



Professional Heritage Consultancy

DESK BASED ASSESSMENT & HERITAGE IMPACT ASSESSMENT

Rear of Clifton House, Church Street, Clifton, Shefford, SG17 5ET

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Project Site: Rear of Clifton House, Church Street, Clifton, Shefford, SG17 5ET
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Non-Technical Summary

Heritage Planning Services Limited has been commissioned by Michael Hardiman & Associates LLP on behalf of the Developer to prepare an Archaeological Desk Based Assessment (DBA) and Heritage Impact Assessment (HIA) for land to the rear of Clifton House, Church Street, Clifton, Shefford, SG17 5ET. Planning permission is being sought for the development of three new homes within the grounds of the Grade II listed Clifton House. Each property will include space for a private garage and external parking. Access will be gained south off an existing private driveway (Clifton House Gardens).

The Project Site comprises the undeveloped grounds belonging to the Grade II listed Clifton House. The plot was first enclosed in the early 18th century and belonged to the Rectory until passing into private ownership in the late 19th century. The site has been substantially eroded by modern development to the north and south.

There is a high potential for the Project Site to preserve archaeology dating to the Post Medieval period. There is also a low to medium potential for the Project Site to preserve archaeology dating to the Medieval Period. There is no evidence to suggest that any surviving archaeology will be of such significance as to preclude planning permission being granted.

The proposed new scheme will ensure that the remains of the historic grounds are protected from further piecemeal erosion by way of a development that will secure the historic southeast boundary and preserve the green canopy, with the benefit of bringing this within a managed landscape. It is concluded that the development will have a less than substantial impact on the heritage assets of Clifton House and former Coach House.

In the event that planning permission is granted, it is recommended that a further programme of archaeological investigation, monitoring and recording be carried out which should make provision for the following as a minimum:

- Programme of landscape survey in order to facilitate the recording of any elements of historic landscaping or built heritage that may be preserved within the boundary of the Project Site;
- Programme of archaeological investigation and recording in order to identify and record any buried archaeology preserved within the Project Site.

1. Introduction

Background

- 1.1. Heritage Planning Services Limited has been commissioned by Michael Hardiman & Associates LLP on behalf of the Developer to prepare an Archaeological Desk Based Assessment (DBA) and Heritage Impact Assessment (HIA) for land to the rear of Clifton House, Church Street, Clifton, Shefford, SG17 5ET (hereafter referred to as the Project Site).
- 1.2. Planning permission is being sought for the development of three new homes within the grounds of the Grade II listed Clifton House. Each property will include space for a private garage and external parking. Access will be gained south off an existing private driveway (Clifton House Gardens). The development area will be bordered by a 1.8m high close boarded fence on all four sides. Existing trees will be retained within the scheme where practicable.
- 1.3. The proposed scheme will also require that the current entrance to Clifton House Gardens private drive be reconfigured allowing for a 4.8m clear width between piers. The existing private drive will be widened to 4.8m to allow for increased traffic flow.
- 1.4. This assessment has been undertaken following a request from the Agent, due to the historic environment implications of redeveloping the site.
- 1.5. The objective of this assessment was to identify the nature, extent and significance of the Project Site and to assess the impact that any development might have upon known or unknown heritage assets.
- 1.6. This document was compiled by Sam Driscoll BA (Hons), MA, MCIfA, Director, Heritage Planning Services Limited and completed under HPS Project Reference HPS-301/19.

The Project Site and Study Area



Figure 1 General Site Location. Project site in red.

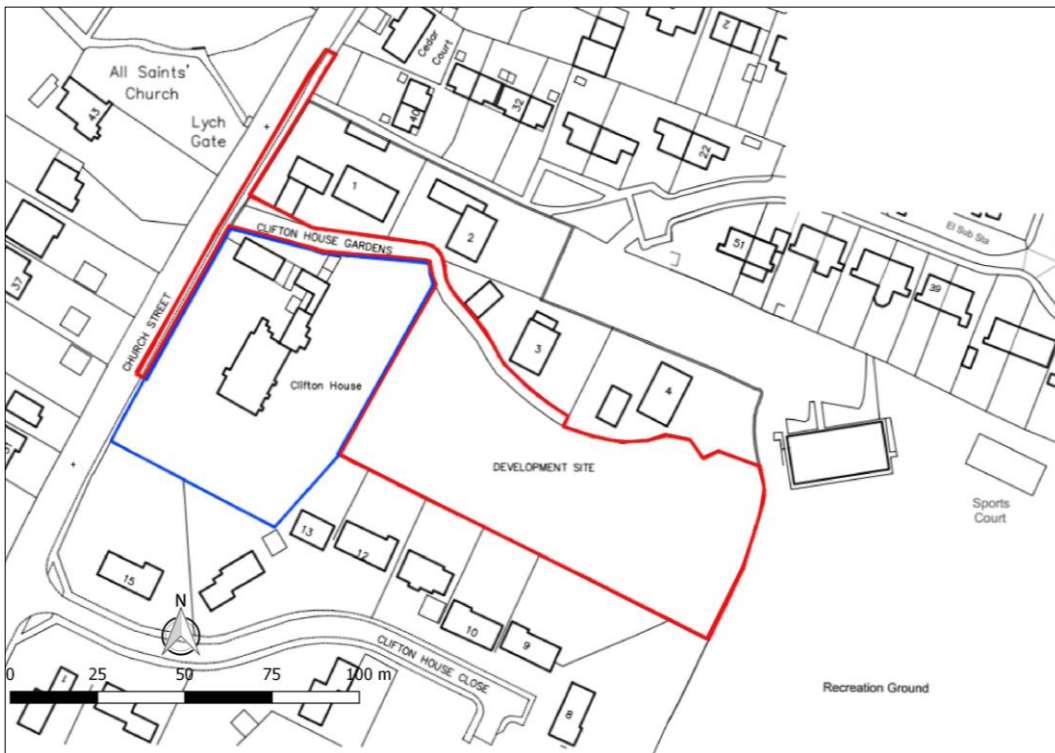


Figure 2 Detailed location of Project Site outlined in red.

1.7. The Project Site is located within the village of Clifton, Bedfordshire 15km southeast of Bedford. The centre of the neighbouring town of Shefford is located 2km to the east, however development in the latter half of the 20th century has seen the boundaries of both settlements expand into the

hinterland, leaving a single undeveloped field between the westward urbanisation of Shefford and the eastern development of Clifton.

- 1.8. The proposed development area is located within the historic boundary of the garden belonging to the 18th century Grade II listed Clifton House, which is accessed southeast off Church Street. The land is currently concealed from view to the southeast of the property and is accessed via a modern wire mesh fence and gate to the southwest of Clifton House.
- 1.9. The Project Site comprises land to the southeast of Clifton House, extending c. 115m northwest from the southeast boundary, covering an area of c. 5200 sq. m. The former garden comprises dense overgrowth, mature trees and self-setters, and was largely inaccessible at the time of the site visit.
- 1.10. Clifton House is located c. 20m to the northwest of the proposed development area. The main block is thought to have been constructed in the early 18th century, with double pile plan, red brick elevations and tiled roofs. The building was altered and expanded in the later 19th century.
- 1.11. The Project Site is included in the Clifton Conservation Area, as designated on the 6th March 1971 (revisions adopted on the 17th March 2004). Clifton House and curtilage (including the Project Site) is highlighted in the Conservation Area appraisal as a site where enhancement is to be encouraged.
- 1.12. Geologically the Project Site is defined by Woburn Sands Formation - Sandstone. Sedimentary Bedrock formed approximately 101 to 126 million years ago in the Cretaceous Period. Overlaying Glaciofluvial Deposits, Mid Pleistocene - Sand and Gravel. Superficial Deposits formed up to 2 million years ago in the Quaternary Period.
- 1.13. The River Ivel and tributaries flow 1.3km to the east of the Project Site and the disused River Ivel Navigation System¹ is located 850m to the north.

Planning History

- 1.14. The Project Site has a long planning history with various schemes permitted for the development of land within the north and south boundaries of the historic garden. Below are the applications considered most relevant to this report.

¹ River Ivel Navigation System proposed in 1755 (opened c.1758). The waterway carried coal, which travelled down the east coast to the Great Ouse at King's Lynn. Due to the opening of the Great Northern Railway (1850) and Midland Railway (1857), by 1870 trade on the canal ceased and the locks were soon sold to local mills to pay off company debts.

- 1.15. In August 1981 Wrights of Langford were granted planning permission for 17 houses. 15 houses were consequently constructed on land to the south of Clifton House, within the historic garden (Planning Reference 79/530A). The remaining two dwellings were permitted to be built to the north of Clifton House, but were not constructed at this time (Dale 2004).
- 1.16. In December 2004 Mr D. Lant was granted permission for the erection of three detached dwellings on land belonging to Clifton House (Mid Bedfordshire Planning Reference 04/01086/FULL). However, the development did not proceed at this time.
- 1.17. In 2006 Mr D. Lant submitted a revised scheme for the construction of three new dwellings to the north of Clifton House and was granted consent under Mid Bedfordshire Council Planning Reference 06/00458/FULL. At the time a unilateral undertaking to improve / repair the external appearance of Clifton House and to bring it up to weather proof standard was agreed in pre-application discussions with the Local Authority.
- 1.18. In June 2009 Mr J. Gill applied to make alterations to the existing boundary wall and access, incorporating replacement piers and gates at Clifton House, Church Street, Clifton under Central Bedfordshire Planning Reference CB/09/01138/FULL. Permission for the work was granted in July 2009. The alterations to the boundary wall were required as part of the implementation of planning consent 06/00458/FULL. The changes involved the setting back of the access gates and provision of a splayed access with new entrance.
- 1.19. In February 2019 Messrs Gill and Mayer applied for permission for internal and external alterations to Clifton House and Coach House in connection with its conversion into nine self-contained flats, closure and infill of the existing access drive and creation of new access drive and pedestrian access in the boundary wall and provision of no. 20 car parking spaces (Central Bedfordshire Planning Application Reference CB/19/00235/FULL Decision Pending). This scheme will incorporate the landscaping of land to the southeast of Clifton House and the siting of a new boundary defined by a 1.8m close boarded fence separating the grounds from the Project Site.

2. Planning Policy & Development Framework

Preamble

- 2.1. With regards to the relevant policy and development framework, the following are considered appropriate to the current proposal:
- *National Planning Policy Framework (NPPF), 2018;*

- *Central Bedfordshire Adopted Planning Policy, November 2009.*

2.2. Relevant planning policy transcribed from Central Bedfordshire Adopted Planning Policy, November 2009.

2.2..1. Policy CS15: Heritage.

The Council Will:

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

1.1..1. Policy DM13: Heritage In Development.

The Council will ensure that:

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

2.3. Relevant planning policy transcribed from the National Planning Policy Framework, 2018.

2.3..1. Paragraph 189: "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the

assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

2.3..2.Paragraph 190: *"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."*

2.3..3.Paragraph 192: *"In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness."*

2.3..4.Paragraph 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."*

2.3..5.Paragraph 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."*

3. Aims & Methodology

Aims

3.1. This report will aim to:

- Identify the presence of designated and non-designated cultural heritage assets within the Project Site and Study Area;
- Identify the potential of the Project Site to include known or unknown heritage assets and to determine, where possible, their condition and likely level of survival;
- Provide an assessment of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests;
- Provide a statement of significance with regards to the known heritage assets;
- Define the potential impact on both known and potential heritage assets within the Project Site and suggest a possible mitigation strategy.

Methodology

3.2. This document has been prepared in accordance with the CIfA Standard and Guidance for historic environment desk-based assessment (revised Dec 2014), which states that a DBA *'will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area'* and that in *'development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact'* (CIfA 2014: 4).

3.3. All work was carried out in line with the following standards and guidance-

- *Standard and guidance for historic environment desk-based assessment. The Chartered Institute for Archaeologists Guidance Document, University of Reading, Reading;*
- *The Management of Archaeological Projects-2. English Heritage, 1991;*
- *National Planning Policy Framework (NPPF), 2018.*

4. Baseline Survey

Preamble

4.1. The baseline survey was informed by a visit to the Project Site and to Bedfordshire Archives and Records Service in order to consult historic maps and records pertaining to the history of Clifton House and grounds. The following repositories were also consulted:

- Central Bedfordshire Council Historic Environment Record;
- National Heritage List for England (NHLE);
- Geological Maps;
- Ordnance Survey maps of the site and its environs;
- Appropriate archaeological and historical journals and books;
- Unpublished research reports and archives, including those held by relevant museums and local societies.

Site Visit

4.2. A site visit was carried out on the 3rd January 2019 in grey overcast conditions. The grounds were viewed and photographed where accessible. However, this was hampered by dense overgrowth within the garden, which appears to have been left unmanaged in recent history.

4.3. The garden comprises dense planting to the southeast, with a mix of evergreen and deciduous trees noted at the time of the visit. The area closest to the house (northwest) would appear to have been more open, perhaps most recently laid to lawn. This area has since been colonised by brambles and ivies, and therefore no landscaping detail was noted.



Photo 1 Northwest facing view of Clifton House from west corner of Project Site.



Photo 2 Southeast facing view of Project Site from northwest.



Photo 3 East facing view of Project Site from west.

- 4.4. The historic garden has been eroded to the north and south by the modern development of Clifton Gardens and Clifton Close, the boundaries of which mark the extent of the Project Site. Clifton Recreation Ground marks the southeast boundary of the site.
- 4.5. No buildings, landscaping or features relating to the former garden were noted at the time of the site visit, due to the current inaccessibility of the garden. However, it is likely that remnants of historic outbuildings and evidence of landscaping will be preserved within the grounds.

5. Archaeological and Historical Baseline Survey

Introduction

- 5.1. The information presented here is derived from sources including the Central Bedfordshire Historic Environment Record (HER), the Historic England National Monuments Record database (PastScape), the National Heritage List for England (NHLE), the Historic England Archive, and surviving cartographic resources, along with other published or documentary sources.
- 5.2. A radius of 1000m from the Project Site was established as the Study Area, for the purpose of the Baseline Survey. Trawls of the National Heritage List for England, Magic.gov.uk, PastScape, the Historic England Archive and the Central Bedfordshire HER have revealed the following.

Conservation Area

5.3. The Project Site is included in the Clifton Conservation Area, as designated on the 6th March 1971 (revisions adopted on the 17th March 2004). Within the document Clifton House and grounds are highlighted as one of the “*sites where enhancement is to be encouraged*” (Mid Bedfordshire Council, 2004). The following passage describes the contribution of Clifton House to the conservation area at the time of the reappraisal in 2004:

“The leafy character of Church Street is reinforced by the well treed but poorly managed landscaped grounds to Clifton House, the trees being protected by a woodland tree preservation order. From Church Street there are glimpsed views though to the Coach House, the condition of which gives the perception that the main building may not be particularly well cared for. Clifton House is an important building within Church Street, the setting of which was designed to have a parkland quality and it is an important attribute to this eighteenth century mansion house. Any development affecting the historic setting of Clifton House would need to demonstrate that it preserved or enhanced the setting. Clifton House Close is situated on part of the former landscaped grounds to Clifton House, however the scale and number of dwellings should not be repeated on the remainder of the garden to Clifton House” (Mid Bedfordshire Council 2004, 3).

Listed Buildings



Figure 3 Listed Buildings occurring within a 1km radius of the Project Site

5.4. Of the 15 listed buildings within the Study Area, four are within the immediate vicinity of the Project Site. Clifton House is located c. 20m to the northwest of the boundary of the proposed new development. In October 1966 Clifton House was listed by the former Ministry of Public Buildings and Works as Grade II, of special interest and is described as follows:

5.4..1. List Entry Number: 1113830 CLIFTON HOUSE. *"House. Late C18 and early C19, with late C19 additions and alterations. Red brick with clay tile roofs. Original building double-pile plan with 2-span roof, of 2 storeys. Extended to N by 3-storeyed block of same height, with further 2-storeyed additions N of this. Main Block front elevation: 5 - window range, all sashes without glazing bars under slightly cambered gauged brick heads. Central Doric doorcase has part-glazed double doors, moulded surround, fluted pilasters, frieze with triglyphs, and segmental pediment. Dentilled brick cornice surmounted by plain parapet. Rear elevation: 2 canted bay windows flank doorway similar to front. First floor has 3 segmental-headed recesses with sash windows, outer ones tripartite. Rendered first floor band and cornice. Interior: some panelling to front-ground floor rooms, plasterwork ceiling and Adam style fireplace to rear ground floor room, ornamental ironwork staircase, early-mid C19."*²

5.5. Despite being listed as late 18th century, documentary and observational evidence suggests that the main block dates to c, 1712.

5.6. The late 19th century Coach House, connected to Clifton House by a range of extensions, is also located c. 20m to the northwest of the boundary of the proposed new development. The Coach House is a single storey building of brick with hipped clay tile roof. In August 1985 the former Coach House was listed as Grade II due to the contribution of the building to the group value of the site and is described as follows-

5.6..1. List Entry Number: 1136636 OUTBUILDING APPROXIMATELY 25 METERS NORTH OF CLIFTON HOUSE. *"Coachhouse, belonging to Clifton House. Later C19. Yellow brick with hipped clay tile roof. One storey and attics rectangular block. N elevation: archway to LH with elliptical head, matched by elliptical-headed coach doorway to RH with double plank doors. Between these are C20 inserted garage doors, small single light, and round-headed doorway with plank door. Small single light to L of archway. Original arched openings have colourwashed rendered arches, impost bands and keystones. Attic had central gabled dormer with pierced wavy-edged bargeboards. Wrought iron weathervane. Included for group value."*³

² Source - <https://historicengland.org.uk/listing/the-list/list-entry/1113830>

³ Source - <https://historicengland.org.uk/listing/the-list/list-entry/1136636>

- 5.7. The Parish Church of All Saints is located 90m to the northwest (DesigUID: DBD2786). The Grade II* listed church is dated to the early 14th / 15th century, reworked and enlarged in 1862 by Edward Haycock of Shrewsbury. As the parish Rectory from the early 18th century to c. 1890, the Project Site formed part of the land and property belonging to the church and as such the two buildings are historically linked.
- 5.8. The second building is 25 Church Street / Holly Cottage (DesigUID: DBD4057) located 130m to the southwest of the Project Site. The Grade II listed property is c. 18th century in date and of timber frame construction with red brick infill. The dwelling would have been contemporary with the former Rectory.
- 5.9. At the time of the site visit the Parish Church and 25 Church Street appeared to be shielded from view of the Project Site by Clifton House, buildings within the curtilage and the new developments of Clifton House Close to the South and Clifton House Gardens to the north. However, the dense planting within the Project Site hampered clear views to, from and across the garden.
- 5.10. Clifton House and curtilage buildings are visible from the Project Site and the proposed development will have an impact on setting. This is discussed further in Section 8.

HER Events

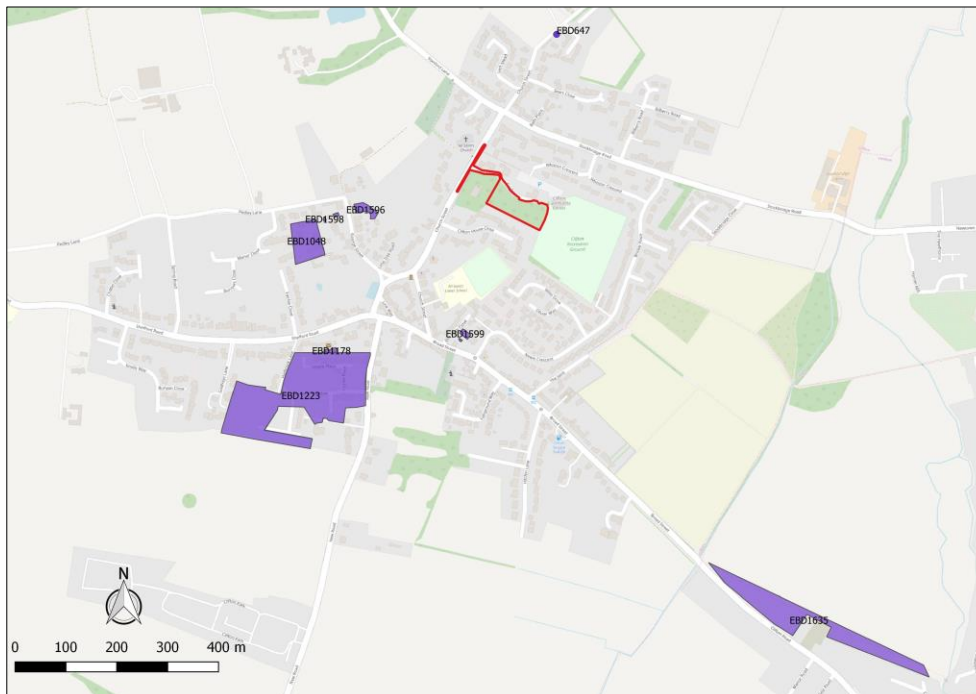


Figure 4 Events occurring within a 1km radius of the Project Site

- 5.11. No archaeological events have occurred on or directly adjacent to the Project Site. The closest activity was an evaluation c. 245m WSW of the Project Site at 28 Grange Street, Clifton (CBCHER 1596), which picked up dated features of the Post-Medieval to modern period and undated but probable Medieval activity.
- 5.12. Other Medieval activity was recorded adjacent to Pedley Farm, c. 310m WSW of the Project Site, during a watching brief (CBCHER 1598).

HER Monuments

Prehistory

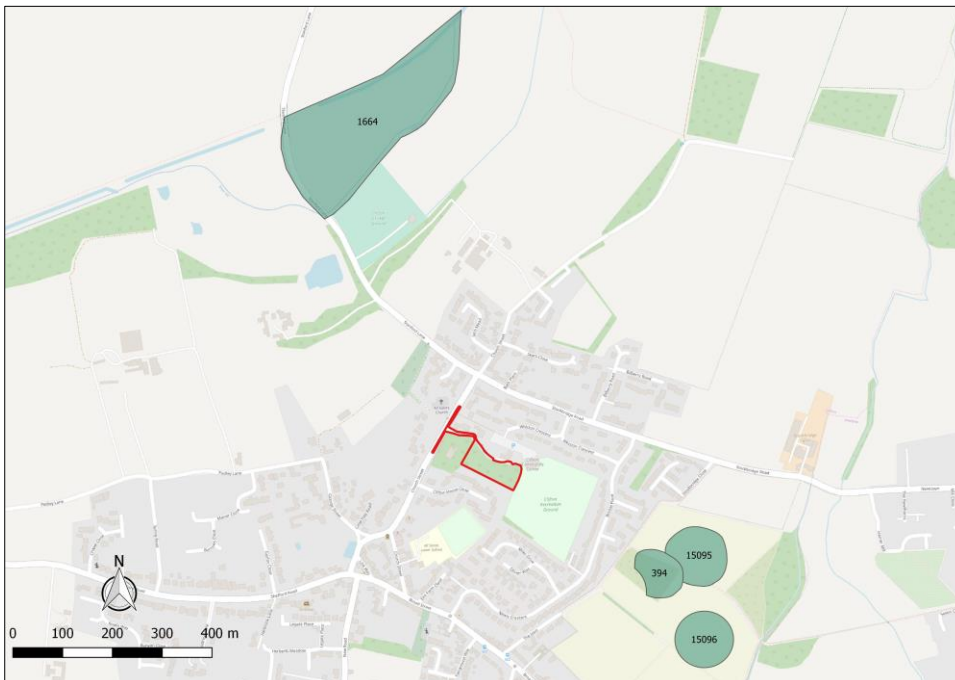


Figure 5 Prehistoric activity within a 1km radius of the Project Site

- 5.13. There are four Prehistoric assets within the Study Area and a further three potentially Iron Age assets, although none occur on the Project Site, or within its immediate vicinity. The closest assets are a sequence of ditches, one of which contained a small abraded sherd of pottery tentatively dated to the Iron Age, located north of Chequers Farm, c.415m southwest of the Project Site (CBCHER 19954).
- 5.14. More definitive Prehistoric evidence is found in the form of a burial site at Clifton, comprising five inhumations, one with an early Bronze Age beaker (CBCHER 394), c. 430m ESE of the Project Site. This asset is located nearby earthwork (CBCHER 15095 and 15096), a little to the east.
- 5.15. A Bronze Age ring ditch (CBCHER 1664) located c. 600m to the northwest was identified through aerial photography. The exact date has not been confirmed by way of intrusive investigation.

5.16. Whilst there is Prehistoric activity recorded within a 600m radius of the site, these examples are considered to have locally definable boundaries which are not thought to have extended to the Project Site.

Roman

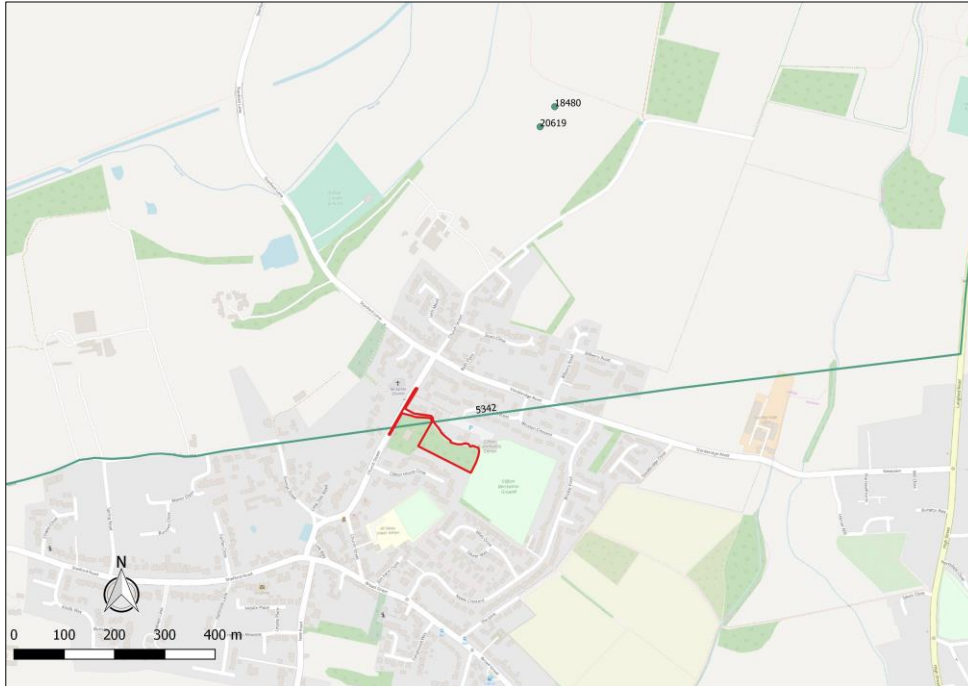


Figure 6 Roman activity within a 1km radius of the Project Site

5.17. Evidence for Roman activity in the Study Area is sparse. The only confirmed information relates to a coin found by metal detecting c.700m NNE of the Project Site (CBCHER18480).

5.18. A putative Roman Road established by Margary and the Viatores is recorded on the HER as crossing land directly northeast of the Project Site. However, the description notes that no evidence for this road has ever been identified on the ground.

Anglo-Saxon

5.19. An Anglo-Saxon burial site connected to the Bronze Age burial site of CBCHER 394 was located c. 430m ESE of the Project Site (CBCHER 393).

5.20. Whilst this find is significant to the area, there is no indication that the archaeology would have extended to the region of the Project Site.

Saxo-Norman



Figure 7 Saxo Norman activity within a 1km radius of the Project Site

- 5.21. There are two heritage assets dating to the Saxo-Norman period. A pit or end of a gully dated to the Saxo-Norman period was identified c. 280m south of the Project Site (CBCHER 20460) whilst a copper alloy scabbard chape was recorded into the PAS c. 625m NNE of the Project Site (CBCHER 20320).
- 5.22. The activity relating to this period would appear to be in the vicinity of the development of the main settlement of Clifton. As the Project Site lies on the outskirts of the known northeast extent, there is considered to be potential for truncated features associated with occupation or farming activity preserved within the boundary of the Project Site.

Medieval

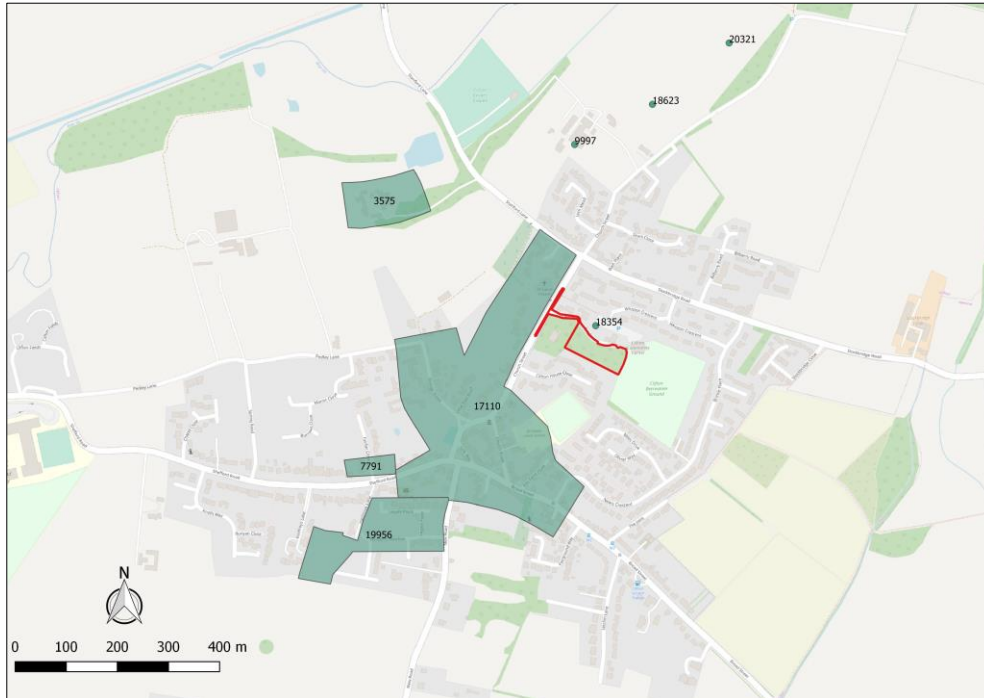


Figure 8 Medieval activity within a 1km radius of the Project Site

- 5.23. The HER plots the find spots of Medieval coins, buckles and a harness pendant less than 30m from the northern edge of the Project Site (CBCHER 18354). However, the record notes that the information supporting these finds suggests they were from a pub in Clifton Reynes (a considerable distance from the Project Site). As such, this record should be discounted from the current assessment.
- 5.24. The Project Site is located c. 60m southeast of the extent of the Medieval settlement of Clifton Village (CBCHER 17110). Where Medieval activity has been established it appears confined to the west and southwest of the Project Site. This includes the Archery Butts c. 450m WSW (CBCHER 7791) of the Project Site, the moated Manor (CBCHER 3575), c. 440m NW of the Project Site and the ridge and furrow (CBCHER 19956) located c. 450m SW of the Project Site.
- 5.25. As with the above, the activity relating to this period lies within the development of the main settlement of Clifton. As the Project Site lies on the outskirts of the known northeast extent there is considered to be potential for truncated features associated with occupation or farming activity to be preserved within the boundary of the Project Site.

Post-Medieval

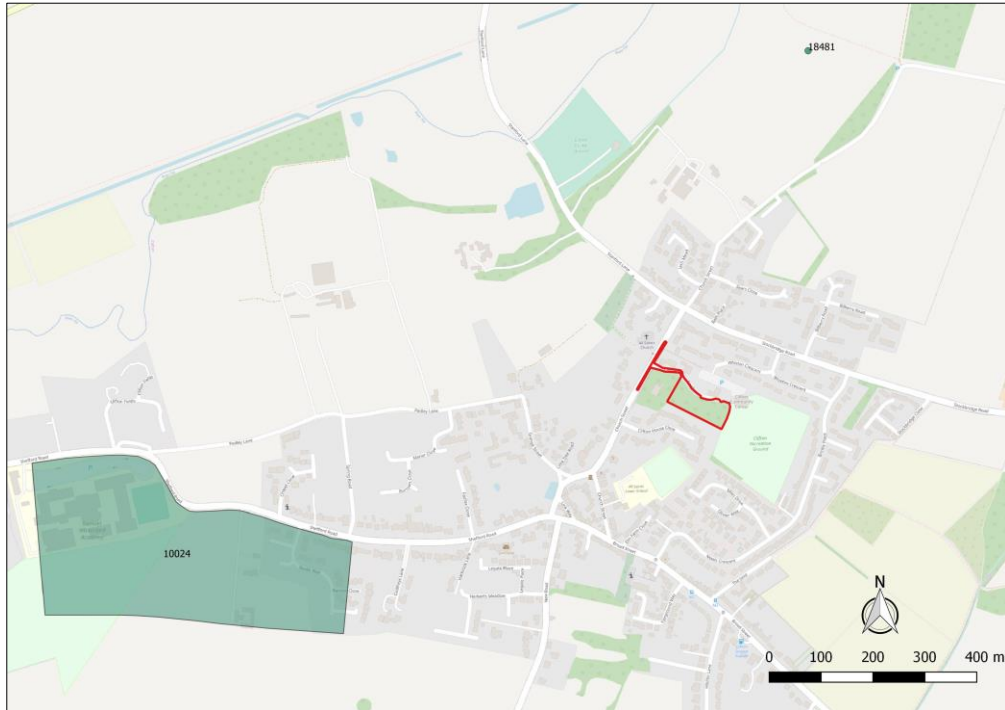


Figure 9 Medieval to Post Medieval activity within a 1km radius of the Project Site

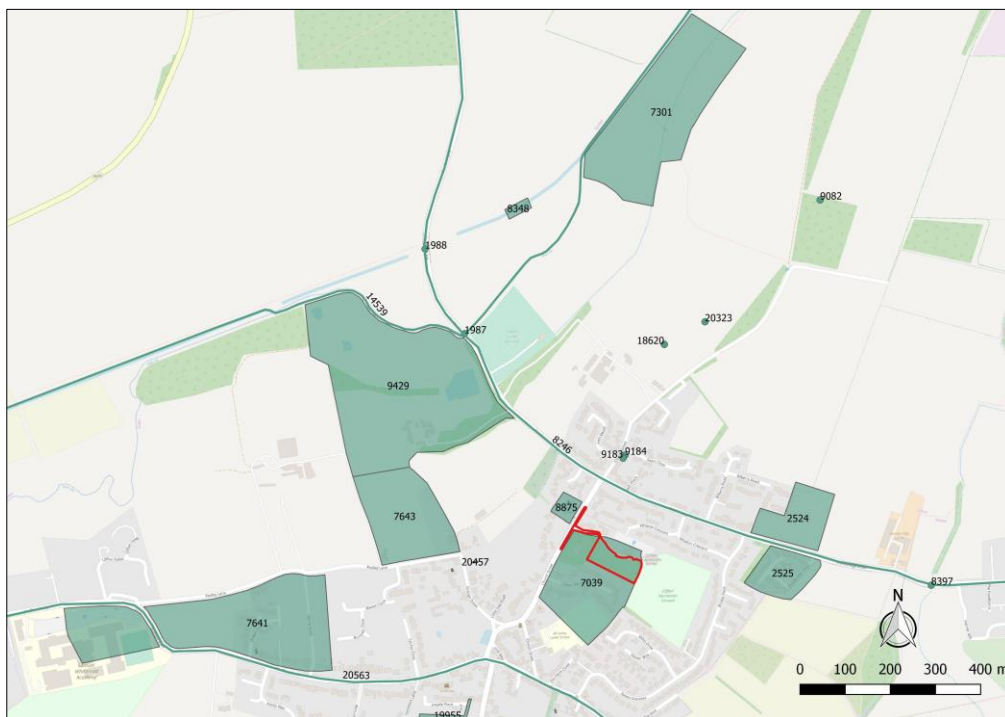


Figure 10 Post Medieval activity within a 1km radius of the Project Site

5.26. The land within the curtilage of the Project Site was previously part of an 18th century small holding relating to Clifton Rectory. Historic documents detail a list of associated buildings within the curtilage comprising brewhouse, woodhouse, bottle house, buttery, two stables, granary barn, wheat barn and straw barn, hogsties, hen house and dove house in addition to a fruit garden and kitchen garden (1745 Terrier 41). The 1832 Terrier mentions a tiled greenhouse and shed also.

- 5.27. In the later 19th century the grounds were landscaped to provide an informal parkland setting to the Rectory and subsequently Clifton House private residence (CBCHER 7039). This landscape has been significantly degraded and was not worthy of inclusion on the National Register of Parks and Gardens and is not locally registered.
- 5.28. It is considered that there is potential for the Project Site to preserve evidence of previous land use and building activity relating to the 18th century small holding and high potential for the Project Site to preserve evidence of 19th century outbuildings and landscaping.

Summary

- 5.29. The Project Site is located within the vicinity of significant Prehistoric to Saxon archaeology, However, it is considered that the landscaping of the Project Site in the 18th and 19th centuries may have reduced the potential of the site to preserve any significant archaeology relating to these periods. The potential for the Project Site to preserve evidence of activity relating to these periods is considered low-medium.
- 5.30. The location of the Project Site adjacent to the known extent of Clifton Medieval settlement raises the potential for related archaeology to be preserved. The potential for the site to preserve evidence of Medieval activity is considered low-medium.
- 5.31. The documented use of the Project Site throughout the 18th and 19th centuries demonstrates that the area has a high potential to preserve evidence of activity dating to the Post Medieval period.

6. Historic Development of the Project Site

Clifton Manor

Clifton Manor is located to the south of the historic parish of Clifton. The village is recorded in the Domesday Survey of AD 1086 as *Clistone*. At the time of the Domesday Survey Clifton Manor was recorded as having three hides⁴ and half a virgate⁵ held from Remigius, Bishop of Lincoln by William de Caron (the tenant). The manor remained in the Caron family until the death of Hugh de Caron in the early 13th century, whereupon it was divided between his three daughters. The overlordship of

⁴ Anglo-Saxon unit of land holding - generally estimated to be 15 to 30 acres.

⁵ Quarter of a Hide.

the manor continued to be held by the Bishops of Lincoln throughout the Medieval period (bedsarchives; Clifton Manors).

- 6.1. Caron's daughter Elizabeth eventually came to possess the whole manor and conveyed it to Henry Spigurnel, who held it in 1316. The manor passed to his son Thomas in 1328, who later conveyed it to Sir Gerald Braybroke and his wife Isabella in 1340; remaining in the Braybroke family until 1427.
- 6.2. Whereupon it passed to Sir William Babyngton. William died in 1454 and may have conveyed the manor to his son who conveyed it to Sir John Fisher (d. 1510). The manor eventually passed to his granddaughter and through marriage into the Bletsoe family who owned the manor until 1602. Following which it was conveyed to Walter Rolt the elder.
- 6.3. The history of the manor in the 18th century is not clear, however in 1790 the manor was divided amongst the three daughters of Anne, the daughter of Sir Henry Johnson of Toddington and it is suggested that the daughters sold the manor to John Lord. This is assumed as the executors of Lords will sold the estate in 1798 to Simpson Anderson for £5,150.
- 6.4. In 1806 Anderson sold the estate to Samuel Henley Ongley for £6,100. On his death in 1823 the estate was thought to have been sold to Henry Palmer, who held the manor until 1864. The land then passed from Henry Maclean Pryor to Ralston de Vino Pryor in the 20th century following which Law of Property Acts passed in the 1920's resulted in the abolition of manors in all but name.

Clifton House and Grounds

- 6.5. In 1712 a Licence was issued to demolish the "ancient Rectory" in Clifton and to erect a new building. It has been proposed that this new Rectory may have been sited on the Project Site (Bedfordshire Archives). In June of that year the then Rector of Clifton, Phillip Oddy explained in a letter that he wasn't living in Clifton at the time, as the Rectory was too new. This is interpreted to mean that the new building was under construction or at least not habitable at the time (bedsarchives; Clifton/Rectory).
- 6.6. A Glebe Terrier written in 1745 is the next resource to document the new Rectory, at the time home to Rev Thomas Osborn LL.D (Rector from c. 1738 – c. 1790). The site is described as comprising the following, across an estimated two acres of land (the original text is transcribed in Appendix 4):

- Parsonage House built of brick and tiled comprising: Large Hall, paved with stone; three parlours, floored and wainscoted; as many (four) rooms over them; two Garretts; cellar and vault under.
- Adjoining is a kitchen. The south side, east end of the building is timber and roughcast, the rest is brick, comprising: kitchen; pantry; scullery; servants hall paved with brick; rooms over them.
- Yard and outbuildings all tiled, comprising: Small yard pitched with pebbles and fenced with oak pails; on the north and west is a Brewhouse and Woodhouse of timber and clay; brick necessary (privy); adjoining eastward is a bottle house lathed on the south.
- Adjoining the Main House to the east: Small buttery, brick covered with lead.
- Farmyard fenced with buildings: Two stables, next to the street; granary; straw barn between them; to the north is a barn of seven bays. Tiled, part timber and part brick.
- East of Barn: Hovel; two Hogsties; henhouse, thatched and chiefly boarded but timber and clay on north side.
- Adjoining above (east): Wheat barn of four bays. Thatched and boarded; at a small distance is a Dove House of timber and clay plastered and tiled.
- In front of house: Court, walled with brick on both sides and palisades next to the street; to the south is a small a small fruit garden, walled.
- Back of house. Kitchen Garden fenced with oak pail on both sides and the east end with a hedge and a few old pails; adjoining to which the close of pasture fenced with a hedge on the north and elm pails on the east by the rector(y); and with a hedge on the south by the corner of the Close adjoining.

6.7. The Project Site at this time formed part of lands occupied by Rev Osborne. Whilst the exact location of the Project Site within the grounds cannot be accurately ascertained from the cartographic resource, it would appear that the Project Site occupied land set out as a garden to the south and out offices to the north, with enclosed land to the east.

6.8. The survey for the Torrington Estate Map⁶ was carried out in 1745 and is therefore a contemporary of the above account. The location of the Project Site is depicted as enclosed land to the northwest of the Open Field known as *Little Field*. Modern day Church Street is named *Clifton Street*. Land belonging to the Project Site is shown as enclosed, comprising a Close, Gardens and Offices to the

⁶ A Survey of the Estate of the Right Hon. Pattee Lord Viscount Torrington Scituate in the Parish of Clifton In the county of Bedford. Surveyed by Joseph Cole 1745.

rear of the plot. The roadside plot doesn't make mention of a Rectory and no buildings are depicted, however *Offices* suggests that the site was developed. Furthermore, the land designation is stated as *Dr Osborn's*. The Rev. Dr. Osbourne held the position of Rector of Clifton prior to 1790. Therefore, it is likely that the map does document a rectory on the Project Site at this time.



Figure 11 Torrington Estate Map 1745 Approximate location of Project Site outlined in red, (Source Bedfordshire Archives and Records Service)

- 6.9. Based on the above accounts it is likely that Clifton House preserves part of the new Rectory building that was referred to in Philip Oddy's letter of 1712, and also described in the 18th century Terrier.
- 6.10. In 1790 the Rev Daniel Stephen Olivier was initiated to the Rectory of Clifton, following the death of Rev Osborne.⁷ Rev D S was still incumbent when a second Terrier was written in 1822. This document is considered to describe the Rectory that occupied the Project Site in the early 19th century:

"One Tiled dwelling house with double roof in length 61 Feet, in breadth 41 feet, the Kitchen end 33 feet within the walls, with pantry projecting from the same in length 10 feet in breadth 7 feet. One Tiled Building containing Barn, stable and Coach House in length 62 feet, in breadth 24 feet 6 inches with wash house at the end of the same, in length 25 feet, in breadth 15 feet 6 inches. A Tiled Green house with back towards the yard in length 14 ft; 6 inches, in breadth 10 feet, with shed

⁷ Northampton Mercury - Saturday 17 April 1790.

at the back of the same covered with pan-tiles in length 11 feet 6 inches, in breadth 5 feet 6 inches, a privy [sic] near wash house covered with lead, 5 feet square, and another privy at the end of the barn covered with pantiles in length 6 feet in breadth 5 feet".⁸

6.11. The Parish of Clifton was formerly subject to enclosure c. 1832 and the corresponding map⁹ depicts the Rectory as a single dwelling house with projecting building. The map gives little attention to outbuildings; however, it is assumed that the site was developed as stated in the 1822 Terrier. Land to the southwest of the Project Site is named as occupied by Rev. D. Olivier.

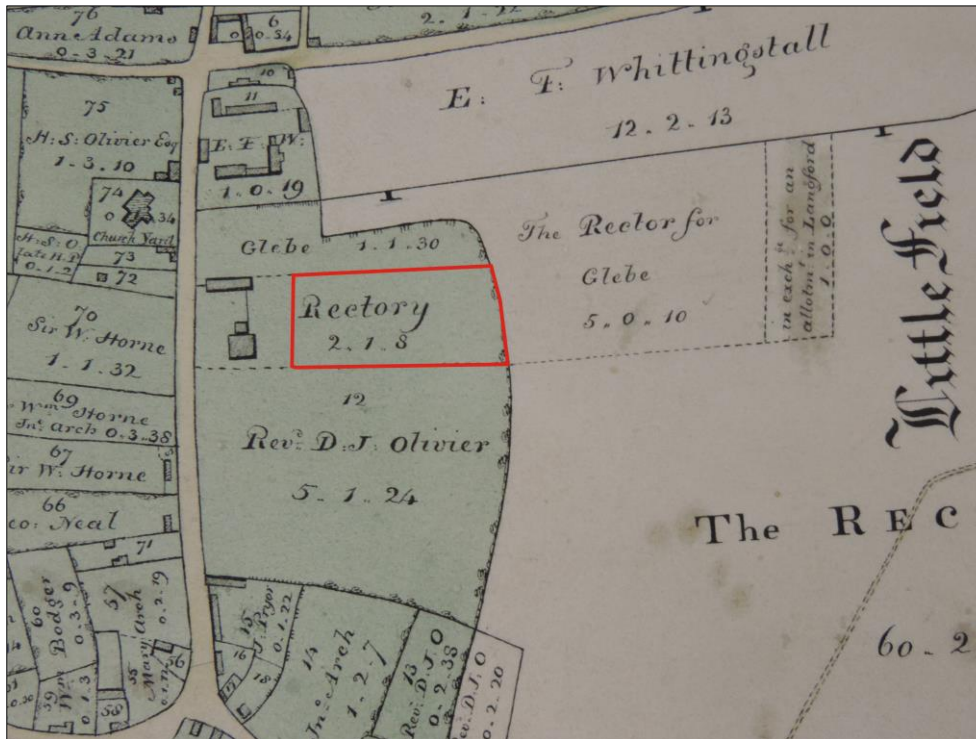


Figure 12 Plan of the Parish of Clifton in the County of Bedford Inclosed under an Act of Parliament in the Year 1832 Approximate location of Project Site outlined in red (Source Bedfordshire Archives and Records Service)

6.12. In a subsequent plan of the Parish of Clifton dated 1832 the Rectory is clearly shown occupying to the west of the Project Site, with land to the southwest documented as being occupied by the Rev D. Olivier.¹⁰

6.13. Rev D. J. Olivier continued in residence until c. 1858 when Rev H. Miles was appointed. Miles occupied the house with only one to two servants until the 1870s when he married Elizabeth Mary. By 1881 The Rectory was occupied by Miles, his wife and four young children.

⁸ Transcribed by [unknown] on behalf of Bedfordshire Record Office. Original document reference P7/2/1/3. Source of transcription <http://bedsarchives.bedford.gov.uk/CommunityArchives/Clifton/CliftonRectories.aspx>

⁹ Plan of the Parish of Clifton in the county of Bedford Inclosed under an act of Parliament passes in the year 1832.

¹⁰ Referring to Rev Daniel Josias Olivier who was initiated in January 1827, following the death of Reverend Daniel

6.14. The Ordnance Survey of 1881 (published 1886)¹¹ depicts a large extension to the northeast of the Clifton House, in place of the pantry. Although little detail is given, it would appear that the extension corresponds to the plan of Clifton House today. The Project Site comprises gardens laid out in a parkland setting, with northwest lawn bordered by plantation, incorporating woodland walks and an apparent tree lined avenue to the east. A paddock is depicted to the south, with walk around the perimeter.

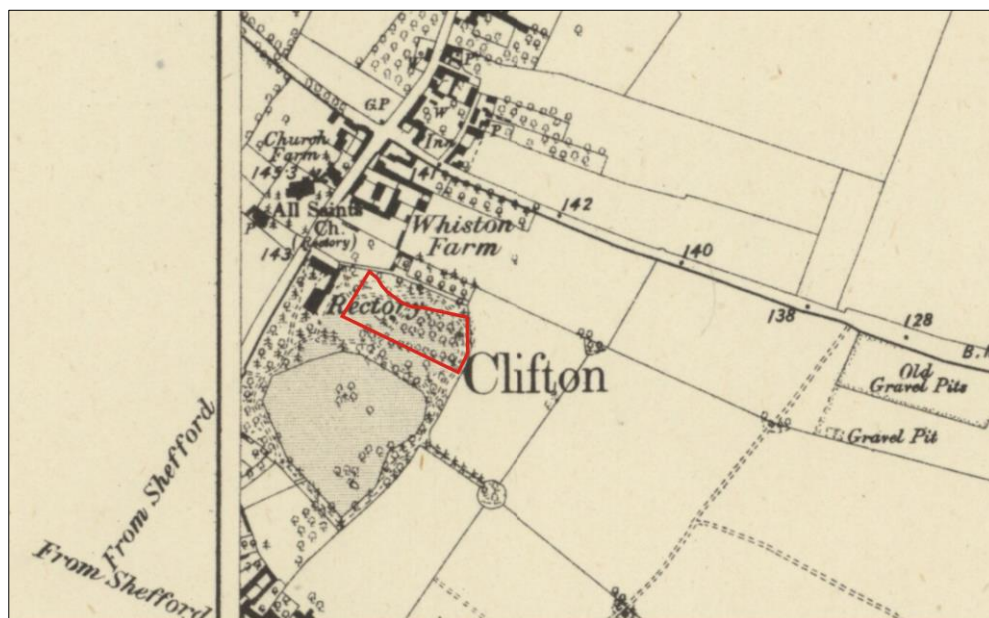


Figure 13 1886 Bedfordshire XXIII.SW Approximate location of Project Site outlined in red (includes Arlesey; Henlow; Langford.) Surveyed 1881

6.15. When he was nearing his retirement, Miles is believed to have considered that his successor (Rev Edmund Clement Alwyn Foster, July 1891) would not have the means to live as he had done and requested that a new Rectory be built (pers com B Livesey). In 1889 a new rectory was given permission and was completed c. 1890. Following this Clifton House (renamed the Old Rectory) and grounds became privately owned.

6.16. Following this the property and grounds are believed to have been purchased by Tom Raban, a general builder from Baldock, North Hertfordshire (pers com B Livesey). According to newspaper articles, it would appear that Raban was trading in the 1850s through to the early 20th century when the business was known as "Raban & Sons".¹² Although the date of the purchase is unknown, it is assumed to have occurred at some point following the passing of the property into private ownership.

¹¹ 1886 Bedfordshire XXIII.SW (includes Arlesey; Henlow; Langford.) Surveyed 1881

¹² Tom Raban c. 1827 - 1905. Herts & Cambs Reporter & Royston Crow - Friday 24 February 1905

6.17. In 1902 the design of the grounds appears to have retained the parkland setting. An informal layout is depicted on the OS map, with naturalistic paths leading around a more open landscape. The tree lined avenue to the east is no longer shown in detail. However, the lack of detail could be down to the scale of the survey, rather than a true reflection of the layout of the Project Site in the early 20th century.



Figure 14 1902 Bedfordshire XXIII.SW Project Site outlined in red (includes Arlesey; Henlow; Langford.) Revised 1900

6.18. In 1914 an advert in the Biggleswade Chronicle documented the following at Clifton House:

*"Sale of surplus furniture, billiard table, American Organ, Valuable collection of greenhouse and bedding plants and ferns. Nearly new mowing machine. Harness and stable effects. Pair of Deitz motor lamps and quantity of manure. Well bread COB and four-wheel DOG CART, WAGGONETTE and JAUNTING CAR."*¹³

6.19. Whilst the reason for the sale is not stated, local accounts record that Clifton House and grounds was used as a hostel by the Australian Army during WWI. Therefore, it is suggested that the property may have been requisitioned for the war effort in 1914, prompting the need for the sale of effects. The record demonstrates the high status of the property in the early 20th century. There is no record of the state of the grounds at this time.

6.20. Following the war, the house returned to a private residence and was purchased by Col. Wise in 1920. At the time of the report in the Biggleswade Chronicle Wise was supposedly in the middle of

¹³ Biggleswade Chronicle - Friday 20 March 1914

a major overhaul and redecoration scheme. Alternations were also reported to be in progress in the grounds surrounding the house.¹⁴

6.21. In May the following year Mrs Wise is reported as being tasked with the dispersal of a valuable Poultry Farm, selling all stock and associated apparatus, including 120 head of poultry at Auction. In June 1924 Mrs Wise is reported to be auctioning off antique furniture, carpets, china, painting and Divan Chairs from Clifton House, due to plans to leave the Country.¹⁵

6.22. The house is sold to Captain and Mrs Gander Dower (1925) and Mr R W Gander Dower (1936) Director of Arnakal Tea Estates Limited.



Figure 15 Taken in the grounds of Clifton House 1914. The residence of Captain and Mrs Gander Dower.

6.23. In 1937 Clarice Joan Ward Gandar Dower conveyed Clifton House and grounds to Kathleen Ruthar Mary Fitz Roy, wife of Lord John Fitz Roy.

6.24. In the 1940s the house and grounds was once again used for the war effort, this time as a hostel for the Women's Auxiliary Air Force (WAAF) and was known locally as the WAAFERY. However, Lady Charles Fitzroy is recorded as still living there. Following the end of WWII, Clifton House was used as a hostel for the Land Army.

6.25. The property and grounds has remained in private ownership up until the current time.

¹⁴ Biggleswade Chronicle - Friday 09 January 1920

¹⁵ Biggleswade Chronicle - Friday 13 June 1924

7. Summary

- 7.1. In the 18th and early 19th century the documentary evidence suggests that the grounds belonging to Clifton House were given over to a small holding, with brewhouse, woodhouse, bottle house, buttery, two stables, granary barn, wheat barn and straw barn, hogsties, hen house and dove house in addition to a fruit garden and kitchen garden (1745 Terrier 37). Whilst most of these buildings would no doubt have been located close to the roadside, there is potential for smaller outbuildings and auxiliary structures to be located within the boundary of the Project Site.
- 7.2. By 1745 land within the parish had been enclosed. The Project Site at this time formed part of lands occupied by Rev Osborne, which comprised a garden and out offices with enclosed land to the east.
- 7.3. By 1881 all enclosure boundaries appear to have been removed and the garden is shown comprising open ground / lawn to the north with extensive plantation to the north and east. The plot remained glebe land until Clifton House and grounds passed into a private ownership in the late 19th century.
- 7.4. By 1902, following the sale of the property and grounds, the Project Site appears to be defined by more open naturalistic landscaping.
- 7.5. None of the maps depict built structures within the boundary of the Project Site. However, there are references to buildings (out offices) to the north of the site in the mid-18th century and to a greenhouse on the site in 1822, 1832 and 1914. It is possible that evidence of these structure survives within the Project Site.

Archaeological Potential

- 7.6. The evidence suggests that there is a low to medium potential for the preservation of Medieval activity within the Project Site. However, this is likely to be truncated and not of such significance as to preclude planning permission being granted.
- 7.7. It is further considered that there is a high potential for Post Medieval archaeology to be preserved within the grounds of the Project Site. Any archaeology dating to this period is likely to be evident at a relatively shallow depth from current ground level. No evidence has been identified to suggest that any archaeology will be of such significance as to preclude planning permission being granted.

8. Heritage Impact Assessment

Preamble

- 8.1. In-line with current planning policy guidelines, a statement outlining the known and unknown heritage assets of the Project Site, together with an assessment of the likely impact upon them of the proposed development, is necessary.
- 8.2. The following assessment criteria and impact assessment methodology has been devised in accordance with the following guidance:
 - *National Planning Policy Framework (NPPF), 2018;*
 - *Design Manual for Road and Bridges, HA208/07;*
 - Historic England. 2015. *Managing Significance in Decision-Taking in the Historic Environment.*

Proposed Development

- 8.3. The main scheme will comprise the erection of three new properties with private gardens. The new boundary will fall c. 20m to the southeast of the Grade II listed Clifton House and Grade II listed curtilage structures.
- 8.4. A new access will be created off the private drive leading from Church Street to Clifton House Gardens. All properties will have provision for external off-road parking, and each will have an adjacent or adjoining garage with the capacity for a single car.
- 8.5. The scheme will incorporate the retention of quality trees. Some trees will be removed to accommodate the reconfiguration of the grounds. These will principally be poor quality trees.
- 8.6. A 1.8m high close boarded fence will enclose the site.

Significance Criteria

- 8.7. The National Planning Policy Framework (NPPF) stresses the importance of retaining the heritage asset, rather than retaining a documentary record of it (NPPF 2018, 54-57). In the following scheme therefore, preservation by record of any part of the resource is viewed as an adverse impact where preservation *in situ* cannot be achieved.

Table 1: Significance Criteria

| Significance Criteria | Description of Criteria |
|------------------------------|--|
| Substantial beneficial | The cultural heritage resource is retained with: a) enhanced protection and monitoring, b) the removal of identified threats, c) the non-intrusive recording of the resource against unspecified future threat, d) improved accessibility of sites and information to the general public |
| Moderate beneficial | The cultural heritage resource is retained, with 2-3 of the following: a) enhanced protection and monitoring, b) the removal of identified threats, c) the non-intrusive recording of the resource against unspecified future threat, d) improved accessibility of sites and information to the general public |
| Minor beneficial | The cultural heritage resource is retained, with 1 of the following: a) enhanced protection and monitoring, b) the removal of identified threats, c) the non-intrusive recording of the resource against unspecified future threat, d) improved accessibility of sites and information to the general public |
| Negligible | The cultural heritage resource is retained |
| Minor adverse | The majority of the cultural heritage resource is retained, only peripheral elements cannot be preserved. |
| Moderate adverse | Some core elements of the cultural heritage resource cannot be retained, but a substantial proportion remain. |
| Substantial adverse | All or a significant majority of the core cultural heritage resource cannot be retained. |

Statement of Significance & Setting Assessment

The Project Site

- 8.8. The Project Site derives its significance from two main routes. The site has historic value, as the land preserves a significant portion of the grounds belonging to the early 18th century Rectory and later private residence of Clifton House. Whilst the southern boundary appears to be preserved in its 19th century location, the north and south boundaries have been significantly eroded by the modern developments of Clifton House Gardens and Clifton House Close.
- 8.9. Secondly, significance is derived from the aesthetic contribution that the green canopy makes to the setting. The Project Site has been left unmanaged in recent years, leaving no obvious trace of the of a designed landscape, however it is considered that the Project Site makes a considerable contribution to the nature of the Conservation Area, as it preserves the essence of the historic parkland layout by means of a long plot of wooded land that stretches for over 100m to the plot

boundary the southeast. The parkland setting is considered essential to the character of the Project Site.

Heritage Assets

- 8.10. In order to assess the impact that the proposed development will have on the setting of the adjacent Heritage Assets the significance of Clifton House and curtilage buildings will be considered here.
- 8.11. Firstly, Clifton House has significant historic value, preserving the village's 18th century Rectory at the core of the structure. The house's association with the Rector's of Clifton from 1712 gives the building a firm root in the history of the village. The built heritage preserves a significant element of the history of the village and an example of a high-status house which would have been at the core of ecclesiastical life.
- 8.12. Clifton House preserves an example of early 18th century Palladian design, incorporating elements of the Doric order in its doorcase. Later Gothic revival elements document the changes in architectural trends through to the 19th century. Internally, Clifton House conserves elements of Neo-classical décor and Regency design, preserved in a building that continued to be influenced by changing trends and historic events into the 20th century, which all left their mark. The result being the much altered modern Clifton House, with a significant historic core and story that records the events of the last three centuries.
- 8.13. Secondly, significance is derived from the aesthetic value of Clifton House and curtilage buildings. The elegant symmetry of the Palladian Main Block is preserved in essence throughout the majority of the principle elevation, in which sympathetic design and materials have been utilised to soften the impact of the 19th/ 20th century extensions on the overall design. The result is an attractive period brick building set back from Church Street. The plot is fronted by a wooded copse of mature trees and overgrowth, which although neglected, softens the street scape providing a green buffer between the road and main house.
- 8.14. However, at present the aesthetic significance has been eroded through neglect leading to the dilapidation of the outbuildings and poorly maintained grounds.

Summary

- 8.15. It is considered that whilst the proposed new development will have an impact on setting, this will cause less than substantial harm to the significance of the adjacent heritage assets of Clifton House and former Coach House. The garden to the rear of the house will be substantially reduced, however the significance of the grounds has been eroded by encroaching development and neglect resulting

in a mass of overgrown vegetation and poor-quality trees, that do not currently enhance the heritage assets.

- 8.16. The proposed new development will be in keeping with the modern developments to the north and south. The new plots will share the same alignment as Clifton House and will be of two storeys in height, so as not to dominate the landscape. The new scheme pays attention to the importance of keeping the scale and number of new dwellings at an appropriate level as to allow the green nature of the site to be preserved. Well-spaced plots are set out within wrap around gardens, which will incorporate the retention of quality trees, new planting and landscaping. Plans will focus on the retention and enhancement of the green space, which will be thinned and managed to maintain the feel and appearance of the historic parkland setting. This will be complimented by new hedging and grassed areas with cut by paths in keeping the 19th century setting.
- 8.17. The proposed new scheme will ensure that the remains of the historic grounds are protected from further piecemeal erosion by way of a development that will secure the historic southeast boundary and preserve the green canopy, with the benefit of bringing this within a managed landscape.

Impact Assessment

- 8.18. The presence or absence of significant buried archaeological remains has yet to be determined with certainty across the Project Site. For the purposes of this chapter it has therefore been assumed that archaeological remains may be present in those areas of the application site affected by the proposed development.

Table 2 Construction Zones Impact Assessment

| Zone | Predicted Impact |
|--|--|
| Areas within the application site where no construction is proposed | Negligible |
| Areas within the application site where construction is proposed | Substantial adverse , where buried archaeological remains are present. |
| Construction zone operating areas | Negligible to substantial adverse , where buried archaeological remains are present |
| Other ground surface and below ground surface modifying operations e.g. landscaping, drainage, roads | Moderate adverse to substantial adverse , where buried archaeological remains are present |
| Broader study area | Minor adverse impact on views from, to and across the study area during construction. |

8.19. The long-term impact on the cultural resource is partly defined by the short-term impact. If a resource has been destroyed or modified during the construction phase then it is no longer available in its original form at a later date, i.e. the resource is finite.

Table 3: Operational Phase Impact Assessment

| Zone | Predicted Impact on the Heritage Resource |
|--|--|
| Areas within the application site where no construction or modification is proposed. | Negligible. |
| Areas where construction is proposed | Negligible to substantial adverse impact on buried archaeological remains, where present. |
| Broader study area | Minor beneficial to views towards, across and from Clifton House and curtilage buildings. Due to the retention of quality trees, sympathetic design and preservation of historic southeast boundary preventing further piecemeal erosion of the Project Site. |

9. Conclusion & Suggested Mitigation

9.1. The Project Site comprises the remaining undeveloped grounds belonging to Clifton House. The plot was first enclosed in the early 18th century and belonged to the Rectory until passing into private ownership in the late 19th century. The Project Site does not appear to preserve any significant elements of 18th century use, or the later parkland style landscaping associated with the early 19th century use. The grounds have been substantially eroded by modern development to the north and south and as such only the historic southeast boundary survives.

9.2. The northwest plot boundary of the proposed new development will be located c. 20m southeast of two Grade II listed buildings, Clifton House and the former Coach House. It is considered that the scheme will have a minor beneficial impact on the heritage assets due to the sympathetic design, preservation of the one surviving historic boundary and the safeguarding the green canopy, which is significant to the setting of the site and Conservation Area.

- 9.3. There is a high potential for the Project Site to preserve archaeology dating to the Post Medieval period and it is considered that this may be preserved at a shallow depth below current ground level. There is also a low to medium potential for the Project Site to preserve archaeology dating to the Medieval Period, due to the proximity of the plot to the northern extension of the settlement of Clifton. There is no evidence to suggest that any surviving archaeology will be of such significance as to preclude planning permission being granted.
- 9.4. In the event that planning permission is granted, it is recommended that a further programme of archaeological investigation, monitoring and recording be carried out which should make provision for the following as a minimum:
- Programme of landscape survey in order to facilitate the recording of any elements of historic landscaping or built heritage that may be preserved within the boundary of the Project Site;
 - Programme of archaeological investigation and recording in order to identify and record any buried archaeology preserved within the Project Site.

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11. Appendices

Appendix 1: Listed Buildings within a 1km Radius of the Project Site

| PrefRef | Name | Grade |
|---------|--|-------|
| 1321771 | Church of All Saints | II* |
| 1136672 | 3 (Sorrento) & 5 Grange Street and building adjoining to south | II |
| 1113832 | 14 Grange Street | II |
| 1321773 | 1 Stockbridge Road | II |
| 1136685 | 10 and 12 Shefford Road (The Alms Cottages) | II |
| 1113829 | 25 Church Street (Holly Cottage) | II |
| 1136627 | Clifton Bury Farmhouse | II |
| 1113873 | Barn approx. 20 metres SW of Pedley Farmhouse | II |
| 1113831 | Clifton Farmhouse | II |
| 1113830 | Clifton House | II |
| 1321770 | Clifton Manor House and Manzie | II |
| 1136636 | Outbuilding approx. 25 metres N of Clifton House | II |
| 1312679 | The Grange, Grange Street | II |
| 1312732 | Well Head & War Memorial at Junction with Grange Street | II |
| 1321772 | Garden Wall and Entrance Gate at the Grange. | II |

Appendix 2: Events within a 1km radius of the Project Site.

| EvUID | Name |
|---------|--|
| EBD1048 | Pedley Farm, Clifton: Results Of Archaeological Trial Trench Evaluation |
| EBD1178 | Clifton Post Office, 27 Shefford Road, Clifton; Archaeological Observation, Investigation, Recording And Analysis |
| EBD1197 | Land At New Road/Harbrook Lane, Clifton: Archaeological Field Evaluation |
| EBD1223 | Archaeological Geophysical Survey Of Land At Harbrook Lane, Clifton |
| EBD1596 | 28 Grange Street, Clifton; Archaeological Evaluation Report |
| EBD1598 | Barn Adjacent To Pedley Farm, Grange Street, Clifton; Archaeological Observation, Investigation, Recording, Analysis And Publication |
| EBD1598 | Barn Adjacent To Pedley Farm, Grange Street, Clifton; Archaeological Observation, Investigation, Recording, Analysis And Publication |
| EBD1599 | Archaeological Evaluation: Land At 11 Elm Farm Close, Clifton |
| EBD1635 | Land At Town Farm Field, Clifton Road, Henlow |
| EBD1693 | 27 Broad Street, Clifton; Archaeological Observation And Recording Report |
| EBD647 | Barn Adjacent To 3 Clifton Farm Barns, Church Street, Clifton; Structural Survey Report |

Appendix 3 Monuments within a 1km radius of the Project Site.

| PrefRef | Name | Period |
|---------|--|-------------|
| 15096 | Enclosure Cropmarks, South East Of Clifton | Prehistoric |
| 394 | Bronze Age Burials | Ba |
| 15095 | Enclosure Cropmarks, East Of Clifton Village | Prehistoric |
| 1664 | Cropmarks, North Of Clifton Cricket Pitch | Ba |
| 18480 | Roman Coin, North East Of Clifton Bury Farm | Roman |
| 20619 | Roman-Post Medieval Tack | Roman-Pm |

| | | |
|-------|--|-------------------|
| 5342 | Suggested Roman Road, Viatores No. 176 | Roman |
| 393 | Anglo-Saxon Pot, East Of Clifton Village | A-S |
| 20460 | Saxo-Norman Features, Elm Farm Close | Saxo-Norman |
| 20320 | Saxo Norman Scabbard | Saxo-Norman |
| 3575 | Manor Site, Clifton Manor House | Med |
| 17110 | Clifton Medieval Village | Med |
| 7791 | Site Of Archery Butts | Med |
| 1665 | Cropmarks & Village Earthworks, South Of Stanford | Med |
| 19956 | Ridge And Furrow | Med |
| 9997 | Clifton Bury, Site Of Manor | Med |
| 18623 | Medieval Mount, Cliftonbury Farm | Med |
| 18354 | Medieval Find Spot | Med |
| 20321 | Medieval Strap Fitting | Med |
| 20322 | Elizabethan Halfgroat | Elizabethan |
| 10024 | Street Furlong | Med-Pm |
| 18481 | Medieval And Post Medieval Finds, North East Of Clifton Bury Farm | Med-Pm |
| 7641 | Gravel Pit | Pm |
| 8875 | All Saints' Parish Churchyard | Pm |
| 7039 | Clifton House Grounds | C19 |
| 7643 | Clay Pit Site | Pm |
| 9429 | Clifton Manor Grounds | C18-C19 |
| 7301 | Site Of Chapel | Pm |
| 2525 | Gravel Pit | Pm |
| 2524 | Gravel Pit | Pm |
| 8348 | Pound Lock | 1822 |
| 19955 | Post Medieval Features, Land North Of Chequers Farm | Pm |
| 20459 | Post Medieval Features, Pedley Farm | Pm |
| 20457 | Post Medieval Pit, East Of Pedley Farm | Pm |
| 8397 | Stock Bridge | PM (C1745) |
| 9184 | 50 Church Street | C19 |
| 9183 | 46-48 Church Street | C19 |
| 1987 | Bridge Over River Ivel | C16-C20 |
| 9082 | Gravel Pit | Pm |
| 1988 | Bridge (Site Of) Over Ivel Navigation | 1823-1968 |
| 18620 | Post Medieval Finds, Cliftonbury Farm | Pm |
| 18620 | Post Medieval Finds, Cliftonbury Farm | Pm |
| 20323 | Seventeenth Century Token | C17 |
| 14539 | Ivel Navigation | C18-C19 |
| 8246 | Turnpike Road, Girtford Bridge To Henlow | C18 |
| 20563 | Turnpike Road, Arlesey-Henlow-Shefford | C18 |
| 15097 | Cropmarks, South West Of Clifton Sewage Works | Undated |
| 19954 | Possible Iron Age Ditch & Undated Ditches, Land North Of Chequers Farm | Undated (Poss Ia) |
| 19954 | Possible Iron Age Ditch & Undated Ditches, Land North Of Chequers Farm | Undated (Poss Ia) |
| 19954 | Possible Iron Age Ditch & Undated Ditches, Land North Of Chequers Farm | Undated (Poss Ia) |
| 4490 | Possible Earthwork North West Of Henlow | Unknown |
| 2523 | Earthworks | Unknown |
| 1888 | Cropmarks, West Of Manor Farm | Unknown |

Appendix 4 Excerpt from Glebe Terrier 1745 Documenting Clifton Rectory

"First there is a parsonage house built with brick and tiled, consisting of a large hall, paved with stone and three parlours floored and wainscoted, as many rooms over them, and two garrets, cellar and vault under it. Adjoining is a kitchen, Pantry, Scullery, Servants Hall paved with brick and rooms over them, the south side, East end of the building is timber and roughcast, the rest is brick. Cross a small yard pitched with pebbles and fenced with oak pales on the North and west is a brewhouse and woodhouse of timber and clay, with a brick necessary (toilet) adjoining Eastward, a bottle house lathed on the south, all tiled. Adjoining to the house eastward is a small buttery of brick and covered with lead. The Farm yard is chiefly fenced with buildings, next to the street are two stables and Granary with a straw barn between them on the north is a barn of seven bays¹⁶ tiled part boarded and part timber and brick, at the east end thereof is a Hovel, two Hogsties and henhouse, thatched, chiefly boarded, but the North side Timber and Clay. Adjoining to which Eastward is a wheat Barn of four Bays Thatched and Boarded and at a small Distance is a Dove house of Timber and Clay plaister'd and Tiled. Before the House is a Court walled with Brick on both Sides and Pallisadoes next the Street to the South is a small fruit Garden walled. And on the Back of the House is a Kitchen Garden fenced with Oak pales on both sides and the East End with a Hedge and a few old pales adjoining to which is a Close of Pasture fenced with a Hedge on the North and Elm pales on the East by the Rector, and with a Hedge on the South by the corner of the Close adjoining. This Homestall above mentioned contains by estimation about two Acres".¹⁷

Appendix 5 List of Rectors Resident at the Rectory (Clifton House)

| Rector | Date | History |
|-----------------------------|--------------------------------|--|
| Philip Oddy MA | 17 th February 1708 | on the death of Thomas Cooke MA |
| Samuel Sparhawke MA | 9th February 1733 | - |
| Thomas Osborn LL.D | 13th February 1738 | on the death of Samuel Sparhawke |
| Daniel Stephen Olivier LL.B | 7th April 1790 | on the death of Thomas Osborn |
| Daniel Josias Olivier MA | 30th January 1827 | on the death of Daniel Stephen Olivier |
| Henry Hugh Miles MA | 23rd July 1858 | on the death of Daniel Josias Olivier |

¹⁶ Perhaps remnant of 1607 site (see Bedford archive history)

¹⁷ Bedford Record Office Reference P7.2.1.2 Glebe Terrier 1745.



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