have been rebuilt across the entire house. The central range had a chimney at either end of the ridge and a third chimney was located on the western side of the west wing.

The building had been refenestrated and modernised throughout, although some of the original features such as the 6-panelled timber front door, some of the fireplaces and skirting boards survived. The entrance hall (G1) had a tiled fireplace and hearth within a timber surround and bronze hood to the west, a modern staircase to the north and the original staircase with brick steps to the cellar behind the modern stud wall. The door to the cellar at the top of the stairs had ventilation holes in the lower panels; the door at the bottom of the stairs had been dismantled prior to the survey. The north wall was rendered and painted, but the south wall was simple painted brick. The ceiling and skirting boards are modern, as is the UPVC window to the west.

The fireplace in the ground floor room in the west wing (G2) had not survived later alterations. An interesting feature of this wing was the small conservatory that was inbuilt to the south of G2. The cartographic material suggests that this was an original feature of the range.

The living room (G3) and kitchen (G4) as well as the utility room beyond (G5) were open plan. Between the kitchen and living room was a modern brick built fireplace. Room G5 was clearly within a separate structure as it was under a pentice roof with skylights.

The first floor landing (F1) had a fireplace in the west wall that appeared to be early 20<sup>th</sup> century. It had a timber surround and metal grate set in yellow tiles. On the opposite wall was a series of cupboards that are in keeping with the date of the house, but were installed later.

The southern bedroom in the west wing (F2) had similar torus skirting boards and moulded coving as the room below (G2). Torus moulded skirting boards survived in several of the first floor rooms, but none of the other rooms had coving. The fireplace in Room F6 in the central range was no longer extant, but a timber fire surround survived in the corner of the en-suite bathroom in the west wing (F3), which had otherwise been fully modernised. The family bathroom (F7) had similarly been fully modernised and retained no historic features.

Passage F5 that gives access to rooms F6 – F8 appears to have been created out of Room F6; the remains of an architrave were apparent at either end of the partition wall with F6. The passage widened out at the eastern end, where it gave access to the bathroom (F7) and bedroom F8. The only feature of interest in F8 was the hipped ceiling.

#### 4.4 **Outbuilding** (Figs. 12)

This building had been demolished shortly after the initial Heritage Asset Impact Assessment had been completed. The building was a small timber framed structure that was formerly part



of the Old Fire station. It had recently been extended to the east where the floor was tarmac and the original external wall to the east was still weatherboarded. The older part of the building was accessed by a 4-panelled door to the north, although there were other partially obscured doors in the west and south walls. This first room (B1) had tongue and groove panelling to the walls and the ceiling and hollow chamfered coving. It was presumably an office or similar. A ledge and braced door in the east wall led to a second room (B2), which had a brick floor and historic studwork above the double doors in the south wall. All the other timberwork observed was modern. The roof had raking queen struts but was otherwise new.



**Plate 1:** Old Maltings south elevation



**Plate 2:** Old Maltings east elevation- north end



**Plate 3:** Old Maltings east elevation- middle section



**Plate 4:** Old Maltings east elevation- south end



**Plate 5:** Old Maltings west elevation- south end



**Plate 6:** Old Maltings west elevation- south end moving north



Plate 7: Old Maltings west elevation- south end moving north



Plate 8: Old Maltings west elevation- middle section



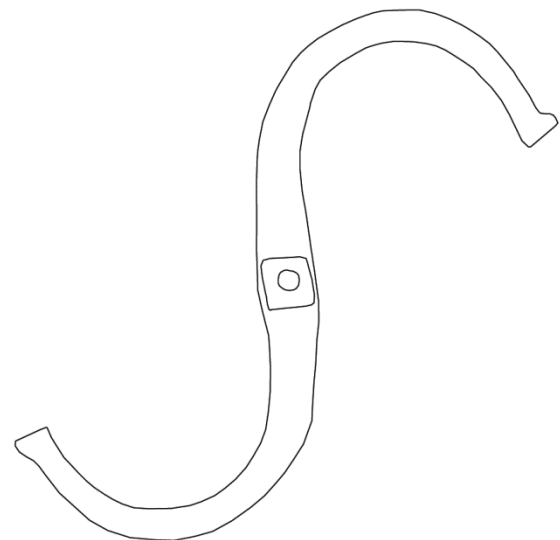
Plate 9: Old Maltings west elevation- north end moving north



Plate 10: Old Maltings west elevation-north end



Plate 11: S Anchor plate

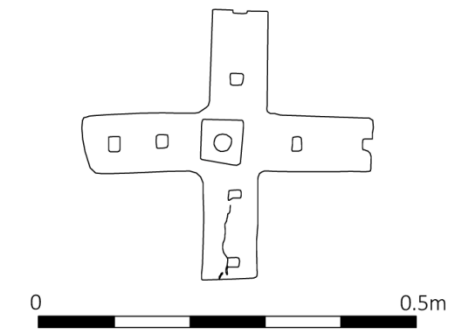


0 0.5m

Figure 9: S anchor plate (scale 1:10)



**Plate 12:** Cross anchor plate



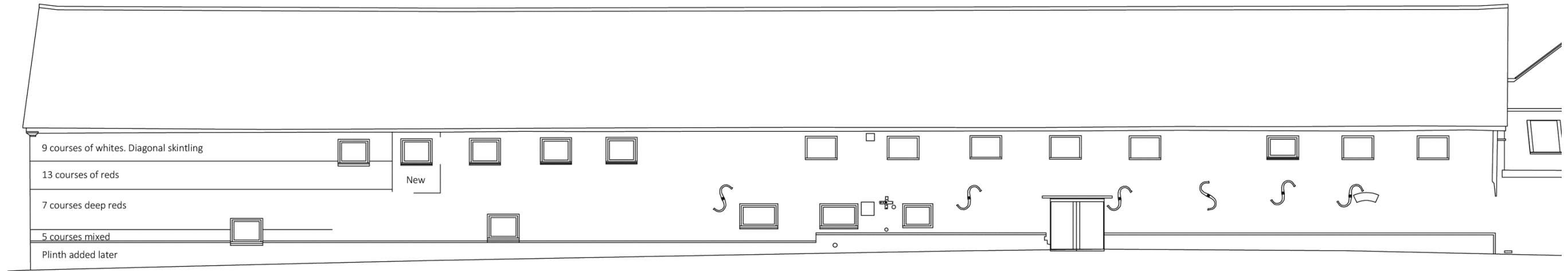
**Figure 10:** Cross anchor plate (scale 1:10)



**Plate 13:** Tiebeam with newly added upper floor, looking northeast



West elevation



East elevation

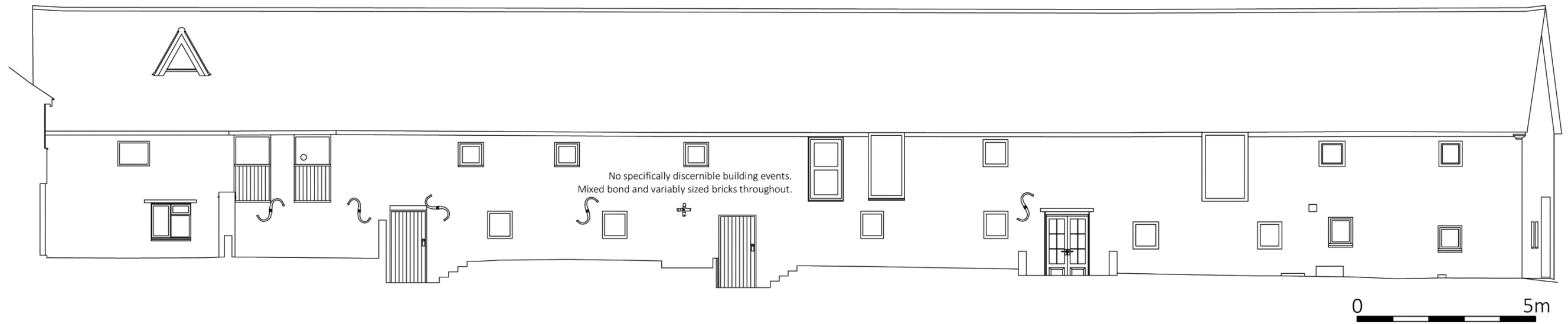


Figure 11: West and east elevations of the Old Maltings (scale 1:125)

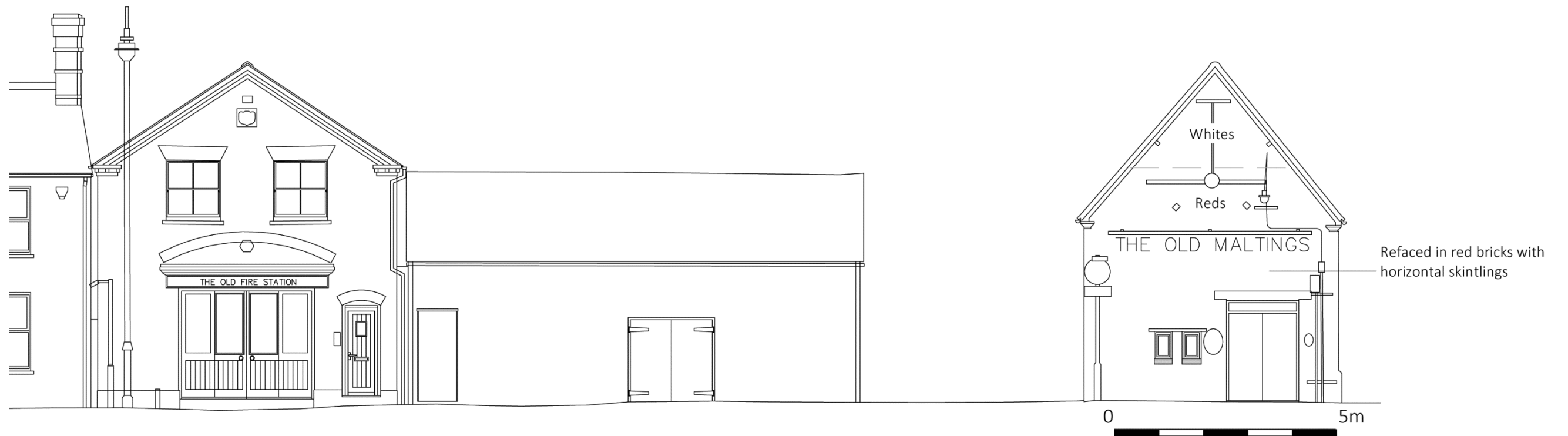


Figure 12: South elevation Old Maltings & barn (scale 1:150)



Figure 13: South elevation of the Brewmaster's house (scale 1:100)





Figure 14: Brewmaster's house west elevation (scale 1:100)



## 5 Watching Brief Results

### *Introduction*

Several wall foundation and service trenches were dug within the courtyard to the west of the Old Maltings using a 3 tonne machine fitted with a 0.45m toothless ditching bucket (Fig. 16; Plates 14, 15 & 19). These were 0.50m in width and reached a depth of 0.60m, occasionally exposing the natural geology beneath. Further foundation trenches were excavated in the southern part of the site, where a small gatehouse was to be erected. These footings were dug to a depth of 1.20m (Fig. 16; Plates 17-18). Towards the centre of the site a large area was excavated for a soakaway (Area 1), which measured 6.40 x 7m (Fig. 16; Plates 20-21). This was dug with a 13 tonne machine fitted with a 1.80m toothless ditching bucket. Initially, this area was excavated down to a depth of 0.75m before being reduced further to the required depth of 2m.

The site stratigraphy comprised (Fig. 15):

- Made ground (11). Dark greyish brown slightly clayey silt that was very loose. It contained occasional sub-angular and rounded stones and flecks of charcoal and chalk. It contained CBM, blue and white pottery (not collected) and animal bone and patches of sand, bitumen and concrete. This layer varied between 0.14 and 0.72m in depth across the site and appeared to have been deposited to level the site. Believed to be the same layer as (08) and (16)
- Natural geology (12). Mixed orange and yellow stony gravelly sand containing a high proportion of small to medium sized stones. The consistency became sandier at c.2m.

### *Description*

A number of features were exposed within the excavated area over the course of this investigation. The majority of these appeared to be post-medieval.

A single posthole, [01] was exposed within Area 1 (Figs. 16 & 17; Plates 23). The feature was square in plan with a U-shaped base. The fill contained CBM including red brick, animal bone and a bit of an iron object (probably nail). The feature measured 0.44 x 0.44 x 0.23m.

Possible pit [03] was exposed at the northern end of the stripped area and continued beyond the limit of excavation, so its full extent could not be ascertained (Figs. 16 & 18-19; Plates 24-25). The pit had steep sides and an irregular base and measured 1.48m in width and 0.91m in depth. The feature had been cut by possible pit [05] to the west and by [07], modern truncation to the east.

Two further features could be seen in the baulk that intersects with Pit [03]. Possible pit [05] cut the west edge of [03]. This feature was U-shaped in section and contained a single fill (06). Charcoal, CBM and a square headed masonry nail were recovered from this context and at its base the feature had a thin lens of gravel. To the east of [03] was an area of truncation [07]. This cut through both [05] and [03] and continued beyond the limit of excavation. The fill, (08) appeared to be the same as made ground layer (11).

A modern large cut feature, [09] was situated within a narrow service trench to the east of Area 1 (Figs. 16 & 20; Plate 26). The feature was U-shaped and had steep sides and a concave base. However, because of the limited area excavated, the true shape and dimensions of this feature were unclear. The feature contained a single fill (10), which contained heavily



degraded CBM and a large layer of chalk at its base in south facing baulk only. Due to the depth and width of the trench, access to the feature was limited.

Brick wall [13] was exposed at the south end of the site in Service Trench 2 (Fig. 16; Plate 27). It was 0.23m wide and at least 0.38m high (it continued below the limit of excavation). Five courses were exposed, laid in a stretcher bond set in a cement mortar, indicating that the wall was modern but older bricks had been used. The bricks had no frog and varied between orange and yellow. Each measured 230x110x70mm (9 1/8 x 4 1/4 x 2 3/4").

A wall (014) was also observed along the southern site boundary (Fig. 16; Plate 28). It had been part of the foundation of the barn that was demolished in 2017/2018 and was made of Fletton bricks that measured 210x115x650mm (8 1/4 x 5 7/8 x 2 1/4"). The base of the foundations comprised a course of headers with an additional 3-4 courses of bricks above. These upper courses were regular but did not appear to conform to a particular pattern. The wall was bonded with a firm white stony mortar. Below wall [014] was part of a post-medieval/ modern brick structure [015] (Fig. 16; Plates 28-29). This feature could only be seen in the baulk section, so its true function could not be ascertained. It is possible that these bricks form part of an Inspection chamber or the lip of a well. It comprised a single header course, which was set on end, measuring at least 0.11m height and 0.75m in width. The bricks were 110 x 6.5mm (4 1/4 x 2 1/2") and were placed on a stony greyish brown matrix. Above [015] and below [014] was a layer of made ground, (17).

#### Context Table

<i>Context no.</i>	<i>Type</i>	<i>Dimensions (max)</i>	<i>Description</i>
01	Cut	L: 0.44m W: 0.44m D: 0.23m	Square u-shaped posthole with sheer sides found towards the northern part of the stripped area. Contained a single backfill (02)
02	Fill	L: 0.44m W: 0.44m D: 0.23m	Fill of [01]. Mid greyish brown very loose slightly silty clay. Contained occasional flecks of chalk and sub-angular and rounded stones. Contained CBM including red brick, animal bone and a bit of an iron object (probably nail).
03	Cut	L: unknown W: 1.64m D: 0.91m	Cut of Pit. Obscured in plan by baulk to the north, steep in section. Contained an irregular base which steps down to the east. Contained fill (04)
04	Fill	L: unknown W: 1.64m D: 0.91m	Fill of pit [03]. Mid brown very loose slightly silty clay. Contained occasional flecks of charcoal and sub-angular stones. Contained CBM including red brick, and animal bone including the mandible of a pig. Cut by [05] and [07]
05	Cut	L: unknown W: 1.22m D: 0.65m	Possible pit [05] which could be seen in the baulk to the north. Contained late post-med/modern material. Cut through fill of pit [03]
06	Fill	L: unknown W: 1.22m D: 0.65m	Fill of possible pit [05]. Dark greyish brown very loose slightly silty clay. Contained occasional flecks of charcoal and sub-angular stones. Contained CBM including red tile, and a square headed masonry nail. Also some burnt material, possible brick or mortar. Thin lens of gravel at the base of the pit
07	Truncation	L: >7m W:>6.40m D: >0.72m	Appeared to be an area of truncation containing made ground which covered the majority of the site. Site topography steps down in the eastern side of the site which has subsequently been built up, probably in the modern period



<i>Context no.</i>	<i>Type</i>	<i>Dimensions (max)</i>	<i>Description</i>
08	Deposit	L: >7m W:>6.40m D: >0.72m	Made ground. Dark greyish brown slightly clayey silt which was very loose. It contained occasional sub-angular and rounded stones and flecks of charcoal. Within the soakaway trench the depth varied between 0.14-0.72m in depth. Probably the same as (11).
09	Cut	L: Unknown W: 1.42m D: 0.50m	Cut of feature observed in narrow service trench. True shapes and dimensions unclear. Possible pit or ditch. U-shaped with steep sides and a concave base. Filled by (10)
10	Fill	L: Unknown W: 1.42m D: 0.50m	Fill of [09]. Mid brown very loose slightly silty clay. Contained occasional flecks of charcoal and sub-angular stones. Large lens of chalk at base in south facing baulk only. Due to depth and narrow trench unable to investigate further.
11	Layer	D: <0.73	Made ground. Dark greyish brown slightly clayey silt which was very loose. It contained occasional sub-angular and rounded stones and flecks of charcoal, and chalk. Contained CBM, blue and white pottery and animal bone. Also patches of sand, bitumen and concrete. Covered in places by tarmac, modern building material and debris.
12	Natural	-	Natural geology. A mixed orange and yellow stony gravelly sand containing a high proportion of small to medium sized stones
13	Masonry	L:>0.50 W:0.23 D: >0.38	Brick wall [013] was observed at the southern end of the site. Each brick measured 230x110x70mm (LxWxD). The wall measured >0.38m high (as it continued beyond the limit of excavation) and 0.23m wide. Cement mortar.
14	Masonry	L: W: 0.23 D: 0.39	Part of the foundation for the old barn. Fletton bricks 210x115x650mm in size. The base of the bricks were frogged. 5-6 coursed including a lower course of headers. The upper courses were regular but did not appear to conform to a particular pattern. Bonded with a firm white stony mortar
15	Masonry	W:0.75 D: >0.11	Possible brick service (i.e. Inspection chamber) or the lip of a well at the southern end of the site in the southern baulk of Building foundation 3. A single rowlock course of red brick. No visible mortar. Bricks measured 110x6.5mm (WxD). The bricks were sitting on a stony greyish brown matrix and had made ground above.
16	Layer	D: 0.50	Made ground. Dark greyish brown friable slightly clayey silt. It contained occasional sub-angular and rounded stones and flecks of charcoal, and chalk. Contained CBM and bitumen. Layer above pit [09]
17	Layer	D: 0.50	Made ground. Dark greyish brown friable slightly clayey silt. It contained occasional sub-angular and rounded stones



Plate 14: Wall Footing 1 looking north



Plate 15: Wall Footing 7 looking east



Plate 16: Percolation pit 1



Plate 17: Building Foundation Trenches looking south



Plate 18: Building Foundation Trench 3 looking west



Plate 19: Service Trench 3 looking north



Plate 20: Area 1 looking north northwest



Plate 21: Area 1 looking east northeast



Plate 22: Stratigraphy Area 1 looking west

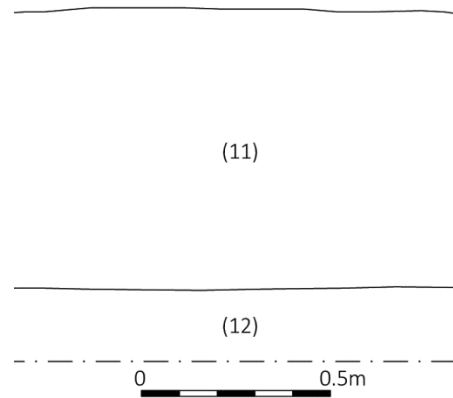


Figure 15: Representative site stratigraphy (scale 1:20)



Plate 23: Posthole [01] south facing section



Plate 24: Pits [03], [05] and [07] south facing section



Plate 25: Pit [03] looking north



Plate 26: Possible pit [09] looking north northwest



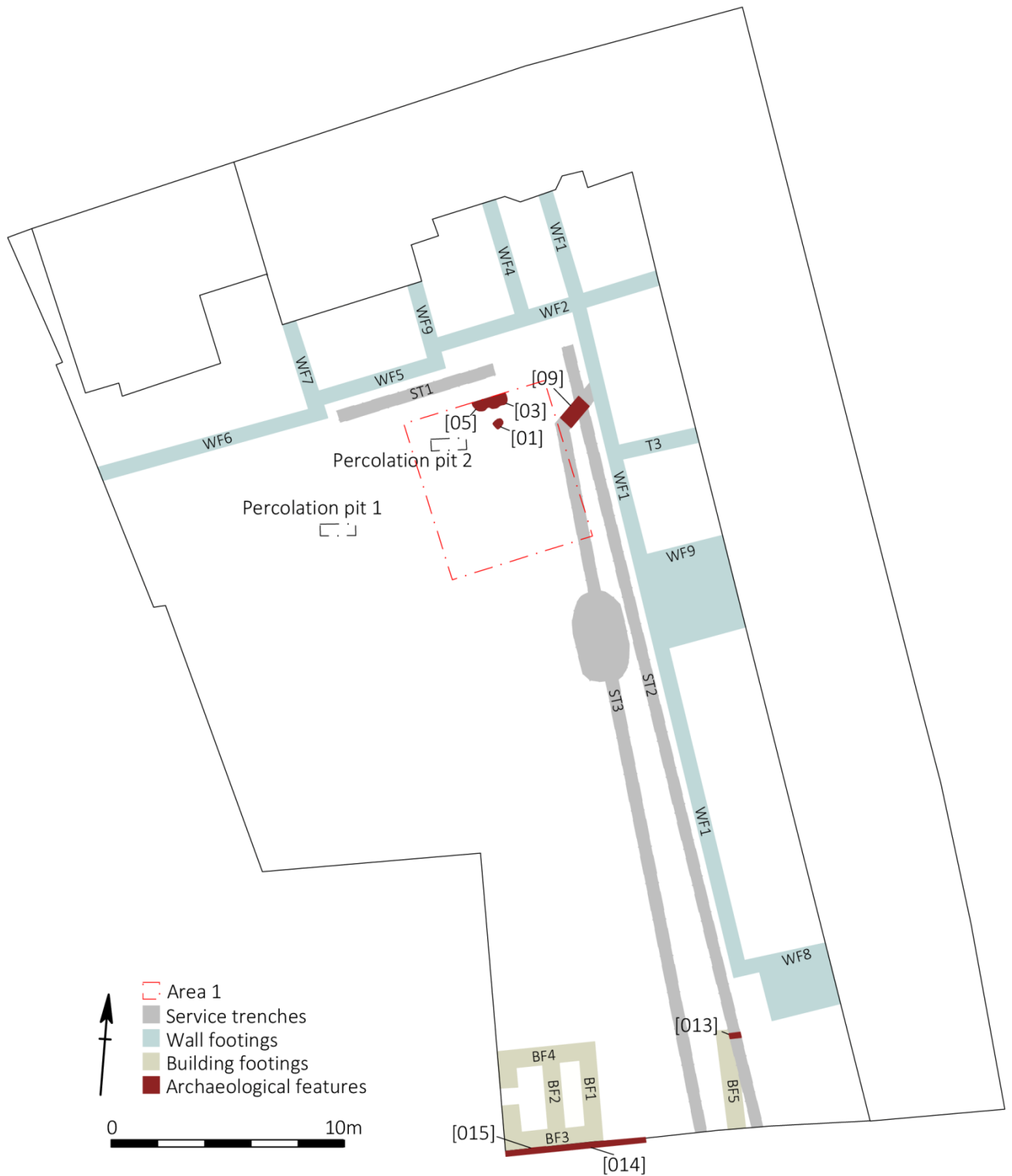
Plate 27: Wall [013] looking south



Plate 28: Brick feature [15] beneath barn foundation [014] looking south



Plate 29: Brick feature [15] looking south



**Figure 16:** Overall plan of excavated area (scale 1:250)



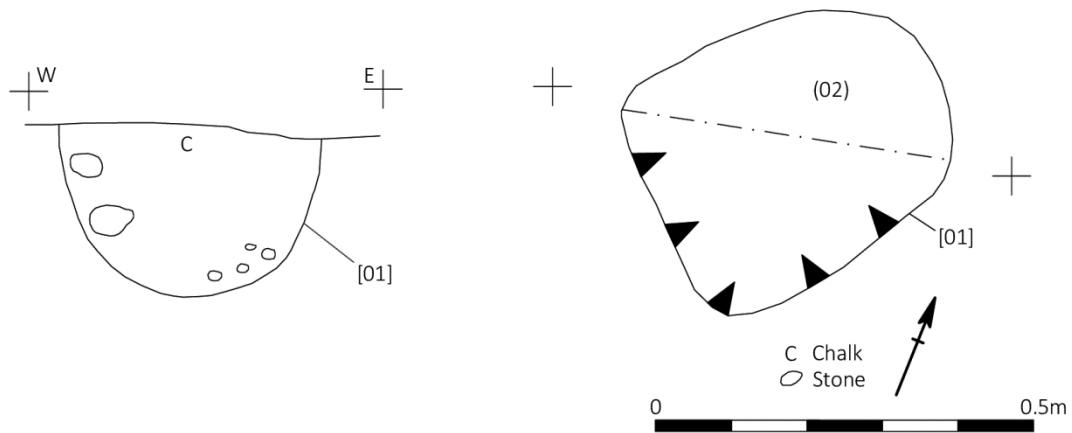


Figure 17: Plan and south facing section of Posthole [01] (scale 1:10)

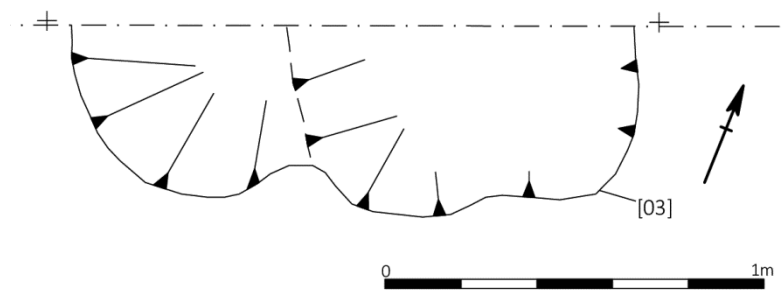


Figure 18: Plan of Pit [03] (scale 1:20)

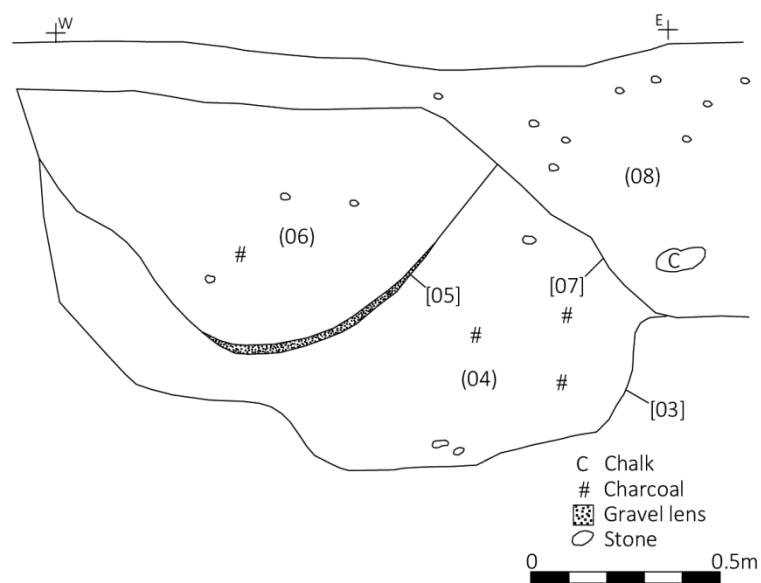


Figure 19: South facing section of Pits [03], [05] and [07] (scale 1:20)

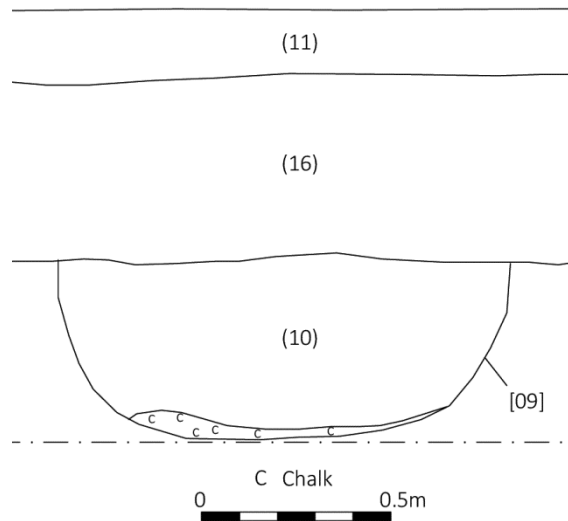


Figure 20: South southeast facing section of possible Pit [09] (scale 1:20)



## 6 Conclusions

Documentary evidence suggests that buildings have been located on the site since before 1712 and has operated as a maltings since around the mid-18<sup>th</sup> century. It was a typical urban burgage plot, two storey maltings with storage upstairs and cisterns, couches, germinating floors and drying oven on the ground floor. It received the name Downe's Maltings from Anne Downe who inherited the maltings from her brother Turner Boston in 1800. In 1864, the maltings were sold to Wells & Company brewers, which had founded a brewery next door in 1764. IN 1908 the maltings was used as a barrel store and the malting kiln was finally removed in the 1930s. In 1976 the building became the social club and staff canteen for the Greene King Brewery before becoming a training centre for Greene King licensees and managers. The site was sold and converted into a restaurant in 2007.

Considerable works were undertaken on the site as part of the present building programme without informing KDK or the LPA. New buildings had been constructed adjoining the 19<sup>th</sup> century Brewmaster's House and internal and external alterations had been undertaken in the house itself. The 18<sup>th</sup> century Maltings had also undergone significant works. Underpinning and internal ground reduction had been completed and major structural alterations had been undertaken both inside and outside the building. In addition, the barn to the south of the site had been demolished. These works obscured or destroyed much of the historic fabric of the building, making further investigation impossible.

All other ground reduction and excavation was undertaken under archaeological supervision. The investigation exposed several thick layers of made ground, which would indicate that this area had been heavily truncated, most likely in modern times. Nonetheless, several features still survived that cut the natural geology including several possible pits and a posthole, which were observed in the large soakaway area. The finds recovered from these features would suggest that they are post-medieval rubbish pits, but it is unclear whether they were directly associated with the maltings. The function of the posthole is unclear, as no similar features were exposed nearby.

Brick walls were found in several of the service trenches. Remnants of the recently demolished barn overlying a single course of unassociated brickwork were present at the southern boundary of the site. The brick wall revealed to the northeast of this appears to be the remains of the rectangular building recorded on the 1838 Tithe Map.

All structures and features exposed on the site were post-medieval in date. Much of the area of ground reduction did not fully expose the natural geology and a high likelihood of more cut features on the site cannot be discounted.



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## 7 Acknowledgements

KDK Archaeology is grateful to Sam Robinson of Gary Johns Architects for commissioning this report on behalf of John McCann. Thanks are also due to Stephen Coleman of Central Bedfordshire Council for providing historic environment records and other relevant documents; the staff of Bedford and Luton Archives and Records Service (BLARS) for their assistance in the historic research and to Slawek Utrata of Central Bedfordshire County Council monitoring the project. We would also like to thank Steve Hicks and all the workers at Hicks Construction for their assistance on site.

The Historic Building Recording fieldwork was undertaken by Karin Kaye MA MCIfA and the Observation and Recording fieldwork was carried out by Laura Dodd MSc ACIfA and Carina Summerfield-Hill MSc ACIfA. The report was written by Laura Dodd MSc ACIfA and Karin Kaye MA MCIfA, and was edited by Ellen Shlasko PhD.



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## 8 Archive

8.1 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.

8.2 The archive will be deposited with Bedford Museum (Accession number BEDFM 2017.67).



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## Appendix 1: Photograph List

Shot	B&W	Digital	Subject
1	X	X	Trench 1 looking north
2	X	X	Trench 2 looking east
3		X	General Trench stratigraphy (taken in trench 1) looking west
4	X	X	Trench 3 looking east
5	X	X	Trench 4 looking north
6	X	X	Trench 2 extended looking east
7	X	X	Trench 5 looking west
8	X	X	Trench 6 looking west
9	X	X	Trench 7 looking north
10	X	X	Percolation pit 1 looking south
11	X	X	Percolation pit 2 looking south
12	X	X	Area 1. Soakaway pit looking north
13	X	X	Pre-ex shot of posthole [01] looking north
14	X	X	South facing section of posthole [01]
15	X	X	Posthole [01] looking north
16	X	X	Pre-ex shot of pit [03] looking north
17	X	X	Pit [03] looking north
18	X	X	South facing section of pit [03] and modern features
19		X	Area 1 Stratigraphy looking west
20	X	X	Percolation pit 3 looking east
21	X	X	Trench 7 looking south-southeast
22	X	X	Trench 1 continued looking north
23	X	X	Pit [09] looking north-northwest
24	X	X	Area 1 extension looking ENE
25		X	Service Trench, looking E
26		X	Service Trench, looking ENE
27		X	Service Trench, looking S
28		X	Service Trench, looking S
29	X	X	Service Trench, stratigraphy, looking E
30		X	Service Trench, looking S
31		X	Service Trench, looking SE
32		X	Service Trench, looking S
33		X	Service Trench, stratigraphy, looking E
34		X	Service Trench, looking S
35		X	Service Trench, looking SE
36		X	Service Trench, looking S
37		X	Service Trench, looking S
38	X	X	Service Trench, brick wall [013], looking S
39		X	Service Trench, brick wall [013], looking S
40		X	Service Trench, looking S
41		X	Service Trench, looking S
42		X	Service Trench, looking SE
43		X	Service Trench (backfilled), looking W
44		X	Service Trench (backfilled), looking S
45	X	X	Brick features [015] looking S
46	X	X	Brick features [015] beneath fire station wall [014] looking S
47	X	X	Old barn brick foundation [014] looking S
48	X	X	Building footing 1 and 2 looking S





Shot	B&W	Digital	Subject
49	X	X	Building footing 3 looking S
50	X	X	Building footing 5 looking S
51	X	X	Building footing 4 looking W
52	X	X	Building footings looking S
53		X	Service trench
<b>Building Recording</b>			
54	X	X	Old Maltings west elevations running north to south (northern end)
55	X	X	Old Maltings west elevations running north to south (middle)
56		X	South elevation of cottage
57		X	South elevation of cottage
58		X	New build to the west of cottage
59	X	X	The old Maltings southern elevation
60		X	The old Maltings southern elevation
61		X	Overall site picture looking north
62		X	Internal shot showing works being undertaken unit 10
63		X	Internal shot showing works being undertaken unit 9
64		X	S-plate on western elevation
65	X	X	Internal shot showing works being undertaken. Upper level
66		X	Internal shot showing works being undertaken. Upper level unit 9
67	X	X	Metal strap on beam
68		X	Internal shot showing works being undertaken. Upper level unit 9
69	X	X	Old Maltings east elevations running north to south (northern end)
70	X	X	Old Maltings east elevations running north to south (northern end)
71	X	X	Old Maltings east elevations running north to south (middle)
72	X	X	Old Maltings east elevations running north to south (middle)
73	X	X	Old Maltings east elevations running north to south (southern end)
74	X	X	Old Maltings east elevations running north to south (southern end)
75	X	X	Internal shot roof. Upper level unit 5 looking north
76		X	Internal shot roof. Upper level unit 5 looking east
77	X	X	Cross plate on eastern elevation
78		X	Cross plate on eastern elevation
79	X	X	S-plate on eastern elevation
80	X	X	Old Maltings west elevation (southern end)




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**Appendix 2: Finds Concordance**

Context Numbers		Animal Bone		CBM		Fe objects		Shell		Other		
Fill	Cut	No.	Gms	No.	Gms	No.	Gms	No.	Gms	No.	Gms	Object
(02)	[01]	1	2	3	23	1	3					
(04)	[03]	10	196	2	25					1	1	Stone
(06)	[05]			4	87	1	19	1	17			
<b>Totals</b>		<b>11</b>	<b>198</b>	<b>9</b>	<b>135</b>	<b>2</b>	<b>22</b>	<b>1</b>	<b>17</b>			



## Appendix 3: OASIS and Site Data

PROJECT DETAILS			
Project Name & Address	The Old Maltings, Church Street, Biggleswade, Bedfordshire	Project Site Code	310/BOM
OASIS reference	kdkarcha1-291930	Event/Accession no	BEDFM 2017.67
OS reference	TL 18954 44659	Study area size	172.26 sq m
Project Type	Historic Building Recording and Archaeological Observation and Recording	Height (mAOD)	Approx. 30
Short Description	Between March and July 2018 KDK Archaeology Ltd undertook a programme of Historic Building Recording and Observation and Recording at The Old Maltings, Church Street, Biggleswade, Bedfordshire as a condition of planning permission for the development of the site. Footing trenches for the garden walls and a new building to the south of the site, along with new service trenches and a large soak away were excavated within the courtyard to the west of the Old Maltings building. Within the new soak away a posthole and two possible rubbish pits were exposed which contained post-medieval finds. The brick wall of a building shown on the 1838 Tithe map was exposed to the south of the site as well as the foundations of the recently demolished 19th century barn. Beneath the latter foundation was a brick feature of uncertain function.		
Previous work	Heritage Asset Impact Assessment	Site status	None
Planning proposal	Conversion of the building to 9 residential units, the construction of a new dwelling, the demolition of a timber outbuilding and its reconstruction as a gatehouse	Current land use	Former restaurant
Local Planning Authority	Central Bedfordshire Council	Planning application ref.	CB/17/01827/FULL
Monument type	Pits, posthole, walls	Monument period	Post-medieval
Significant finds	None	Future work	No
PROJECT CREATORS			
Organisation	KDK Archaeology Ltd		
Project Brief originator	N/A	Project Design originator	KDK Archaeology Ltd
Project Manager	Karin Kaye	Director/Supervisor	Laura Dodd
Sponsor/funding body	Gary Johns Architects, 44 Silver Street, Ely, Cambridgeshire		
PROJECT DATE			
Start date	12.03.2018	End date	04.07.2018
PROJECT ARCHIVES			
	Location	Content (e.g. pottery, animal bone, files/sheets)	
Physical	Bedford Museum BEDFM 2017.67	Bone, CBM, Iron, shell, stone	
Paper		WSI, Report, B&W photographs	
Digital		CD-Rom containing all files	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title	Historic Building Recording and Archaeological Observation and Recording: The Old Maltings, Church Street, Biggleswade, Bedfordshire		
Serial title & volume	310/BOM/2.2		
Author(s)	Laura Dodd MSc ACIfA and Karin Kaye MA MCIfA		
Page nos	43	Date	20.07.2018