

100 HIGH STREET, MEPPERSHALL,
BEDFORDSHIRE

HERITAGE STATEMENT: ARCHAEOLOGICAL EVALUATION
AND BUILT HERITAGE IMPACT ASSESSMENT

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aNGR TL 1350 3625	Report No: 5027
District: Central Bedfordshire	Site Code: AS 1785
Approved: Claire Halpin	Project No: 6439
Signed:	Date: 7 February 2017

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OASIS SUMMARY SHEET

Project details			
Project name	100 High Street, Meppershall, Bedfordshire		
<i>Summary:</i> In January 2016 and February 2017 Archaeological Solutions Limited (AS) conducted an archaeological evaluation and built heritage assessment of land at 100 High Street, Meppershall, Bedfordshire (NGR TL 1350 3625). The evaluation was carried out prior to the validation and determination of a proposed planning application to construct up to 38 new dwellings (CBC Planning Reference CB/16/01012/OUT), based on advice from the Central Bedfordshire Council (CBC) Archaeologists. This document has been compiled to support a revised planning application and contains additional justification in terms of the impact of the proposed development on heritage assets.			
<i>Features were found within each trial trench. They were generally more dense on the western side of the site. The features comprise post holes (2), pits (11), Quarry Pits (3), ditches (9), gully terminals (4). The majority of features are undated. The earliest find is the single struck flint from Ditch F1074 (Trench 1), and a sherd of residual Late Iron Age / Early Roman pottery was found within Pit F1046 (Trench 1). Twelve Late Saxon to Early Medieval pottery sherds were found within features, as residual and within a subsoil in the north-western sector of the site. It is likely that many of the sherds are in a secondary context and that they are indicative of former archaeological features which have been disturbed by later activity. Ditch F1018 (Trench 2) contained late post-medieval (18th – 19th century pottery), and Quarry Pits F1046 (Trench 1), F1044 (Trench 3), F1068 (Trench 4) and F1064 (Trench 5) are probably post-medieval or modern.</i>			
<i>The development will cause an alteration to the existing semi-rural character of the area in which the Scheduled Ancient Monument lies. More immediately apparent changes to the setting of the Scheduled Ancient Monument by the proposed development in terms of views both to and from the monument are negligible. Loss of existing buildings, comprising non-designated heritage assets, can be mitigated through appropriate levels of recording</i>			
Project dates (fieldwork)	January 2016 and January 2017		
Previous work (Y/N/?)	N	Future work	TBC
P. number	P6147	Site code	AS 1785
Type of project	Archaeological evaluation and built heritage assessment		
Site status	None		
Current land use	Former nursery		
Planned development	Residential		
Main features (+dates)	Pits, ditches		
Significant finds (+dates)	Late Saxon and early medieval pottery		
Project location			
County/ District/ Parish	Bedfordshire	Central Beds	Meppershall
HER/ SMR for area	Bedfordshire HER		
Post code (if known)	-		
Area of site	c.1.35ha		
NGR	TL 1350 3625		
Height AOD (min/max)	c.76m AOD		
Project creators			
Brief issued by	Central Bedfordshire Council (CBC) Archaeologist		
Project supervisor/s (PO)	Mark Blagg-Newsome and Tansy Collins		
Funded by	Landcrest Developments Ltd		
Full title	100 High Street, Meppershall, Bedfordshire. Heritage statement: archaeological evaluation and built heritage impact assessment		
Authors	Blagg-Newsome, M., Newton, A. A. S. Collins, T. and Peachey, A		
Report no.	5310		
Date (of report)	February 2017		

100 HIGH STREET, MEPPERSHALL, BEDFORDSHIRE

ARCHAEOLOGICAL EVALUATION AND IMPACT ASSESSMENT

SUMMARY

In January 2016 and February 2017 Archaeological Solutions Limited (AS) conducted an archaeological evaluation and heritage impact assessment of land at 100 High Street, Meppershall, Bedfordshire (NGR TL 1350 3625). The evaluation was carried out prior to the validation and determination of a proposed planning application to construct up to 38 new dwellings (CBC Planning Reference CB/16/01012/OUT), based on advice from the Central Bedfordshire Council (CBC) Archaeologists. This document has been compiled to support a revised planning application and contains additional justification in terms of the impact of the proposed development on heritage assets.

The site lies within the historic medieval settlement core of Meppershall in an area where Saxon/medieval archaeological remains may survive. There is also extensive evidence of preceding Roman settlement activity in the vicinity. The Scheduled Ancient Monument of The Hills medieval motte-and-bailey castle lies to the south west of the site.

The site therefore had a potential for Roman, Saxon medieval and post-medieval remains associated with settlement at Meppershall. It also had the potential for development to affect the setting of the nearby Scheduled Ancient Monument.

Features were found within each trial trench. They were generally more dense on the western side of the site. The features comprise post holes (2), pits (11), Quarry Pits (3), ditches (9), gully terminals (4). The majority of features are undated. The earliest find is the single struck flint from Ditch F1074 (Trench 1), and a sherd of residual Late Iron Age / Early Roman pottery was found within Pit F1046 (Trench 1). Twelve Late Saxon to Early Medieval pottery sherds were found within features, as residual and within a subsoil in the north-western sector of the site. It is likely that many of the sherds are in a secondary context and that they are indicative of former archaeological features which have been disturbed by later activity. Ditch F1018 (Trench 2) contained late post-medieval (18th – 19th century pottery), and Quarry Pits F1046 (Trench 1), F1044 (Trench 3), F1068 (Trench 4) and F1064 (Trench 5) are likely post-medieval or modern.

The heritage impact assessment found that, while the proposed development will cause some alteration to the character of the surrounding area, the distance from the site and the separation caused by its enclosure by high hedgerows and tree lines of the Scheduled Ancient Monument, this is likely to have only a minor impact on the Scheduled Ancient Monument. There is no intervisibility between the monument and the development site and the two are not clearly visible together in views from public footpaths or thoroughfares meaning that there will be no visual impact. The document also assesses the significance of the extant buildings within the site in terms of their heritage value and the impact of their loss. It concludes that the loss of the former nursery buildings will have limited impact on the historic integrity of the area and their loss can be mitigated through appropriate levels of recording an analysis.

1 INTRODUCTION

1.1 In January 2016 Archaeological Solutions Limited (AS) conducted an archaeological evaluation of land at 100 High Street, Meppershall, Bedfordshire (NGR TL 1350 3625; Figs. 1 – 2). The evaluation was carried out prior to the validation and determination of a proposed planning application to construct up to 38 new dwellings (CBC Planning Reference CB/16/01012/OUT), based on advice from the Central Bedfordshire Council (CBC) Archaeologists. Following the refusal of planning application ref. CB/16/01012/OUT, this project was followed by a more detailed assessment of the extant buildings within the area of the site to determine the significance, if any, of these buildings present within the site.

1.2 The evaluation in 2016 was carried out in accordance with advice from Central Bedfordshire Council Archaeologists (CBC), and a specification compiled by AS (dated 2nd October 2015, revised 10th November 2015) and approved by CBC. It followed the procedures outlined in the Chartered Institute for Archaeologists' *Code of Conduct, Standard and Guidance for Archaeological Field Evaluation* (2014). It also adhered to the relevant sections of *Standards for Field Archaeology in the East of England* (Gurney 2003).

1.3 The principal objectives of the evaluation were:

- to determine the location, extent, nature and date of any archaeological features or deposits that may be present; and
- to provide information on the integrity and state of preservation of any archaeological features or deposits that may be present

1.4 The evaluation was used as supportive evidence for a heritage impact assessment designed to determine the effect of the proposed development on heritage assets within and in the vicinity of the development site. This current programme of works (February 2017) allows a more detailed assessment of the existing buildings on the site to be made in order to support a revised planning application and inform future planning decisions.

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

2.1 Meppershall is a village in Central Bedfordshire c.8km south-west of Biggleswade, c.8km west of Letchworth and Baldock, and c.1.5km to the south of the larger village of Shefford. The village is principally a linear development along the continuum of Shefford Road, High Street and Meppershall Road; with the historic core of the church and motte-and-bailey situated at the southern end. The site is situated on the western side of the southern end of the High Street, comprising a residential property that fronts the road, with a larger square area of former glasshouse nursery to the rear. Residential and commercial properties front on to the High Street, adjacent to the north, south and east, while adjacent to the south of the former nursery area is Bury Farm. Immediately to the south of the site and Bury Farm, on the opposite side of Compton Road are the medieval St. Mary's church and 'The Hills' motte-and-bailey.

3 TOPOGRAPHY, GEOLOGY AND SOILS

3.1 Meppershall is a hilltop village overlooking the River Flit, which passes c.2.5km to the north. The site slopes gently down from south to north, from c.79m AOD to c.76m AOD, between the peak of the hill on which the church and motte-and-bailey are located at c.86m AOD to a small plateau at the north end of the village at c.70m AOD. The ground slopes away at a moderate gradient in all directions outside the village, with the local landscape including several small watercourses and drains that eventually feed into the River Flit.

3.2 The site is situated on a solid geology of Gault Formation Mudstone, with no superficial deposits across the bulk, if not all of the site; however a limited area of glaciofluvial sand and gravel may encroach upon the north-west corner of the site. The local soils are lime rich loamy and clayey with impeded drainage.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Prehistory

4.1 Evidence for prehistoric activity on the hill on which Meppershall is located is very limited, but late Bronze Age and Iron Age activity is hinted at by low quantities of pottery sherds within a larger finds scatter of predominantly Roman and medieval material recovered close to the north of the site at nurseries to the rear of 62 and 64 High Street (HER 16319); however it is acknowledged that the finds were derived from five 'sites' in the vicinity.

Romano-British

4.2 The prominent landscape location of Meppershall may have been the location of a Roman farmstead, with excavations c.200m to the east recording features comprising enclosure ditches, postholes, and pits associated with a spring; with finds including pottery and evidence for bone plate making (HER 16317 & 16318). The finds scatter close to the north of the site (HER 16319) also contained a Roman zoomorphic knife, coins and CBM

that may derive from this area, or indicate that the area of occupation extended towards the site.

Medieval

4.3 The site lies in the historic core of the medieval village of Meppershall (HER 17105), whose origins may be indicated by a single Saxon cesspit recovered on the site of the Roman farmstead c.200m to the east (HER 16317). Meppershall is recorded in the Domesday Book of 1086 as *Malpertesselle/Maperteshale*, with a manor held by Gilbert FitzSolomon, probably located within a moat c.300m to the south (HER 5455). Archaeological investigations in the village have recorded possible trackways, metalled surfaces and structural features associated with the medieval village to the north of the manor, but Meppershall was dominated by the church and castle situated c.300m to the south of the site, to the east and west of the manor respectively. St. Mary's Church (HER 950 & 8935) was built of coursed ironstone with ashlar dressings in the 12th century, though it remains unclear if this was erected on an earlier church that served the village. A lychgate c.150m to the south of the site (HER 5503) may indicate the extent of the formal church and castle complex. 'The Hills' (HER 369; SAM 20417) comprised a motte that would have held a wooden tower, surrounded by an inner and outer bailey, separated by a ditch and originally occupying an area of c.110x60m. The castle is thought to have been erected during the reign of Stephen and been besieged by him during the siege of Bedford. Situated to the east and west of 'The Hills' are earthworks (HER 4492 & 5450), which may represent field boundaries, or possibly areas of deserted medieval settlement, formerly part of Meppershall. A second focus of medieval activity appears to have been situated c.150m to the east of the site around a homestead moat that was subsequently occupied by an 18th century house known as Monks Pool (HER 371). Immediately to the west, between Monks Pool and the High Street (and the site) were a dovecote (HER 5491) and four fishponds, of which two remain visible (HER 5490). The extent of the medieval village remains to be fully defined, but appears to have extended through the area of the site, with finds scattered adjacent to the north including medieval pottery, such as Brill-Boarstall ware, medieval shelly, reduced and oxidised wares (HER 16317 & 16320); recovered from multiple small sites recorded under a single HER entry and possibly encroaching upon the site.

Post-medieval

4.4 Meppershall remained a relatively poor village until the 1930s, with its income derived from agriculture and coprolite digging. In the late 16th century Fowlers Farmhouse was added c.400m to the north (HER 5761), at the northern end of the village; and in the early 17th century Manor House was built on Church Road, at the southern end adjacent to the former castle (HER 5759). In the 17th century numerous cottages were added to the village including at 95 High Street c.150m to the north (HER 9247), 62 High Street c.200m to the north (HER 5762 & 16164), as well as on Rectory Road and Shillington Road to the south (HER 5763, 5764 & 5765). Subsequently, in the Victorian period, Monks Pool (HER 5760) was built, as was the Lower School on the opposite side of the High Street to the site (HER 7162). The development of the village was facilitated by the convenient availability of raw materials, notably from a gravel pit c.150m south of the site (HER 2973), as well as from clay and sand pits to the east of the High Street/Shillington road (HER 2477 & 9384).

5 CARTOGRAPHIC EVIDENCE

5.1 The 1846 Tithe map (Fig. 4) depicts the sparse dwellings of the village, coloured red, with numerous further farm buildings and the church, highlighted grey. At the north-west

corner of the cross roads of High Street, Campton Road, Church Road and Rectory Road, the farmhouse and u-shaped range of Bury Farm is depicted in detail. The area to the north of Bury Farm and to the west of High Street is almost entirely formed of Home Close, a large grain field in which the modern assessment site is located, then owned by Bridget Frances Profit and occupied by George Flint. This area is separated from the medieval foci of the church and castle by further substantial fields on the west side of Church Road. The bulk of the village, including Manor House within a former moat is situated on the east side of the High Street.

5.2 On the 1881 1st edition Ordnance Survey map (Fig. 5) further development on the east side of the High Street includes cottages and a school opposite the site, but the site remains under cultivation, albeit including an orchard fronting on to the road with a field to the rear. The site remains with this character on the 1901 and 1924 OS maps (Figs. 6 & 7), with further houses built on the east side of High Street, as well as the Five Bells PH to the north. The latter map depicts a small extraction pit located in the north-western corner of the site, potentially excavated for sand, gravel or clay; thus exploiting the limited glaciofluvial deposits in that area (see Section 3.2). The advent of the greenhouse cultivation of salad crops for distribution by railway led to a significant surge in the economy of Meppershall, with numerous glass house nurseries built around the village in the late 1930s, successors of which remain extant in the village in the present day.

6 DESIGNATED HERITAGE ASSETS

6.1 The most significant designated heritage asset in the vicinity of the proposed development site is the Scheduled Ancient Monument known as 'The Hills' (HER 369).. This comprises the surviving earthworks of a motte-and-bailey castle situated at the southern end of the village of Meppershall, approximately 430m to the south of the proposed development site. The castle is thought to date to the reign of King Stephen (1135-1154 AD) and is understood to have been besieged by him during the siege of Bedford. The Scheduled Monument is described as follows:

The castle known as 'The Hills' is a motte with two baileys located to the north-east. The motte is an earthen mound about 25m in diameter and almost 5m high from the bottom of the encircling ditch. This ditch is about 10m wide and 1m or so in depth. (The motte was the central stronghold of the castle and would have held a stout wooden tower). The inner bailey is in the form of an island, fortified by an extension of the motte ditch, and is kidney-shaped in plan, measuring 50m long by up to 20m wide. The bailey is raised to a level of 2-2.5m above the bottom of the ditch. Beyond the inner bailey, separated by a 10m wide ditch, is a second, outer bailey. This is larger and roughly triangular, measuring about 60m north-south, by 40m wide at its south end. The outer bailey is also lower, being only 1m or so above the bottom of the ditch, but is strengthened on the north-east side by a bank 0.5-1m in height. (The respective decline in height was intentional, enabling a clear line-of-sight from the top of the motte with no potential blind-spots to shield attacking forces.) The defensive ditch completes its circuit around the eastern side of the bailey and at the north-east corner is the remains of a leat which once supplied water to the ditch. This leat is about 8m long by 3m wide and 1m deep. The castle is considered to date to the reign of Stephen and to have been besieged by him in 1138, during the siege of Bedford.

7 STANDING BUILDING ASSESSMENT

7.1 Description

7.1.1 The following includes a brief outline of the buildings within the site and follows with an assessment of significance. The buildings were subject to a general photographic survey from the exterior and these have been included in the photo index below.

7.1.2 No. 100 comprises Bury Villa which occupies a square plot adjoining High St with gardens to the front and rear. A driveway on the north side leads from the road to buildings at the rear of the house with further buildings and the glass houses within the large site beyond.

7.1.3 Serving the house and lying immediately to the rear is a small garage (B2), beyond which are further buildings of contemporary date forming workshops (B3, B4, B6, B8, B10, B11 and B12) with chimney stacks and water towers (B5, B7, B9 and B13) arrayed to the rear.

Building 1 (DPs 22-25)

7.1.4 Bury Villa was constructed in 1932, presumably as the manager's house for the garden nurseries. The house has been constructed in gault brick with red brick principal façade and detailing. The brickwork is all laid in stretcher bond and the building rises to a pitched roof covered in grey slate.

7.1.5 The principal elevation spans three window bays and presents a typically interwar appearance with rectangular sashes at ground floor level flanking the central entrance, all protected by a continuous hipped roof grey slate roof, which is continuous between the two sashes so creating a protective porch to the entrance.

7.1.6 The upper floor has a central one-over-one sash window with flanking double sash windows of the same form, all with horns. Between the windows at this level, two dedication stones are marked 'BURY VILLA' and '1932'. The grey slate roof has red ceramic ridge tiles and red brick stacks.

7.1.7 The building follows an L-shaped plan with a contemporary lean-to in the re-entrant angle. From here, an identical sash window lights the front room on the south and north, the windows with cambered brick arch, while the rear ranges are lit by casements, some replaced in uPVC. The rear range is also given slightly different treatment and has a gault brick chimney stack with red brick detailing.

7.1.8 The interior was not inspected so the level of survival of original fixtures and fittings could not be ascertained, though this was deemed unnecessary to the level of assessment.

Building 2 (DPs 26, 28-30)

7.1.9 The garage forms a small east-west range with a garage door on the east. The east elevation is of red brick facing the public entrance, while the rest of the building is of salmon pink Fletton bricks, the Flettons with numerous kiss marks characteristic of the type. The brickwork is laid in English bond and the roof is pitched and covered in grey slate. The interior is lit by small casements, and the original garage door survives. This is a sliding door on a curved mechanism so that the door slides round against the internal wall of the building, the handle marked 'KING, HITCHIN'. These were manufactured by Geo. W. King Ltd. The company was founded in 1914 in East London and in the same year took over an ironworks in Hitchin. In the late 1920s the company moved solely to Hitchin, a date consistent with the construction of the buildings in the 1930s.

Building 3 (DPs 31-34)

7.1.10 To the west of the garage and garden, a large two-storey workshop is again building of pink Flettons laid in English bond for strength. It has a seemingly corrugated asbestos roof covering with downpipes and guttering. It bears features entirely typical of the inter-war

period with the used of metal-framed windows lighting both floors, each forming two-light casements (each light of two pane) of Crittall style with tiles sills and concrete lintels. Other elements include wide doorways at the north end to both ground and first floor level, the lower including an original sliding door manufactured by 'King' of Hitchin, although the upper lost but presumably for loading.

Building 4 (DPs 36-37)

7.1.11 A high continuous brick wall continues from the southern end of Building 3. This forms a boundary wall but also supports a further range on the west side which rises three-quarters the height of the wall. This structure comprises a series of small units constructed of Fletton bricks with some formerly open-fronted and some lit by long casements. Between the two ranges, a doorway leads from the garden to this light industrial area to the rear and is of boarded form (DP 35).

Building 5 (DPs 38-39)

7.1.12 This structure forms one of two chimney stacks that must have originally served boiler houses to provide heating to the glass houses. Though partially overgrown at low level, there does not seem to be any structural remains of the boiler house here. The stack itself is of square profile and built of pink Flettons as elsewhere, which reduces by a brick in depth at about the halfway height creating offsets. There are cracks visible in the brickwork at high level.

Building 6 (DPs 40-43)

7.1.13 A further workshop range lies to the north which is of identical construction in Fletton bricks with two wide apertures of differing heights enclosed with identical sliding doors. This structure rises over one and half storeys with the upper floor served by an upper standard loading door and the roof is seemingly clad in asbestos. Crittall type casements light the interior.

Building 7 (DPs 44-47)

7.1.14 The second chimney stack lies to the north and is of similar form but with a further offset at upper level, and furthermore the remains of an integral structure survive at ground level on the south. This includes a structure set below ground level where pipework is visible leading to the stack itself as well as an example leading west towards the glass houses.

Glass houses (DPs 48-53)

7.1.15 There are two large rectangular blocks of glass houses, all now derelict and in a state of collapse, with the northern example almost entirely engulfed by vegetation so the form is not visible, but it appears to be of identical form to the southern range. There is little glass surviving.

7.1.16 The southern set is all constructed of square galvanised steel tubing secured at junctions with fish-plates and occasionally triangulating piece. In some areas low Fletton brick dwarf walls are visible. The layout spans approximately nine roofs in one block extending west to east, and the roof structures are of timber with a central iron king rod to the apex. Within the block, each line of supporting poles are housed in concrete stylobates, while the remains of benches and similar are visible in places in a state of ruin.

Building 8 (DPs 54-55, 58-60)

7.1.17 This is a long mono-pitched roof workshop range built against and extending north from Building, 9 described below. There is a standard sized sliding door at the north end and the interior is lit by a number of two-light casements. The floor is of concrete and the roof appears to be clad in corrugated asbestos as elsewhere. This appears to be a slightly later unit than the Fletton brick structures elsewhere with a slightly differing window form.

Building 9 (DPs. 55-57)

7.1.18 This is earlier than Building 8 and lies in the western area of the site. It forms the earlier of two water towers within the site. It forms a massive rectangular tank built over a Fletton brick base forming a distinct room given access from the south through a doorway which is now overgrown with vegetation. The boarded door itself survives in poor condition and ex-situ.

7.1.19 The tank itself is a distinctive structure form of massive cast-iron sheets with circles and crosses in each panel that create distinctive appearance, these panels all bolted together. The tank is reached via a slender attached metal ladder.

7.1.20 Attached on the east side of the tank room is a ruinous small unit of Fletton brick with no roof surviving.

Building 10 (DPs. 55, 61-64)

7.1.21 Lying adjacent to the north of Building 8, a long range extends to the west and rises over a single storey to a pitched roof. At the east end, the interior is given access through a standard size sliding door as well as a large wide aperture within an internal sliding door as seen elsewhere.

7.1.22 The interior of this range has a concrete floor and original windows though some are later, with standard metal-framed trusses consisting of L-profile metal pieces with a king post and raking struts but no fish-plates. There are timber purlins.

Building 11 (DP 65)

7.1.23 To the south-east of Building 10 close to the northern glass house range are the remains of a small Fletton brick built structure. It is entirely collapsed, apart from one gable which demonstrates the pitched roof nature of the structure and retains a chimney stack, perhaps for a boiler or as a worker's room.

Building 12 (DP 66)

7.1.24 Along the western boundary of the site, a long narrow range formerly extended but is now almost completely collapsed, leaving only one or two elements with any character. This range was clearly a later addition, probably in the 1960s or 70s and consisted of reinforced concrete stylobates and posts with the panels infilled with brick and concrete panels.

Building 13 (DPs. 69-70)

7.1.25 The final building forms the second water tower, which is largely enclosed by vegetation so it was not possible to inspect closely. Nevertheless, the form is visible and it includes a Fletton brick lower structure which supports the water tank. This lower space is lit by seemingly metal-framed windows with concrete lintels.

7.1.26 The water tank itself differs from that noted for Building 9 above. It is of much simpler construction though utilises heavy cast-iron panels, all bolted.

7.2 Evolution of the buildings

7.2.1 The physical analysis suggests that the buildings within the site represent a number of phases of work from 1932 to the 1970s.

7.2.2 The earliest structure comprises the street front dwelling constructed in 1932, though the nursery buildings to the rear are part of a later campaign of work.

7.2.3 The earliest of these buildings (B2, B3, B4, B5, B6 and B7) are all utilitarian and built utilising a range of standard materials of the time including Fletton bricks, metal-framed windows, with concrete lintels. Such buildings were constructed from the 1920s through to the 1950s and there is little visible externally to narrow that time frame, although according to historic OS maps they must post-date 1938. However, consideration of the derelict glass houses might provide some clues. The glass houses are constructed of aluminium tubing, which becomes common after the Second World War. Although not proven (the current glass houses may have replaced earlier examples) this may suggest that the Fletton brick ranges are part of an early post-war development.

7.2.4 The water towers (B9 and B13) are of slightly different dates, but again are consistent with a post-war date, while the remaining Fletton brick ranges in the western part of the site were added sequentially from the 1950s to 1970s, the latest being the concrete post and panel structure (B12) which is in a state of collapse.

7.3 Assessment of significance and impact of demolition

7.3.1 A contributing factor to the refusal of outline planning permission to demolish the existing buildings and erect up to 38 dwellings (CB/16/01012/OUT) is cited that the buildings have significance on account of their appearance, quality and historic connection to the former use of the site as a market garden and that they add significantly both to the appearance and character of the site and to the wider area. It has been suggested that the existing heritage assets should be incorporated into the development (Planning officer delegated report).

7.3.2 Significance is defined in the glossary of the NPPF (2012) as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic, and derive not only from a heritage asset's physical presence, but also from its setting. This assessment relates only to a consideration of the buildings that exist within the site, with no assessment of the appearance, form or number of any new buildings proposed as replacements.

7.3.3 The earliest structure comprises the street front dwelling constructed in 1932 and its external appearance can be considered attractive of its time. It is a well-built example of an inter-war building. However, it is not nationally listed, nor of any particular architectural merit, or by a known architect or builder which must be taken into consideration when assessing its significance.

7.3.4 The buildings relating to the former nursery should be considered in terms of their construction and design, their association as a complex, and their appearance. It is true that the chimney stacks are visible from the road and form recognisable features within the landscape. However, they are in poor condition and have lost their associated boiler houses as well as the glass houses which they served and so remain isolated from their original functions.

7.3.5 The Fletton brick buildings that form the majority of the complex are built with no pretence, utilising mass-produced and standard materials. They are utilitarian, and apart from the chimney stacks, are consistent and repetitive so that they reflect no dedicated function associated with the nursery. They are not aesthetically attractive, many post-war buildings remain in existence and furthermore most appear to be roofed in hazardous asbestos materials.

7.3.6 There are one or two features of slight interest including the survival of the sliding door mechanisms and metal-framed windows, but even these are mass-produced, much as the buildings themselves. The later structures, mostly lying in the western area of the site are similarly of standard form or in a state of collapse.

7.3.7 When assessing the impact of demolition on the historic integrity of the buildings and the site, two impacts should be considered. This comprises the impact of removing the dwelling as well as the impact of removing the nursery buildings.

7.3.8 The dwelling appears to be the more contentious of the two items in that the building is a well-built and attractive structure entirely typical of its period. Superficially, there does not appear to be any major structural problems that would require demolition. However, it is not listed and there are numerous inter-war buildings surviving meaning that although there will be some impact on the historic environment by its loss, this may be mitigated by further recording by condition. This would allow the structure itself, such as its plan form and layout, and any internal fixtures and fittings to be recorded prior to their loss. In addition, a replacement dwelling could be constructed at the site frontage paying respect to the design and appearance of the demolished structure if this was considered appropriate.

7.3.9 The loss of the nursery buildings will see the removal of part of the history of the village and the loss of some elements that are visible from public spaces that give a sense of that mid-20th century village. However, as noted above there is little of particular merit or intrinsic significance surviving and the assemblage is not complete with some structures clearly in need of repair or maintenance, so it may be considered that the loss of these building should be considered to have a relatively low impact on the historic integrity of the area. If permission is given for their demolition, then it may be appropriate that some of the more well-preserved Fletton buildings, such as Buildings 2, 3 and 6 be inspected within to allow a record of any internal fixtures and fittings to be made. This may take the form of a simple photographic recording rather than any higher level survey.

8 EVALUATION METHODOLOGY

8.1 Nine trenches were excavated in January 2016 (Fig. 2).

8.2 Exposed sections were cleaned by hand and examined for archaeological features. Deposits were recorded using pro forma recording sheets, drawn to scale and photographed as appropriate. Excavated spoil was searched for archaeological finds.

9 DESCRIPTION OF RESULTS

Individual trench descriptions are presented below:

9.1 Trench 1 (Figs. 2 & 8)

Sample section 1A 0.00 = 78.80m AOD		
0.00 – 0.41m	L1000	Topsoil. Dark brown, friable, silt with moderate small – medium stones
0.41 – 0.49m	L1005	Subsoil. Dark greyish brown, firm, clayey silt.
0.49 – 1.10m	L1001	Subsoil. Mid – light greyish brown, firm, clayey silt with occasional small – medium stones
1.10m +	L1047	Fill of Pit F1046

Sample section 1B 0.00 = 78.87m AOD		
0.00 – 0.26m	L1000	Topsoil. As above
0.26 – 0.51m	L1001	Subsoil. As above
0.51m +	L1006	Natural. Pale yellow brown, firm, silty clay with moderate small – medium chalk

Description: Trench 1 contained Quarry Pit F1046, undated Gully Terminal F1072 and Ditch F1074. Pit F1046 contained residual Late Iron Age / Early Roman pottery and medieval (11th – 12th century) pottery. Ditch F1074 contained CBM.

Quarry Pit F1046 was sub circular in plan (10.00m+ x 1.60+ x 0.29m). It had gently sloping sides and a flattish base. Its fill, L1047, was a firm, mid brown, silty sand with moderate small - medium stones. It contained residual late Iron Age/early Roman pottery, medieval (11th – 12th century) pottery (4; 95g), animal bone (582g), fired clay, slag (3g) and a quernstone fragment (3g)

Gully Terminal F1072 was linear in plan (0.40+ x 0.35 x 0.05m), orientated NW/SE. It had gently sloping sides and a concave base. Its fill, L1073, was a firm, mid greyish brown, clayey silt. It contained no finds.

Ditch F1074 was linear in plan (8.00+ x 0.68 x 0.25m), orientated N/S. It had moderately sloping sides and a concave base. Its basal fill, L1075, was a firm, light yellowish brown, clayey silt. It contained no finds. Its upper fill, L1076, was a firm, mid greyish brown, clayey silt. It contained CBM (16g), animal bone (28g) and a struck flint (1g).

9.2 Trench 2 (Figs. 2 & 8)

Sample section 2A 0.00 = 78.66m AOD		
0.00 – 0.29m	L1000	Topsoil. As above Tr.1
0.29 – 0.51m	L1001	Subsoil. As above Tr. 1
0.51m +	L1002	Natural. Firm, mid orange brown clayey sand and gravel.

Sample section 2B 0.00 = 77.87m AOD		
0.00 – 0.26m	L1000	Topsoil. As above Tr.1
0.26 – 0.39m	L1001	Subsoil. As above Tr.1

0.39m +	L1002	Natural. As above
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Description: Trench 2 contained Ditches F1010 and F1018, and undated Pits F1020, F1022 and F1024. Ditch F1010 contained an early medieval (11th – 13th century) pottery sherd. Ditch F1018 contained a residual Saxon sherd and 18th – 19th century pottery.

Ditch F1018 was linear in plan (3.00m+ x 3.80 x 0.76m), orientated E/W. It had moderately sloping sides and a concave base. Its basal fill, L1019, was a firm, dark grey, sandy silt with sparse small sub-angular stones. It contained a residual Saxon sherd, 18th – 19th century pottery (3; 148) and animal bone (2g). Its upper fill, L1027, was a firm, mid reddish brown, sandy silt with occasional small rounded stones. It contained CBM (47g) and animal bone (157g).

Ditch F1010 was linear in plan (5.50m+ x 0.78 x 0.27m), orientated NW/SE. It had moderately sloping sides and a flattish base. Its fill, L1011, was a firm, mid greyish brown, sandy clayey silt with occasional small sub-rounded stones. It contained an early medieval (11th – 13th century) pottery sherd (5g) and animal bone (13g).

Pit F1020 was sub circular in plan (0.70m+ x 0.47 x 0.18m). It had moderately sloping sides and a flattish base. Its fill, L1021, was a firm, pale orange grey, sandy clayey silt with occasional small sub-rounded stones. It contained no finds. Pit F1020 was cut by Pits F1022 and F1024.

Pit F1022 was sub circular in plan (1.02+ x 0.59 x 0.30m). It had steep sides and a flattish base. Its fill, L1023, was a firm, pale orange grey, sandy clayey silt with occasional small sub-rounded stones. It contained no finds. Pit F1022 cut Pit F1020.

Pit F1024 was sub circular in plan (0.80 x 0.74 x 0.28m). It had moderately sloping sides and a flattish base. Its basal fill, L1025, was a firm, mid orange grey, clayey silt with occasional small sub-angular stones. It contained no finds. Its upper fill, L1026, was a firm, dark greyish brown, sandy clayey silt with occasional small sub-rounded stones. It contained animal bone (44g).

9.3 Trench 3 (Figs. 2 & 9)

Sample section 3A		
0.00 = 78.31m AOD		
0.00 – 0.26m	L1000	Topsoil. As above Tr.1
0.26 – 0.45m	L1001	Subsoil. As above Tr.1
0.45 – 0.66m	L1045	Subsoil. Firm, mid grey brown gravelly silt. It contained 3 sherds of abraded St Neots ware (mid 9 th – 12 th C) pottery (3; 3g), animal bone (4g) and fired clay (1g)
0.66m +	L1002	Natural. As above Tr.2
Sample section 3B		
0.00 = 78.31m AOD		
0.00 – 0.30m	L1000	Topsoil. As above Tr.1
0.30 – 0.48m	L1001	Subsoil. As above Tr.1
0.48 – 0.65m	L1045	Subsoil. As above
0.65m +	L1004	Pit

Description: Trench 3 contained Ditches F1038 and F1042, Pit F1040 and Quarry Pit F1044. None of the features contained finds.

Quarry Pit F1044 was sub circular in plan (2.00+ x 1.50+ x 0.30m). It had gently sloping sides and a flattish base. Its fill, L1004, was a dark grey, firm, clayey silt with small – medium stones. It contained no finds.

Ditch F1038 was linear in plan (1.50m+ x 0.50 x 0.20m), orientated NE/SW. It had moderately sloping sides and a concave base. Its fill, L1039, was a firm, mid greyish brown, clayey silt with occasional small - medium angular stones. It contained no finds.

Pit F1040 was sub circular in plan (1.00m+ x 0.76 x 0.20m). It had gently sloping sides and a narrow base. Its fill, L1041, was a firm, mid brown, silty sand with moderate small - medium stones. It contained no finds.

Ditch F1042 was linear in plan (1.50m+ x 0.51 x 0.19m), orientated NE/SW. It had steep sides and a concave base. Its fill, L1043, was a firm, mid greyish brown, clayey silt with occasional small - medium angular stones. It contained no finds.

9.4 Trench 4 (Figs. 2 & 9)

Sample section 4A 0.00 = 78.57 m AOD		
0.00 – 0.29m	L1000	Topsoil. As above Tr.1
0.29 – 0.51m	L1001	Subsoil. As above Tr.1
0.51m +	L1002	Natural. As above Tr.2

Sample section 4B 0.00 = 78.60m AOD		
0.00 – 0.30m	L1000	Topsoil. As above Tr.1
0.30 – 0.55m	L1001	Subsoil. As above Tr.1
0.55m +	L1002	Natural. As above Tr.2

Description: Trench 4 contained Ditch F1066, and Quarry Pit F1068 and Pit F1070. None of the features were dated. A modern pit was present at the northern end of the trench.

Ditch F1066 was linear in plan (1.50+ x 1.40 x 0.22m), orientated E/W. It had gently sloping sides and a concave base. Its fill, L1067, was a firm, mid yellowish brown, clayey silt with occasional small – medium rounded stones. It contained no finds.

Quarry Pit F1068 was sub circular in plan (1.50+ x 0.19 x 0.58m). It had moderately sloping sides and a flattish uneven base. Its fill, L1069, was a firm, mid greyish brown, clayey silt with moderate small rounded stones. It contained CBM (38g) and an iron fragment (1g). F1068 was cut by Pit F1070.

Pit F1070 was sub circular in plan (0.61 x 0.52 x 0.06m). It had gently sloping sides and a concave base. Its fill, L1071, was a firm, dark brown, sandy silt with occasional small rounded stones. It contained animal bone (106g). Pit F1070 cut Pit F1068.

9.5 Trench 5 (Figs. 2 & 10)

Sample section 5A 0.00 = 78.69m AOD		
0.00 – 0.31m	L1000	Topsoil. As above Tr.1
0.31 – 0.50m	L1001	Subsoil. As above Tr.1
0.50m +	L1002	Natural. As above Tr.2

Sample section 5B 0.00 = 78.68m AOD		
0.00 – 0.35m	L1000	Topsoil. As above Tr.1
0.35 – 0.54m	L1001	Subsoil. As above Tr.1
0.54m +	L1002	Natural. As above Tr.2

Description: Trench 5 contained undated Quarry Pit F1064.

Quarry Pit F1064 was ?sub circular in plan (4.50+ x 1.50+ x 0.45m). It had moderately sloping sides and a concave base. Its fill, L1065, was a firm, mid greyish brown, silty sand with occasional small – medium rounded stones. It contained no finds.

9.6 Trench 6 (Figs. 2 & 10)

Sample section 6A 0.00 = 76.94m AOD		
0.00 – 0.21m	L1000	Topsoil. As above Tr.1
0.21 – 0.45m	L1001	Subsoil. As above Tr.1
0.45m +	L1006	Natural. As above Tr.1

Sample section 6B 0.00 = 76.13m AOD		
0.00 – 0.25m	L1000	Topsoil. As above Tr.1
0.25 – 0.74m	L1001	Subsoil. As above Tr.1
0.74m +	L1006	Natural. As above Tr.1

Description: Trench 6 contained Ditch F1028, Gully Terminals F1030, F1032 and F1034, and Pit F1036. None of the features were features.

Ditch F1028 was linear in plan (1.50m+ x 0.77 x 0.32m), orientated NE/SW. It had moderately sloping sides and a narrow base. Its fill, L1029, was a firm, light greyish brown, clayey silt with occasional small rounded stones. It contained animal bone (60g)

Gully Terminal F1030 was linear in plan (0.80m+ x 0.33 x 0.12m), orientated NE/SW. It had moderately sloping sides and a narrow base. Its fill, L1031, was a firm, light greyish brown, clayey silt with occasional small angular stones. It contained no finds.

Gully Terminal F1032 was linear in plan (0.55m+ x 0.30 x 0.07m), orientated NNE/SSW. It had irregular sides and a concave base. Its fill, L1033, was a firm, light greyish brown, clayey silt with occasional small rounded and sub angular stones. It contained no finds.

Gully Terminal F1034 was linear in plan (0.80m+ x 0.39 x 0.07m), orientated NE/SW. It had gently sloping sides and a concave base. Its fill, L1035, was a firm, light greyish brown, clayey silt with occasional small sub angular stones. It contained no finds.

Pit F1036 was irregular in plan (0.60m x 0.21 x 0.10m). It had moderately sloping sides and a concave base. Its fill, L1037, was a friable, dark blackish brown, clayey silt. It contained no finds.

9.7 Trench 7 (Figs. 2 & 10)

Sample section 7A 0.00 = 76.39m AOD		
0.00 – 0.35m	L1000	Topsoil. As above Tr.1
0.35 – 0.61m	L1001	Subsoil. As above Tr.1
0.61m +	L1006	Natural. As above Tr.1

Sample section 7B 0.00 = 77.05m AOD		
0.00 – 0.19m	L1000	Topsoil. As above Tr.1
0.19 – 0.50m	L1001	Subsoil. As above Tr.1
0.50m +	L1006	Natural. As above Tr.1

Description: Trench 7 contained Ditches F1012 and F1014, and Pit F1016. None of the features were dated. It also contained a modern water pipe.

Ditch F1012 was linear in plan (1.50m+ x 0.40 x 0.12m), orientated NE/SW. It had gently sloping sides and a concave base. Its fill, L1013, was a firm, light greyish brown, clayey silt with occasional small sub-angular stones. It contained no finds. F1012 was parallel to Ditch F1014.

Ditch F1014 was linear in plan (1.50m+ x 0.32 x 0.12m), orientated NE/SW. It had gently sloping sides and a concave base. Its fill, L1015, was a firm, light greyish brown, clayey silt with occasional small sub-angular stones. It contained no finds. F1014 was parallel to Ditch F1012.

Pit F1016 was sub circular in plan (0.22m x 0.20 x 0.11m). It had moderately sloping sides and a concave base. Its fill, L1017, was a friable, dark blackish brown, clayey silt with frequent charcoal. It contained burnt animal bone.

9.8 Trench 8 (Figs. 2 & 11)

Sample section 8A 0.00 = 76.65m AOD		
0.00 – 0.21m	L1000	Topsoil. As above Tr.1
0.21 – 0.35m	L1007	Made Ground. Compact, blue grey clay.
0.35m +	L1002	Natural. As above Tr.2

Sample section 8B 0.00 = 76.93m AOD		
0.00 – 0.03m	L1000	Topsoil. As above Tr.1
0.03 – 0.10m	L1007	Made Ground. As above.
0.10m +	L1002	Natural. As above Tr.2

Description: Trench 8 contained undated Post Hole F1008.

Post Hole F1008 was sub-circular in plan (0.21 x 0.19 x 0.05m). It had gently sloping sides and a concave base. Its fill, L1009, was a firm, mid greyish brown, clayey silt with occasional small sub-angular stones. It contained no finds.

9.9 Trench 9 (Figs. 2 & 11)

Sample section 9A 0.00 = 78.91m AOD		
0.00 – 0.25m	L1000	Topsoil. As above Tr.1
0.25 – 0.39m	L1001	Subsoil. As above Tr.1
0.39m +	L1002	Natural. As above Tr.2

Sample section 9B 0.00 = 78.25m AOD		
0.00 – 0.31m	L1000	Topsoil. As above Tr.1
0.31 – 0.50m	L1001	Subsoil. As above Tr.1
0.50m +	L1002	Natural. As above Tr.2

Description: Trench 9 contained Ditch F1062, Post Hole F1050, and Pits F1048, F1052, F1054, F1056, F1058 and F1060. Pit F1052 contained medieval (11th – 12th century) pottery. The remaining features were undated.

Pit F1048 was sub circular in plan (0.21m+ x 0.19 x 0.08m). It had moderately sloping sides and a concave base. Its fill, L1049, was a firm, dark brown, clayey silt with occasional small rounded stones. It contained no finds.

Post Hole F1050 was circular in plan (0.20 x 0.19m). It had steep sides and a concave base. Its fill, L1051, was a firm, dark brown, clayey silt with occasional small rounded stones. It contained no finds.

Pit F1052 was elongated in plan (1.40m+ x 0.30+ x 0.14m). It had steep sides and a flattish base. Its fill, L1053, was a firm, dark brown, clayey silt with occasional small rounded stones. It contained medieval (11th – 12th century) pottery (6; 77g) and animal bone (1g). F1052 cut Pit F1054.

Pit F1054 was elongated in plan (1.40m+ x 0.30+ x 0.14m). It had gently sloping sides and a concave base. Its fill, L1055, was a firm, mid brown, clayey silt with occasional small rounded stones. It contained no finds. Pit F1054 was cut by Pit F1052.

Pit F1056 was circular in plan (0.30m x 0.14m). It had moderately sloping sides and a concave base. Its fill, L1057, was a firm, dark brown, clayey silt with occasional small rounded stones. It contained no finds.

Pit F1058 was circular in plan (0.31 x 0.13m). It had moderately sloping sides and a concave base. Its fill, L1059, was a firm, dark brown, clayey silt with occasional small rounded stones. It contained no finds.

Pit F1060 was circular in plan (0.24 x 0.12m). It had moderately sloping sides and a concave base. Its fill, L1061, was a firm, dark brown, clayey silt with occasional small rounded stones. It contained no finds.

Ditch F1062 was linear in plan (1.00+ x 0.60 x 0.35m), orientated NW/SE. It had steep sides and a flattish base. Its fill, L1063, was a firm, dark grey brown, clayey silt with occasional small rounded stones. It contained no finds.

10 DEPOSIT MODEL

10.1 The site was commonly overlain by Topsoil L1000, a dark brown, friable, silt with moderate small – medium stones. L1000 overlay Subsoil L1001, a mid – light grayish brown, firm, clayey silt with occasional small – medium stones

10.2 The natural geology varied. L1002 was a firm, mid orange brown clayey sand and gravel (Trenches 2 – 5 and 8 - 9), and L1006 was a pale yellow brown, firm, silty clay with moderate small – medium chalk (Trenches 1 and 6 – 7).

11 DISCUSSION OF EVALUATION RESULTS

11.1 The features recorded in each trench are tabulated:

<i>Trench</i>	<i>Feature</i>	<i>Description</i>	<i>Date/Finds</i>
1	F1046	Pit	11 th -12 th C; residual LIA/Early Roman
	F1072	Gully Terminal	-
	F1074	Ditch	-
2	F1010	Ditch	11 th – 13 th C
	F1018	Ditch	18 th – 19 th C; residual Saxon
	F1020	Pit	-
	F1022	Pit	-
	F1024	Pit	-
3	F1038	Ditch	-
	F1040	Pit	-
	F1042	Ditch	-
	F1044	Pit	-
4	F1066	Ditch	-
	F1068	Quarry Pit	-
	F1070	Pit	-
5	F1064	Pit	-
6	F1028	Ditch	-
	F1030	Gully Terminal	-
	F1032	Gully Terminal	-
	F1034	Gully Terminal	-
	F1036	Pit	-
7	F1012	Ditch	-
	F1014	Ditch	-
	F1016	Pit	-
8	F1008	Post Hole	-
9	F1048	Pit	-
	F1050	Post Hole	-
	F1052	Pit	11 th – 12 th C
	F1054	Pit	-
	F1056	Pit	-
	F1058	Pit	-
	F1060	Pit	-

11.2 Features were found in each trial trench and they were generally denser on the western side of the site. The features comprise post holes (2), pits (11), Quarry Pits (3), ditches (9) and gully terminals (4). The majority of features are undated.

11.3 The earliest finds are the single struck flint from Ditch F1074 (Trench 1), and a sherd of residual late Iron Age/early Roman pottery found within Pit F1046 (Trench 1).

11.4 St Neots ware, pottery (mid 9th – 12th century) was found within Quarry Pit F1046 (Trench 1), Pit F1052 (Trench 9), Ditch F1018 (Trench 2) and Subsoil L1044 (Trench 3). The pottery was residual within late post-medieval Ditch F1018. The St Neots ware was found in association with early medieval pottery in Pit F1016 and Pit F1052. Ditch F1010 (Trench 2) contained a sherd of early medieval pottery (11th – 13th century).

11.5 The dating evidence is tentative; based on 1 (Ditch F1010), 3 (Quarry Pit F1046) and 4 (Pit F1052) sherds but it does consistently occur in the north-western sector of the site (Trenches 1, 2 and 9). Further the residual sherd from Ditch 1018 was found in Trench 2, and the St Neots sherds from Subsoil L1045 were found in Trench 3. At least some of the pottery from the features is abraded and therefore may not be within a primary context. In summary, 12 late Saxon to early medieval pottery sherds were found within features, as residual and within a subsoil in the north-western sector of the site. It is likely that many of the sherds are in a secondary context and that they are indicative of former archaeological features which have been disturbed by later activity. Fragments of daub in Pit F1046 include partial rod-like impressions (20mm wide) that indicate the daub was almost certainly applied to a wattle frame to form part of a structure (Daub Report below).

11.6 Ditch F1018 (Trench 2) contained late post-medieval (18th – 19th century pottery), and Quarry Pits F1046 (Trench 1), F1044 (Trench 3), F1068 (Trench 4) and F1064 (Trench 5) are likely to be post-medieval or modern. F1064 (Trench 5) may be a continuation of Quarry Pit F1068 (Trench 4).

Research Potential

11.7 The identification of a single sherd of late Iron Age to Roman pottery is consistent with the known presence of a Romano-British farmstead at Meppershall. Similarly, the recovery of sherds of late Saxon and medieval date is consistent with the known history of the village, which was present at the time of the Domesday Survey and, on the basis of the presence of the church and castle, was a settlement of some significance in the medieval period. However, as this material was identified as being outside of its original depository context, it appears that any further evidence of activity of these dates is likely to have been disturbed by activity during the post-medieval and modern periods, which includes agricultural cultivation and the modern nurseries, some of the buildings of which remain extant on the site.

11.8 The post-medieval and early modern quarry pits that were recorded clearly relate to mineral extraction. It is known that coprolite digging was one of the mainstays of the local economy in the 19th and early 20th centuries and these features may relate to this activity. However, Post-medieval sand, gravel and chalk/clay pits are recorded in the area (HER 2477; 2972; 2973; 9384) and these quarry pits may represent further mineral extraction of this kind. Other features of this date are likely to represent similar activity or to be associated with agricultural cultivation.

11.9 The site appears to have been subject to disturbance in the post-medieval and modern periods and no evidence which relates directly to medieval settlement activity either directly or indirectly associated with the medieval motte-and-bailey castle known as 'The Hills', and which is located to the south of the development site, was identified.

12 HERITAGE ASSESSMENT

ASSESSMENT OF IMPACTS

12.1 Introduction

The purpose of this part of the document is to assess the impact of the proposed development on the designated heritage asset comprising 'The Hills' Scheduled Ancient Monument (see Section 6). In light of the results of the archaeological evaluation, the nature of the proposed development, and its distance from the heritage asset, the mostly likely impact of the proposed development on this heritage asset will be upon its setting. Setting is defined in the glossary of the NPPF (2012), as follows:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

As is noted in the Historic England good practice advice note on planning (Historic England 2015), setting is separate from the concepts of *curtilage*, *character*, and *context*.

12.2 Assessment of Significance

Significance is defined in the glossary of the NPPF (2012) as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Paragraph 132 of the NPPF (2012) states that "as heritage assets are irreplaceable, any harm or loss [due to a proposed development] should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional." This statement carries the implication that the significance of a heritage asset may be seen to be directly proportional to, and is indicated by, the level of heritage designation it has received. On this basis and following the standards expected under the Chartered Institute for Archaeologists' (IfA) *Standards and Guidance for Historic Environment Desk-based Assessments* (1994, revised 2012) and the relevant sections in the Department for Communities and Local Governments' *Amended Circular Environmental Impact Assessment* (1996) the criteria for assessing significance or importance of a heritage asset are outlined in Table 1.

Significance/Importance of Heritage Asset	Equivalent or Comparable to
Very High	World Heritage Sites, certain Scheduled Monuments
High	Scheduled Monuments, Grade I or II* listed building, scheduled monument, Grade I or II* historic park and garden or historic battlefield, Conservation Areas, assets included on the Historic Environment Record of national importance
Medium	Important sites on a district level, assets with a district-level importance associated with educational purposes or cultural appreciation, assets included on the Historic Environment Record of regional importance. Examples are a Grade II listed building, Grade II historic park and garden, conservation area, locally listed building or other locally identified heritage resource
Low	Important sites on a local level, assets with a parish-level importance associated with educational purposes or cultural appreciation, assets included on the Historic Environment Record of local importance
Very Low	Heritage assets with no significant value or interest, assets that are so damaged as not to merit inclusion at a higher grade
Uncertain	Heritage assets for which there is not sufficient information to determine importance, e.g. isolated findspots, unconfirmed cropmark sites, sites known only from documentary references with no physically confirmed location

Table 1: Criteria for determining Significance of a Heritage Asset

Therefore, in accordance with Paragraph 132 of the NPPF (2012) and in line with the criteria outlined above, the Scheduled Monument of ‘The Hills’ may be considered to comprise a heritage asset of High significance.

12.3 The Setting of ‘The Hills’

The Scheduled Ancient Monument comprising the remains of the motte-and-bailey castle known as ‘The Hills’ lies at the southern end of the village of Meppershall. The residential and agricultural buildings which form the village lie to the north and north-east of the Monument. The majority lie 300 to 400m distant. In all other directions, the landscape comprises agricultural fields, some in use as pasture but many under arable cultivation. The monument lies on private property and is largely screened from view in all directions by high hedgerows.

12.4 Impact of the Proposed Development

During construction

The proposed development is likely to require the use of heavy machinery and other tools that will cause increased noise during the construction process. This will cause a temporary alteration to the way in which the Scheduled Monument is experienced as such noise is bound to be heard across much of the area in which it lies. Increased traffic in the area that will arise from the construction process will temporarily alter the quiet semi-rural character of the area. However, the Scheduled Ancient Monument lies some distance from the nearest main throughfare (Campton Road) and is screened from this by the high hedgerows that surround it.

After construction

As a residential development, the proposed development will increase the number of houses in the vicinity of the Scheduled Ancient Monument, leading to an increase in the

population density and subsequently to a permanent change in the semi-rural character of the area in which the heritage asset lies. This is also likely to lead to an increase in traffic, especially during rush hours. The distance of the Scheduled Ancient Monument from Campton Road and the screening of the monument by high hedgerows suggest that this impact is, however, likely to be minimal.

The intervisibility of the Scheduled Ancient Monument and the proposed development site is minimal. From within the proposed development site, the Scheduled Ancient Monument is barely visible at present; it is screened from view by both buildings within the site itself and at the adjacent Bury Farm (Plates 1-3). Even without these buildings, the hedgerows surrounding the monument are likely to impede views from the proposed development site. At present, Campton Road and the fields beyond this which lie between the proposed development site and the Scheduled Ancient Monument are largely screened from view by the buildings at Bury Farm, which lies between the proposed development site and Campton Road (Plate 4). From Campton Road, which runs on a broadly east to west alignment between the Scheduled Ancient Monument and the proposed development site, the extant buildings at the proposed development site are only partially visible (Plates 5 and 6). Views of the Scheduled Ancient Monument from Campton Road are impeded by hedgerows, trees, and other vegetation surrounding the private property within which the monument lies (Plates 7 and 8). From the approximate location of 'The Hills' the proposed development site is not visible and none of the extant buildings can be seen as the entire complex is screened by the buildings comprising Bury Farm. This suggests that the new residential buildings comprising the proposed development will also be screened from view from the locations adjacent to 'The Hills' from which Plates 9 and 10 were taken. From public footpaths to the south-west and west of 'The Hills', neither the proposed development site nor the Scheduled Ancient Monument is clearly visible (Plates 11 and 12). This suggests that the completed development will not alter views of the Scheduled Ancient Monument from these locations or alter the way in which approaches to it are experienced. From the main thoroughfares within the village of Meppershall, neither the Scheduled Ancient Monument or the proposed development site are clearly visible, being screened by extant buildings and vegetation (Plates 13-15), indicating that the proposed development is unlikely to alter the way in which the Scheduled Ancient Monument is viewed from these areas.

12.5 Discussion

The proposed development will have some effect on the setting of the Scheduled Ancient Monument, insomuch as it contributes to the increase in housing and population densities within Meppershall and leads to increased traffic in the area. This will cause an alteration to the existing semi-rural character of the area in which the Scheduled Ancient Monument lies. This may be considered to be an adverse effect as it further removes the motte-and-bailey castle from the historic landscape in which it is likely to have originally existed. The Scheduled Ancient Monument is, however, substantially screened from the surrounding area as it lies in private property surrounded by high hedgerows and tall trees; the direct impact of these changes to the character of the surrounding area on the monument are, therefore, likely to be minimal.

More immediately apparent changes to the setting of the Scheduled Ancient Monument by the proposed development in terms of views both to and from the monument are negligible due to the lack of intervisibility between the two sites and the lack of clear views of either site from both public footpaths and main thoroughfares in the immediately surrounding area.

13 CONCLUSIONS

13.1 The trial trench evaluation has demonstrated that the proposed development is unlikely to have a major adverse impact on archaeological remains of any date. Although Iron Age/Romano-British and Saxon/medieval pottery was recovered, all of this appears to have been present as residual material, suggesting that the archaeological contexts from which it was derived have been substantially disturbed by previous activity within the bounds of the site. Evidence for post-medieval and early modern activity was recorded but this mainly comprised quarry pits.

13.2 The proposed development will alter the character of the area, increasing the housing and population density and leading to more traffic and noise both during the construction phase and as a result of construction. This will have an impact on the setting of 'The Hills' which is designated as a Scheduled Ancient Monument. Due to the distance of the Scheduled Ancient Monument from the core of the village and the proposed development site and due to the current conditions within which it lies, on private property surrounded by large hedgerows, this impact is likely to comprise a very minor adverse impact. There will be little to no visual impact of the proposed development on the Scheduled Ancient Monument, as is evidenced by Plates 1-15. Overall, therefore the impact of the proposed development on the Scheduled Ancient Monument may be described as negligible.

13.3 Physical analysis demonstrates that the earliest building surviving within the site comprises Bury Villa, a dwelling constructed in 1932. It is constructed of gault brick but given an attractive face of red brick with typical inter-war detailing. The Fletton brick buildings located to the rear were constructed with the development of the site into a nursery in the mid-20th century and are all entirely standard and utilitarian construction, incorporating a number of mass-produced fixtures and fittings, though some slight interest is provided in the use of a Hitchin-based manufacturer. Such standardised type and form continues to be used from the 1920s through to the 1950s, but the use of aluminium tubing in the glass-houses themselves might suggest the Fletton brick ranges were constructed in the post-war period.

13.4 All of the buildings within the site including Bury Villa are of limited significance in terms of heritage value with little pretence and there are many buildings of this date surviving. Therefore, it may be considered that demolition will have a limited impact on the historic integrity of the area. Their loss may also be balanced by further assessment within the buildings to record the survival of any internal fixtures and fittings that may take the form of a photographic survey.

13.5 Paragraph 135 of the NPPF (2012) states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. As stated above, the demolition of the buildings within the site will have a limited impact on the history of the area, furthermore the loss may be mitigated for by appropriate levels of recording and analysis, in keeping with the statements made in Paragraph 141 of the NPPF (2012). Paragraph 141 states that Local Planning Authorities should require developers to record and advance understanding of the significance of heritage assets before they are lost (wholly or in part) in a manner proportionate to their importance and to the impact, and to make this information publically available. Any such requirements must be agreed with the local authority planning archaeologist.

DEPOSITION OF THE ARCHIVE

A full archive will be prepared for all work undertaken, and deposited with the local museum (Luton – Accession No. LUTNMG: 1162).

ACKNOWLEDGEMENTS

Archaeological Solutions Limited would like to thank Landcrest Developments Ltd for commissioning the project and for assistance (in particular Mr Peter Barnett) and Samantha Boyd and Russell Gray at Woods Hardwick Planning Ltd.

AS would like to acknowledge the assistance of the Central Bedfordshire HER.

AS would also like to thank Mr Martin Oake of Central Bedfordshire Council for his input and advice.

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SSEW 1983 *Soil Survey of England and Wales: Legend for the 1:250,000 Soil Map of England and Wales* Harpenden, Rothamsted Experimental Station/Lawes Agricultural Trust

Web resources

www.domesdaymap.co.uk

1 Grace's Guide
[http://www.gracesguide.co.uk/George W. King](http://www.gracesguide.co.uk/George_W._King)

APPENDIX 1

HISTORIC ENVIRONMENT DATA

Central Beds HER Search Ref. 201516/164

SMR	NGR SP	Description
Prehistoric		
16319	Centred TL 1366 3642	<p>LATE BRONZE AGE to POST-MEDIEVAL FINDS, to rear (W) of 62 and 64 High Street A variety of finds dating from the late Bronze Age to medieval periods and including coins (mainly Roman), metalwork, tile and pottery (though no 13th or 14th century pottery) reported by Sandra Read (62 High Street) to have been found in the vicinity of TL 1368 3642.</p> <p><2> <i>Memorandum</i> (Unpublished document)</p> <p>Summary list of finds recorded on a visit to 62 High Street, Meppershall [but derived from 5 'sites' in the vicinity, HER's 16316-16320, and not possible to distinguish finds from each though some may be from HER 16319]. About 200 sherds of Iron Age, Roman, Saxo-Norman, Medieval, late Medieval and Post-Medieval pottery noted, mainly coarsewares, and some sources and forms identified. Also a Roman tegula or brick fragment, flat roof tile, mostly late Medieval or Post-Medieval in date, and a near complete stone mortar.</p> <p>Metalwork consisted mostly of coins, mainly Roman, but also Medieval and Post-Medieval, most identified. Also a Medieval jeton and 17th century trade tokens. Other metalwork - ring fibula, Civil War tunic button, Roman zoomorphic knife handle, Tudor cloak fastener, 14th century strap end buckle and brass, bronze and pewter? Buckles.</p> <p><3> Bedfordshire County Archaeology Service, <i>BCAS Projects and Watching Brief database</i> (Archaeological Report)</p> <p>Site visit and recording on 3rd May 1996.</p> <p>In the vegetable patch circa 50m to the north-west, there were 2 sherds (including one rim sherd) of medieval pot just on the surface. Mrs Reid also made two visits to the unit in September and December 1996. The pottery quantified is part of HER number 16319: vegetable patch produced a quantity of medieval/late medieval pottery (84 sherds), including Brill-Boarstall type (C11), medieval shelly (B07), late med reduced and oxidised wares, (types E01 and E02 respectively), and various medieval sand tempered types. Also two very abraded and worn late Iron Age/Roman sherds. A subsequent visit made on 18/09/1997 to see pot found on land west of No. 62 - finds of EIA to post-medieval but hardly any C13th-14th pottery. Also Roman coins. Metal finds from the vegetable patch: Roman coin, Cu alloy, either radiate or barbarous radiate (i.e. forged) of ?Carausius or Allectus, late C3rd AD; finger ring, Cu alloy with lozenge, probably post-medieval.</p>
Roman		
16317	Centred TL 1385 3630	<p>ROMAN FARMSTEAD, MEDIEVAL AND POST-MEDIEVAL FINDS, East of High Street To the E of the High Street in Meppershall Roman coins, samian and coarseware pottery and tile were collected in the 1990's</p> <p>at TL 13893635 along with some medieval and post-medieval pottery. Excavations in 2001-2 following an earlier evaluation revealed ditches, pits (several associated with a spring), postholes and part of an enclosure ditch suggesting that this site lay in the vicinity of a fairly affluent 3rd-4th century farmstead, possibly to the east, though some material of 1st-2nd century date was also recovered. Bone plate making took place around the spring in the 4th century and there was also evidence for iron smithing. A single Saxon cesspit was also found.</p>
16318	Centred TL 1382 3634	<p>ROMAN COINS & POTTERY, Nursery Site, East of High Street From the Nursery site to the E of Meppershall High Street Roman coins and pottery were found. In 2001 an evaluation occurred on the site which saw 11 trenches excavated. Archaeological deposits were found in 5 of the trenches of which 1 produced a number of features containing Roman remains. The features mostly indicated Roman activity on the site, although there was some evidence of medieval activity as well.</p>
Medieval		
17105		MEPPERSHALL MEDIEVAL VILLAGE <1> Heritage Network, <i>Archaeological Report</i> (Unpublished document)

		<p>Archaeological investigations revealed a possible trackway with metallised surface & drainage ditch (C14-16), a possible springhead or hollow (C10-11) and a drainage ditch (C11-12).</p> <p><2> Heritage Network, 2009, <i>Manor Farm, 62 High Street, Meppershall: Archaeological Monitoring Report</i> (Archaeological Report) The ground level was reduced by up to 0.93m across the site, revealing a number of features, including a pit, a demolition layer and a dump layer, suggesting late medieval occupation. Several structural features, including walls and wall foundations, were also encountered, relating to at least one earlier range to the house, demolished in 1949, and an outbuilding, demolished in the 1880s.</p> <p><3> Northamptonshire Archaeology, 2012, <i>Archaeological Evaluation of land to the rear of High Street, Meppershall, Bedfordshire</i> (Archaeological Report)</p> <p>No pre-modern archaeological features or finds were present within the development area. A ditch in Trench 5, was a postmedieval field boundary backfilled in the late 20th century.</p>
950	TL 1345 3592 (point)	<p>ST MARY'S CHURCH Parish Church. C12, C13, C15, half rebuilt 1875-6 by Sir Arthur Blomfield. Coursed ironstone, ashlar dressings. Clay tile roofs. Chancel, central tower, N and S transepts, nave, N and S aisles. Chancel: C13. E elevation has 3 C19 lancets. N and S elevations each retain lancet to E bay, C15 3-centred 3-light window to W bay, and small blocked square-headed window between. S elevation also has C15 4-centred doorway. Tower: C12. 3 stages, top stage added or rebuilt C15. Round-headed arches to all sides of ground stage, plain except for simple moulding to W side of W arch. N arch partly rebuilt C19. 2nd stage has C12 loop to each side. Top stage has C15 2-light windows to bell-stage. C19 embattled parapet. Transepts: C12, reworked C15. Each is lit by C15 4-light cinquefoiled window with flat head. N transept now a vestry and organ chamber. S transept E wall rebuilt C15, with a tower staircase included in thickness of wall. C19 embattled parapets. Nave and aisles: rebuilt 1875-6. 3-bay pointed-arched arcades. Clerestory has 6 pairs of single lights to each side, aisles have 3-light windows under flat heads, 3 to N, 2 to S. S aisle has pointed-arched doorway in slightly projecting gable. Interior: C15 12-sided font to S aisle. E walls of N and S transepts have altar recesses with 4-centred heads and carved panel decoration, and retaining traces of paint. N one set within blocked semi-circular archway. S transept has brasses to John Meptyshale (d.1440) and wife, and to John Boteler (d.1441) and wife. Chancel wall monuments include polychrome one to Timothy Archer (d.1672), rector. Transept roofs include some C15 work, otherwise roofs and pews are C19.</p>
369	Centred TL 1330 3585	<p>THE HILLS, motte & bailey castle</p> <p>The site known as "The Hills" is a motte, with two baileys located to the north east of the motte. The motte is an earth mound approx 25m in diameter and 5m high from the base of the encircling ditch; the ditch is 10m wide and approx 1m in depth. The mound would have held a wooden tower. The inner bailey is in the form of an island, fortified by an extension of the motte ditch, and is kidney-shaped in plan, measuring approx 50m by 20m; it is raised to a height of 2-2.5m above the base of the ditch. The outer bailey is separated from the inner by a 10m wide ditch. It is larger than the inner bailey, roughly triangular in shape, and measures approx 60m by 40m. It is also lower than the inner bailey, only 1m above the base of the ditch, but with a bank up to 1m high on its north eastern side. The height difference would enable defenders on the motte to have a clear line of sight. The defensive ditch continues around the eastern side of the bailey, and at its north eastern corner are the remains of a leat which would have supplied water to the ditch. A length of the leat 8m long survives; it is 3m wide and 1m deep. The castle is thought to date from the reign of Stephen (1135-1154 AD) and to have been besieged by him during the siege of Bedford. The site is a Scheduled Ancient Monument (No. 20417). There is a 17th century manor house a short distance to the north east, but no indication of a medieval house.</p>
371	Centred TL 1373 3620	<p>RECTORY MOAT, Monk's Pool The remains of a medieval homestead moat, now enclosing a late 18th century house known as Monks Pool. The north east and north west arms of the moat</p>

		survive: the north west arm is waterfilled and approx 13m wide whilst the north east arm is partly dry, approx 13m wide and 1.3m deep. The rest of the moat has been destroyed by garden landscaping. Documents of 17th and 18th century date refer to a moat and drawbridge on the site.
4492	Centred TL 133 359	EARTHWORKS West of 'The Hills' Earthworks, possibly remnants of field boundaries and a medieval village.
5450	Centred TL 135 359	EARTHWORK (East of 'The Hills') & CHURCHYARD Earthworks, possibly of early buildings, with one linear bank running E-W through the churchyard
5455	Centred TL 134 358	MOAT & EARLIER SITE OF MANOR Remains of a medieval moat. By 1972 only the west arm and segments of the north and south arms were still visible.
5490	Centred TL 137 362	FISH PONDS, north west of Rectory Historic maps indicate four fishponds, probably medieval, to the north west of and associated with the Rectory. The two south eastern ponds are still visible as waterfilled earthworks but the south western and large north eastern ponds have been filled in or destroyed.
5491	TL 137 361 (point)	DOVECOTE, The Rectory "The last Dovehouse, which was in a ruinous state, was taken down and a larder and laundry erected in its place".
5503	TL 135 360 (point)	LYCHGATE Lych gate which was still surviving amongst the modern development north east of the church in 1978.
8935	Centred TL 134 359	ST MARY'S PARISH CHURCHYARD Discovery of human bones in sewer trench running outside and parallel to churchyard wall. This wall is Post Medieval. This may indicate that the churchyard was once larger or that some burials may have been outside the extent of the consecrated land. No other bones found.
16320	TL 1361 3642 (point)	MEDIEVAL & POST MEDIEVAL POTTERY & TILE, West of High Street. Late post medieval pottery and tile, and a single sherd of medieval pottery found to the W of Meppershall High Street.
Post-medieval		
5761	TL 1384 3659 (point)	<p>FOWLER'S FARMHOUSE, 26 & 28 High Street House. Late C16, reworked early C19. Timber framed, front and side walls almost entirely recased in C19 red brick, rear wall partly rebuilt in brick. Clay tile roofs, including fishscale tiles to front elevation of central block. H-plan, 2 storeys. Front elevation has C19 casement windows with glazing bars under rendered flat arches. Gabled central porch. Side elevations of both cross-wings retain substantial external chimney stacks, much of which are of early brick. The timber-framing which remains visible includes the main jowled corner posts of both wings to front and rear, and tall-panel wall framing on both outside wing walls. Lean-to single-storeyed addition to rear.</p> <p>INTERIOR: includes internal weall framing in the right wing, and chamfered bridging beams throughout, including crossed beams in the hall range to both the hall ceiling and in the bedroom above. In addition the main elements of the roof survive with most purlins, some principal rafters and interrupted queen post trusses and some framing in the left front and right rear gables, although this is masked by the early C19 walling which is now revealed as a covering of the original rather than a replacement. An open fireplace survives in the right wing ground floor.</p> <p>SUMMARY OF IMPORTANCE: This is a late C16 timber-framed farmhouse which was altered in the early C19 by the addition of a new front walling, the introduction of a new stack in the hall and the addition of a kitchen behind it. However, the main elements of the timber frame and roof survive. The H plan-form also survives complete with central hall and chamber above both with crossed bridging beams. Other features include an open fireplace, newel stairs and jowelled corner posts.</p> <p>Former description: (House, now subdivided into 2 properties. C16, reworked later C19. Timber framed structure, front and side walls almost entirely recased in C19 red brick, rear wall partly rebuilt in brick. Clay tile roofs, including fishscale tiles to front elevation of central block. H-plan, 2 storeys. Front elevation has C19 casement windows with glazing bars under rendered flat arches. Gabled central porch. Side elevations of both cross-wings retain substantial external chimney stacks, much of which are of early brick. RH side elevation has some close-</p>

		studded framing exposed with red brick infill. Lean- to single-storeyed addition to rear. RH cross-wing retains inglenook fireplace to ground floor).
5759	TL 1342 3590 (point)	MANOR HOUSE, Church Road House. Early C17. Much of upper part rebuilt after fire in 1959. Timber framed construction, mostly with colourwashed plaster infill, parts of ground floor of cross-wings rebuilt in red brick. Clay tile roofs, that to main block hipped. H-plan, 2 storeys, with C20 dormers to roof of rear elevation. E elevation: 5 2-storeyed gables in all, central one a porch, the 2nd and 4th gables projecting beyond the cross-wings. Casement windows with leaded lights, 3 to ground floor, 5 to first floor. Porch gable has reset pargetting panel with thistle design. Cross-wings have ornamental curved brace decoration to upper part, apparently mostly recent. Main block has red brick double ridge stack with a pair of moulded octagonal shafts. Red brick external stack, rebuilt C20, to side wall of LH cross-wing. Single storeyed addition adjoins to N. Remains probably associated with the original 17th century manor building were found during an archaeological watching brief in August 2003.
5762	TL 1374 3641 (point)	62 HIGH STREET, Manor Farm, (formerly 32).House. Mid C17. One bay demolished probably C19. Single bay rear addition, C18. Restored mid C20 and late C20. Timber framing, mainly rebuilt in brick on the ground floor, with roughcast finish renewed C20. Gabled and hipped plain tile roofs. Brick ridge and external side watt stacks. Windows are all late C20 UPVC casements, mainly in original openings. 2 storeys; 3x1 bays. Front has two late C20 doors, that to right in line with the stack, that to left in line with the stairs. 2 windows, 2 and 3 lights. Above, a 4-light window flanked to left by a 3-light and to right by a single light window. Rear wing has a 2-light window on each floor on the street side, and single light windows on the garden side. Left gable has 2-light ground floor window and single light window to roofspace. INTERIOR: Central ground floor room has chamfered spine beam and rebuilt brick principal fireplace, with evidence of a former staircase towards the rear. An original fireplace, back to back with this, survives. Eastern ground floor room has chamfered spine beam, truncated at the west end where the existing C20 staircase is inserted, and exposed studs and joists. Rear ground floor room, C18, has chamfered span beam, exposed joists and lighter studding, some renewed late C20. Brick fireplace rebuilt late C20. First floor has several jowled bay posts with arch braces, some inverted. Two substantial framed cross watts, that adjoining the stairs lacking most lower infill panels. Central room has to west a brick fireplace, probably late C17. Principal rafter roof, exposed throughout, without ridge piece. Single clasp purlins, and long, slender diagonal braces. Rear wing has a similar roof of much lighter material, hipped and with a ridge piece and rudimentary king post. The survival of the majority of the framing and the roof is crucial to the historical importance of this building.
5764	TL 1368 3608 (point)	RECTORY COTTAGE/ THE OLD COACH HOUSE, 10 & 12 Rectory Road (formerly 10 & 11)House, formerly 2 properties. C17 or earlier. Timber framed construction with colourwashed plaster infill. Thatched roof, hipped to S end. No. 10 is one storey and attics, of 3-room plan, no. 12 is 2-storey, of 2-room plan. Variety of-casement windows, all with leaded lights. C20 part-glazed plank door to no. 12. Red brick ridge stack to lower block, close to junction with LH block. Red brick integral stack to rear wall of lower block RH bay. Rear elevation has outshot and eyebrow dormers.
5765	TL 1361 3601 (point)	THE HOLLIES, 2 Shillington Road House. C17 origins, reworked C18. C18 brick to W, N and E elevations, colourwashed render to S elevation. Apparently retains part of timber framed structure. Clay tile roof. 2-room plan, 2 storeys and attics. N elevation: flush sashes with glazing bars, 2 to ground floor, 3 to first floor, ground floor ones under segmental heads. Brick band at first floor level. Central doorway has 6-panel door, top pair glazed, with pilastered surround and moulded triangular pediment. Red brick multiple ridge stack in line with doorway, serving back-to-back hearth. Single-storeyed addition to end, lean-to to rear elevation.
5763	TL 1367	3 RECTORY ROAD C17-C18 cottage, formerly thatched, now with corrugated iron roof, timber framed, one storey and attic.

	3609 (point)	
9247	TL 1371 3632 (point)	95 HIGH STREET Site of post medieval house, now demolished
16164	TL 1373 3641 (point)	ICE, OR OTHER FOOD STORE, AND FINDS, from garden of 62 High Street Owner digging a soakaway in garden [of 62 High Street, Meppershall] discovered post-medieval small square brick-built structure. Site visited and recorded by BCAS [3rd May 1996]. The structure would have been within the grounds of the old house, probably the kitchen, and it was possibly an ice pit, cheese pit or some other type of food storage area. Contained post medieval pottery, an iron cleat and nail, slate and charcoal. The bricks were hand made in moulds and of 16 th to 18 th century in type, but probably 17 th century in date to go with the fireplace made of similar bricks. Brick dimensions: 5.5cm deep x 21 cm long x 11cm wide. Pottery from soakaway (32 sherds) mainly post-medieval in date, including glazed red earthenware (P01), german stoneware (P27), transfer printed ware (P45), Staffs. Slipware (P30) and sherds of ?Metropolitan slipware, originating from Essex. Metal finds from the soakaway area, where the square structure was, but not necessarily within it: thimble, Cu alloy, late medieval or C16 th /17 th ; pin, Cu alloy, spiral headed pin, late medieval or early post medieval, C15 th -17 th , sewing or dress pin.
9384	Centred TL 137 357	CLAY PITS Clay Pits and Clay Pit Close referred to in Shillington perambulation of 1740. "Old Chalk Pit" shown on drainage map of the late 19 th century.
5760	TL 1375 3618 (point)	MONK'S POOL, formerly The Rectory House, formerly the rectory. Late C18, with C19 additions and alterations. Stands in moated site, replacing an earlier building. Red brick. Clay tile roofs. Double pile plan with 2-span roof, 2 storeys and attics. Later outbuildings to rear of one storey and one storey and attics. SE elevation: 4-window range, flush sashes with glazing bars, ground floor ones with gauged brick flat heads. Modillion cornice to eaves. Red brick ridge stack to centre. Red brick external stack to RH gable end. SW elevation: irregularly placed sash windows. 6-moulded-panel front door, surmounted by semicircular fanlight with radiating glazing bars. This set within panelled round-arched reveal, and flanked by pilasters supporting open pediment. Interior: rather plain; 2 simple fireplaces and some panelled doors and reveals.
7162	TL 1365 3624 (point)	MEPPERSHALL V A LOWER SCHOOL Brick built Victorian period School with gabled tile roof.
2477	Centred TL 138 362	OLD SAND PIT, East High Street The site of a sand pit is marked on the 1 st and 2 nd edition Ordnance Survey maps. Earthworks observed in the area are thought to be the remains of mineral extraction. Observation during building work in the area did not record any archaeological activity.
2973	Centred TL 134 360	OLD GRAVEL PIT, North of 'The Hills' The site of a gravel pit, shown on the 1882 Ordnance Survey 25". Still visible as an earthwork, the gravel digging has disturbed an area of earthworks (HER4492) associated with The Hills, a scheduled motte and bailey castle (HER369).
Undated		
385	Centred TL 137 367	SEMI-CIRCULAR CROPMARK W of Meppershall A possible former field boundary ditch visible on air photos as a cropmark.

APPENDIX 2 CONCORDANCE OF FINDS

AS1785, P6439, 100 High Street, Meppershall, Bedfordshire

Feature	Context	Segment	Trench	Description	Spot Date (Pot Only)	Pot Qty	Pottery (g)	CBM (g)	A.Bone (g)	Other Material	Other Qty	Other (g)
1000				Topsoil	19th-early 20th C	1	555					
1010	1011		2	Fill of Ditch	11th-13th C	1	5		13			
1016	1017		7	Fill of Burnt Pit						B.Bone		4
1018	1019		2	Fill of Ditch	18th-19th C (residual late Saxon sherd)	3	148		2			
1024	1026		2	Fill of Pit					44			
1018	1027		2	Fill of Ditch				47	157			
1028	1029		6	Fill of Ditch					60			
	1045		3	Subsoil	mid 9th-12th C	3	3		4	F.Clay	1	10
	1047	A		Fill of Pit					2			
1046	1047	B	1	Fill of Pit	11th-12th C (residual LIA /early Roman sherd)	4	95		580	F.Clay		121
1052	1053		9	Fill of Pit	11-12th C	6	77		1	Slag	3	216
1068	1069		4	Fill of Pit				38		Fe.Frag	1	16
1070	1071		4	Fill of Pit					106			
1074	1076		1	Fill of Ditch				16	28	S.Flnt	1	5

APPENDIX 3 SPECIALIST REPORTS

The Struck Flint

Andrew Peachey CMIfA

A flake (5g) of struck flint was recovered from Ditch F1074 (L1076) as residual material in a moderately patinated condition. It comprises a secondary debitage flake with no evidence of re-touch or wear, but appears to have been removed using soft-hammer percussion, thus while a Neolithic date appears most likely, origins in other prehistoric periods cannot be discounted.

The Pottery

by Peter Thompson

Introduction

The archaeological evaluation recovered 16 sherds weighing 837g from six features or layers. The pottery comprises one residual shed of Late Iron Age to Early Roman pottery, 12 Late Saxon to early medieval sherds, and three late post-medieval to modern sherds, including a complete stoneware bottle and a large fragment of probable sewage pipe.

Methodology

The pottery was examined under x35 binocular microscope and recorded below (Table 1). The recording was carried out in keeping with the Medieval Pottery Research Group Guidelines (Slowikowski et al 2001 & MPRG 1998), and the fabric codes follow established codes used by the Museum of London (MoLAS) or other mnemonics. In addition the codes specific to Bedfordshire fabrics are also provided, while form terminology follows that used by the MPRG.

The Pottery by Feature

Pit F1046 (L1047) contained two St Neots ware sherds including an inturned bowl rim similar to examples from Bedford bus station (Baker and Hassall 1979, Fig. 104, NO. 114), and a body sherd of Thetford-type ware which indicate a date centred on the 11th-12th centuries. This pit also contained the sherd of Late Iron Age to Early Roman ware in a grog and calcareous tempered fabric with comb decoration on the external wall.

Pit F1052 (L1053) was of a similar date containing a body sherd of St Neots ware and 3 sherds of medieval coarse gritty ware including a base/wall angle from a jar. Gravel subsoil L1044 also contained three small abraded body sherds of St Neots ware, while Ditch F1010 (L1011) yielded a single sherd of Early Medieval sandy ware.

Ditch F1018 (L1019) contained a sherd of late post-medieval red earthenware with brown glaze on both surfaces that was quite abraded. There was also a cylindrical fragment of crude late post-medieval red earthenware that probably derived from a sewage pipe. The ditch also contained a residual sherd of St Neots ware.

The Topsoil (L1000) produced a stoneware ginger beer bottle labelled 'R.C. Allen Limited, Newarke Street and Oxford Street, Leicester'. Allen and Co. was a company associated with brewing from 1870; Allen House (on the corner of Oxford Street and Newarke Street in Leicester) was built in the late 1920's and incorporated both offices and the a plant until 1951 (www.pappolar.com/citybreweries).

KEY

Code: Name and Date

IA/RGS: Iron Age/Roman grog and shell Late Iron Age to Early Roman

SNEOT: St Neots mid 9th-12th

EMS: Early medieval sandy ware 11th-13th

MCW: Medieval coarse ware 11th-14th

GRE: Glazed red earthenware late 16th+

ENGS: English stoneware 18th+

Feature	Context	Beds Fabric Code	Quantity	Date	Comment
Topsoil	1000	MOD	1x548g ENGS	20 th century	ENGS: complete stoneware bottle with R.C. Allen of Leicester
Ditch 1010	1011	C1	1x5g EMS	11 th - 13 th	EMS: body sherd, pale grey with brownish- orange outré surface
Ditch 1018	1019	B01 P01 MOD	1x2g SNEOT 1x25g GRE 1x117g sewage pipe	Mid 18 th - 19 th	SNEOT: body sherd GRE: body sherd with brown glaze both surfaces
Gravel Subsoil 1044	1045	B01	3x3g SNEOT	Mid 9 th -12 th	SNEOT: x3 body sherds
Pit 1046	1047	F05 B01 C08	1x41g RGS 2x37g SNEOT 1x6g	11 th - 12 th	RGS: body sherd comb decorated SNEOT: x1 inturned bowl rim, x1 body

			THET		sherd THET: body sherd
Pit 1052	1053	B01 C54	1x9g SNEOT 3x44g MCW	11 th - 12 th	SNEOT: body sherd MCW: x1 rounded base/body sherd to jar, x2 body sherds

Table 1: Quantification of pottery by Feature

Bibliography

Baker, E. and Hassall, J. 1979 'The pottery', in E. Baker, J. Hassall and A. Simco 'Excavations in Bedford 1969-77', Bedfordshire Archaeological Journal 9, 147-241

MPRG, 1998 A Guide to the Classification of Medieval Ceramic Forms Medieval Pottery Research Group Occasional Paper No. 1

Slowikowski, A., Nenck, B. and Pearce, J., 2001 Minimum Standards for the Processing, Recording, Analysis and Publication of Post-Roman Ceramics, Medieval Pottery Research Group Occasional Paper 2.

Web Site

www.pappolar.com/citybreweries - Past and Present Pubs

The Daub

Andrew Peachey CMIfA

The evaluation recovered eight fragments (584g) of daub in a highly fragmented and abraded condition. The baked clay was off-white to pale grey-brown in colour with inclusions of sparse rounded chalk (2-10mm), and appears to be sun-dried rather than baked or fired. The bulk of the daub: seven fragments (582g) was contained in medieval Pit F1046 (L1047 Segment B), with a further small fragment (4g) in Subsoil L1044. The fragments in Pit F1046 include partial rod-like impressions (20mm wide) that indicate the daub was almost certainly applied to a wattle frame to form part of a structure.

The Ceramic Building Materials

Andrew Peachey MCIfA

The evaluation recovered a total of five fragments (101g) of CBM, in a highly abraded and fragmented condition. The CBM comprises small fragments of peg tile manufactured in a hard, abrasive, red orange fabric with inclusions of common medium sand (<0.5mm),

occasional iron ore and flint (2-8mm). The very low quantities of peg tile were contained in Ditches F1018, F1074 and Pit F1068. While it cannot be entirely discounted these fragments were manufactured toward the end of the medieval period in the 15th- mid 16th centuries, it is more likely they are post-medieval, probably produced between the mid 16th-18th centuries.

The Worked Bone report

Dr Julia E. M. Cussans

A single piece of worked bone or antler was noted during examination of animal bones recovered from trial trench excavations at Meppershall. This bone derived from Ditch Fill L1011 (F1010). The fragment appeared to have been worked into a point the tip of which had broken off. The piece is c. 120mm in length, c. 10mm across at its widest point and c. 5mm across at the narrow end where the point has broken off. The object is roughly oval in cross section and slightly curved along its length. Striations and facets resulting from working are visible along the length of the piece. No wear indicative of the item having been used is apparent.

The Animal Bone

Dr Julia E. M. Cussans

A total of 58 animal bone fragments were recovered from trial trench excavations at Meppershall from a total of 12 contexts or context segments (Table 2), deriving from a selection of pit and ditch fills. Bone condition was variable with preservation being recorded as poor through to excellent on a five point scale from very poor through to excellent, however the majority of bone was rated as having ok or good preservation. Fresh breakages and abraded bones were fairly rare. Gnawed bones were only present in Gravel Subsoil L1045 and Pit Fill L1047B; these had most likely been gnawed by dogs. Two fragments of burnt (charred) bone were recovered from Pit Fill L1017. A single worked bone from Ditch Fill L1011 is described separately below.

Identified taxa present, in order of abundance, were cattle, pig, sheep/ goat and dog, with cattle being considerably more numerous than the other taxa. However over half of the assemblage could only be determined as large (cattle or horse sized) mammal and a small number of bones were determined as medium (sheep or pig sized) mammal. In the main these bones were fragments of long bones, but rib and vertebrae fragments were also present.

The largest group of bones came from Pit Fill L1047B which included cattle, sheep/ goat and pig bones. A number of these bones had been butchered, including small knife cuts and heavy blade chops; ageable and measurable bones were also present. Ageable elements included a neonatal cattle metapodial (foot bone) and a deciduous pig incisor. Cattle butchery was also noted in two other contexts including a proximal femur which had been sawn through below the articulation (L1071). A butchered pig mandible from Pit Fill L1026 was determined to be from a female animal - based on the form of the canine tooth. No pathological bones were noted in the assemblage.

The assemblage is reasonably well preserved and information rich and a larger assemblage is likely to be useful in determining the economic status of the site.

Feature	Context	Segment	Description	Spot Date	Cattle	Sheep/ goat	Pig	Dog	Large Mammal	Medium Mammal	Total
1010	1011		Fill of Ditch	11th-13th					1*		1
1016	1017		Fill of Burnt Pit	\					2		2
1018	1019		Fill of Ditch	18th-19th				1			1
1024			Fill of Pit	\			1				1
1018	1027		Fill of Ditch	\	1				1		2
1028	1029		Fill of Ditch	\	1				3		4
1044	1045		Gravel Subsoil	mid 9th-12th					1		1
1046	1047	A	Fill of Pit/Midden	\					1		1
1047	1047	B	Fill of Pit/Midden	10th-12th	9	2	2		18	4	35
1052	1053		Fill of Pit	10th-12th						1	1
1070	1071		Fill of Burnt Pit	\	1						1
1074	1076		Fill of Ditch	\					8		8
			Total		12	2	3	1	35	5	58

Table 2. Quantification of animal bone from Meppershall. * is worked fragment, see 'Worked Bone'.

The Environmental Samples

Dr John Summers

Introduction

During trial excavations at 100 High Street, Meppershall, 8 bulk soil samples for environmental archaeological assessment were taken and processed. Two of the sampled features (F1046 and F1052) have been assigned a medieval spot date. This report presents the results from the assessment of the bulk sample light fractions, and discusses the significance and potential of any remains recovered.

Methods

Samples were processed at the Archaeological Solutions Ltd facilities in Bury St. Edmunds using standard flotation methods. The light fractions were washed onto a mesh of 500µm (microns), while the heavy fractions were sieved to 1mm. The dried light fractions were scanned under a low power stereomicroscope (x10-x30 magnification). Botanical and molluscan remains were identified and recorded using a semi-quantitative scale (X = present; XX = common; XXX = abundant). Reference literature (Cappers *et al.* 2006; Jacomet 2006; Kerney and Cameron 1979; Kerney 1999) and a reference collection of modern seeds was consulted where necessary. Potential contaminants, such as modern roots, seeds and invertebrate fauna were also recorded in order to gain an insight into possible disturbance of the deposits.

All samples >10 litres were 50% sub-sampled for the purposes of assessment. Full processing for retention in the site archive will be carried out for any dateable flots which are likely to contain >30 identifiable specimens.

Results

The assessment data from the bulk sample light fractions are presented in Table 3. Samples from contexts L1047 and L1053, spot dated to the 10th-12th century, contained the only incidence of carbonised plant macrofossils. These were in the form of carbonised cereal grains of free-threshing type wheat (*Triticum aestivum/ turgidum* type), barley (*Hordeum* sp.) and oat (*Avena* sp.). No chaff or weed remains were encountered, indicating that these are the remains of clean grain, perhaps destroyed during food preparation activities, and deposited with other midden material and hearth ash.

Contaminants

Modern rootlets were common in the samples, along with occasional modern seeds, burrowing molluscs (*Cecilioides acicula*) and earthworm egg capsules. The relatively low concentration of these remains indicates that there was limited biological disturbance of the sampled deposits.

Conclusions and statement of potential

The small number of medieval deposits (L1047 and L1053) from 100 High Street have produced evidence of cereal use in the vicinity of the excavated features. The deposits are of clean grain, although, due to the small number of samples, this does not rule out the possibility of cereal cultivation and processing by the site's inhabitants. It is possible that further excavation and sampling of medieval deposits at the site would enable a more detailed understanding of the use, and potentially the cultivation, of cereals on and around the site.

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Jacomet, S. 2006, *Identification of Cereal Remains from Archaeological Sites* (2nd edn), Laboratory of Palynology and Palaeoecology, Basel University

Kerney, M.P. 1999, *Atlas of the Land and Freshwater Molluscs of Britain and Ireland*, Harley Books, Colchester

Kerney, M.P. and Cameron, R.A.D. 1979, *A Field Guide to Land Snails of Britain and North-West Europe*, Collins, London

Other remains			.	.	.	.	.	.
Contaminants	Earthworm capsules		.	X	.	.	.	.
	Insects		.	.	.	.	.	.
	Modern seeds		X	X	X	X	X	X
	Molluscs		.	.	X	.	X	X
	Roots		XX	XX	XX	XX	XX	X
Molluscs	Notes	<i>Carychium</i> sp., Clausiliidae, <i>Oxychilus</i> sp., <i>Trichia hispida</i> group			<i>Cochlicopa</i> sp., <i>Discus rotundatus</i> , <i>Pupilla muscorum</i> , <i>Trichia hispida</i> group		<i>Carychium</i> sp., Clausiliidae, <i>Discus rotundatus</i> , <i>Oxychilus</i> sp., <i>Pupilla muscorum</i> , <i>Trichia hispida</i> group, <i>Vallonia</i> sp.	.
	Molluscs		XX	XX		XX	.	X
Charcoal	Notes		.	.		.	.	.
	Charcoal>2mm		.	.		.	.	X
Hazelnut shell			.	.		.	.	.
Non-cereal taxa	Notes		.	.		.	.	.
	Seeds		.	.		.	.	.
Cereals	Notes		.	FTW (1)		.	.	.
	Cereal chaff		.	.		.	.	.
	Cereal grains		.	X		.	.	.
% processed			50%	50%		50%	100%	100%
Volume processed (litres)			20	20		20	10	10
Volume taken (litres)			10	10		10	10	10
Spot date			-	18th-19th C.AD		-	-	-
Description			Fill of Ditch	Fill of Ditch		Fill of Ditch	Fill of Pit	Fill of Burnt F
Feature			1028	1018		1018	1036	1016
Context			1029	1019		1027	1037	1017
Sample number			1	2		3	4	5
Site code			AS1785	AS1785		AS1785	AS1785	AS1785

AS1785	6	1047A	1046	Fill of Pit	10th-12th C AD	10	20	50%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
AS1785	7	1047B	1046	Fill of Pit	10th-12th C AD	10	20	50%	XX	-	-	-	-	X	-	-	-	-	-	-	-	-	-	-	-
AS1785	8	1053	1052	Fill of Pit	10th-12th C AD	10	20	50%	XX	-	-	-	-	X	-	-	-	-	-	-	-	-	-	-	-

Table 1: Results from the assessment of bulk sample light fractions from 100 High Street, Meppershall. Abbreviations: Hord = barley (*Hordeum* sp.); FTW = free-threshing type wheat (*Triticum aestivum/ turgidum*); Oat (*Avena* sp.); NFI = not formally identified (indeterminate cereal grain).

PLATES



Plate 1. View from the eastern part of the development site in the direction of 'The Hills'



Plate 2. View from the central part of the development site in the direction of 'The Hills'



Plate 3. View from south-western quadrant of development site in the direction of the 'The Hills'



Plate 4. View from the boundary of the development site towards most visible part of Campton Road



Plate 5. View showing those parts of the development site visible from Campton Road, through gaps between the buildings of Bury Farm



Plate 6. As Plate 5, close-up



Plate 7. View from Campton Road towards 'The Hills'



Plate 8. View from further east along Campton Road towards 'The Hills'



Plate 9. View towards development site from the footpath approaching 'The Hills' from the north



Plate 10. View in direction of development site from closest publically accessible point to 'The Hills'



Plate 11. View incorporating both the development site and 'The Hills' from public footpath to the south-west of 'The Hills'



Plate 12. View incorporating both the development site and 'The Hills' from public footpath to the west of 'The Hills'



Plate 13. View south along High Street from entrance to development site.



Plate 14. View towards development site from Church Road, by which vehicular access is possible to the property containing 'The Hills'



Plate 15. View from High Street, incorporating both the development site and 'The Hills'

PHOTOGRAPHIC INDEX



DP 1

Trench 1 looking south-east



DP 2

F1046A in Trench 1 looking north-east



DP 3

Trench 2 looking south-east



DP 4

F1010 in Trench 2 looking east



DP 5

F1018 in Trench 2 looking north-west



DP 6

F1020 & F1022 in Trench 2 looking north-west



DP 7

Trench 3 looking north-west



DP 8

F1040 in Trench 3 looking north-east



DP 9

Trench 4 looking south-west



DP 10

F1068 in Trench 4 looking south-west



DP 11

F1070 in Trench 4 looking south-west



DP 12

Trench 5 looking north-east



DP 13

Trench 6 looking south-east



DP 14

F1028 in Trench 6 looking south-west



DP 15

Trench 7 looking south-east



DP 16

F1012 & F1014 in Trench 7 looking north-east



DP 17

Trench 8 looking south-west



DP 18

Trench 9 looking west



DP 19

F1052, F1054, F1056 in Trench 9 looking east



DP 20

F1060 in Trench 9 looking west



DP 21

F1062 in Trench 9 looking east



DP 22

East principal elevation of No. 100 (B1), taken from the east



DP 23

Detail of the east principal elevation of No. 100 (B1) showing house name and date stones, taken from the east



DP 24

View of No. 100 (B1) showing gault brick structure with red brick façade and chimney stack, taken from the south-east



DP 25

Rear side of No. 100 (B1) showing gault brick rear ranges, taken from the north



DP 26

Garage (B2) with large workshop (B3) visible to the rear, taken from the east



DP 27

Eastern elevation of the large workshop (B3), taken from the east



DP 28

Fletton brick garage (B2), taken from the north



DP 29

Interior of the garage (B2) showing sliding door, taken from the east



DP 30

Detail of the sliding door in the garage (B2) showing handle with manufacturer mark, taken from the east



DP 31

Eastern elevation of the large workshop (B3) showing Crittall style original window, taken from the east



DP 32

View of the large workshop (B3) showing original doors and windows, taken from the north



DP 33

Western elevation of the large workshop (B3) showing Crittall style original window, taken from the north-west



DP 34

Detail of a window on the south side of the workshop (B3) showing original telescopic stay, taken from the west



DP 35

View of the boarded door between Buildings 3 and 4 giving access between the house garden and the site to the rear, taken from the north-west



DP 36

View of the junction between Building 3 and 4, taken from the north-west



DP 37

Ephemeral structure on the north-west side of Building 4, taken from the north



DP 38

View of the nursery buildings including chimney stack (B5) and glasshouses to the west, taken from the south



DP 39

Chimney stack (B5) to the west of Building 3, taken from the north-east



DP 40

View of Building 6 showing adjacent wide apertures with a loading door at upper level, taken from the south



DP 41

Detail of a hinge on a sliding door in Building 6 marked 'KING HITCHIN', taken from the north-east



DP 42

Detail within Building 6 showing mechanism for the sliding door, taken from the north-east



DP 43

Detail within Building 6 showing mechanism for the sliding door, taken from the north-east



DP 44

Chimney stack (B7) to the east of the northern glass houses, taken from the south



DP 45

Sunken building remains associated with chimney stack (B7) to the east of the northern glass houses showing pipework presumably relating to lost boilers, taken from the south



DP 46

Chimney stack (B7) to the east of the northern glass houses with Building 6 and chimney stack B5 visible to the rear, taken from the north



DP 47

Chimney stack (B7) with the northern glass houses on the left, taken from the south



DP 48

View of the southern range of glass houses, taken from the east



DP 49

View of the southern range of glass houses, taken from the north-east



DP 50

Fletton brick dwarf wall on the north side of the southern range of glass houses, taken from the north-east



DP 51

Fletton brick dwarf wall on the north side of the southern range of glass houses showing impression in the cement for the lost upper glazing, taken from the north-east



DP 52

Interior of the southern range of glass houses, taken from the south-east



DP 53

Interior of the southern range of glass houses, taken from the north-west



DP 54

Buildings B8 and B9 to the west of the southern range of glass houses, taken from the north



DP 55

Buildings B8, B9 and B10 to the west of the southern range of glass houses, taken from the north-east



DP 56

Water tower (B9) to the west of the southern range of glass houses with striking cast-iron tank supported over a lower room, taken from the east



DP 57

Detail of the cast-iron tank of the water tower (B9) to the west of the southern range of glass houses, taken from the east



DP 58

View of Building 8 to the west of the southern range of glass houses, taken from the south



DP 59

Original window within Building 8, taken from the west



DP 60

Interior of Building 8, taken from the south



DP 61

Interior of Building 10, taken from the east



DP 62

Interior of Building 10, taken from the east



DP 63

Interior of Building 10 showing sliding workshop doors, taken from the west



DP 64

South elevation of Building 10, taken from the west



DP 65

Remains of a small Fletton brick structure in the south-west corner of the northern range of glass houses, taken from the south-west



DP 66

Remains of a concrete pier and panel range extending along the western boundary of the site, taken from the south



DP 67

View of the site with B10 (left) and B9 (right) with chimney stack (B7) in the distance, taken from the west



DP 68

View of the site with water tower B13 partially visible in the distance, taken from the south-west



DP 69

Water tower (B13) at the north end of the site, taken from the south-west



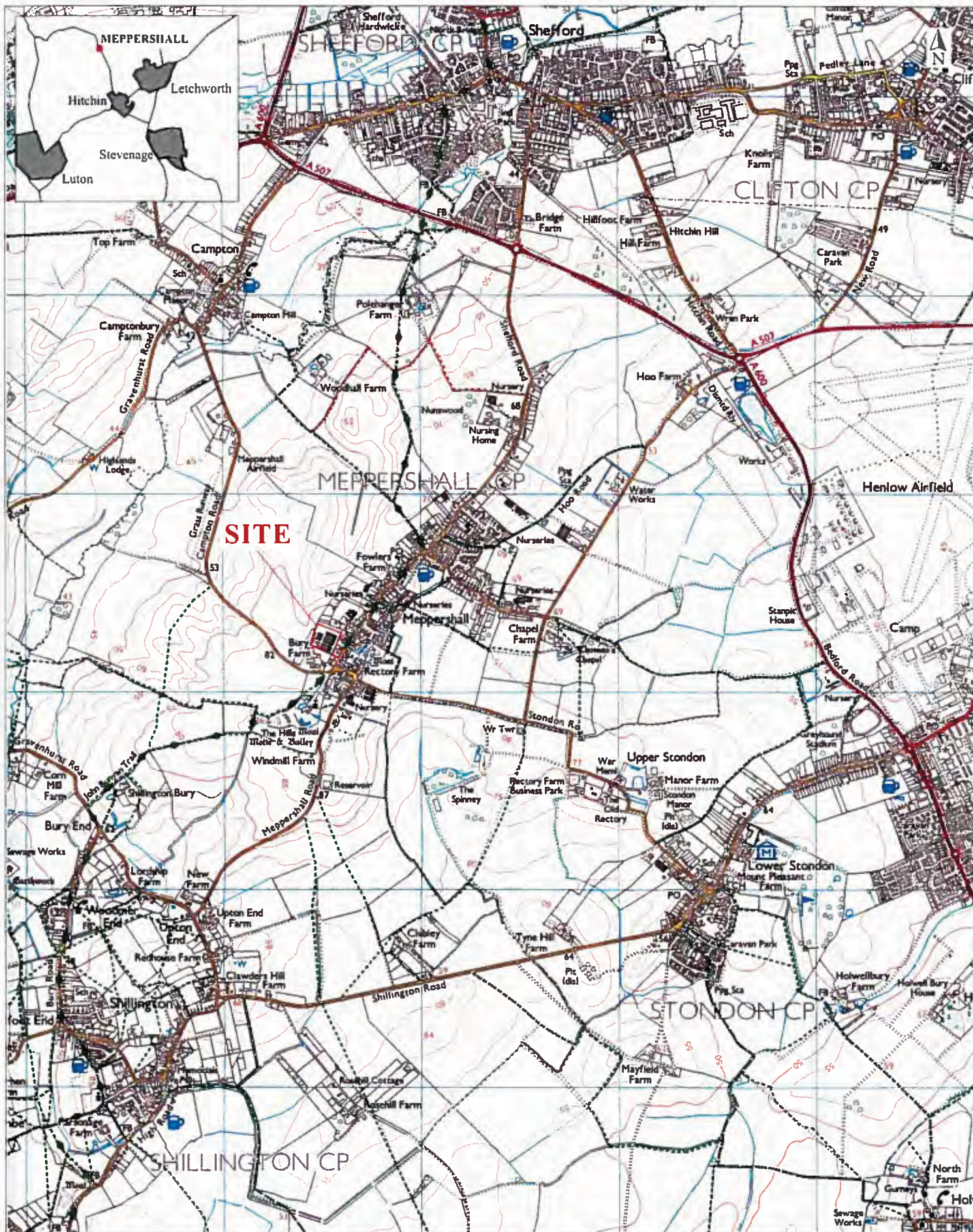
DP 70

Detail of the water tower (B13) at the north end of the site showing cast-iron tank, taken from the east



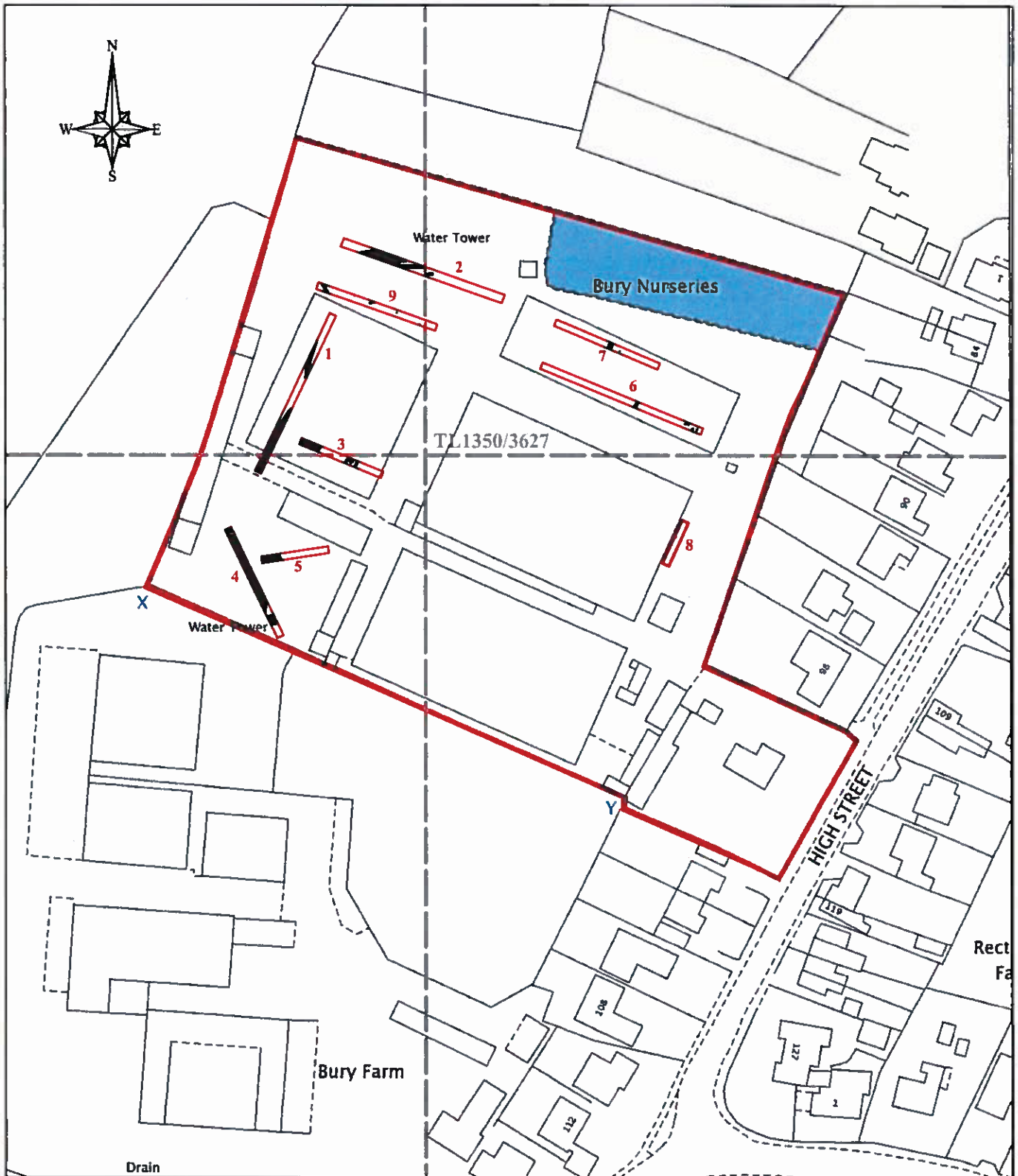
DP 71

View of the site showing the two chimney stacks (B5 and 6), taken from the north



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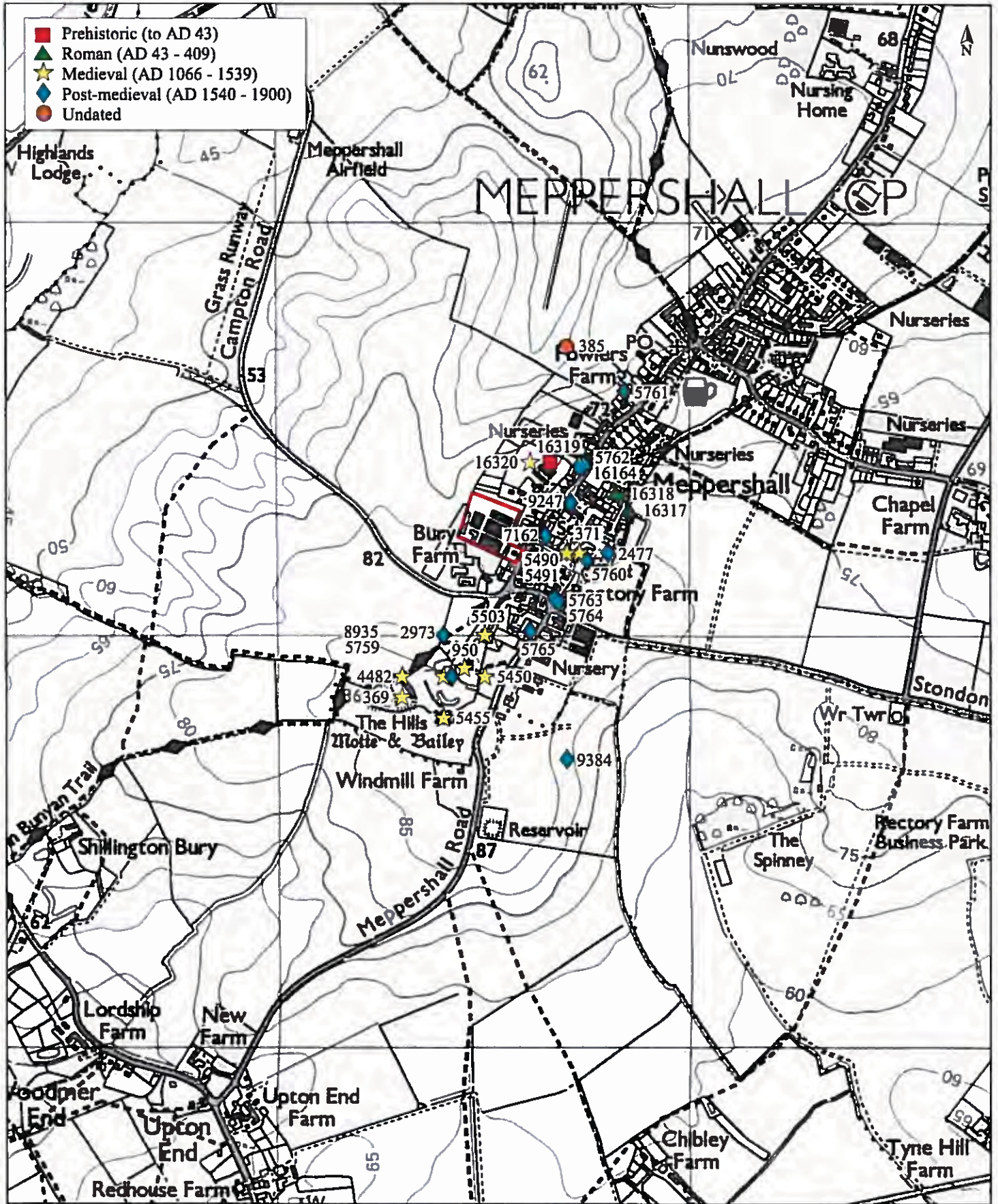
Archaeological Solutions Ltd
Fig. 1 Site location plan
 Scale 1:25,000 at A4
 100 High St, Meppershall, Bedfordshire (P6439)



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0 75m

Archaeological Solutions Ltd
Fig. 2 Detailed site location plan
 Scale 1:1250 at A4
 100 High Street, Meppershall, Bedfordshire (P6439)



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Archaeological Solutions Ltd
Fig. 3 HER data
 Scale 1:12500 at A4
 100 High Street, Meppershall, Bedfordshire (P6439)



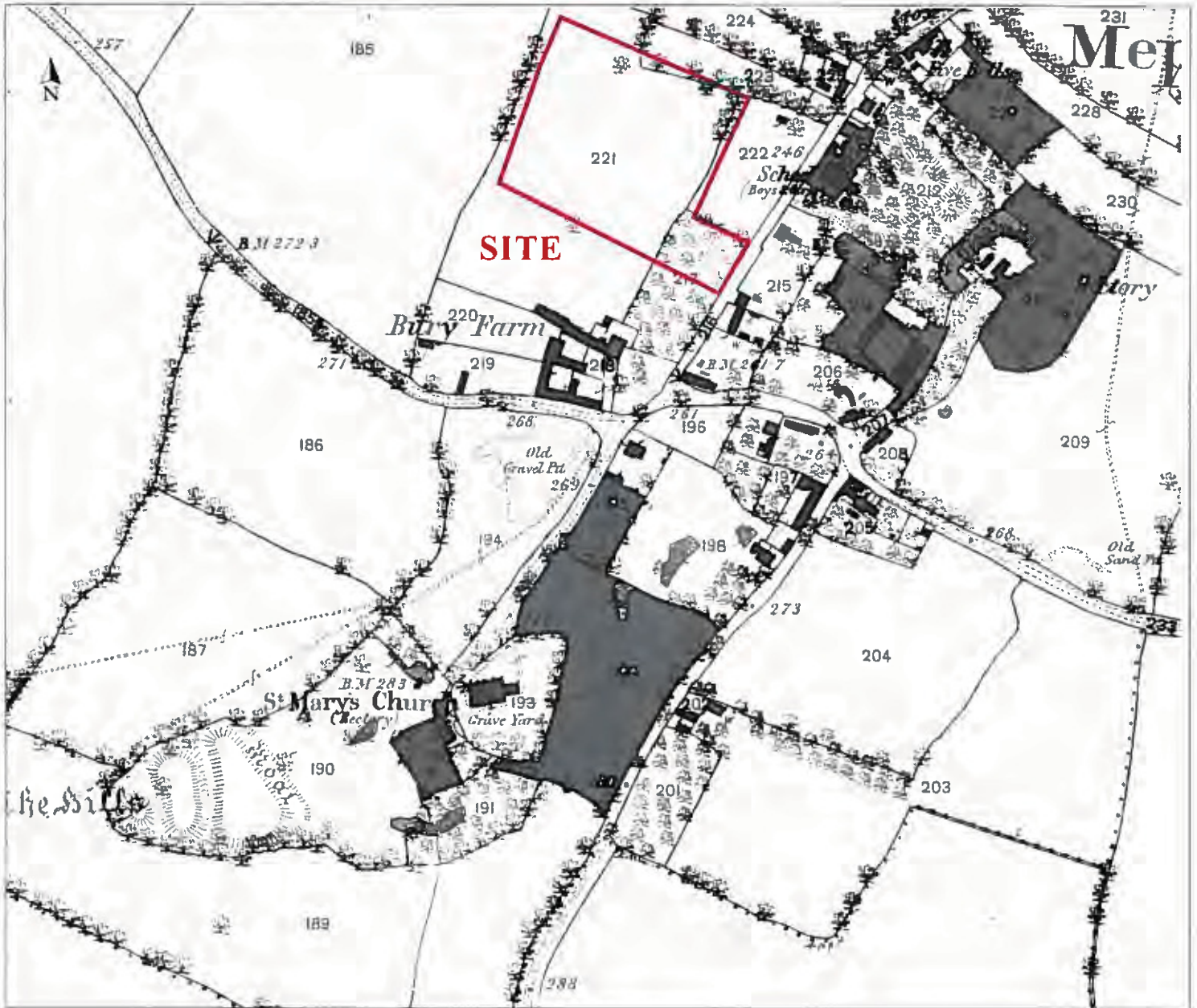
Archaeological Solutions Ltd

Fig. 4 Tithe map, 1846

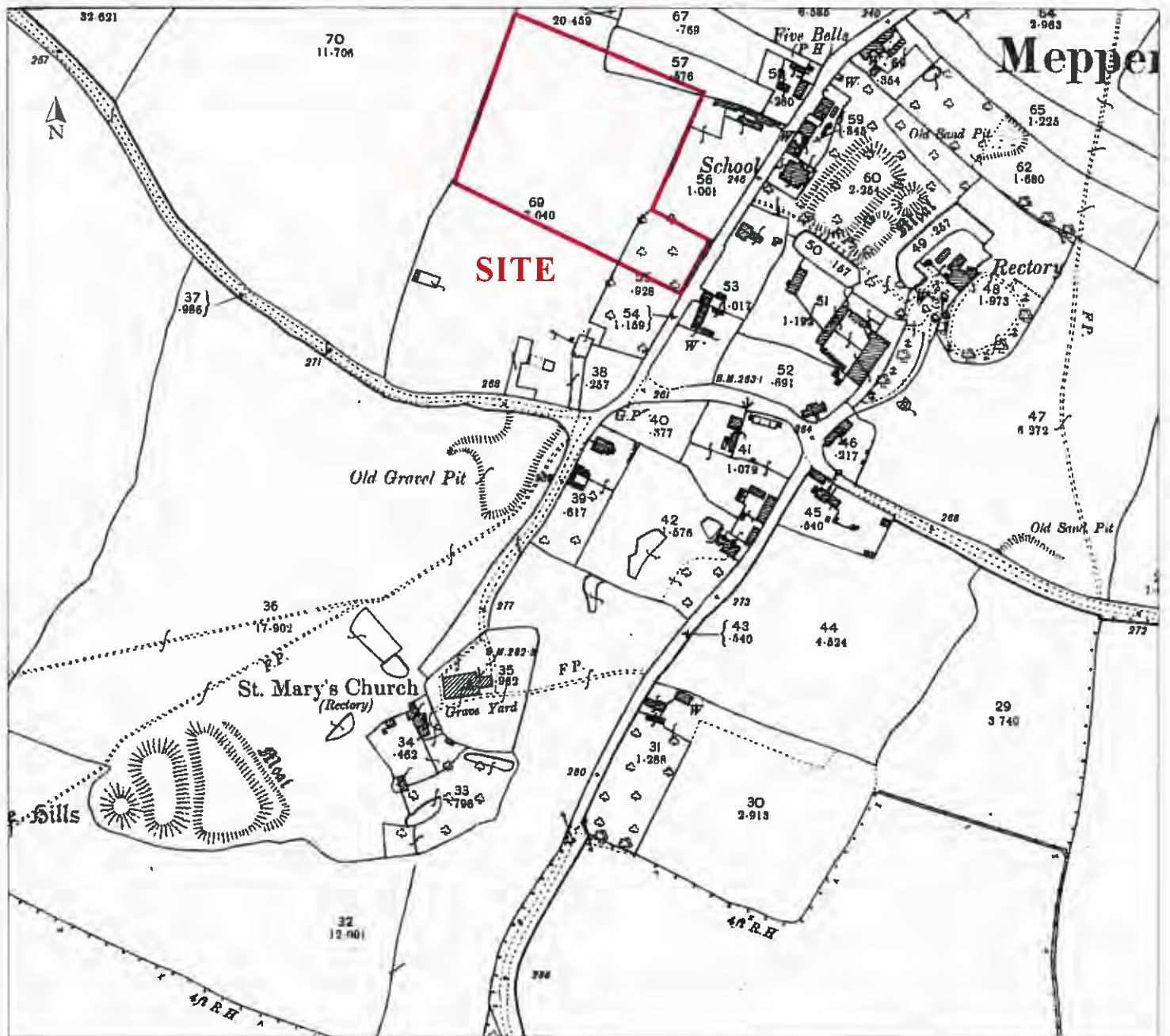
Not to scale

100

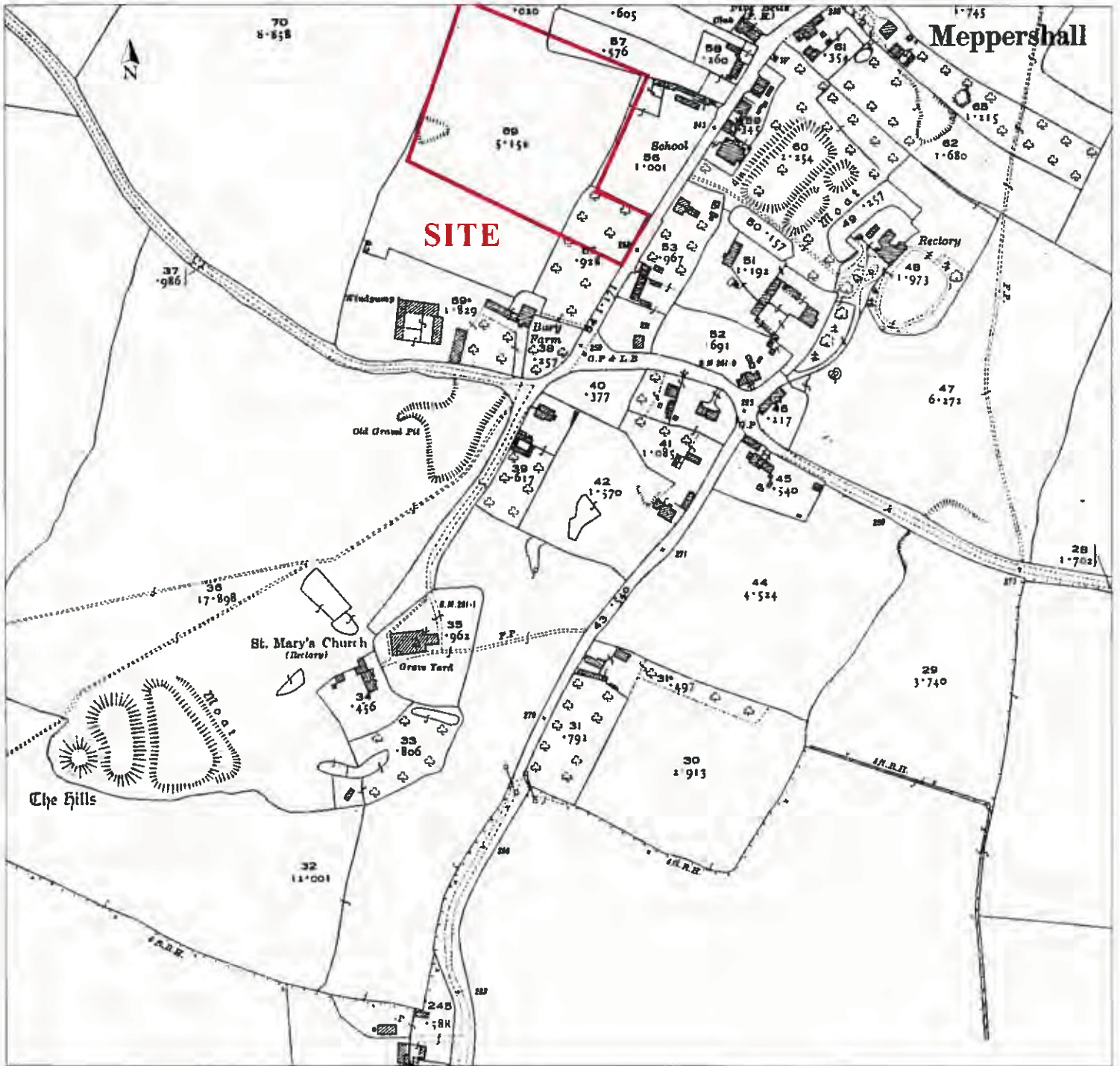
High St, Meppershall, Bedfordshire (P6439)



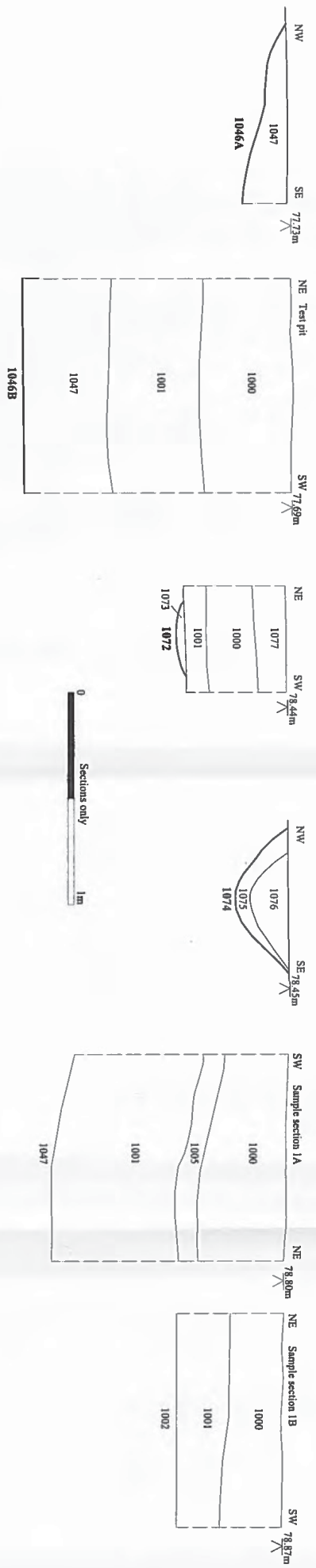
<i>Archaeological Solutions Ltd</i>
Fig. 5 1st edition OS map, 1881
Not to scale
High St, Meppershall, Bedfordshire (P6439)



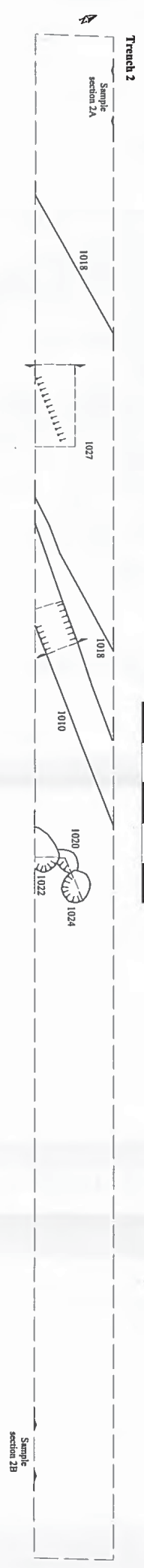
Archaeological Solutions Ltd
 Fig. 6 2nd edition OS map, 1901
 Not to scale
 High St, Meppershall, Bedfordshire (P6439)



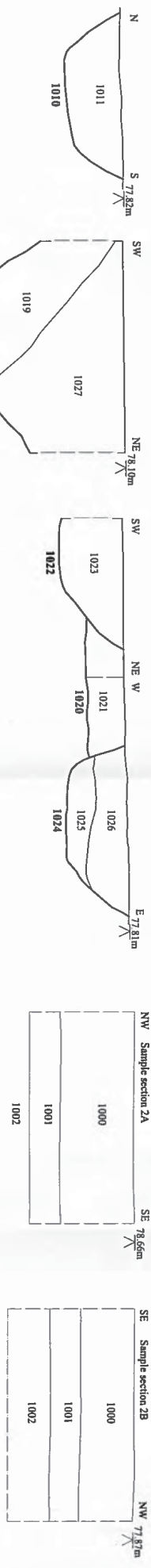
Archaeological Solutions Ltd
 Fig. 7 3rd edition OS map, 1924
 Not to scale
 High St, Meppershall, Bedfordshire (P6439)



0 1m
Sections only



0 5m
Plus only



Archaeological Solutions Ltd

Fig. 8 Trench plans and sections

Scale Plans 1:100, sections 1:20 at A3

100 High Street, Meppershall, Bedfordshire (TK439)

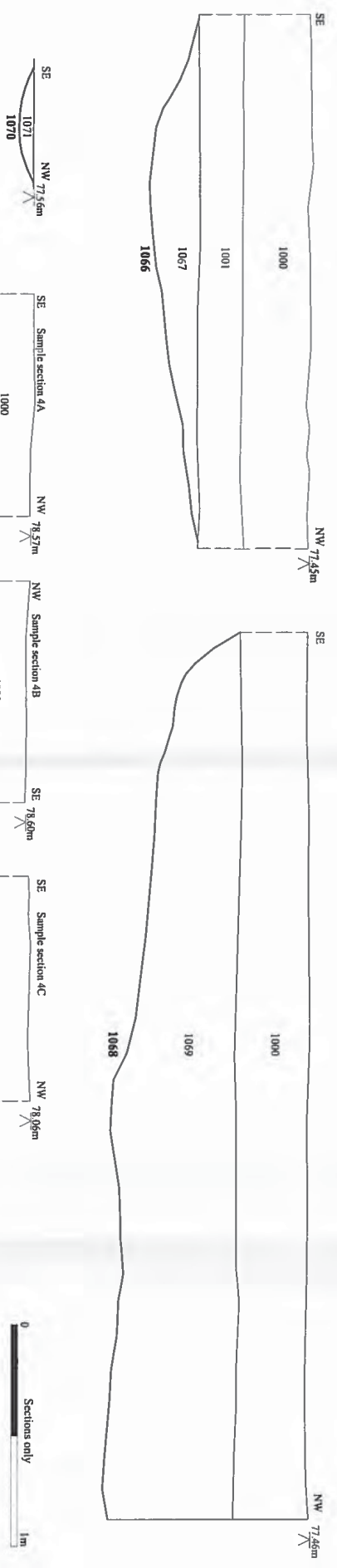
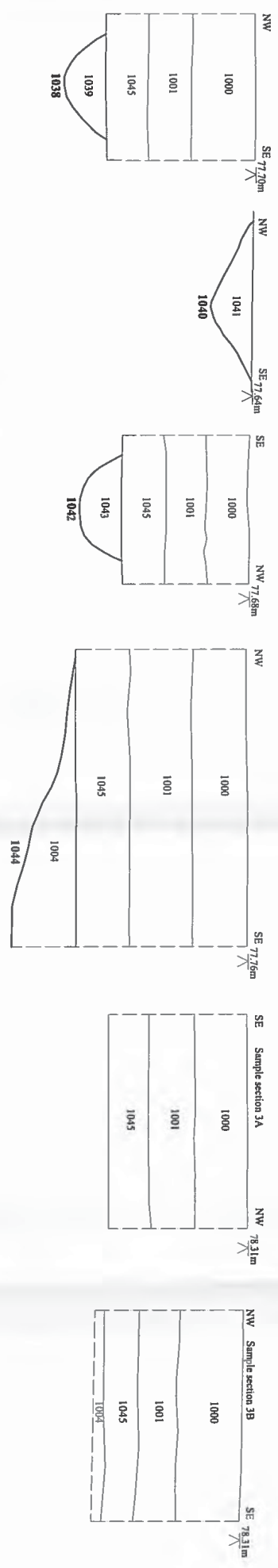
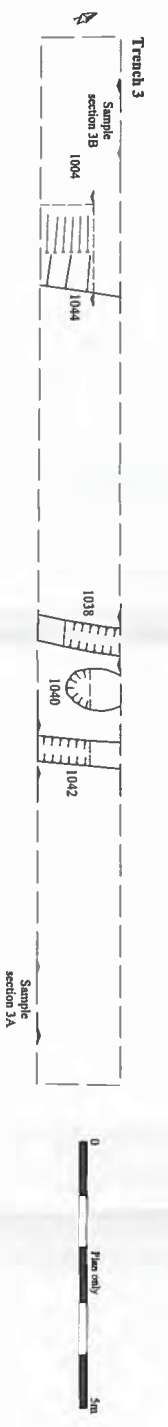
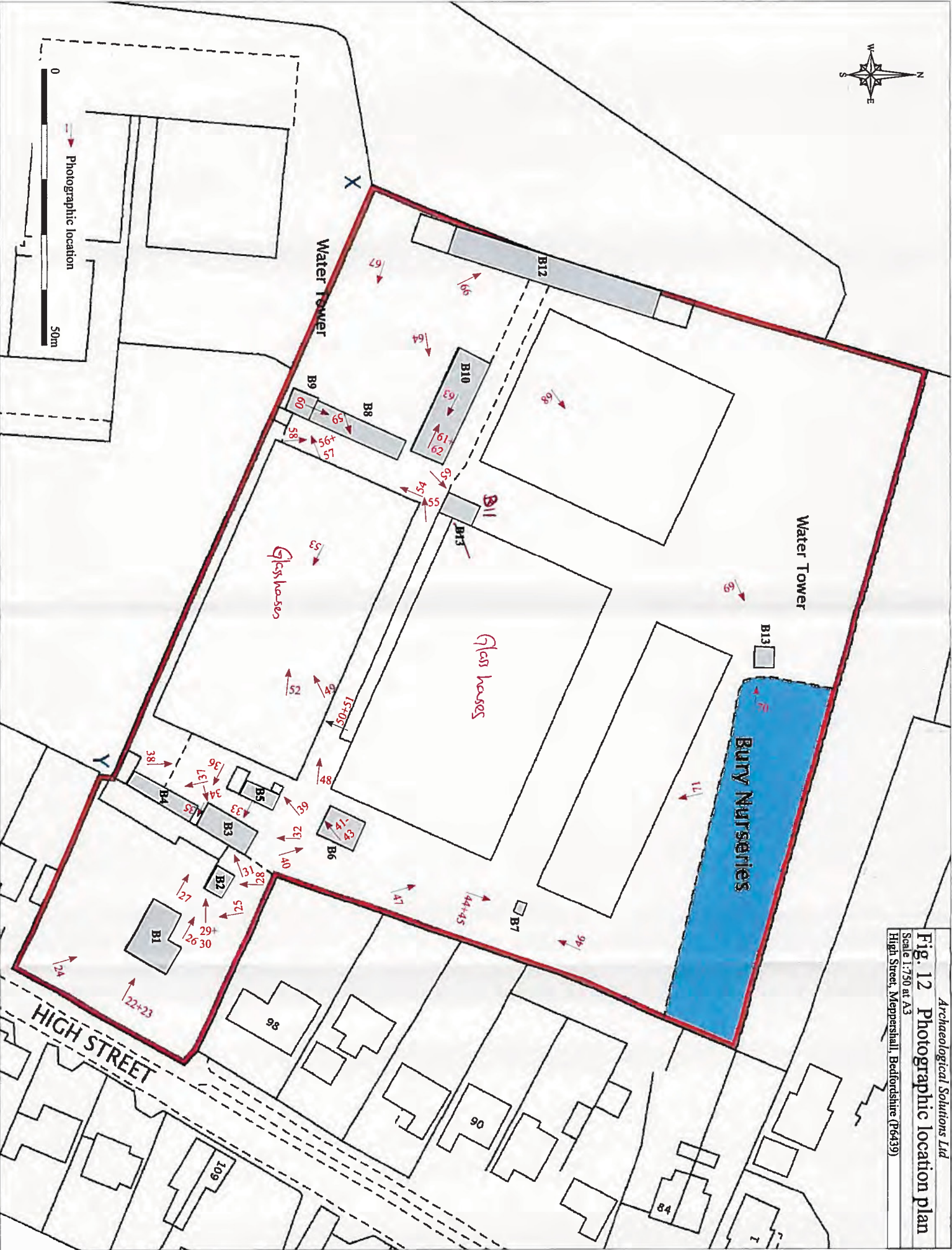


Fig. 9 Trench plans and sections
 Scale Plans 1:100, sections 1:20 at A3
 100 High Street, Mepworth, Bedfordshire (PE6439)



Archaeological Solutions Ltd
Fig. 12 Photographic location plan
Scale 1:750 at A3
High Street, Meppeshall, Bedfordshire (PK439)