

An Archaeological Evaluation at Flowers Way, Luton, Bedfordshire



Chalk block wall in trench 1 looking north

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Archaeological Research
Services Ltd

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Executive Summary

Project Name: An Archaeological Evaluation at Flowers Way, Luton, Bedfordshire

Site Code: LTNMG1330

Planning Authority: Luton Borough Council

Planning Ref: 16/01649/FUL

NGR: TL 09254 20995

Date of Fieldwork: 3rd September 2018 – 13th September 2018

Date of Report: September 2018

Archaeological Research Services was commissioned by KD Architects on behalf of Opto Group to undertake an archaeological evaluation in the form of trial trenching on land at Flowers Way, Luton, Bedfordshire in satisfaction of planning consent 16/01649/FUL for the construction of three new mixed-use development blocks.

The work was undertaken between the 3rd and 13th September 2018 in accordance with a Written Scheme of Investigation (WSI) approved by the Archaeological Officer of Central Bedfordshire Council. The evaluation was undertaken by Robert Cole, Assistant Projects Officer and James Danter, Archaeological Officer at Archaeological Research Services Ltd. The project was managed by Lawrence Pontin, Project Manager at Archaeological Research Services.

Evaluation trenching has revealed the presence of a cellar/undercroft relating to a building recorded on historic maps of the site and has shown the extent of severe truncation due to terracing and activity on the site in the 20th and 21st Centuries.

1 Introduction

1.1 Circumstances of the Project

1.1.1 In September 2018 Archaeological Research Services Ltd was commissioned by Opto Property Group to undertake an Archaeological Evaluation in advance of development at Flowers Way, Luton, Bedfordshire NGR TL 09254 20995.

1.1.2 The works were undertaken in fulfilment of an archaeological condition attached to planning consent (16/01649/FUL) for the erection of three new mixed-use development blocks comprising 318 residential units with balconies, 4 commercial units at lower ground floor with associated undercroft car park, cycle parking, refuse storage and landscaping.

1.1.3 Planning permission has been granted for development of the site subject to a condition, Condition 15, which requires archaeological work prior to occupancy and development:

No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of archaeological investigation, including provision for post-excavation analysis and publication, to be submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved archaeological scheme.

Reason: To ensure that any material of archaeological significance on the site is identified and recorded. To accord with the requirements of the National Planning Policy Framework and Policy LLP30 of the Luton Local Plan.

1.1.4 This report has been prepared to comply with the requirements of planning consent. It describes the results of the archaeological evaluation and has been approved in its final issued form by the Archaeological Officer of Central Bedfordshire Council.

1.1.5 The Archaeological Evaluation comprised the machine excavation of 12 trenches which were subsequently investigated by hand excavation and cleaning of deposits (where appropriate) to clarify the sequence and character of any surviving archaeological features. The area excavated accounts for approximately 10% of the total area of the development site.

1.1.6 The Archaeological Evaluation was undertaken in accordance with the Chartered Institute for Archaeologists Code of Conduct (2014a) and Standards and Guidelines for Field Evaluation (2014b).

1.2 Site Location

- 1.2.1 The 'red line boundary' of the Proposed Development Area (PDA) is outlined in Figure 1 and is centred on TL 09254 20995. The site comprises the land at Flowers Way, Luton, Bedfordshire. It is bounded to the south east by Park Street West, to the south west by the A505 (Park Viaduct), to the north west by Castle Street and to the north east by Flowers Way.

1.3 Landform, Geology and Soils

- 1.3.1 Topographically the PDA lies in a very shallow valley which slopes from south west to north east towards the course of the river Lea.
- 1.3.2 The underlying solid geology of the site is comprised of the Holywell Nodular Chalk Formation and New Pit Chalk Formation (undifferentiated) – Chalk. This is sedimentary bedrock former approximately 90 to 101 million years ago in the Cretaceous period when the local environment was previously dominated by warm chalk seas (BGS 2018). This is biogenic and detrital, generally comprising carbonate material (coccoliths), forming distinctive beds of chalk.
- 1.3.3 The bedrock is overlain by Glaciofluvial Deposits, Mid Pleistocene – Sand and Gravel. These are superficial deposits formed up to 2 million years ago in the Quaternary Period when the local environment was previously dominated by ice age conditions. These sedimentary deposits are detrital, generally coarse-grained, they form beds, channels, plains and fans associated with meltwater.

2 Archaeological and Historical Background

- 2.1.1 The archaeological and historical background of the site is explored in detail in the WSI (Lodoen 2018) and the Historic Environment Desk-based Assessment (Boyer 2014). The following is a brief summary of their content.
- 2.1.2 The WSI is reproduced in Appendix II of this document and includes a gazetteer of Historic Environment Record entries in the vicinity of the site.
- 2.1.3 The earliest definitive evidence of activity within the PDA is from 19th Century when the site was occupied by terraced housing in to the south, west and east and this is attested to by historic Ordnance Survey maps of the area.
- 2.1.4 The PDA lay within the estate of Langley's Manor and it has been surmised that the medieval manor house lay within the boundary of the site. However, the exact location of the manor house is uncertain and there are no extant remains above ground to give any indication as to here exactly the house lay.
- 2.1.5 Luton is mentioned in the Domesday Book and two post-conquest castles were constructed within 500m of the PDA.

- 2.1.6 The area around Luton was extensively settled in the Romano-British period with major towns at Dunstable in the west and St. Albans in the south but the only evidence of activity in the vicinity of the PDA comes from isolate findspots. There are also a handful of prehistoric findspots.

3 Aims and Objectives

- 3.1.1 The Aims and objectives of the Archaeological Evaluation are set out in detail in the WSI (Lodoen 2018) which is reproduced in Appendix II of this document. These are in line with the government guidance derived from the National Planning Policy Framework (NPPF) (DCLG 2012) paragraph 141.

3.2 Regional Research Aims and Objectives

- 3.2.1 The general aims and objectives of the project were expanded upon by the research topics identified in the *'Revised Regional research Framework for the East of England'* (Medlycott 2001, 70). Two of these are of particular relevance to the site:
- ◆ There is scope for significant development in our understanding of the interrelationships between towns and their hinterlands. The development of towns, changes in their internal layouts and housing densities, and their role as centres of supply and demand all need further study.
 - ◆ Since the site was situated at the edge of the Luton town in the medieval period, there is scope for investigating the dynamics of medieval settlement, the way places appear, grow, shift and disappear, as well as the relationship between rural and urban sites.
- 3.2.2 The Bedfordshire Archaeology *Research and Archaeology: Resource Assessment, Research Agenda and Strategy* identifies gaps in knowledge and what information is required to fill them (Oake 2007, 4). Luton has not been extensively explored through archaeological excavation (Edgeworth 2007, 103). Within the county there is a varied settlement pattern in the Middle Ages, a detailed understanding of each element of that pattern, the chronology of the elements and how the various parts articulate into the whole settlement pattern has yet to be established (Oake 2007, 14). The identification and investigation of any medieval settlement remains, whether urban or rural in character, is therefore a high priority.

3.3 Evaluation Trenching Objectives

- 3.3.1 The aims and objectives of the Archaeological Evaluation trenching were to:
- ◆ Identify the presence/absence of archaeological features and deposits within the site.
 - ◆ Record all archaeological features and deposits encountered.
 - ◆ Sample sufficient of the archaeological features and deposits to establish relative sequence, likely dating and quality of preservation.

- ◆ Gather sufficient information to establish the character, extent, form, function and likely status of any surviving archaeological deposits with a view to evaluating their significance and potential to inform the aims and objectives outlined in section 3.1 of this document.

4 Method Statement

4.1 Coverage

- 4.1.1 The Archaeological Evaluation consisted of 12 trenches of varying dimensions (see below) totalling approximately 400m². The approximate locations of the trenches were agreed with the Archaeologist for Central Bedfordshire Council prior to the commencement of work and the final locations were adjusted where appropriate to compensate for the presence of underground services after the site was surveyed using a CAT scanner (see Figure 2).
- ◆ Trench 1: 12.50m x 2.00m and extended to 5.50m wide in the centre, aligned north – south and located at the western extent of the site
 - ◆ Trench 2: 12.50m x 2.00m, aligned north west – south east and located at the north western extent of the site
 - ◆ Trench 3: 14.50m x 2.00m, aligned north east – south west and located at the eastern extent of the site
 - ◆ Trench 4: 9.30m x 2.00m, aligned north west – south east and located close to the middle of the northern boundary of the site. Contiguous with trench 5
 - ◆ Trench 5: 16.00m x 2.00m, aligned north east – south west and located close to the middle of the northern boundary of the site. Contiguous with trench 4
 - ◆ Trench 6: Not excavated because of constraints
 - ◆ Trench 7: 30.50m x 2.00m, aligned north west – south east and located at the south western extent of the site
 - ◆ Trench 8: 12.70m x 2.00m aligned north east – south west and located to the south of the centre of the site
 - ◆ Trench 9: 10.00m x 2.00m, aligned north east – south west and located to the north of the centre of the site
 - ◆ Trench 10: 6.80m x 6.00m located close to the middle of the northern boundary of the site
 - ◆ Trench 11: 12.50m x 2.00m, aligned north west-south east located to the south of trench 10 and to the east of trench 9
 - ◆ Trench 12: 33.00m x 2.00m, irregularly shaped. Located close to the south eastern extent of the site
 - ◆ Trench 13: 7.00m x 2.00m, aligned north west-south east an located in the north east of the site

- 4.1.2 The final trench locations were surveyed using sub-centimetre accurate GNSS (Leica Smart Rover) to record their positions in Ordnance Survey co-ordinates and their heights relative to the Ordnance datum.
- 4.1.3 A maximum safe working depth of 1.00m below ground level was adhered to in all trenches. For the instances where it was necessary to excavate deeper than 1.00m these areas were immediately back-filled once measurements and photographs had been taken.

4.2 General Statement of Practice

- 4.2.1 The Archaeological Evaluation was undertaken in accordance with the works specified in the Written Scheme of Investigation produced by Archaeological Research Services Ltd (Lodoen 2018) which is reproduced in Appendix I at the rear of this report.
- 4.2.2 In all circumstances the ground works were undertaken in accordance with the Chartered Institute for Archaeologists (CIfA) *Code of Conduct* (2014a) and the CIfA's *Standards and Guidance for Archaeological Field Evaluations* (2014b).
- 4.2.3 All staff employed on the project were suitably qualified for their respective project roles and have substantial experience of archaeological excavation and recording. All staff were made aware of the circumstances and potential archaeological importance of the work and were fully briefed on the requirements of this specification.
- 4.2.4 All ground work covered under this specification was undertaken with a suitable mechanical excavator. Modern overburden was removed using a breaker and toothed bucket. Deposits which could not be clearly identified as modern were cleaned and subsequently excavated in spits using a toothless ditching bucket or by hand.
- 4.2.5 Contractors and plant operators were notified that any observations of archaeological remains had to be reported immediately to the archaeologist on site. Regular contact was maintained between ARS Ltd and the site project manager to ensure that ARS Ltd was kept up to date with site works and given the chance to respond appropriately and in line with the Archaeological Officer from Central Bedfordshire Council's requirements.
- 4.2.6 All site operations were carried out in a safe manner in accordance with ARS Ltd's health and safety policy. A risk assessment was prepared before commencement on site.
- 4.2.7 A full written record was compiled for all excavated features and deposits.
- 4.2.8 All features were tied into Ordnance Survey and all deposits were levelled and their spot heights calculated in metres above Ordnance Datum (aOD).

4.2.9 Site photography was undertaken using a Nikon W100 (13.2 megapixel resolution). Photographic images comprise record shots of all excavated trenches and all archaeological features as well as general site working.

5 Results

5.1 Introduction

5.1.1 The trenches were excavated to a depth where the natural superficial geology was clearly visible across the whole length or to a maximum safe working depth of 2.00m.

5.1.2 Trench summary tables are presented below. These provide a synthesis of the presence/absence of archaeology in each of the trenches and provide a look-up table to the depth of modern overburden below current ground level (BGL).

Trench	Archaeology? Y/N	Period	Overburden Thickness (m)
1	Y	Post-medieval/Modern	0.25
2	N	Modern	0.55
3	N	Modern	>2.00
4	N	Modern	1.20
5	N	Modern	0.90
7	Y	Post-medieval/Modern	0.33
8	Y	Post-medieval/Modern	0.25
9	Y	Post-medieval/Modern	0.70
10	N	Modern	>1.10
11	Y	Post-medieval/Modern	1.05
12	Y	Post-medieval/Modern	0.70
13	N	Post-medieval/Modern	0.80

Table 1. Trench summary table demonstrating the presence/absence of archaeology and the thickness of the modern overburden

Trench	Excavated Features	Dating Y/N	Height of top (m) aOD
1	Cellar walls, cellar floor	Y	115.25
2	None excavated (modern services)	N	115.46
3	None excavated (modern levelling deposits)	N	114.65
4	None excavated (modern services)	N	115.85
5	None excavated (modern services)	N	116.03
7	Ditches, pits, bedding trench	Y	116.52
8	Cultivation soil	Y	116.53
9	Cultivation soil	Y	115.75
10	None	N	115.43
11	Cultivation soil	Y	115.76
12	Walls, cultivation soil	Y	116.28
13	Terracing	Y	114.44

Table 2. Summary table of the feature types excavated and deposits encountered in the evaluation trenches

5.1.3 The thickness of the modern overburden varied a great deal but was broadly uniform in character and composition and fell into two sub-types. In trenches 1, 2 and 7 the overburden was comprised of modern type 1 granular sub base overlain by approximately 0.10m of tarmac. In all the other trenches the overburden was predominantly composed of modern bricks, brick and concrete rubble and overlain by approximately 0.10m of tarmac. In trenches 4, 5, 9, 10 and 11 the rubble overlay a poured concrete surface. In trench 10 it was not possible to excavate below this concrete surface because of the physical constraints of the trench location

5.1.4 In trenches 8, 9, 11 and 12 the modern overburden overlay a buried soil horizon that varied in thickness from 0.55m to 0.95m. In trenches 8, 9 and 11 this soil was fully machine excavated in spits of approximately 0.05m using a toothless ditching bucket. In trench 12 sondages were machine excavated through the soil horizon to establish its thickness.

5.2 The Evaluation Trenches

Trench 1

- 5.2.1 Modern overburden comprising tarmac and type 1 gravel (1/001) was removed by machine under archaeological supervision to a depth of 0.25m BGL, the level at which natural geology (1/002) was encountered in both the north east and south west ends of the trench. In the centre of the trench a deposit of loose brick and concrete rubble was encountered. This material was backfilling a cellar/undercroft (1/003) and so the trench was extended to the north west and south east to expose as much of the structure as possible.
- 5.2.2 Three sides of the cellar/undercroft (1/003) were identified within the site (south west, south east and north east). It was not possible to investigate any further to the north west because of the close proximity of the site boundary.
- 5.2.3 The loose rubble backfill was removed from the centre of the cellar/undercroft. On the north east and south west sides the in situ walls could be exposed safely but it was necessary to create a batter on the north west and south east sides to prevent the loose rubble from collapsing into the trench and allow safe access to the floor of the cellar.
- 5.2.4 The cellar/undercroft (1/003) was comprised of several distinct structural elements. The north east cellar wall was constructed from chalk blocks (1/004) interspersed with brick columns (1/005). These two elements were stratigraphically contemporary and the same mortar was used in both.
- 5.2.5 The south east and south west walls (1/006) were butted onto the north east wall, so clearly represented a later phase of construction, but use very similar brick, mortar and coursing and so are unlikely to be significantly later. It is thought that this represents either repair work which replaced a stretch of chalk block wall built in a similar manner to the surviving section or it could simply represent an extension to the original basement.
- 5.2.6 A small section of floor surface made from concrete paving slabs (1/007) survived in the centre of the trench. The slabs were fixed in position with cement on their underside and cemented to the chalk blocks. This floor surface seemed to have completely replaced the original floor and no trace could be found when the concrete slabs were lifted.
- 5.2.7 The remains of an internal brick structure (1/008) survived adjacent to the section of floor surface. It was rectangular in form and the bottom two courses of brick were preserved. It is thought that this is the remains of the stairwell.
- 5.2.8 Bricks from the supporting columns, the extension/repair and the possible stairwell structure were dated to the mid/late 18th Century.

Trench 2

- 5.2.9 Modern overburden comprised of a layer of tarmac sealing a mixed deposit of modern rubble and type 1 (2/001) was removed by machine under archaeological supervision to a depth of 0.40m BGL, the level at which natural geology (2/002) was encountered
- 5.2.10 A modern pit filled with rubble was encountered at the south east end of the trench and a shallow service trench containing a glazed ceramic drainpipe ran south west – north east through the middle of the trench

Trench 3

- 5.2.11 Modern overburden comprised of a layer of coarse tarmac supported by a deposit of type 1 (3/001) was removed by machine under archaeological supervision to a depth of 0.25m BGL. This deposit lay on top of a sheet of barrier membrane which sealed a very loose deposit of brick and concrete rubble (3/002).
- 5.2.12 The rubble deposit's thickness could not be determined safely. A sondage was excavated at the north east end of the trench to a depth of 2.00m BGL and this demonstrated that the deposit was at least 1.75m thick.
- 5.2.13 For safety reasons the trench was immediately backfilled once photographs and measurements had been taken.

Trench 4

- 5.2.14 Modern overburden (4/001) was removed by machine under archaeological supervision to a depth of 1.15m BGL. The overburden was comprised of tarmac on top of a layer of type 1 and a layer of brick and concrete rubble sealing a reinforced concrete surface. The concrete overlay a deposit of brick and concrete rubble which in turn overlay the natural geology (4/002).
- 5.2.15 In the centre of trench 4 two modern services converged and the area had been sealed with concrete. Because the services lay at the same depth BGL as the undisturbed natural geology the concrete sealing them was left in situ.
- 5.2.16 Trench 4 was contiguous with trench 5.

Trench 5

- 5.2.17 Modern overburden (5/001) was removed by machine under archaeological supervision to a depth of 0.98m BGL. The overburden was comprised of tarmac on top of a layer of type 1 and a layer of brick and concrete rubble sealing a reinforced concrete surface. The concrete overlay a deposit of brick and concrete rubble which in turn overlay the natural geology (5/002).
- 5.2.18 A service encased in concrete ran across the middle of the trench.

Trench 7

- 5.2.19 Modern overburden comprised of tarmac overlying a deposit of type 1 (7/001) was removed to a depth of 1.00m BGL, the level at which natural geology (7/011) was encountered.
- 5.2.20 Two ditches [7/004] and [7/005], a bedding trench [7/008], and two pits [7/012] and [7/014] were identified at this depth.
- 5.2.21 Ditch [7/004] ran perpendicular to the trench north west of the centre point. 2.00m of the length of the ditch was visible within the trench and it measured 2.00m wide by 0.80m deep. It had a sharp break of slope at the top and steep, concave sides which curved gradually to a flat base. It contained two fills (7/002) and (7/003).
- 5.2.22 Lower fill (7/003), a friable dark greyish brown sandy silt, contained pottery dating to the mid-18th century along with animal bone, CBM, clay tobacco pipe, glass, metal, oyster shell and a gunflint from a flintlock musket. Upper fill (7/002), a loose light yellowish brown sandy silt, contained late 18th century pottery along with animal bone, CBM, clay tobacco pipe, glass, metal and metal working slag and oyster shell.
- 5.2.23 Ditch [7/005] ran perpendicular to the trench south east of the centre point. 2.00m of the length of the ditch was visible within the trench and it measured 1.26m wide by 0.71m deep. It had a sharp break of slope at the top, concave sides, a sharp break of slope at the bottom and a rounded base. It contained two fills (7/006) and (7/007).
- 5.2.24 Lower fill (7/006) was a coarse greyish brown gravel with a silty clay matrix. Upper fill (7/007) was a coarse mid orangey brown clayey silt. Neither fill contained any artefacts.
- 5.2.25 Bedding trench [7/008] ran roughly north – south from around the southern end of the trench and terminated close to the middle of the trench. It measured at 0.40m in width and extended 1.00m into the trench. It was 0.13m deep and had a sharp break of slope at the top, concave sides, a gradual break of slope at the bottom and a concave base. It contained two fills (7/009) and (7/010).
- 5.2.26 Lower fill (7/009) was a dark blackish brown silty clay with a high concentration of charcoal and burnt bone. It is thought that this burnt material was deliberately dug in to improve the chemical composition of the soil for cultivation. Upper fill (7/010) was a mid yellowish brown clayey silt backfill. Neither deposit contained any artefacts.

- 5.2.27 Pit [7/012] was identified towards the north west end of the trench with a semi-circular portion of it, thought to be approximately half, visible within the trench along the south west baulk. It measured 1.38m in width and extended 0.48m into the trench. It was 0.23m deep and had a sharp break of slope at the top, concave sides, a gradual break of slope at the bottom and an irregular but roughly flat base. It had a single fill (7/013) which as a mid greyish brown sandy silt that contained 19th century pottery along with animal bone, CBM, clay tobacco pipe, glass, metal and oyster shell.
- 5.2.28 Pit [7/014] was identified towards the north west end of the trench with a semi-circular portion of it, thought to be approximately half, visible within the trench along the north east baulk. It measured 0.74m in width and extended 0.50m into the trench. It was 0.10m deep with a sharp break of slope at the top, gently sloping sides, an imperceptible break of slope at the bottom and a flat base. It had a single fill (7/015) which was a mid grey sandy silt which contained CBM dated to the 18th century and a single sherd of residual 14th century pottery.

Trench 8

- 5.2.29 Modern overburden (8/001) was removed by machine under archaeological supervision to a depth of 0.25m BGL. The overburden was comprised of tarmac on top of a layer of brick and concrete rubble. This overlay a buried soil (8/002) which was 0.75m thick and extended across the whole trench. It was a mid greyish brown sandy silt with charcoal and chalk inclusions. Historic maps of the area indicate that this part of the site was formerly an orchard and this buried soil is likely to be cultivation soil with some component of it imported to improve fertility.
- 5.2.30 The buried soil was removed by machine to a depth of 1.00m BGL where the natural geology was encountered.

Trench 9

- 5.2.31 Modern overburden (9/001) was removed by machine under archaeological supervision to a depth of 0.70m BGL. The overburden was comprised of tarmac on top of a thin layer of brick and concrete rubble sealing a reinforced concrete surface. The concrete overlay a layer of brick and concrete rubble. The overburden sealed a layer of buried soil (9/002) identical in texture and composition to that seen in trench 8 and thought to be orchard cultivation soil. It was present across the whole of the trench and was 0.70m thick. The soil overlay natural geology which was encountered at 1.40m BGL.

Trench 10

5.2.32 Modern overburden (10/001) was removed by machine under archaeological supervision to a depth of 1.00m BGL where a concrete surface was encountered. Because of the location of the trench and the constraints of the site it was not possible to safely remove the concrete and continue to excavate below it. Although no archaeology was observed, this trench demonstrated that the site had been terraced in the modern era with the concrete surface lying at 114.33m aOD whereas the concrete surfaces in trenches 4/5, 9 and 11 lay at 115.28m, 115.55m and 114.80m aOD respectively.

Trench 11

5.2.33 Modern overburden was removed by machine under archaeological supervision to a depth of 1.00m BGL. The overburden was comprised of tarmac on top of a thin layer of brick and concrete rubble sealing a reinforced concrete surface. The concrete overlay a layer of brick and concrete rubble. The overburden sealed a layer of buried soil (11/002) identical in texture and composition to that seen in trench 8 and thought to be orchard cultivation soil. It was present across the whole of the trench and was 0.55m thick. The soil overlay natural geology which was encountered at 1.55m BGL

Trench 12

5.2.34 Modern overburden (12/001) was removed by machine under archaeological supervision to a depth of 1.00m BGL. The overburden was comprised of redeposited natural clay, gravel and chalk with frequent inclusions of brick and concrete rubble. This exposed a buried soil horizon (12/002), identical in character to that seen in trenches 8, 9 and 11, across the whole of the trench except in the south eastern extension where the construction of a 20th Century building has truncated the buried soil. A small section of the wall of this building was still in situ.

5.2.35 Sondages were excavated by machine through the buried soil at the northern and southern extents of trench 12 to establish the thickness. In the north the soil was 0.60m thick and the natural geology was encountered at 1.60m BGL. In the south the soil was 0.95m thick and the natural geology was encountered at 1.65m BGL

Trench 13

5.2.36 The modern overburden (13/001) was removed by machine under archaeological supervision to a depth of 0.80m where natural geology was encountered. No archaeological features were present but there was clear evidence of where a terrace had been cut into the natural and subsequently backfilled in the modern era and tarmacked over.

6 Finds Assessment

6.1 Ceramic Building Material

Dr Phil Mills MCIfA

- 6.1.1 There were 38 fragments of ceramic building material (CBM) presented for assessment. These were studied by context and descriptions of fabric and form were made. With material grouped by sherd families based on context and form with number of fragments (No), weight in grams (Wt), number of corners (Cnr), and further notes on appearance taken as appropriate. Complete dimensions were recorded in mm.

The Catalogue

1/005

Fabric TZ11 An unfrosted brick with rounded regular arrises, some creasing on stretcher with traces of mortar M11. No = 1, Wt = 2008g, Cnr = 6, Dimensions: 210 mm x 110 mm x 65 mm, C18+, probably LC18+

Fabric T11 An unfrosted brick with rounded regular arrises and traces of bonding mortar in M11 some creasing visible in stretchers. No = 1, Wt = 2694g, Cnr = 8, Dimensions: 220 mm x 110 mm x 55 mm C18+, probably LC18+

1/006

Fabric TZ11 Brick rounded regular arrises, creasing on stretcher, wiped surfaces. Mortar traces in M11 No = 2, Wt = 2506g, Cnr = 8, Dimensions: 203 mm x 103 mm x 60 mm C18+, probably LC18+

1/008

Fabric TZ12 Brick a battered brick with rounded irregular arrises on upper face sharp arrises on base longitudinal line on one stretcher. No = 1, Wt = 2680g, Cnr = 8, Dimensions: 220 mm x 100 mm x 60 mm C18+, probably LC18+

7/002

Fabric TZ11 unidentified. No = 1, Wt = 60g

Fabric TZ13 Tile. No = 4, Wt = 196g, 15mm thick

Fabric TZ13 Tile possible strip of glaze and mortar traces. No = 1, Wt = 75g, 15mm thick

7/003

Fabric TZ13 Peg Tile peg hole in corner 13mm diameter. No = 1, Wt = 371g, Cnr = 1, 15 mm thick

Fabric TZ13 Peg Tile fragment of peg hole. No = 1, Wt = 99g, 14mm thick

Fabric TZ13 Tile. No = 1, Wt = 33g, 14 mm thick

Fabric TZ13 Tile. No = 3, Wt = 138g 15mm thick

7/013

Fabric TZ13 Peg Tile. No = 4, Wt = 296g, Cnr = 1, 15 mm thick peg c. 12mm diameter

Fabric TZ13 Peg Tile peg hole, 12mm diameter not fully drilled. No = 1, Wt = 110g, Cnr = 1, 1mm thick

Fabric TZ13 Tile thumb impression. No = 1, Wt = 159g, 15mm thick

Fabric TZ13 Tile. No = 5, Wt = 755g ,14mm thick with mortar traces

Fabric TZ13 Tile. No = 7, Wt = 259g, Cnr = 1, 15 mm thick

Fabric TZ13 Tile slight vitrification on sanded side. No = 1, Wt = 120g, 15 mm thick

7/015

Fabric TZ13 Tile. No = 2, Wt = 24g ,15 mm thick

Discussion

6.1.2 This is a small group of post medieval CBM from Luton. The brick dimensions and manufacture suggest a date of 18th century or later, probably late 18th century or later. The tile is all likely to be from peg tile, with the forming consistent with a post medieval or modern date range. The material that is not structural samples is consistent with urban refuse dumping.

The Fabrics

TZ11

This is a pale red very hard sandy fabric with an irregular fracture. It has inclusions of common medium sub angular quartz with occasional red clay pellets and black grits.



6mm wide cross-section for a fresh break of TZ11

TZ12

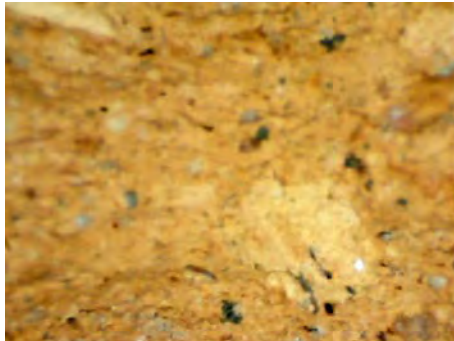
This is a hard-red fabric with a sandy feel and irregular fracture. It has inclusions of moderate fine sand, occasional clay pellets and sparse mica.



6mm wide cross-section for a fresh break of TZ112

TZ13

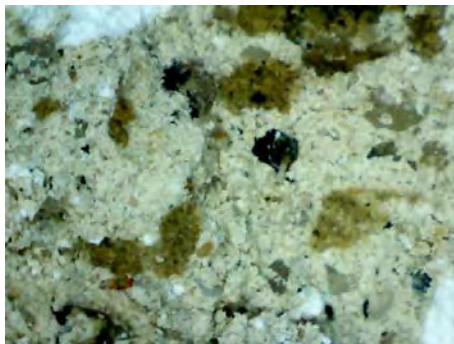
This is a reddish yellow fabric which is hard, sandy with an irregular fracture, with moderate rounded sand moderate black iron stone inclusions and some red grit.



6mm wide cross-section for a fresh break of TZ13

M11

This is a fine white mortar with common coarse charcoal inclusions and moderate medium sub angular quartz and sparse coarse lime.



6mm wide cross-section for a fresh break of M11

6.2 Flint

Robin Holgate MCI fA, FSA

6.2.1 Three humanly-struck flint weighing 22.44g were recovered from contexts (7/002) and (7/003). The two flints from context (7/002) are both Late Neolithic-Bronze Age in date. The flint was fashioned on locally-sourced nodular brown and dark grey-brown flint. Both comprise hard hammer-struck unretouched flakes. The flint from context (7/003) is a 19th century gunflint for a flintlock musket manufactured on dark brown flint originating from either Norfolk or central southern England.

6.2.2 The flint is of limited use for further study and could be retained and archived at Luton Museum and Art Gallery, returned to the landowner or discarded.

6.3 Pottery

Paul Blinkhorn

6.3.1 The pottery assemblage comprised 118 sherds with a total weight of 1687g. It was all medieval or later. It was recorded using the conventions of the Bedfordshire County Archaeology Service type-series (Baker and Hassall 1977), as follows:

Code	Type	Date	Frequency (sherds)	Weight (g)
C60	Hertfordshire-type Greyware	Mid/late 12 th – mid 14 th century	4	22
E03	Smooth Late Medieval Oxidised Ware	Mid-14 th – 16 th century	4	32
P01	Glazed Red Earthenware	16 th century +	41	492
P03	Black-glazed Earthenware	Late 16 th – 19 th century	6	53
P06	Slip-decorated Earthenware	17 th – 18 th century	1	7
P28C	Midland Purple Ware	1450 – 1700	1	12
P30	Staffordshire-type Slipware	Mid-17 th – 18 th century	1	6
P37	White Salt-glazed Stoneware	Early/mid-18 th century	1	2
P38	Creamware	1740 – 1880	33	166
P45	Pearlware	1780 – 1880	2	13
P48	English Stoneware	1680 +	5	98
P56	Mass-produced White Earthenware	19 th – 20 th century	19	784

Table 1: Pottery description, date, frequency and weight found by fabric type.

6.3.2 The pottery occurrence by number and weight of sherds per context by fabric type is shown in Table 1. Each date should be regarded as a *terminus post quem*. The range of fabric types is typical of sites in the region.

- 6.3.3 Nearly all the assemblages were of 18th or 19th century date, except for that from context 7/15, which consisted of a single small sherd of late medieval pottery. Other medieval wares, and post-medieval wares of 16th and/or 17th century date were also present in all the other contexts from the site, suggesting that there had been considerable disturbance of earlier strata.
- 6.3.4 The earlier post-medieval wares are fairly typical of urban assemblages of the period, consisting mostly of utilitarian Glazed Red Earthenwares (fabric P01) and Stonewares (fabric P48), along with small quantities of tablewares (fabrics P06 and P30). The 18th century material was mainly tablewares in Creamware (fabric P38) along with small quantities of other such pottery in Pearlware (P45) and White Stoneware (P37). The 19th century pottery was mostly transfer-printed tablewares, and included a dish from context 12/2 which had an impressed “Copeland” mark of a type used between 1850 and 1867.

An Archaeological Evaluation at Flowers Way, Luton, Bedfordshire

Tr	Cntxt	C60		E03		P28C		P01		P03		P06		P30		P48		P37		P38		P45		P56		Date
		No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	
7	2			1	17	1	12	13	94			1	7							21	115	2	13			L18thC
7	3	4	22	1	9			23	349	6	53					1	5	1	2	8	43					M18thC
7	13			1	4			5	49					1	6	4	93			4	8			9	28	19thC
7	15			1	2																					M14thC
12	2																							10	756	M19thC
	Total	4	22	4	32	1	12	41	492	6	53	1	7	1	6	5	98	1	2	33	166	2	13	19	784	

Table 2: Pottery occurrence by number and weight (in g) of sherds per context by fabric type

7 Discussion and Conclusions

- 7.1.1 Archaeological trial trenching has determined the extent to which the site has been truncated by activities in the 20th and 21st centuries with the obliteration of the original land surface in the north west and south east thirds of the site. Trenches in the centre of the site have shown that soils relating to the orchards recorded on 19th century maps are still preserved. In the north west third of the site some archaeological features from the 18th century have survived, including the remains of an 18th century cellar, despite the demolition, terracing and 20th century modification of the site, but in the south east third all traces of activity predating the 20th century have been completely removed
- 7.1.2 The assemblage of material recovered from the site, though diverse, is fairly typical of an urban site in the south east of England in the 18th century.
- 7.1.3 No traces of the former manor could be identified and, although there were a handful of sherds of medieval pottery they were residual and not indicative of the survival of medieval settlement remains.

8 Publicity, Confidentiality and Copyright

- 8.1.1 Any publicity will be handled by the client.
- 8.1.2 Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

9 Archive

- 9.1.1 A final digital, PDF/A copy of this report will be deposited with the Bedfordshire HER.
- 9.1.2 An OASIS online record <http://ads.ahds.ac.uk/project/oasis/> has been initiated and completed for this work and all parts of the OASIS online form completed for submission to the HER (Appendix III). This includes an uploaded pdf version of the entire report.

10 Statement of Indemnity

- 10.1.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards.
- 10.1.2 No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

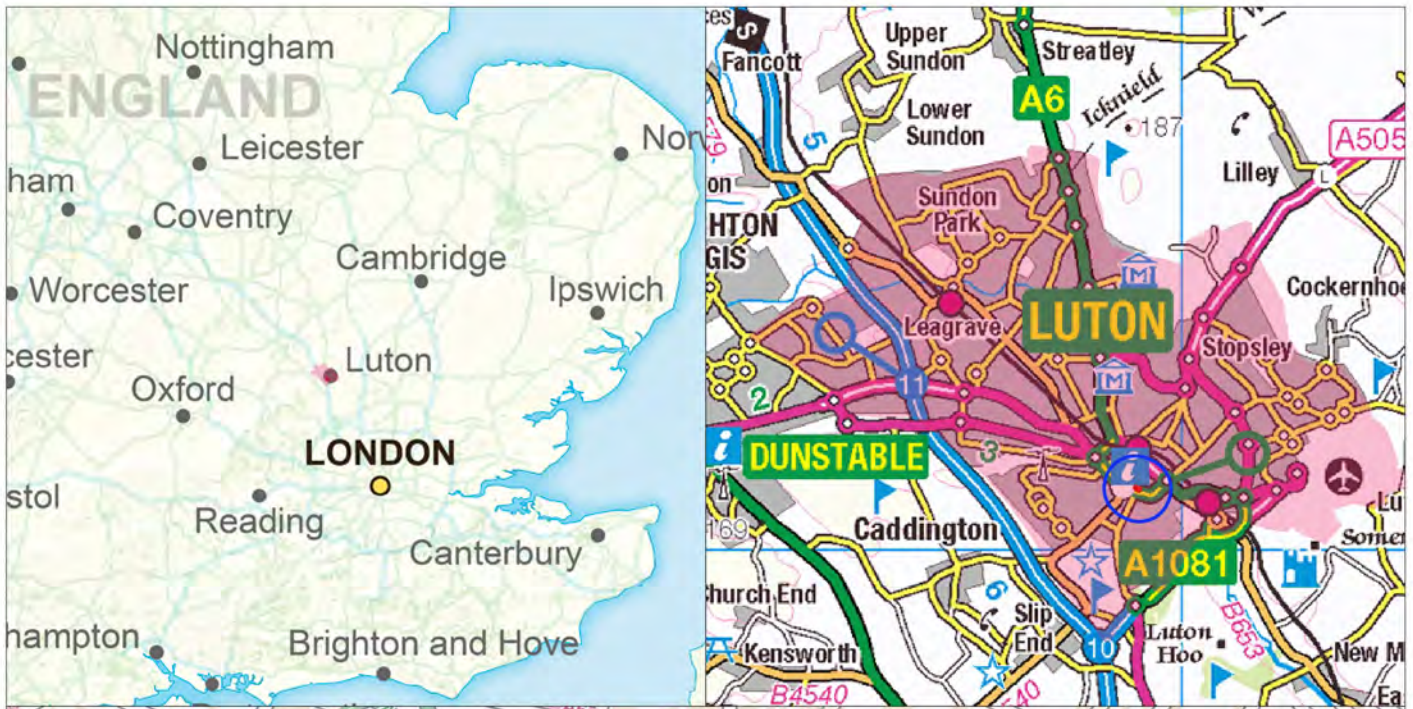
11 Acknowledgements

11.1.1 Archaeological Research Services Ltd would like to thank all those involved with this work, in particular Opto Group, who commissioned the work. The archaeological evaluation trenching was undertaken on behalf of ARS Ltd by Robert Cole BA, Assistant Projects Officer and James Danter, Archaeological Officer. The report was compiled by Robert Cole BA. The project was managed for ARS Ltd by Lawrence Pontin, Project Manager.

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Appendix I: Figures



Site name: Flowers Way, Luton
 Date: April 2018
 Drawn by: MB
 Scale: Varies

**Figure 1:
 Site location**



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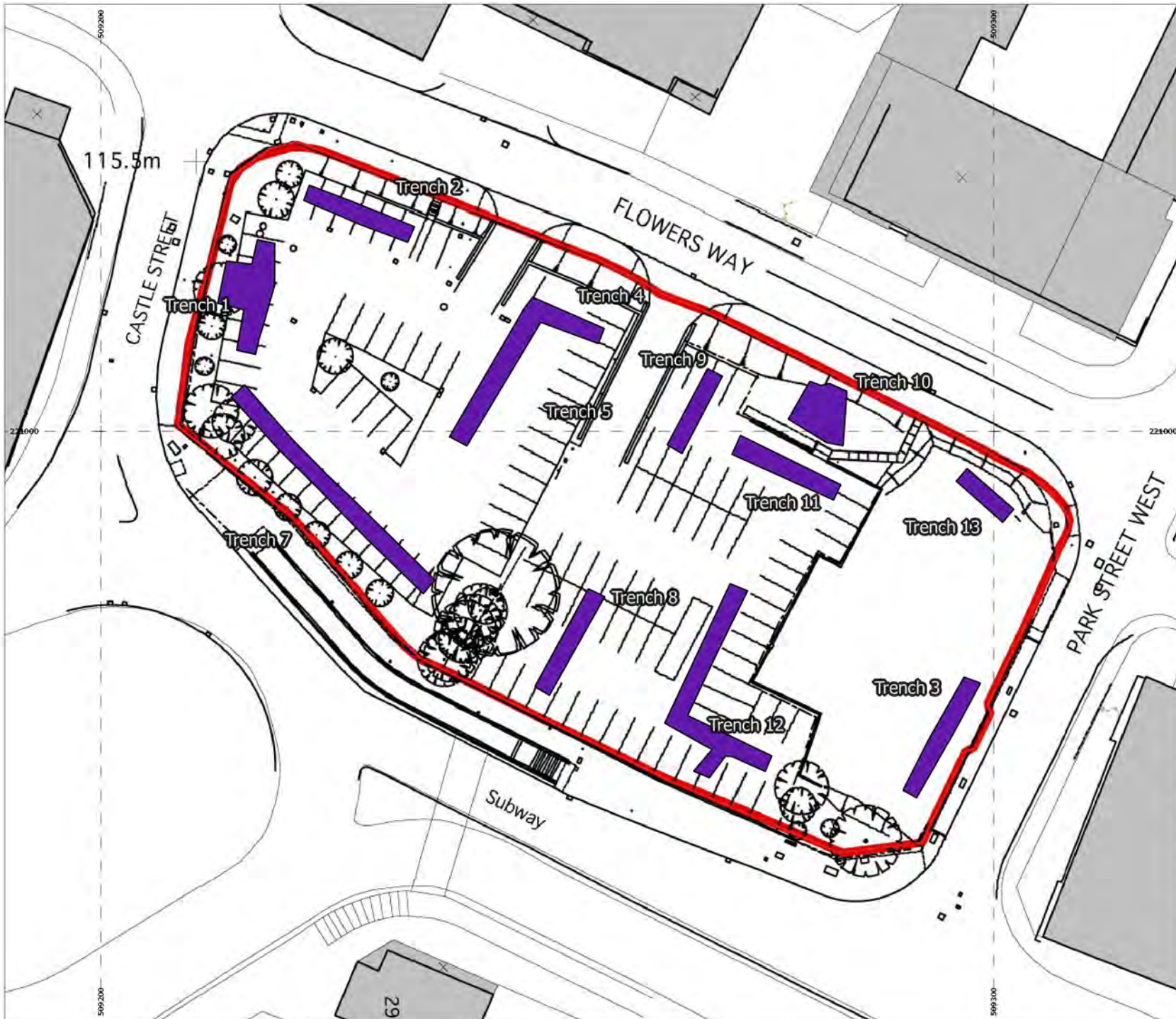
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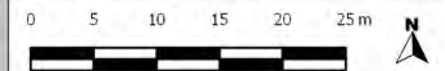
 Site Boundary

 Luton District Boundary

Figure 2: Updated Trench Location Plan



Archaeological Works
Excavated Trenches



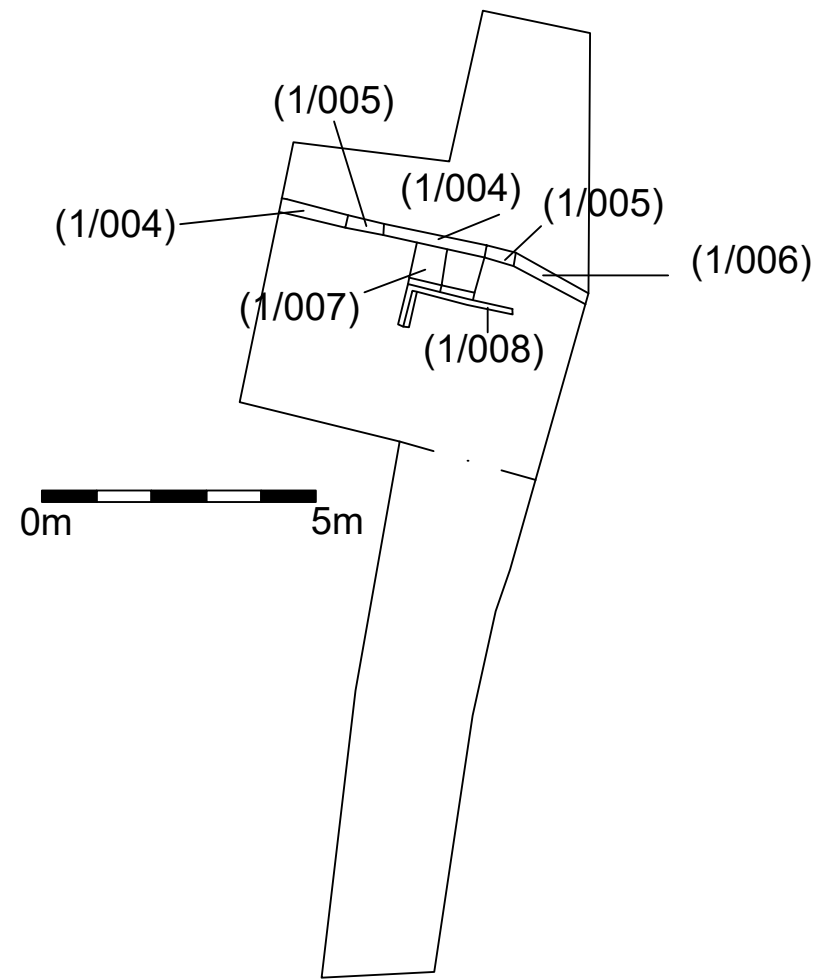
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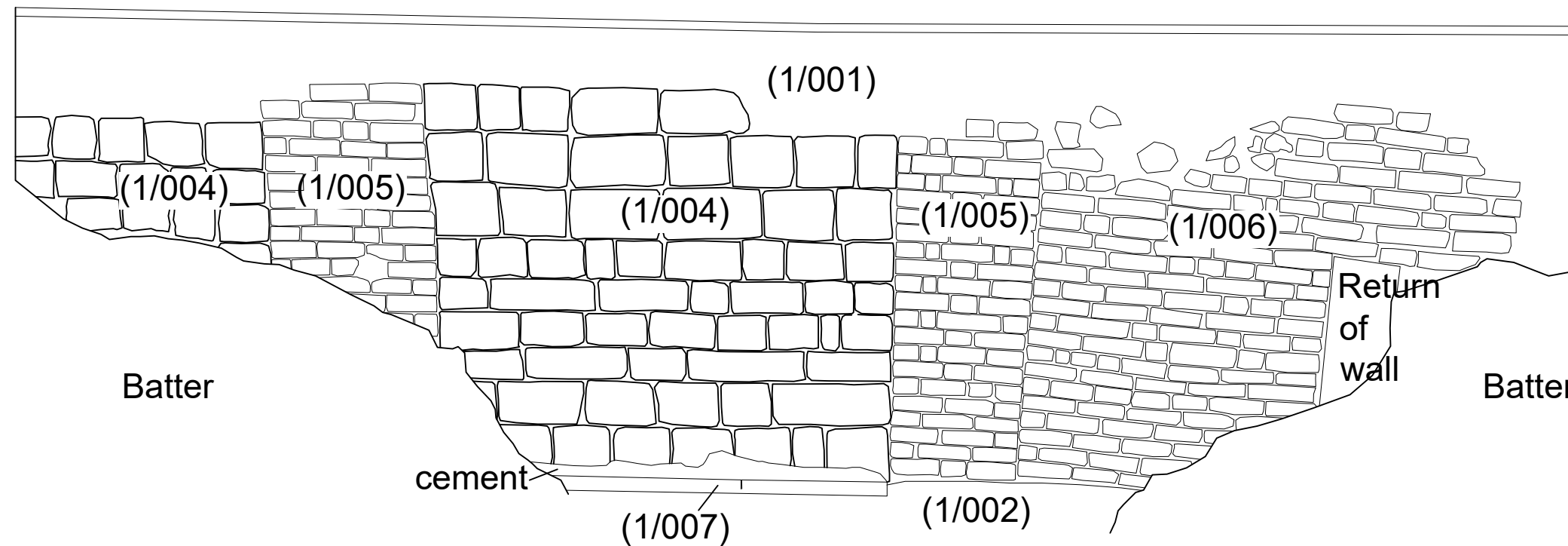
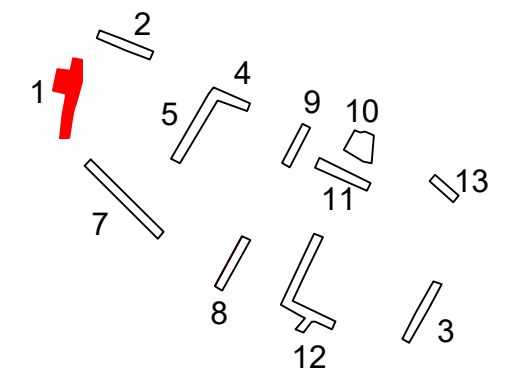
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Title: Figure 3



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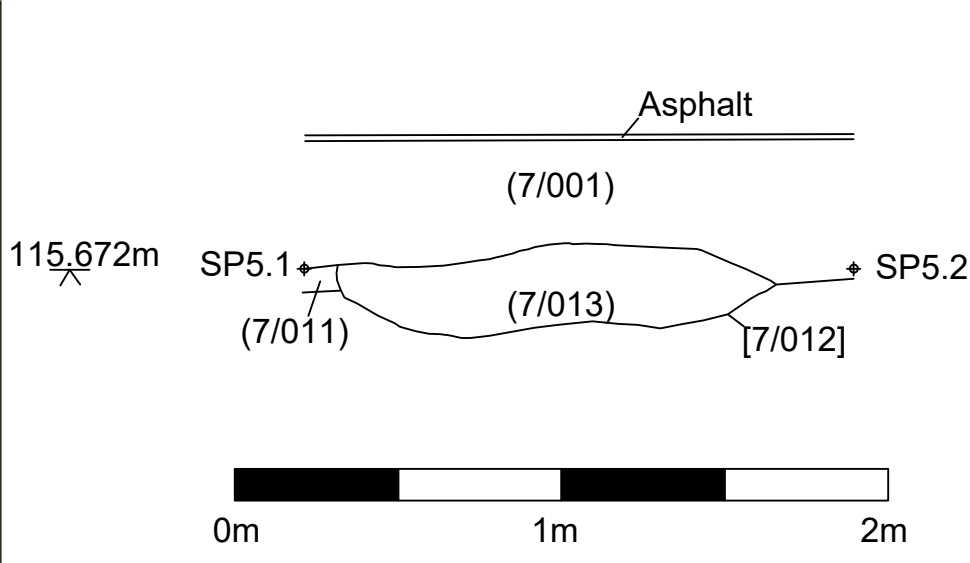
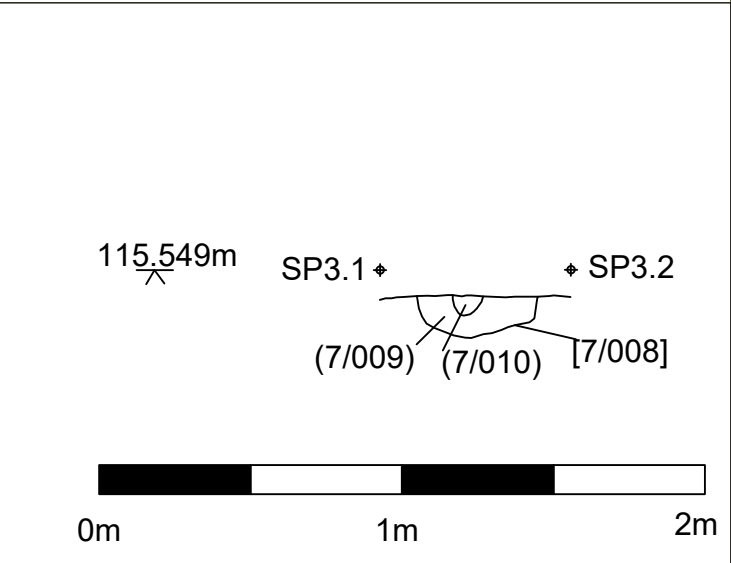
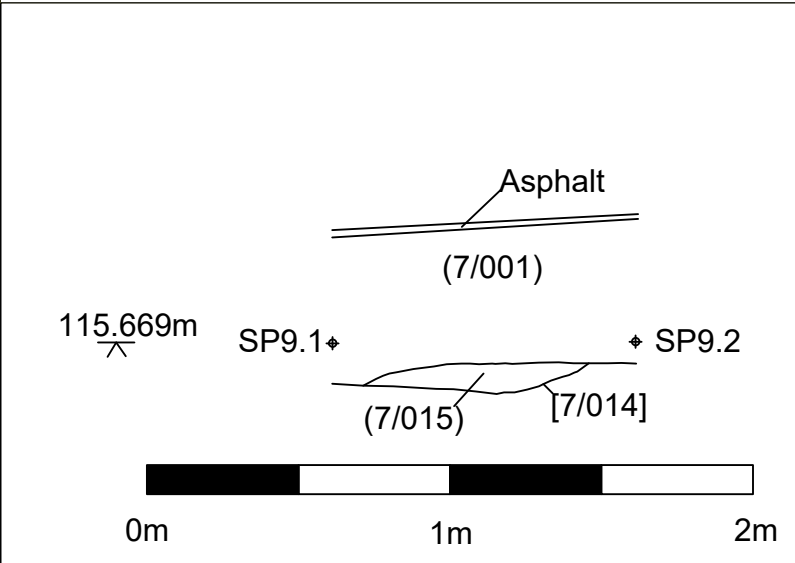
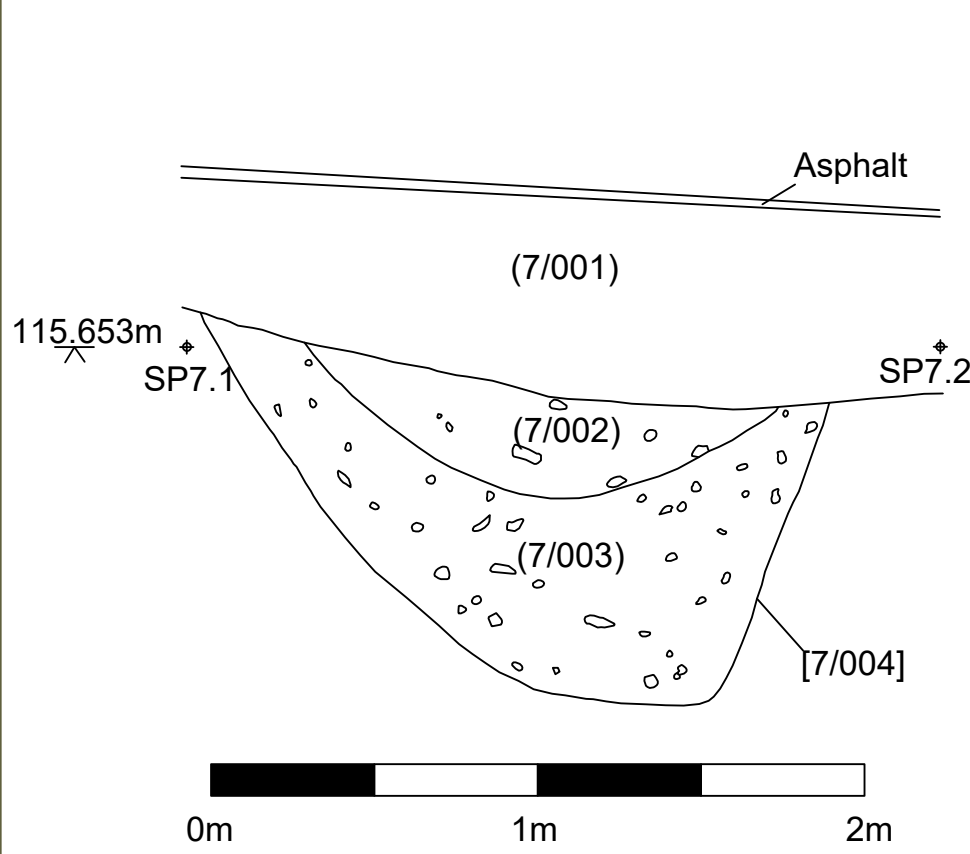
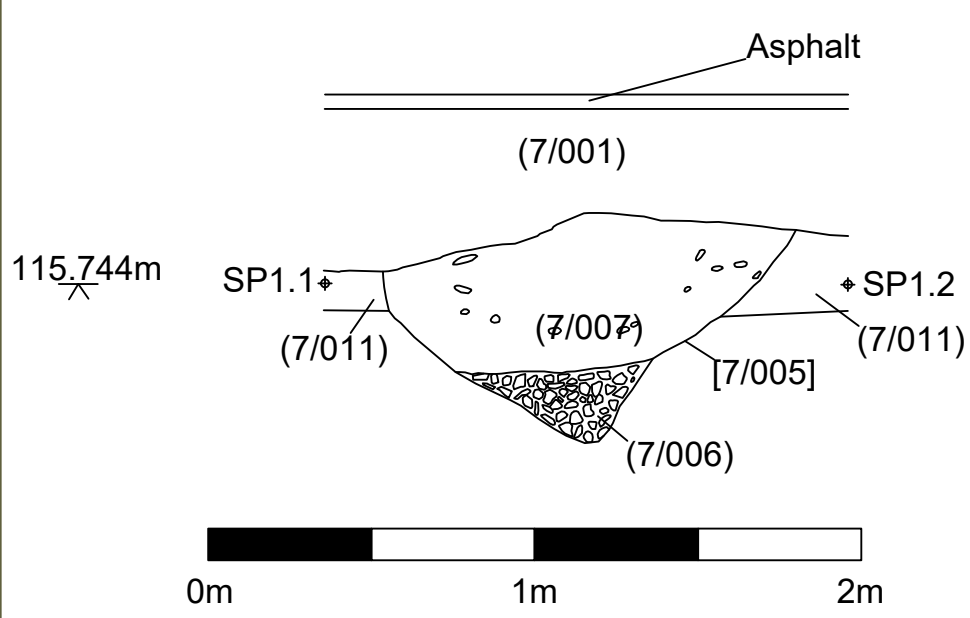
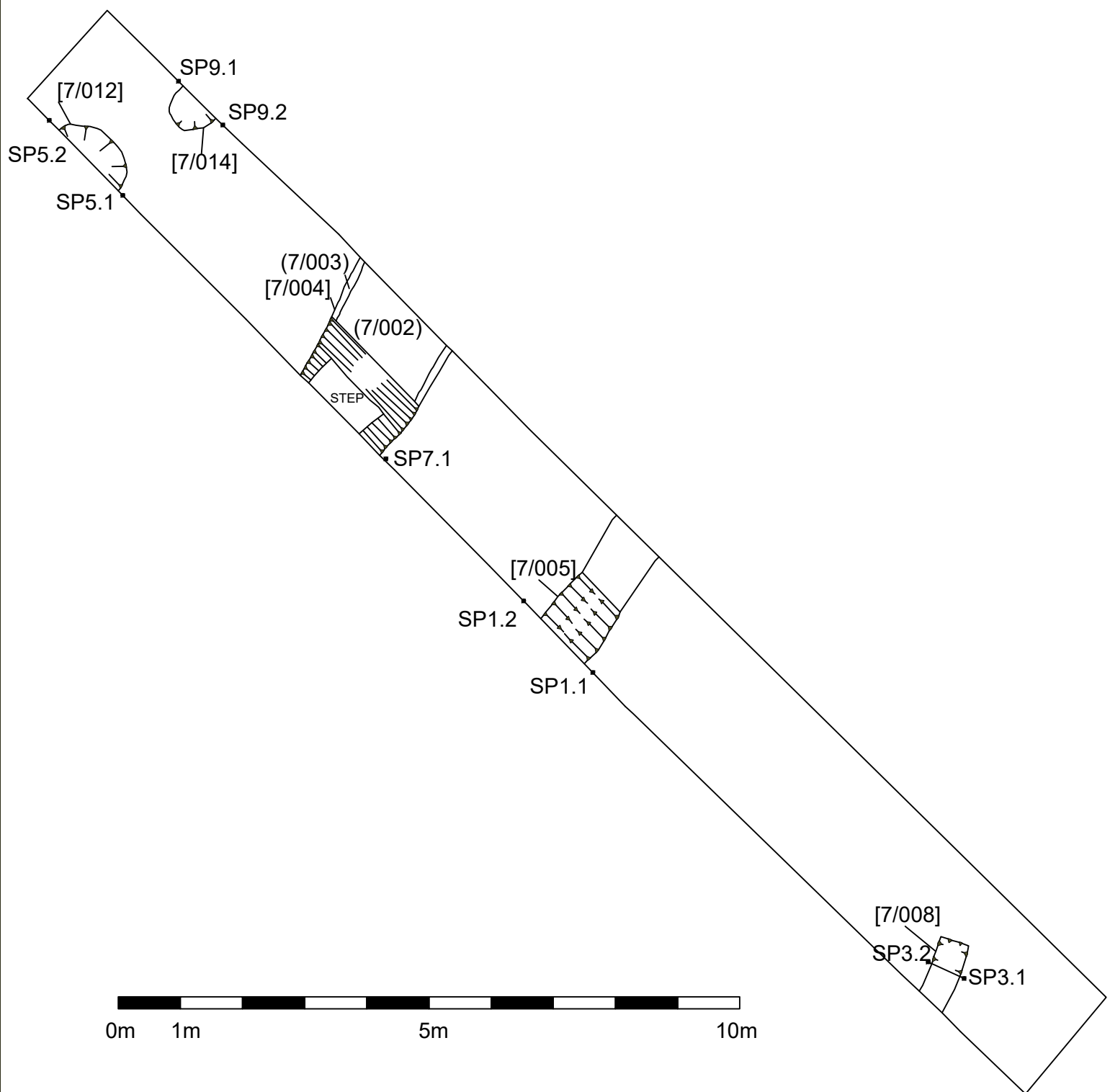
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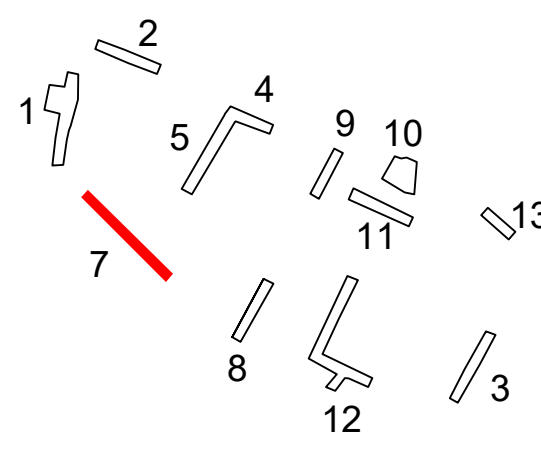
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Site Name: LTNMG1330
 Date: 28/09/18
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 Scale: As shown

Title: Figure 4



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Figure 5: Trench 1 looking north



Figure 6: Cellar structure (1/003)



Figure 7: Wall (1/004) looking north east



Figure 8: Wall (1/005) looking north east



Figure 9: Wall (1/006) looking north east



Figure 10: Floor (1/007) looking north west



Figure 11: Wall (1/008) looking north



Figure 12: Trench 2 looking North west



Figure 13: Trench 4 looking north west



Figure 14: Trench 5 looking south west



Figure 15: Trench 7 looking north west



Figure 16: Ditch [7/004] looking south west



Figure 17: Ditch [7/005] looking south west



Figure 18: Planting bed [7/008] looking south



Figure 19: Pit [7/012] looking south west



Figure 20: Pit [7/014] looking north east



Figure 21: Trench 8 looking south west



Figure 22: Trench 9 section looking north west



Figure 23: Trench 11 section looking north east



Figure 24: Trench 12 orchard cultivation soil horizon



Figure 25: Trench 13 looking north west

Appendix II: Written Scheme of Investigation

Flowers Way, Luton, Bedfordshire

Written Scheme of Investigation for Stage 1 Archaeological Trial Trenching

Version 1.2

May 2018



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Angel House, Portland Square, Bakewell, Derbyshire, DE45 1HB

www.archaeologicalresearchservices.com

Prepared for: KDP Architects on behalf of
Opto Property Group

Date of compilation: May 2018

Compiled by: Lawrence Pontin

Planning Reference: 16/01649/FUL

Local Authority: Luton Borough Council

Site central NGR: TL 09254 20995

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1 INTRODUCTION

1.1 Project and Planning Background

1.1.1 This Written Scheme of Investigation (WSI) has been prepared by Archaeological Research Services Ltd (ARS Ltd) for KDP Architects on behalf of the Opto Property Group. It details a scheme of works for the first stage of archaeological trial trenching in satisfaction of planning consent 16/01649/FUL for the erection of three new mixed-use development blocks comprising 318 residential units with balconies, 4 commercial units at lower ground floor with associated undercroft car park, cycle parking, refuse storage and landscaping. Dependent on the results of this trenching then a further second stage of detailed investigation could be required.

1.1.2 A planning application was approved in September 2017 for the development of the site. The Central Bedfordshire Council Archaeologists, on behalf of Luton Borough Council, were consulted and an archaeological condition attached requiring an archaeological assessment of the site in the form of trial trench evaluation, in accordance with a Written Scheme of Investigation (WSI). This is in line with the National Planning Policy Framework (NPPF) (DCLG 2012) and policy LP 30 (D) of the pre-submission version of the Luton Local Plan 2011-2031 (October 2015).

1.1.3 This document comprises said Written Scheme of Investigation (WSI) and confirms the nature of the Stage 1 archaeological fieldwork to be undertaken, along with post-excavation analysis, reporting, publication and archiving, by Archaeological Research Services Ltd (ARS Ltd).

1.1.4 Planning permission has been granted for development of the site subject to a condition, Condition 15, which requires archaeological work prior to occupancy and development.

No development shall take place within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of archaeological investigation, including provision for post-excavation analysis and publication, to be submitted to and approved in writing by the Local Planning Authority. The said development shall only be implemented in full accordance with the approved archaeological scheme.

Reason: To ensure that any material of archaeological significance on the site is identified and recorded. To accord with the requirements of the National Planning Policy Framework and Policy LLP30 of the Luton Local Plan.

1.1.5 The following WSI describes the objectives and the methods to be employed in the archaeological evaluation undertaken as seven targeted evaluation trenches (Figure 2). The trenches will examine a total of 500m² with a contingency of 200m², 11.36% – 15.91% of the PDA. The trenching plan (Figure 2) is in accordance with



guidance provided by the Central Bedfordshire Council Archaeologists, on behalf of Luton Borough Council.

1.2 Site description

The 'red line boundary' of the proposed development area (hereafter 'PDA') is depicted by a red polygon on Figure 1, it is c.0.44ha in area. It is bounded to the north by Flowers Way to the south by Park Viaduct and the large Castle Street Roundabout and to the west by Castle Street. The site is currently in use as a car park. The site is centred at TL 09254 20995 (Figure 1).

1.3 Geology

The underlying solid geology of the PDA comprises chalks of the Holywell Nodular and New Pit Chalk Formations (undifferentiated), formed approximately 89 to 100 million years ago in the Cretaceous Period when the local environment was previously dominated by warm chalk seas. This is overlain by superficial deposits of Mid-Pleistocene Glaciofluvial sand and gravel deposits (BGS 2018).

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

2.1 A review of the Central Bedfordshire Historic Environment Record (HER) was undertaken. The gazetteers in Appendix I detail HER records in the vicinity of the PDA and Figures 2 and 3 show this information in a mapped format.

2.2 The site is not located within a conservation area or archaeological priority area, though it does lie immediately to the east of the Luton Central Conservation Area and there are a number of historic buildings in the vicinity, some of them listed.

2.3 An archaeological desktop assessment of the area undertaken in 2014 (Boyer 2014) demonstrated that:

- There is limited evidence for prehistoric activity in the immediate vicinity of the study site but a much richer prehistoric resource in the wider Luton area (HER No.s EBD 1149 & 18294).
- No clear areas of Roman occupation have been identified in the vicinity, though evidence from a number of locations has shown there was a presence in the area at this time (HER No.s EBD 186, 205, 1516 & 10599).
- There are Saxon cemeteries to the north of Luton town centre and there was probably a settlement here from at least the middle of the 6th century AD. This would have been focussed in an area to the north of the study site, though only limited evidence of early medieval occupation has been recorded in the vicinity. HER No. EBD11950
- Luton expanded during the medieval period with the site remaining to the south of the main developments, though a road established at this time passed immediately to the west and Langley's manor house appears to have been located within the site (HER No. EBD 10820). Depending on the location of the former manor house within the site and in relation to subsequent



developments, remains of foundations and other subterranean elements may still be present within the proposed area of redevelopment.

- Two post-conquest castles were located close to the settlement core (HER No. EBD185 & 186), as was a church (HER No. 856) and there were mills along the River Lea (HER No. EBD10819). A number of archaeological investigations, mostly in the area of the castles, have shown that despite extensive development in the post-medieval period, some evidence of medieval occupation does survive.
- There was further development in the early post-medieval period but the site was not fully developed until the 19th century (HER No. EBD18089), with subsequent redevelopments comprising a number of phases of rebuilding, construction of the current road network, which partly impacted upon the site in the late 1960s and removal of buildings to provide a car park, though the final structures were not removed until relatively recently.
- The 19th-century development on the site may have impacted upon earlier deposits but any remains of Victorian (and possibly earlier) buildings may themselves be of archaeological interest. Development of the adjacent roundabout and road network may have impacted upon remains of the 19th-century buildings and possibly on earlier developments, whilst the proposed development is likely to have further impacts through deep piling and ground reduction.

2.4 No significant archaeological remains that would be impacted upon by the proposed development are known to survive on the site.

2.7 While the site has been greatly developed during the post-medieval period, truncated remains dating to both the medieval and post-medieval periods could potentially survive within the proposed development area.

3 AIMS AND OBJECTIVES

3.1 Regional Research Aims and Objectives

3.1.1 The general aim of the archaeological investigation is to determine and understand the nature, function, and character of any surviving archaeological deposits in their cultural and environmental setting in line with government guidance as set out in the National Planning Policy Framework (NPPF) (DCLG 2012), paragraph 141 (see section 1.5 above).

3.1.2 The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. The purpose of the NPPF is to contribute to the achievement of *sustainable development*, which includes "...contributing to, protecting and enhancing our natural, built and historic environment..." (DCLG 2012, 30).



3.1.3 There is a potential for below ground archaeological deposits dating to the medieval and post medieval period to survive within the PDA.

3.1.4 Future research topics, identified in the '*Revised Regional Research Framework for the East of England*' (Medlycott 2011, 70), relevant to this site are as follows.

- ◆ There is scope for significant development in our understanding of the interrelationships between towns and their hinterlands. The development of towns, changes in their internal layouts and housing densities, and their role as centres of supply and demand all need further study.
- ◆ Since the site was situated at the edge of the Luton town in the medieval period, there is scope for investigating the dynamics of medieval settlement, the way places appear, grow, shift and disappear, as well as the relationship between rural and urban sites.

3.1.5 The Bedfordshire Archaeology *Research and Archaeology: Resource Assessment, Research Agenda and Strategy* identifies gaps in knowledge and what information is required to fill them (Oake 2007, 4). Luton has not been extensively explored through archaeological excavation (Edgeworth 2007, 103). Within the county there is a varied settlement pattern in the Middle Ages, a detailed understanding of each element of that pattern, the chronology of the elements and how the various parts articulate into the whole settlement pattern has yet to be established (Oake 2007, 14). The identification and investigation of any medieval settlement remains, whether urban or rural in character, is therefore a high priority.

3.2 Evaluation Trial Trenching Objectives

3.2.1. The aims and objectives of the trial trenching will be to

- ◆ Identify the presence/absence of archaeological features and deposits within the site.
- ◆ Record all archaeological features and deposits encountered.
- ◆ Sample sufficient of the archaeological features and deposits to establish relative sequence, likely dating and quality of preservation.
- ◆ Gather sufficient information to establish the character, extent, form, function and likely status of any surviving archaeological deposits with a view to evaluating their significance and potential to inform the aims and objectives outlined in section 3.1 of this document.

3.2.2 If survival of archaeological deposits or features is demonstrated within the PDA the project will proceed to a further detailed investigation. This will be the subject of a further Written Scheme of Investigation. In outline the aims and objectives of any excavation will be to

- ◆ Excavate and record the archaeological features and deposits encountered.



- ◆ Establish a relative chronological sequence and if possible a dating framework for excavated deposits and features.
- ◆ Establish the character, extent, form, function and likely status of surviving archaeological deposits to inform the research aims outlined in section 3.1.

4 EVALUATION TRENCHING METHODOLOGY

4.1 Coverage

4.1.1 Evaluation trenching will consist of three 10mx2m trenches, three 15mx2m trenches, two 20mx2m trenches, two 25mx2m trenches, and one L-shaped trench measuring 25mx20mx2m totalling 500m² (figure 2). These have been located to respect falls on ground and services on the site. There will also be a contingency of 200m² to investigate further any archaeological features and deposits as necessary.

- ◆ Trench 1, measuring 20mx2m: aligned north-north-west to south-south-east.
- ◆ Trench 2, measuring 20mx2m: aligned north-west to south-east.
- ◆ Trench 3, measuring 10mx2m: aligned north-west to south-east.
- ◆ Trench 4, measuring 10mx2m: aligned north-east to south-west.
- ◆ Trench 5, measuring 25mx2m: aligned north-east to south-west.
- ◆ Trench 6, measuring 10mx2m: aligned west-north-west to east-south-east.
- ◆ Trench 7, measuring 10mx2m: aligned north-west to south-east.
- ◆ Trench 8, measuring 25mx2m: aligned north-east to south-west.
- ◆ Trench 9, measuring 15mx2m: aligned north-east to south-west.
- ◆ Trench 10, measuring 20mx2m: aligned north-west to south-east.
- ◆ Trench 11, measuring 15mx2m: aligned north-west to south-east.
- ◆ Trench 12, L-shaped trench measuring 25mx20mx2m: aligned north-east to south-west for a length of 25m, turning to a north-west to south-east alignment for a length of 20m.

4.1.2 The trenching plan has been agreed in consultation with the Central Bedfordshire Council Archaeologists on behalf of Luton Borough Council.

4.1.3 Any proposed changes to the trial trench locations previously agreed upon will be discussed with the Central Bedfordshire Council Archaeologists on behalf of Luton Borough Council prior to implementation.

4.2 Methodology

4.2.1 In each trench provision will be made for the use of a breaker or toothed bucket to remove hard surfaces with the agreement of the Central Bedfordshire Council Archaeologists on behalf of Luton Borough Council. Topsoil or recent overburden will then be removed under archaeological supervision using a toothless



ditching bucket down to the first significant archaeological horizon or the top of natural, whichever is encountered first.

4.2.2 ARS Ltd will provide suitably qualified and experienced archaeologists to undertake the trenching in accordance with the ClfA *Code of Conduct* (2014a) and *Standards and Guidance for Field Evaluation* (2014b).

4.2.3 The trenches will be appropriately cleaned using hand tools in order to expose the full nature and extent of archaeological features and deposits.

4.2.4 All spoil removed during ground works will be scanned visually to recover small finds. Any finds so recovered will be recorded and their location noted on a site plan at a relevant scale. The finds will be retained and recorded.

4.2.5 All archaeological features will be planned and sectioned as a minimum objective.

4.2.6 Isolated, discrete features such as pits and postholes not belonging to structures or industrial activities will be 50% sampled, although if they produce artefacts then provision is made for full excavation.

4.2.7 Sampling of linear features such as ditches or gullies will be a minimum of 1m in width to determine the character, stratigraphy and relationship to other features and attempts made to obtain dating evidence.

4.2.8 Any deposits relating to funerary/ritual activities, such as burials and cremation deposits will initially be left in-situ and, if removal is deemed necessary, this will be undertaken in accordance with the relevant Ministry of Justice regulations and in discussion with the Central Bedfordshire Council Archaeologists on behalf of Luton Borough Council.

4.2.9 Domestic/industrial activity (such as walls, postholes, floors, hearths) will be sufficiently excavated to understand their form and function and to recover potential dating evidence and artefact and ecofact assemblages.

4.2.10 Area deposits, such as buried soils, or middens, will be hand excavated at a minimum 10%. Subsequent excavation by machine may be considered. Large intrusions, such as reservoirs, will be sufficiently excavated by machine, within safe limits, to provide information on their character.

4.2.11 For deposits that have potential for providing environmental or dating evidence, a minimum of 40 litres of sample will be taken, or 100% if the sample is smaller. This material will be floated and passed through graduated sieves, the smallest being a 500 μ mesh. Should other types of environmental deposits be encountered, appropriate specialist advice will be sought and an appropriate sampling strategy devised. Samples will be assessed by a suitable specialist with provision for further analysis as required. Advice from the Historic England Scientific Advisor (Zoe Outram) will be taken as appropriate. All environmental sampling will be undertaken in line with *Environmental Archaeology a guide to the theory and practice of methods, from sampling and recovery to post-excavation* (Historic England 2011).



4.2.12 Limited representative samples of bricks from brick-built structures will be retained for specialist analysis with the agreement of the Central Bedfordshire Council Archaeologists on behalf of Luton Borough Council.

4.2.13 All finds and other relevant material will be retained and removed from the site for post-fieldwork analysis. Artefacts, ecofacts and deposits suitable for dating purposes will be identified and samples obtained in line with *Dendrochronology: Guidelines on producing and interpreting dendrochronological dates* (English Heritage 1998), *Archaeomagnetic Dating: Guidelines on producing and interpreting archaeomagnetic dates* (English Heritage 2006a), and *Luminescence Dating: Guidelines on using luminescence dating in archaeology* (English Heritage 2008).

4.2.14 Metal finds will be sampled, processed and analysed in line with Centre for Archaeology Guidelines: *Archaeometallurgy* (English Heritage 2001), and *Guidelines on the X-radiography of archaeological metalwork* (English Heritage 2006b). Any waterlogged artefacts or ecofacts will be sampled, processed and analysed using *Waterlogged Wood: Guidelines on the Recording, Sampling, Conservation and Curation of Waterlogged Wood* (English Heritage 2010) and *Waterlogged Organic Artefacts. Guidance on their Recovery, Analysis and Conservation* (English Heritage 2012).

4.2.15 Adequate arrangements will be made within a suitable time scale for the conservation of artefacts. Where fragile or unstable finds are recovered appropriate steps will be taken to stabilise them.

4.2.17 All site operations will be carried out in a safe manner in accordance with ARS Ltd's health and safety policy. Deep sections, such as those across ditches or pits will be shored as necessary. A risk assessment will be prepared before commencement on site and a copy will be given to the Central Bedfordshire Council Archaeologists acting on behalf of Luton Borough Council.

4.2.18 The site will be accurately tied into the National Grid and located on a 1:2500 or 1:1250 map of the area. The site will be recorded using a single context planning system in accordance with the ARS Ltd field recording manual.

4.2.19 A full and proper record (written, graphic and photographic as appropriate) will be made for all work, using pro-forma record sheets and text descriptions appropriate to the work. Accurate scale plans and section drawings will be drawn where required at 1:50, 1:20 and 1:10 scales, as appropriate. In addition to relevant illustrations, provision for rectified photographic recording shall be made, if deemed necessary.

4.2.20 The stratigraphy of the site will be recorded even where no archaeological deposits have been identified.

4.2.21 All archaeological deposits and features will be recorded with above ordnance datum (aOD) levels.

4.2.22 A photographic record of all contexts will be taken using 35mm black and white film and a digital colour camera, and will include a clearly visible, graduated metric scale. A register of all photographs will be kept. A selection of working shots



will be taken to demonstrate how the site was investigated and what the prevailing conditions were like during excavation

4.2.23 Where stratified deposits are encountered, a 'Harris' matrix will be compiled.

4.2.24 The trial trenches will not be backfilled before they have been inspected by the Central Bedfordshire Council Archaeologists acting on behalf of Luton Borough Council, or their agreement has been otherwise obtained in writing for the backfilling.

4.2.25 Finds of "treasure" will be reported to the Coroner in accordance with the Treasure Act (DCMS 2008). The Portable Antiquities Liaison Officer will also be notified.

Ian Pears

*Acting Senior Coroner for
the Bedfordshire and Luton area*

The Court House

Woburn Street

Amphill, Bedfordshire, MK45 3HX

Tel No 0300 300 6559

*Portable Antiquities Liaison Officer for
Bedfordshire and Hertfordshire*

Verulamium Museum

St Michael's Street

St Albans, Hertfordshire, AL3 4SW

Tel No 01727 751826

4.2.26 In the event of Treasure finds, the Central Bedfordshire Council Archaeologists on behalf of Luton Borough Council will be notified and, if necessary, a site meeting arranged to determine if further investigation in the vicinity of the find spot is required.

5 FINDS PROCESSING AND STORAGE

5.1 All finds processing, conservation work and storage of finds will be carried out in accordance with the ClfA (2014c) Standard and Guidance for the collection, documentation, conservation and research of archaeological materials, the UKIC (1990) Guidelines for the Preparation of Archives for Long-Term Storage, the Archaeological Archive Forum (Brown 2007) Archaeological Archives: A Guide to best practice in creation, compilation, transfer and curation and Procedure for preparing archives for deposition with Luton Culture (Luton Culture 2013).

5.2 Bulk finds will be washed and, with the exception of animal bone, marked. Marking and labelling will be indelible and irremovable by abrasion. Bulk finds will be appropriately bagged, boxed and recorded. This process will be carried out no later than two months after the end of the excavation.

5.3 All small finds will be recorded as individual items and appropriately packaged (e.g. lithics in self-sealing plastic bags and ceramic in acid-free tissue paper). Vulnerable objects will be specially packaged and textile, painted glass and coins stored in appropriate specialist systems. This process will be carried out within two days of the small find being excavated.



5.4 During and after the excavation all objects will be stored in appropriate materials and storage conditions to ensure minimal deterioration and loss of information (including controlled storage, correct packaging, and regular monitoring, immediate selection for conservation of vulnerable material). All storage will have appropriate security provision.

5.5 All artefacts will be assessed and, as required, reported on by suitably qualified specialists (see section 5.3 above). All Saxon and later ceramics will be classified in accordance with the Bedfordshire Ceramic Type Series. The MPRG's *Minimum Standards for the Processing, Recording, Analysis and Publication of Post-Roman Ceramics* will be adhered to (Slowikowski *et al.* 2001).

5.6 When the archive has been consolidated it will be assessed for its potential for further analysis following English Heritage/Historic England's *MoRPHE Guidelines* (2009). As there may be a further stage of fieldwork, this would form part of a subsequent programme of work and an updated WSI will then be undertaken (cf. ClfA 2014a).

5.7 When the archive has been consolidated it will be assessed for its potential for further analysis. As there may be a further stage of fieldwork, this would form part of a subsequent programme of work and an updated WSI will then be undertaken (cf. ClfA 2014a).

5.8 The deposition and disposal of artefacts will be agreed with the legal owner and Luton Museum Service prior to the work taking place. All finds except treasure trove are the property of the landowner.

5.9 All retained artefacts and ecofacts will be cleaned and packaged in accordance with the requirements of the recipient museum.

6 MONITORING ARRANGEMENTS

6.1 The client will afford reasonable access to the Central Bedfordshire Council Archaeologists on behalf of Luton Borough Council, or their representative, for the purposes of monitoring the archaeological works at all reasonable times upon compliance with the requirements of health and safety.

6.2 The Central Bedfordshire Council Archaeologists on behalf of Luton Borough Council or personnel nominated will be given at least one week's notice in writing of the commencement of the development, and shall be kept informed of the progress of the evaluation during the period in which it is carried out.

6.3 ARS Ltd will liaise with the Central Bedfordshire Council Archaeologists on behalf of Luton Borough Council or personnel nominated at regular intervals throughout the course of the work.

7 STAFFING

The Project Manager for the evaluation will be Robin Holgate MCIfA, General Manager at ARS Ltd. The Fieldwork Project Officer will be a suitably qualified and experienced archaeologist appointed by ARS Ltd.



Finds analysis will be carried out by appropriately qualified specialists as detailed subject to availability.

- ◆ Flint and prehistoric pottery: Dr Robin Holgate MCIfA
- ◆ Romano-British pottery: Ruth Leary/Andy Fawcett
- ◆ Samian Ware: Dr Gwladys Monteil
- ◆ Medieval & post-medieval pottery: Dr Chris Cumberpatch or
Dr Robin Holgate MCIfA
- ◆ Post-medieval glass, clay pipes & metalwork: Mike Wood MCIfA
- ◆ Plant macrofossils, charcoals & pollen: Luke Parker
- ◆ Human and animal bone: Milena Grzybowska
- ◆ Radiocarbon dating: Prof Gordon Cook (SUERC)
- ◆ Finds conservation: Vicky Garlick (Durham University)

8 REPORT

8.1 Following completion of the trial trenching evaluation, Archaeological Research Services Ltd will produce a report which will include,

- ◆ Non-technical summary
- ◆ Introductory statement
- ◆ Aims and purpose of the project
- ◆ Methodology
- ◆ A location plan showing all excavated areas and any archaeological features with respect to nearby fixed structures and roads
- ◆ Illustrations of all archaeological features with appropriately scaled hachured plans and sections
- ◆ An objective summary statement of results
- ◆ Conclusions
- ◆ Supporting data – tabulated or in appendices
- ◆ Index to archive and details of archive location
- ◆ References
- ◆ Statement of intent regarding publication
- ◆ Confirmation of archive transfer arrangements
- ◆ A copy of the OASIS form



8.2 One bound copy of the final report with a digital copy of the report in PDF/A format on disk will be deposited with the Central Bedfordshire and Luton Historic Environment Record (HER). A copy of the report should be uploaded as part of the OASIS record (see 9.4 below).

9 ARCHIVE DEPOSITION

9.1 The archive and finds, including a copy of the report, shall be deposited at Luton Museum (Accession number LTNMG 1330).

9.2 A digital, paper and artefactual archive will be prepared by ARS Ltd, consisting of all primary written documents, plans, sections, photographs and electronic data (in a format to be agreed by Luton Museum).

9.3 The archive will be deposited in line with the ClfA (2013d) *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives* and the Society of Museum Archaeologists' (1993) *Selection, Retention and Dispersal of Archaeological Collections. Guidelines for use in England, Wales and Northern Ireland* and will be deposited within two months of the completion of the report.

9.4 The Central Bedfordshire Council Archaeologists on behalf of Luton Borough Council will be notified in writing on completion of the fieldwork with projected dates for the completion of the report and deposition of the archive.

9.5 The date for deposition of the archive will be confirmed in the report and the Central Bedfordshire Council Archaeologists on behalf of Luton Borough Council informed in writing on final deposition of the archive.

9.6 All artefacts and associated material will be cleaned, recorded, properly stored and deposited in the archive (see 4.3 above).

9.7 A full set of annotated, illustrative pictures of the site, excavation, features, layers and selected artefacts will be supplied to the Central Bedfordshire and Luton HER and deposited with the archive as digital images on a CD ROM along with the report.

9.8 At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/project/oasis/> will be initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form will be completed for submission to the Central Bedfordshire and Luton HER. This will include an uploaded .pdf version of the entire report (a paper copy will also be included within the archive). The unique OASIS reference will appear on all reports.

10 GENERAL ITEMS

10.1 Health and Safety

10.1.1 All work will be carried out in accordance with The Health and Safety at Work Act 1974. Specific health and safety policies exist for all our workplaces and all staff



employed will be made aware of the policy and any relevant issues. The particular risks involved with this project will be assessed, recorded and relevant mitigation measures put in place as part of a full risk assessment, which will be compiled in advance of fieldwork and will be read and signed by all on-site operatives. ARS Ltd retains Citation as its expert health and safety consultants and the appointed Health and Safety Officer for the company is Tony Brennan.

10.2 Insurance Cover

10.2.1 ARS Ltd has full insurance cover for employee liability public liability, professional indemnity and all-risks cover.

10.3 Changes to the Written Scheme of Investigation

10.3.1 Changes to the approved methodology or programme of works will only be made with prior written approval of the Central Bedfordshire Council Archaeologists on behalf of Luton Borough Council.

10.4 Publication

10.4.1 If significant archaeological remains are recorded, a summary of the project with, if appropriate, selected drawings, illustrations and photographs will be prepared for publication in online, journal or monograph form as appropriate. Additional popular articles will also be produced for local and/or national magazines as appropriate. The final form of the publication is to be agreed with the planning archaeologist and the client dependent on the results of the fieldwork.

10.5 Acknowledgements

10.5.1 Archaeological Research Services Ltd would like to thank KDP Architects for commissioning this work; Martin Oake at the Central Bedfordshire Council for providing guidance and advice and Stephen Coleman at the Central Bedfordshire HER for providing HER datasets.



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APPENDIX 1. GAZETTEER OF ARCHAEOLOGICAL RECORDS WITHIN 500M OF THE PDA. HELD AT THE CENTRAL BEDFORDSHIRE HISTORIC ENVIRONMENT RECORD



LISTED BUILDINGS

DesigUID	PrefRef	Name
DBD3088	1114606	Great Northern Public House, 63 Bute Street.
DBD3089	1114607	64 Bute Street
DBD3090	1114608	George II Public House 70 Bute Street.
DBD3049	1114610	The White Hart, Castle Street
DBD3051	1114611	5 Castle Street
DBD3636	1114612	Baptist Union Church
DBD6488	1114613	2 - 8 Castle Street
DBD3598	1114614	The Bitter End, 9 Chapel Street
DBD3585	1114615	Parish Church of St Mary
DBD3053	1114616	45-55 Dumfries Street (Group Value)
DBD3052	1114618	The Heights Public House, 1 George Street
DBD3600	1114619	63 George Street
DBD3108	1114620	1 George Street West
DBD3056	1114621	3 George Street West
DBD3055	1114622	7-9 George Street West
DBD3602	1114623	13,15 and 17 George Street West
DBD3054	1114624	6 George Street West
DBD3057	1114625	Shannon Hotel, 40a Guildford Street
DBD3606	1114629	39 King Street
DBD32	1114633	22 & 24 Park Street, The Brewery Tap Public House and The Pioneer Bookshop
DBD3609	1114634	101 Park Street
DBD3063	1114635	11, 13 Park Street West
DBD3064	1114636	Former Chapel Langley School Russell Street
DBD3109	1114640	The Fountain Public House, 152 Wellington Street
DBD3610	1114641	Ceylon Baptist Church and Hall, Wellington street
DBD6466	1114642	Railings fronting Hall of Ceylon Baptist Church
DBD3068	1114644	War Memorial Town Hall, George Street.
DBD3597	1138335	Red Lion Hotel George Street/Castle Street
DBD3069	1146428	9A George Street West
DBD3603	1146440	19 George Street West



DesigUID	PrefRef	Name
DBD3071	1146474	70-76 Hastings Street
DBD3608	1157932	The Cock Public House, 38 Park Street
DBD3072	1157938	21-23 Park Street West
DBD3605	1311763	29-37 King Street
DBD3073	1311808	8 & 10 George Street West
DBD3074	1311811	50 Guildford Street
DBD6469	1321341	Railings fronting Ceylon Baptist Church
DBD3076	1321342	93 Wellington Street
DBD3078	1321364	61 Bute Street
DBD3079	1321365	Kashmir Restaurant and Hotel 66 Bute street + George II Public House 68 Bute Street.
DBD3080	1321366	53 Cheapside
DBD3082	1321369	21 George Street
DBD3083	1321370	32 George Street
DBD6470	1321371	Railings at 3 George Street West
DBD3601	1321372	11 George Street West
DBD3084	1321373	40 Guildford Street
DBD3058	1321374	Ebenezer Chapel Hastings Street
DBD3085	1321374	47 Guildford Street
DBD6471	1321375	Railings to front and side of Ebenezer Chapel
DBD3604	1321376	23-27 King Street
DBD3086	1321377	27-29 Park Street West
DBD3040	1376193	Luton Town Hall
DBD3582	1396709	16 Park Street



ARCHAEOLOGICAL EVENTS

EvUID	Name
EBD96	Watching Brief: Corner of Oxford Road and Union Street, Luton
EBD98	Watching brief: 63-65 Castle Street, Luton
EBD186	Excavation at Castle Street, Luton: Robert de Waudari's Castle?
EBD585	Land at Manor Court, Luton
EBD753	St George's Square Renaissance, Luton; an Archaeological Desk-Based Assessment
EBD984	Land at Castle Street/Holly Street, Luton: Archaeological Field Evaluation
EBD1065	The remains of Robert de Waudari's adulterine castle, Castle Street, Luton
EBD1250	Archaeological Evaluation at 21-25 Chapel Street, Luton
EBD97	The Mall, Arndale, Luton: An Archaeological Evaluation
EBD408	St George's Square Renaissance, Luton, Bedfordshire: An Archaeological Investigation
EBD411	An Archaeological Evaluation at Land to the Rear of 28-36 Park Street, Luton
EBD615	Youth House, St Mary's Road, Luton; An Archaeological Evaluation
EBD997	An Archaeological Evaluation on land at Vicarage Street, Luton; Site A
EBD997	An Archaeological Evaluation on land at Vicarage Street, Luton; Site A
EBD1077	Land at the University of Bedfordshire, Park Square, Luton; Archaeological trial Trenching
EBD1026	Archaeological investigations on the western edge of the site of Faulk de Breaute's castle, Park Square, Luton
EBD1043	Plaiters' Lea Conservation Area, Luton
EBD1110	Archaeological Investigation, Recording, Analysis and Publication at the University of Bedfordshire, Park Street, Luton (Phase 2a): UPD & Assessment
EBD1145	Land at the University of Bedfordshire, Vicarage Street (Phase 2a), Luton
EBD1149	4 Lea Road, Luton; Archaeological Excavation, Recording, Analysis and Publication
EBD1150	4 Lea Road, Luton; Heritage Statement
EBD1277	Fairview House, University of Bedfordshire, Park Street, Luton (Phase 3 - Library and Learning Resources Centre) - UPD
EBD1327	Flowers Way, Luton
EBD1421	Watching Brief - Crown Courts Site
EBD1438	Trial Excavations south of Vicarage Street



ARCHAEOLOGICAL MONUMENTS

MonUID	PrefRef	Name
MBD205	205	POSSIBLE ROMAN KILN, Waller Street
MBD18218	856	ST MARY'S CHURCH
MBD1089	1089	WESLEYAN CHAPEL, Chapel Street
MBD1090	1090	UNION BAPTIST CHAPEL, Castle Street
MBD1516	1516	ROMAN COIN
MBD1948	1948	MEDIEVAL POTTERY, east of Park Square
MBD1979	1979	ROMAN QUERN
MBD2847	2847	POST-MEDIEVAL POTTERY, George Street
MBD2897	2897	FOUNDRY
MBD2898	2898	FOUNDRY
MBD2988	2988	CORN & SAW MILLS
MBD6543	6543	1 GEORGE STREET, Nickel Bag Public House
MBD7189	7189	SURREY SREET PRIMARY SCHOOL
MBD7245	7245	RAILINGS FRONTING HALL OF CEYLON BAPTIST CHURCH
MBD7254	7254	RAILINGS AT No 3 GEORGE STREET WEST
MBD7255	7255	RAILINGS TO FRONT & SIDE OF EBENEZER CHAPEL
MBD8063	8063	7 PARK SQUARE
MBD8064	8064	9-11 PARK SQUARE
MBD8065	8065	13 PARK SQUARE
MBD8066	8066	15-17 PARK SQUARE
MBD8067	8067	19 PARK SQUARE
MBD8068	8068	21 PARK SQUARE
MBD8069	8069	21A PARK SQUARE
MBD8070	8070	1 & 3 BUTE STREET
MBD8071	8071	5-9 BUTE STREET
MBD8072	8072	11 BUTE STREET
MBD8073	8073	59 BUTE STREET
MBD8074	8074	14 BUTE STREET
MBD8075	8075	1 CHEAPSIDE
MBD8076	8076	3 CHEAPSIDE



MonUID	PrefRef	Name
MBD8077	8077	17 CHEAPSIDE, former General Post Office
MBD8078	8078	17A & 19A CHEAPSIDE
MBD8079	8079	19 CHEAPSIDE
MBD8080	8080	21-19 CHEAPSIDE
MBD8081	8081	33 CHEAPSIDE
MBD8082	8082	49 CHEAPSIDE
MBD8083	8083	53 CHEAPSIDE, Former Cowper Arms
MBD8084	8084	55 CHEAPSIDE
MBD8085	8085	57 CHEAPSIDE
MBD8086	8086	59 CHEAPSIDE
MBD8087	8087	61 CHEAPSIDE
MBD8088	8088	63 CHEAPSIDE
MBD8089	8089	65 CHEAPSIDE
MBD8090	8090	45 GUILDFORD STREET
MBD8091	8091	22-24 CHEAPSIDE
MBD8092	8092	26 CHEAPSIDE
MBD8093	8093	42 - 48 CHEAPSIDE
MBD8094	8094	32 GEORGE STREET
MBD8095	8095	1-6 CHEAPSIDE
MBD8096	8096	8 CHEAPSIDE
MBD8097	8097	10 CHEAPSIDE
MBD8485	8485	PARK STREET BAPTIST CHURCH, Park Street
MBD8486	8486	WOOTTON HALL, Park Street
MBD8487	8487	COURT HOUSE, Stuart Street
MBD8488	8488	CORN EXCHANGE, Market Hill
MBD8489	8489	OLD TOWN HALL, George Street
MBD8490	8490	PLAIT HALLS, Cheapside & Waller Street
MBD8491	8491	OLD PUBLIC LIBRARY
MBD8499	8499	WALLER STREET WESLEYAN CHURCH, Waller Street
MBD8500	8500	CONGREGATIONAL CHURCH, corner of King Street & Stuart Street
MBD8501	8501	PARK TOWN PRIMITIVE METHODIST CHURCH



MonUID	PrefRef	Name
MBD8502	8502	WESLEYAN CHAPEL, Church Street
MBD8503	8503	FRIENDS MEETING HOUSE, Castle Street
MBD9977	9977	12 PARK STREET
MBD9978	9978	12A PARK STREET
MBD9979	9979	14 PARK STREET
MBD9980	9980	16 PARK STREET ("Bonners") and FORMER QUAKER MEETING HOUSE
MBD9981	9981	18 & 20 PARK STREET
MBD10089	10089	4 - 8 CASTLE STREET
MBD10091	10091	43 ADELAIDE STREET
MBD10094	10094	15 GUILDFORD STREET
MBD10197	10197	FORMER TURNPIKE ROAD, Barton to Luton (post 1832 alignment)
MBD10293	10293	61 BUTE STREET
MBD10294	10294	63 BUTE STREET (Great True Northern Public House)
MBD10295	10295	64 BUTE STREET
MBD10296	10296	66 - 68 BUTE STREET
MBD10297	10297	55 BUTE STREET, The Cooper's Arms
MBD10298	10298	70 BUTE STREET, George The II Public House
MBD10299	10299	THE WHITE HART PUBLIC HOUSE, 1 Castle Street
MBD10300	10300	3-5 CASTLE STREET
MBD10301	10301	9 CASTLE STREET
MBD10302	10302	RED LION HOTEL, 2 Castle Street
MBD10304	10304	9 CHAPEL STREET, former Griffin Public House
MBD10305	10305	75-87 CHAPEL STREET
MBD10306	10306	KING'S ARMS PUBLIC HOUSE, 82-84 Chapel Street
MBD10307	10307	BETHEL BAPTIST CHAPEL, Chapel Street
MBD10309	10309	THE MOULDERS ARMS, Public House, 2 Chobham Street
MBD10310	10310	45-55 DUMFRIES STREET
MBD10311	10311	TOWN HALL, George Street
MBD10312	10312	WAR MEMORIAL, George Street
MBD10314	10314	21 GEORGE STREET



MonUID	PrefRef	Name
MBD10315	10315	23 GEORGE STREET
MBD10316	10316	25 GEORGE STREET
MBD10317	10317	27 GEORGE STREET
MBD10318	10318	63 GEORGE STREET
MBD10319	10319	60 GEORGE STREET
MBD10320	10320	40A GUILDFORD STREET
MBD10321	10321	7-9 GEORGE STREET WEST
MBD10322	10322	9A GEORGE STREET WEST
MBD10323	10323	3 GEORGE STREET WEST
MBD10324	10324	11-19 GEORGE STREET WEST
MBD10325	10325	2 GEORGE STREET WEST
MBD10326	10326	4 GEORGE STREET WEST
MBD10327	10327	6 GEORGE STREET WEST
MBD10328	10328	8-10 GEORGE STREET WEST
MBD10329	10329	WHEELWRIGHT'S ARMS, Public House, 34 Guildford Street
MBD10330	10330	40 GUILDFORD STREET
MBD10331	10331	47 GUILDFORD STREET
MBD10332	10332	50 GUILDFORD STREET
MBD10333	10333	70-76 HASTINGS STREET
MBD10334	10334	EBENEZER CHAPEL, Hastings Street
MBD10341	10341	21-39 KING STREET
MBD10342	10342	MALTINGS, rear of Latimer Road
MBD10344	10344	11-13 MANCHESTER STREET
MBD10346	10346	CO-OPERATIVE SOCIETY BUILDINGS, Manor Road
MBD10349	10349	CHURCH HALL, New Town Road
MBD10369	10369	3-5 OXFORD ROAD
MBD10370	10370	7 OXFORD ROAD
MBD10371	10371	9-15 OXFORD ROAD
MBD10372	10372	2-8 OXFORD ROAD
MBD10373	10373	10-12 OXFORD ROAD
MBD10374	10374	2-4 PARK STREET



MonUID	PrefRef	Name
MBD10381	10381	THE BREWERY TAP PUBLIC HOUSE, 22 - 24 Park Street
MBD10382	10382	28-36 PARK STREET
MBD10383	10383	38 PARK STREET, The Cock Public House
MBD10384	10384	68-72 PARK STREET
MBD10385	10385	100 PARK STREET
MBD10386	10386	97-99 PARK STREET
MBD10387	10387	101 PARK STREET
MBD10388	10388	103-107 PARK STREET
MBD10389	10389	109-113 PARK STREET
MBD10390	10390	5-9 PARK STREET WEST
MBD10391	10391	11-13 PARK STREET WEST
MBD10392	10392	15-19 PARK STREET WEST
MBD10393	10393	21-23 PARK STREET WEST
MBD10394	10394	27-33 PARK STREET WEST
MBD10396	10396	CHAPEL LANGLEY SCHOOL, Russell Street
MBD10398	10398	6-8 UNION STREET
MBD10399	10399	12-20 UNION Street
MBD10400	10400	54-58 WELLINGTON STREET
MBD10401	10401	80-82 WELLINGTON STREET
MBD10402	10402	84-96 WELLINGTON STREET
MBD10403	10403	152 WELLINGTON STREET, The Fountain Public House
MBD10404	10404	25 WELLINGTON STREET
MBD10405	10405	35-45 WELLINGTON STREET
MBD10406	10406	53 WELLINGTON STREET & 24 STUART STREET
MBD10407	10407	85 WELLINGTON STREET
MBD10408	10408	93 WELLINGTON STREET
MBD10409	10409	BUILDING, Wellington Street
MBD10410	10410	106 WELLINGTON STREET
MBD10411	10411	CEYLON BAPTIST CHAPEL, Wellington Street
MBD10437	10437	ST PAUL'S CHURCH, Hibbert Street
MBD10479	10479	1 GEORGE STREET WEST



MonUID	PrefRef	Name
MBD10528	10528	GREAT NORTHERN STEAM MILLS, Guildford Street
MBD18281	10599	ROMAN BUILDING DEBRIS AND POTTERY
MBD10819	10819	WATERMILL (Abbey Mill)
MBD10820	10820	LANGLEY'S MANOR
MBD12375	12375	TAN HOUSE, Park Street
MBD12387	12387	WESLEYAN CHAPEL, Albert Road
MBD12389	12389	CHURCH SCHOOLS, Queen Square
MBD12390	12390	BOYS & INFANTS SCHOOL, Langley Street
MBD12391	12391	BUXTON ROAD SCHOOLS
MBD12393	12393	GIRLS SCHOOL, Church Street
MBD12394	12394	WESLEYAN SCHOOL, Chapel Street
MBD12395	12395	PARSONAGE HOUSE
MBD12397	12397	NATIONAL SCHOOL, Church Street
MBD13963	13963	5 UPPER GEORGE STREET (site of demolished timber-framed building)
MBD14040	14040	BUILDING (site of), Cumberland Street
MBD18861	14544	MANOR ROAD MISSION
MBD15265	15200	NATWEST BANK, 31 George Street
MBD15393	15332	MOUNT TABOR METHODIST CHURCH, Castle Street
MBD15613	15556	74 GEORGE STREET, (formerly J. Sainsbury)
MBD15620	15563	36 GEORGE STREET
MBD15660	15603	SITE OF FIRE STATION, AMEN CORNER, Church Street
MBD18792	15715	HORSEPOOL or NORTH BRIDGE, Bridge Street
MBD17773	17791	DRESSED STONE BLOCKS
MBD17998	18019	WW2 SURFACE AIR RAID SHELTER
MBD18052	18073	MASONIC HALL
MBD18053	18074	THE CHEQUERS PUBLIC HOUSE
MBD18054	18075	THE BAT & BARREL PUBLIC HOUSE
MBD18055	18076	THE FOUR HORSE SHOES PUBLIC HOUSE
MBD18056	18077	THE YORKSHIRE HOTEL, 26 Wellington Street
MBD18057	18078	THE ODDFELLOWS ARMS PUBLIC HOUSE
MBD18058	18079	THE DUKE OF CLARENCE PUBLIC HOUSE



MonUID	PrefRef	Name
MBD18059	18080	THE OFFICE PUBLIC HOUSE
MBD18061	18082	THE ENGINE PUBLIC HOUSE, 43 Bute Street
MBD18062	18083	THE MELSON ARMS PUBLIC HOUSE
MBD18064	18085	THE WHEELPLOUGH INN
MBD18065	18086	THE WHITE HOUSE, Park Square
MBD18066	18087	THE WHEATSHEAF PUBLIC HOUSE, 14-16 Church Street
MBD18067	18088	THE EIGHT BELLS PUBLIC HOUSE
MBD18068	18089	THE DOG PUBLIC HOUSE
MBD18069	18090	THE KINGS ARMS PUBLIC HOUSE
MBD18070	18091	THE BLACK SWAN PUBLIC HOUSE
MBD18071	18092	THE PLOUGH PUBLIC HOUSE, George Street
MBD18072	18093	PITCHERS PUBLIC HOUSE, Chapel Street
MBD18073	18094	THE OLD BELL PUBLIC HOUSE
MBD18074	18095	THE CROSS KEYS PUBLIC HOUSE, George Street
MBD18075	18096	THE GEORGE HOTEL & THE GEORGE TAP PUBLIC HOUSE
MBD18076	18097	THE NEWT AND CUCUMBER PUBLIC HOUSE
MBD18077	18098	THE KING EDWARD 7th PUBLIC HOUSE
MBD18078	18099	THE BELGIUM ARMS PUBLIC HOUSE
MBD18079	18100	THE DEW DROP INN PUBLIC HOUSE
MBD18080	18101	THE PRINCES HEAD PUBLIC HOUSE
MBD18081	18102	THE RED COW PUBLIC HOUSE
MBD18082	18103	THE HORSE AND JOCKEY PUBLIC HOUSE
MBD18083	18104	THE MIDLAND HOTEL PUBLIC HOUSE, Manchester Street
MBD18089	18110	THE BRITISH QUEEN PUBLIC HOUSE
MBD18090	18111	THE BULL PUBLIC HOUSE
MBD18091	18112	THE STUDENT PRINCE PUBLIC HOUSE
MBD18092	18113	THE GRANVILLE PUBLIC HOUSE
MBD18093	18114	THE PANAMA PUBLIC HOUSE
MBD18095	18116	HAT FACTORY, 65-67 BUTE STREET
MBD18096	18117	HAT PRESS
MBD18097	18118	HAT FACTORY, 32 Guildford Street



MonUID	PrefRef	Name
MBD18098	18119	STIRLING HOUSE, former hat factory, 30 Guildford Street
MBD18099	18120	BUTE MILLS, 28b Mill Yard, Bute Street
MBD18100	18121	HAT FACTORY & WAREHOUSE, 37-39 Guildford Street
MBD18101	18122	HAT FACTORY, 23-27 Guildford Street
MBD18102	18123	HAT FACTORY & WAREHOUSE, 12 Guildford Street
MBD18103	18124	HAT FACTORY, 4-6 Melson Street
MBD18104	18125	CORN MERCHANTS, John Street
MBD18105	18126	HAT FACTORY, 37-51 John Street
MBD18106	18127	AUCTION ROOM, 23-37 John Street
MBD18107	18128	BUILDING, 24-26 John Street
MBD18108	18129	HAT FACTORY, 18-22 John Street
MBD18109	18130	HAT FACTORY, 16 John Street
MBD18110	18131	HAT FACTORY, 47-53 Bute Street
MBD18111	18132	HAT FACTORY, 57-61 Guildford Street
MBD18112	18133	HAT FACTORIES/WAREHOUSES
MBD18113	18134	HAT FACTORIES, Guildford Street
MBD18114	18135	DYE WORKS, Guildford Street
MBD18161	18182	HAT FACTORY, Church Street
MBD18162	18183	HAT FACTORY, Church Street
MBD18163	18184	HAT FACTORY, Power Court
MBD18914	18294	IRON AGE COIN
MBD21220	19482	41 - 43 GUILDFORD STREET
MBD21221	19483	29 - 31 GUILDFORD STREET
MBD21222	19484	17-19 GUILDFORD STREET
MBD21223	19485	13 GUILDFORD STREET
MBD21224	19486	11 GUILDFORD STREET
MBD21225	19487	9 GUILDFORD STREET
MBD21226	19488	7 GUILDFORD STREET
MBD21227	19489	5 GUILDFORD STREET
MBD21242	19490	24a-c MILL YARD, Bute Street
MBD21229	19491	24 GUILDFORD STREET



MonUID	PrefRef	Name
MBD21230	19492	22, 22a & 22b GUILDFORD STREET
MBD21231	19493	26 & 28a GUILDFORD STREET
MBD21232	19494	28 GUILDFORD STREET
MBD21233	19495	36 GUILDFORD STREET
MBD21234	19496	42-48 GUILDFORD STREET
MBD21236	19498	CHEVIOT HOUSE, 55 Guildford Street
MBD21238	19500	23 - 29 BARBER'S LANE
MBD21239	19501	50 - 54 BUTE STREET
MBD21240	19502	51 GUILDFORD STREET
MBD21241	19503	49 GUILDFORD STREET
MBD21228	19504	56 CHEAPSIDE
MBD21243	19505	RIVERGATE HOUSE, Cheapside
MBD21244	19506	52 CHEAPSIDE
MBD21245	19507	50 CHEAPSIDE
MBD21246	19508	51 CHEAPSIDE
MBD21247	19509	37-47 CHEAPSIDE
MBD21248	19510	15-19 JOHN STREET (possibly formerly 15-21)
MBD21249	19511	21 JOHN STREET, possibly formerly No 23
MBD21250	19512	10 MELSON STREET, former Lining Factory
MBD21251	19513	8 MELSON STREET, Former Hat Factory
MBD21252	19514	2 MELSON STREET
MBD21253	19515	48-50 JOHN STREET
MBD21254	19516	40-46 JOHN STREET
MBD21255	19517	36-38 JOHN STREET
MBD21256	19518	32-34 JOHN STREET
MBD21317	19554	UNION CHAPEL BURIAL GROUND, Union Street
MBD21318	19555	EBENEZER CHAPEL BURIAL GROUND, Dumfries Street/Windsor Walk
MBD19618	19561	FORMER TURNPIKE ROAD, Bedford - Luton (original alignment)
MBD21401	19593	THE MALL (formerly The Arndale Centre), Silver Street/George Street
MBD21937	19792	17 Church Street



MonUID	PrefRef	Name
MBD21969	19822	FORMER FIRE STATION, Stuart Street
MBD22683	20402	ST PAUL'S CHURCH, New Town Road
MBD22729	20432	OUR LADY HELP OF CHRISTIANS CATHOLIC CHURCH
MBD22731	20433	FORMER UNION CINEMA, Gordon Street

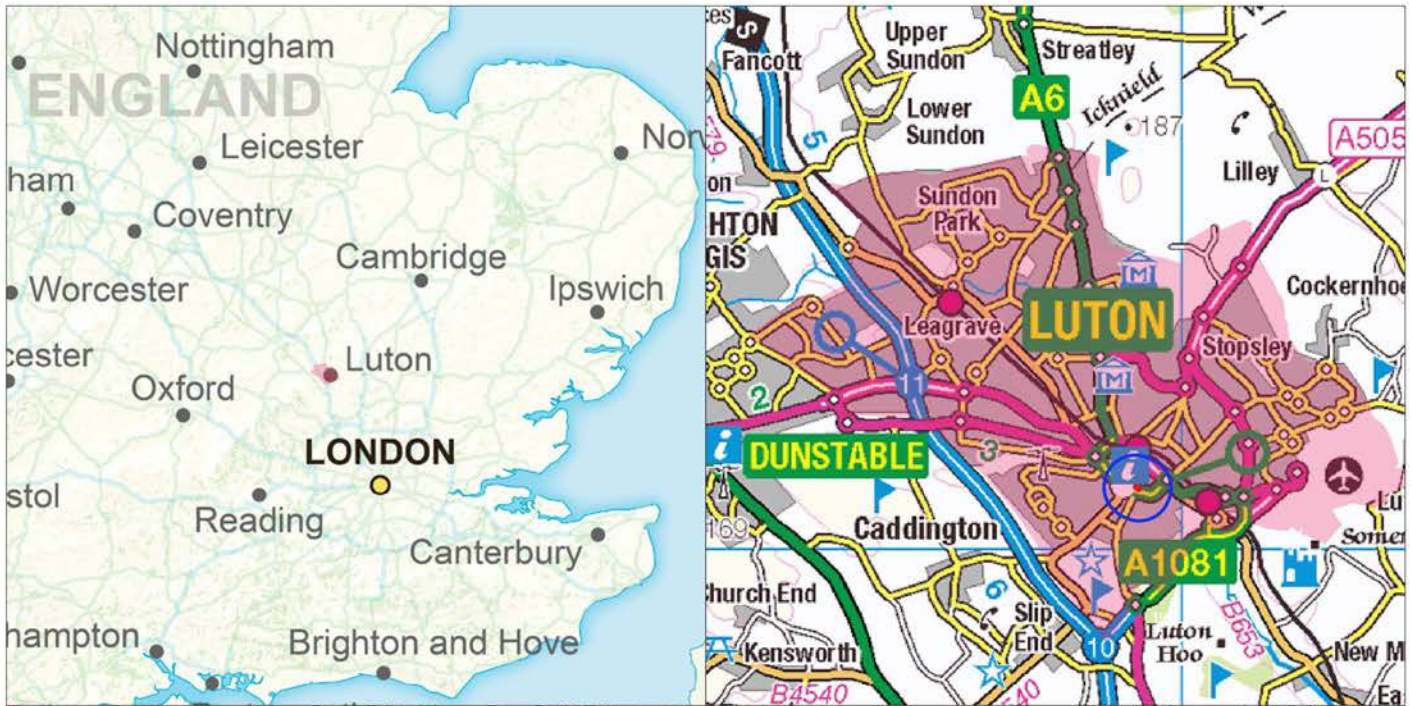
ARCHAEOLOGICAL EVENTS CONSERVATION AREAS

DesigUID	Name
DBD6507	Luton Town Centre Conservation Area
DBD6509	Luton South Conservation Area
DBD3401	Plaiters' Lea Conservation Area



APPENDIX 2. FIGURES





Site name: Flowers Way, Luton
 Date: April 2018
 Drawn by: MB
 Scale: Varies

**Figure 1:
 Site location**

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 Site Boundary  Luton District Boundary

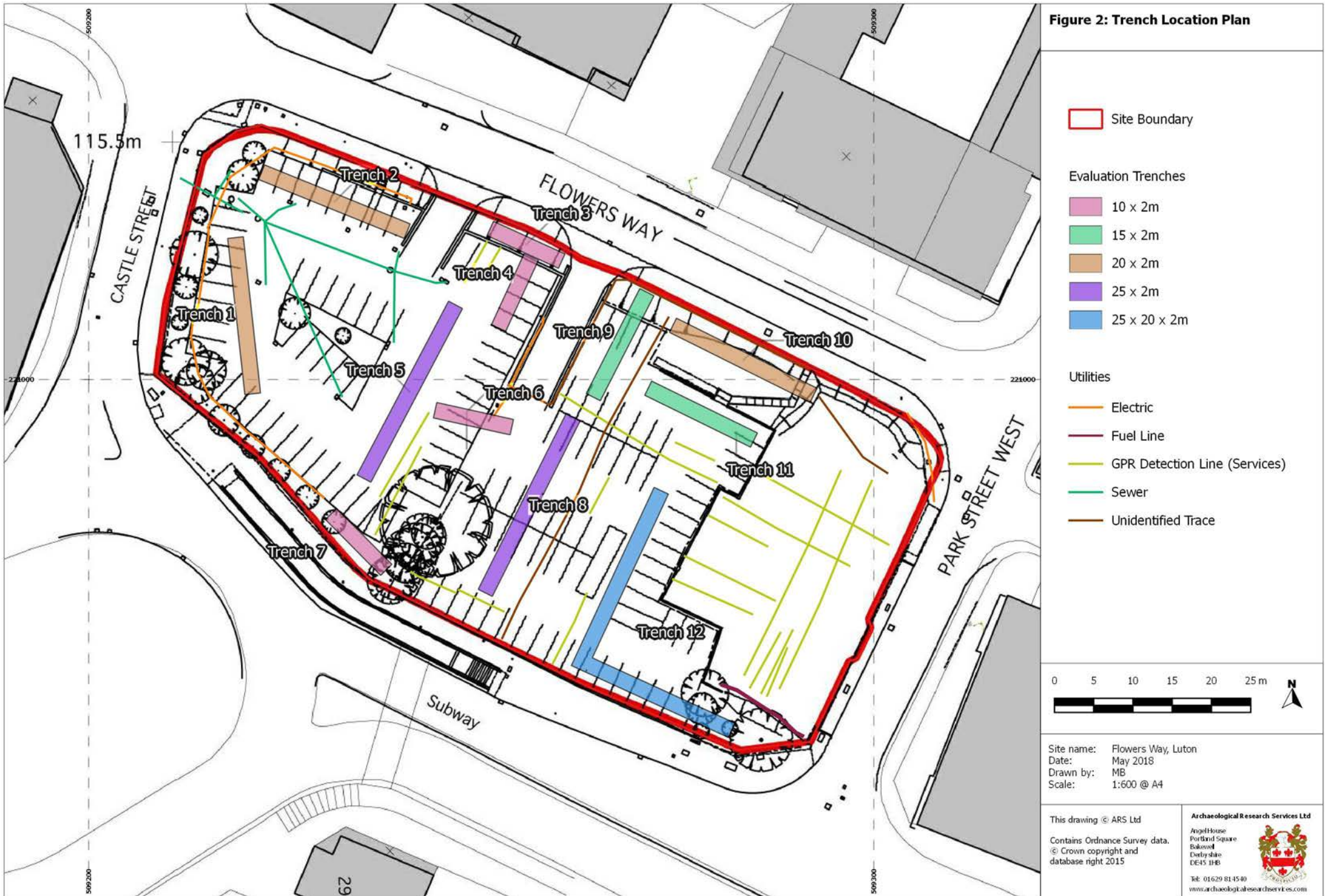


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Figure 2: Trench Location Plan



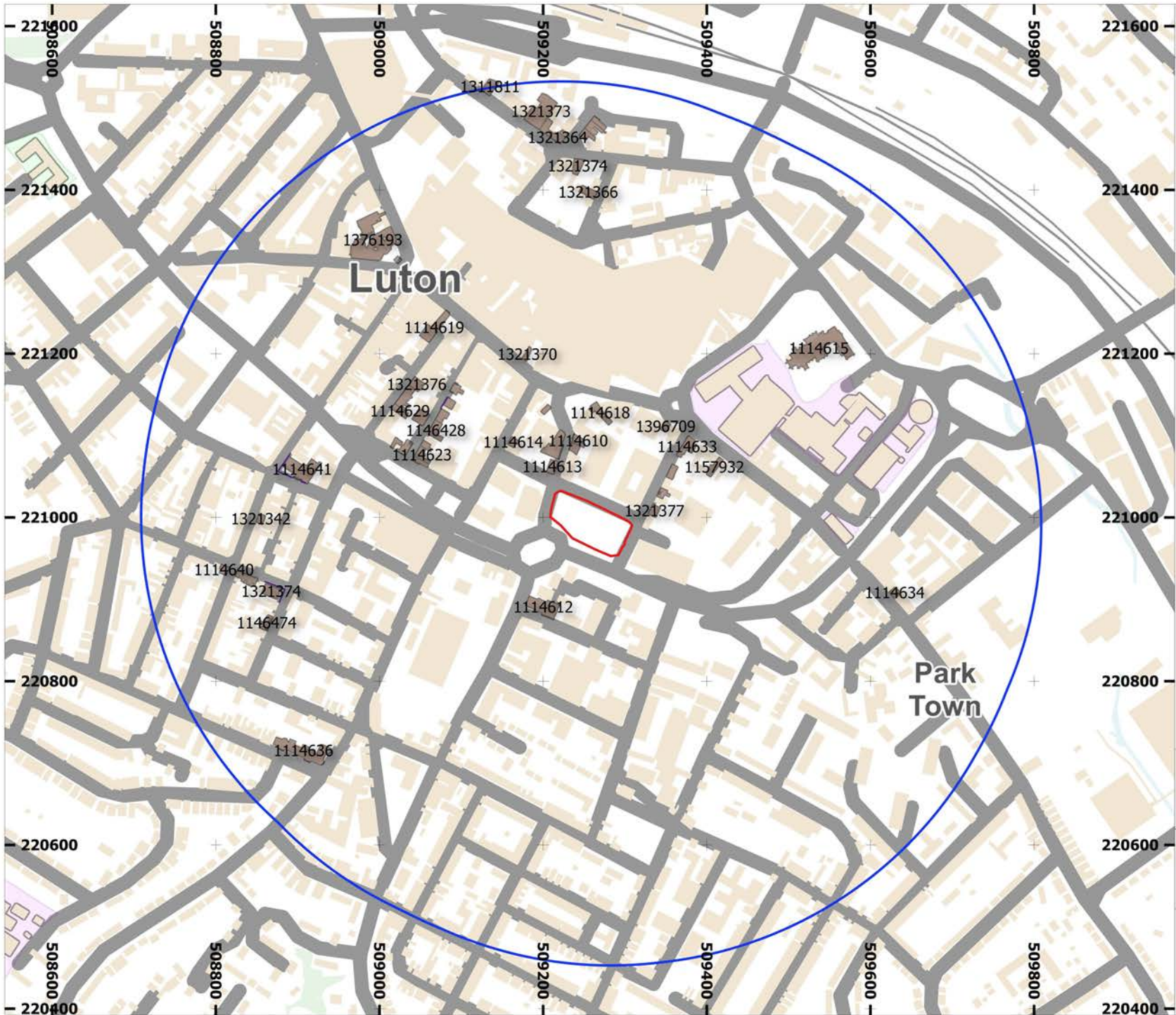



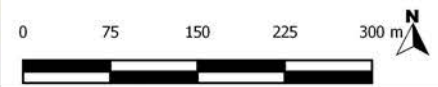


Figure 3: Listed Buildings (Numbers are Pref Refs)

-  500 m buffer
-  Site boundary
-  Listed buildings



Site name: Flowers Way, Luton
 Date: April 2018
 Drawn by: AL
 Scale: 1:6500 @ A4

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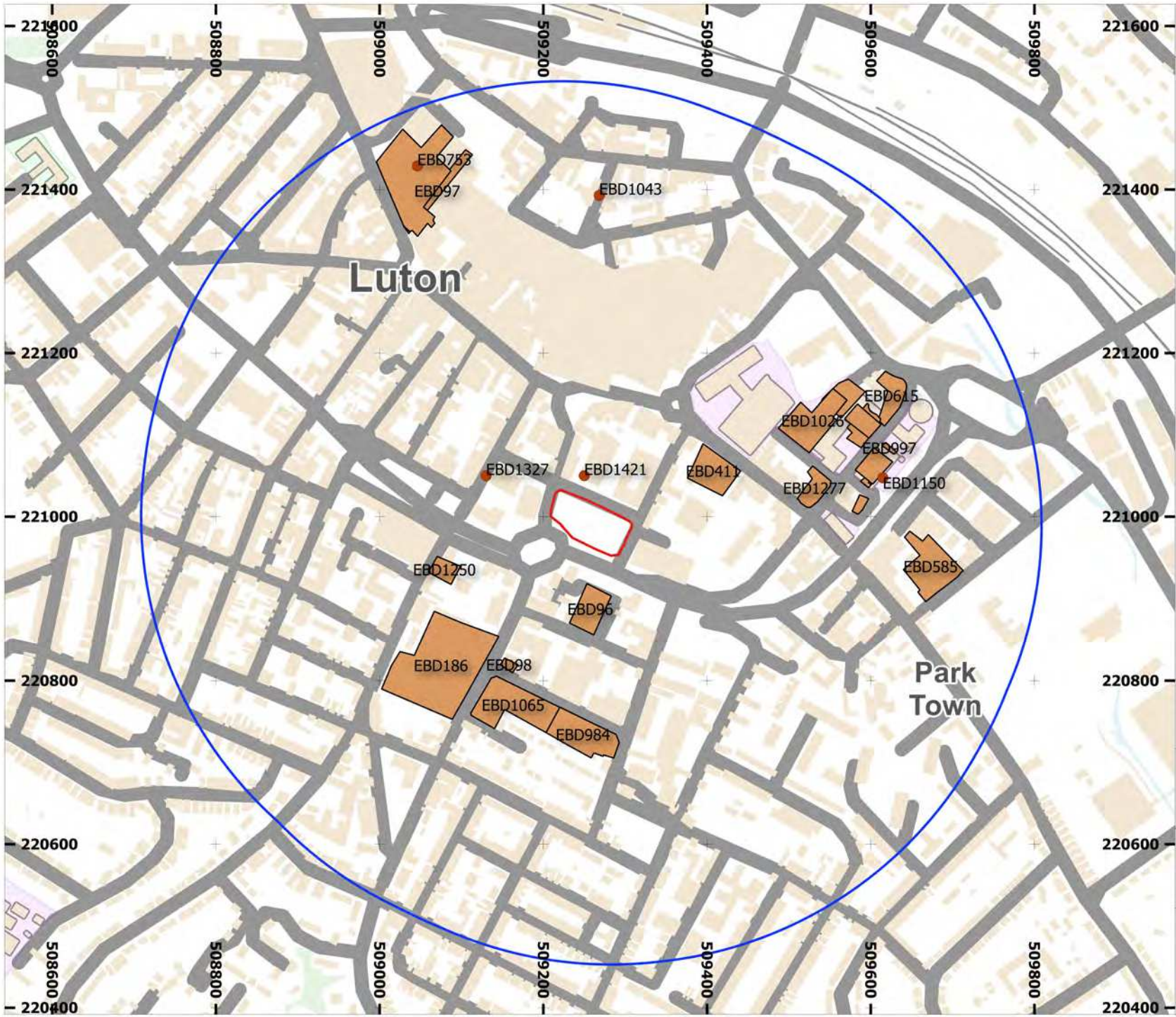



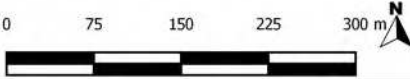


Figure 4: Archaeological Events (Numbers are Event numbers)

-  500 m buffer
-  Site boundary
-  Archaeological Event



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 Date: April 2018
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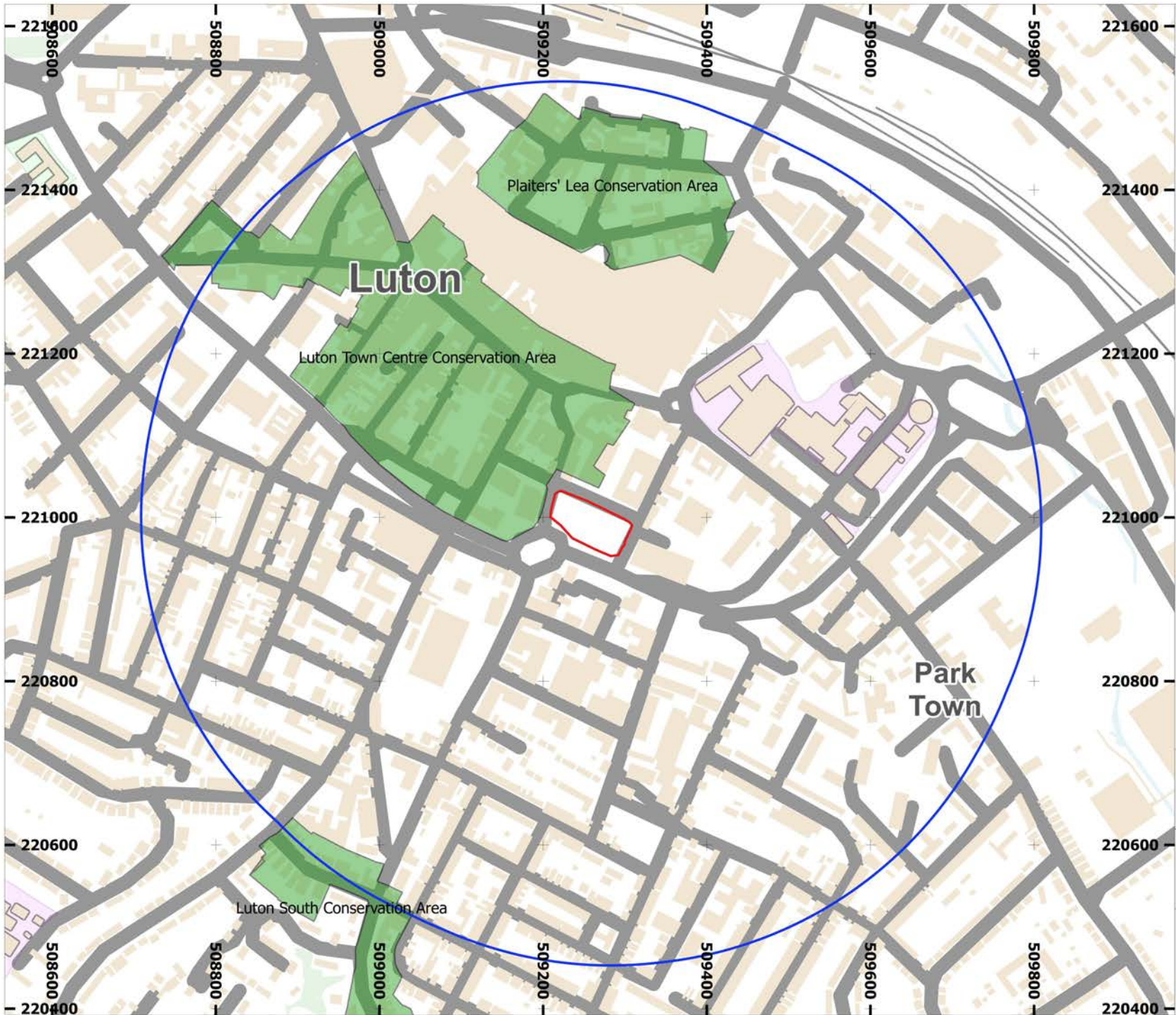
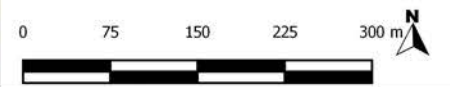


Figure 5: Conservation areas

-  500 m buffer
-  Site boundary
-  Conservation area



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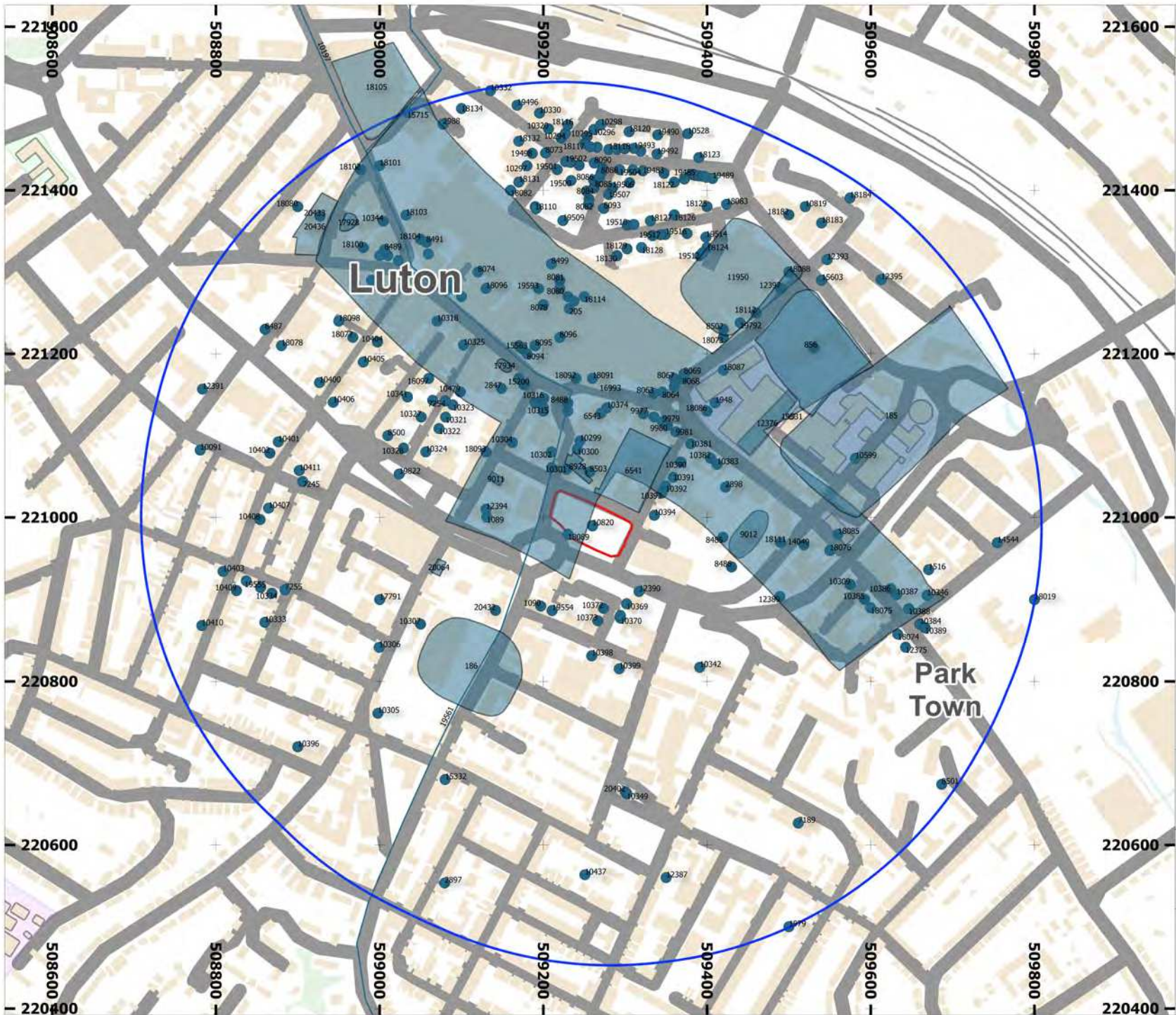
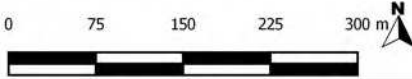


Figure 6: Archaeological Monuments (Numbers are Pref Refs)

- 500 m buffer
- Site boundary
- Archaeological Monument



Site name: Flowers Way, Luton
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Appendix III: Oasis Form

OASIS DATA COLLECTION FORM: England

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Printable version

OASIS ID: archaeol5-329887

Project details

Project name	An Archaeological Evaluation at Flowers Way, Luton
Short description of the project	ARS Ltd was commissioned by Opto Group to undertake an Archaeological Evaluation at Flowers Way, Luton. Twelve trenches were excavated and demonstrated the partial survival of an 18th century structure and orchard soils as well as extensive truncation due to modern activity
Project dates	Start: 03-09-2018 End: 13-09-2018
Previous/future work	No / No
Type of project	Field evaluation
Site status	None
Current Land use	Vacant Land 1 - Vacant land previously developed
Monument type	DITCH Post Medieval
Monument type	PIT Post Medieval
Monument type	WALL Post Medieval
Significant Finds	POTTERY Post Medieval
Significant Finds	CBM Post Medieval
Significant Finds	ANIMAL BONE Post Medieval
Significant Finds	GLASS Post Medieval
Methods & techniques	""Sample Trenches""
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	Planning condition
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	BEDFORDSHIRE LUTON LUTON Flowers Way, Luton
Postcode	LU1 2SB
Study area	4000 Square metres
Site coordinates	TL 09254 20995 51.876360145774 -0.41271616049 51 52 34 N 000 24 45 W Point
Height OD / Depth	Min: 114m Max: 115m

Project creators

Name of Organisation Archaeological Research Services Ltd

Project brief originator Local Planning Authority (with/without advice from County/District Archaeologist)

Project design originator Archaeological Research Services Ltd

Project director/manager Lawrence Pontin

Project supervisor Robert Cole

Type of sponsor/funding body Developer

Project archives

Physical Archive recipient Luton Museum

Physical Contents "Worked stone/lithics","Ceramics"

Digital Archive recipient Luton Museum

Digital Media available "GIS","Images raster / digital photography","Images vector","Survey","Text"

Paper Archive recipient Luton Museum

Paper Media available "Context sheet","Drawing","Plan","Report","Section"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title An Archaeological Evaluation A Flowers Way, Luton

Author(s)/Editor(s) Cole, R

Date 2018

Issuer or publisher ARS

Place of issue or publication Bakewell

Entered by Robert Cole (robert@archaeologicalresearchservices.com)

Entered on 3 October 2018

OASIS:

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