ARCHAEOLOGICAL SOLUTIONS LTD

BEREHUL, 10 HILL CLOSE, WINGFIELD, LEIGHTON BUZZARD, BEDFORDSHIRE LU7 9QJ

ARCHAEOLOGICAL OBSERVATION, ANALYSIS AND PUBLICATION

Authors: Gareth Barlow	
NGR: SP 9997 2615	Report No. 4169
District: Central Bedfordshire	Site Code: AS1533
Approved: Claire Halpin MIFA	Project No. 4512
Signed:	Date: October 2012

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OASIS SUMMARY SHEET

Project details	
Project name	Berehul, 10 Hill Close, Wingfield, Leighton Buzzard, Bedfordshire.

In October 2012 Archaeological Solutions Ltd carried out archaeological monitoring at Berehul, 10 Hill Close, Wingfield, Leighton Buzzard, Bedfordshire (NGR SP 9997 2615). The monitoring was undertaken during groundworks associated with the construction of extensions to the front and to the rear of the property (Central Bedfordshire Council Planning Ref. CB/11/02370/FULL). It was undertaken in compliance with a planning condition attached to planning approval.

The site lies within an area containing a significant number of prehistoric, medieval, post-medieval and later finds and features. In the event no archaeological features or finds were present. The groundworks to the rear of the house revealed Topsoil L1000 overlying Subsoil L1001 which in turn overlay the natural deposits. This sequence suggests the ground is undisturbed. The groundworks to the front of the house revealed Demolition Debris L1003 overlying Made Ground L1004. The latter overlay the natural deposits. Some disturbance was evident to the front of the house which may have truncated archaeological remains, if present. It should also be noted that the area of ground disturbance is relatively small.

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Project dates (fieldwork)	4 th & 8 th Octo		
Previous work (Y/N/?)	Ν	Future work (Y/N/?)	N
P. number	P4512	Site code	AS1533
Type of project	Archaeological Monitoring		
Site status			
Current land use	Garden		
Planned development	Construction of new single storey front and rear extensions		
Main features (+dates)	-		
Significant finds (+dates)	-		
Project location			
County/ District/ Parish	Bedfordshire	Central Bedfordshire	e Chalgrave
HER/ SMR for area	Central Bedfordshire Council HER		
Post code (if known)	LU7 9QJ		
Area of site	-		
NGR	SP 9997 261	5	
Height AOD (max/ min)	c.134m AOD		
Project creators			
Brief issued by	CBC HEM		
Project supervisor/s (PO)	Gareth Barlow		
Funded by	Planning & D	esign	
Full title	Berehul, 10 Hill Close, Wingfield, Leighton Buzzard,		
	Bedfordshire	•	
Authors	Barlow, G.		
Report no.	4169		
Date (of report)	October 2012	2	

BEREHUL, 10 HILL CLOSE, WINGFIELD, LEIGHTON BUZZARD, BEDFORDSHIRE LU7 9QJ

ARCHAEOLOGICAL MONITORING

SUMMARY

In October 2012 Archaeological Solutions Ltd carried out archaeological monitoring at Berehul, 10 Hill Close, Wingfield, Leighton Buzzard, Bedfordshire (NGR SP 9997 2615). The monitoring was undertaken during groundworks associated with the construction of extensions to the front and to the rear of the property (Central Bedfordshire Council Planning Ref. CB/11/02370/FULL). It was undertaken in compliance with a planning condition attached to planning approval.

The site lies within an area containing a significant number of prehistoric, medieval, post-medieval and later finds and features. In the event no archaeological features or finds were present. The groundworks to the rear of the house revealed Topsoil L1000 overlying Subsoil L1001 which in turn overlay the natural deposits. This sequence suggests the ground is undisturbed. The groundworks to the front of the house revealed Demolition Debris L1003 overlying Made Ground L1004. The latter overlay the natural deposits. Some disturbance was evident to the front of the house which may have truncated archaeological remains, if present. It should also be noted that the area of ground disturbance is relatively small.

1 INTRODUCTION

- 1.1 In October 2012 Archaeological Solutions Ltd carried out archaeological monitoring at Berehul, 10 Hill Close, Wingfield, Leighton Buzzard, Bedfordshire (NGR SP 9997 2615). The monitoring was undertaken during groundworks associated with the construction of extensions to the front and to the rear of the property (Central Bedfordshire Council Planning Ref. CB/11/02370/FULL). It was undertaken in compliance with a planning condition attached to planning approval.
- 1.2 The programme of archaeological monitoring and recording was conducted in accordance with a brief issued by the Central Bedfordshire Council Archaeologists (CBC) (*Brief for a Programme of Archaeological Observation, Investigation, Recording, Analysis and Publication at Berehul, 10 Hill Close, Wingfield, Bedfordshire,* dated 02/11/2011), and a written scheme of investigation compiled by AS (dated 10/01/2012). The project conformed to the Institute for Archaeologists (IfA) *Code of Conduct* and *Standard and Guidance for*

An Archaeological Watching Brief (revised 2008), as well as the document Standards for Field Archaeology in the East of England (Gurney 2003).

- 1.3 The objectives of the project of archaeological monitoring and recording were to identify and record any features of interest that exposed during groundworks for the proposed development. The archaeological investigation was to determine and understand the nature, function and character of an archaeological site in its cultural and environmental setting.
- 1.4 Specific attention was paid to:
- Establishing the date, nature and extent of activity or occupation on the development site;
- establishing the relationship of any remains identified to the surrounding contemporary landscapes;
- Recovery of artefacts to assist in the development of a regional type series; and
- Recovery of palaeo-environmental remains in order to determine local environmental conditions

Planning policy context

- 1.5 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.
- 1.6 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a

heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE (Fig. 1-2)

2.1 The site lies in the centre of the village of Wingfield in Central Bedfordshire. The property is No. 10 Hill Close, which is a road running perpendicular to Tebworth Road and terminating at Hill Farm 200m to the south-south-east. The site comprises the single residential dwelling of Berehul surrounded by its garden. It is irregular in plan and covers an area of approximately 2,100m². It also lies within Wingfield's Conservation Area, which is centred on the former green to the north.

3 TOPOGRAPHY, GEOLOGY AND SOILS

3.1 The site lies at *c*.134m AOD on deposits of Gault Clay and Lower Chalk, Glacial Gravels, overlain by Boulder Clay and Glacial Gravels.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 4.1 The site has been subject to a heritage assessment (Higgs 2011).
- 4.2 The parish of Chalgrave has been subject to recent fieldwalking surveys, which have produced small-scale evidence for early prehistoric activity. Fieldwalking in the area of Trinity Hall Farm and 1.3m to the west-south-west of the site yielded a Mesolithic core, Neolithic ovate and aze fragments and a side scraper, as well as early and late Iron Age and Roman potsherds and a few fragments of possible Roman tile (HER EBD755). An assemblage of finds including Mesolithic to Bronze Age flints and Roman pottery was recorded 900m to the south-west (HER 16266 MBD16220), and a scatter of Neolithic and Bronze Age flints were recovered 800m to the north (HER 16268 MBD16222).
- 4.3 The later prehistoric periods are more extensively represented in the Wingfield area, particularly given the number of recent archaeological surveys conducted in the parish, the majority of which were undertaken in associated with the proposed A5 to M1 link (Dunstable Northern Bypass) 2km to the south-east of the site. A magnetometer survey along the route of the proposed route discovered enclosures and boundaries, possibly relating to later prehistoric or Roman rural settlement and traces of ridge and furrow (HER EBD667). An associated trial trench evaluation revealed a low to moderate intensity of occupation from the earlier prehistoric though to the post-medieval periods (HER EBD666).

- 4.4 The Bronze Age is represented by the remains of former hut circles recorded in antiquity on Steps Hill approximately 900m to the north of the site (HER 11995 MBD11995). There is more significant evidence for Iron Age occupation of the Wingfield area, particularly given that the hamlet lies along the course of *Thiodweg*, *Theedway* or *Ede Way*, which was an ancient routeway which crossed Bedfordshire on a west to east alignment and only 70m to the north of the site (HER 10843 MBD10843). Although not documented until AD 926, the trackway is thought to date to the Iron Age and linked the Icknield Way to salterns on the East Anglian fen edges and became a major routeway for transporting salt in the Saxon and medieval periods (Coleman 1983). Further Iron Age evidence comprises pottery and a brooch.
- 4.5 The site lies 4.5km to the north-north-west of the Roman town of *Dvrocobrivis* (Dunstable), which lay at the junction of Watling Street and the Icknield Way (Page 1912). The course of Watling Street is now followed by the course of the A5 trunk-road situated 1.4km to the south-west of the site, whilst a possible Roman road known as $Old\ Road$ has been suggested by The Viatores 650m to the south-east of the site (HER 10457 MBD10457). A third Roman road lay have run northwards from Dunstable 1.3km to the site's north-east, along what is now Dunstable Road (HER 11986 MBD11986). Despite the site's proximity to Dunstable and Roman roads, Romano-British evidence for settlement in Chalgrave is very limited (Coleman 1983). The only recorded findspot comprises the rim of a Roman jar found 1km to the north (HER 3293 MBD3293), although a $3^{rd}-4^{th}$ century farmstead was recorded to the north near Toddington (Coleman 1983).
- 4.6 The earliest documentary evidence for *East Coten* or Chalgrave comprises a charter of AD 926, which confirms that five hides of land previously bought for £10 from the Danes was granted by King Aethelstan to his thane Ealdred (Coleman 1983). It is also recorded that Chalgrave was given to Abingdon Abbey by Aelfgifu in the time of Ethelred II (Page 1912). In 1086, *Celgrave* consisted of eight hides and two thirds of one virgate held of the King by Albert of Lorraine (Morris 1977). Whilst the town of Toddington was of significant importance in the Anglo-Saxon period, the Wingfield area has revealed only one findspot, comprising a bronze decorative mount, dated to the 10th 11th centuries, discovered on Tebworth Road 100m to the north (HER 17804 MBD17786).
- 4.7 The hamlet of Wingfield was first documented in 1200 as *Winfeld* or *Wynfeld* (Mawer & Stenton 1926), and by the 14th century the holding of Chalgrave had become known as the manor of Wingfield, which is judged to have stood 180m to the north-east of the site and was later replaced by *New Farm*, now Manor Farm (Page 1912; HER 14450 MBD14450). Wingfield is also only one of two villages that developed along the course of the possibly Iron Age *Theedway* through Bedfordshire; the other being Eggington situated 4km to the west (Coleman 1983). Extensive earthwork evidence depicted by aerial

photographs Fig. 4) suggest that the original settlement at Wingfield was located on the more favourable south facing slope to the south, an area that has yielded scatters of medieval pottery and Roman tile (HER 1874 - MBD1874).

- 4.8 The subsequent deserted medieval settlement of Wingfield lay to the north of the site and is now mainly occupied by post medieval and modern farms was laid out roughly on a linear plan along the Tebworth Road (HER 16878 MBD16832). A series of earthworks and remains of demolished buildings of medieval/post-medieval date are also recorded 500m to the site's north-east (HER 12000 MBD12000), whilst a demolished windmill stood 900m to the south-west (HER 11807 MBD11807). Numerous references are made to Wingfield Green in documents from at least 1512 until enclosure in 1797, when the green, which lay to the immediate north of the site, was divided up into four plots allotted to individual landowners (HER 11808 MBD11808).
- 4.9 The manor of Chalgrave was the principal seat of the Loring family for much of the medieval period, but, on the basis of aerial photography, its agriculture is thought to have been organised into two separate common field systems associated with the townships of Tebworth and Wingfield (Coleman 1983; HER 3516 MBD3516). Deserted medieval settlements (DMVs) are also recorded at Chalgrave 1.6km to the north-east, and Tebworth 1km to the north-west of the site, which lay at the crossroads of Hockliffe Road, Wingfield Road and Chalgrave Road (HERs 760 MBD760 & 16876 MBD16830). A medieval motte and bailey castle was also excavated at Chalgrave in 1970 and was found to have been built in the 11th century over earlier occupation, extended in the 12th century, but had fallen from use by the 14th century when the site was occupied by agricultural buildings (Dawson 2010).
- 4.10 Despite the decline and shrinkage of the settlements of Wingfield, Tebworth and Chalgrave in the late medieval period, they remained as notable agricultural villages throughout the post-medieval and later periods. Wingfield and Tebworth incorporate a large number of post-medieval and early modern historic buildings. These included the 17th century two-storey farmhouse of Pond Farm, the complex of which lies to the immediate north of the site (HER 4306 MBD4306). A number of 18th century farmsteads were formerly situated in Wingfield are also known to have been demolished before 1874 (HERs 11973 MBD11973; 11998 MBD11998 & 11999 MBD11999), as well as the Gilpin family's *Wingfield Manor* that was replaced with *New Farm*, today known as Manor Farmhouse (Coleman 1983).
- 4.11 The Wingfield area also incorporates a number of post-medieval wells, known as Chasewell, Blasewell, Linewell and Stockwell, developed from the springs situated at the foot of the ridge by at least 1510 onwards (HERs 11820 MBD11820, 11959 MBD11959, 11963 MBD11963 & 11965 MBD11965). Further post-medieval remains include Great Pond at Tebworth, which is of 'ancient' origin, and an unspecified 17th 18th century findspot at Hill Farm

(HERs 11972 - MBD11972 & MBD21052). The modern period is represented by a 20th century saw mill/timber yard at Tebworth, a war memorial plaque the wall of the Memorial Hall at Tebworth and a World War II gun emplacement on the A5120 in Chalgrave.

5 METHODOLOGY

- 5.1 The monitoring and recording encompassed the ground works associated with the excavation of the foundation trenches for the front and rear extensions to the existing building, and three new soakaways.
- 5.2 The monitoring comprised the observation of all ground works, inspection of subsoil, make-up layers, and natural deposits for archaeological features, the examination of spoil heaps for archaeological finds and the recording of soil profiles. Deposits were recorded by means of *pro forma* recording sheets, drawn to scale and photographed as appropriate.

6 RESULTS

6.1 The ground works observed comprised the excavation of the foundations (0.60m wide) for the front and rear extension and the excavation of three new soakaways. The latter were located to the front (1.80 x 1.40 x 1.80m), rear (1.60 x 1.40 x 1.80m) and north side of the house (1.80 x 1.40 x 1.60m). Sample sections were recorded:

Sample section 0.00 = 134.23	1.	
0.00 - 0.32m	L1000	Topsoil. Friable, dark grey brown clay silt.
0.32 - 0.50m	L1001	Subsoil. Compact, dark brownish grey clay silt.
0.50 - 1.00m+	L1002	Natural deposits. Compact, mid greenish yellow clay.

Sample section 0.00 = 134.34	2.	
0.00 - 0.31m	L1000	Topsoil. As sample section 1.
0.31 – 0.70m	L1001	Subsoil. As sample section 1.
0.70 - 1.50m+	L1002	Natural deposits. As sample section 1.

6.2 The excavation of the foundations (0.60m wide) for the front extension were observed. Sample sections were recorded:

Sample section 0.00 = 134.67	3.	
0.00 – 0.12m	L1003	Modern demolition debris. Loose, mid grey clay silt with frequent mixed CBM rubble.
0.12 – 0.52m	L1004	Modern made ground. Compact, mix of dark bluish and blackish grey silty clay with moderate CBM and charcoal flecks.
0.52 - 1.00m+	L1002	Natural deposits. As sample section 1.

6.3 No archaeological finds or features were present.

7 CONFIDENCE RATING

7.1 It is not felt that any factors inhibited the recognition of archaeological features and finds during the archaeological investigation.

8 DEPOSIT MODEL

- 8.1 The stratigraphy varied between the front and the rear of the site. To the rear Topsoil L1000 was a friable, dark grey brown clay silt (0.32m thick). Below L1000 was Subsoil L1001, a compact, dark brownish grey clay silt (0.18 0.39m thick). At the base of the sequence lay the natural deposits, L1002, a compact, mid greenish yellow clay (0.50 0.70m below the present day ground level)
- 8.2 To the front of the site was modern demolition debris, L1003, derived from the demolition of a garage. It comprised a loose, mid grey clay silt with frequent mixed CBM rubble (0.12m thick). It overlay modern Made Ground L1004, a compact mix of dark bluish and blackish grey silty clay with moderate CBM and charcoal flecks (0.40m thick). The natural deposits (L1002) were encountered at a depth of 0.52m.

9 DISCUSSION

9.1 The site lies within an area containing a significant number of prehistoric, medieval, post-medieval and later finds and features. It therefore had a moderate potential for late prehistoric remains, particularly those associated with Theedway to the north of the site. The site also had a moderate potential for medieval remains associated with the deserted medieval village of Wingfield. There is little to suggest that the site was developed in the post-medieval and later periods

until the construction of Berehul in approximately 1973. The site had only a low potential for Romano-British, Anglo-Saxon, post-medieval and later remains.

9.2 In the event no archaeological features or finds were present. The groundworks to the rear of the house revealed Topsoil L1000 overlying Subsoil L1001 which in turn overlay the natural deposits. This sequence suggests the ground undisturbed. The groundworks to the front of the house revealed Demolition Debris L1003 overlying Made Ground L1004. The latter overlay the natural deposits. Some disturbance was evident to the front of the house which may have truncated archaeological remains if present. It should also be noted that the area of ground disturbance is relatively small.

10 DEPOSITION OF THE ARCHIVE

Archive records, with an inventory, will be deposited with any donated finds from the site at Luton Museum (Accession No.LUTNM.2011.89). The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency. In addition to the overall site summary, it will be necessary to produce a summary of the artefactual and ecofactual data.

ACKNOWLEDGEMENTS

Archaeological Solutions Limited would like to thank Mr Steve Ayres of Planning Design Ltd for funding the monitoring on behalf of his client and for his assistance. AS would also like to acknowledge the assistance of Trademark Construction Ltd.

AS is pleased to acknowledge the advice, assistance and input of Mr Martin Oake of Central Bedfordshire Council.

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PHOTOGRAPHIC INDEX



General view of rear extension. Looking ENE.



Sample Section 1. Looking WSW.



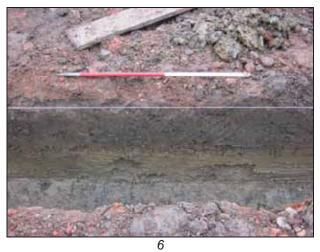
Soakaway. Looking ENE.



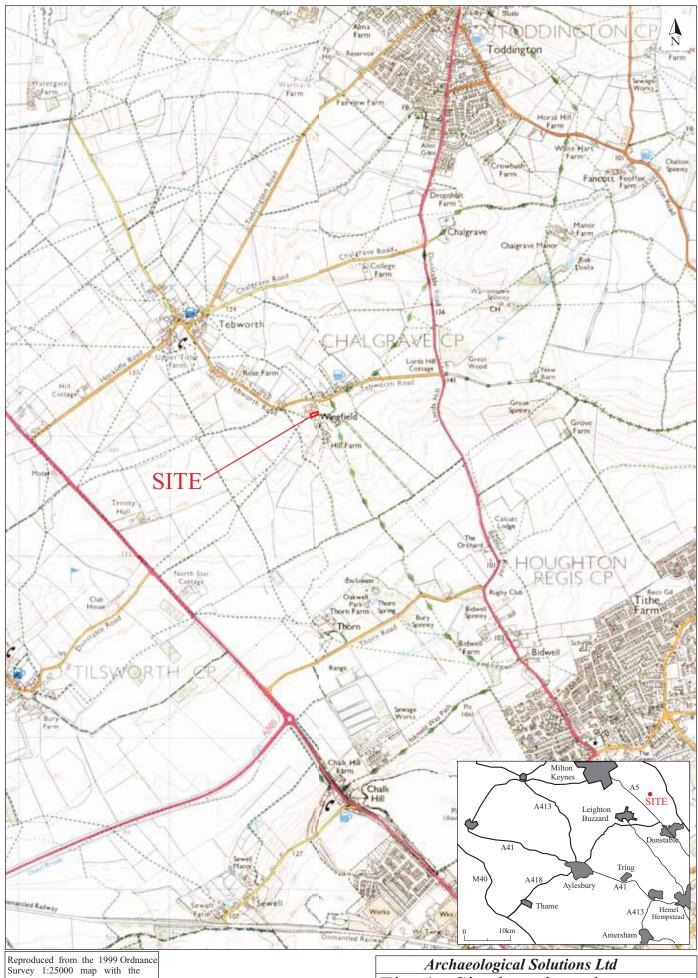
General view of front extension. Looking WSW.



Front extension footing trench. Looking WSW.

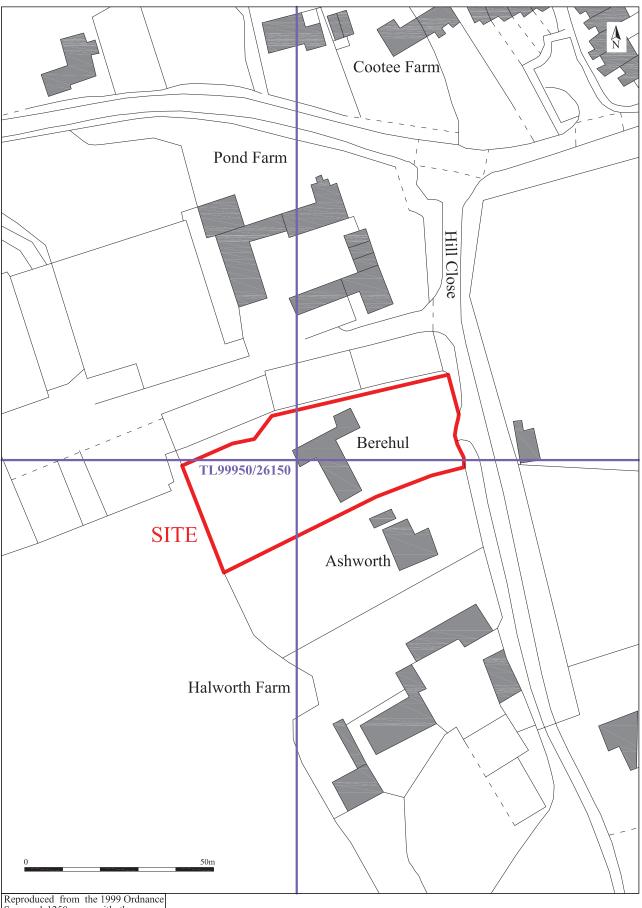


Sample Section 3, front extension. Looking SE.



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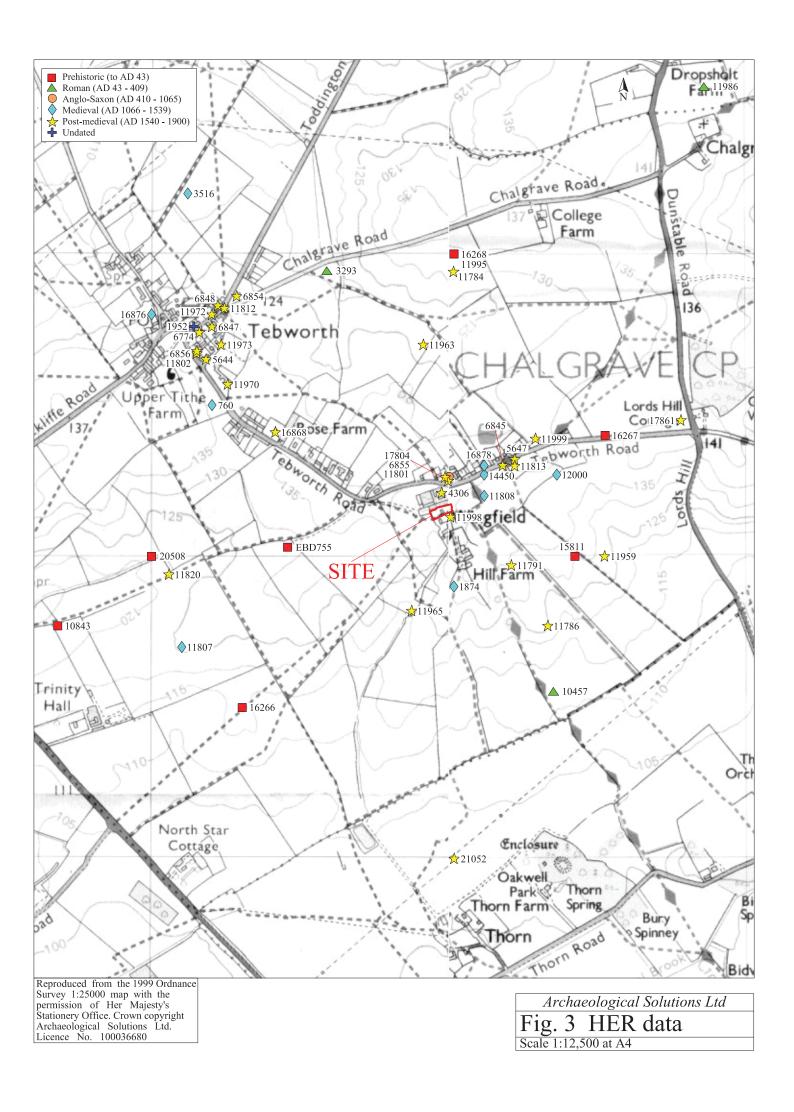
Fig. 1 Site location plan
Scale 1:25,000 at A4

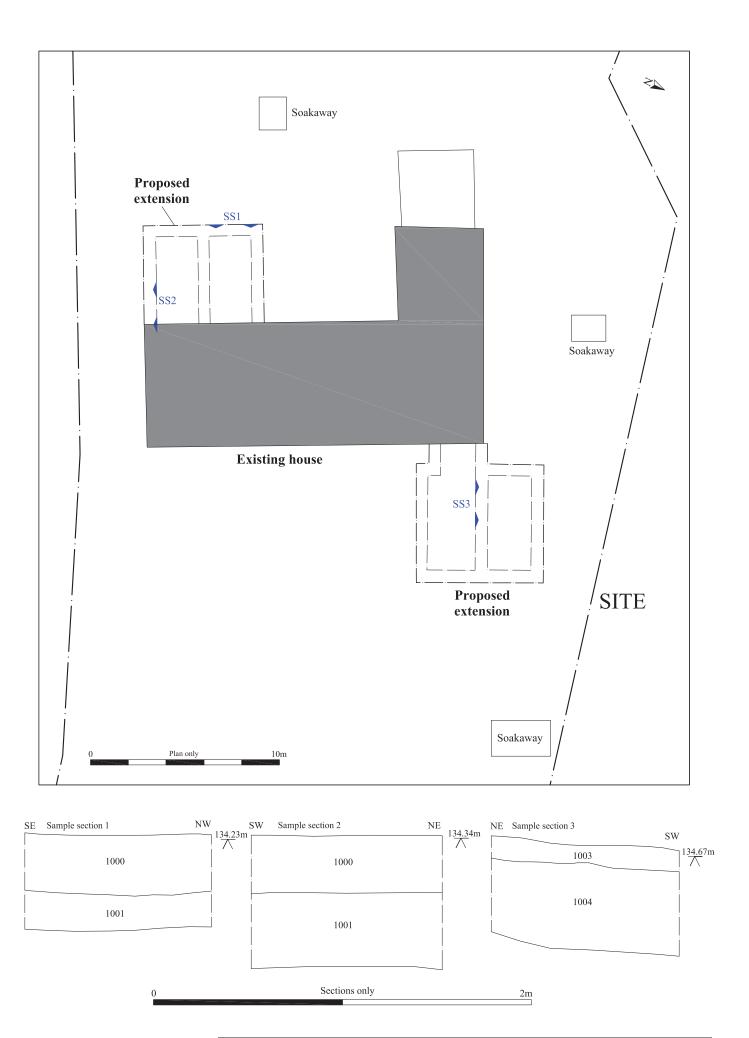


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Fig. 2 Detailed site location plan
Scale 1:1000 at A4





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Fig. 4 Area of watching brief & sample sections

Scale plan at 1:200 & sections at 1:20 at A4

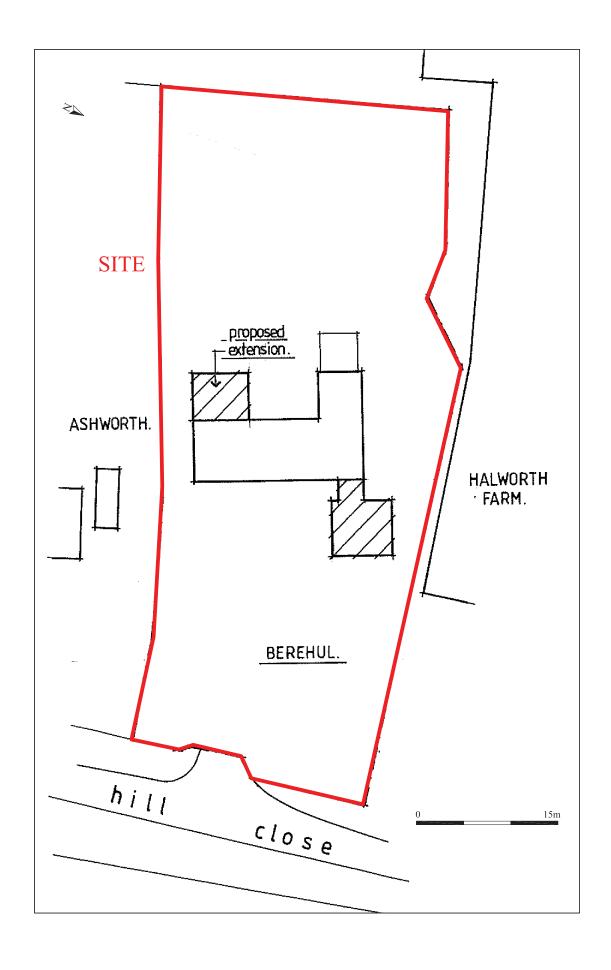


Fig. 5 Proposed development plan
Scale 1:400 at A4