

**THE SOW & PIGS
TODDINGTON
BEDFORDSHIRE**

ARCHAEOLOGICAL ASSESSMENT & HISTORIC ASSET APPRAISAL

NGR: TL 0095 2897

SITE AREA: Approximately 800m²



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Quality Assurance

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GLOSSARY OF ARCHAEOLOGICAL TERMS AND ABBREVIATIONS

<i>Archaeology</i>	For the purposes of this project archaeology is taken to mean the study of past human societies through their material remains from prehistoric times to the modern era. No rigid upper date limit has been set, but AD 1900 is used as a general cut-off point.
<i>Natural</i>	In archaeological terms this refers to the undisturbed natural geology of a site.
<i>NGR</i>	National Grid Reference from the Ordnance Survey Grid.
<i>OD</i>	Ordnance Datum; used to express a given height above sea-level.
<i>OS</i>	Ordnance Survey.
<i>CBM</i>	Ceramic Building Material.
<i>HER</i>	Historic Environment Record

Archaeological Periods:

<i>Prehistoric</i>	The period prior to the Roman invasion of AD 43. Traditionally sub divided into; <i>Palaeolithic</i> – c. 500,000 BC to c. 12,000 BC; <i>Mesolithic</i> – c. 12,000 BC to c. 4,500 BC; <i>Neolithic</i> – c. 4,500 BC to c. 2,000 BC; <i>Bronze Age</i> – c. 2,000 BC to c. 800 BC; <i>Iron Age</i> – c. 800 BC to AD 43
<i>Roman</i>	Traditionally dated AD 43 to c. AD 410.
<i>Early Medieval</i>	Between the end of the Roman period and the Norman Conquest, sometimes referred to as Saxon
<i>Medieval</i>	Between the Norman Conquest (AD 1066) and c. AD 1500
<i>Post-medieval</i>	The period from c. AD 1500 until 1800
<i>Modern</i>	From 1800 to the present day

SUMMARY

The assessment examines an area of land at 19 Church Square, Toddington, formerly the Sow and Pigs public house in Central Bedfordshire at NGR: TL 0095 2897 (Figure 1). It assesses the potential impact of the proposed development on the known and potential archaeological resource, within a 500m radius of the site.

No designated historic environment assets will be directly affected by the development, although there may be a number of issues related to setting with regard to Listed buildings. Potential impacts on the settings of other designated historic assets are not assessed in this document.

There is little to suggest any Prehistoric or Roman settlement in the vicinity of the site, although the site may lie within the focus of the Saxon/early Medieval settlement and is clearly located in the historic core of Medieval to modern settlement in Toddington around the Medieval church, castle and market place.

The proposed development is of limited extent, but there is moderate to high potential for finding significant archaeological remains dating to the Saxon/early Medieval through to the Post-medieval periods. Historic assets which may be impacted upon include possible undefined Saxon/early Medieval activity and structural and backland activity dating to the Medieval and Post-medieval periods.

The public house itself appears to be a typical 19th century construct, with 20th century modifications. Redevelopment of the existing structure will have an impact on the historic fabric of the building and will involve substantial modification of the interior. Examination of the structure, however, suggests that the building has limited potential and that any such alterations could easily be mitigated through a programme of building recording.

The construction of the detached dwelling will involve ground disturbance through the excavation of footings, service trenches and landscaping. These activities have the potential to impact on undefined activity dating to the Saxon/early Medieval period and on backland and/or structural activity dating to the Medieval and Post-medieval periods, predominantly in the form of pits and boundaries, although the potential exists for impact on the remains of a number of Post-medieval structures illustrated, albeit occasionally with some imprecision, on cartographic sources.

There is nothing currently known in the archaeological record of the site which would preclude any development proposals for the site.

1 ASSESSMENT METHODOLOGY AND INTRODUCTION

- 1.1 This desk based assessment and historic asset appraisal has been prepared by Roy King of Foundations Archaeology. The project was commissioned by Caldecotte Consultants.
- 1.2 The assessment examines an area of land at 19 Church Square, Toddington, formerly the Sow and Pigs public house in Central Bedfordshire at NGR: TL 0095 2897 (Figure 1). It assesses the impact of the proposed development on the known and potential archaeological resource.
- 1.3 Archaeological assessment involves a desktop study of presently available archaeological, historical, air photographic and other relevant information. Government policy on archaeology, Planning Policy Statement 5 (PPS5), requires applicants to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation. This report represents the first stage of the archaeological investigations set out in PPS5, prior to any application for planning consent.
- 1.4 This archaeological assessment will therefore form the basis for any further archaeological work, such as field evaluation. Recommendations for further archaeological work are outlined in Section 6 below.
- 1.5 This archaeological assessment was compiled in accordance with the principles of PPS5. In addition it fulfils the general requirements of a desktop assessment as set out by the Institute for Archaeologist's *Standard and Guidance for Archaeological Desk Based Assessment* (1994, rev. 2008).
- 1.6 The study area includes the site of the proposed development (Figure 1), plus a 500m area around it. This allows the assessment to study the potential of the site and its possible impact on associated monuments.

2 PLANNING BACKGROUND AND LEGISLATIVE FRAMEWORK

- 2.1 The UK Government has published the 'Statement On The Historic Environment For England' (2010). This states that *"The Government believes that the historic environment is an asset of enormous cultural, social, economic and environmental value. It makes a very real contribution to our quality of life and the quality of our places. This document is intended to help Government to realise its vision for the historic environment, and to assist us in working jointly with others to achieve our aims. In it we set out our understanding of the value of the historic environment, and the many roles that Government and others can play."*

- 2.2 In considering a development proposal, the Local Planning Authority (LPA) will consider the policy framework set by government guidance. Relevant considerations are given below.

2.3 International Planning Policy and Guidance

2.3.1 The Code of Good Practice on Archaeological Heritage in Urban Development Policies, 2000.

- 2.3.2 The Code of Good Practice, established by the Cultural Heritage Committee of the Council of Europe states:

“...before taking decisions affecting the archaeological heritage, planners should obtain adequate information and advice, applying non-destructive methods of investigation wherever possible...the purpose [of assessment] will be not only to establish if it is necessary to dig but also to build a picture of the site’s morphology and its potential”.

2.4 National Planning Policy

2.4.1 Planning Policy Statement 5: Planning for the Historic Environment, 2010

- 2.4.2 Planning Policy Statement 5 (PPS5) sets out the Secretary of State’s policy on heritage assets. PPS5 provides a series of policies for dealing with known and potential archaeological resources in a development context. The Government’s overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

- 2.4.3 **Policy HE6: Information requirements for applications for consent affecting heritage assets** states that *“local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance”.*

- 2.4.5 Some nationally important archaeological remains are designated as Scheduled Ancient Monuments (SAMs) under the Ancient Monuments and Archaeological Areas Act, 1979. Preservation of all SAMs *in situ* is favoured over recording prior to excavation.

- 2.4.6 **Policy HE7: Policy principles guiding the determination of applications for consent relating to all heritage assets** states that *“in decision-making, local planning authorities should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the relevant proposal (including by development affecting the setting of a heritage asset) taking account of:*

- (i) evidence provided with the application*
- (ii) any designation records*
- (iii) the historic environment record and similar sources of information*
- (iv) the heritage assets themselves*

(v) *the outcome of the usual consultations with interested parties; and*
(vi) *where appropriate and when the need to understand the significance of the heritage asset demands it, expert advice (from in-house experts, experts available through agreement with other authorities, or consultants, and complemented as appropriate by advice from heritage amenity societies)”.*

2.4.7 It further more states that “in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations”.

2.4.8 **Policy HE9: Additional policy principles guiding the consideration of applications for consent relating to designated heritage assets** states in paragraph HE9.2 that “*there should be a presumption in favour of the conservation of designated heritage assets.....Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional”.*

2.4.9 Paragraph HE9.4 states that “*where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should:*

(i) weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and

(ii) recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss”.

2.4.10 **Policy HE10: Additional policy principles guiding the consideration of applications for development affecting the setting of a designated heritage asset** states in paragraph HE10.1 that “*when considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval”.*

2.4.11 Paragraph HE10.2 states “*local planning authorities should identify opportunities for changes in the setting to enhance or better reveal the significance of a heritage asset”.*

2.4.12 **Policy HE12: Policy principles guiding the recording of information related to heritage assets** states in paragraph HE12.3 that “*where the loss of the whole or a material part of a heritage asset’s significance is justified, local planning authorities should require the developer to record and advance*

understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate. The extent of the requirement should be proportionate to the nature and level of the asset's significance”.

2.4.13 Ancient Monuments and Archaeological Areas Act, 1979

- 2.4.14 The Ancient Monuments and Archaeological Areas Act of 1979 provides for the investigation, preservation and recording of matters of archaeological or historical interest. This relates not only to Scheduled Ancient Monuments but also to other monuments which the Secretary of State believes to be of sufficient importance.

2.5 Regional Planning Policy

2.5.1 The East of England Plan

- 2.5.2 The East of England Plan, which replaced the Regional Spatial Strategy (RSS14) that includes Bedfordshire, was adopted in May 2008 and replaced RPG9 and the Bedfordshire Structure Plan. The East of England Plan was revoked on 6th July 2010, but reinstated on 10th November 2010 after a legal challenge. A number of legal challenges are still pending, but the current legal position is that the plan still stands. On 27th May 2011 the Court of Appeal stated that “the Government's intention may only be worthy of being given weight in ‘very few’ of the cases in which the proposed abolition of regional strategies will be relevant”. The East of England Plan contains the following policy with regard to the historic environment:

- 2.5.3 **Policy BE7: Management of the Historic Environment** states “*In their plans, policies, programmes and proposals local planning authorities and other agencies should identify, protect, conserve and, where appropriate, enhance the historic environment of the region, its archaeology, historic buildings, places and landscapes, including historic parks and gardens and those features and sites (and their settings) especially significant in the East of England:*

- *the historic cities of Cambridge and Norwich;*
- *an exceptional network of historic market towns;*
- *a cohesive hierarchy of smaller settlements ranging from nucleated villages, often marked by architecturally significant medieval parish churches, through to a pattern of dispersed hamlets and isolated farms;*
- *the highly distinctive historic environment of the coastal zone including extensive submerged prehistoric landscapes, ancient salt manufacturing and fishing facilities, relict sea walls, grazing marshes, coastal fortifications, ancient ports and traditional seaside resorts;*
- *formal planned settlements of the early twentieth century, including the early garden cities, and factory villages;*
- *conservation areas and listed buildings, including domestic, industrial and religious buildings, and their settings, and significant designed landscapes;*

- *the rural landscapes of the region, which are highly distinctive and of ancient origin; and*
- *the wide variety of archaeological monuments, sites and buried deposits which include many scheduled ancient monuments and other nationally important archaeological assets”.*

2.6 Local Planning Policy

2.6.1 **The Core Strategy and Design Management Proposals Document** of the Local Development Framework for the South Area of Central Bedfordshire was adopted in November 2009 and replaced the former Local Plan. It replaces relevant policies A1, A2 and CHE13 with the following policy in regard to the historic environment:

2.6.2 **Policy CS15:** Heritage states that “*The Council will:*

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

2.6.3 The Local Development Framework was withdrawn in September 2011 and there are currently no local heritage policies in place.

2.7 This assessment report is designed to allow the archaeological potential and the potential impact of the development on any surviving archaeological remains to be assessed. It will allow all parties to the project to consider the need for design and/or archaeological solutions to the potential effects identified and to ensure compliance with the above mentioned relevant archaeological policies.

3 SOURCES

3.1 The information available in the Central Bedfordshire Historic Environment Record (HER) has been consulted, within a search area of a 500m radius around the site. A total of 89 HER records are listed within the search area. Relevant records are listed in Appendix 1. Regional Research Strategies and Frameworks were also consulted to identify whether the site contained scope for addressing any relevant research theme.

- 3.2 The National Monuments Record of English Heritage was also consulted, but furnished no information additional to the HER records.
- 3.3 Due to the time constraints aerial photographs were not examined. However, due to the location of the site in an urban area, it is likely that such a study would yield little information of direct relevance to the proposed development.
- 3.4 Information in the Bedfordshire Record Office has been consulted for cartographic and other historical data. Regional and national journals have also been examined for relevant information, as well as unpublished reports of previous archaeological activity within the region.
- 3.5 A site visit was made on 15th November 2011.
- 3.6 Appropriate on-line resources, such as the DEFRA MAGIC website, were consulted.
- 3.7 No borehole or other geotechnical survey information was available.
- 3.8 The historic environment assets identified as relevant to the study are listed in a Gazetteer (Appendix 1) at the end of this report. They are plotted on Figure 3.

4 SITE LOCATION, TOPOGRAPHY AND GEOLOGY

- 4.1 The site is located within the medieval historic core of Toddington, on the northwest side of Church Square, fronting onto it (Figure 2). The Medieval Church of St George of England (HER 962) is situated on the opposite side of Church Square, approximately 20m southeast of the site, and the Norman castle remains of Conger Hill (HER 89) are present approximately 138m east of the site. The site covers an area of approximately 800m². The centre of the site is located at National Grid Reference TL 0095 2897.
- 4.2 The rear/northwest side of the site is bounded by a modern road, St George's Close. The building to the northeast of the site is Sadler's Cottage, a Grade II listed 17th century cottage (HER 6444, DBD 1247) and to the southwest it is bounded by a terrace of 19th century almshouses (HER 6628), rebuilt in 1864.
- 4.3 The underlying geology of the site is glacial gravel deposits overlying boulder clays and gault and it forms part of the watershed between the Rivers Izel and Ouzel (EUS, 2003).

5 HERITAGE ASSET DESCRIPTION

- 5.1 The Sow and Pigs was purpose built as a public house in 1840-50 and reputedly lies on the site of an earlier inn or pub. The EUS and the HER both state that the original Sow and Pigs pub was present in 1681, with a

workhouse to the rear. The provenance of this information seems to be the Bedfordshire Magazine. The map evidence, however, shows a building on the site in 1581, suggesting that either the depicted building predated the Sow and Pigs or that the date was transcribed incorrectly and the original Sow and Pigs is older than it was thought to be. Sixteenth century carvings of a sow and pigs and a griffin under the cornice on the north side of St George's church could have inspired the names of these two inns.

- 5.2 A site visit was undertaken on 15th November 2011. All but the most northerly building was accessible, although many of the openings were partially obscured by metal security shutters. The following observations were made. The linear group of buildings which comprise the Sow and Pigs probably consist of three phases of build (Figure 12). Phase 1 fronts onto Church Square, faces southeast and comprises an 'L' shaped, two storey building with a covered passageway with an overhead room on its northeast side, which stretches back into the site and a cellar. There are indications that this phase may have been constructed in two parts, namely the obscured windows in the northern elevation (Figure 12, drawing of northern elevation), however the continuation of the dentillated patterning under the eaves is present around all walls of this part of the build, suggesting it was built as one phase, or at least in two roughly contemporaneous parts. Phases 2 and 3 face northeast. Phase 2 adjoins Phase 3 and is also a two storey build. Phase 3 is a one storey build adjoined to Phase 2. Building phases 1 and 2 are clearly 19th century in date, although Phase 1 is slightly earlier in date, although roughly contemporary. Phase 3 may be of 20th century date.
- 5.3 The buildings are built of brick, including the cellar and chimneys, set in Flemish bond and have tile roofs. It was not possible to closely examine the roof structure, but the roofs and coverings appear to be contemporary with the build. The frontage is constructed of yellow brown bricks whilst the rest of the building is a mixture of light red, beige and yellow brown bricks. Phase 1 has dentillated eaves and the openings have gauged brick arches with the keystone highlighted in brick, with the exception of the archway to the passageway, which does not have a decorative keystone.
- 5.4 The openings in the Phase 1 build appear to be original, although the door in the south elevation (front) may be an insertion. The two westerly windows within the northern elevation look to be truncated, suggesting a later phase of build. The window openings in the western elevation look to be original. The first floor openings in the eastern elevation of Phase 2 are original, however, some of the ground floor windows look to be insertions (see Figure 12); the openings were boarded at the time of the site visit, so it was not possible to draw a final conclusion. The Phase 3 building is a simple one phase construction.
- 5.5 Internally, Phase 1 appears to be largely unaltered, although the bar fittings are not original. The ground floor fireplaces don't have original surrounds, but the three remaining first floor fireplaces within the bedrooms at the front of the building have 19th century/turn of the century cast iron surrounds; the forth/north bedroom fireplace is blocked. The fireplaces in Phase 2 don't have

original surrounds. The walls and floors throughout the buildings were obscured by modern coverings, such as wallpaper and carpets, with the exception of part of the ground floor of Phase 1. The main bar area and the boiler room had timber flooring which didn't look to be original. The northwest front room and the corridor had tiling which could be contemporary with the build. No other original fixtures or fittings were observed.

- 5.6 The range of buildings is in sound structural condition. The front/southern elevation has two iron ties on the first floors, although no cracks are visible.
- 5.7 A small building (Building I on Figures 7-11) is present within the car park area. It is present on maps from 1882. It appears to be the original building and has recently been used for storage and may have originally stored fuel.
- 5.7 The plot in which the buildings lie is northwest-southeast aligned and irregular in plan, but forms a rough 'T' shape. The long arm of the 'T' houses the building run and a narrow pathway alongside it. The carpark and garden to the rear of the property form the short arm of the 'T' with the small, square garden on the southwest side. The original curtilage of the property was a long, thin strip of land formed from a Medieval burgage plot and the short arm of the 'T' would originally have belonged to burgage plots either side of the site.
- 5.8 The underlying geology of the site is glacial gravel deposits overlying boulder clays and gault and it forms part of the watershed between the Rivers Izel and Ouzel (EUS, 2003).

6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 6.1 There are no Registered Parks and Gardens or Registered Battlefields within 500m of the Site. A single Scheduled Monument lies 138m to the east of the site (SAM 20439: Conger Hill: A Motte and Bailey Castle). The site lies within the Toddington Conservation Area.
- 6.2 There are 46 listed buildings within the study area, two sites of listed buildings, 23 buildings of historic interest and six sites of buildings of historic interest. The buildings, shown on Figure 3, range in date from 12th century to 20th century.
- 6.3 The area of the proposed development (the 'site') is approximately 800m², as outlined in Figure 1. This report also provides a broad overview of the surrounding area (the 'study area'), to place the site in its landscape and historical context. No archaeological evidence is presently known from within the site.
- 6.4 A total of seven previous archaeological investigations have been undertaken within the study area as well as the Extensive Urban Survey (2003). Three of these investigations centre on the church itself. Recording work in advance of tower repairs (HER 697) and a watching brief (HER 222) revealed information on building phases of the church and dendrochronology (HER

435) dated some of the timbers within the church to the 14th and early 15th centuries. Archaeological evaluation at 59 Station Road (HER 38) and at the Former Health Centre (HER 833) revealed only late post-medieval and modern features, the earliest of which was an 18th century stone well at the Station Road site. Archaeological watching briefs at Gaston House (the former gasworks) in Conger Lane (HER 918) and at 11 Station Road (HER 614) were negative. Although no evidence of Medieval settlement has yet been found beneath Toddington, this is predominantly due to a lack of medium to large-scale investigation within the town; both evaluative events lay outside the Medieval core of the town.

- 6.5 **Evidence for Prehistoric activity:** Activity dating from the Prehistoric period is limited to two findspots located on Station Road, Toddington. Two Mesolithic flints, a core and a crested blade have been recovered from 11 Station Road (HER 15860, 65m north of the site) and a small scatter of flints including a Mesolithic crested blade and six Neolithic to Bronze Age flakes were recovered from the allotments on Station Road (HER 15846, 120m north of the site).
- 6.6 The Extensive Urban Survey (EUS, Albion, 2003) states that Toddington lies near the centre of a remarkable concentration of Bronze Age finds, although they all lie outside the town itself. An Iron Age coin was found in Toddington in the 19th century, although no location was recorded (EUS, 2003).
- 6.7 Despite the concentration of Bronze Age finds, the pattern of prehistoric assets in the study area is typical of the constant low-level background of flint tools found in many areas of English riverine gravels. The potential for finding evidence of prehistoric settlement within the site is therefore very low.
- 6.8 **Evidence for Roman activity:** Roman period activity is represented by a small number of findspots recorded in the HER, consisting of one silver coin and five bronze coins found at TL 009 289, 30m north of the site (HER 6573) and a coin of Claudius found while gravel digging at Puzzle Garden in 1892 (HER 6816), 180m north northeast of the site. It has been suggested that a branch of the Icknield Way ran by Toddington (HER 11986), however, this has never been proven and can be considered unlikely. The EUS states that the Roman road system essentially bypassed Toddington although tracks may have led to it. There is no evidence of urban settlement in the town although there is a possible villa site northwest of Toddington.
- 6.9 The evidence from the HER implies little more than background ‘noise’ and stray finds relating to the Roman period from within the study area, with evidence suggesting that, if any settlement of this period existed, it would lie outside the town. The potential for the recovery of all but stray finds of Roman date from the site can be considered very low.
- 6.10 **Evidence for Early Medieval (Saxon) activity:** Toddington is named as ‘Tudincgatun’ in a Saxon charter of 926, thereby confirming that there was a settlement at least by this date in the vicinity of, or possibly beneath, modern Toddington. The name may translate as ‘Hill of Tuda’s People’ in Old

English, Tuda being a first name verified by its use as such in the Anglo-Saxon Chronicle (EUS, 2003). It seems that the settlement lay close to the border of Wessex and the Danelaw, as negotiated in 886 by Alfred and Guthrum, but was within Danish territory for a short period: the charter of 926 states that King Athelstan had bought the land from a Dane (sic). No evidence of settlement features has been found in Toddington to date.

- 6.11 Toddington lies between two probable Saxon cemeteries sites. A 5th-6th century Anglo-Saxon cemetery is present to the southwest of Toddington, approximately 1km from the Church of St George, (HER 2857). A second burial site with pagan burials comprising inhumations and several cremations along with an iron spearhead, an iron sword and beads was discovered in 1829 and 1830 during gravel digging in a field on William Harbett's estate (HER 11954), to the northeast of the town. The HER also highlights a find of cremations and inhumations with iron spearheads at Rectory Glebe, to the north of Toddington (HER 11255). Although these were originally recorded as Roman, a note on the HER says they are more likely to be Saxon. The whereabouts of these latter remains is uncertain and it is possible the entry refers to the finds on William Harbett's estate, rather than a separate burial site.
- 6.12 The documentary and physical evidence strongly suggests that a Saxon settlement is situated beneath Toddington, despite the lack of remains found to date. The potential for the presence of archaeological finds or features relating to the early medieval period can be considered moderate-high.
- 6.13 **Evidence for Medieval activity:** Domesday refers to Toddington as 'Dotingtone' or 'Totingetone' in 1086 when it belonged to Ernulf de Hesding. The manor was, shortly after, granted to William Spec. Ernulf's daughter Matilda remained connected with the parish and granted the parish church at Toddington to the Abbey of La Couture in the early 12th century. The existing church, the Church of St George of England, was built in the 13th century, replacing an earlier ecclesiastical building. The church is Grade I listed and retains elements of 13th and 14th century date although it is predominantly a 15th century construction (HER 962, DBD1894).
- 6.14 The churchyard (HER 8983) associated with St George's is of Medieval date and could contain earlier elements. The earliest evidence found in the graveyard to date is a bronze tag of 15th century date (also HER 8983) found during grave digging in 1886. There is evidence to suggest that the churchyard originally extended beyond its current boundaries. On the northeast side of the churchyard, 28 skeletons were found in the car park of the Griffin Hotel (HER 15458) and it is possible the churchyard also extended south into the market square. In addition, a plaque on the churchyard wall commemorates the loss of some of the graveyard on its the northwest side where the road was widened; this is clearly visible when comparing the width of the road on the 1797 map (Figure 5) and the 1882 First Edition map (Figure 7).
- 6.15 Conger Hill is the site of an 11th or 12th century motte and bailey castle, which dominates the skyline of Toddington, along with the church. It is Scheduled

Ancient Monument 20439. The motte is a conical mound with a flattened top 40m in diameter surrounded by a ditch and an outer bailey. Only the eastern rampart of the bailey remains visible, although the north, south and west sides of the bailey are believed to follow the modern field boundary. The castle is identified as the 13th century stronghold of Paulinus Pever in the scheduling documents, however it is more likely to be of Norman date.

- 6.16 Toddington manor passed through a series of owners including William Marshall, who was granted the right to hold a market and an annual fair in the town in 1218. Pever reputedly built a large mansion in the 13th century whose location is unknown, but which may have been situated northeast of the town at the Old Park site or possibly at the site of the present Manor Lodge on Park Road (EUS, 2003). The Pever family held the manor until 1429. In 1362 the value of the manor was low 'because the tenants are dead' suggesting that the plague had devastated the town in that year (VCH, 1912).
- 6.17 Extensive earthworks (HER 97) at Toddington Manor north of the study area have been interpreted as a possible Deserted Medieval Village, although this is not verified and they may only relate to the building of the 16th century manor house (paragraph 5.21).
- 6.18 The Hospital of St John the Baptist was founded in 1433 by John Broughton. The hospital lands were seized by the lords of Toddington Manor after the Dissolution. The building itself was reputedly demolished in the late 16th century and its materials used to build the Town Hall (VCH, 1912). The EUS suggests it was situated on a site adjacent to the church and the churchyard boundary wall (HER 15550, DBD1227, Grade II listed) is believed to have been associated with the hospital. The Town Hall was previously known as the Tollbooth and was used as a centre for tax and duty collection as well as a prison. The church and the Town Hall are the only extent Medieval buildings in remaining Toddington, although it is possible that other buildings have Medieval parts to their structures which are hidden behind later façades.
- 6.19 The HER details two findspots of Medieval date. Two sherds of Medieval pottery (HER 9822) were found on the eastern side of Conger Hill and a Medieval seal and lamp suspender (HER 18364) were found during metal detecting in 2004 southwest of the town centre at the recreation ground.
- 6.20 The site lies within the core of the Medieval, and possibly Saxon, town of Toddington (HER 16981) and just to the north of the market. It also encompasses parts of two probable Medieval burgrave plots. As a result, the site is likely to have contained a building from early in the medieval period. Although the site lies very close to St George's churchyard which did originally extend beyond its current boundaries, the likely preservation of the Medieval street pattern suggests that the graveyard would not have extended into the site. The potential for significant remains from this period within the site is high.
- 6.21 **Evidence for Post Medieval and Modern Activity:** In 1530 the manor passed to Sir Thomas Cheney. His successor, his son Arthur, moved the manor

house to its present position, 1km northwest of the town where it was surrounded by a large park, in around 1560. It was one of the greatest houses in England at the time and was depicted on the 1581 Agas map. It passed to the Wentworth family in 1614, who had strong royalist sympathies. On the death of the only daughter Baroness Henrietta Maria Wentworth in 1686 the house lay empty and was subsequently demolished. Only the former kitchen block survives within the present manor buildings. Extensive earthworks (HER 97) at Toddington Manor north of the study area are visible on maps and in aerial photographs which represent landscaping and could have origins associated with the 16th century manor.

- 6.22 The Agas map of 1581 (Figure 4) comprises the first detailed mapping of the town and accurately depicts the streets of Toddington, including Market Square, Church Square, Dunstable Road/High Street, Station Road, Conger Lane Leighton Road and Park Road, all of which are preserved in the existing layout and are likely to have originated in the Medieval period. As the EUS notes, Dunstable Road widens considerably as it reaches the market square, suggesting that, as well as being the main thoroughfare through the town, the market probably extended into this area. The classic triangular shapes of the market areas, bisected by this main road, still exist today.
- 6.23 The site is depicted on the 1581 map (Figure 4). The map shows a series of six fairly large, 'L' shaped buildings aligned along the road, overlooking the church, one of which clearly stands within the site. It is unclear whether this is the original 'Sow and Pigs', which is reputed to have existed in 1681 (HER) or from at least 1700 (EUS). The actual size of the building is difficult to ascertain with the copy of the map available (the original map is held at the British Museum and it was not possible to organise a viewing within the timeframe set) but it looks to be one storey in height. The plot to the rear of the building falls within the site boundary and could have been used for cultivation. The southern and northern boundaries of the plot are tree-lined and a rectangular building (A) stands to the west, which appears to be associated with a small tree plantation to its north. This building probably stands in a separate plot and appears to fall outside the site boundary. The site also encompasses a small section of the southern, adjacent plot, which is portrayed as a long, thin tree-lined strip of ground. The majority of the plots on the map are described as either 'Copie' or 'Free' which stands for copyhold or freehold land, followed by a name, presumably of the occupier. Unfortunately, the area of the site does not appear to be labelled.
- 6.24 The weekly market was thriving in the 16th to 18th centuries, although it began to decline in the later period in competition with the larger markets of Luton, Dunstable and Leighton Buzzard. In 1681 sixteen butchers were renting stalls and the town had a market house and a slaughter house/shambles, both depicted on the 1581 map, as well as a 'Town Kitchens' or 'Town Ovens' (HER 10128) which had five to seven ovens with fireplaces. Buildings with 16th century origins which still exist today are 34 and 36 Market Square (HER 6465) and 28 High Street (HER 15339). The HER also records the site of a 16th century farmhouse (HER 12124) which lies just outside the study area. Conger Hill was possibly used as a warren during the 16th century as is

suggested by the name 'Conger' which is thought to derive from the Middle English *conynger* meaning 'rabbit warren'.

- 6.25 The building immediately north of the site is Saddler's Cottage, which is thought to be of 17th century date, although there is a building marked in a similar position as the present day structure on the 1581 map. In 1681 both the HER and EUS state that there was a workhouse to the rear of the Sow and Pigs, which could be building A on the 1581 map and/or building B on the 1797 map. The HER records 18 buildings of 17th century date within the study area.
- 6.26 The next available historical map is the 1797 Plan of the Parish of Toddington (Figure 5). The plan shows the site in fairly good detail, however the rendering of the plan is poor and it is difficult to ascertain where the site boundaries ought to lie. The small, square building (C) on the possible northern site boundary is probably the Saddler's Cottage, south of which there is a space with no building. This suggests that there was no building fronting the road within the site at this time. This pattern is repeated on the estate map of 1807, which is based on the enclosure map (Figure 6). This is contrary to other evidence which suggests there was a building on the site of the Sow and Pigs from at least 1581. It is possible, in that case, that the building immediately to the south of the assumed site boundary (D) is the Sow and Pigs, although this would suggest this building has been erroneously drawn on the southern side of the plot boundary on both maps.
- 6.27 Both the 1797 and the 1807 maps show a rectangular building (E) situated further back, on the southern boundary of the plot, which predates the existing structures. The 1797 map also shows a small building (F) on the northern side of the plot which seems to fall within the site boundary. This building no longer existed by 1807.
- 6.28 A small building (B) to the rear of the plot is marked only on the 1797 map and may be the workhouse. It lies further east than the building marked on the 1581 map (A) and appears to be a different structure. The First Edition OS Map of 1882 (Figure 7) shows a small structure (G) in a similar position to that on the 1797 map. It is possible building B/G was missed off the 1807 plan. This building may fall within the site boundary. Documentary evidence tells that the workhouse was moved to the south end of the High Street in 1821, so by 1882 the building at the rear of the plot was probably used for a different purpose.
- 6.29 In 1799 the High Street was marginally straightened when the market house was demolished. The manor was also disparked in the 18th century. The HER notes 17 buildings of 18th century date within the study area. In 1803 the weekly market ceased, although three fairs were still held throughout the year.
- 6.30 The 19th century saw Toddington become more agricultural in character as the industrial age seemed to pass it by. The population fell and, although there were cottage industries, they were very limited. Coaches still stopped at the Red Lion, The Bell and the Sow and Pigs but despite the existence of eight

inns and 11 beer retailers, most of the innkeepers had second jobs: Craven's Directory of 1853 lists "William Shaw, 'The Sow and Pigs' (also plumber and glazier)". Piggott's Directory lists Benjamin Foxley as the publican in charge of the Sow and Pigs in 1827 and T. Horley was the publican around 1894 (Adams, 1894). The earlier 1827 date could refer to the present Sow and Pigs building thereby pushing the date of the existing build back by 20 to 30 years, however, it could just as easily refer to the original building.

- 6.31 The existing Sow and Pigs was reputedly built in 1840-1850 (HER, EUS) and the structural evidence supports a mid 19th century date. The first plan to show the structure is the 1882 OS map (Figure 7). This plan shows the layout of the site much as it is today. The Sow and Pigs is shown as a run of two larger buildings and four smaller buildings and the covered passageway at the front of the plot is illustrated by a building with a cross. There is a building (H) present on the northeastern boundary of the site, towards the west end, and also one at the rear (G), which falls partially within the site boundary. A tiny building (I) on the northern boundary of the site is also present and could represent a storage facility. It is likely the area around the buildings of the pub were used for parking, although the branch to the southwest, which falls within the adjacent plot, would probably have been garden or cultivated land associated with the almshouses.
- 6.32 The Second Edition OS map of 1901 (Figure 8) shows an almost identical layout of the buildings within the site and the same land boundaries. There is possibly a very slight change to the smaller buildings at the rear of the Sow and Pigs arrangement, indicated by minor differences in length. The OS map of 1925 (Figure 9) shows only one small change within the site. The small building (I) at the centre of the northern boundary has doubled in size, although the northern half is unshaded, suggesting this part was an enclosure rather than a roofed structure.
- 6.33 The OS map of 1977 (Figure 10) shows a dramatic change northwest of the site where St George's Road has been constructed. This probably necessitated the demolition of the building at the rear of the site (G), which is not marked on this map. The rear boundary to the property has been moved slightly southwest and a rear entrance to the Sow and Pigs has been created. The buildings of the Sow and Pigs are subdivided differently, showing a sub-square building at the front, a long building, followed by three smaller buildings at the rear. This depicts the run of buildings as it is today which suggests that the three smaller buildings to the rear were replaced between 1925 and 1977. The small building (I) on the northwest boundary has shrunk back to its 1901 size and position. The OS map of 1980 shows no changes and is not illustrated in this report.
- 6.34 The OS map of 1993 (Figure 11) shows the same layout within the site. Although the buildings of the Sow and Pigs are subdivided in a different way on this plan, it is clear they represent the same structures. Building 'I' is still illustrated on this map. During the 20th century Toddington was subsumed into London's commuter belt and its population more than doubled between 1911 and 2003. With this rise in population came the development of modern

estates around Toddington, although the historic core of the town was left very much as it was.

- 6.35 Toddington has seen development throughout the early part of this period, having its heyday in the 16th-18th centuries as a flourishing market town. The stagnation of trade to and from the town and within the town in the 19th century has helped to preserve its late Medieval/early Post-medieval character. The potential for the presence of building remains of Post-medieval date within the site is high towards the rear/northwest of the site and outside the footings of the present Sow and Pigs buildings. To the rear of the site buildings have existed and been demolished at least from the 18th and 19th centuries and possibly even from the 16th century. The earliest part of the Sow and Pigs, which overlooks Church Square, is cellared, therefore evidence relating to earlier structures in this area is likely to have been destroyed. However, there is the potential for the preservation of buildings remains beneath Sow and Pigs to the west of the cellar, although this potential can be considered low due to the disturbance of the ground by 19th century building footings.
- 6.36 **Evidence for Undated Activity:** The HER records a single, undated burial (HER 10428) situated 200m southwest of the site, in the back garden of 16 Conger Lane.

7 IMPACT OF THE PROPOSALS

- 7.1 The proposed development comprises conversion of the existing Sow and Pigs buildings into flats and the construction of a new dwelling to the rear.
- 7.2 No designated historic environment assets will be directly affected by the development, although there may be a number of issues related to setting with regard to Listed buildings. Potential impacts on the settings of other designated historic assets are not assessed in this document.
- 7.3 Archaeological evidence indicates that there is little to suggest any Prehistoric or Roman settlement in the vicinity of the site, although the site may lie within the focus of the currently undefined Saxon/early Medieval settlement of Toddington. The focus of settlement from the Medieval through to modern times has been in the historic core of Toddington around the Medieval church, castle and market place. The site lies within this historic core.
- 7.4 Although the proposed development is of limited extent there is moderate to high potential for finding significant archaeological remains dating to the Saxon/early Medieval through to the Post-medieval periods. Historic assets which may be impacted upon include possible undefined Saxon/early Medieval activity and structural and backland activity dating to the Medieval and Post-medieval periods.
- 7.5 The location of the site, adjacent to the market place within the historic core, suggests that construction related excavations related to the proposed

development have the potential to provide information on a number of important themes, including the Saxo-Norman transition and Medieval and Post-medieval urban settlement; with particular regard to material culture, economy and communications, which may be illustrated through finds such as pottery assemblages, as well as environment and economy through the recovery of palaeoenvironmental evidence and animal bone assemblages.

- 7.6 Matt Edgeworth, in the *Bedfordshire Archaeology Research Agenda* (Oakes et al 2007) notes that “*Breweries and inns were so embedded in other aspects of life that their study has great potential as a way in to an understanding of towns in particular, and the structure of the post-medieval economy in general*”, but the Sow and Pigs, located in a town which had, until recently, the highest number of public houses per head of population of any town or village in England is relatively limited in its ability to contribute meaningfully to any such understanding. The Sow and Pigs was, however, one of the main coaching inns in Toddington during the Post-medieval period and does have some potential to add information on communications and the economy of the town.
- 7.7 The public house itself appears to be a typical 19th century construct, with 20th century modifications. Redevelopment of the existing structure will have an impact on the historic fabric of the building and will involve substantial modification of the interior. Examination of the structure, however, suggests that the building has limited potential and that any such alterations could easily be mitigated through a programme of building recording. The small building to the rear of the Sow and Pigs could also be of 19th century date.
- 7.8 The construction of the detached dwelling will involve ground disturbance through the excavation of footings, service trenches and landscaping. These activities have the potential to impact on undefined activity dating to the Saxon/early medieval period and on backland and/or structural activity dating to the medieval and Post-medieval periods, predominantly in the form of pits and boundaries, although the potential exists for impact on the remains of a number of Post-medieval structures illustrated, albeit occasionally with some imprecision, on cartographic sources.
- 7.9 There is nothing in the archaeological record of the site which would preclude any development proposals for the site.

8 REFERENCES

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9 ACKNOWLEDGEMENTS

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APPENDIX 1

**Sow Pigs, Toddington:
SMR Records**

HER No	NGR	SITE NAME	TYPE OF RECORD	PERIOD	DESCRIPTION
89	TL 0114 2889	MOTTE & BAILEY CASTLE, Conger Hill	Castle	Medieval	The motte is a steep-sided mound 40m in diameter surrounded by a ditch which varies in width from 8m to 12m; the ditch is approx 2.5m deep and the top of the mound is approx 5m above the base of the ditch. The remains of buildings on the motte are indicated by a depression. The motte was surrounded by an outer bailey, but only the eastern rampart is visible. The castle has been identified as the stronghold of Sir Paulinus Peyvre in the 13th century, although this may not be correct. Scheduled Ancient Monument No 20439.
97	TL 0010 2990	GARDEN EARTHWORKS, Toddington Manor	Landscaping and structures	Post Medieval	Extensive earthworks representing landscaping, as observed on maps and aerial photographs, between the 16th and 19th centuries. Evidence of structures pre-dating the landscaping are present. Possibly a DMV on the site.
962	TL 010 289	ST GEORGE'S CHURCH, Toddington	Church	Medieval	Grade I listed parish church, some 13th and 14th century, mostly 15th century. DBD1894.
2435	TL 0097 2891	TOWN HALL, Market Square	Building	Medieval	Grade II listed 15th century town hall with later alterations. DBD1259.
3145	TL 0063 2886	WINDMILL	Building (site of)	Post Medieval	The site of a mill, recorded in 17th century documents but apparently demolished. A second mill was built in the early 19th century. Gone by 1922.
5303	TL 0102 2887	THE BELL, Market Square	Building	Post Medieval	17th or 18th century grade II listed building in Toddington Conservation Area. Formerly The Oddfellow's Arms. DBD1340
5304	TL 0102 2890	CONGER HOUSE & CONGER VILLA, Market Square	Building	Post Medieval	18th century grade II listed building in Toddington Conservation Area. DBD1339.
5305	TL 0101 2885	HOUSE, immediately South of The Oddfellow's Arms, Market Square	Building (site of)	Post Medieval	Site of former grade II listed building in Toddington Conservation Area, now demolished.
5306	TL 0098 2878	WENTWORTH HOUSE, Market Square	Building	Post Medieval	18th century neo-classical style Grade II listed building in Toddington Conservation Area. DBD1260.
5307	TL 0091 2889	SUNDIAL COTTAGE, 10 Market Square	Building	Post Medieval	17th century Neo-classical grade II listed building in Toddington Conservation Area. DBD1263.
5308	TL 0087 2887	SUNNYBANK, 14 MARKET SQUARE	Building	Post Medieval	19th century Neo-Classical style grade II listed building in Toddington Conservation Area. DBD1257.
5309	TL 0093 2875	14-16 HIGH STREET	Building	Post Medieval	Late C18 pair of houses extensively altered.
5310	TL 0090 2866	TOP TREES, 40 & 42 High Street	Building	Post Medieval	17th century grade II listed building in Toddington Conservation Area. DBD1255.
5311	TL 0088 2857	THE BEDFORD ARMS PUBLIC HOUSE, High Street	Building	Post Medieval	17th century grade II listed building, currently a Public House, in Toddington Conservation Area. DBD1256.

**Sow Pigs, Toddington:
SMR Records**

5314	TL 0112 2914	TANNER'S END FARMHOUSE, 61 Station Road	Building	Post Medieval	18th century Neo-Classical style grade II listed building in Toddington Conservation Area. DBD1072.
5315	TL 0110 2909	32 & 34 STATION ROAD	Building	Post Medieval	17th century Grade II listed building, formerly grade III in Toddington Conservation Area. DBD3703.
6413	TL 0090 2883	28 MARKET SQUARE	Building	Post Medieval	Grade II listed 19th century house in Toddington Conservation Area. DBD1236.
6444	TL 0097 2896	SADDLER'S COTTAGE, 21 Church Square	Building	Post Medieval	Grade II listed 17th century cottage. DBD1247.
6445	TL 0098 2898	25 CHURCH SQUARE & THATCHED BARN TO REAR	Building	Post Medieval	Grade II listed house and thatched barn of 17th century origins. DBD4246.
6446	TL 0104 2888	1 CONGER LANE	Building	Post Medieval	Grade II listed 17th century house in Toddington Conservation Area. DBD1336
6447	TL 0105 2887	3 CONGER LANE	Building	Post Medieval	19th century house
6448	TL 0104 2885	4, 6 & 8 CONGER LANE	Building	Post Medieval	Grade II listed 18th century houses in Toddington Conservation Area. DBD1337.
6449	TL 0094 2881	2 & 4 HIGH STREET	Building	Post Medieval	Grade II listed 19th century house. DBD1253.
6450	TL 0094 2878	10 HIGH STREET	Building	Post Medieval	Grade II listed 18th century house in Toddington Conservation Area. DBD1254.
6451	TL 0093 2877	12 HIGH STREET	Building	Post Medieval	19th century house, now a shop.
6452	TL 0095 2870	15 HIGH STREET	Building	Post Medieval	Grade II listed 19th century house in Toddington Conservation Area. DBD4247.
6453	TL 0094 2866	19 HIGH STREET	Building	Post Medieval	Grade II listed 17th century house in Toddington Conservation Area. DBD4248.
6454	TL 0093 2859	35 & 37 HIGH STREET	Building	Post Medieval	18th century pair of houses.
6455	TL 0092 2854	45 & 47 HIGH STREET	Building	Post Medieval	19th century pair of houses in Toddington Conservation Area.
6456	TL 0088 2870	WESLEYAN CHAPEL, High Street	Building	Post Medieval	Chapel built 1846, with some later modifications in Toddington Conservation Area.
6457	TL 0090 2854	80 & 82 HIGH STREET	Building	Post Medieval	Pair of 19th century houses in Toddington Conservation Area.
6459	TL 0094 2891	THE BELL PUBLIC HOUSE, Market Square	Building	Post Medieval	Grade II listed Public house of 17th century origin in Toddington Conservation Area. DBD1261.
6460	TL 0093 2890	6 & 8 MARKET SQUARE	Building	Post Medieval	Grade II listed 17th century house in Toddington Conservation Area. DBD1262.

**Sow Pigs, Toddington:
SMR Records**

6461	TL 0101 2885	9, 11, 13 & 15 MARKET SQUARE	Building	Post Medieval	Grade II listed 18th century group of houses/shops in Toddington Conservation Area. DBD1341.
6462	TL 0100 2882	17 & 19 MARKET SQUARE	Building	Post Medieval	Grade II listed pair of 17th century houses in Toddington Conservation Area. DBD1342.
6463	TL 0100 2881	21-25 MARKET SQUARE	Building	Post Medieval	Grade II listed house of 18th century origins in Toddington Conservation Area. DBD1343.
6464	TL 0091 2883	30 MARKET SQUARE	Building	Post Medieval	Grade II listed 17th century house in Toddington Conservation Area. DBD1266.
6465	TL 0092 2882	34 & 36 MARKET SQUARE	Building	Post Medieval	Grade II listed altered house of 16th century origins in Toddington Conservation Area. DBD1267.
6466	TL 0093 2882	38 MARKET SQUARE	Building	Post Medieval	Grade II listed 17th century house/shop in Toddington Conservation Area. DBD1268.
6467	TL 0093 2881	40 & 42 MARKET SQUARE	Building	Post Medieval	Grade II listed 19th century pair of houses. DBD1269.
6468	TL 0089 2887	THE OLD MANSE, Market Square	Building	Post Medieval	19th century former Manse in Toddington Conservation Area.
6469	TL 0088 2883	THE RED LION PUBLIC HOUSE, 22 Market Square	Building	Post Medieval	Grade II listed Public House of 18th century origins in Toddington Conservation Area. DBD1264.
6470	TL 0090 2883	24 & 26 MARKET SQUARE	Building	Post Medieval	Grade II listed 19th century houses in Toddington Conservation Area. DBD1265.
6471	TL 0097 2888	VILLAGE PUMP, Market Square	Building	Post Medieval	Grade II listed village pump presented 1855. DBD1258.
6472	TL 0095 2888	WAR MEMORIAL, Market Square	Building	Post Medieval	War memorial commemorating both World Wars set on Village Green in Toddington Conservation Area.
6473	TL 0068 2920	DENBIGH HOUSE, Park Road	Building	Post Medieval	19th century Neo-classical style former grade II listed building.
6474	TL 0067 2921	FOXON HOUSE, Park Road	Building	Post Medieval	Grade II listed 19th century farmhouse. DBD4250.
6482	TL 0062 2923	33 PARK ROAD	Building	Post Medieval	Grade II listed 18th century house. DBD3703.
6483	TL 0094 2904	WAINHOLM, Park Road	Building	Post Medieval	Grade II listed 19th century house in Toddington Conservation Area. DBD999.
6484	TL 0088 2908	ST JAMES, Park Road	Building	Post Medieval	Grade II listed house of 18th century origin in Toddington Conservation Area. DBD1000.
6487	TL 0099 2899	1 STATION ROAD & 1 PARK ROAD	Building	Post Medieval	Grade II listed house of 17th century origin. DBD215.
6488	TL 0100 2901	11, STATION ROAD	Building	Post Medieval	Modified house of 18th century origin in Toddington Conservation Area.

**Sow Pigs, Toddington:
SMR Records**

6489	TL 0105 2904	4 STATION ROAD	Building	Post Medieval	Post Medieval rendered house.
6490	TL 0101 2902	RHEES COTTAGE, 13 Station Road	Building	Post Medieval	Grade II listed cottage of 17th century origin. DBD1069.
6491	TL 0102 2903	23 & 25 STATION ROAD	Building	Post Medieval	17th century pair of houses.
6492	TL 0103 2905	27, 29, 31 & 33 STATION ROAD	Building	Post Medieval	Grade II listed terrace of 18th century houses in Toddington Conservation Area. DBD1071.
6493	TL 0106 2909	47 & 49 STATION ROAD	Building	Post Medieval	19th century pair of houses in Toddington Conservation Area.
6555	TL 0093 2861	23 - 31 HIGH STREET	Building	Post Medieval	Terrace of 19th century houses in Toddington Conservation Area. 28 High Street ref. is DBD1270.
6573	TL 009 289	ROMAN COINS	Findspot	Roman	Findspot of one Roman silver coin and five bronze coins. One silver Trajan coin, one bronze Faustina coin and four bronze Tetricus coins.
6628	TL 0095 2894	CHARITY HOUSES	Building	Post Medieval	Terrace, and one separate house rebuilt 1864 in Toddington Conservation Area.
6806	TL 0113 2875	GASWORKS	Building (site of)	Post Medieval	Gas works opened 1863, demolished in the 20th century.
6816	TL 010 291	ROMAN COIN, 'PUZZLE GARDEN'	Findspot	Roman	Coin of Claudius discovered while digging gravel near to Puzzle Garden c.1892.
6987	TL 0098 2890	FIRE STATION, adjacent to Town Hall	Building (site of)	Post Medieval	Various Post Medieval references to a now demolished Fire station.
7921	TL 0109 2897	HOSPITAL OF St. JOHN THE BAPTIST (site of)	Building (site of)	Medieval	Site of former 15th century hospital, demolished mid 16th century.
8983	TL 010 289	ST GEORGE'S PARISH CHURCHYARD	Cemetery	Medieval to Post-Medieval	Parish churchyard. A bronze strap-tag of 15th century date was found c.1886 whilst digging for a grave and is the oldest dated find from there.
8984	TL 012 289	TODDINGTON CEMETERY	Cemetery	Post Medieval	Opened c.1856.
9017	TL 010 290	BAPTIST CHURCHYARD	Cemetery	Post Medieval	19th century Baptist churchyard.
9440	TL 008 292	TODDINGTON RECTORY GROUNDS	Landscaped gardens	Post Medieval	Post medieval landscaped gardens and rectory shown on map of 1826.
9822	TL 011 289	MEDIEVAL POTTERY	Findspot	Medieval	Two pot sherds
10128	TL 0100 2888	BUILDINGS (site of), Toddington Green	Building (site of)	Post Medieval	Site of demolished Post Medieval Bakehouse. Said to be 7 ovens with fireplaces.
10428	TL 0110 2881	BURIAL, 16 Conger Lane	Burial	No Date	Burial of unknown date found by children digging in the back garden.

**Sow Pigs, Toddington:
SMR Records**

10539	TL 0091 2864	44 - 46 HIGH STREET	Building	Post Medieval	19th century house
11255	TL 009 296	ROMAN CREMATIONS, Rectory Glebe	Cremations	Saxon?	Findspot of cremation urns and spear heads originally recorded as Roman, but are more likely to be Saxon.
11954	TL 009 291	ANGLO-SAXON FINDS, 'William Harbett's Estate	Cremations	Saxon	Findspot of Anglo-Saxon cremations and inhumations along with iron spearhead and sword blade and beads. "A similar discovery [to Frenchman's Highway A-S settlemnt, HER 2857] appears to have been made 10 years later [than 1819]. When digging gravel in field on estate of William Harbett, 1829 and 1830, great quantities of human bones and skulls, several urns containing small bones, spearhead, sword blade, some beads and other relics of antiquity discovered".
11986	TL 007 272	ANCIENT ROAD, Dunstable-Toddington	Road	Roman?	A suggested Roman road ran from Icknield Street, a little east of Dunstable to Houghton Regis, thence by Toddington and Ampthill to Bedford. Not proven and unlikely.
12124	TL 0057 2923	BUILDINGS (site of)	Buildings (site of)	Post Medieval	Site of demolished Post Medieval farmstead. Marked at TL 00572923 on map of 1581. Building marked on map of 1797, no buildings shown on map of 1960.
12954	TL 0092 2865	44 - 46 HIGH STREET, Toddington	Building	Post Medieval	A large post medieval house, within Conservation Area.
13118	TL 0102 2891	CONGER COTTAGE, Market Square	Building	Post Medieval	Grade II listed 18th century house in Toddington Conservation Area. DBD1338.
13119	TL 0065 2921	BARN, West of Foxon House, Park Road	Building	Post Medieval	Grade II listed barn. DBD997.
15174	TL 0096 2892	K6 TELEPHONE KIOSK, Town Hall	Building	Post Medieval	Telephone box designed in 1935.
15322	TL 0108 2917	BARN at TANNERS END	Building	Post Medieval	An 18th century threshing barn which has probably reused 17th century timbers.
15339	TL 0092 2871	28 HIGH STREET	Building	Post Medieval	A Grade II listed building circa 16th century with remodelling occuring in the 19th century in Toddington Conservation Area.
15395	TL 0090 2858	62 HIGH STREET, Toddington Florists	Building	Post Medieval	A Grade II listed 17th century building which has been reworked in the 18th to 19th century in Toddington Conservation Area. DBD1226.
15443	TL 0109 2881	CHURCH HALL, Conger Lane	Building	Post Medieval	A late 19th to early 20th century century Church Hall located on Conger Lane.
15454	TL 0114 2877	GASTON HOUSE, Conger Lane	Building (site of)	Post Medieval	The site of a 19th century house.

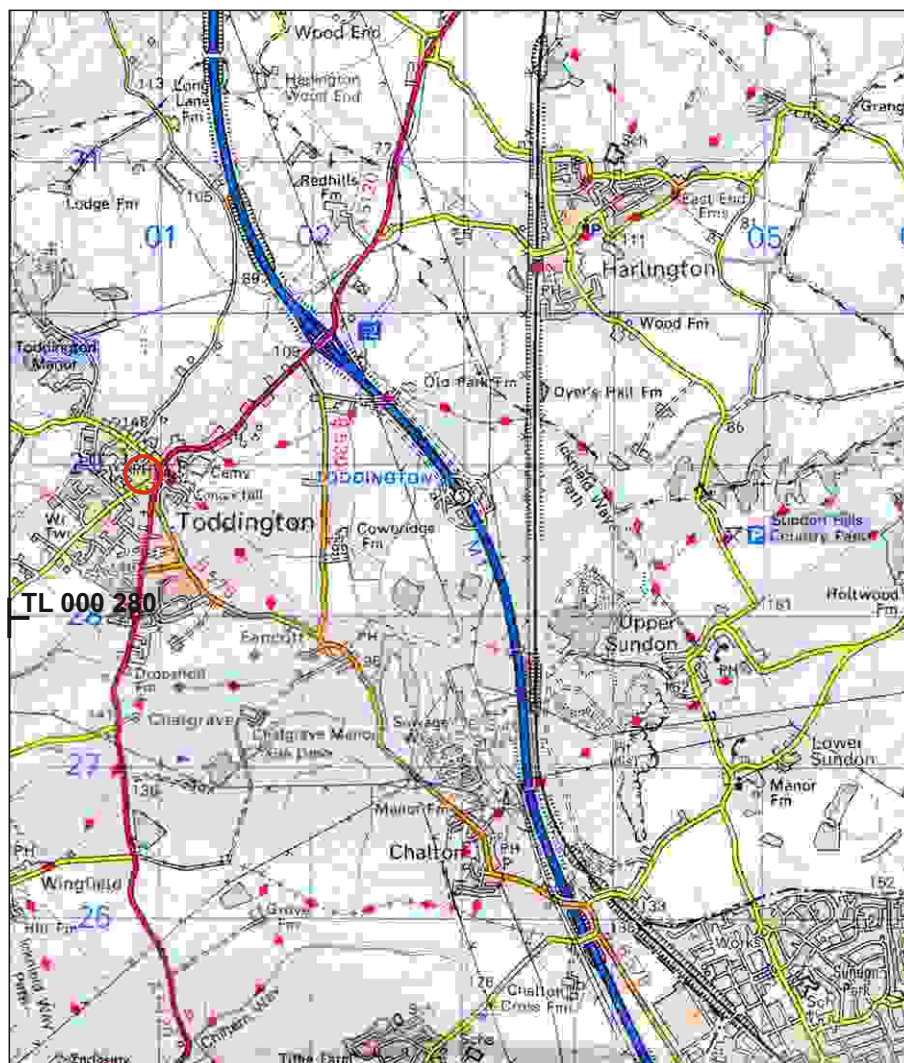
**Sow Pigs, Toddington:
SMR Records**

15458	TL 0104 2897	CAR PARK, GRIFFIN PUBLIC HOUSE	Human remains	?Medieval	28 skeletons found in the carpark of the Griffin public house.
15522	TL 0107 2886	FORMER BUS GARAGE, 5 Conger Lane	Building	Post Medieval	A 19th to 20th century former bus garage in Toddington
15550	TL 0104 2896	CHURCHYARD WALL, St. George's Parish Church	Wall	Medieval	The Grade II listed medieval boundary wall of St George's Church, it was probably associated with the 15th to 16th century Hospital of St John the Baptist. DBD1227.
15554	TL 0085 2911	GLENGARRIFF, Park Road	Building	Post Medieval	A 19th century house on Park Road in Toddington.
15639	TL 0098 2883	OLD FORGE GARAGE, Market Square	Building	Post Medieval	A 20th century petrol station
15860	TL 0098 2909	MESOLITHIC FLINT, Station Road Allotments	Flint scatter	Prehistoric	A small flint scatter from the allotments on Station Road in Toddington, a Mesolithic crested blade and 6 Neolithic to Bronze Age flakes were recovered.
17774	TL 0098 2903	MESOLITHIC FLINT, 11 Station Road	Flint scatter	Mesolithic	Two Mesolithic flints, a core and a crested blade.
16981	TL 010 288	TODDINGTON MEDIEVAL TOWN	Town	Medieval	The medieval core of the town of Toddington.
17774	TL 0093 2879	OUTBUILDING, rear of 10 High Street	Building	Post Medieval	A post medieval outbuilding on Toddington High Street.
18051	TL 0118 2895	WW2 HUTS, North West of Conger Hill	Buildings	Post Medieval	24 Nissen huts from World War II are located to the N of Conger Hill.
18364	TL 01 28	MEDIEVAL SEAL & LAMP	Findspot	Medieval	Medieval seal & lamp suspender found by metal detecting, 2004.
EBD614	TL 0101 2901	11 Station Road, Toddington; Watching Brief	Event	No date	A negative watching brief on groundworks for a new extension to the rear of 11 Station Road, Archaeological Services & Consultancy Ltd, 2010.
EBD38	TL 01079 29133	59 Station Road, Toddington; Archaeological Evaluation	Event	Post Medieval	A stone-lined well of probable 18th century date was observed, partly left in-situ. Archaeological Services & Consultancy Ltd, 2008.
EBD833	TL 0083 2881	Former Health Centre, Mander Close, Toddington; Archaeological Evaluation	Event	Post Medieval	In 2009 Archaeological Services and Consultancy Ltd excavated five trenches which revealed a number of features, one possibly dating to the post medieval period, one undated and two modern features.
EBD697	TL 0100 2894	Church of St George of England, Toddington; Building Recording	Event	Medieval	Recording work on the tower in 2000-2001 by Network Archaeology in advance of repairs. (Listed building 962.)
EBD918	TL 0113 2875	Conger Lane, Toddington; Watching Brief	Event	No date	Negative wb during construction of access road, grading of surrounding land and insertion of service trenches at the former gasworks. Bedfordshire County Archaeological Services, 1997-8.

**Sow Pigs, Toddington:
SMR Records**

EBD222	TL 01007 28933	St George of England Church, Toddington; Archaeological watching brief	Event	Medieval	Drainage trenches around the church clarified the relationship and construction sequence of previously unrecorded sections of wall footings to the superstructure, and of walls and buttresses to each other (Network Archaeology, 2004). Listed building 962.
EBD435	TL 01008 28939	Tree-ring Analysis of Timbers from the Church of St George	Event	Medieval	Analysis of parts of the roof and belfry flooring showed the trees had been felled in the late 14th century and the early 15th century. English Heritage, 2001.

DBD numbers refer to listed buildings.



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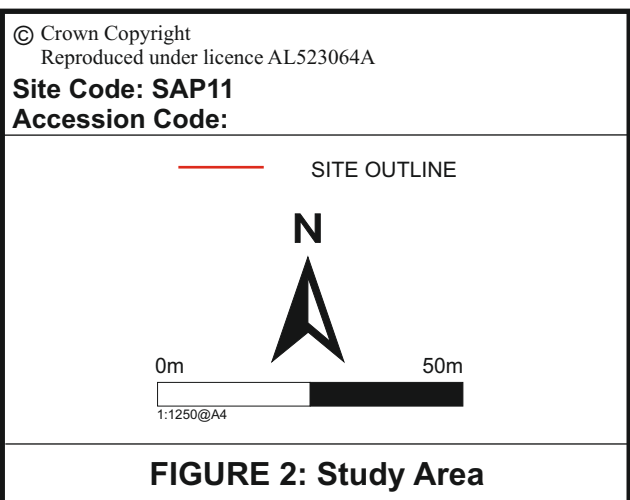
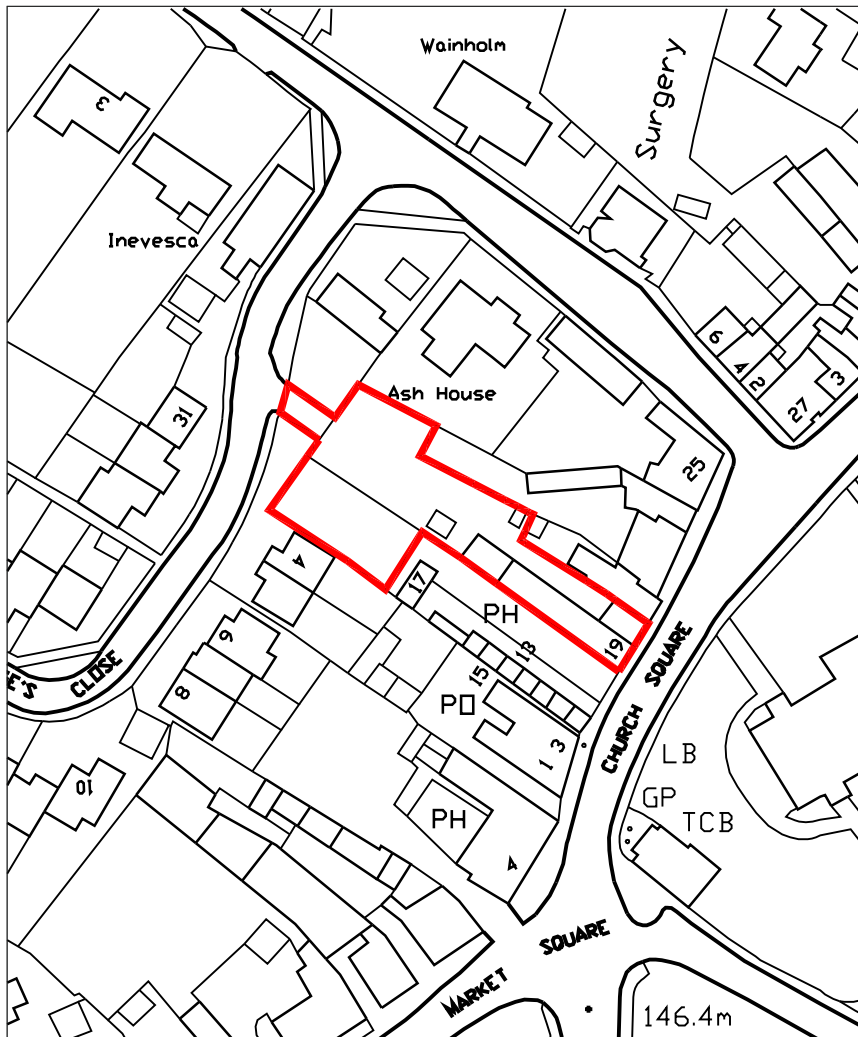


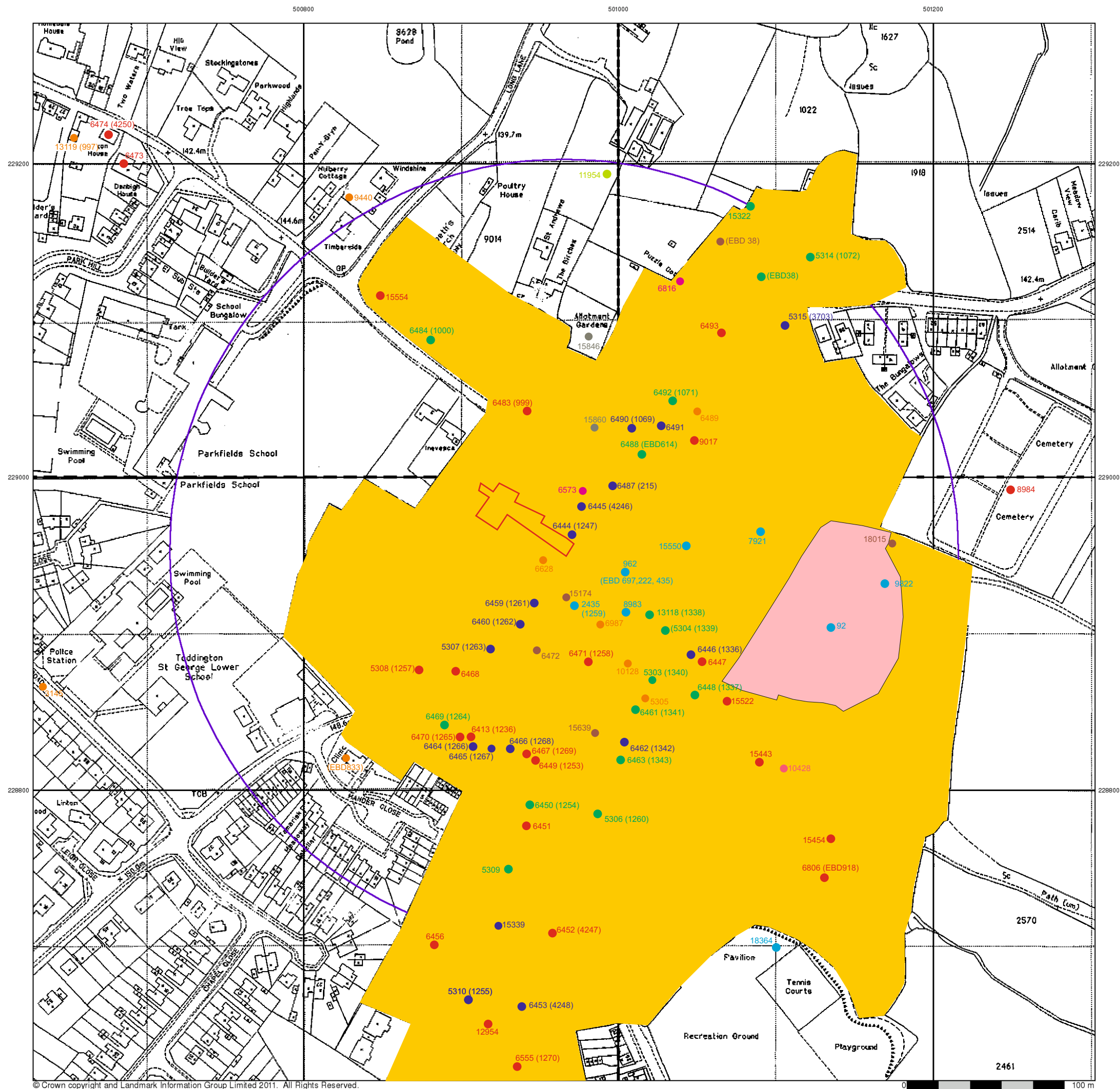
 = LOCATION OF SITE

0m  2km

1:50,000@A4

FIGURE 1: Site Location





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Site Code: SAP11
Accession Code:



- Undated
- Post-medieval
- 20th Century
- 19th Century
- 18th Century
- 16th & 17th Century
- Medieval
- Saxon
- Prehistoric
- Roman

6471	HER Number
(1338)	Listed Building Number
(EBD38)	Event Number



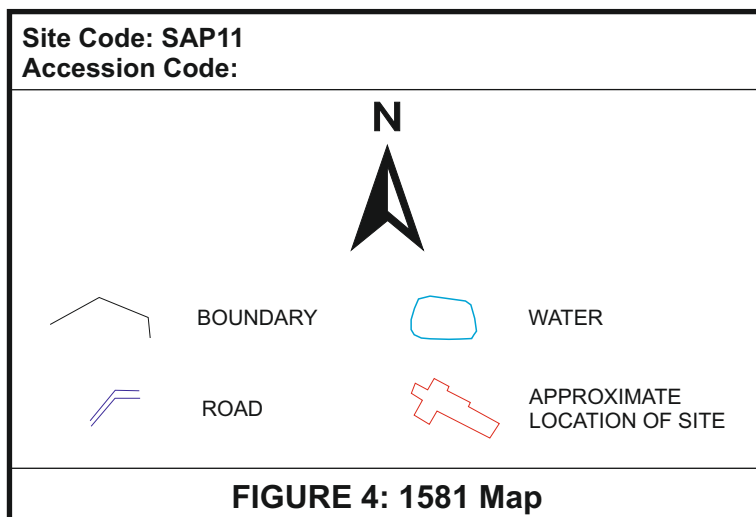
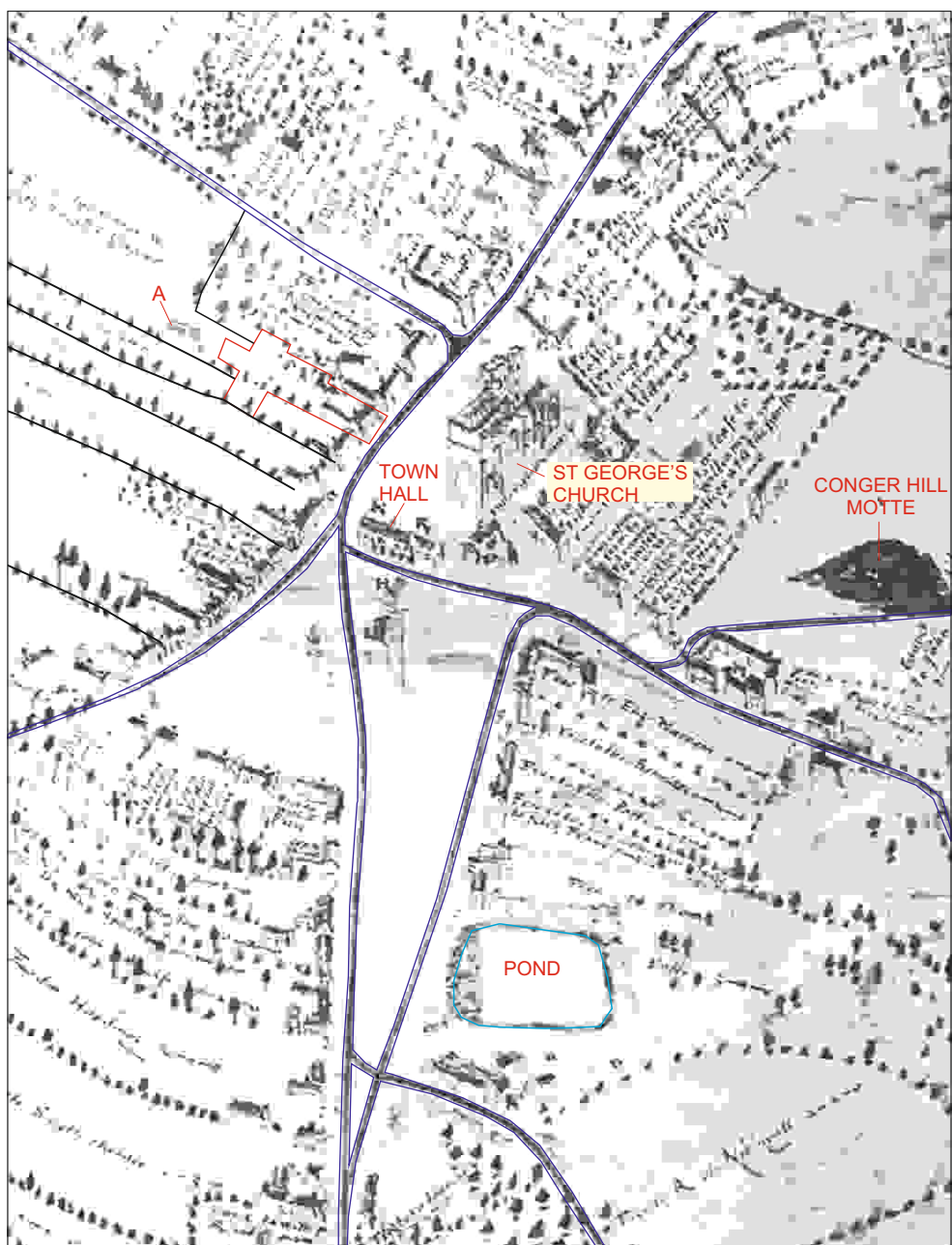
Scheduled Ancient Monument

Conservation Area

Location of Site

0m 100m
1:2500@A3

FIGURE 3: HER Map





Site Code: SAP11
Accession Code:



FIGURE 5: 1797 Map



Site Code: SAP11
Accession Code:

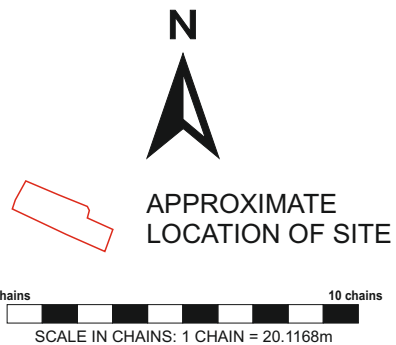
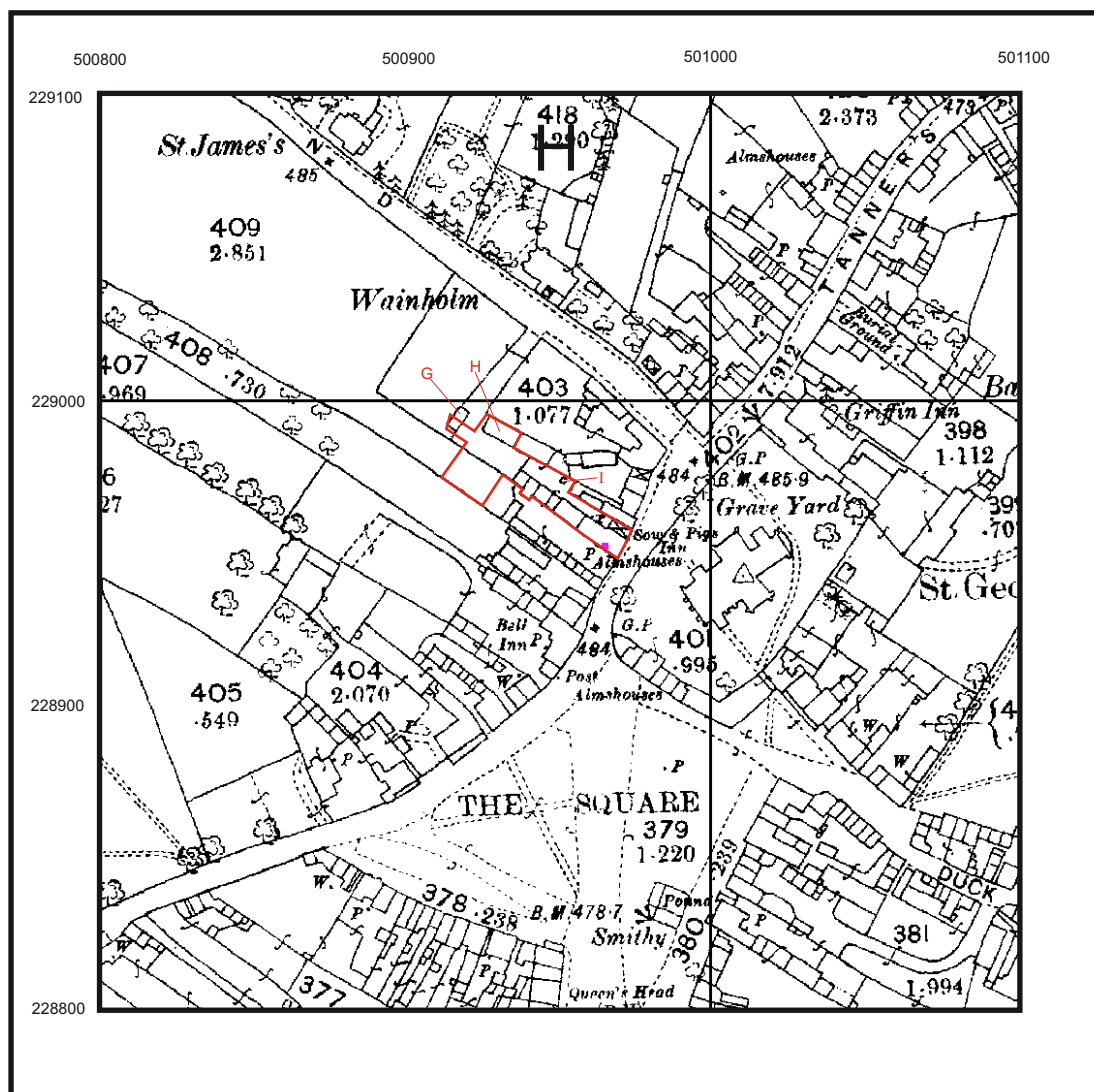


FIGURE 6: 1807 Map



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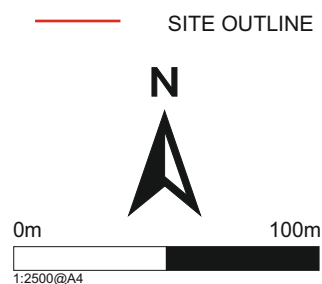
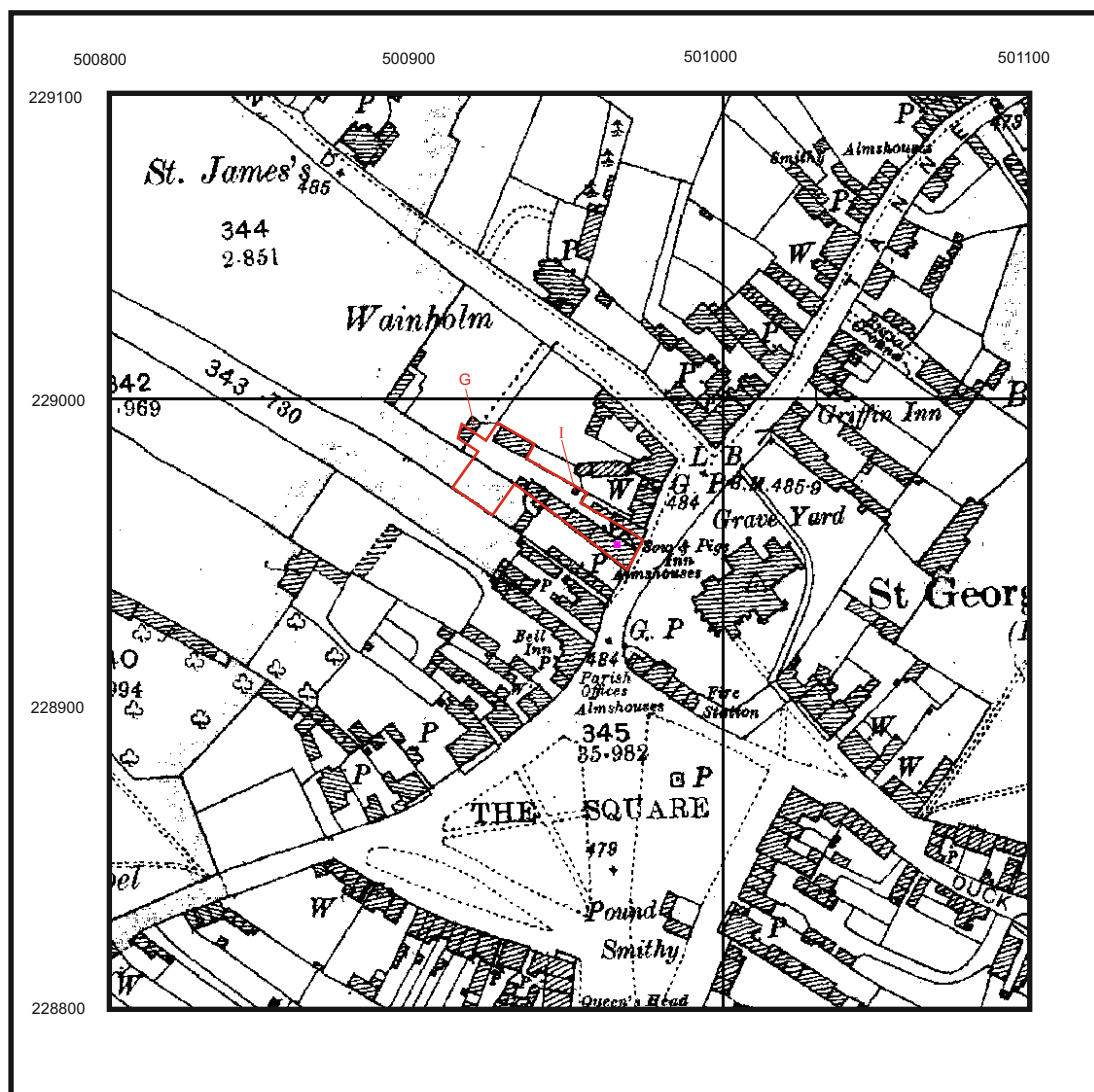


FIGURE 7: Ordnance Survey Map, 1882



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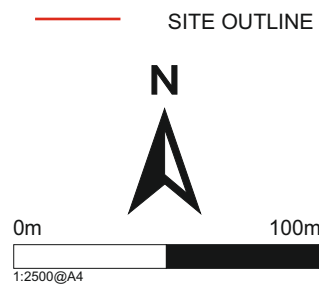
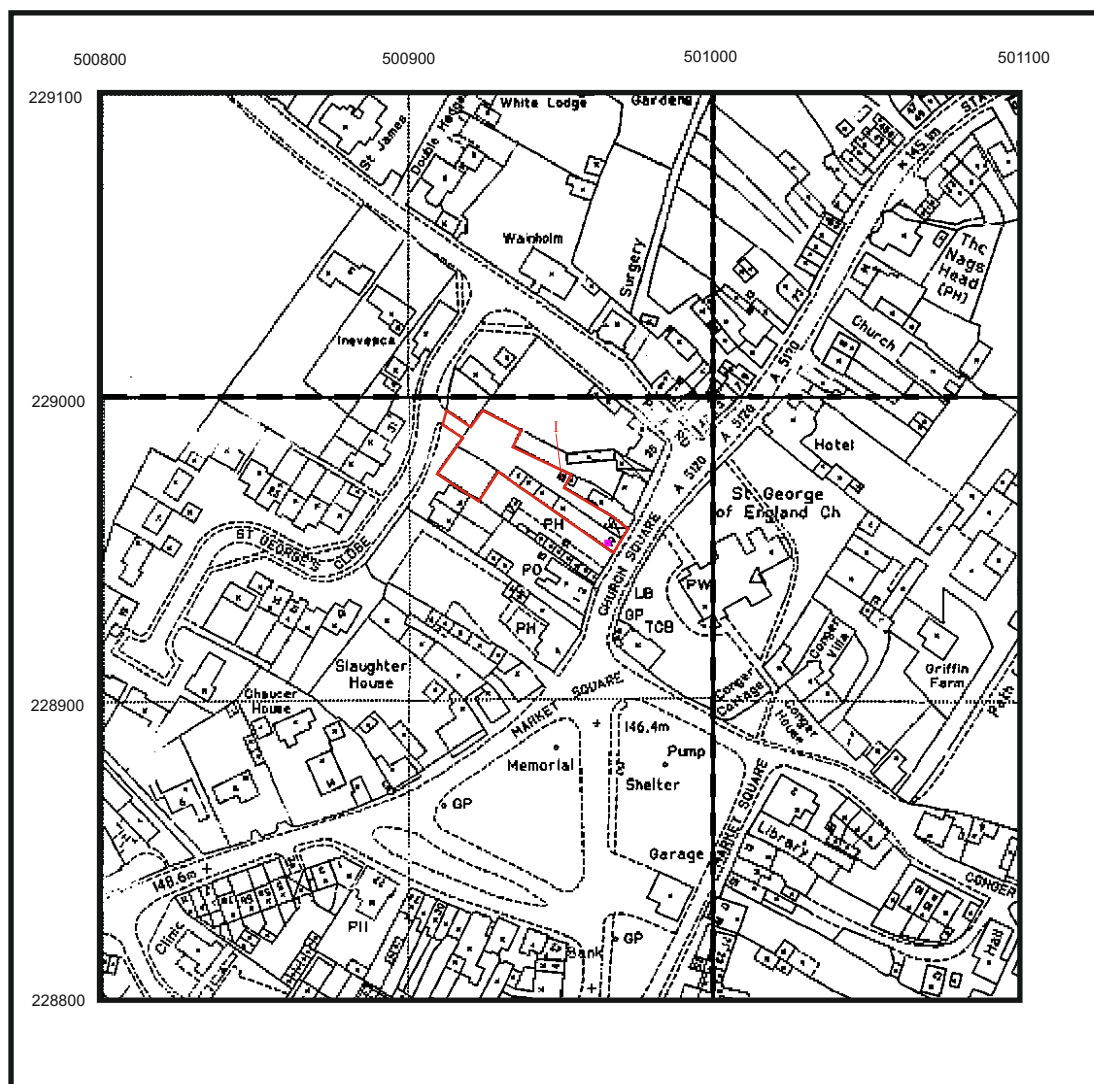


FIGURE 8: Ordnance Survey Map, 1901



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Site Code: SAP11

Accession Code:

1:2500@A4

