



KDK ARCHAEOLOGY LTD

Heritage Asset Impact Assessment

46 High Street
Leighton Buzzard
Bedfordshire



Site Data

KDK project code:	605/LBH		
OASIS ref:	kdkarcha1- 501766	Event/Accession no:	N/A
County:	Bedfordshire		
Village/Town:	Leighton Buzzard		
Civil Parish:	Leighton-Linslade		
NGR (to 8 figs):	SP 9212 2502		
Present use:	Furniture Store		
Planning proposal:	Demolition of former telephone exchange and erection of 3 mews houses in its place. Demolition of the rear part of 46 High Street and the construction of a 2-story building with 2 no, 1-bed flats. Conversion of the rear part of 46 High Street to a separate ground floor retail unit and 1-bed flat over.		
Local Planning Authority:	Central Bedfordshire Council		
Planning application ref/date:	CB/21/00701/PAPC		
Date of fieldwork:	08.06.2021		
Client:	I Dillamore c/o 46 High Street Leighton Buzzard Bedfordshire		

Quality Check

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Summary

In June and July 2021, KDK Archaeology Ltd prepared a Heritage Asset Impact Assessment of 46 High Street (Dillamore's Furnishers), Leighton Buzzard, Bedfordshire, in order to support a planning application for the demolition of existing buildings to the rear of the property and replacement with new-builds for residential and commercial use. The development area comprises part of a 19th century listed building, originally a residence and then a shop, and an early 20th century building purpose-built to house the telephone exchange in Leighton Buzzard. Both buildings have relatively unassuming architectural details, but it is their location that is highly significant as they are within the town centre and the Leighton Buzzard Conservation Area, and 92 listed buildings dating from the medieval to post-medieval periods stand in the immediate vicinity. The proposed development to the rear of No. 46 will enable increased pedestrian through-access, and the extra residential and retail space will encourage after shopping/office hours activity within the town centre. These changes will directly contribute to the revitalisation of the town centre and the proposed town development to the south of the High Street. Due to the potential impact on archaeological remains within the proposed development area either trial trenching or a Watching Brief is proposed as mitigation.

1 Introduction

1.1 In June-July 2021, KDK Archaeology Ltd prepared a Heritage Asset Assessment of 46 High Street, Leighton Buzzard, Bedfordshire. The project was commissioned by Bob Harrington on Design Ltd behalf of Ian Dillamore, and was carried out as part of the pre-planning application process.

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 proposed development site is situated at 46 High Street in the civil parish of Leighton-Linslade, and the administrative district of Central Bedfordshire Council. The property is located within the Leighton Buzzard Conservation Area and in an Archaeological Notifiable Area at National Grid Reference (NGR) SP 92128 25028 (Fig. 1).

Description

The site is situated on the southern side of the High Street within the designated town centre boundary and main shopping area; it is also adjacent to the Market Square and the Market Cross, which is both Grade II* listed and a Scheduled Monument (HE List Entry No. 1321381; Scheduled Monument HE List Entry No. 1005429; HER 7). The L-shaped development site is bounded by a Grade II listed building to the west (HE List Entry No. 1311745), to the east by No. 48 High Street (HER 4696), now a branch of the HSBC UK and Kingdom Hall (Jehovah's Witnesses), and to the south by an open tarmacked courtyard area, which comprised part of a former cattle market site (Fig. 2).

No. 46 High Street is a Grade II listed, three-storey brick-built building (HE List Entry No. 1114548), to the rear of which is the old single storey brick-built Telephone Exchange which is curtilage listed.

The Historic England listing (No. 1114548) for No. 46 High Street states:



Early to mid C19. Yellow brick front, Welsh slated roof with bracketed cornice. 3 storeys, 2 sash windows with glazing bars in reveals under flat arches. Modern shop front.

Geology & Topography

The bedrock geology is the Woburn Sands Formation, comprising sedimentary sandstone formed approximately 101 to 126 million years ago in the Cretaceous Period; no superficial deposits have been recorded (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>). The site is situated at an approximate elevation of 91m AOD.

Proposed Development

The proposal is for the removal of an existing telephone exchange building and its replacement with three mews houses; the removal of a single storey structure under a flat roof to the rear of 46 High Street and the single storey building under a pitched roof behind it and its replacement with a two-storey building to accommodate to provide two 1-bed flats; and the change of use of the rear of the remaining part of number 46 to a 1-bed flat with a separate retail unit on the ground floor (Fig. 3).



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

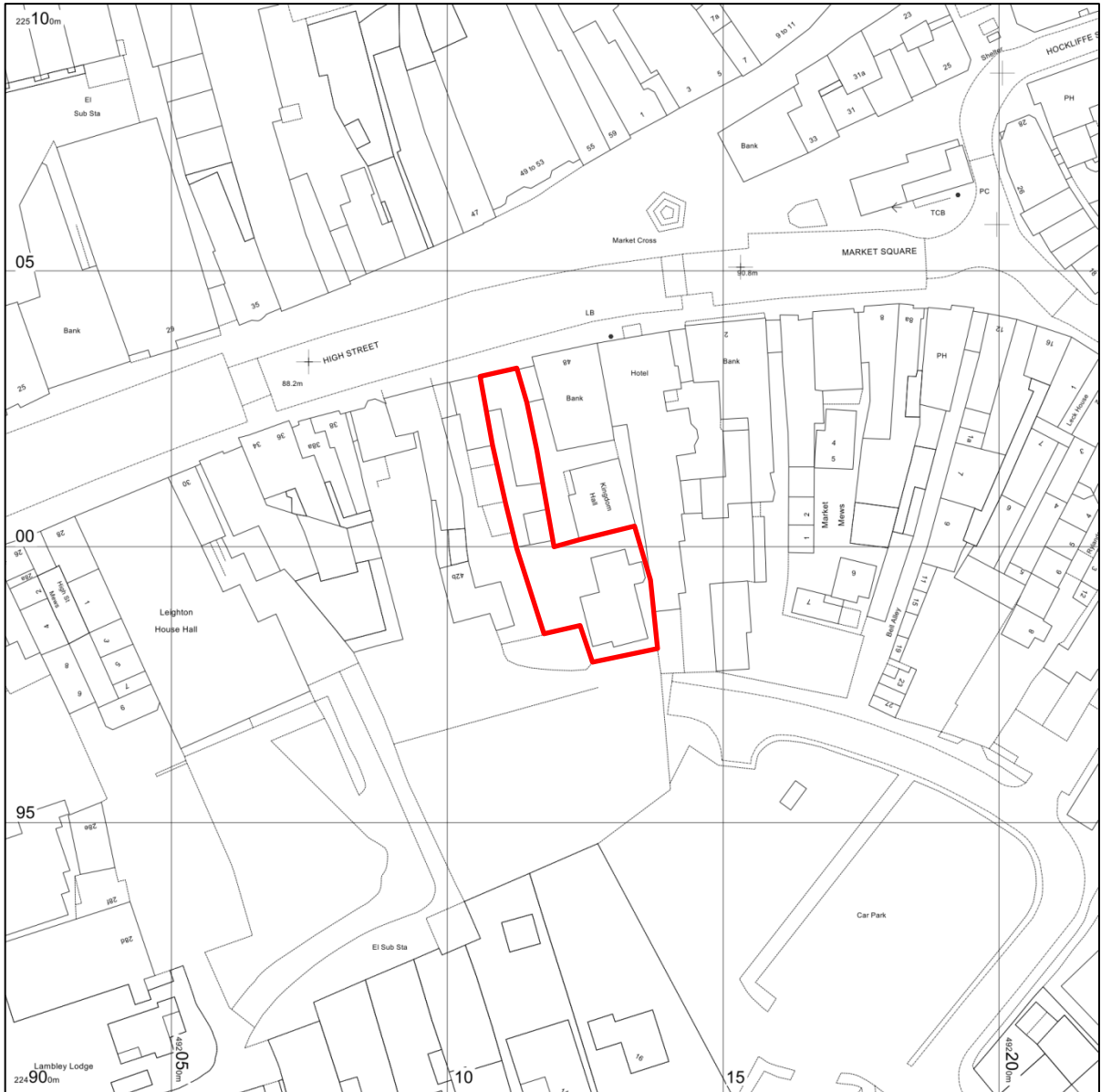


Figure 2: Site location (scale 1:1250)



Figure 3: Proposed development (scale as shown)



2 Aims & Methods

- 2.1 This Heritage Asset Assessment has been prepared in order to comply with Paragraph 189 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 heritage assets and/or archaeological resources, in order that appropriate measures for mitigating the impact of development might be considered (ClfA 2019).

- 2.2 The assessment was carried out according to the Chartered Institute for Archaeologists' *Standard and Guidance for Archaeological Desk-Based Assessments* (ClfA 2017) with additional reference to Historic England Advice Note 12, *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England 2019). As part of the assessment of significance, this report will evaluate the various interests associated with the site, including:

- Archaeological interest
- Architectural and artistic interest
- Historic interest

- 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 Historic Environment Record for Central Bedfordshire Council. The study area employed in the HER search includes the site itself, and a surrounding area of approximately 0.5km radius.

Historic Documents

Documentary research is essential to assess the history of a site, its context and significance. Historical evidence was drawn from online sources such as Bedfordshire Archives and British History Online, and previous KDK reports. The principal sources consulted were the Bedfordshire County Records Office (CRO) /Local Studies Library (LSL), and the Leighton Buzzard & District Archaeological & Historical Society (LBD AHS).

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 online sources such as www.oldmapsonline.org and <https://old-ukmaps.co.uk>.

Air Photographs

Aerial photographs can be extremely informative with regard the layout and use of a particular site and its development over time. It can also provide further contextual information which can allow a better understanding of the heritage asset and its significance. The principal source consulted was Britain from Above.

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 Central Bedfordshire Local Plan 2015-2035 (CBC 2018).

2.4 **Survey**

As part of the assessment a survey of the site was undertaken on 8th June 2021, with the following aims:

- To consider the significance of the historic buildings and associated built environment
- 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 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 market town of Leighton Buzzard is situated on the River Ouzel, and is linked to London by the Grand Union Canal and the West Coast Main Line to London Euston. As the market centre of the Royal Manor of Leighton was recorded in the Domesday Survey 1086, its origins go back into the Saxon period, and indeed it has evidence of early-middle Saxon activity in the form of cemeteries on the northern outskirts of town (HER 1 and 3) and contemporary material has been found at Grove Priory (HER 1870) to the south. The toponym derives from the Old English for 'Leek enclosure/herb garden' (*lēac-tūn*), and 'Buzzard', added after the late 13th century, may be after the Busard family (though there is no record of them holding land in the area), or the latter element was added by the Dean of Lincoln, after *Beau-desert*: a 'brazen eagle, formerly used for supporting the bible in the church' (KEPN 2021; Wedgwood 1855: 67).

This section has been compiled with information from the Central Bedfordshire Historic Environment Record (HER; Search No. 202122/30), Bedfordshire Archives and Records Service (BARS), the Extensive Urban Survey for Leighton Buzzard (BCC & EH 2005), reliable web sites, and KDK's own library.

The location of known heritage assets recorded in the HER, within a 500m search radius, is shown in Figures 4 & 5, and the details appear in Section 9.

Prehistoric (before 600BC), Iron Age (600BC – AD43), Roman (AD43-c.450)

Although archaeological evidence has been found for activity and even occupation for all of these periods in the wider landscape around Leighton Buzzard, few finds from these periods have been discovered within the town itself. An unstratified Iron Age coin (HER 17), an imported gold *stater* from Gaul, and Roman coins from the churchyard (HER 9659), were all discovered in the 19th century, and Roman pottery (HER 819) was found south of Leighton Road in 1961.

Saxon (c.450-1066)

The earliest evidence for Saxon activity in the area comes from the two Saxon cemeteries found to the north of the town where both inhumation and cremation burials were found (HER 1 & 3). To the southwest of the town sunken featured buildings and post-built structures along with associated features dating from the 6th-7th century were investigated on the site that later became Grove Priory, or La Grava (Baker 2013:30-41). Although there is no hard evidence for mid-Saxon activity on the site, La Grava produced evidence for late Saxon occupation, which continued throughout the medieval period. On the basis of documentary and archaeological evidence, it has been postulated that Leighton Buzzard was originally part of a large mid-late Saxon estate encompassing Linslade, which was given to Lady Aelfgifu of the Wessex royal house in 966, Leighton, a separate parish to the east of the river Ouzel, Wing, which had a minster church, and Whaddon (*Ibid*: 53). The estate was later subdivided with Leighton becoming a 30 hide Royal Manor possibly centred on the La Grava site. It has further been hypothesised that Leighton Buzzard had a minster church in the later Saxon period (*ibid*), which the manorial connections to the Bishops of Lincoln both before and after the Conquest as well as the Royal connection and presence of a market could well support.

Leighton Buzzard was on an important political boundary in the later Saxon period; the peace treaty between King Edward the Elder and Guthrum was signed at Yttingaford in 906AD (BCC & EH 2005: 15). The treaty is commemorated on Peace Meadow, Tiddenfoot, a later derivation of the original name indicating the presence of a ford at the site. The river Ouzel



provided one important land boundary and the Thieweg or Theed Way, a possible Neolithic routeway that became important in the Saxon and medieval periods for transporting salt from East Anglia and which crossed the River Ousel at Yttingaford (HER 10843), provided another. Nonetheless, there were considerable changes in the boundary between the Danes and the English in the later Saxon period, with what is now Leighton Buzzard falling within one polity or another according to circumstance (Baker 2013: 44-51).

Certainly by the late Saxon period, Leighton was an important settlement within the wider landscape, with a market, a church and both royal and ecclesiastical manorial overlords.

Medieval (1066-1500)

The Royal manor acquired another 17 hides after the Norman Conquest and had 82 villans, 30 borders and 2 slaves giving a population of around 456 souls. There was a market that brought in £7 per annum and the overall value of the estate. Including the two mills was £22 (Williams & Martin 2002: 562). Remigius, Bishop of Lincoln was awarded the 4 hides previously held by Wulfwig (*ibid*: 563). This estate was centred on the Prebendal Manor, the site of which is located to the west of the study area in the vicinity of the parish church (HER 11056). It is likely that one of the early focal points of the town was the Bishop's property and the church. However, the present church of All Saints (Grade I, EH List Entry No. 1321404; HER 1088) dates from the 13th century, and though the site of the original Saxon church is not known with certainty it is thought to have been on the site of the extant church (BCC & EH 2005: 14). The proposed development site lies less than 130 metres to the north-east of the church.

In 1164, Henry II granted the Royal Manor of Leighton to the abbey of Fontevrault, which founded a priory at Grovebury/La Grava. Along with other alien houses it was dissolved by Henry V c. 1413/4 (Baker 2013: 171). The manor was later acquired by Eton College and was given permission to hold two fairs in Leighton Buzzard in 1447 (*ibid*).

It has been suggested that Leighton Buzzard was re-organized in the 12th century with the creation of a Y-shaped street formation, with the High Street, North Street and Lake Street, funnelling traffic to the triangular setting of this prosperous market place. This formed the medieval core of Leighton Buzzard (HER 16871) and the subsequent basis of the modern town layout. Evidence for late Saxo-Norman to early medieval activity in the form of four north to south orientated ditches and three pits has been found at 16 North Street (Morgan-Shelbourne 2014; EBD1315). A large pit, possibly a quarry pit was discovered at Lake Street (Murray 2000; EBD810). Medieval pottery was found c.40m east of the proposed development at 4 Market Square during trial trenching (EBD29), and antiquarian finds of a 15th century coin hoard have also been made in the High Street (HER 11067).

The development site is situated 40m southwest of Leighton Buzzard's Market Cross (HER 7), a focal point since it was first constructed in the 15th century. It is situated at the eastern end of the High Street on the north island site of the Market Square and is both Grade II* listed (HE List Entry No. 1321381) and a Scheduled Monument (HE List Entry No. 1005429).

Medieval iron smelting is known to have taken place outside northern town limits (HER 10845). An area of ridge and furrow (HER 2589) also survives in the southern part of the town, near Tiddenfoot, and a large area of uncultivated open heathland (The Heath; HER 11095) remained in the northern part of the town until the mid-19th century when it was finally sold and developed.



Post-Medieval (1500-1900) to Modern (1900-present)

During the post-medieval period, the centre of town remained the medieval core, and the market and fairs, focused upon Market Square, extended along the High Street, though development spread to the northwest by the 18th century (BCC & EH 2005: 20-29). West Street (originally called Friday Street) seems to have originated in the last half of the 18th century and first half of the 19th century. Jeffrey's Map of 1765 shows buildings along the streets forming the Y-shaped centre of the town, and spreading out from the centre onto the frontages of North End (now North Street), High Street and West Street (BCC & EH 2005: 10). The area north and west of West Street was still open countryside as far as Leighton Mills and the River Ouzel.

A great deal of damage to the centre of Leighton Buzzard was caused by a great fire in 1645, when the Parliamentary Army was encamped in the town (Page 1912) and only scant remains of settlement features and structures have come to light in archaeological works in the town centre in recent decades (Albion Archaeology 2006; Murray 2000).

A few archaeological investigations have been undertaken within the study area. An archaeological evaluation was carried out at the rear of 4 Market Square (EBD29), about 40m east of the proposed development, uncovered a possible boundary ditch of late medieval or early post-medieval date, indications of stone buildings, and successive episodes of demolition, levelling and reconstruction. Documentary research indicated that the area was densely occupied by structures associated with a variety of light industries from at least the 17th century onwards, but no *in-situ* deposits relating to earlier activity were encountered; though potsherds dating from the medieval period were recovered.

A series of post-medieval/modern ditches, walls and post-built fences as well as rubbish pits, cobbled surfaces and a small brick-built structure were revealed at Leighton Middle School, c. 300m southwest of the proposed development site (Albion Archaeology 2006; EBD229)

A number of post-medieval foundations and soakaways, probably relating to the 19th century maltings were found at 33 Lake Street, c. 300m southeast of 46 High Street (Murray 2000; EBD810). An evaluation at the rear of 23-25 High Street (EBD27) revealed little more than a number of modern make-up layers and one ditch, even though buildings were known to occupy this site in the post-medieval period.

The economy of Leighton Buzzard continued to be dependent on agriculture well into the post-medieval period. Early maps show that the area around the development site were agricultural fields through the mid-late 19th century, including a large Town Field just south of the site. By the 19th century, however, other industries developed in Leighton Buzzard. These include Iron production, straw plaiting, brick making and basket making, tile-making, and asbestos processing, sand extraction, and there was extensive trade due to the town's location on the Grand Junction canal (BCC & EH 2005: 29; Leighton-Linslade Town Council 2019).

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

The site is on a medieval burgage plot but the building itself dates from the 19th century and was listed in 1975.

Ownership of the building can be traced back to 1819, and is listed below:

- 1819: owner/occupier T. L. Wood;



- 1841: house of Ann Wood;
- 1851: house of John Flint (accountant), his mother Mary, wife Sarah and 5 children;
- 1861: house of Sarah Flint; the youngest daughter of John and Sarah Flint
- 1871-1881: Frederick Pledger, draper; his wife Fanny and two children, the youngest of which, Frank, was his assistant
- 1891-1906: John Haskins, hairdresser, cigars, pipes etc.; with wife, Betsy, eldest son William (also hairdresser) two other hairdressers (Charles E Fairbank and Cecil Cleal). John Barton, a seed merchant's assistant also lived there, as did Jane Tanner, Haskins' niece
- 1920-1940: William John Haskins, hairdresser, tobacco and cycle agent; Home office civil servant Arthur Edmuns also lived there in 1939 as did Minnie Harkins,
- 1965: The Bedding Centre (S. R. Dillamore);
- 1972: S. R. Dillamore;
- 1986-present Dillamores, furnishings; Jackie Wilsher, staff bureau

Under the terms of the Rating and Valuation Act 1925 every piece of land and building in the country was assessed to determine the rates to be paid on them. Leighton Buzzard was assessed in 1927 and the valuer visiting 46 High Street discovered that it was owned and occupied by William John Haskins, a hairdresser. The building was described as follows:

The building contained a basement cellar (not used, damp) measuring 16 feet by 20 feet. The ground floor contained two shops measuring 16 feet 6 inches by 15 feet and 16 feet 6 inches by 5 feet. A back saloon measured 14 feet by 17 feet plus a bay of 3 feet 6 inches by 9 feet 6 inches; a ladies' saloon measured 11 feet by 12 feet 6 inches plus a bay of 3 feet 6 inches by 9 feet 6 inches. There was also a living room measuring 13 feet by 14 feet 6 inches and a scullery 12 feet by 17 feet. The first floor comprised: a bathroom and W. C.; two sitting rooms measuring 11 feet by 12 feet 6 inches and 12 feet by 17 feet 6 inches and two bedrooms measuring 11 feet by 12 feet and 8 feet by 17 feet 6 inches. The second floor had bedrooms measuring 8 feet by 17 feet 6 inches and 12 feet by 15 feet as well as three lean-to attics (poor).

Outside stood a brick and tile one storey warehouse measuring 18 feet by 14 feet, a brick and tile one stall coachhouse (used for stalls) and a W. C. as well as a small garden.

The valuer summed up the property as: "fair repair, double fronted shop, private entrance to house".

The brick-built old Telephone Exchange building was purpose built to house the exchange. The exchange was originally a Strowger system, which was replaced by the first and only prototype TXE1 electronic switch, which went into service in 1968 and was housed in the nearby Lake Street Telephone Exchange, though this was later replaced with an Ericsson AXE-10 unit (pers. comm. Geoff Gauntlet 12th June 2021; Halls et al., 1972; Light Straw 2012; Sheppard 1967). The building is first shown on the 1937 OS map.

3.4 *Cartographic Evidence*

The 1841 Tithe Map (Fig. 6) details the house of Ann Wood in the area now occupied by the development site. Her house at what was numbered as No. 56, its Tithe award number, appears to comprise at least three structures within the narrow apportionment, with apparent direct access from the High Street to an interior courtyard area at the western side of the property. The two buildings nearest the High Street fall within the footprint of the modern



property and may have formed the nucleus of later expansion. The southernmost of the three structures was presumably demolished as it is missing in the 1854 map (Fig. 7).

In the 1854 amended Tithe Map, the property is now shown by its new Tithe award number, No. 24, and available data documents that it was inhabited by John Flint, and subsequently by Sarah Flint (Fig. 7).

Available historical evidence indicates that throughout the earlier 19th century the site was utilised as a 'house', probably a domestic dwelling. It then became the site of various successive commercial enterprises when it was occupied by the draper Frederick Pledger, (c. 1871-1881), then the hairdressers and tobacconists, John Haskins (c. 1891-1906) and William John Haskins (c. 1920-1940).

The footprint of the Old Telephone Exchange, as shown in the 1841, 1854, 1880, 1901 and 1926 maps (Figs 6-10), overlies a space that was previously occupied by structure(s) associated with the building in the contiguous plot to the east of No. 46 High Street (i.e. to the rear of No. 48, presently an HSBC Bank). Only the 1841 and 1854 maps (Figs 6-7) show a major difference in the extent and arrangement of these structures to the rear, as the west-east projecting building(s) in the 1841 map are presumably demolished by the time of the 1854 map. Subsequently, a west-east aligned extension is re-built, and there appears to be only minor morphological changes the layout shown in the on the maps dating from 1880 to 1926 (Figs 8 - 10).

The 1880 OS map (Fig. 8) shows a rearward expansion of the buildings associated with No.46 High Street, and the closure of the gap to the west of the building. The configuration of the main north-south row of structures depicted on the 1901 and 1926 OS maps (Figs 9-10) remains relatively similar, though there is the addition of a small extension to the western side of the northern block. By the time of the 1926 map the contiguous structures in the eastern plot were demolished.

The ground plan of the block of buildings fronting onto the High Street remains the same on the 1937 OS map, though this map also shows the first depiction of The Old Telephone Exchange (Fig. 11). The footprint of the Old Telephone Exchange remains unchanged on 1969-79 OS map, though both maps show it situated within a distinct boundary that separates it from the buildings to the rear of No. 46 High Street (Fig. 12). The only obvious change in the external configuration of the Old Telephone Exchange is the addition of a small wooden shed appended to the eastern side of the building and shown on the contemporary OS map (Fig. 2).

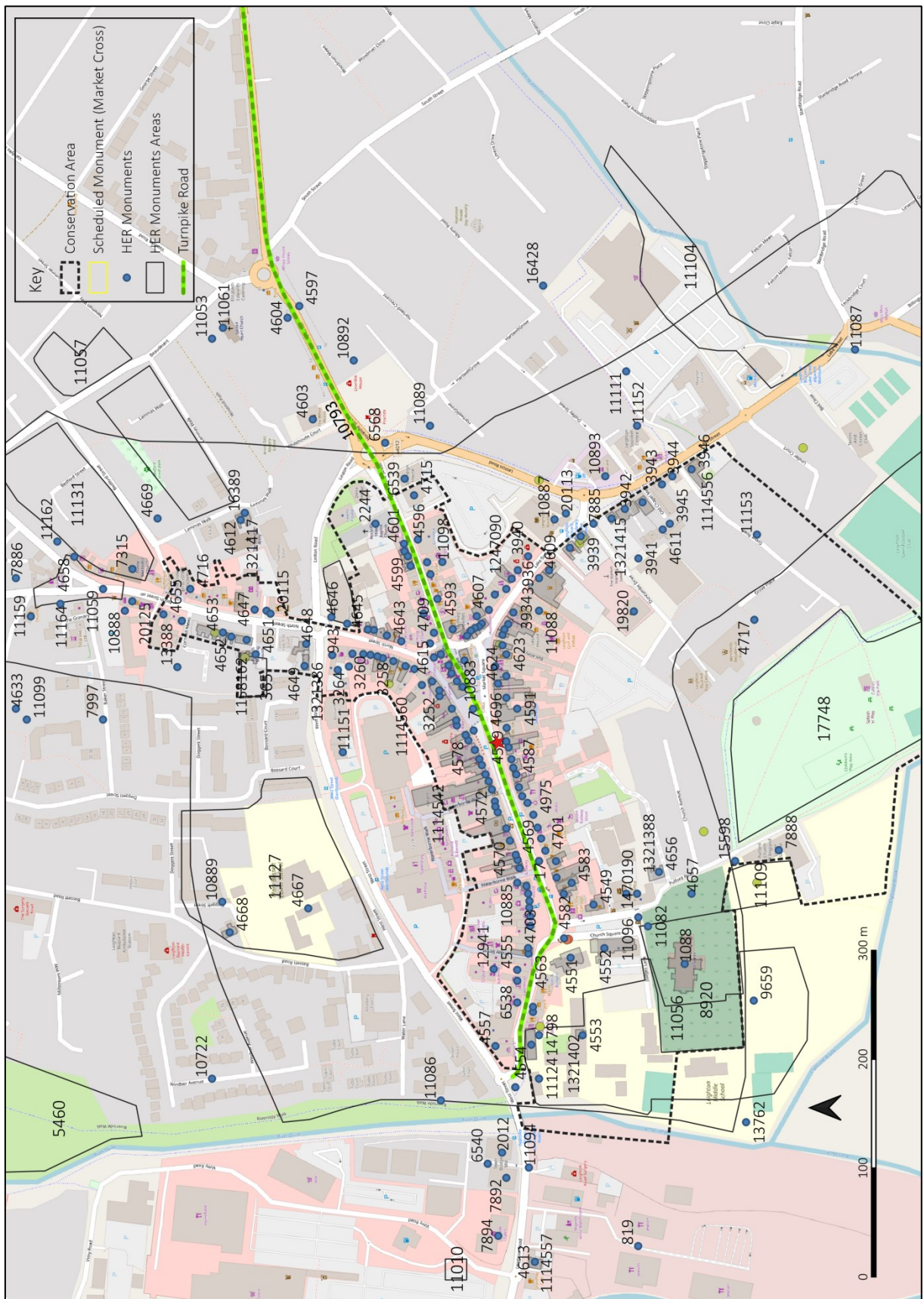


Figure 4: Heritage assets recorded in the Bedfordshire HER (red star = development site; scale 1:4000)



Figure 6: Extract from the 1841 Tithe Map (scale 1:1000)



Figure 7: Extract from the 1854 amended Tithe Map (scale 1:1000)

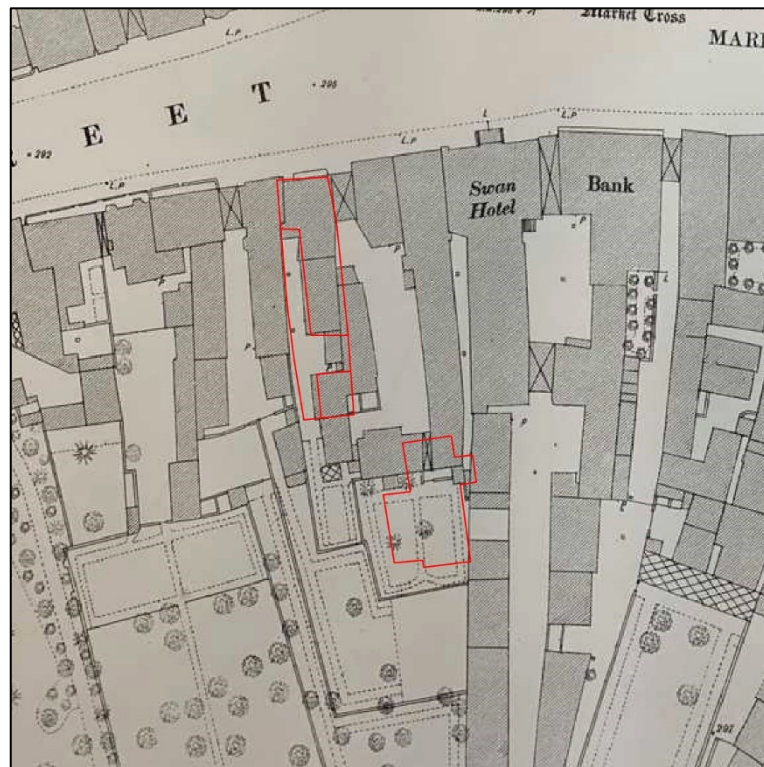


Figure 8: Extract from the 1880 Ordnance Survey map (scale 1:1000)

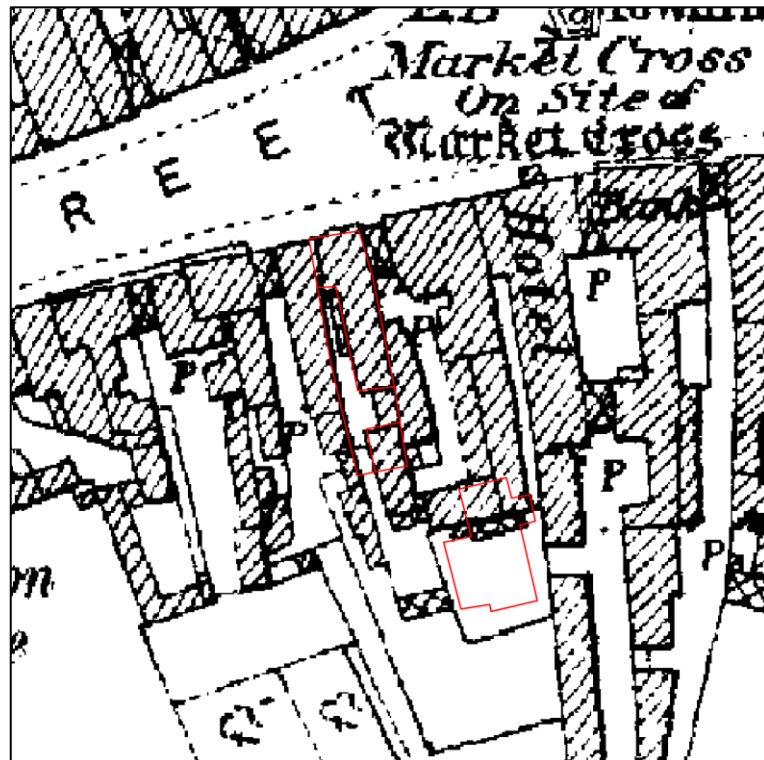


Figure 9: Extract from the 1901 Ordnance Survey map (scale 1:1000)

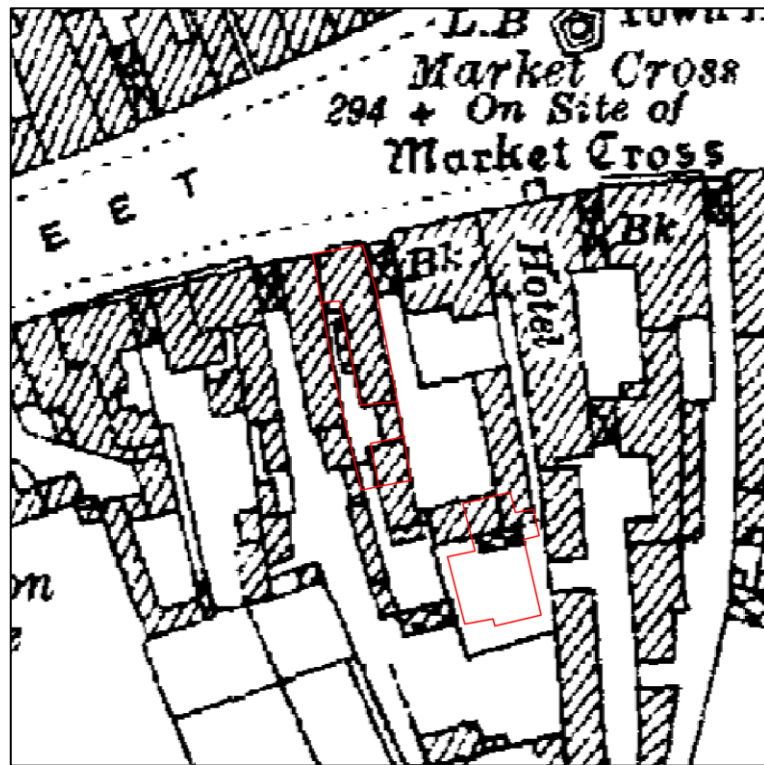


Figure 10: Extract from the 1926 Ordnance Survey map (scale 1:1000)

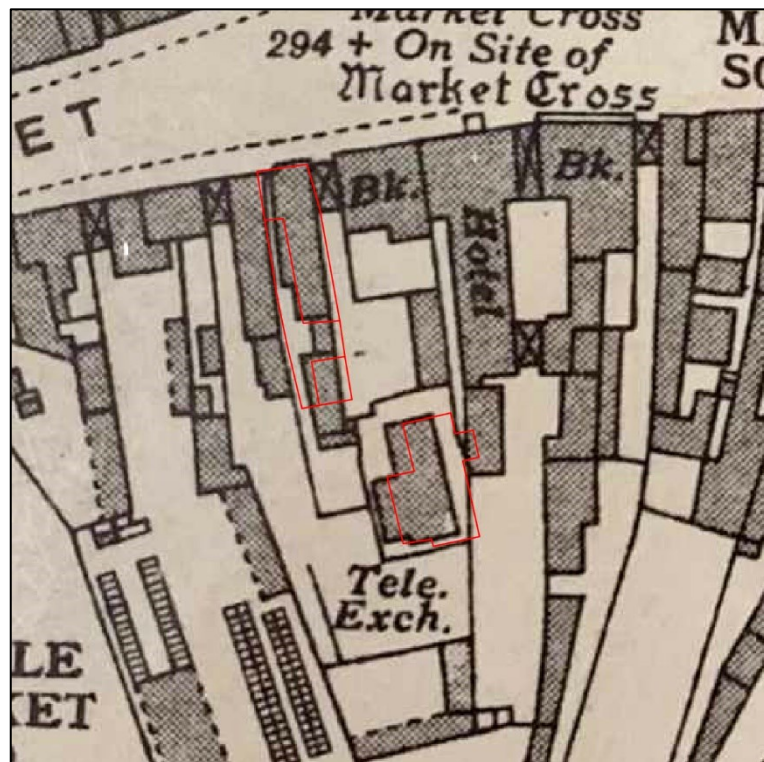


Figure 11: Extract from the 1937 Ordnance Survey map (scale 1:1000)

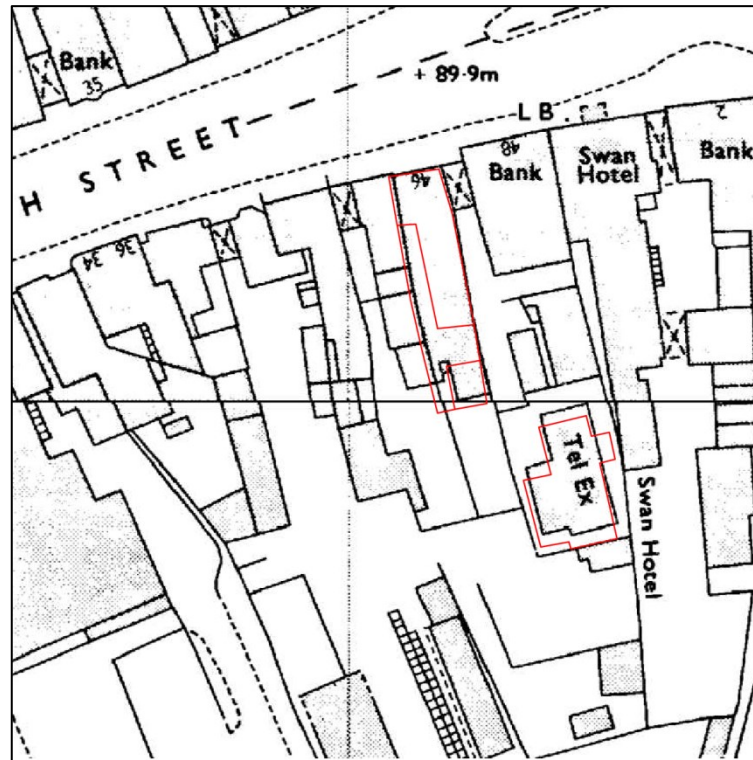


Figure 12: Extract from the 1969-70 Ordnance Survey map (scale 1:1000)



4 Survey

4.1 *Extent, Access and Present Use*

46 High Street is a 3 storey, brick-built structure under a slated pitched roof, with a modern shopfront that stands close to the historic Market Square and Market Cross. It is accessed via the shop front or the access road that extends from the High Street via a carriageway that leads to an open courtyard area at the rear of the development site. The buildings to the east of the proposed development site belong to the Jehovah's Witnesses, the HSBC Bank, and The Swan Inn. All are post-medieval or modern.

The Old Telephone Exchange stands to the rear of the courtyard and is a single storey, detached brick built structure under a clay tiled roof. It is currently used for the storage of furniture and market trader produce, and is described in more detail below.

To the rear of number 46 is an ironstone wall with some brick and tile repairs, with an early-mid 19th century brick wall above. The southern boundary wall is 20th century brickwork.

4.2 *Setting* (Fig. 13; Plates 1 – 14)

The development site is situated within the historic core of Leighton Buzzard and is surrounded by statutorily and locally listed buildings (CBC 2012). The surrounding area is characterised by varied built form with 2 and 3 storey buildings and a mix of uses including retail, commercial and residential. Most of the town centre is designated as a Conservation Area (Fig. 4) and the urban pattern is characterised by narrow, deep plots, with alleyways running through to service spaces behind the buildings; a legacy of the medieval burgage plots.

The town centre follows a traditional market town street layout with the main shopping area focussed along the linear High Street with historic development patterns, including the burgage plots that remain largely intact. This historic context is supplemented by more modern developments such as Waterborne Walk which follow more modern layouts. The built form along the High Street and surrounding streets is dominated by attractive historic buildings dating back as early as the 13th century. This includes All Saints Church, an early English parish church dating from 1277, which boasts a 60m spire, medieval ironwork and some intriguing graffiti dating from the 14th, 15th and 16th centuries. The quantity, quality and layering of the town centre's historic assets create a rich townscape, which is recognised in the listing of numerous buildings (predominantly Grade II) and the Scheduled Ancient Monument status of the Market Cross that form the immediate context of the development site. Many of these historic buildings vary in period and architectural style, and have been adapted over the centuries. There are also numerous medieval fragments of buildings retained behind more recent Georgian and Victorian facades, and a small number of intact pre-Georgian buildings.

The immediate setting of the proposed new dwellings comprises the side/rear of the HSBC Bank, the Jehovah's Witnesses Kingdom Hall, and the Swan Hotel, which are predominantly brick-built, and have either flat roofs or are combined with a pitched slate roof (Plates 10 – 12). The HSBC Bank, and the Jehovah's Witnesses Kingdom Hall either entirely or partially abut the Swan Hotel. To the rear of the site is a small patch of wasteland, to the south of which is car parking for local businesses (Fig. 13; Plates 13-14).



Plate 1: The Market Square and Market Cross (on Market Day), High Street, facing southwest



Plate 2: The front of the proposed development site and its immediate context (on Market Day), facing southeast



Plate 3: The High Street (on Market Day), south side, facing southwest. The spire of the All Saints Church is visible in the background



Plate 4: The High Street (on Market Day), south side, facing southeast



Plate 5: The Market Square and Market Cross, facing northeast



Plate 6: The High Street, north side, facing northeast



Plate 7: The High Street, north side, facing northwest



Plate 8: The High Street, facing southwest



Plate 9: The High Street, facing northeast



Plate 10: The west side/rear of No.48 High Street (HSBC Bank) and carriageway arch, facing northeast



Plate 11: The rear of the HSBC Bank (No. 48 High Street; left), the side of the Swan Hotel (centre) and the Jehovah's Witnesses Kingdom Hall (north side, right), facing northeast



Plate 12: The Jehovah's Witnesses Kingdom Hall, facing northeast



Plate 13: The rear of the proposed development site, from south of the boundary wall, facing northeast. The rear of No.46 is centre left, and the roof of the Old telephone Exchange is on the right



Plate 14: Car Park situated to the south of the proposed development site, facing southwest



4.3 **Buildings**

A survey of the proposed development site was carried out on 8th June 2021, during Market Day (though additional photos were taken at a later date), and the exterior of the buildings and their context was fully photographed. The photographs are shown below and photographs of the interior spaces of the old Telephone Exchange are attached to the survey sheets in Appendix 1. The high street front of the building is defined as north and the rear, the south, and this is reflected in the photo plans (Fig. 13).

4.4 **Exterior** (Figs 13 - 14; Plates 15 – 53)

The photographs of the front of Dillamore's Furnishing and the High Street show the immediate context of the development site, and its place within the busy town centre on Market Day. The frontage of the site lies between the Grade II, 44 High Street (now a hair salon/tattoo studio; HE List Entry No. 1311745) and the gated carriageway arch, which leads into the proposed development site, forms part of (HSBC UK) 48 High Street (HER 4696; Plates 15 – 18).

The eastern elevation of the furniture store within the access lane clearly evinces 5 distinct sections of brick-built construction associated with the main north-south range of buildings (Plates 19 – 33). The phases, from north to south, are as follows:

Building 1: The wall section under the carriageway arch is built of handmade red bricks with horizontal skintlings, suggesting a late 18th or 19th century date, set in Flemish bond using hard lime mortar (Plates 19 - 20)

The section of the same wall to the south of the carriageway is painted white. An earlier window under a segmental arch has been widened (and is now boarded up). To the right of it is a half glazed timber door. The first floor is lit by an 8/8 timber sash window (Plates 21 - 25). This and Section 1 are part of the same construction phase.

Building 2: That this is a separate building can be seen in both the roof height and the queen closers at the southern end of Building 1 (Plates 26 - 29). It is a 2-storey section built in late 18th/early 19th century red brick in an irregular bond. The bricks are hand-made and friable. The top 15 courses have been rebuilt in the 20th century. The southern gable end of this building is of gault brick and appears to be late 19th century. This has a slate roof. (Plate 28)

Former boundary wall: The east wall of the flat roofed section that is to be demolished was built in the 20th century and replaces an earlier boundary wall which survives at the southern end and consists of ironstone at the base and the top of the wall with brickwork and a binding timber between (Plates 30-34).

Building 3: The rear section (also to be demolished), is a small originally detached building, built of late 18th/early 19th century brick under a tiled roof. The east wall has been rebuilt in a Flemish Bond with cement mortar (Plates 32, 34-35).

The addition of extensions and changing footprint of this range is consistent with the cartographic evidence. These structures have pitched slated roofs, except for a central section which has a flat roof that is T-shaped in planform, extending over most of the western portion of the range (Plates 31-32). The western boundary wall is built of ironstone with some tile and brick repairs, with an early-to-mid 19th century brick wall built on top; the section closest to the rear wall of Dillamores has been newly rebuilt in brick (Plates 36-39). The southern boundary wall is built entirely of 20th century brick (Plate 40).



The old Telephone Exchange is a detached purpose built structure located in the southeast of the proposed development site, adjacent to the courtyard at the southern end of the site (Fig. 15; Plates 40-47). It is brick-built under a dual pitched slated roof, which is separated from the Kingdom Hall by a parking space. The wooden shed adjacent to the eastern wall of the building (Plate 41 & 47) is the only notable change to the outline of the old Telephone Exchange.

Outside of the proposed development site, and to the south, is an open-yard and a carpark that were part of the former cattle market, and to the east is the rear entrance to the Swan Hotel on Duncombe Drive (Plates 48 – 52).



Plate 15: Dillamore's Furnishers (No. 46 High Street) and No. 44 high Street (right), facing southwest



Plate 16: HSBC Bank (No. 48 High Street) and carriageway arch, facing southeast



Plate 17: Carriageway arch & access road, view from the High Street, facing south. The Old Telephone Exchange is visible to the rear



Plate 18: View to rear of carriageway arch: detail of Old Telephone Exchange, facing south



Plate 19: Building 1 (under the carriageway arch), facing southwest

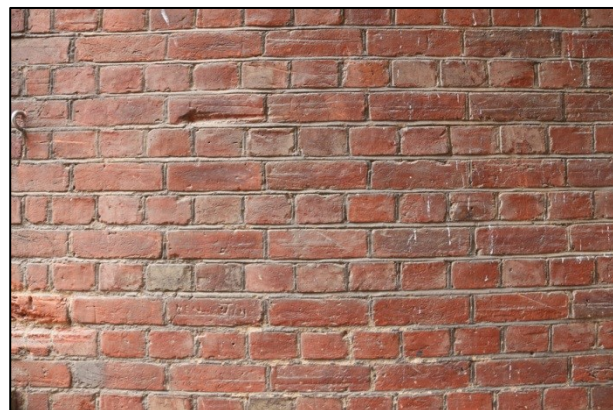


Plate 20: Detail of brickwork of wall of Building 1 (under the carriageway arch), facing east



Plate 21: Building 1 (white section), facing southwest



Plate 22: Building 1 (white section) detail of door & ground floor window, facing southwest



Plate 23: Building 1 (white section) detail of door, facing east



Plate 24: Building 1 (white section) detail of ground floor window, facing east



Plate 25: Building 1 (white section) detail of brickwork, facing east



Plate 26: Building 2, facing southwest



Plate 27: Building 2, facing northwest



Plate 28: Building 2, detail of roof and chimney, facing northwest



Plate 29: Building 2, detail of brickwork



Plate 30: Building 3, former boundary wall, facing northwest



Plate 31: Building 2 and former boundary wall: pitched and flat roofs, facing northeast



Plate 32: Former boundary wall/flat roofed section and Building 3 pitched roof, facing southeast



Plate 33: Former boundary wall/flat roofed section, remains of earlier boundary wall, detail of facing west



Plate 34: Former boundary wall & Building 3, facing southwest



Plate 35: Building 3, gable end, facing northwest



Plate 36: Western boundary wall adjacent to rear of Building 3, facing northwest



Plate 37: Western boundary wall detail, facing west



Plate 38: Western boundary wall, facing west



Plate 39: Western and southern boundary walls, facing southwest



Plate 40: Boundary walls to rear of the proposed development site and western end of the Old Telephone Exchange, facing south



Plate 41: The Old Telephone Exchange (the wooden shed and the Swan Hotel are visible in the background), facing southeast



Plate 42: The Old Telephone Exchange, facing southeast



Plate 43: The Old Telephone, facing south



Plate 44: The Old Telephone, Room G5, facing southwest



Plate 45: The Old Telephone dual pitched slated roof, facing southeast



Plate 46: The Old Telephone dual pitched slated roof (adjacent to southern boundary wall), facing east



Plate 47: The Old Telephone Exchange, wooden shed to east and detail of the Swan Hotel, facing southeast



Plate 48: The rear of Nos 42 & 44 High Street, and open-yard (part of former Cattle Market), facing northeast



Plate 49: Rear of No 44 High Street; the Old telephone Exchange & the Swan Hotel are visible to the right, facing northeast



Plate 50: Gravel trackway from open-yard area to Car Park (right) and Duncombe Drive (the Old telephone Exchange and the Swan Hotel are visible to the left), facing east



Plate 51: Car Park to rear of proposed development site, facing southwest



Plate 52: The rear entrance to the Swan Hotel at Duncombe Drive, facing northwest



4.5 ***Dillamore's Furnishing: Rear Section Interior*** (Appendix 1)

The interior of the flat roofed rear section of the furnishing store, which is proposed for demolition, is architecturally unremarkable and is devoid of any distinguishing features (Fig. 15-16). The layout is, generally, open-plan except for the rear show room that constitutes a discrete area.

4.6 ***The Old Telephone Exchange: Interior*** (Appendix 1)

As the old Telephone Exchange is to be entirely demolished, the internal features of the single storey structure were recorded (Figs 17-18). It has a total of 5 separate rooms/spaces, but the small, WC was, however, not accessible during the survey (Room G5; Fig. 18; Plate 46).

The windows are predominantly 3-light Crittal type casements, and the doors are all timbers. The walls are simply painted plasterboard, but some painted brickwork was evident in the westernmost room (G1). There are no architectural details of significance within the building. The contemporary usage of the building as storage for furniture and vegetal produce is clearly visible in the photographs.



Figure 13: External photo plan (scale 1:350)

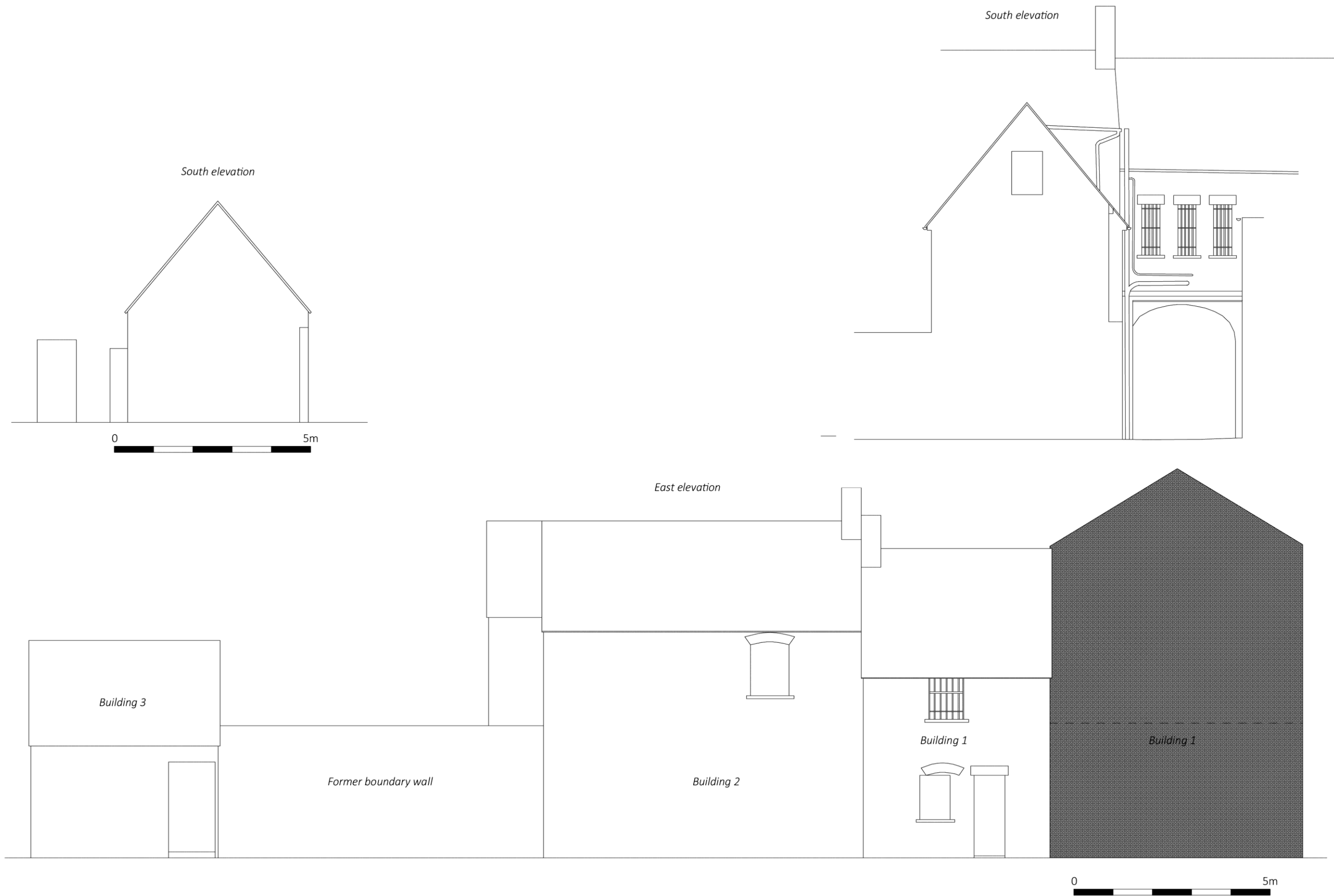


Figure 14: Number 46 High Street elevations (scale 1:100)



Figure 15: Existing shop floor plans (scale 1:125)

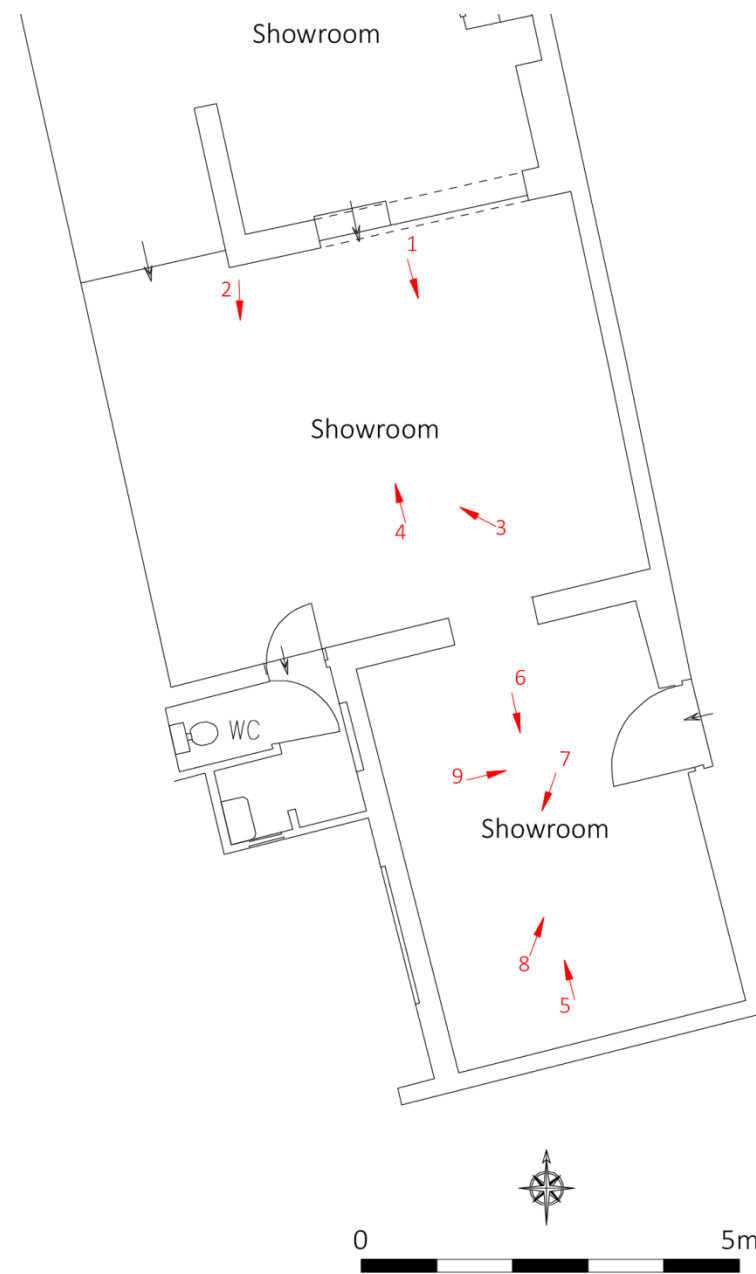


Figure 16: Dillamore's Furnishing: rear section interior photo plan (scale 1:100)

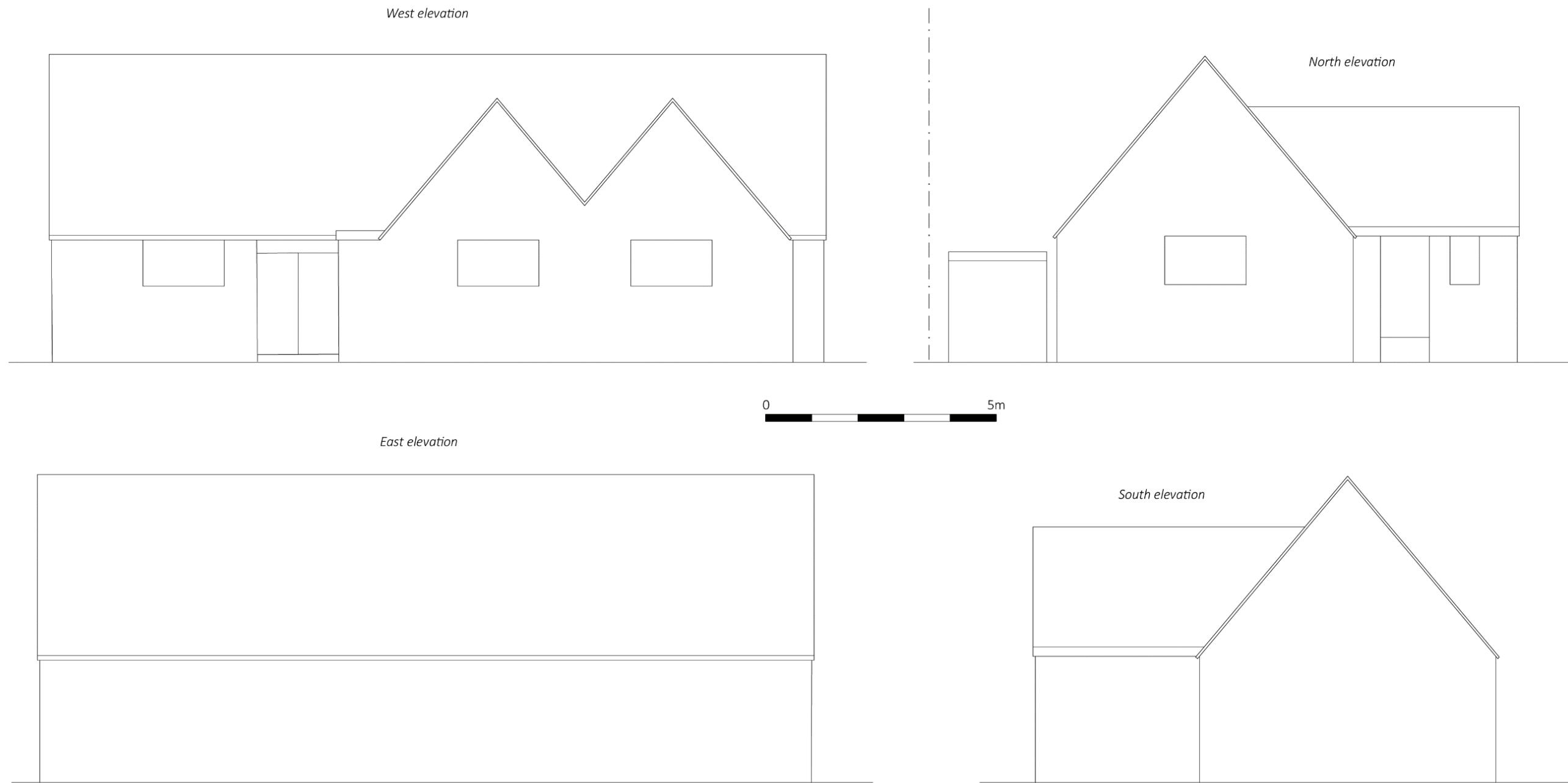


Figure 17: Old Telephone Exchange elevations (scale 1:100)

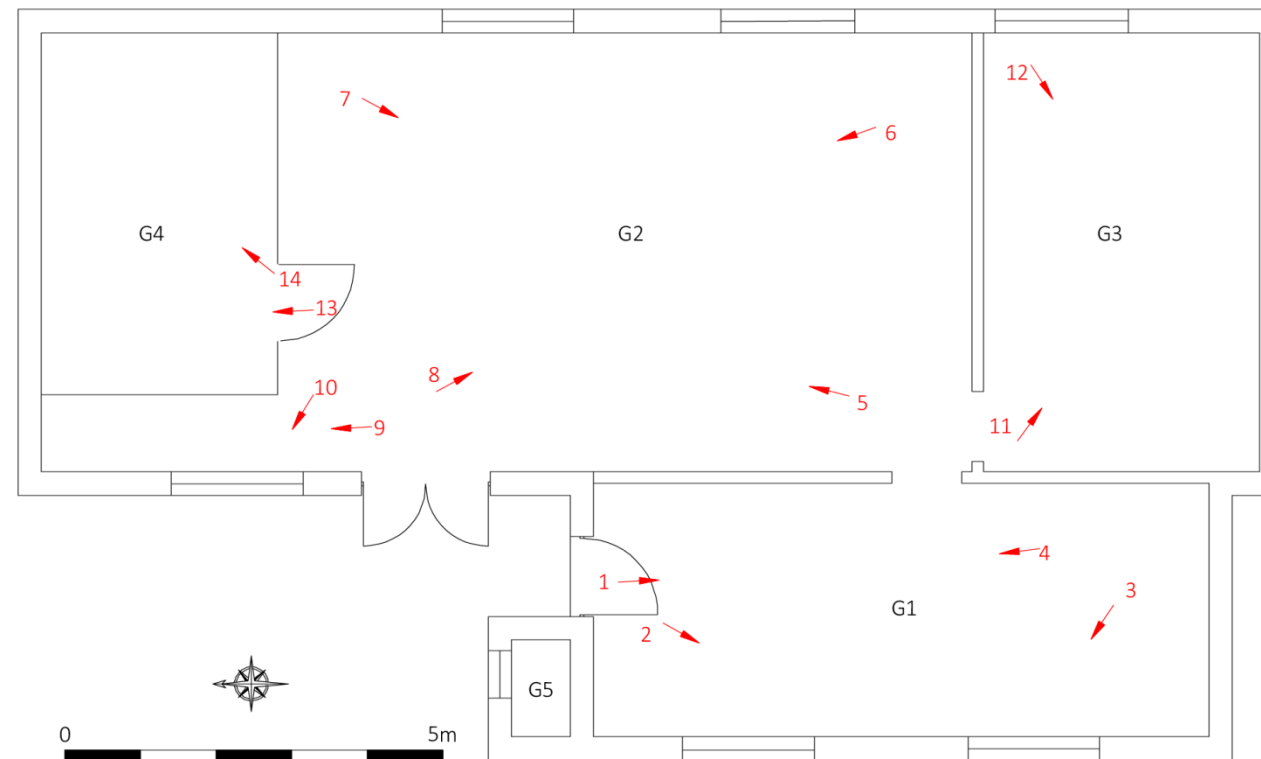


Figure 18: Old Telephone Exchange photo plan (scale 1:100)



Figure 19: Plot 1 elevations (scale 1:100)

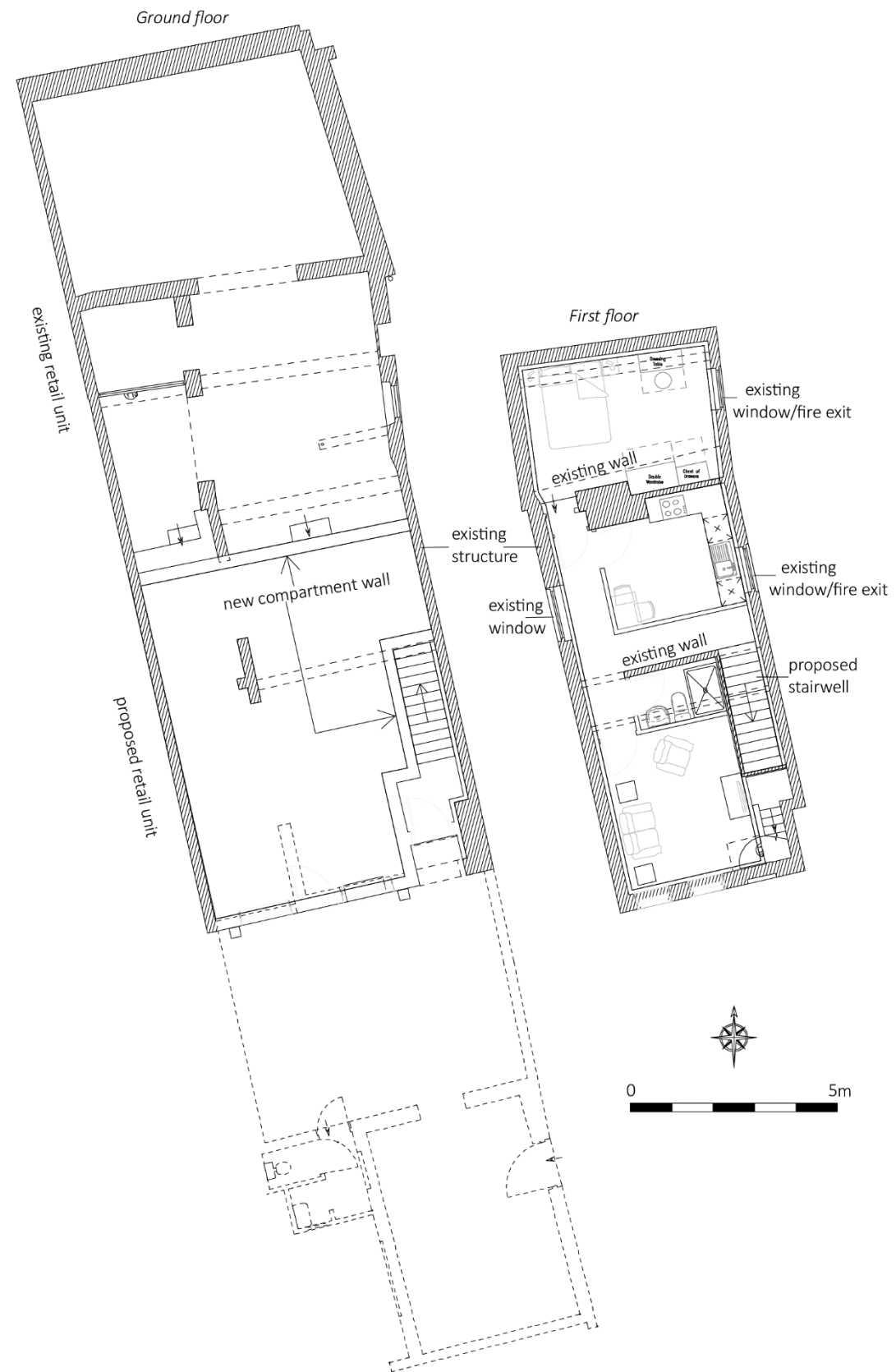


Figure 20: Plot 1 floor plans (scale 1:150)



Figure 21: Plots 2 and 3 (scale 1:100)



Figure 22: Plots 4-6 elevations (scale 1:100)



Figure 23: Plots 4-6 floor plans (scale 1:100)



5 Statutory Constraints on Development

5.1 A range of planning constraints are in place in the area of the site. These constraints relate both to the area as a whole, and to individual buildings and sites. These 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.

5.2 *Conservation Areas*

The site is located in the Leighton Buzzard Conservation Area, designated Town Centre boundary and Main Shopping Area of Leighton Buzzard (CBC 2018: 164-5). The proposed main modifications to the local plan (CBC 2021) contain the following policy regarding development within a conservation area:

Policy HE3: Listed Buildings, Conservation Areas and Built Heritage

Development proposals affecting that could affect the significance of designated Listed Buildings, Conservations Areas and non-designated heritage assets of local importance and/or their setting will be granted provided they:

- *Where possible, preserve, sustain and enhance the special character, significance, appearance and/or special architectural or historic interest of the asset/s in terms of scale, form, proportion, design, materials and the retention of features in accordance with national planning policy and legislation; and*
- *Preserve to the setting of the asset/s and its historic significance, and include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the heritage asset.*

Development proposals that affect the significance of any heritage assets must be accompanied by a Built Heritage Statement. The Built Heritage Statement must:

- *Describe the significance of the heritage assets that may be affected by the development*
- *Assess the level of impact that the development proposals will have on those assets, including where necessary an assessment of the impact of the development proposals on their setting; and*
- *Demonstrate that opportunities to avoid harmful impacts have been explored, and where this is not possible, set out necessary mitigation measures.*

Where development proposals will lead to harm to designated or non-designated heritage assets they will be assessed against the relevant criteria in the National Planning Policy Framework, taking into account the scale of harm and the impact on the significance of the heritage asset. (CBC 2021)

The National Planning Policy Framework (NPPF) contains the following paragraphs in relation to conservations areas:

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.



201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole. (MHCLG 2019)

In addition the importance of the potential impact on the Character of the Area as set out in the South Bedfordshire Review Plan (2004) has been cited in the Pre-App response (Macrdechian 2021), and is as follows:

Policy BE8 of the South Bedfordshire Local Plan Review seeks to ensure that development (including changes of use and extensions to existing buildings) take opportunities to reinforce the character and local distinctiveness of an area; respect the setting of the area in terms of its size, scale, massing, orientation, materials and overall appearance. These aspects are reinforced by the requirements of Section 12 of the NPPF and also the requirements of Section 16, due to the sites location in the Conservation Area.

5.3 **Archaeological Notification Areas**

The High Street has not been specifically designated as an Archaeological Notification Area, but is situated within the boundaries of the Leighton Buzzard Medieval Town (HER 16871). Despite the rarity of archaeological investigations in Leighton Buzzard, medieval pottery was found at the nearby No. 4 Market Square during archaeological trial trenching (EBD29) and Saxo-Norman remains were found at the former garage site on North Street (EBD1315).

5.4 **Scheduled Ancient Monuments**

Scheduled Ancient Monuments are regulated by the Ancient Monuments and Archaeological Areas Act 1979.

The proposed development site is situated 40m southwest of Leighton Buzzard's Market Cross (HER 7), a Grade II* Listed Building (HE List Entry No. 1321381) and a Scheduled Monument (HE List Entry No. 1005429), which stands at the eastern end of the High Street on the North Island Site of the Market Square. As there is inter-visibility between No. 46 High Street and the Scheduled Monument there is the potential for the proposed development site to affect the latter's setting.

5.5 **Listed Buildings**

The Planning (Listed Buildings and Conservation Areas) Act 1990 regulates the process of listing buildings of special architectural or historical interest and the regulation of proposed changes to listed buildings. Any development that will impact a Listed Building requires Listed Building Consent. The relevant clause in the Proposed Main Modifications Schedule to the local plan (CBC 2021) that addresses the matter of listed buildings is Policy HE3: Listed Buildings, Conservation Areas and Built Heritage, which has been reproduced in Section 5.2 of this report.

The proposed development site at No. 46 High Street is a 19th century Grade II Listed Building (HE List Entry No. 1114548) and there are 92 listed buildings (including the Market Cross



(Grade II*, HE List Entry No. 1321381; Scheduled Monument HE List Entry No. 1005429; HER 7)) within the 500m search radius (Figs 4 - 5). The medieval Market Cross is clearly visible from the proposed development site as it is situated c. 40m northeast of No. 46 High Street. The study site is contiguous with a late 18th /early 19th century Grade II Listed Building to the west at No. 44 High Street (HE List Entry No. 1311745), and three other listed buildings are situated adjacent at Nos 34-36, 38 and 40, dating from the late 16th/early 17th to the 18th centuries. A locally significant 19th century building at No. 48 High Street and its carriageway arch (HER 4696), is contiguous to the east, and the 19th century Grade II, The Swan Hotel, is at 50 High Street (HE List Entry No. 1157887). The Market Square to the northeast/east is also replete with listed buildings, with the nearest on the southern side dating from the 18th - 19th centuries. On the northern side of the High Street, all of the facing buildings are listed and date from the 17th to 19th centuries.

5.6 *Heritage & Planning*

The need for sensitive revitalisation of town centres is recognised in the Central Bedfordshire Local Plan (CBC 2018) and the Proposed Main Modification Schedule (2021):

Policy R1: Ensuring Town Centre Vitality

The Council will support and encourage main town centre uses within its town centres, service centres and large villages. The scale of development should relate to the Retail Hierarchy.

For the Principal and Secondary Town Centres, Town Centre Boundaries and Primary Shopping Areas are identified on the Policies Map.

Within the Primary Shopping Areas, the Council will seek to focus retail uses. The Council will seek to use conditions where necessary and justified to limit uses within Class E in order to maintain the predominant retail function of the Primary Shopping Areas and ensure an appropriate mix of ground floor uses.

Proposals for changes of use away from retail will not be supported within the Primary Shopping Area, unless it can be satisfactorily demonstrated that the units have been marketed for a period of 6 months or more, with no success and where they would support positively the overall viability and vitality of the centre.

Within the identified Town Centre Boundaries but outside the Primary Shopping Areas of the Principal and Secondary Town Centres, development proposals for other main town centre uses such as leisure, commercial, office, tourism, cultural, and community uses will be supported.

Proposals for change of use, or re-development of properties, away from these uses within the Town Centre Boundaries, but outside the Primary Shopping Areas, will be supported where they meet all of the following criteria:

- *The proposed use would be of an appropriate scale within the town centre*
- *The proposed use would positively support the vitality of the town centre by enhancing the range of facilities offered and/or stimulating activity outside normal shopping hours, and*

Above ground floor level, proposals for residential use and general office space will be supported (CBC 2021).



13.4.10 Development Briefs were adopted by the [Leighton Buzzard] Council in 2012 as Interim Technical Guidance for Development Management purposes which will guide and attract development on two key sites: Land South of High Street and Bridge Meadow. Land South of High Street will create an extension to the High Street with proposed new mixed use development, which will have the capacity to accommodate high quality complimentary uses and enhance Leighton Buzzard's sense of place. The Development Brief for Land South of High Street will be updated and will act as supplementary planning guidance to the Local Plan. Bridge Meadows is a proposed waterside development that could offer a new mixed-use quarter that will strengthen the links between the combined towns of Linslade and Leighton Buzzard (CBC 2018).

Policy R3: Town Centre Development

Other Town Centres

In addition to Policy R1 development proposals should be in accordance with the principle and objectives of the relevant and up to date town centre masterplans and development briefs.

Development proposals elsewhere in town centres should complement and not prejudice development proposed by town centre masterplans and development briefs. The Council will seek to secure financial contributions to mitigate any significant adverse impacts on existing town centres or planned investment. Where town centres do not have adopted or endorsed masterplans or development briefs, the Council will seek to support sustainable development in town centres and retain existing retail uses in line with Policy R1 (CBC 2018).

Leighton Buzzard Development Briefs: Land South of the High Street

- 1.3 Key to the revitalisation of the town centre is the redevelopment of the land lying to the south of the High Street.*
- 1.4 The site offers the opportunity to create a sustainable extension to the town centre shopping area which enhances the retail offer and the centre's competitiveness, while preserving the town centre's existing high quality character, reinforcing its distinctiveness and enhancing the town's historic character and environment (CBC 2012).*

The National Planning Policy Framework (NPPF) cites the following on the subject of heritage assets:

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*



d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (MCHLG 2019).

The proposed development meets several of the desired aims of the policies cited above as it is located in the very heart of the town centre and its change of use to include residential and commercial space will ensure that there will be activity in the area after shopping/office hours. This is further discussed in Section 6 below.

The framework for the management of heritage issues in the planning system is currently set out in the National Planning Policy Framework (NPPF) (MHC&LG 2019). Decisions relating to archaeological matters within the area of the site are taken by the local planning authority, acting on the advice of the Central Bedfordshire Council Archaeology Team.



6 Assessment of Heritage Potential

6.1 *Heritage Assets, their Significance and Setting*

A Heritage Asset Assessment report evaluates the significance of a heritage asset and the impact that development might have on that asset. According to the National Planning Policy Framework (NPPF), in this context 'significance' can be defined as:

..the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (NPPF 2019: 71).

The NPPF glossary defines the setting of heritage assets as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (<https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>).

The concept of 'value' is developed further by Historic England (2008), which notes that:

The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it (HE 2008: 21). In addition, People may value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community' (HE 2008: 27).

There are four broad categories of value that are evaluated for a Heritage Asset Assessment. These include **Evidential** value, which derives from the potential of a place to yield evidence about past human activity (HE 2008:28); **Historical** value, deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative*; **Aesthetic** value, which derives from the ways in which people draw sensory and intellectual stimulation from a place and **Communal** value, which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects (Historic England 2008: 28-31).

Another term used throughout a heritage assessment is **potential**. This can mean several things, depending on context. For instance, the evidential value of a heritage asset was said to derive from its 'potential' to yield evidence, in other words, the unrealized ability of the asset to contribute to future research. This use of the term can apply to archaeological sites as well as buildings and other above ground heritage assets.

'Potential' is also used to describe the probability of discovering as-yet-unknown archaeological resources at a proposed development site. This is determined by compiling a history of the site, examining the location and type of known archaeological sites in the



vicinity, and evaluating the current condition of the site. In both of these uses, a heritage asset can be said to have high, moderate or low potential.

A third use of the term 'potential' is to assess the possible impact of development at a site, as in Section 6.2, below. In this use, the impact is said to be positive, negative or neutral.

No. 46 High Street is a 3 storey, 19th century, Grade II Listed Building (HE List Entry No. 1114548) with a yellow brick front, a Welsh slated roof, 2 sash windows with glazing bars in reveals under flat arches, and a modern shop front. Its innate significance is that much of the original exterior build survives. While the building is not the most significant built heritage asset in the vicinity, it is nonetheless a component of Leighton Buzzard's post-medieval and Victorian history. Documentary evidence indicates that it has had several residents since the 19th century who have utilised it as commercial premises, such as a drapery, a hairdresser/tobacconist, and as a furnisher. The location or setting of the building within the Conservation Area and centre of the medieval market town, only a few metres from the Market Square and the scheduled medieval Market Cross, nestled among numerous listed buildings, with those in the immediate vicinity dating from the 16th to 19th centuries, entail that its significance is based on its context rather than its own minor architectural qualities. Indeed, the aesthetic significance of the structure, while highly subjective, resides in its historic brickwork and slate roof that form the frontage on the High Street. However, the setting at the rear of the property is a gravel surfaced carpark with overgrown vegetation at its periphery.

The old Telephone Exchange is a purpose built early 20th century brick building with a pitched slated roof that has, at best, limited architectural distinction, and which currently functions as a utilitarian furniture/vegetal storage area. Given its location, it can only be seen from the High Street when passing the carriageway arch adjacent to No. 46, and only its roof and upper courses of the brick walls are partially visible from the carpark area to the rear of the property.

Number 46 holds some value in all of the categories discussed above. Its **evidential** value is minor and lies entirely in the historic fabric of the building as an example of utilitarian 19th century and later building techniques and brickwork. The building's status as a shop on the High Street and its association with known residents of the town has local **historical** value. The old Telephone Exchange has an **historical** value that potentially transcends local interest, though it will be of interest only to specialists, as it housed the first and only prototype TXE1 electronic switch (telephone exchange), which went into service in 1968. The **aesthetic** value of the buildings to the rear of No. 46, including the old Telephone Exchange, however, is a minor factor as their significance is almost entirely contextual given the medieval to post-medieval heritage assets on the High Street. These aspects combined demonstrate some **communal** value in that it is part of the town's history, though as its function is entirely commercial it is of limited importance.

6.2 *Potential Impact of the Proposed Developments*

Having identified existing heritage assets and determined their significance, a heritage assessment must then go on to examine the possible impact of the proposed development on both the known and potential assets.

The proposal relates to land to the rear of 46 High Street and proposes (Figs 19 - 23):

- The demolition of the existing telephone exchange building and its replacement with 3 mews houses orientated along the long axis of the site



- The removal of the flat roofed section behind the former boundary wall and Building 3 which would be replaced with a single, detached 2 storey building, providing 2no. 1 bedroom flats.
- The change of use of the first floor of the retained rear range to residential use and the creation of a separate retail unit on the ground floor below.

As the frontage of the shop building will remain unaltered and all the major changes to the fabric and configuration of the proposed development site are entirely located to the rear, the immediate setting within the High Street will be unaffected. The development proposes replacing the Old Telephone Exchange with buildings that respect both listed building curtilage and Conservation Area contexts, and the historic layout and built 'grain' of the rear yard areas beyond the High Street frontages (Macrdechian 2021). It will also maintain the potential of pedestrian through-access as the indicative plans for the proposed development shows a primary pedestrian route from the development area north to the High Street running to the west of the Old Telephone Exchange building; access may also possible to the proposed town development to the rear. Additional commercial space will contribute to the overall viability and vitality of the town centre, perhaps providing new employment opportunities, and an extension to the centre's Primary Shopping Area, particularly when combined with extra residential space within that same area there will be activity after shopping/office hours. All of these elements directly contribute to the revitalisation of the town centre and the aims outlined in the *Leighton Buzzard Development Briefs: Land South of the High Street* (CBC 2012), especially as the proposed site adjoins the northern boundary of the development brief area. Leighton Buzzard's town centre is an attractive environment due to the diversity and quality of its historic buildings and built environment which can be a major attraction for retailers and shoppers (CBC 2021).

The design of the new buildings would be in keeping with the rear range of number 46, and would enhance the appearance of the yard, which is currently lacking positive architectural and aesthetic features.

It is accepted that parts of this site have already been developed, and therefore there may have been truncation of archaeological remains (Macrdechian 2021). It is now well established that archaeological deposits can and do survive in urban areas despite successive periods of regeneration. Indeed, this has recently been amply demonstrated in Leighton Buzzard as archaeological investigations encountered medieval pottery at No. 4 Market Square (EBD29) and Saxo-Norman remains at the former garage site on North Street (EBD1315). It is therefore considered likely that this proposal will have an impact upon any surviving archaeological remains at the site.

Heritage Asset	Period	Significance	Impact of development
Setting of the Conservation Area	Medieval-Modern	High/Local	Positive
46 High Street	Post-Medieval	Moderate/Local	Positive
Neighbouring structures	Post-Medieval - Modern	Low-moderate/Local	Positive

Table 1: Assessment of development impact on existing structures or Conservation Areas



Resource	Potential	Significance	Impact of development	Mitigation strategy
Pre-medieval Features	Low	High/Local	Negative	Trial trenching or Watching Brief
Medieval Features	High	High/Local	Negative	
Post-Medieval Features	High	High/Local	Negative	

Table 2: Assessment of development impact on archaeological resources

6.3 *Minimising Possible Negative Impacts*

The possible negative impacts are limited to factors that will affect the survival of potential archaeological remains within the footprint of the structures that are to be built. It is therefore likely that archaeological mitigation in the form of trial trenching or a Watching Brief will be required.



7 Conclusions

The property at No. 46 High Street is a 19th structure that stands close to the historic Market Square and Market Cross, and is now a modern furnishing store that fronts onto the High Street. It is a brick-built structure with a slated pitched roof, and architectural characteristics that are entirely utilitarian. The old Telephone Exchange, to the rear of the proposed development site, is a purpose built early 20th century brick building with a pitched slated roof that has, at best, limited architectural distinction, and which currently functions as a furniture/vegetal storage area. However, its significance lies in the fact that it housed the first and only prototype TXE1 electronic switch (telephone exchange) in the UK. Despite the relatively unassuming architectural details of both buildings their location is highly significant as they are within the town centre and the Leighton Buzzard Conservation Area, and 92 listed buildings dating from the medieval to post-medieval periods stand in the immediate vicinity. As a consequence, No. 46 and the Old telephone Exchange constitute a small but important part of the history of the town.

The proposed development concerns the land/buildings to the rear of No. 46 and it requires the demolition of the existing telephone exchange building and its replacement with 3 mews houses; and the removal of the flat roofed section and single storey structure at the end of the range and their replacement with a detached residential 2 storey building. As the shop frontage of No. 46 will remain unaltered and the major changes to the fabric and configuration of the proposed development site are entirely located to the rear, the immediate setting within the High Street will be unaffected. Indeed, as there will be limited, or no intervisibility between the development and the High Street, as the new builds will be shielded by adjacent structures, these will have no effect on the aesthetic integrity of the Conservation Area. Any loss of historic fabric resulting from the proposed development will be outweighed by the increased pedestrian through-access, and extra residential and retail space that will encourage after shopping/office hours activity within the town centre. All of these elements directly contribute to the revitalisation of the town centre and the proposed town development to the south of the High Street. Consequently, the proposal meets the definition of 'less than substantial harm' as stated in the National Planning Policy Framework. The possible negative factors are limited to those that will affect the survival of any potential archaeological remains within the footprint of the structures that are to be demolished and those proposed for construction, which could be mitigated by conducting either trial trenching or a Watching Brief.



8 Acknowledgements

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The fieldwork was carried out by Karin Kaye MA MCIFA & Derek Watson PhD. The report was written by Karin Kaye MA MCIFA & Derek Watson PhD, and edited by David Kaye BA ACIFA.



9 Historic Environment Data

Heritage assets listed below are those within the study area, *i.e.* within a radius of 500m from the development site

HER No.	NGR (SP)	Type	Date	Description	Proximity to site (m)
3258	92183 25133	LB	Post-medieval	3 & 5 NORTH STREET	84
3255	92186 25143	LB	Post-medieval	7 NORTH STREET	94
3260	92189 25154	BLD	Post-medieval	11 NORTH STREET	106
3259	92188 25148	LB	Post-medieval	9 NORTH STREET	100
3262	92190 25171	BLD	Post-medieval	17 NORTH STREET	121
3261	92190 25161	BLD	Post-medieval	13 & 15 NORTH STREET	112
20125	92238 25373	FBD	Post-medieval	75 NORTH STREET	327
20115	92227 25246	FBD	Post-medieval	22 NORTH STREET & PREMISES ADJOINING 22 (Harris & Co., (leather merchants and grindery dealers))	205
4630	92207 25066	LB	Post-medieval	26 MARKET SQUARE	67
4596	92295 25111	BLD	Post-medieval	18 HOCKLIFFE STREET	163
11098	92274 25088	BLD	Post-medieval	WESLEYAN METHODIST, LATER BAPTIST, CHAPEL, Hockliffe Street	136
6539	92351 25123	FBD	Post-medieval	SITE OF WESLEYAN METHODIST CHAPEL, Hockliffe Street	220
4599	92280 25120	LB	Post-medieval	19 & 21 HOCKLIFFE STREET	152



HER No.	NGR (SP)	Type	Date	Description	Proximity to site (m)
20110	91866 25005	FBD	Post-medieval	10 BRIDGE STREET (Demolished)	279
20109	91792 25021	FBD	Post-medieval	CAFÉ OPPOSITE THE CEDARS SCHOOL AND HOUSE ADJOINING TO WEST, Bridge Street	350
20114	92218 25175	FBD	Post-medieval	16 NORTH STREET	138
20113	92319 24975	FBD	Post-medieval	35 & 37 LAKE STREET	198
16428	92528 24996	BLD	Modern	HATHAWAY COTTAGE, Albany Road, Leighton Buzzard	393
3935	92329 24904	LB	Post-medieval	32 LAKE STREET (former Library, originally Temperance Hall), Leighton Buzzard	245
4554	91831 25007	LB	Post-medieval	ASSEMBLY HALL, Cedar's School	313
4551	91911 24971	LB	Post-medieval	CEDAR'S SCHOOL, (Leighton Middle School), 2 Church Square	245
19820	92229 24912	BLD	Modern	LEIGHTON BUZZARD FIRE STATION, Duncombe Drive	172
4603	92405 25207	BLD	Post-medieval	THE WHITE HOUSE, 37 Hockliffe Street	303
4593	92240 25093	LB	Post-medieval	4 HOCKLIFFE STREET, NOW 20 PEACOCK MARKET	105
4595	92274 25102	BLD	Post-medieval	14 HOCKLIFFE STREET	140
10895	92213 25031	BLD	Post-medieval	ROSE & CROWN, Market Square/Lake Street, Leighton Buzzard	78
11164	92236 25439	FBD	Post-medieval	87 NORTH STREET, White Lion Inn, Leighton Buzzard	390
4609	92267 24990	LB	Post-medieval	12 & 12A LAKE STREET	145



HER No.	NGR (SP)	Type	Date	Description	Proximity to site (m)
4608	92217 25028	LB	Post-medieval	2 & 4 LAKE STREET	83
6540	91721 25047	FBD	Post-medieval	HOUSE AND GARAGE, W of former Bridge Hotel, Leighton Road	419
2190	92244 25040	FBD	Post-medieval	THE GEORGE/CORN EXCHANGE, Lake Street	105
4611	92304 24886	FBD	Post-medieval	32 LAKE STREET (former), Leighton Buzzard	239
4667	91956 25211	BLD	Post-medieval	OLD SCHOOL BUILDINGS, Mary Bassett School, Bassett Road	238
4647	92231 25260	LB	Post-medieval	52 & 54 NORTH STREET	219
11060	92230 25250	MON	Medieval to Modern	POUND & STOCKS, North Street, Leighton Buzzard	210
4642	92201 25126	LB	Post-medieval	4 NORTH STREET	89
4648	92199 25213	LB	Post-medieval	BLACK HORSE PUBLIC HOUSE, 21 North Street	163
11151	92100 25180	BLD	Post-medieval	SMITHY, Back Lane, Leighton Buzzard	126
4649	92179 25215	LB	Post-medieval	OUTBUILDINGS TO BLACK HORSE PUBLIC HOUSE, 21 North Street	159
4644	92212 25151	LB	Post-medieval	10 NORTH STREET	116
3263	92178 25174	BLD	Post-medieval	BUILDING, North of 17 North Street	120
4654	92220 25327	BLD	Post-medieval	THE WHEATSHEAF PUBLIC HOUSE, 57 North Street	278
4655	92226 25344	BLD	Post-medieval	59 & 61 NORTH STREET (No 59 formerly the Buffalo Inn)	296



HER No.	NGR (SP)	Type	Date	Description	Proximity to site (m)
4653	92210 25290	LB	Post-medieval	WILKES' ALMSHOUSES, 37-51 North Street	240
4716	92249 25320	BLD	Post-medieval	THE CROWN PUBLIC HOUSE, 72 North Street	281
4652	92206 25282	LB	Post-medieval	33 & 35 NORTH STREET (almshouses)	231
16389	92319 25269	BLD	Post-medieval	16 - 18 LAMMAS WALK, Leighton Buzzard	275
4651	92189 25259	LB	Post-medieval	FRIENDS' MEETING HOUSE, North Street	204
4650	92203 25268	LB	Post-medieval	27-31 NORTH STREET	217
7886	92259 25479	BLD	Post-medieval	ST ANDREW'S SCHOOL, North Street, Leighton Buzzard	435
7997	92129 25399	BLD	Post-medieval	PARISH WORKHOUSE, Baker Street, Leighton Buzzard	339
4658	92279 25426	BLD	Post-medieval	2 & 4 ST ANDREW'S STREET	391
11162	92293 25441	BLD	Post-medieval	8 ST ANDREW'S STREET, Ram Inn, Leighton Buzzard	410
10888	92230 25380	FBD	Post-medieval	THE KING'S ARMS, North Street, Leighton Buzzard	332
11059	92249 25399	MON	Post-medieval	POND, North End, Leighton Buzzard	356
4669	92314 25350	BLD	Post-medieval	4 - 6 BEDFORD STREET	338
7315	92268 25372	BLD	Post-medieval	PRIMITIVE METHODIST CHAPEL, North Street, Leighton Buzzard	337
11053	92480 25299	MON	Post-medieval	WINDMILL, Beaudesert	415



HER No.	NGR (SP)	Type	Date	Description	Proximity to site (m)
4612	92313 25273	LB	Post-medieval	10-14 LAMMAS WALK	274
4597	92509 25220	BLD	Post-medieval	64-72 HOCKLIFFE STREET	402
11061	92490 25290	BLD	Post-medieval	ROMAN CATHOLIC CHURCH, Beaudesert, Leighton Buzzard	418
10892	92459 25170	FBD	Post-medieval	WHITE HORSE, Hockliffe Street, Leighton Buzzard	337
4604	92499 25230	BLD	Post-medieval	73 & 75 HOCKLIFFE STREET	397
11099	92129 25469	BLD	Post-medieval	PRIMITIVE METHODIST CHAPEL, Mill Road, Leighton Buzzard.	409
4633	92140 25479	BLD	Post-medieval	25 - 31 (odd) MILL ROAD	419
10891	92249 25030	FBD	Post-medieval	11 LAKE STREET, Plume Of Feathers, Leighton Buzzard	113
11088	92230 25000	BLD	Modern	ORIEL CINEMA, Lake Street, Leighton Buzzard	108
4607	92230 25046	FBD	Post-medieval	5-9 LAKE STREET	91
3934	92228 25023	LB	Post-medieval	6 & 6A LAKE STREET	95
4626	92218 25052	LB	Post-medieval	18 & 18A MARKET SQUARE (Formerly No 21)	78
4606	92225 25057	LB	Post-medieval	THE PEACOCK, 1-3 Lake Street	85
4628	92214 25058	LB	Post-medieval	22 MARKET SQUARE	74
4627	92215 25055	BLD	Post-medieval	20 MARKET SQUARE	75



HER No.	NGR (SP)	Type	Date	Description	Proximity to site (m)
3939	92298 24961	LB	Post-medieval	20 & 22 LAKE STREET	186
7885	92309 24949	BLD	Post-medieval	24 LAKE STREET, Lake House, (formerly The Maidenhead) Leighton Buzzard	202
10887	92313 24985	BLD	Post-medieval	31 & 33 LAKE STREET, formerly The Coach & Horses Leighton Buzzard	188
3938	92287 24971	LB	Post-medieval	16 & 18 LAKE STREET, (Old Bank House)	171
3937	92259 25025	LB	Post-medieval	13 & 15 LAKE STREET	124
3940	92280 25010	BLD	Post-medieval	21 LAKE STREET	148
10890	92267 25019	FBD	Post-medieval	17 LAKE STREET, The Nag's Head, Leighton Buzzard	133
3936	92259 25000	LB	Post-medieval	THE UNICORN, 10 Lake Street	133
11153	92299 24800	FBD	Post-medieval	BLACKSMITH'S SHOP, Lake Street, Leighton Buzzard	304
3943	92346 24887	BLD	Post-medieval	34, 36, 38 LAKE STREET	269
4610	92314 24933	LB	Post-medieval	26 LAKE STREET	215
4717	92221 24802	BLD	Post-medieval	GROVE HOUSE, Grove Place	270
3942	92323 24921	LB	Post-medieval	1 - 10 Hoddesden Villas, (formerly 28 & 30 Lake Street)	229
3945	92309 24879	FBD	Post-medieval	BAPTIST CHAPEL, Lake Street	247
10893	92353 24939	FBD	Post-medieval	BELL AND WOOLPACK, 47 LAKE STREET, Leighton Buzzard	244



HER No.	NGR (SP)	Type	Date	Description	Proximity to site (m)
3941	92278 24908	BLD	Post-medieval	OUTBUILDINGS, 26 Lake Street	205
4643	92207 25139	LB	Post-medieval	6 & 8 NORTH STREET	103
4645	92212 25157	LB	Post-medieval	12 NORTH STREET	120
11087	92470 24709	MON	Post-medieval	LAKE BRIDGE, (later Chain Bridge) Lake Street, Leighton Buzzard	481
10722	91799 25299	FS	Palaeolithic	PALAEOLITHIC FLINT IMPLEMENTS from gravel pit, Bassett Road	416
11152	92400 24909	BLD	Post-medieval	SMITHY, near Dudley Street, Leighton Buzzard	300
11111	92449 24919	MON	Post-medieval	VICTORIA IRON WORKS, Lake Street, Leighton Buzzard	339
3944	92353 24877	BLD	Post-medieval	40 LAKE STREET	280
3946	92360 24860	LB	Post-medieval	SUN PUBLIC HOUSE, 42 Lake Street	297
4614	92140 25080	LB	Post-medieval	1-5 MARKET SQUARE, formerly The Eagle & Child Inn	20
3252	92151 25091	LB	Post-medieval	7 MARKET SQUARE	32
11067	92119 25059	FS	Medieval	COIN HOARD, High Street, Leighton Buzzard	21
4580	92124 25075	BLD	Post-medieval	55 HIGH STREET	21
4575	92088 25052	LB	Post-medieval	41 HIGH STREET, formerly Saracen's Head	52
12713	92093 25025	BLD	Post-medieval	42 HIGH STREET	58



HER No.	NGR (SP)	Type	Date	Description	Proximity to site (m)
4577	92102 25058	LB	Post-medieval	45 & 47 HIGH STREET	38
4576	92093 25054	LB	Post-medieval	43 HIGH STREET	47
3251	92179 25122	LB	Post-medieval	RED LION PUBLIC HOUSE, 1 North Street	73
11103	92200 25100	FBD	Post-medieval	THE THREE TUNS, North End, Leighton Buzzard	72
4616	92189 25089	LB	Post-medieval	25 MARKET SQUARE	56
4592	92213 25079	LB	Post-medieval	THE ROEBUCK, 2 Hockliffe Street	75
4619	92160 25070	LB	Post-medieval	CROSS KEYS INN, 35 Market Square	22
4618	92172 25080	LB	Post-medieval	31 MARKET SQUARE, former Currier's Arms	37
7	92139 25060	LB	Medieval	MARKET CROSS, Leighton Buzzard	1
10883	92165 25075	FBD	Post-medieval	BOOT INN, Market Square, Leighton Buzzard	29
2244	92309 25150	BLD	Post-medieval	BAPTIST CHURCH, Hockliffe Street	191
4590	92109 25029	LB	Post-medieval	46 HIGH STREET	43
4601	92291 25123	BLD	Post-medieval	23 & 25 HOCKLIFFE STREET	163
4598	92271 25117	LB	Post-medieval	17 HOCKLIFFE STREET	142
4594	92263 25099	BLD	Post-medieval	12 HOCKLIFFE STREET	129



HER No.	NGR (SP)	Type	Date	Description	Proximity to site (m)
4600	92284 25123	LB	Post-medieval	21A HOCKLIFFE STREET	157
4709	92209 25096	BLD	Modern	3 HOCKLIFFE STREET, former Co-Op (part of site formerly The Greyhound)	77
4714	92227 25105	BLD	Post-medieval	5 HOCKLIFFE STREET	97
4623	92189 25030	LB	Post-medieval	THE BELL, Formerly MARKET TAVERN, 10 Market Square	57
4629	92211 25062	LB	Post-medieval	24 MARKET SQUARE	71
4712	92178 25040	BLD	Post-medieval	8 MARKET SQUARE	42
4622	92169 25029	LB	Post-medieval	6 MARKET SQUARE	42
4621	92163 25037	LB	Post-medieval	4 MARKET SQUARE	32
4620	92150 25030	LB	Post-medieval	BARCLAYS BANK (formerly Bassetts Bank), 2 Market Square	31
4696	92122 25029	BLD	Post-medieval	MIDLAND BANK, 48 High Street	35
4591	92140 25019	LB	Post-medieval	THE SWAN HOTEL, 50 High Street	41
4566	91977 25011	LB	Post-medieval	13 HIGH STREET	170
4565	91940 25007	BLD	Post-medieval	3 & 3A HIGH STREET	206
4704	91963 25008	BLD	Post-medieval	9 HIGH STREET	184
4705	91970 25010	BLD	Post-medieval	11 HIGH STREET	177



HER No.	NGR (SP)	Type	Date	Description	Proximity to site (m)
4703	91957 25008	FBD	Post-medieval	7 HIGH STREET	190
4702	91949 25008	FBD	Post-medieval	5 HIGH STREET	197
4583	91979 24970	LB	Post-medieval	14 HIGH STREET	184
4584	91984 24983	LB	Modern	16 & 18 HIGH STREET	173
17	91999 25000	FS	Iron age	IRON AGE COIN	153
4701	92009 24994	BLD	Post-medieval	22 & 24 HIGH STREET	146
4569	92005 25021	LB	Post-medieval	21 HIGH STREET	140
4568	92001 25019	LB	Post-medieval	19 HIGH STREET	144
4567	91993 25017	LB	Post-medieval	17 HIGH STREET	153
10885	91979 25019	FBD	Post-medieval	15 HIGH STREET, Corporation Yard, (formerly brewery, then agricultural engineering works), Leighton Buzzard	166
4564	91919 25010	BLD	Post-medieval	1A HIGH STREET, formerly The Albion Hotel	226
4563	91914 25009	LB	Post-medieval	1 HIGH STREET	231
4698	92053 25010	BLD	Post-medieval	30 HIGH STREET	100
4697	92059 25015	BLD	Post-medieval	32 HIGH STREET	92
4975	92042 25005	FBD	Post-medieval	LEIGHTON HOUSE, High Street	112



HER No.	NGR (SP)	Type	Date	Description	Proximity to site (m)
4699	92030 25001	BLD	Post-medieval	28 HIGH STREET (former Dickinson and Adams Garage)	124
4572	92065 25043	LB	Post-medieval	35 HIGH STREET, formerly The Cock	76
10884	92054 25040	FBD	Post-medieval	33 HIGH STREET, formerly The Raven - now part of Key Markets Site	88
4700	92020 24998	BLD	Post-medieval	26 HIGH STREET	135
4707	92049 25040	BLD	Post-medieval	31 HIGH STREET, part of Keymarkets, formerly part of The Mermaid	93
4589	92104 25027	LB	Post-medieval	44 HIGH STREET, formerly The Bull	48
4578	92110 25064	BLD	Post-medieval	49 HIGH STREET	30
4587	92079 25020	LB	Post-medieval	38 HIGH STREET	72
4588	92085 25023	LB	Post-medieval	40 HIGH STREET	66
4570	92018 25026	LB	Post-medieval	RAVENSTONE CHAMBERS, 23A, 23B & 25 High Street (former site of The Black Lion)	126
4586	92067 25018	LB	Post-medieval	34 & 36 HIGH STREET	84
4615	92187 25096	BLD	Post-medieval	23 MARKET SQUARE	59
4571	92030 25030	LB	Post-medieval	NATIONAL WESTMINSTER BANK, 27 High Street (formerly The Red Lion)	114
819	91646 24908	FS	Roman	ROMAN POTTERY	516
11086	91779 25089	MON	Medieval to Post-medieval	TANNERY, Lovell End, Leighton Buzzard	362



HER No.	NGR (SP)	Type	Date	Description	Proximity to site (m)
11094	91718 25009	MON	Medieval to Modern	COUNTY OR SHIRE BRIDGE	425
2012	91732 25033	FBD	Post-medieval	BRIDGE HOTEL, 1 Bridge Street	408
4613	91631 25003	LB	Post-medieval	GRAND UNION HOUSE (Canal House), Leighton Road	512
7892	91708 25030	BLD	Modern	THE GRAND, Leighton Road, Linslade	433
3253	92156 25091	LB	Post-medieval	9 MARKET SQUARE	34
943	92189 25189	FBD	Post-medieval	HOLLY LODGE, 19 North Street	137
4556	91890 25019	BLD	Post-medieval	19-23 BRIDGE STREET	253
4555	91900 25019	BLD	Post-medieval	25 & 27 BRIDGE STREET	243
4713	91861 25005	BLD	Post-medieval	6-8 BRIDGE STREET	284
6538	91869 25019	FBD	Post-medieval	EWE & LAMB PUBLIC HOUSE, Bridge Street	274
4557	91830 25040	BLD	Post-medieval	BRIDGE HOUSE, 13 Bridge Street	310
14798	91839 25000	BLD	Post-medieval	A TERRACOTTA GARDEN URN at Leighton Middle School, Church Square	306
11124	91799 25000	MON	Post-medieval	MAIDENHEAD, Lovell End, Leighton Buzzard	346
10886	91799 25000	FBD	Medieval	THE ANGEL, Lovell End, (now Bridge Street) Leighton Buzzard	346
4657	91970 24860	BLD	Post-medieval	ALL SAINTS' VICARAGE, Pulford Road	262



HER No.	NGR (SP)	Type	Date	Description	Proximity to site (m)
15598	91999 24819	MON	Post-medieval	OLD WALLED GARDEN, Pulford Road, Linslade	279
4550	91970 24909	BLD	Post-medieval	CHURCH HOUSE, 11 Church Square	227
4656	91989 24889	LB	Post-medieval	1 - 5 PULFORD ROAD	228
4552	91919 24940	LB	Post-medieval	THE TERRACE, 4 - 14 Church Square	251
11058	91970 24919	BLD	Post-medieval	POST OFFICE, Church Square (formerly Pulford's School Site)	220
4553	91839 24959	LB	Post-medieval	LIBRARY, Cedar's School	317
11082	91940 24900	BLD	Post-medieval	VICARAGE HOUSE (former), Church Square, Leighton Buzzard	256
4549	91960 24949	LB	Post-medieval	GOLDEN BELL, 5 Church Square	211
4582	91969 24977	LB	Post-medieval	10 & 12 HIGH STREET	190
4574	92079 25049	LB	Post-medieval	39 HIGH STREET	61
4573	92073 25046	LB	Post-medieval	37 HIGH STREET	68
9659	91871 24802	FS	Roman	ROMAN COINS from churchyard	372
4581	92129 25076	LB	Post-medieval	57 & 59 HIGH STREET	19
7888	92010 24779	BLD	Post-medieval	PULFORD'S SCHOOL, Parsonage Close, Leighton Buzzard	309
13762	91760 24809	BLD	Modern	WAR MEMORIAL, Leighton Middle School	455



HER No.	NGR (SP)	Type	Date	Description	Proximity to site (m)
10889	91962 25290	BLD	Post-medieval	38 BASSETT ROAD, formerly The Carpenter's Arms, Leighton Buzzard	290
4668	91934 25283	LB	Post-medieval	THE ROUND HOUSE, 14 Bassett Road	303
13388	92178 25331	BLD	Post-medieval	ONION DRYING SHED, 53 North Street	273
4646	92224 25190	FBD	Post-medieval	18 NORTH STREET	154
4579	92115 25067	LB	Post-medieval	51 HIGH STREET	25
19241	91999 25000	PAS	Iron Age	IRON AGE COIN, Leighton Buzzard	153
11159	92224 25466	BLD	Post-medieval	1 MILL ROAD, Nag's Head, Leighton Buzzard	414
3254	92161 25107	LB	Post-medieval	13, 15, 15A & 15B MARKET SQUARE	51
4706	92049 25040	BLD	Post-medieval	29 HIGH STREET, part of Keymarkets, formerly part of The Mermaid	93
15173	91928 24976	LB	Modern	PAIR of K6 TELEPHONE KIOSKS, East of 2 Church Street	228
4585	91999 24984	LB	Post-medieval	BLACK LION, 20 High Street	160
1088	91905 24866	LB	Medieval	ALL SAINTS' CHURCH, Leighton Buzzard	304
4624	92198 25033	LB	Post-medieval	12 MARKET SQUARE	63
4617	92179 25082	LB	Post-medieval	29 MARKET SQUARE	44
4631	92184 25068	LB	Post-medieval	FORMER FIRE STATION & TOWN HALL, Market Square (former site of Moot Hall/Market House)	44



HER No.	NGR (SP)	Type	Date	Description	Proximity to site (m)
4625	92207 25033	LB	Post-medieval	16 MARKET SQUARE	72
11096	91948 24908	LB	Modern	WAR MEMORIAL, Church Square, Leighton Buzzard	244
4715	92336 25114	BLD	Post-medieval	22 HOCKLIFFE STREET	203
4706	92044 25037	BLD	Post-medieval	29 HIGH STREET, part of Keymarkets, formerly part of The Mermaid	98
12941	91900 25041	BLD	Post-medieval	7-17 FRIDAY STREET & WEST STREET, Leighton Buzzard	240
6568	92384 25141	FBD	Post-medieval	HARTWELL HOUSE, Hockliffe Street	257
3264	92175 25184	BLD	Post-medieval	DEPOT, North Street	128
11089	92400 25100	BLD	Modern	OLD VIC, Hartwell Grove, Leighton Buzzard	263
7894	91655 25037	BLD	Post-medieval	10-18 LEIGHTON ROAD, Linslade	485
3257	92176 25114	BLD	Post-medieval	17 & 17A MARKET SQUARE	64
3256	92165 25098	LB	Post-medieval	11 & 11A MARKET SQUARE	45



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11 Cartographic Sources

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

Date	Reference	Description
1841	MAT 29/1/1	Apportionment: Tithe Map
1854	MAT 29/1/2a	Town Map: Altered A&M
1880	XXVIII.10	Ordnance Survey Map 25 inch to 1 mile
1901	XXVIII.10	Ordnance Survey Map 25 inch to 1 mile
1926	XXVIII.10	Ordnance Survey Map 25 inch to 1 mile
1937	XXVIII.10	Ordnance Survey Map 25 inch to 1 mile
1969-79	XXVIII.10	Ordnance Survey Map 25 inch to 1 mile



Appendix 1: Survey Sheets

Project No: 605 / LBH	Project: 46 High St, Leighton Buzzard	Room No: Rear Section of Furniture Store (RFS)
Location: Dillamore's Furnishing		Function: Furniture Store/Showroom
Wall form & decor: Painted		
Ceiling / roof structure: Painted plasterboard		
Windows: -		
Doors: -		
Floor: Carpeted		
Fireplace: -		
Staircase: -		
Other architectural details: -		
Recorder: KK		Survey Date: 09.07.21



Plate 1: Rear furniture store, southeast



Plate 2: Rear furniture store, facing south



Plate 3: Rear furniture store, facing northwest



Plate 4: Rear furniture store, facing northwest



Plate 5: Rear furniture store, facing northwest



Plate 6: Rear furniture store, facing south



Plate 7: Rear furniture store, facing southwest

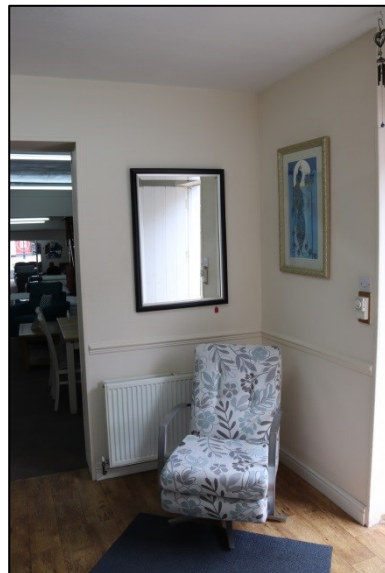


Plate 8: Rear furniture store, facing northeast



Plate 9: Rear furniture store, facing northeast



Project No: 605 / LBH	Project: 46 High St, Leighton Buzzard	Room No: G1
Location: The Old Telephone Exchange		Function: Store
Wall form & decor: Painted brickwork and some painted plasterboard in north wall		
Ceiling / roof structure: Painted plasterboard		
Windows: 2 x blocked windows to west		
Doors: Ledge and braced timber door to the north and half glazed timber door to the east		
Floor: Carpeted		
Fireplace:		
Staircase:		
Other architectural details:		
Recorder: KK	Survey Date: 08.06.21	



Plate 1: G1, facing south



Plate 2: G1, facing southwest



Plate 3: G1, facing northwest



Plate 4: G1, facing northwest



Project No/code: 605 / LBH	Project: 46 High St, Leighton Buzzard	Room No: G2
Location: The Old Telephone Exchange		Function: Store
Wall form & decor: Painted plasterboard		
Ceiling / roof structure: Painted plasterboard		
Windows: Two 3-light Crittal type windows to east and one to west (the latter is blocked externally).		
Doors: Half glazed timber doors to west and south. Double ledge and braced doors to west.		
Floor: Timber		
Fireplace:		
Staircase:		
Other architectural details:		
Recorder: KK		Survey Date: 08.06.21



Plate 5: G2, facing northeast



Plate 6: G2, facing northwest



Plate 7: G2, facing southwest



Plate 8: G2, facing southeast



Plate 9: G2, facing north



Plate10: G2, facing northwest



Project No/code: 605 / LBH	Project: 46 High St, Leighton Buzzard	Room No: G3
Location: The Old Telephone Exchange		Function: Store
Wall form & decor: Painted plasterboard		
Ceiling / roof structure: Painted plasterboard		
Windows: 1x3 light Crittal type to east		
Doors: Half glazed timber door to north		
Floor: Quarry tiles		
Fireplace:		
Staircase:		
Other architectural details:		
Recorder: KK		Survey Date: 08.06.21



Plate 11: G3, facing southeast



Plate 12: G3, facing southwest



Project No/code: 605 / LBH	Project: 46 High St, Leighton Buzzard	Room No: G4
Location: The Old Telephone Exchange		Function: Store
Wall form & decor: Subdivision of G2		
Ceiling / roof structure: As G2		
Windows: 1 x 3-light Crittal type window to east		
Doors: Modern flush		
Floor: As G2		
Fireplace:		
Staircase:		
Other architectural details:		
Recorder: KK		Survey Date: 08.06.21



Plate 13: G4, facing north



Plate 14: G4, facing northeast