

**Land r/o 23 Edward Street, Dunstable, Bedfordshire.**

HN1362

Report No.1083

<b>Site name and address:</b>	Land r/o 23 Edward Street, Dunstable, Bedfordshire, LU6 1HE		
<b>County:</b>	Bedfordshire	<b>District:</b>	Central Bedfordshire
<b>Village/town:</b>	Dunstable	<b>Parish:</b>	Dunstable
<b>Planning reference:</b>	CB/17/01341/FULL	<b>NGR:</b>	TL 01576 21987
<b>Client name and address:</b>	Mr Mario Garofalo, 64 Gemini Close, Leighton Buzzard, LU7 3UE		
<b>Nature of work:</b>	Residential Development	<b>Present land use:</b>	Workshop and rear garden
<b>Site Status:</b>	Dunstable Conservation Area	<b>Reason for investigation:</b>	Direction of local planning authority (NPPF)
<b>Position in planning process:</b>	As a condition	<b>Project brief originator:</b>	Local Authority
<b>Size of affected area:</b>	186.5m <sup>2</sup>	<b>Size of area investigated:</b>	7.62m <sup>2</sup>
<b>Site Code:</b>	HN1362	<b>Museum reference:</b>	LTNMG 1285
<b>Organisation:</b>	Heritage Network	<b>Site Director:</b>	David Hillelson
<b>Project type, methods etc.</b>	Monitoring	<b>Archive Recipient:</b>	Luton Museum
<b>Start of work</b>	18/08/2017	<b>Finish of work</b>	18/08/2017
<b>Related HER Nos:</b>	None	<b>Periods represented:</b>	Modern
<b>Oasis UID:</b>	heritage1-290004	<b>Significant finds:</b>	None
<b>Monument types:</b>	None		
<b>Physical archive:</b>	None		
<b>Previous summaries/reports:</b>	Hillelson, D.& Sycamore, M. 2017 <i>23 Edward Street, Dunstable, Bedfordshire. Heritage Statement.</i> Heritage Network report no.1050		

**Introduction:**

In response to a planning condition on the conversion of an existing workshop outbuilding into a single storey dwelling to the rear of 23 Edward Street, Dunstable, Bedfordshire (Figure 1), the Heritage Network was commissioned by the landowner to undertake a programme of archaeological monitoring on the development groundworks. Planning permission for the development (CB/17/01341/FULL) was granted by Central Bedfordshire Council (CBC), subject to a standard archaeological condition (Condition 3) issued under the provisions set out in the Department of Communities and Local Government's *National Planning Policy Framework* (NPPF). A full specification for the work carried out is contained in the Heritage Network's approved *Project Design* (Turner 2017).

**Fieldwork:**

Edward Street is located in the western half of Dunstable, within the north-west quadrant of the *Dunstable Conservation Area* and 142m to the south-west of the main High Street. The site itself, centred on NGR TL 01576 21987, forms a rectangular plot of land at the rear of no.23, which fronts onto the south-western side of Edward Street. It is bordered on either side by private residences and gardens to the rear. The proposed development entailed the alteration of an existing workshop outbuilding into a single storey dwelling, with the construction of a rear extension, landscaping and associated services. The present investigation involved the monitoring of the footings trenches for the new extension.

Footings Trenches

A concrete raft was removed from the footprint of the new extension prior to the Heritage Network's involvement with the groundworks. This work was not monitored, but it did not breach the topsoil.

Three footings trenches (Trenches 1, 2 & 3), forming a 'U' shape in plan, were excavated adjacent to the south-west elevation of the existing outbuilding (Figure 2, Plate 1). Due to the confined access to the site, the excavation was undertaken by hand. Trenches 1 and 3 measured 3.89m in length, while Trench 2 measured 4.8m in length. All trenches measured 0.6m in width and were excavated to a maximum depth of 1m (Plate 2).

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The sections in all three trenches revealed a similar stratigraphy, consisting of dark greyish brown, friable, silty clay topsoil, which measured 0.15m in depth after the removal of the concrete raft, containing occasional small rounded stones. The original depth of topsoil, which measured 0.28m, was exposed in the south-east facing section of Trench 1 (Figure 2, Plate 3). Below this was a layer of made ground, consisting of mid-olive brown, friable silty clay, 0.5m thick, containing frequent large chalk fragments, crushed chalk, red brick, slate and glass. This in turn overlay a mid-brown, friable silty clay, 0.35m thick, containing frequent small chalk inclusions and interpreted as a buried subsoil. The top of the natural chalk was only exposed in the north-west corner of the excavation.

No archaeological features, deposits or finds were revealed within the footings trenches.

No further groundworks were undertaken for landscaping or services. All new services utilised existing service runs.

#### **Discussion:**

The monitoring of the development groundworks at the rear of 23 Edward Street revealed a stratigraphic sequence consisting of a layer of modern imported topsoil for the existing rear garden, above a thick deposit of made-ground, which contained post-medieval debris. This directly overlay a buried subsoil. The surface of the natural chalk was only exposed at the north-western end of Trench 1.

The 1:500 scale Dunstable Town Plan of 1880, shows no.23 Edward Street with a 2-bay extension to the rear (Old-Maps 2017, not illustrated). Between 1880 and 1901, the further bay to the dwelling had been demolished and the present workshop had been built, with its own long narrow extension to the rear, running along the north-eastern boundary. This extension had been removed by 1924, leaving the present workshop as a stand-alone structure. No evidence for this extension was encountered during the course of the present project, and it is possible that it was a light-weight structure without foundations.

The lack of any evidence for the extension to the workshop, and the presence of the modern made-ground, is indicative of disturbance in the garden area to the rear of the workshop since the 1920s. It is possible that the made ground was introduced in the 1980s, when the Congregational Chapel immediately to the south-east was demolished and Osborn House built.

No archaeological features, deposits or finds were encountered during the course of the present investigation and no evidence for activity pre-dating the 19<sup>th</sup> century was noted. No information was gained that could be considered to contribute to the research aims for the project, as defined in the approved Project Design and, in particular, no evidence for the function of the workshop.

#### **Illustrations:**

Figure 1 Site Location

Figure 2 Site Plan & Indicative Section

Plate 1 Working shot of footing trenches, looking NE

Plate 2 Footing trench, looking SW

Plate 3 Indicative section, looking NW

#### **Sources consulted:**

Hillelson, D. & Sycamore, M. 2017 *23 Edward Street, Dunstable, Bedfordshire: Heritage Statement*. Heritage Network report no.1050

Old-Maps 2017 Old-Maps website: [www.old-maps.co.uk](http://www.old-maps.co.uk) [Accessed: 3<sup>rd</sup> October 2017]

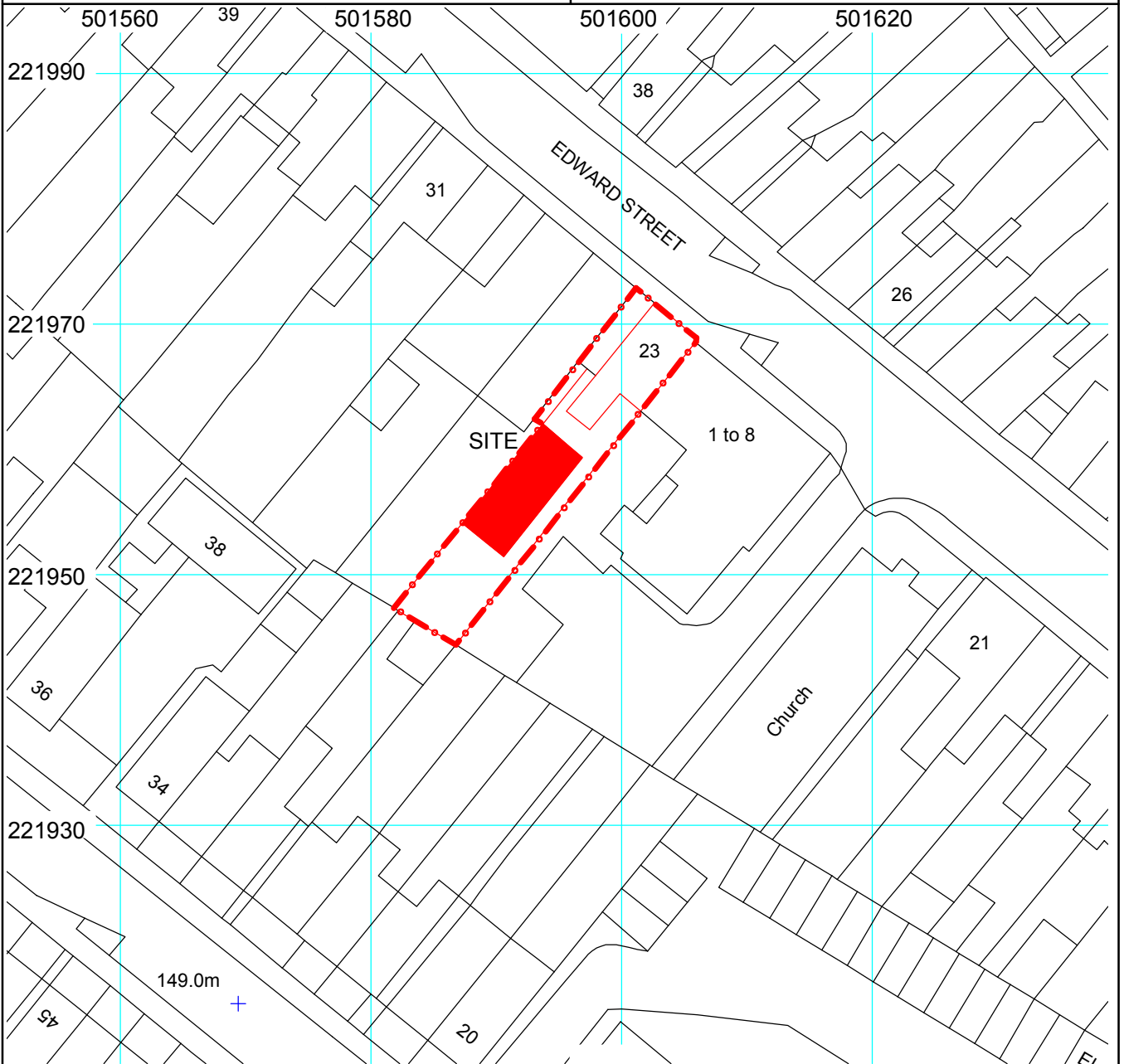
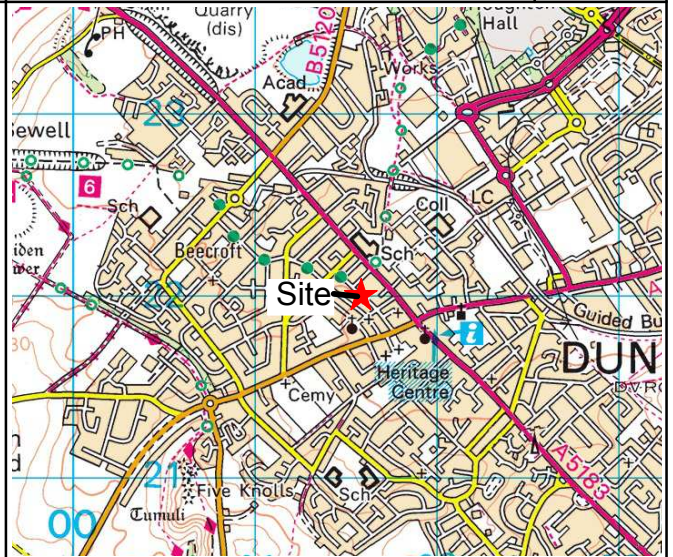
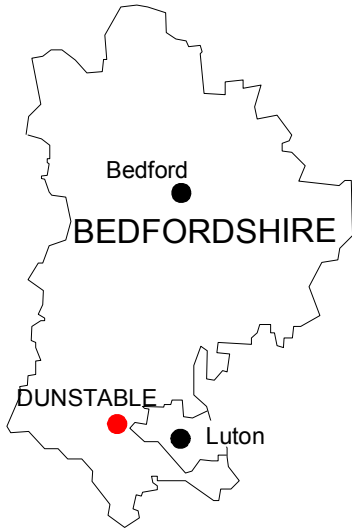
Turner, C. 2017 *23 Edward Street, Dunstable, Bedfordshire: Archaeological Project Design*. Heritage Network

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October 2017

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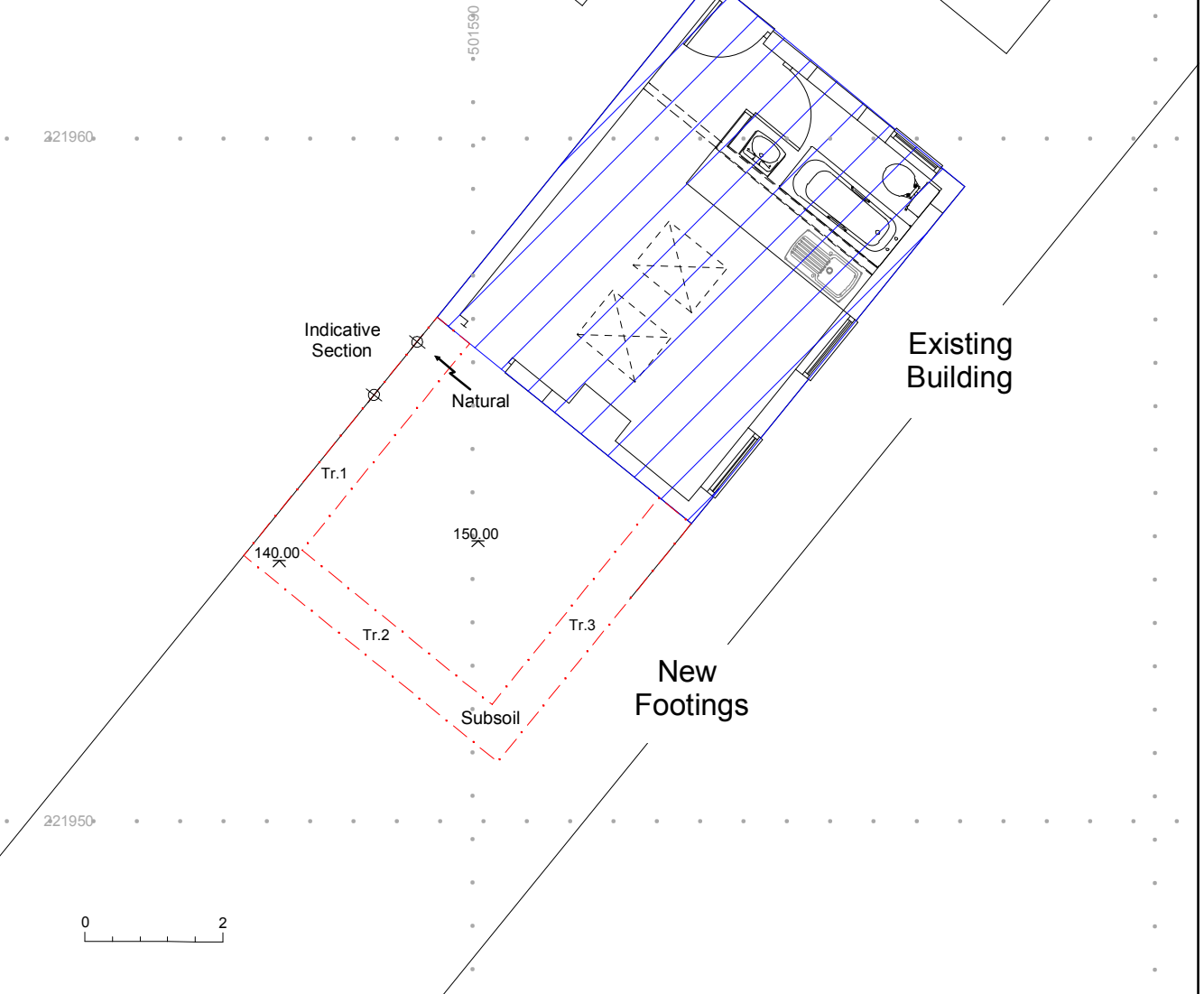
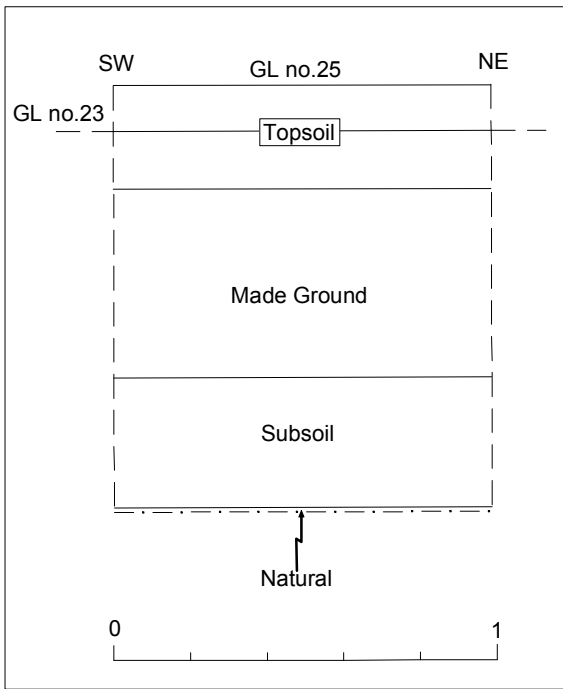
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Site Location

Scale 1:500



Site Plan

Scale 1:20 & 1:100

Figure 2



Plate 01 - working shot of footing trenches, looking NE



Plate 02 - Footing trench, looking SW



Plate 03 - Indicative section, looking NW