

# BANCROFT HERITAGE SERVICES

**ARCHAEOLOGICAL MONITORING:  
CHESTNUT FARMHOUSE  
2 PRIORY ROAD  
CAMPTON  
BEDS SG17 5PG**

NGR: TL 1269 3828

*on behalf of Ashley & Catriona Brown*



(CBLHER ref. 201617/54)

August 2016

Ref: BHS/0035/CPR/3



## Site Data

<i>Project no / code:</i>	0035 / CPR		
<i>Project name:</i>	Chestnut Farmhouse, 2 Priory Road, Campton, Beds SG17 5PG		
<i>OASIS ref:</i>	257326	<i>Event/Accession no:</i>	BEDFM 2016.49
<i>County:</i>	Bedfordshire (historic county)		
<i>Village/Town:</i>	Campton		
<i>Civil Parish:</i>	Campton & Chicksands CP		
<i>NGR (to 8 figs):</i>	TL 1269 3828		
<i>Extent of site:</i>	c.800 sq. m.		
<i>Present use:</i>	House, garden and outbuilding		
<i>Planning proposal:</i>	Refurbishment and extension to house;		
<i>Local Planning Authority:</i>	Central Bedfordshire Council		
<i>Planning application ref:</i>	CB/16/01537/FULL: planning CB/16/01538/FULL: listed building		
<i>Dates of archaeological monitoring:</i>	8 <sup>th</sup> & 9 <sup>th</sup> August 2016		
<i>Clients:</i>	Ashley & Catriona Brown 2 Haynes Turn Haynes Beds MK45 3PA		
<i>Contact name:</i>	Ashley Brown		

Prepared by Bob Zeepvat BA FSA MCIfA

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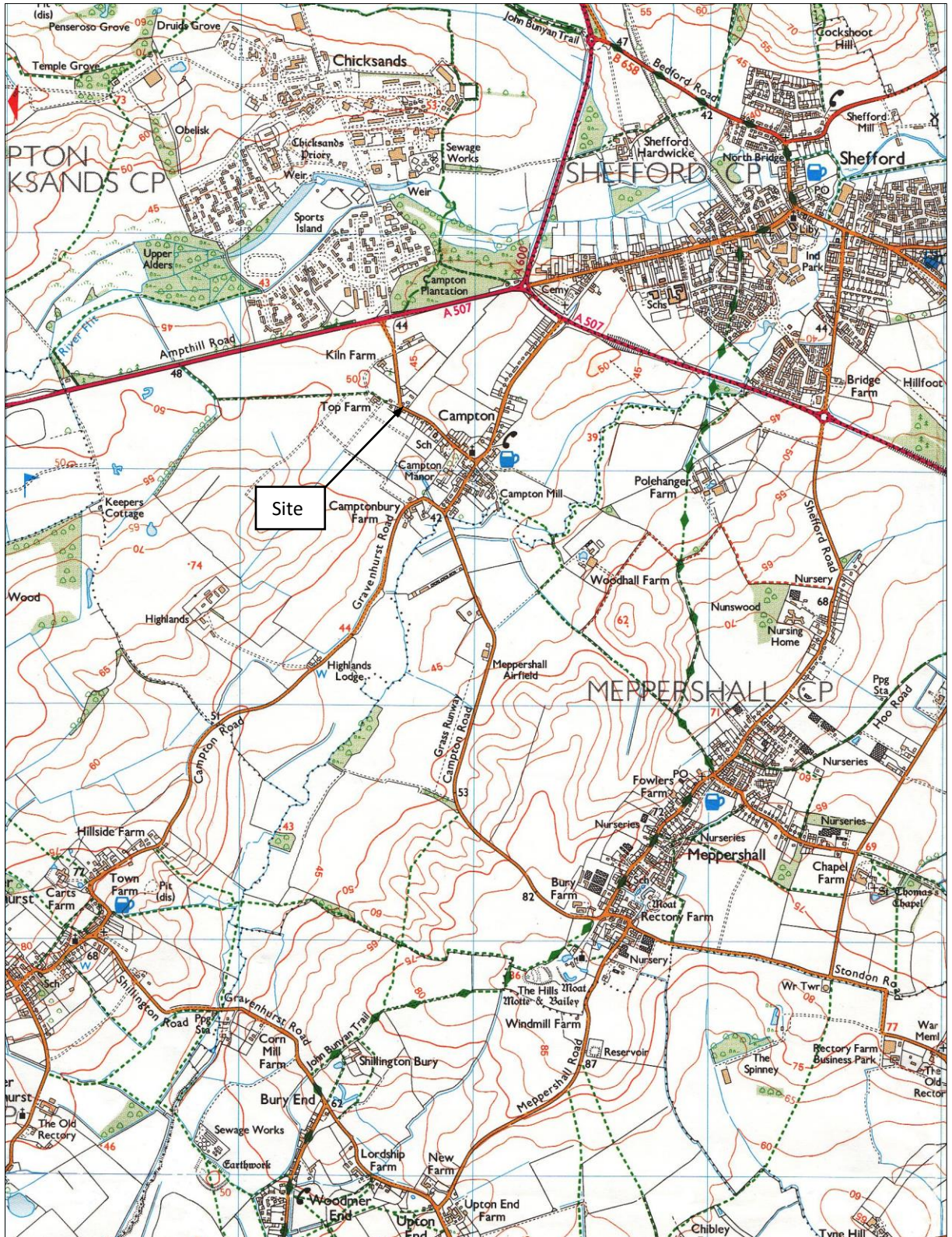


Figure 1: General location (scale 1:25000)

## Summary

*In August 2016, site stripping and the excavation of footings for a house extension and garage at 2 Priory Road, Campton, were archaeologically monitored. The development site is within the curtilage of a 17<sup>th</sup>-century Grade II listed cottage, some distance from the historic core of the village, and had the potential to contain buried heritage assets of medieval and later date. The observations did not reveal any buried heritage assets or artefacts. It is therefore unlikely that significant buried heritage assets are present on the site, or that the development has had a significant impact on buried heritage assets.*

## 1. Introduction

1.1 In August 2016 *Bancroft Heritage Services* (BHS) undertook a programme of archaeological monitoring at 2 Priory Road, Campton, Bedfordshire SP17 5PG. The project was commissioned by the clients, Ashley and Catriona Brown, and was carried out under the terms of the *National Planning Policy Framework* (NPPF), as a condition of planning permission for development of the site. The methodology for the project was described in a written scheme of investigation (WSI: Zeepvat 2016), approved by the Central Bedfordshire Council Archaeologist, archaeological advisor (AA) to the local planning authority (LPA), Central Bedfordshire Council. The relevant planning application references are CB/16/01537/FULL (planning) and CB/16/01538/FULL (listed building).

### 1.2 *The Author*

**Bob Zeepvat** BA FSA MCIFA is an established archaeologist with extensive experience in managing archaeological projects, of preparing initial assessments and undertaking a wide range of fieldwork for sites in both rural and urban environments, of post-excavation, publication and presentation projects, and of work on a wide range of historic buildings and structures. He holds a first degree from the University of Leicester, and has been a validated Member of the Chartered Institute for Archaeologists since 1986. Bob has been involved in the management of archaeological projects since the late 1970s, notably as Senior Field Archaeologist for the *Milton Keynes Archaeology Unit* (1986-94), as Project Manager for *Hertfordshire Archaeological Trust* (1994-97), and as Manager and Historic Buildings Consultant for *Archaeological Services & Consultancy Ltd* (1998-2014).

### 1.3 *The Site*

#### 1.3.1 *Location & Description*

The development site is located in the village of Campton and civil parish of Campton & Chicksands, in the Central Bedfordshire unitary authority area, centred on National Grid Reference TL 1269 3828 (Fig. 1). It lies c.0.4km north-west of the church, occupying an irregular area of c.800 sq. m. on the north side of Rectory Road, at its junction with Priory Road. The site is bounded by open farmland to the south-east and residential properties to the north and north-west (Fig. 2).

#### 1.3.2 *Topography & Geology*

The soils of the area belong to the Bearsted 1 Association, described as ‘*well drained coarse loamy and sandy soils over sand or sandstone, in places ferruginous. Some permeable coarse and fine loamy soils affected by groundwater. Risk of water erosion.*’ (Soil Survey 1983, 0541A). The underlying geology comprises Cretaceous sand and sandstone ([www.landis.org.uk/services/soilsguide](http://www.landis.org.uk/services/soilsguide)).

### 1.3.3 Development

The development comprises refurbishment of the farmhouse, demolition of the modern single-storey extension, and construction of a two-storey extension at right-angles to the existing building, joined to its north end (Fig. 3). It also includes construction of a double garage and vehicle access.



**Figure 2:** Site location (scale 1:1250)

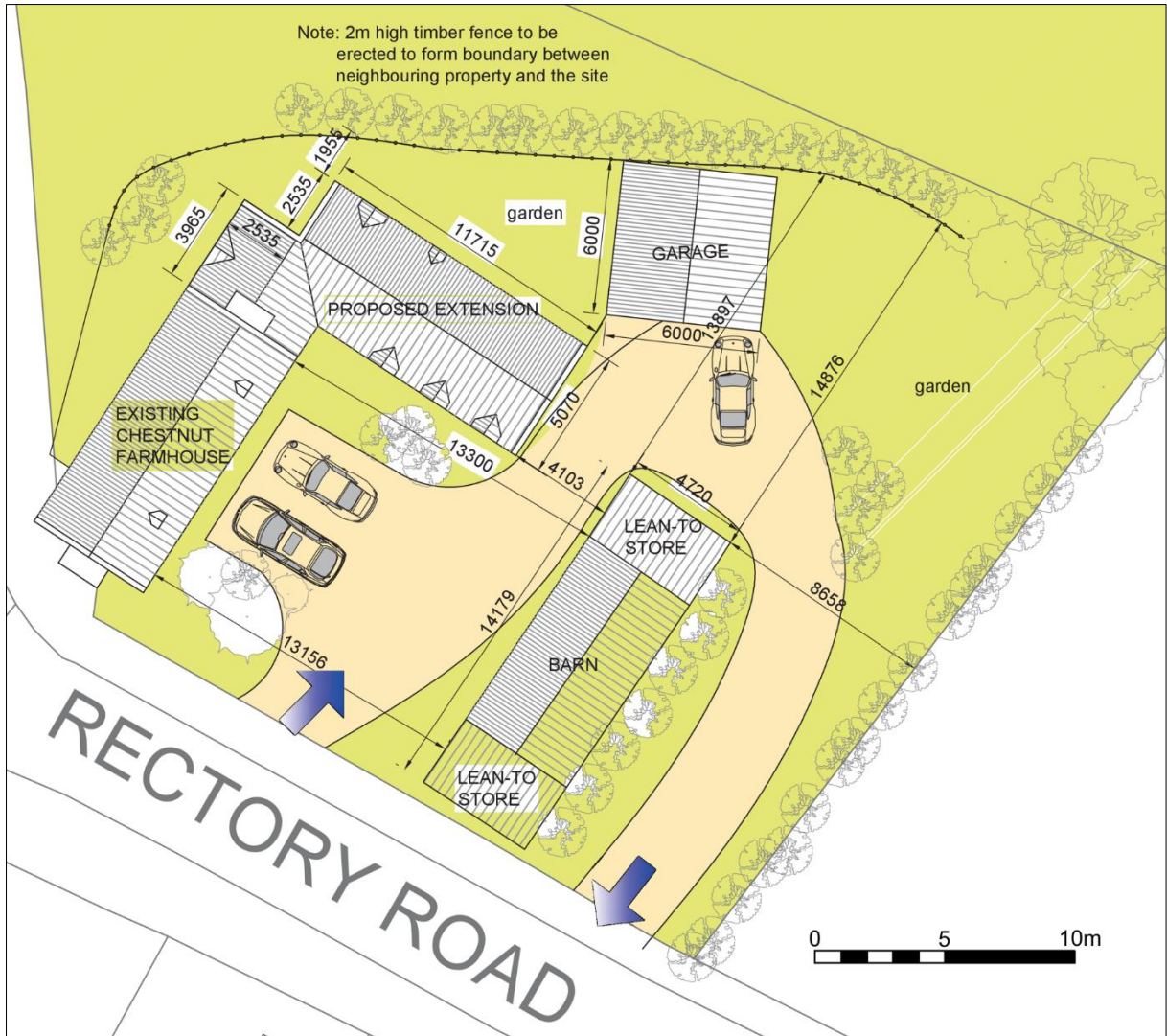


Figure 3: Proposed development (scale as shown)

## 2. Aims & Methods

### 2.1 Aims

As described in the WSI, the aims of the project were:

- To establish the date, nature and extent of activity or occupation on the development site
- To establish the relationship of any remains found to the surrounding contemporary landscapes
- To recover palaeo-environmental remains to determine local environmental conditions
- To investigate medieval rural settlement in order to examine medieval settlement diversity and characterise rural settlement forms (Wade 2000; Oake 2007)

### 2.2 Standards

The work conformed to the WSI, to the relevant sections of the Chartered Institute for Archaeologists' *Code of Conduct* (IfA 2010) and *Standard & Guidance Notes* (IfA 2009), to current English Heritage guidelines (EH 2006), and to the Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003).

### 2.3 Methods

The project was carried out according to the WSI, which described:

- All groundworks likely to have an impact on archaeological deposits were undertaken under continuous and constant archaeological supervision.

### 2.4 Constraints

No constraints were encountered during the project.



### 3. Archaeological & Historical Background

- 3.1 The following section provides a summary of the readily available archaeological and historical background to the development site and its environs. The development site is in an area of archaeological and historical interest, and has the potential to reveal evidence of a range of periods.

This section has been compiled with information from the *Central Bedfordshire and Luton Historic Environment Record* (CBLHER) originally obtained for the heritage statement prepared in support of the planning application for the development (search ref. 201617/54). The HER search revealed very few recorded heritage assets (prefixed HER) of any period within the study area, and only the listed building on the assessment site. The following text is therefore based largely on available studies of the archaeology of Bedfordshire.

3.2 **Prehistoric & Iron Age** (before AD43)

The development site lies to the south of the river Flit, a tributary of the river Ivel, which it joins south of Sandy. The earliest human activity recorded to date in the Flit valley is represented by scatters of Mesolithic flint found during the construction of a pipeline at Priestley Farm, Flitwick (Oake *et al* 2005, 25-26), at Ruxox Farm, Maulden and Bedlow Manor Farm, Clophill (*ibid*, 26-27). At Chicksands, a possible henge monument of late Neolithic / early Bronze Age date has been identified from aerial photographs (*ibid*, 45). Several phases of Middle Iron Age activity have been recorded during investigations at Hinksey Road, Flitwick (*ibid*, 64). Sherds of Iron Age pottery have been found in Campton (HER2567).

3.3 **Roman** (AD43-c.450)

During the late Iron Age and Roman periods, mid-Bedfordshire fell within the territory of the *Catuvellauni* tribe, whose major settlements were located at Colchester and St Albans. Known Roman settlements in Bedfordshire are few and far between, the nearest to the development site being at Sandy, 12km to the north-east (Simco 1984, 114-116). Evidence of Roman occupation in the Flit valley area is also slight. In the 19<sup>th</sup> century an early Roman cemetery was found to the west of Shefford, associated with a structure which originally identified as a hypocaust (*ibid*, 117), and on more recent examination has been shown to be a high-status settlement including an aisled building. To the north-east near Southill, two rich burials of the late pre-Roman Iron Age were found in the 1830s (*ibid*, 117). At Ruxox Farm, Flitwick, an extensive area of Roman occupation (HER 918) was found in the 1950s, possibly representing a villa and/or temple (*ibid*, 111). Roman pottery and building debris has also been recorded at Clophill (*ibid*, 101), and evidence of Roman settlement was excavated at Meppershall (HER 16317; Wilson & Zeevat 2010). Closer to the site, Roman pottery sherds were found along with some prehistoric flint arrowheads near Camptonbury Farm (HER 2568), and a Roman coin of Constantine I (AD 332-333) was recovered on Campton recreation ground (HER 15962).

3.4 **Saxon & Medieval** (c.450-1500)

The manor of Campton is mentioned in the Domesday Survey (1086), though the pre-Conquest holding is not mentioned, so it seems unlikely that the settlement was established in the Saxon period. Evidence of Saxon activity in most of the surrounding area is conspicuous by its absence: Oake only mentions the discovery of middle Saxon occupation at Flitwick (Oake *et al* 2005, 93), c.10km to the WSW, and there is now evidence for Saxon settlement at Shefford (HER 19879). In Campton, Saxo-Norman pottery sherds (c.11<sup>th</sup>-12<sup>th</sup> century) were found north-east of Rectory Road (HER 2570).

The Domesday Survey records that the overlordship of Campton belonged to Walter Giffard, and that his under-tenant was Ralph de Langetot (Page 1908, 267). The manor subsequently

passed to Walter Marshal earl of Pembroke, and in the 13<sup>th</sup> century was granted to Henry son of Gerold, hitherto his undertenant, who continued to hold it of the crown in chief. At the end of that century the manor passed to the de Lisle family. In the following centuries it was held by several families in turn, passing to the Compton family by the 16<sup>th</sup> century. A small portion of Campton was held by the neighbouring priory of Chicksands until the dissolution, when it reverted to the crown (*ibid*, 270). At Domesday the manor included a (water) mill worth 3s. 3d, of which the last record appears in 1296. Medieval pottery sherds have been recorded at two locations in Campton village (HER 4328 & 5957). The development site lies within the historic core of Campton (HER 17107).

### 3.5 **Post-Medieval & Modern** (1500-present)

Since the medieval period, Campton has remained a small, largely agricultural settlement, not subject to any of the major developments of the 18<sup>th</sup> to 20<sup>th</sup> centuries. HER references for this period almost entirely relate to listed buildings in the village, the nearest to the development site being 57 Rectory Road (HER 5622).

Chestnut Farmhouse (HER 5621) is believed to have been built in the 17<sup>th</sup> century. The listing description reads:

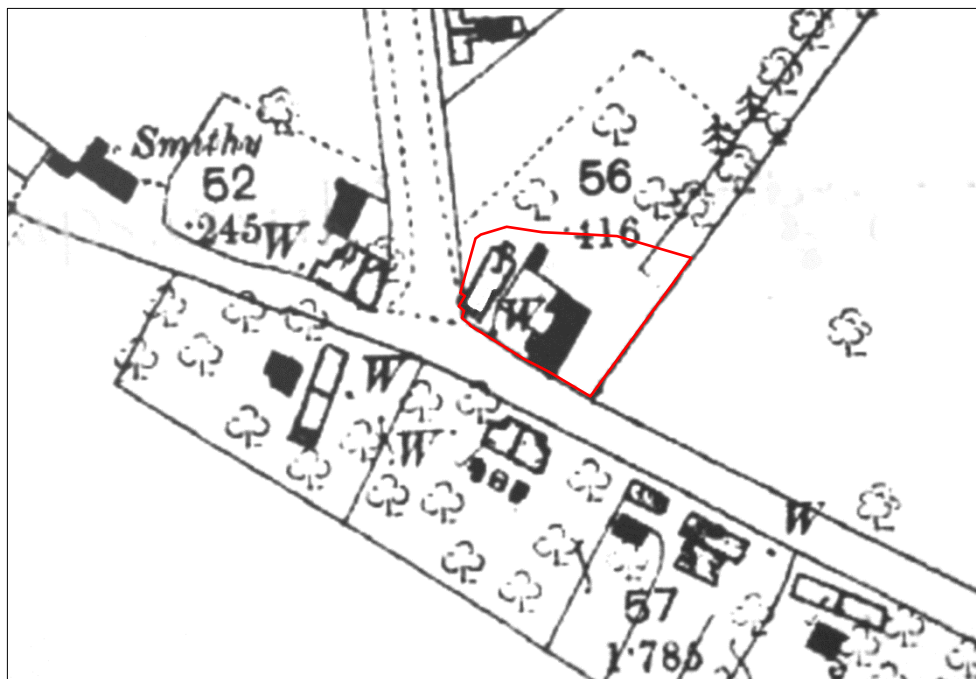
*Timber-framed construction with pebbledash render to exterior. Clay tile roof. 3-room plan, 2 storeys. W elevation: ground floor has 2 2-light casements flanking a small casement. First floor has 3 2-light casements. E elevation: similar casements, 2 to each floor. Off-centre part-glazed front door. Red brick coping to gable ends. To S gable end is substantial 3-stage external stack of red brick. Top section has been removed. To N gable end is red brick external stack and red brick single-storey addition, both C20.*

The fields of Campton parish were enclosed at the end of the 18<sup>th</sup> century. The enclosure map of 1797 (BLARS MA9A: Fig. 4) shows buildings on the assessment site corresponding to the present house and barn. The enclosure award (*ibid*, Book D) also states that there was a brick kiln on the site (HER 18039). The location of this is not clear: the HER gives it a grid reference closely corresponding to that of the farmhouse.

The Ordnance Survey First Edition 25" sheet of 1883 (Fig. 5) shows the farmhouse, minus the extension at the north end, the adjoining barn and a small outbuilding, with a yard in between the house and barn. A well is also marked, close to the boundary with Rectory Road. Subsequent Ordnance Survey editions reveal a similar picture. The northern extension to the house appears to have been built by about 1976.



**Figure 4:** Extract from Campton Enclosure map, 1797 (BLARS MA9A)



**Figure 5:** Extract from Ordnance Survey First Edition 25" sheet, 1883 (not to scale)

## 4 Results & Conclusions

### 4.1 Results

Excavation of the footing trenches for the extension and garage, and stripping of topsoil and overburden from the footprint of the extension, garage and access (Fig. 6), took place over a period of two working days. Both the excavation of footing trenches and the site strip were continuously monitored (Appendix 1).

Most of the site was covered with rough grass, which had been cut to facilitate marking out. The site stratigraphy observed in the footing trenches, which were excavated to a depth of c.1.3m below the original ground level, comprised 200-300mm depth of loose brown sandy subsoil overlying yellow-orange sand. About 200-300mm depth of topsoil was mechanically removed from the oversites of the extension and garage and from the new drive. The only features revealed were buried services and a 20<sup>th</sup>-century brick-built soakaway connected with the existing cottage, and a rough surface of hardcore derived from modern building materials between the cottage and timber-framed barn. The excavated material (topsoil and subsoil) was scanned for finds, but none were noted.

### 4.2 Conclusions

Observation and monitoring of the groundworks for the development failed to reveal any archaeological finds or features. The site appears to have been unoccupied until the 17<sup>th</sup> century, when the existing cottage was built on the site, following which it became a garden, with a rough yard area between the cottage and adjoining timber-framed barn. From the historical background it is evident that at least two smaller structures, presumably sheds or outhouses, formerly stood within the plot, though these were no longer present when the site was first visited in May 2016.

Significant buried heritage assets (*i.e.* archaeological deposits, features or artefacts) were not observed during the monitoring programme. While the existence of buried heritage assets away from the observed area cannot be specifically discounted, it is unlikely that significant buried heritage assets are present on the site. It is unlikely that the proposed development has had a significant impact on buried heritage assets.

### 4.3 Confidence Rating

The weather was good throughout the watching brief, and full co-operation was received from the client and his contractor. A high confidence rating is therefore assigned to the results.

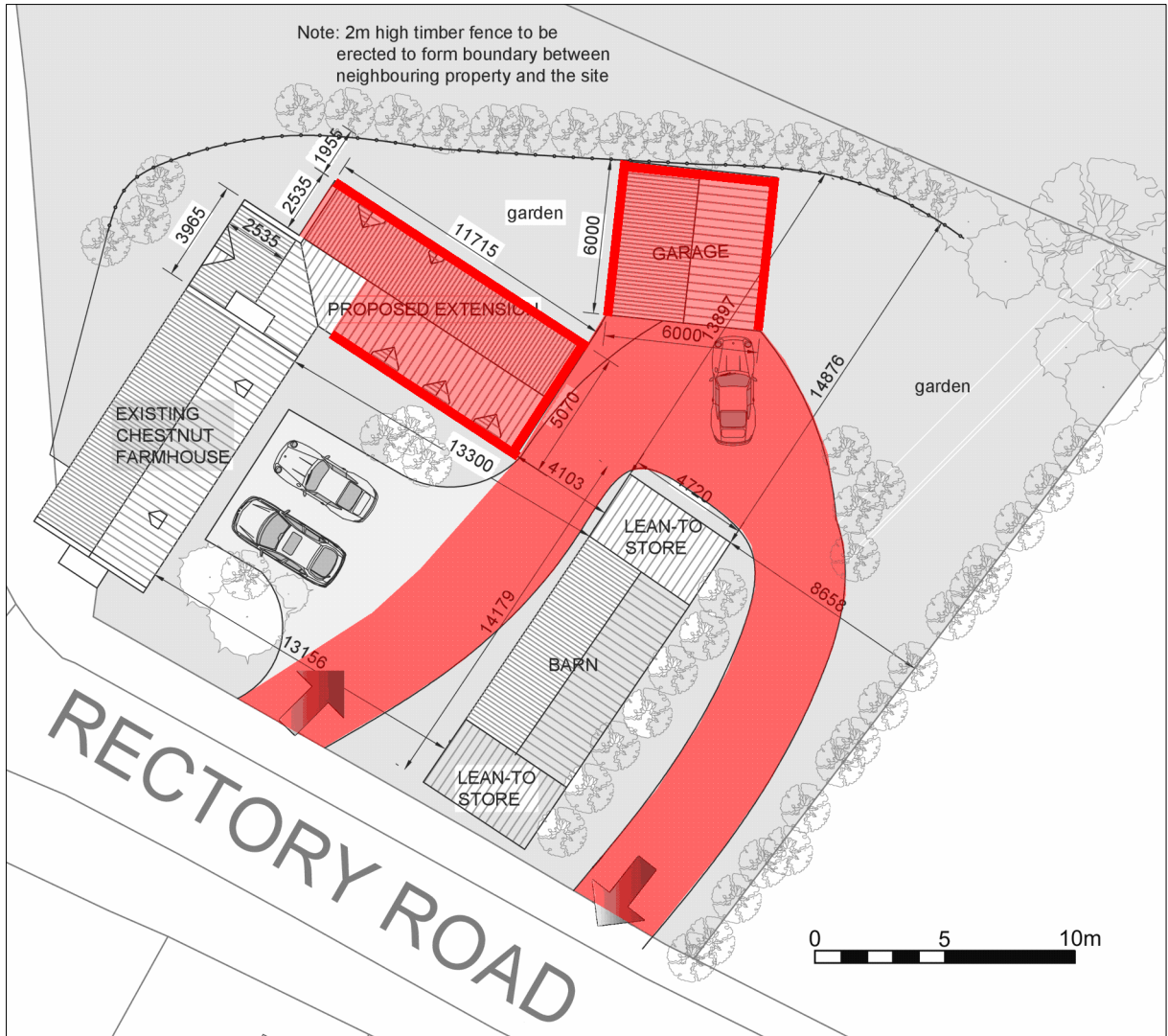


Figure 6: Extent of archaeological monitoring (scale as shown)



**Plate 1:** Extension footing, north trench



**Plate 2:** Extension footing, south trench



**Plate 3:** Garage footing, north trench



**Plate 4:** Garage footing, west trench



**Plate 5:** Drive east of barn, topsoil stripping

## 5. Archive

5.1 The project archive will comprise:

1. Heritage Statement
2. WSI
3. Initial Report
4. Clients site plans
5. Site Monitoring Sheets
6. List of photographs (see below)
7. Original specialist reports and supporting information
8. CDROM with copies of all digital files.

5.2 The archive will be deposited with Bedford Museum (acc. no. BEDFM 2016.49)

### 5.3 *List of Photographs*

Site Name: 2 Priory Road, Campton		Proj. no/Code: 0035 / CPR
Shot	Subject	
1	Cottage and extension footings, from north-east	
2	Extension, north footing from east	
3	Extension, east footing from north	
4	Extension, south footing from east	
5	Extension, south footing from south-east	
6	Garage, general shot	
7	Garage, west footing from south	
8	Garage, north footing from west	
9	Garage, east footing from south	
10	Drive east of barn under excavation	
11	Drive east of barn under excavation	

## 6. References

### **Standards & Specifications**

ALGAO 2003 *Standards for Field Archaeology in the East of England*. East Anglian Archaeology Occasional Paper **14**.

EH 2006 *Management of Research Projects in the Historic Environment*. English Heritage (London).

IfA 2010 Institute for Archaeologists' *Code of Conduct*.

IfA 2008 Institute for Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.

IfA (various dates) Institute for Archaeologists' *Standard & Guidance* documents (*Desk-Based Assessments 2011, Watching Briefs 2008, Evaluations 2009, Excavations 2008, Investigation and Recording of Standing Buildings 2008, Finds 2008, Archiving 2009*).

Zeepvat B 2016 *Chestnut Farmhouse, 2 Priory Road, Campton, Beds SG17 5PG: Written Scheme of Investigation for Archaeological Monitoring*. Bancroft Heritage Services doc. ref. 0037/CPR/2

### **Secondary Sources**

BGS *British Geological Survey 1:50,000 Series, Solid & Drift Geology*.

Brown N & Glazebrook J (eds) 2000 *Research and Archaeology: a Framework for the Eastern Counties, 2: Research Agenda and Strategy*. East Anglian Archaeology Occasional Paper **8**

Medlycott M 2011 *Research and Archaeology Revisited: A Revised Framework for the East of England*. East Anglian Archaeology Occasional Papers **24**.

Oake M, Luke M, Dawson M, Edgeworth M & Murphy P 2007 *Research & Archaeology: Resource Assessment, Research Agenda and Strategy*. Bedfordshire Archaeology Monograph **9**.

Page W (ed.) 1908 *The Victoria History of the County of Bedfordshire, vol. 2* (London)

Simco A 1984 *Survey of Bedfordshire: the Roman Period*. Beds CC/RCHM(E)

Soil Survey 1983 *1:250,000 Soil Map of England and Wales, and accompanying legend* (Harpenden).

Wilson N & Zeepvat RJ 2010 'A Romano-British Site at Meppershall: Investigations, 2001/2002', *Beds Archaeol* **26**, 347-374

### **Internet Sources**


[www.old-maps.co.uk](http://www.old-maps.co.uk)

[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

[www.landis.org.uk/services/soilsguide](http://www.landis.org.uk/services/soilsguide)



## Appendix 1: Monitoring Sheets

BANCROFT HERITAGE SERVICES						WATCHING BRIEF RECORD	
Project No/Code/Name: 0035/CPR CAMPTON					Sheet: 1 of 2		
Client/Developer: ASHLEY BROWN.							
Contact:				Phone:			
Duration of Visit (inc. travel):		Start: 0830			Finish: 14.15		
Development Type:							
Footings <input checked="" type="checkbox"/>	Services	Roads	Levelling	Quarrying	Pipelines	Other (specify):	
Site & weather conditions: DRY + SUNNY.							
Observations:							
<p>Following visit from BAUX CONTROL + EXCAVATION OF TEST PIT ON LINE OF GARAGE FOOTING, WATCHED EXCAVATION OF EXTENSION FOOTING + THEN GARAGE FOOTING.</p> <p>SOIL PROFILES IN BOTH LINES ~ 200-300mm OF TOPSOIL (+ REMAINS OF SLAB OR (1m) OUTBUILDING OVER PART OF EXTENSION) OVER YELLOW-ORANGE SAND. FOOTING DEPTH 1.2 to 1.3m</p> <p>ONLY FEATURES ENCOUNTERED WAS (1m) DRAIN FROM HOUSE TO BACK-BUILT MANHOLE, + SORKAWAY BY NW CORNER OF BARN. NO FEATURES IN GARAGE TRENCHES.</p> <p>NO FINDS</p>							
Comments:							
LEFT ADS + MACHINE MOVING EXISTING TOPSOIL HEAP FROM DRIVE (EAST OF BARN)							
Completed by: 				Date of visit: 8/08/16.			



**BANCROFT HERITAGE SERVICES**

**WATCHING BRIEF RECORD**

Project No/Code/Name: 0035/CPR CAMPTON		Sheet: 2 of 2
Client/Developer ASHLEY BROWN		
Contact:		Phone:
Duration of Visit (inc. travel):	Start: 08.30	Finish: 14.30
Development Type:		
Footings	Services	Roads
		Levelling ✓
		Quarrying
		Pipelines
		Other (specify):
Site & weather conditions: DRY + SUNNY.		
Observations:		
DAY SPENT STRIPPING TOPSOIL FROM ROUTE OF DRIVE, W+E OF BARN. STRAT AS YESTERDAY. (TOPSOIL/NAT HORIZON RATHER INDISTINCT).		
NO FEATURES OR FINDS, OTHER THAN DRAIN (SEE YESTERDAY'S FORM)		
ROUGHLY WRAPPED AREA TO W OF BARN - HARDWARE COMPRISING OF MOD BUILDING DEBRIS		
Comments:		
ONLY EXCAVATION REMAINING IS c 2m FOOTING, AND SOME SERVICE RUNS. SUGGEST TERMINATING WB.		
Completed by:		Date of visit: 9/08/16.

## Appendix 2: OASIS Form

PROJECT DETAILS			
Project Name:	2 Priory Road, Campton, Beds	OASIS reference:	257326
Short Description:	<i>In August 2016, site stripping and the excavation of footings for a house extension and garage at 2 Priory Road, Campton, were archaeologically monitored. The development site is within the curtilage of a 17<sup>th</sup>-century Grade II listed cottage, some distance from the historic core of the village, and had the potential to contain buried heritage assets of medieval and later date. The observations did not reveal any buried heritage assets or artefacts. It is therefore unlikely that significant buried heritage assets are present on the site, or that the development has had a significant impact on buried heritage assets.</i>		
Project Type:	Watching Brief		
Previous work: (e.g. HER refs)	none	Site status: (e.g. none, SAM, listed)	Cottage is listed Grade II
Current land use:	House, garden and outbuilding	Future work: (yes/no/unknown)	no
Monument type:	residential	Monument period:	17 <sup>th</sup> century +
Significant finds: (artefact type & period)	none		
PROJECT LOCATION			
County:	Bedfordshire	OS reference: (8 figs min)	TL 1269 3828
Site address: (+ postcode if known)	Chestnut Farmhouse, 2 Priory Road, Campton, Beds SG17 5PG		
Study area: (sq. m)	c.800	Height OD: (metres)	c.45
PROJECT CREATORS			
Organisation:	Bancroft Heritage Services		
Project brief originator:	Martin Oake (Central Beds)	Project design originator:	Bob Zeepvat BA FSA MCI fA
Project Manager:	Bob Zeepvat BA FSA MCI fA	Director/Supervisor:	Bob Zeepvat BA FSA MCI fA
Sponsor / funding body:	owner		
PROJECT DATE			
Start date:	08/08/16	End date:	09/08/16
PROJECT ARCHIVES			
	Location (Accession no.)	Content (e.g. pottery, animal bone, files/sheets)	
Physical:	Bedford Museum BEDFM 2016.49	None	
Paper:		Brief, WSI, Report, Site Records	
Digital:		CD with all digital files	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	Archaeological Monitoring: Chestnut Farmhouse, 2 Priory Road, Campton, Beds SG17 5PG		
Serial title & volume:	Report ref. 0035/CPR/3		
Author(s):	Bob Zeepvat BA FSA MCI fA		
Page nos	18	Date:	16 <sup>th</sup> August 2016