



KDK ARCHAEOLOGY LTD

Archaeological Evaluation Report

Manor House

The Green

Beeston

Bedfordshire



Quality Check

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Summary

In October 2018 KDK Archaeology Ltd undertook an Archaeological Evaluation at Manor House, The Green, Beeston, Bedfordshire prior to the demolition of the existing garage and the erection of a new residence. The single trench excavated demonstrated that the site had been subjected to disturbance with a series of made-ground layers overlying the natural. A number of post-medieval brick features were also exposed consisting of a pump base, two sections of brick wall and a brick and mortar foundation pad.

1 Introduction

1.1 In October 2018 KDK Archaeology Ltd undertook an Archaeological Evaluation at Manor House, The Green, Beeston, Bedfordshire. The project was commissioned by Malcolm Wilkes, and was carried out according to a Written Scheme of Investigation prepared by KDK (Barclay-Jones 2018), and approved by Central Bedfordshire Archaeology Team (CBCAT), Archaeological Advisor (AA) to the Local Planning Authority (LPA), Central Bedfordshire Council. The relevant planning application reference is CB/18/01256/FULL.

1.2 *Planning Background*

This evaluation has been required under the terms of National Planning Policy Framework (NPPF) as Condition 5 of the planning permission for the development of the site.

1.3 *The Site*

Location

The site is located in the village of Beeston, in the civil parish of Sandy and the administrative district of Central Bedfordshire (Fig. 1). It is centred on National Grid Reference (NGR) TL 1666 4822.

Description

The development plot is roughly rectangular in shape, and lies on the edge of the village between The Green and Manor Farm. It is bounded to the north-east and north-west by roads, and to the south-east and south-west by adjoining properties. The garage is detached from the main house, and has garden around it (Fig. 2).

Geology & Topography

The geology of the site comprises a sedimentary bedrock of mudstone from the Stewartby Member and Weymouth Member, which are undifferentiated. This is overlain by superficial fluvial deposits of sand and gravel from River Terrace Deposits 1-2 (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>). The site lies at approximately 24m AOD, within the Ivel river valley.

Development

The development will consist of the demolition of the existing double garage and the erection of a four-bedroom detached house (Fig. 3).



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

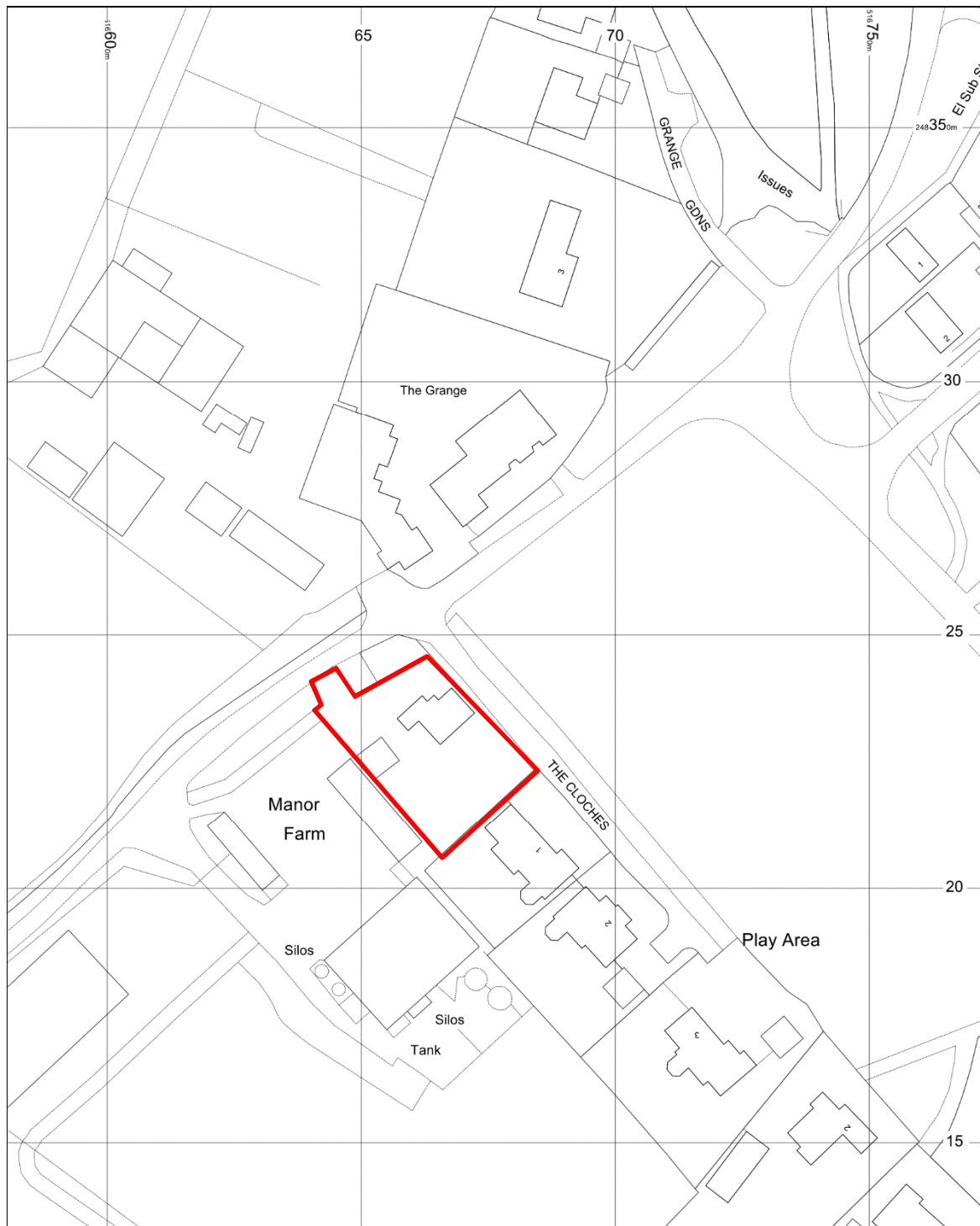


Figure 2: Site location (scale 1: 1,250)

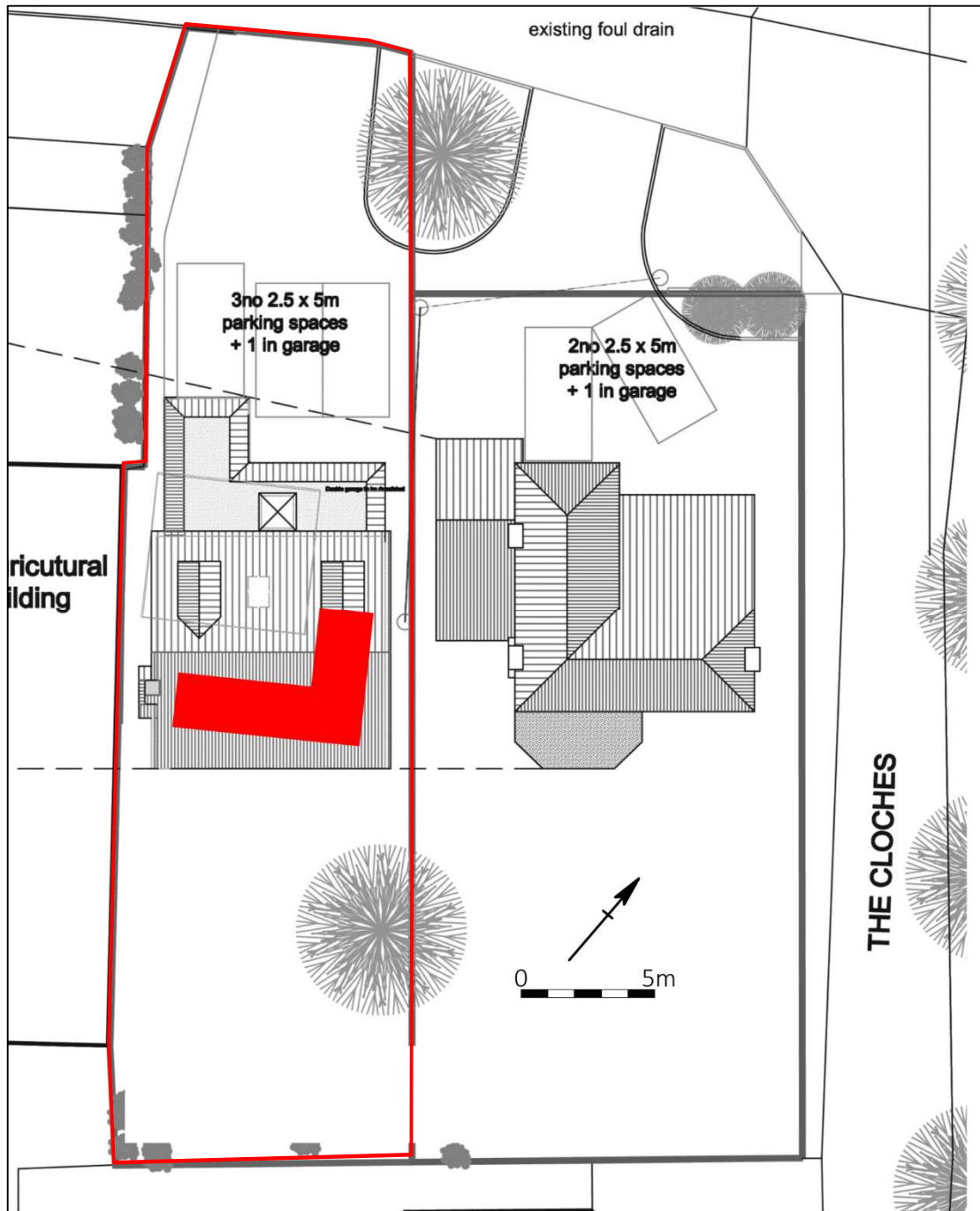


Figure 3: Proposed development and trench location (scale: 1:250)



2 Aims & Methods

2.1 The aims of this project as defined in the approved WSI (Barclay-Jones 2018) were:

- To establish the location, 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 establish the integrity and state of preservation of any archaeological features or deposits that may be present.

In addition, the research aims *inter alia* considered various aspects of the development of rural Saxon, medieval and post-medieval settlements, and moated sites; their origins, morphology, diversity and ultimate success or failure (Wade 2000: 24-25; Oake 2007: 14; Medlycott 2011: 70 and Edgeworth 2007: 121-123).

2.2 *Methods*

In line with the requirements of the Brief, this was the first part of a staged investigation whereby the results of this stage were assessed to determine the need and extent of further stages of archaeological investigation. The methods used were as follows:

- Stage One: An archaeological field evaluation of the site consisting of an L-shaped trench covering an area of 20 square metres, that was 2m in width. The trench targeted the footprint of the new dwelling and areas affected by new soakaways and services (Fig. 3).

2.3 *Standards*

The work conformed to the following requirements:

- The design brief (CBAT 2018)
- 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 English Heritage guidelines (HE 2015, EH 2008)
- The Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003)

2.4 *Constraints*

Due to the restricted space around the existing garage and the presence of a small tree the L-shaped trench was moved 1.7m to the southeast, away from the garage, as originally proposed in the WSI.



3 Archaeological & Historical Background

3.1 Beeston is a small hamlet within the parish of Sandy. The name derives from the Old English *beos + tun*, meaning “where the bent-grass grows” (Mills 1991: 30). Historically, Beeston has been divided between the parishes of Sandy and Northill, although the main part of the hamlet was in the parish of Northill at the time of the Domesday Survey. The hamlet was extensively agricultural in nature as it developed, and today a number of its remaining notable buildings are agriculture-related, including many onion-drying lofts and sheds.

This section has been compiled with information from Bedfordshire Historic Environment Record (search number 201819/131; search radius 500m; Fig. 5), KDK’s own library, and reliable online sources.

3.2 *Prehistoric - Saxon* (before 600BC – AD1066)

Although there is little evidence for activity or settlement within the study area prior to the medieval period, archaeological evidence within the surrounding area includes extensive cropmarks to the east of the village (HER 1495) that include trackways, enclosures and Neolithic or Bronze Age burial mounds.

A number of cropmarks to the south and west of Beeston may indicate the presence of prehistoric enclosures and linear features (HER 624, HER 625), but no finds have been discovered to confirm this. A number of other areas of cropmarks are also present around the village, but these are not thought to be archaeological in nature (HER 13731, HER 13732).

Evidence for Saxon occupation was found during small scale investigations to the east of the village (HER 1495) and documentary evidence shows that the hamlet must have been well established by late Saxon times, as in 1066 it was worth a total of £8.5 between the 6 lords who held land there (Open Domesday).

3.3 *Medieval* (1066 - 1500)

At the time of the Domesday Survey, Beeston (or Bistone, as it was known at the time (Mills 1991: 30)) was in the hundred of Wichestanestou (later known as Wixamtree). Although only a medium sized settlement with some 16 households, it was assessed as being worth a total tax payment of 10.5 geld units, which was a considerable amount (Open Domesday). The hamlet was divided between seven lords, although three of them had Eudo the Steward as tenant-in-chief (*ibid.*). The settlement had a large amount of ploughland and meadow, although no woodland is mentioned, and there was only one mill in the hamlet (*ibid.*).

The land owned by Eudo in Beeston (a total of 8 hides, between three principal tenants) became three manors (British History Online (BHO)). The 4 hides held by Norman (or Northmann) became known as Beeston Manor, or Beeston, Thorncote and Hatch (*ibid.*). This land reverted to the Crown upon Eudo’s death, and was later owned by a succession of families, before being sold to the Abbot of Warden Abbey in the late 14th century. The Abbey retained the land until the Dissolution, after which it was leased out and became divided (*ibid.*). It was in this manor that the mill was situated (Open Domesday).

The 3 hides held by Roland became Buddenho Manor, or Berells and Frenches (BHO). They were the corresponding half fee to Beeston Manor, and were initially held of the same honour before passing into private ownership, including Thomas Stacy, who in 1416 was styled the ‘lord of Beeston’ (*ibid.*). In 1632 it was stated that this manor had become extinct, and no further



records of it exist. The final manor was from the 1 hide held by Pirost and was initially known as Perots, later Beeston-Caldecote alias Trumpingtons (*ibid.*). This manor had a succession of owners, but eventually passed to the same owners as the manor of Beeston, Thorncote and Hatch, and from there followed the same descent (*ibid.*).

The Historic Environment Record notes Beeston as being a medieval hamlet, where the manor remained occupied into the 19th century (HER 14862). The development site is situated within the medieval core of Beeston (HER 17132) and also lies within the area of a suggested moated manor site (HER 3429), although there is no firm evidence for this and there are no historic map references to a moat there. Beeston Green, adjacent to the site, is a surviving historic green (HER 16161), which has a number of Grade II listed buildings clustered around it (i.e. DBD 1185, DBD 1190, DBD 3479, DBD 7565).

3.4 **Post-Medieval - Modern** (1500 - present)

There are a number of notable post-medieval buildings within Beeston, many of which are related to agricultural activities. A double range of barns at Elm Farm, to the south-east of the development site, are Grade II listed 18th and 19th century onion-drying sheds (HER 7566), and an open-sided outbuilding off Beeston Green may have been used for sheltering carts (HER 15578). Adjacent to the site, an onion loft and cart shed at Manor Farm dates from the late 19th century, although it was reroofed at a later date (HER 13359). A number of other buildings around Beeston were also used for onion drying (i.e. HER 13360, HER 13369, HER 13394), including three buildings (now demolished) which were clustered together to the north of The Green, and which included a 5-tiered onion-drying shed (HER 14803-05). A well was found during the construction of a sewage pipe to the north-west of Beeston Green, as well as two ditches and two gravel spreads which may have been surfaces (HER 16161). It is thought that these may be linked to the existing Manor Farm, possibly indicating a later reduction in size of the farm property.

To the north of the site runs the route of a former turnpike road, whose alignment is now mostly followed by the A1 (HER 20567). This was the Great North Road, which was the main highway between London and Scotland.

The 1883 Ordnance Survey map shows the original farm house and its associated buildings laid out in a typical 19th century courtyard formation. This remained relatively unchanged until the house was destroyed by a fire in 1922 (Fig. 4). The present building was erected sometime between 1939 and extended on 2004.

There is no notable modern activity within the area around the development site.

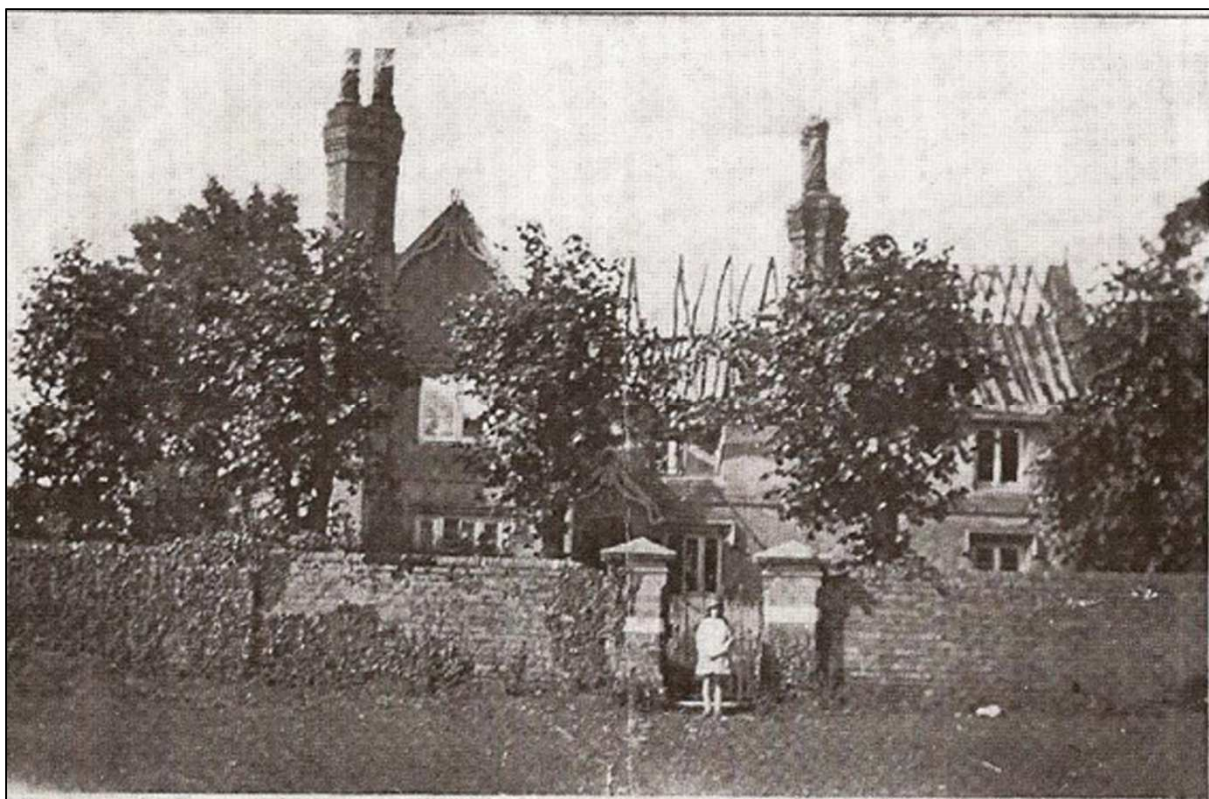


Figure 4. Photograph of Manor Farm house after the fire
(obtained from the client; original source unknown)

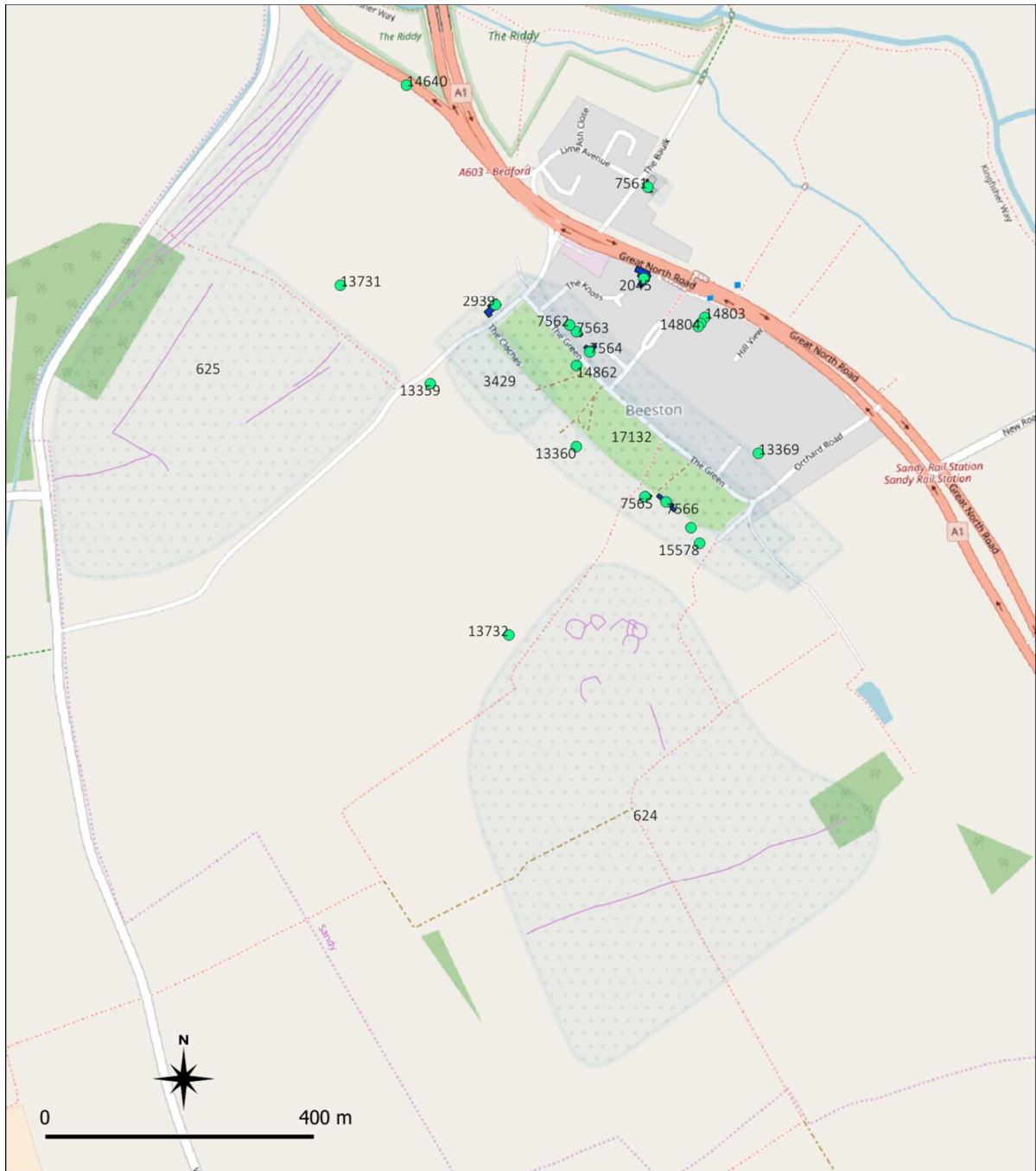


Figure 5: HER data plan (scale 1:8000)



4 Results

4.1 Introduction

A single trench was excavated in the foot of the proposed development (Fig. 6; Plate 1-3). The trench was excavated with a 2.5-ton machine fitted with a 1.2m toothless ditching bucket.

The general stratigraphy consisted of (Fig. 6; Plate 4-5):

Topsoil (101) – up to 0.22m in depth consisting of dark brown, very loamy silt, fairly soft with occasional flecks of cbm <5mm and sub-angular stones <10mm, spanning the entire trench.

Sub-soil (102) – 0.3m in depth consisting of dark greyish brown, very loamy silt, fairly soft with occasional flecks of cbm <5mm and sub-angular stones <10mm, spanning the entire trench, underlying (101).

Made-ground (103) – up to 0.05m in depth consisting of mixed brownish orange, very gravelly sand, fairly loose with frequent sub-angular stones <20mm. Redeposited natural found at the SW end of the trench, underlying (102).

Made-ground (104) – up to 0.08m in depth consisting of light grey, fairly gravelly ash, fairly friable with moderate sub-angular stones <10mm and frequent ash <5mm.

Made-ground (105) – up to 0.2m in depth consisting of mixed brownish orange, very gravelly sand, fairly loose with frequent sub-angular stones. Redeposited natural found at the southwest end of the trench, underlying (104).

Made-ground (106) – up to 0.12m in depth consisting of mid brownish grey, fairly gravelly sand, fairly loose with frequent sub-angular stones, found at the southwest end of the trench, underlying (105).

Made-ground (113) – up to 0.5m in depth consisting of mixed brownish grey, fairly gravelly sand, slightly loose with frequent sub-angular stones <20mm and occasional fragments of cbm (ceramic building material) <20mm, found along the northwest-southeast section of the trench, underlying (102).

The natural **geology (114)** consisted of mixed brownish orange, very gravelly sand, fairly loose with frequent sub-angular stones <50mm.

For full context descriptions see Appendix 1.

4.2 Trench 1

Trench 1 was an L-shaped trench orientated southwest-northeast and southeast-northwest. It measured 7m in length along its southwest-northeast axis and 5m in length along its southeast-northwest axis. It was 2m wide and 0.9m deep. It contained a pump base, brick and mortar foundation and two sections of brick wall, described as follows (Fig. 6):

Pump base [107] was found in the southwest-northeast axis of the trench. It was rectangular in plan, orientated northwest-southeast. It consisted of a brick surround with two chambers that were divided by two sheets of slate mortared together. A drain pipe 25cm in diameter dog-legged into the chamber at the northwest end. It was constructed of brick laid in a regular coursing pattern and bonded with a very sandy lime mortar. Each brick measured 220x105x75mm (8 11/16 x 4 1/8 x 2 15/16"). It's likely that this feature was the base of the pump marked on the 1883 OS map (Fig. 7). A straight sided construction cut [108] associated with the pump was observed in the baulk. The construction cut and base were backfilled with (109) that contained post-medieval blue and white ceramic, part of a glass bottle, iron nail and fragments of clay pipe stems (Fig. 6, Plate 6-7, 12-14). The finds were not retained.



Brick and Mortar Foundation [110] was located in the southeast corner of the southwest-northeast axis of the trench. It consisted of a pad of lime mortar with fragments of brick incorporated. It measured >0.85m in width, >0.5m in length and 0.06m in depth and continued beyond the limit of excavation (Fig. 6; Plate 8). Ordnance survey mapping of the site from 1883 onwards indicates that this foundation is the remains of a wall between the former farmhouse and the outbuildings (Fig. 7).

Brick Walls [111] & [112] were observed in the southeast-northwest aligned baulk. They were both aligned west-northwest to east-northeast, and appeared to be part of the same structure. The bricks, which measured 220x110x70mm (8 11/16 x 4 5/16 x 2 3/4 inches) and were lightly frogged, were laid in an English bond in lime mortar with four courses surviving in [111] and five courses surviving in [112]. The wall appeared to have been cut by a lead service pipe that cut the trench on a west-southwest to east-northeast alignment. Early Ordnance Survey mapping suggests that this wall, like feature [110] is likely to be the remains of the boundary wall between the farm house and the associated farm buildings (Figs. 6-7; Plates 9-11).



Plate 1: Trench 1, SW-NE axis, looking NE (scale 1m)



Plate 2: Trench 1, SE-NW axis, looking NW (scale 1m)



Plate 3: Trench 1, looking W (scale 1m)



Plate 4: SW-NE axis, stratigraphy, looking SE (scale 2x1m)



Plate 5: SE-NW axis, stratigraphy, looking SW (scale 1m)



Plate 6: Pump base [107], looking NE (scale 1m)



Plate 7: Pump base [107], looking NE (scale 1m)



Plate 8: Brick & Mortar Foundation [110], looking NE (scale 1m)



Plate 9: Brick Wall [111], looking NE (scale 1m)



Plate 10: Brick Wall [112], looking NE (scale 1m)



Plate 11: Brick Walls [111] & [112], looking N (scale 1m)



Plate 12: Iron nail from backfill of drain [107] (109)
(scale 3cm)



Plate 13: Clay pipe stems from backfill of drain [107](109)
(scale 3cm)



Plate 14: Fragment of glass bottle from backfill of drain
[107] (109) (scale 3cm)



Plate 15: pottery fragments from backfill of drain
[107](109) (scale 3cm)

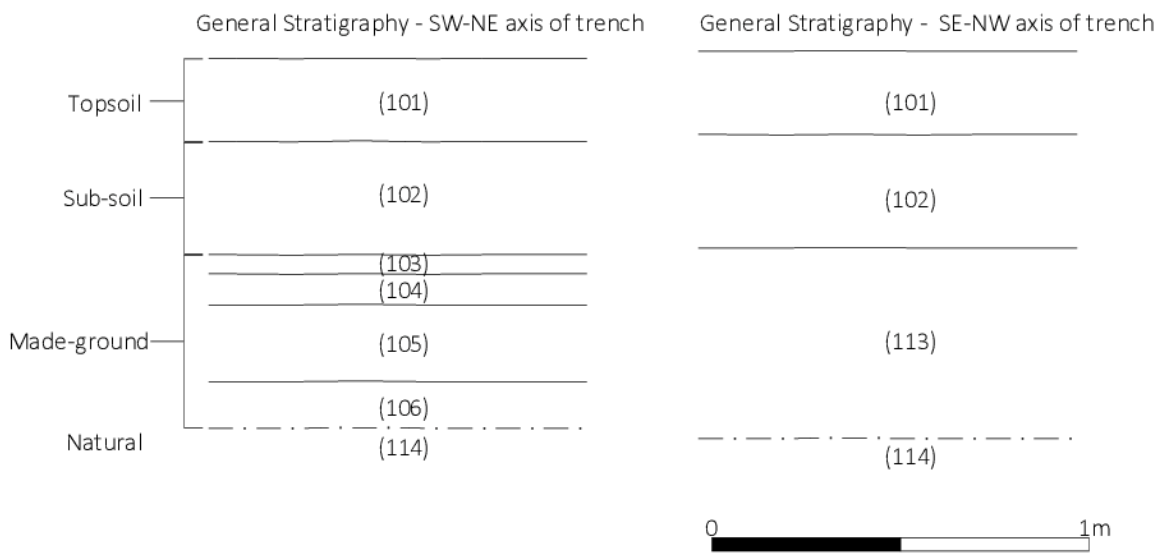
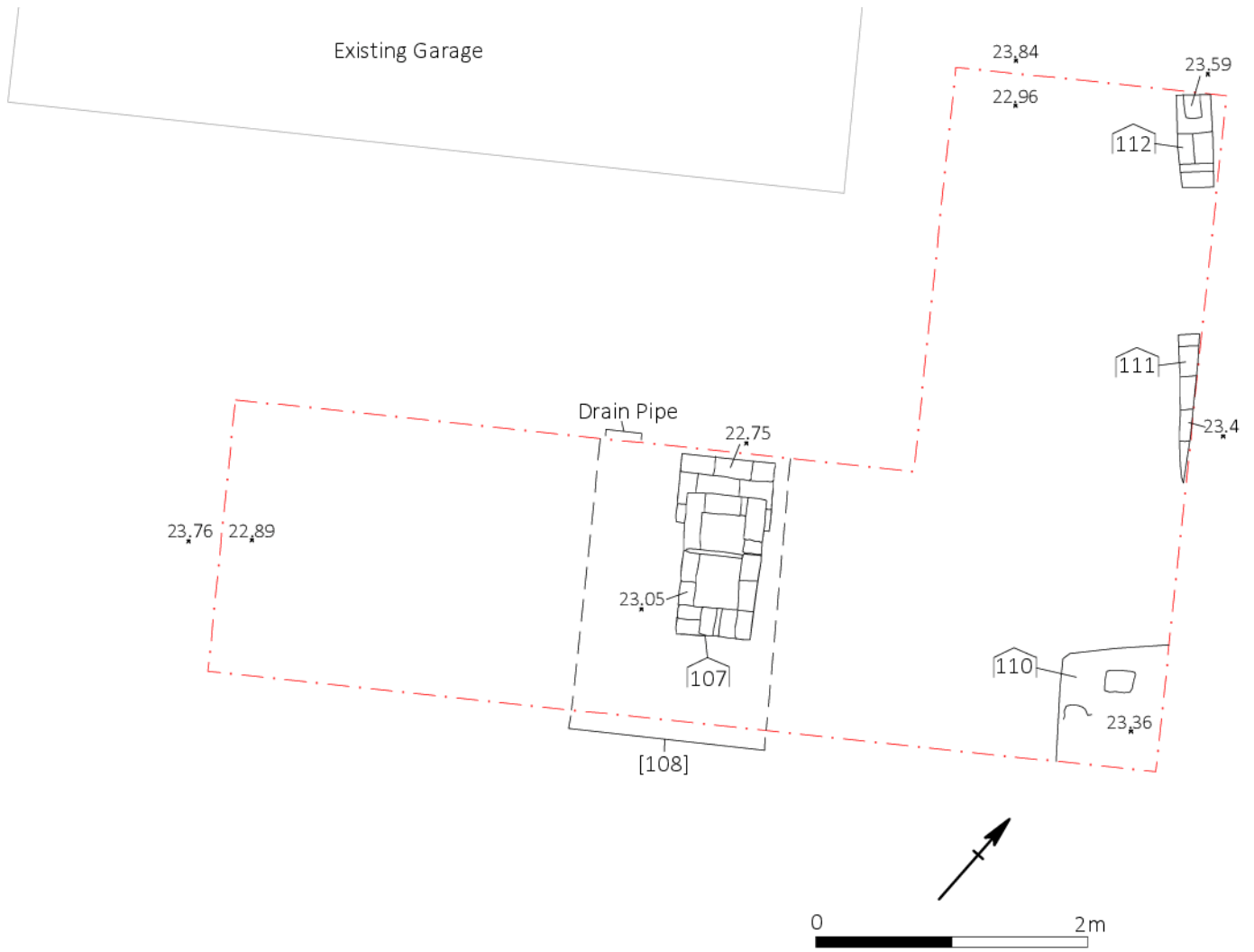


Figure 6: Archaeology plan and stratigraphy sections (scale 1:50/1:20)

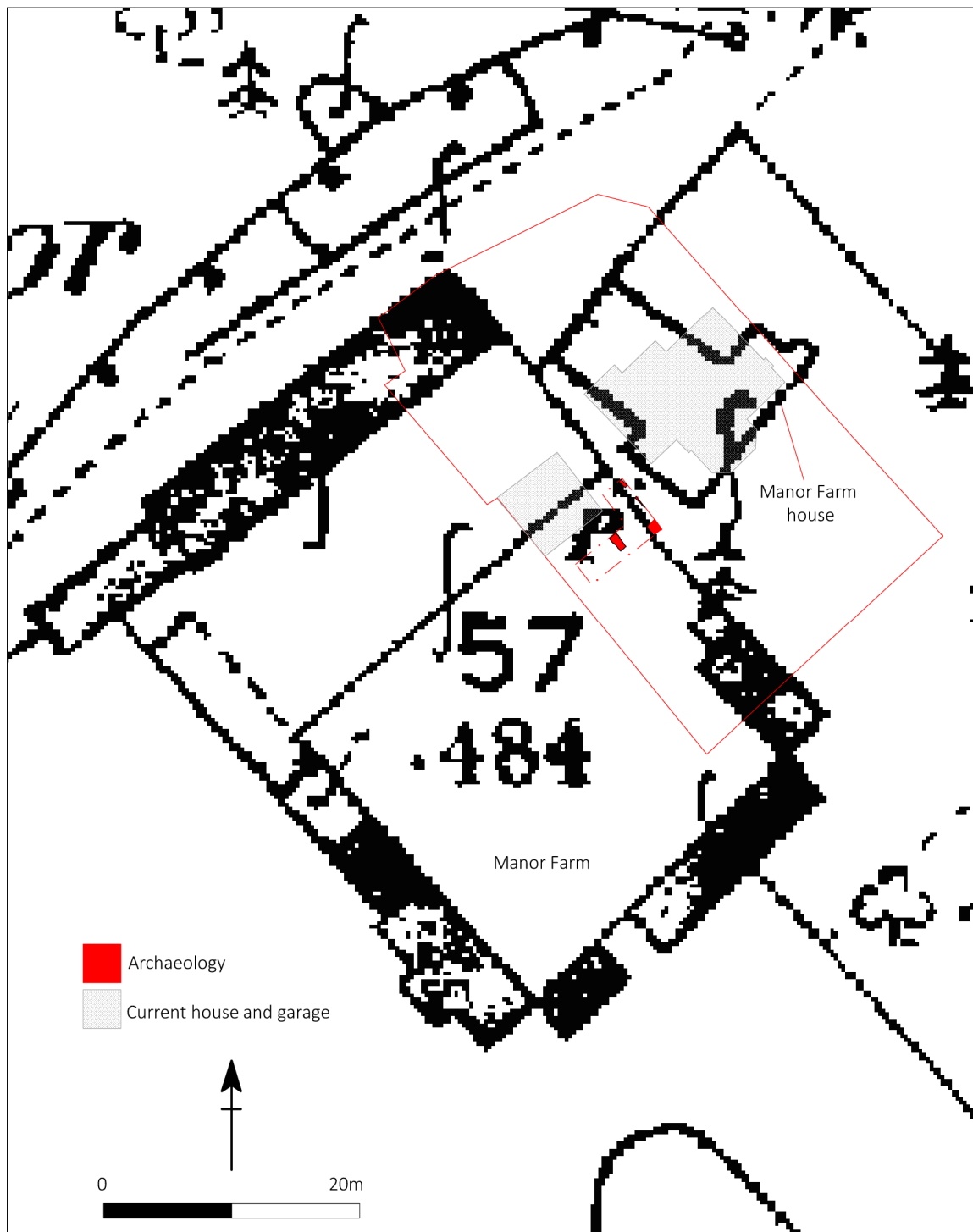


Figure 7: The archaeological remains in relation to the 1883 OS map (scale 1:500)



5 Conclusions

Although the development site is situated in the medieval core of Beeston and within a possible moated site, the evaluation revealed only post-medieval period features in the form of a pump base, foundation pad and sections of a brick wall.

The 1883 Ordnance Survey map suggests the sections of brick walling exposed could have formed part of an earlier boundary wall between the Manor Farm house and the farm buildings. It also suggests that the foundation pad was part of the same structure. The rectangular brick built feature [107] is most likely the base of the pump that is shown on the 1883 Ordnance Survey map.

The made ground deposits overlying natural geology suggests the ground may have been truncated throughout the trench, which could have disturbed any earlier features on the site. The remains of the wall that divided the two sections of the farmyard in the 1880s could, however, still survive beneath the present garage, as could footings of the various farm buildings.

As so few archaeological features were present in the excavated area, the research aims associated with the project could not be advanced in any significant way on this occasion.



6 Acknowledgements

KDK Archaeology is grateful to Malcolm Wilkes for commissioning this report. Thanks are also due to Stephen Coleman of the Central Bedfordshire Council Archaeology Team (CBCAT) for providing historic environment records and to Slawek Utrata, also of CBCAT for monitoring the project.

Thanks are also due to machine driver Terry Denise for his full co-operation on site.

The fieldwork was carried out by Carina Summerfield-Hill MSc ACIfA & Chris Martin-Taylor BSc. The report was written by Carina Summerfield-Hill, and edited by Karin Kaye MA MCIfA.



7 Archive

7.1 The project archive will comprise:

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

7.2 The archive will be deposited with Higgins Art Gallery and Museum, Bedford (BEDFM 2018.63).



8 References

Standards & Specifications

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British History Online: <https://www.british-history.ac.uk/vch/beds/vol3/pp242-251>: accessed 05.09.2018.



Appendix 1: Context Table

Cxt no.	Type	Dimensions (max)	Description
101	Deposit	W: >5m L: >7m D: 0.22	Topsoil: dark brown, very loamy silt, fairly soft with occasional flecks of cbm <5mm and sub-angular stones <10mm.
102	Deposit	W: >5m L: >7m D: 0.3m	Made-ground: dark greyish brown, very loamy silt, fairly soft with occasional flecks of cbm <5mm and sub-angular stones <10mm.
103	Deposit	W: - L: 0.8m D: 0.05m	Made-ground: mixed brownish orange, very gravelly sand, fairly loose with frequent sub-angular stones <20mm. Redeposited natural found at the SW end of the trench.
104	Deposit	W: >1.6m L: >2m D: 0.08	Made-ground: light grey, fairly gravelly ash, fairly friable with moderate sub-angular stones <10mm and frequent ash <5mm. Ash deposit observed at the SW end of the trench.
105	Deposit	W: >1.6m L: >2m D: 0.2m	Made-ground: mixed brownish orange, very gravelly sand, fairly loose with frequent sub-angular stones. Redeposited natural found at the SW end of the trench.
106	Deposit	W: - L: - D: 0.12m	Made-ground: mid brownish grey, fairly gravelly sand, fairly loose with frequent sub-angular stones, found at the SW end of the trench.
107	Structure	W: 0.6m L: 1.28m H: 0.55m	Pump base: rectangular in plan, orientated NW-SE. It consisted of a brick surround with two chambers that were divided by two sheets of slate mortared together. A drain pipe 25cm in diameter dog-legged into the chamber at the NW end. It was constructed of brick laid in a regular coursing pattern and bonded with a very sandy lime mortar. Each brick measured 220x105x75mm (LxWxD; $8^{11/16} \times 4^{1/8} \times 2^{15/16}$ ”).
108	Cut	W: 1.4m L: >2m D: >0.6m	Construction Cut for Pump base [107]: linear in plan with steep sides that was orientated NW-SE. It was filled by drain [107] and backfill (109).
109	Fill	W: 1.4m L: >2m D: >0.6m	Fill of Construction Cut [108]: backfill consisting of dark brownish grey, slightly clayey sandy silt, fairly soft with moderate sub-angular stones <10mm with finds of Victorian/modern china and tableware pottery, along with glass and clay pipe stems.
110	Structure	W: >0.85m L: >0.5m D: 0.06m	Foundation: consisting of a pad of lime mortar with fragments of brick incorporated, orientated NW-SW.
111	Structure	W: >0.11m L: >0.9m H: 0.36m	Brick Wall: observed in the trench baulk, orientated WNW-ESE. It was constructed of red bricks with a shallow frog. They were laid in an English bond with four courses surviving, and bonded with lime mortar. Each brick measured 220x110x70mm (LxWxD; $8^{11/16} \times 4^{5/16} \times 2^{3/4}$ ”). The wall was likely the same wall as [112] found also in the baulk to the NW of [111], on the same alignment.
112	Structure	W: >0.23m L: >0.75m H: 0.4m	Brick Wall: observed in the trench baulk, orientated WNW-ESE. It too was constructed of red bricks with a shallow frog. They were laid in an English bond with five courses surviving and bonded with lime mortar. Each brick measured 220x110x70mm (LxWxD; $8^{11/16} \times 4^{5/16} \times 2^{3/4}$ ”). The wall was likely the same as [111] found to the SE of [112], on the same alignment.
113	Deposit	W: >2m L: >5 D: 0.5m	Made-ground: mixed brownish grey, fairly gravelly sand, slightly loose with frequent sub-angular stones <20mm and occasional fragments of cbm <20mm, found along the NW-SE section of the trench.
114	Deposit	W: >5m L: >7m D: -	Natural geology: mixed brownish orange, very gravelly sand, fairly loose with frequent sub-angular stones <50mm.



Appendix 2: Photograph List

Digital	B&W	View	Subject
1		SE	Stratigraphy, SW-NE axis of trench
2	1	NE	Pump base [107]
3		NE	Pump base [107]
4		NE	Pump base [107]
5		NE	Pump base [107]
6	2	NE	Brick & Mortar foundation [110]
7	3	NE	Brick Wall [111]
8	4	NE	Brick Wall [112]
9		SW	Stratigraphy, NW-SE axis of trench
10	5	NE	Trench 1, SW-NE axis of trench
11	6	WNW	Trench 1, NW-SE axis of trench
12		W	Trench 1
13		N	Foundation [110], & Brick Walls [111] & [112]
14		N	Brick Walls [111] & [112]
15		-	Finds from backfill of Pump base [107] (109) – Iron nail
16		-	Finds from backfill of Pump base [107] (109) – Clay pipe stems
17		-	Finds from backfill of Pump base [107] (109) – Fragment of glass bottle
18		-	Finds from backfill of Pump base [107] (109) – Pottery



Appendix 3: Finds Concordance

Cxt No	Pot		Pipe		Fe objects		Glass	
	No.	Gms	No.	Gms	No.	Gms	No.	Gms
109	4	45	2	3	1	20	1	43

Note: finds not retained



Appendix 4: OASIS and Site Data

PROJECT DETAILS			
Project Name & Address	Manor House, The Green, Beeston, Bedfordshire	Project Site Code	401/BMH
OASIS reference	kdkarcha1-326817	Event/Accession no	BEDFM 2018.63
OS reference	TL 1666 4822	Study area size	20.066 sq. m
Project Type	Evaluation	Height (mAOD)	24
Short Description	In October 2018 KDK Archaeology Ltd undertook an Archaeological Evaluation at Manor House, The Green, Beeston, Bedfordshire prior to the demolition of the existing garage and the erection of a new residential dwelling. The single trench excavated demonstrated that the site had been subjected to disturbance with a series of made-ground layers overlying the natural. A number of post-medieval brick features were also exposed consisting of a Pump base, two sections of brick wall and a brick and mortar foundation pad.		
Previous work	None	Site status	None
Planning proposal	Demolition of existing double garage & erection of a four-bedroom detached house	Current land use	Garden
Local Planning Authority	Central Bedfordshire Council	Planning application ref.	CB/18/01256/FULL
Monument type	Pump base, brick walls, brick & mortar foundation	Monument period	Post-medieval
Significant finds	-	Future work	Unknown
PROJECT CREATORS			
Organisation	KDK Archaeology Ltd		
Project Brief originator	CBCAT	Project Design originator	KDK Archaeology Ltd
Project Manager	David Kaye BA ACIfA	Director/Supervisor	Carina Summerfield-Hill MSc ACIfA
Sponsor/funding body	Malcolm Wilkes		
PROJECT DATE			
Start date	25.10.2018	End date	25.10.2018
PROJECT ARCHIVES			
	Location	Content (e.g. pottery, animal bone, files/sheets)	
Physical	Higgins Art Gallery and Museum, Bedford (BEDFM 2018.63)	-	
Paper		Development plans, brief, WSI, report, site records, b & w photographs and negatives	
Digital		Digital versions of the above	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title	Archaeological Evaluation Manor House, The Green, Beeston, Bedfordshire		
Serial title & volume	KDK 401/BMH/2.1		
Author(s)	Carina Summerfield-Hill MSc ACIfA		
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