

# HERITAGE NETWORK

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**Land to the rear of  
1 & 1A JUBILEE LANE  
Langford, Bedfordshire**

HN1124

***ARCHAEOLOGICAL  
EVALUATION REPORT  
& HERITAGE STATEMENT***



# *THE HERITAGE NETWORK LTD*

*Registered with the Institute of Field Archaeologists as an Archaeological Organisation*

Archaeological Director: David Hillelson, BA MIFA

## Land to the rear of 1 AND 1A JUBILEE LANE Langford, Bedfordshire

Project ref.: HN1124  
Planning Ref: CB/13/04101/PAPC  
Museum ref: BEDFM 2014.15

### *Archaeological Evaluation & Heritage Statement*

*Prepared on behalf of Alexander Developments Ltd*

by

Mark Sycamore, BA (HONS)

Report no.860

*April 2014*

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*The cover illustration shows the site looking west*

## Acknowledgements

The fieldwork for this project was carried out by Daniel Phillips and Mark Sycamore. The report text and illustrations were compiled by Mark Sycamore and edited by David Hillelson.

The Heritage Network would like to express its thanks to Lloyd Houghton from Alexander Developments Ltd, Peter Farmer, architect and Martin Oake, Central Bedfordshire Council (CBC), for their co-operation and assistance in the execution of this project.

## Summary

<b>Site name and address:</b>	Land to the rear of 1 and 1A Jubilee Lane, Langford, Bedfordshire		
<b>County:</b>	Bedfordshire	<b>District:</b>	Central Bedfordshire
<b>Village/town:</b>	Langford	<b>Parish:</b>	Langford
<b>Planning reference:</b>	CB/13/04101/PAPC	<b>NGR:</b>	TL 1890 4065
<b>Client name and address:</b>	Alexander Developments Ltd, 45-46 Bancroft, Hitchin, SG5 3LA		
<b>Nature of work:</b>	Residential	<b>Current land use:</b>	Garden
<b>Site Status:</b>	None	<b>Reason for investigation:</b>	Direction of local planning authority (NPPF)
<b>Position in planning process:</b>	Pre-determination	<b>Project brief originator:</b>	Local authority archaeologist
<b>Size of affected area:</b>	c. 340m <sup>2</sup>	<b>Size of area investigated:</b>	c.52m <sup>2</sup>
<b>Site code:</b>	HN1124	<b>Museum Accession no.:</b>	BEDFM 2014.15
<b>Organisation:</b>	Heritage Network	<b>Site Director:</b>	David Hillelson
<b>Project type, methods etc.:</b>	Trial trenching	<b>Archive Recipient:</b>	Bedford Museum
<b>Start of work:</b>	25/03/2014	<b>Finish of work:</b>	25/03/2014
<b>Related HER nos:</b>	n/a	<b>Periods represented</b>	None
<b>OASIS UID:</b>	heritage1-172546	<b>Significant finds:</b>	None
<b>Monument types:</b>	None		
<b>Physical archive:</b>	None		
<b>Previous summaries/reports:</b>	n/a		

### Synopsis:

In order to investigate the archaeological potential of a proposed new residential development located on land at the rear of 1 and 1A Jubilee Lane, Langford, Bedfordshire, the Heritage Network was commissioned by the developer to undertake a programme of targeted trial trenching.

Three trial trenches were excavated across the footprints of the proposed new dwellings. No archaeological features, deposits or finds were encountered. On the basis of these results, the risks that the proposed development might disturb archaeological remains of any significance, may be considered to be *Low* for all periods.



# 1 Introduction

**1.1** This report has been prepared at the request of Peter Farmer, acting on behalf of Alexander Developments Ltd, as part of a programme of archaeological work that has been carried out in advance of the submission of a planning application for a residential development to the rear of 1 & 1A Jubilee Lane, Langford, Bedfordshire.

**1.2** In line with the requirements of Paragraph 128 of the Department of Communities and Local Government's *National Planning Policy Framework* (NPPF), and the Central Bedfordshire Council's (CBC) *Validation Checklist*, the present report represents a Heritage Statement, which considers the significance of any heritage assets that might be affected by the proposed development.

**1.3** The extent of the information required to compile the Heritage Statement has been defined in advice to the CBC, prepared by the Archaeological Team (AT) at CBC, acting as adviser to the planning authority. A full specification for the evaluation is contained in the Heritage Network's approved *Project Design*, dated March 2014.

**1.4** The property is located within Flexmore End to the east of Langford village. It lies on the northern side of Jubilee Lane, close to the junction with Manor Close, centred on NGR TL 1890 4065 (Figure 1)

**1.5** The proposed development entails the construction of two detached dwellings, with associated services, landscaping and access.

## 2. Fieldwork

### TOPOGRAPHY AND GEOLOGY

**2.1** The study area lies in the eastern part of the village of Langford. The site currently forms the gardens of nos. 1 & 1A Jubilee Lane and includes a number of outbuildings. It is bounded to the south by the existing dwellings, to the west by nos.2-7 Manor Close, to the north by open fields, and to the east by nos.1 - 2 Ashby Court. The site lies on relatively flat ground, at approximately 36.30mAOD.

**2.2** The solid geology is recorded as mudstone of the Gault Formation, overlain by river terrace deposits of sand and gravel (British Geological Survey).

**2.3** The Soil Survey of England and Wales places the site at the junction between soils of the Sutton 1 Association (571U), described as *Well drained fine and coarse loamy soils locally calcareous and in places shallow over limestone gravel*, and soils of the Cannamore Association (513) described as *Deep calcareous and non-calcareous fine loamy and clayey soils with slowly permeable subsoils and slight seasonal waterlogged fine loamy over clayey and clayey soils* (SSEW 1983).

### METHODOLOGY

**2.4** All fieldwork was carried out in accordance with the approved Project Design, current health and safety legislation, and the appropriate IfA and ALGAO guidance documents.

**2.5** Three trial trenches were located across the site, by triangulation from known points, using fibreglass tape measures. The location of the trenches took into account constraints such as the location of existing outbuildings on the site, and the dimensions of the trenches were adjusted accordingly.

**2.6** Within the trenches, topsoil and overburden were removed using a 3-tonne tracked 360-degree excavator fitted with a toothless ditching bucket. The trench was machined to the first significant archaeological horizon, to the natural geological horizon, or to the maximum possible safe depth, as appropriate. Spoil from the machining was inspected for archaeological artefacts and a metal detector was used to scan the spoil heap for ferrous finds.

**2.7** The open trenches were cleaned by hand, and inspected for any potential archaeological features and deposits. Where the natural or archaeological horizon could not be reached by machine a sondage was excavated to examine these layers.

**2.8** The stratigraphy within the trenches was photographed and recorded using the appropriate pro-forma. Plans of potential features and deposits were drawn on drafting film at a scale of 1:20, and sections at a scale of 1:10.

### RESULTS

#### Trench 1

**2.9** Trench 1 was located directly to the north of property 1A (Figure 2). The trench was oriented roughly E-W, measured 6m in length by 4m in width, and was machine excavated to a maximum depth of c. 0.9m.



**Trench data:**

<b>Length (m):</b>	6	<b>Width (m):</b>	4	<b>Maximum Depth (m):</b>	0.9	<b>Orientation</b>	E-W
<b>Level at E End of Trench (mOD)</b>		<b>Top</b>	36.42	<b>Level at W End of Trench (mOD)</b>		<b>Top</b>	36.42
		<b>Base</b>	35.50			<b>Base</b>	35.31
Context	Type	Description	Dimensions (m)				
			Length	Width	Depth		
-	Layer	Very Dark Grey (7.5YR 3/1) friable sandy clay topsoil. Occasional CBM and small stone inclusions. Some rooting.	> 6	> 4	0.5		
-	Layer	Brown (7.5YR 4/4) soft, sandy clay subsoil. Occasional small sub-angular flint and moderate manganese flecks.	>6	>4	0.3-0.5		
-	Layer	Strong Brown (7.5YR 5/6) soft, sandy clay. Occasional small to medium sub-angular flint inclusions.	>6	>4	>0.1		

**2.10** The stratigraphy in Trench 1 consisted of Very Dark Grey (7.5YR 3/1) friable sandy clay topsoil, above a Brown (7.5YR 4/4) soft, sandy clay subsoil, over a Strong Brown (7.5YR 5/6) soft, sandy clay natural.

**2.11** Located in the middle of the trench was a modern drain.

**2.12** No archaeological features, deposits or finds were revealed in Trench 1.

**Trench 2**

**2.13** Trench 2 was located to the east of Trench 1 and was oriented roughly N-S. It measured 8.5m long by 1.5m in width and was excavated by machine down to a depth of c.1m. The trench location was moved from where it had originally been intended to go due to a pre-existing pond (Figure 2).

**Trench 2 data:**

<b>Length (m):</b>	8.5	<b>Width (m):</b>	1.5	<b>Maximum Depth (m):</b>	1	<b>Orientation</b>	N-S
<b>Level at N End of Trench (mOD)</b>		<b>Top</b>	36.41	<b>Level at S End of Trench (mOD)</b>		<b>Top</b>	36.37
		<b>Base</b>	35.48			<b>Base</b>	35.67
Context	Type	Description	Dimensions (m)				
			Length	Width	Depth		
-	Layer	Very Dark Grey (7.5YR 3/1) friable sandy clay topsoil. Occasional small stone inclusions.	>8.5	>1.5	0.3		
-	Layer	Brown (7.5YR 4/4) soft, sandy clay subsoil. Occasional small sub-angular flint inclusions.	>8.5	>1.5	0.4		
-	Layer	Strong Brown (7.5YR 5/6) soft, sandy clay. Occasional small to medium sub-angular flint inclusions.	>8.5	>1.5	0.1		

**2.14** The stratigraphy in Trench 2 consisted of a Very Dark Grey (7.5YR 3/1) friable sandy clay topsoil, above a Brown (7.5YR 4/4) soft, sandy clay subsoil, over a Strong Brown (7.5YR 5/6) soft, sandy clay natural.

**2.15** No archaeological features, finds or deposits were revealed in Trench 2.

**Trench 3**

**2.16** Trench 3 was located to the south of Trench 2 and measured 7m in length by 2.2m wide and was excavated by machine to a depth of 0.8m. It was orientated E-W (Figure 2).

**Trench 3 data:**

<b>Length (m):</b>	7	<b>Width (m):</b>	2.2	<b>Maximum Depth (m):</b>	0.8	<b>Orientation</b>	E-W
<b>Level at W End of Trench (mOD)</b>		<b>Top</b>	36.20	<b>Level at E End of Trench (mOD)</b>		<b>Top</b>	36.17
		<b>Base</b>	35.75			<b>Base</b>	35.42
<b>Context</b>	<b>Type</b>	<b>Description</b>	<b>Dimensions (m)</b>				
			<b>Length</b>	<b>Width</b>	<b>Depth</b>		
-	Layer	Very Dark Grey (7.5YR 3/1) friable sandy clay topsoil. Occasional small stone inclusions and frequent root activity.	> 7	> 2.2	0.4		
-	Layer	Brown (7.5YR 4/4) soft, sandy clay subsoil. Occasional small sub-angular flint inclusions and frequent root activity.	> 7	> 2.2	0.3		
-	Layer	Strong Brown (7.5YR 5/6) soft, sandy clay with frequent small to medium sub-angular flint inclusions.	> 7	> 2.2	> 0.1		

**2.17** The stratigraphy in Trench 3 consisted of a Very Dark Grey (7.5YR 3/1) friable sandy clay topsoil, above a Brown (7.5YR 4/4) soft, sandy clay subsoil, over a Strong Brown (7.5YR 5/6) soft, sandy clay natural.

**2.18** No archaeological features, deposits or finds were revealed in Trench 3.

## 3. Discussion

### *Archaeological Background*

**3.1** A visit was made to the Central Bedfordshire and Luton Historic Environment Record (HER) on 04 March 2014, in order to establish the archaeological and historical context for the site. The overview set out below has been drawn from the HER, and covers a radius of 500m from the centre of the site. The information has been collated by period:

- Cropmarks indicating occupation from the prehistoric period have been identified on aerial photographs in the fields to the east of the village. These include a polygonal enclosure abutting a linear feature (HER 16810).
- A watching brief at 3 Pound Close (HER 19481), approximately 500m to the north-west, revealed human remains and two ditches, aligned east – west. No dating evidence was present to date the remains or the ditches, but a number of prehistoric flint flakes were collected from the site, indicating a possible prehistoric date for the features.
- No evidence for Iron Age or Roman activity has been identified in the immediate vicinity of the present site.
- Langford appears to have been a polyfocal settlement, comprising small hamlets or Ends by the medieval period. The study area lies within the core of the medieval settlement at Flexmore End (HER 17137), which was located on the eastern side of the triangular plan of Langford village. Evidence for medieval settlement was encountered during archaeological investigations at Mushroom Farm to the north of the present site (HER 17135). Another medieval settlement was located at Water End (HER 17136) to the south-west.
- Archaeological evaluation on land adjoining The Wrestlers PH (HER 16438) on Church Street, approximately 500m to the north, identified evidence for occupation starting in the later Saxon period and continuing into the early medieval period. The fieldwork revealed an extensive spread of features, including ditches, pits and postholes, containing late Saxon and early medieval pottery. No late medieval wares were present, suggesting a settlement shift in the later medieval period.

### *Research aims*

**3.2** The aims of the present investigation have been to establish the presence or absence of archaeological remains on the site, and characterise them in terms of location, depth, extent, date, character and condition should they be present.

**3.3** In addition, the work was intended to consider the local and regional archaeological and historical context of such remains, and their significance and quality, in relation to the current published regional research agenda (Glazebrook 1997, Brown and Glazebrook 2000, Oake et al 2007, Medlycott & Brown 2008, Medlycott 2011); and to provide sufficient information to advise the planning application for the development of the site, and ensure that an appropriate strategy for the mitigation of damage or destruction of any such remains could be adopted should it get consent.

**3.4** The present site has provided an opportunity to investigate the southern limits of the village, and it was considered to have the potential to contribute to a number of research topics highlighted in the published local research agenda, including:

- gaining a greater understanding of patterns of settlement nucleation and dispersal;
- the investigation of landscape development and settlement patterns;
- the investigation of time lags in the adoption of trends between areas;
- gaining a greater understanding of post-Roman stratigraphic levels, and the reasons for settlement shift in the medieval period;
- gaining a greater understanding of early medieval settlement, the agrarian economy and land use changes;
- gaining a greater understanding of the origin and development of medieval villages in Bedfordshire;
- gaining understanding of the development of rural settlement in the county in the post-medieval period;
- characterising regional variation.

### **Collected Data**

**3.5** No archaeological features, deposits or finds were encountered on the site.

### **Conclusions**

**3.6** Although the site lies in an area of high archaeological potential, no evidence of activity from any period was revealed during the investigation.

**3.7** On the basis of the results of the evaluation, the risks that the proposed development might disturb archaeological remains of any significance may be considered to be *Low* for all periods.

### **Confidence Rating**

**3.8** In the course of the trial trenching programme, the weather, ground and light conditions were acceptable for the identification of potential features and deposits, and for their investigation. On this basis, there are no circumstances that would lead to a confidence rating for this stage of the project that was less than *High*.

## 4. Sources Consulted

### Bibliography

Archaeology Data Service : <http://www.ads.ahds.ac.uk/catalogue>

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Page, W 1908 *Victoria History of the County of Bedfordshire: Volume 2*.

## 5. Illustrations

Figure 1 ..... Site location

Figure 2 ..... Trench layout

Plate 1 ..... Trench 1: looking E

Plate 2 ..... Trench 1: looking W

Plate 3 ..... Trench 2: looking SE

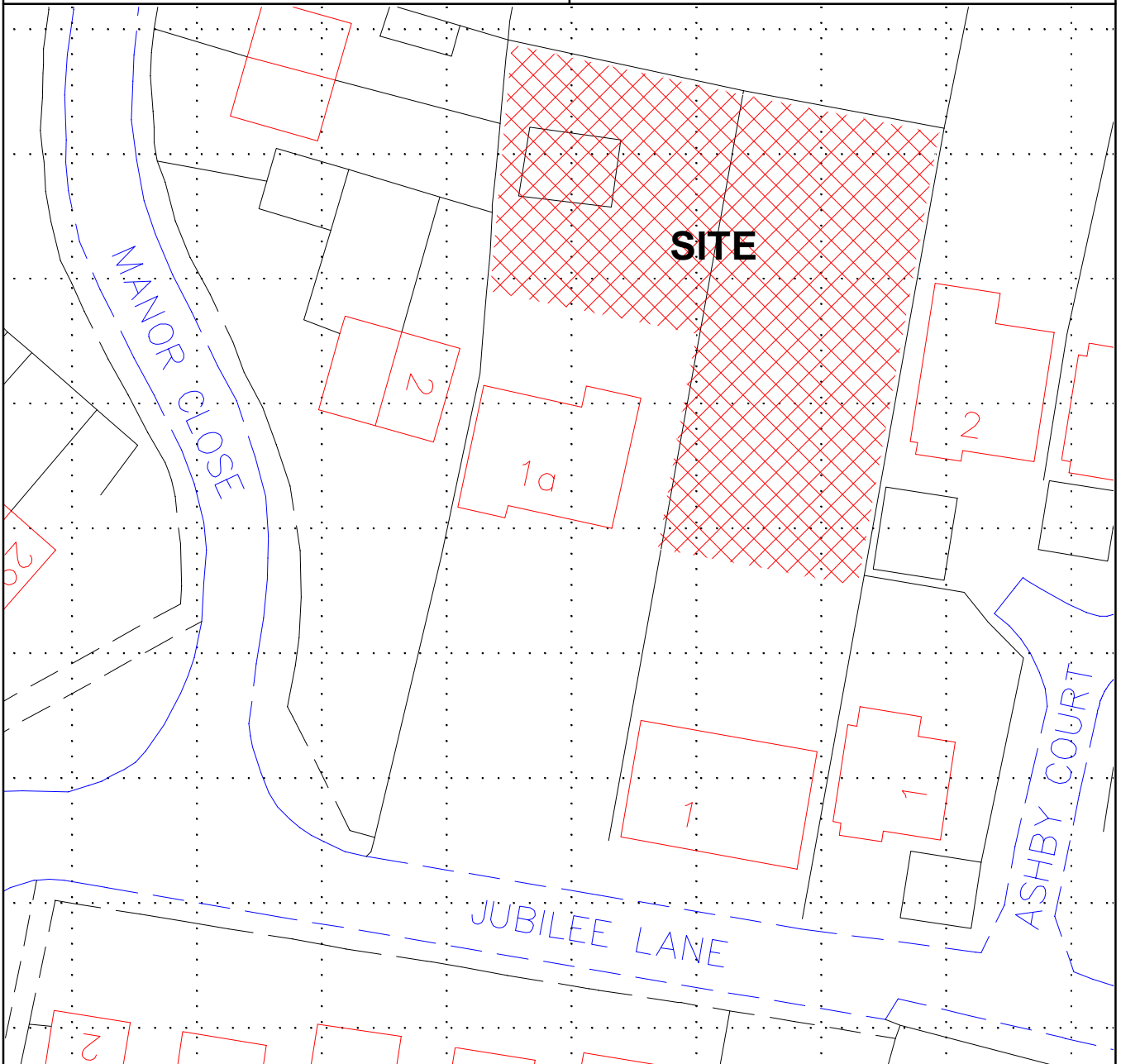
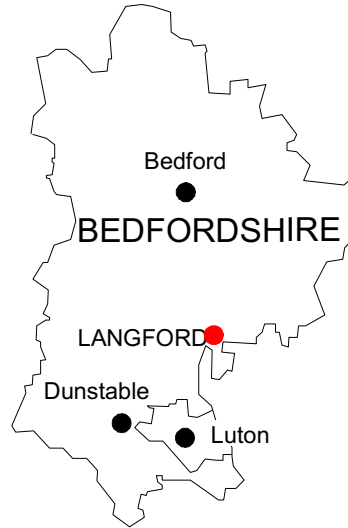
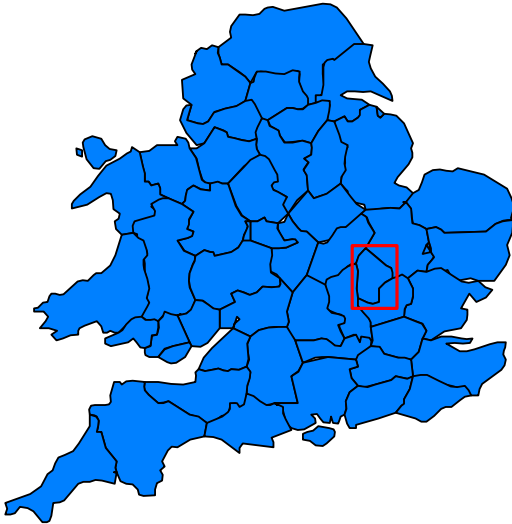
Plate 4 ..... Trench 2: looking N

Plate 5 ..... Trench 3: looking W

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Land to r/o 1 & 1A Jubilee Lane,  
Langford, Bedfordshire

HN1124

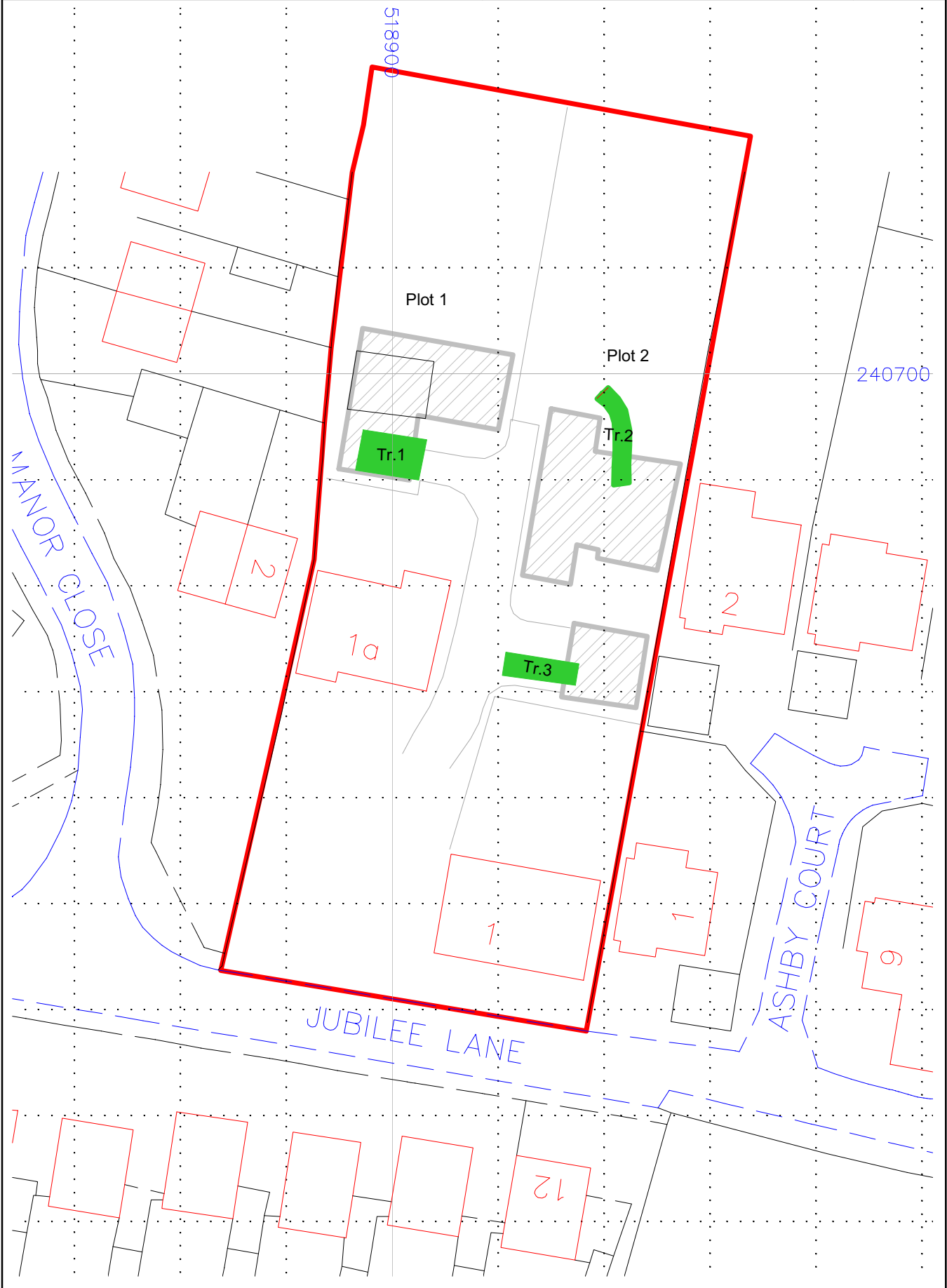


Site Location

Scale 1: 500

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Figure 1



Trench layout

Scale 1:500





Plate 1: Trench 1 Looking east



Plate 2: Trench 1 Looking west





Plate 3: Trench 2 Looking southeast



Plate 4: Trench 2 Looking north





Plate 5: Trench 3 Looking west



# Appendix

## Oasis Summary Sheet

<i>OASIS ID: heritage1-172546</i>	
<b>Project details</b>	
Project name	Land to the rear of 1 & 1A Jubilee lane, Langford, Beds.
Short description of the project	In order to investigate the archaeological potential of a proposed new residential development located on land at the rear of 1 and 1A Jubilee Lane, Langford, Bedfordshire, the Heritage Network was commissioned by the developer to undertake a programme of targeted trial trenching. Three trial trenches were excavated across the footprints of the proposed new dwellings. No archaeological features, deposits or finds were encountered. On the basis of these results, the risks that the proposed development might disturb archaeological remains of any significance, may be considered to be Low for all periods.
Project dates	Start: 25-03-2014 End: 25-03-2014
Previous/future work	No / Not known
Associated project reference codes	HN1124 - Contracting Unit No.
Associated project reference codes	BEDFM 2014.15 – Museum Accession No.
Type of project	Field evaluation
Site status	None
Current Land use	Garden
Monument type	None
Significant Finds	None
Methods	"Targeted Trenches"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	National Planning Policy Framework - NPPF
Position in the planning process	Pre-application
<b>Project location</b>	
Country	England
Site location	BEDFORDSHIRE LANGFORD, Land at r/o 1 & 1A Jubilee Lane
Postcode	SG18 9PH
Study area	52.15 Square metres
Site coordinates	TL 18925 40656 52 03 03 N 00015 55 W
<b>Project creators</b>	
Name of Organisation	Heritage Network
Project brief originator	Local authority archaeologist
Project design originator	Ashworth, H.
Project director/manager	David Hillelson
Project supervisor	Daniel Phillips
Funding body	Developer

<b>Project archives</b>	
Physical Archive Exists?	No
Digital Archive recipient	Bedford Museum
Digital Contents	"none"
Digital Media available	"Images raster / digital photography", "Text"
Paper Archive recipient	Bedford Museum
Paper Contents	"none"
Paper Media available	"Context sheet", "Diary", "Drawing", "Photograph", "Plan", "Report", "Section"
<b>Project bibliography 1</b>	
Publication type	Grey literature (unpublished document/manuscript)
Title	Land to the rear of 1 & 1A Jubilee lane, Langford, Beds: Archaeological Evaluation and Heritage Statement
Author(s)/Editor(s)	Sycamore, M
Other bibliographic details	Report no.860
Date	2014
Issuer or publisher	Heritage Network
Place of issue or publication	Letchworth, Herts.
Description	A4 booklet, comb bound, green cover, 10 pages, 2 figures, 5 plates