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18-20 ST PETER'S STREET, BEDFORD,
BEDFORDSHIRE

HISTORIC BUILDING
MONITORING AND RECORDING

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NGR: TL 05141 50083	Report No: 5501	
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Approved: Claire Halpin MCIfA	Project No: 6291	
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OASIS SUMMARY SHEET			
Project name	<i>18-20 St Peter's St, Bedford, Bedfordshire</i>		
<p><i>Between June and October 2017 AS conducted historic building monitoring and recording during planned works at 18-20 St Peter's St, Bedford. The project was commissioned in order to fulfil a condition of planning consent to refurbish the ground floor restaurant and bar, rebuild and extend the first and second floor rear ranges and create residential dwellings. This followed on from a previous historic building assessment conducted by AS (Collins and Henry 2015).</i></p> <p><i>The monitoring and recording built on the evidence observed during the 2015 survey but allowed additional evidence to be observed. Background research provided context for the recording which correlates well to the physical evidence. The building as a whole consisted of a series of timber-framed ranges; two inline street front ranges and two extending to the rear. Beyond, were modern extensions. The entire building has suffered repeated phases of remodelling, rebuilding and replacement throughout the 20th century so that only incomplete elements survive and no fixtures and fittings. The primary range is of early 18th century date, with the west range of a similar but somewhat later date having been constructed against the pre-existing structure. A rear range attached to the west range is possibly contemporary, while a second rear range added in the re-entrant angle is of a number of phases of 18th or 19th century date. The early 20th century saw the ground floor frontage of No. 20 removed for the accommodation of a wide shop front, at which point the building was occupied by a tailor's shop. Throughout the later 20th century, the building was subject to numerous changes which have had a harsh and deleterious impact on the historic building, leading to the loss of all historic fixtures and fittings, and joinery details as well as much of the structural fabric leaving the historic significance of the building surviving only in outline.</i></p>			
Project dates (fieldwork)	<i>14th June, 23rd June and 19th October 2017</i>		
Previous work (Y/N/?)	<i>Y</i>	Future work (Y/N/?)	<i>-</i>
P. number	<i>6291</i>	Site code	<i>AS1925</i>
Type of project	<i>Historic building monitoring and recording</i>		
Site status	<i>-</i>		
Current land use	<i>Empty, former restaurant</i>		
Planned development	<i>Demolition and rebuilding of rear ranges, refurbishment of street front range</i>		
Main features (+dates)	<i>18th century and later, much altered 20th century</i>		
Significant finds (+dates)	<i>-</i>		
Project Location			
County/ District/ Parish	<i>Bedford</i>	<i>Bedford</i>	<i>-</i>
HER for area	<i>Bedford HER</i>		
Post code (if known)	<i>MK40 2NN</i>		
Area of site	<i>530m²</i>		
NGR	<i>TL 05141 50083</i>		
Height AOD (max)	<i>30 m AOD</i>		
Project creators			
Brief issued by	<i>Advice from BBC</i>		
Project supervisor/s (PO)	<i>Tansy Collins</i>		
Funded by	<i>Globe Property Services Ltd</i>		
Full title	<i>18-20 St Peter's St, Bedford, Bedfordshire. Historic building monitoring and recording</i>		
Authors	<i>Collins, T. & Wilson, L.</i>		
Report no.	<i>5501</i>		
Date (of report)	<i>December 2017</i>		

18-20 ST PETER'S STREET, BEDFORD, BEDFORDSHIRE

HISTORIC BUILDING MONITORING AND RECORDING

SUMMARY

Between June and October 2017 AS conducted historic building monitoring and recording during planned works at 18-20 St Peter's St, Bedford. The project was commissioned in order to fulfil a condition of planning consent to refurbish the ground floor restaurant and bar, rebuild and extend the first and second floor rear ranges and create residential dwellings. The monitoring followed on from a previous historic building assessment conducted by AS (Collins and Henry 2015).

The monitoring and recording built on the evidence observed during the 2015 survey but allowed additional evidence to be observed. Background research provided context for the recording which correlates well to the physical evidence. The building as a whole consisted of a series of timber-framed ranges; two inline street front ranges and two extending to the rear. Beyond, were modern extensions.

The entire building has suffered repeated phases of remodelling, rebuilding and replacement throughout the 20th century so that only incomplete elements survive and no fixtures and fittings. The primary range is of early 18th century date, with the west range of a similar but somewhat later date having been constructed against the pre-existing structure. A rear range attached to the west range is possibly contemporary, while a second rear range added in the re-entrant angle is of a number of phases of 18th or 19th century date. The early 20th century saw the ground floor frontage of No. 20 removed for the accommodation of a wide shop front, at which point the building was occupied by a tailor's shop.

Throughout the later 20th century, the building was subject to numerous changes which have had a harsh and deleterious impact on the historic building, leading to the loss of all historic fixtures and fittings, and joinery details as well as much of the structural fabric leaving the historic significance of the building surviving only in outline.

1 INTRODUCTION

1.1 Between June and October 2017 Archaeological Solutions Ltd (AS) conducted a programme of historic building monitoring and recording at 18-20 St Peter's St, Bedford, Bedfordshire (NGR TL 05141 50083; Fig. 1). The project was commissioned by Hardip Virdee (Globe Property Services Ltd) in order to fulfil a condition of planning permission to refurbish the ground floor restaurant and bar, rebuild and extend the first and second floor rear ranges and create residential dwellings (Bedford Borough Council (BBC) Planning Reference 15/01555/MAF) and comprised a programme of historic building

monitoring and recording during the planned works. This followed on from a previous historic building assessment conducted by AS (Collins and Henry 2015).

1.2 The project was conducted in accordance with advice issued by BBC and a written scheme of investigation (WSI) compiled by AS (30th January 2017), and submitted for approval against the condition to BBC. It followed the procedures outlined in the Historic England (HE) guidance document *Understanding Historic Buildings: a guide to good recording practice* (2016), and conformed to the Chartered Institute for Archaeologists' *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2014).

1.3 The principal objectives of the project were:

- the detailed archaeological monitoring of the building during the planned works
- the recording of any historic features or fabric exposed within the building during the planned works
- the production of a high quality, fully integrated archive suitable for long-term deposition in order to 'preserve by record' the buildings in their current form

Planning policy context

1.4 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.

1.5 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 Nos. 18-20 St Peter's Street lie at the north end of the historic town at the eastern end of St Peter's Green on the north side of the street. This area, close to the Church of St Peter which is mainly 14th and 15th century but retains a Norman tower (National Heritage List entry no. 1146340), is postulated to be the northern extent of the Saxon and medieval burh on the north side of the River Great Ouse. The building is not listed on the National Heritage List for England though does lie within the Bedford Conservation Area.

2.2 The assessment building is a large street front building with two short parallel ranges extending to the rear, and beyond a number of additional modern flat-roofed extensions. The street front building is referred to as the main range and the two rear ranges termed the north-west and north-east range. These are labelled on Fig. 3, while the remaining extensions have not been numbered. The rear ranges were being demolished and rebuilt as part of this development.

2.3 The building has been previously recorded by AS and the observations made during that assessment have been reproduced and augmented with the information recorded as part of this project.

3 METHODOLOGY

3.1 Information was sought from a variety of available sources in order to meet the objectives of the assessment and reference was made to the Chartered Institute for Archaeologists' (CIfA) *Standard and guidance for historic environment desk-based assessment* (2014). The following material was consulted as part of the assessment;

Archaeological databases

3.2 All known archaeological sites and spot-finds are collated in the Bedfordshire Historic Environment Record (BHER). Significant entries within an approximate 500m radius of the site are discussed in Section 4 and reproduced as Appendices 1 and 2.

Historical and cartographic sources

3.3 The principal source for records of this type is the Bedfordshire Archives and Records Service (BARS), based in Bedford, as well as AS's own library. Relevant documents are reproduced in Figs 3 - 13.

Secondary sources

3.4 Secondary sources were researched at the Bedfordshire Archives and Records Service and AS's own library. Unpublished sources regarding the assessment area,

such as previous field evaluation reports and desk-based assessments, have also been consulted. All sources are listed in the bibliography.

Fieldwork

3.5 The site was visited on a number of occasions in June and October 2017 in order to undertake the monitoring and recording exercise during the demolition of the rear ranges. The monitoring was carried out by Tansy Collins and augmented evidence recorded during the previous assessment. Floor plans and elevations provided by the client have been included and reproduced as Figs. 16-17 with additional evidence added where necessary.

3.6 The original photographic recording was carried out using a Canon 60D digital camera (18mp) for external views, general internal shots and fine detail. Shots of fabric exposed during the planned works were taken utilising a Canon 80D (24mp). External lighting and weather conditions were fair at the time of the survey. A scale was used wherever possible, and a flash was employed for internal shots. A pictorial index of the digital photography and selected colour plates are included below together with photographic locations (Fig. 3). Elevations of the building as they existed prior to the planned works have been included as Fig. 17, while the proposed development plan produced by the client has also been included as Fig. 18. Fig. 19 includes the photographic survey undertaken during 2017 and an outline phase plan.

4 DOCUMENTARY RESEARCH

4.1 Topography, geology & soils

4.1.1 The building lies on relatively level ground c.480m to the north of the River Great Ouse. To the north-west of the town, c.930m from the site, the landscape becomes more undulating in the area to the east of Clapham and Clapham Green.

4.1.2 The underlying geological formation comprises the Kellaways Clay Member; a mudstone formed in the Jurassic period. The overlying soil type is a lime-rich loamy and clayey soil with impeded drainage, to the south this changes to a freely draining slightly acidic, loamy soil nearer the river bank.

4.2 Archaeological and historical background

Prehistory and Roman

4.2.1 Settlement in Bedford before the Saxon period is postulated but remains uncertain. During the Roman period it is likely the river crossing was in use but early antiquarian notions of Bedford being a Roman town have been dismissed (Albion Archaeology 2001, 20; BHER MBD292).

Saxon

4.2.2 Settlement during the early Anglo-Saxon period began with scattered farmsteads along the river valley, before formal settlement began between the 6th-8th century (Albion Archaeology 2001, 22; BHER MBD15504). This settlement may have taken the form of a burh, one of a series of twelve established by King Offa of Mercia (BHER MBD10530). A cross shaft fragment with the characteristic design of the mid-8th to early-9th century of eastern Mercia has been incorporated into a door jamb in nearby St Peter's Church, possibly broken during the Viking raids of that period (Albion Archaeology 2001, 22).

4.2.3 Having been in Danish occupation for nearly forty years the town was regained by King Edward the Elder in 915. Edward gave the settlement a rectilinear plan, which extended the northern burh to the north of St Peter's Church (Albion Archaeology 2001, 91). It is from this period that the church itself dates, local tradition states the marks of burning on the tower were made during an attack on the burh by the Danes (Albion Archaeology 2001, 27).

Medieval

4.2.4 The extent of medieval Bedford did not extend much further than the Saxon burh, although outlying religious houses did appear on the periphery (Albion Archaeology 2001, 93). St Peter's Green was probably used for fairs throughout the medieval and post-medieval periods, and a wool fair is known to have taken place in 1850 (Albion Archaeology 2001, 34). Finds of inhumations in the nearby area have suggested that the older graveyard attached to St Peter's Church was more extensive than previous predictions (Albion Archaeology 2001, 34). The earliest record of the churchyard dates to c.1280-98 but a Saxon origin has also been suggested (BHER MBD9019).

Post-medieval

4.2.5 Based on John Speed's map of Bedford in 1610 (Albion Archaeology 2001, 94) there has been some suggestion that the settlement experienced a reduction in size during the late medieval period. However it soon recovered and although Jeffery's map of 1765 doesn't show any external expansion, it shows the internal development of the town (Albion Archaeology 2001, 46). St Peter's Church acts of the defining landmark throughout the map progression, and on this source it lies to the north of The Green with several properties extending along St Peter's Street, with one street front building likely comprising the assessment building (Fig. 3). This is similar to the following source with several of these street front properties now depicting slight rear extensions (Fig. 4).

4.2.6 On Brayley's map of Bedford, produced in 1807, the assessment building appears to be depicted shown as two distinct properties, and this agrees somewhat with the evidence surviving at the building (see below). The building is shown divided into two with long rear gardens (Fig. 5). The 1836 town map shows further development

along Lucks Lane to the south of the site (Fig. 6), and the assessment building is depicted as a street front range with a rear projection on the west.

4.2.7 The next source dates to 1841 and shows the area in more detail than previous sources (Fig. 7). The building can be identified fronting the street to the south with various rear projections, while the following source again depicts further detail to the assessment building. This is the 1854 map of Bedford (Fig. 8) where the two properties are clearly separate. No. 20 is depicted as a street front range with a large rear range that returns to the east forming a C-shape in plan, and there is a small rear unit attached on the north. No. 18 is attached on the west and extends as a narrow range to the rear, which also has a small narrow rear range that extends along the plot boundary. Both properties have long rear plots. Several structures in the grounds of the later Rectory to the west border the boundary wall. This also appears on the next source of the 1870s where a further extension has been added to the rear of No. 20 (Fig. 9).

Modern

4.2.8 Both the first edition Ordnance Survey (OS) map of 1884 and the second edition map of 1901 depicts the site with a similar arrangement (Figs. 10 and 11), though the intervening period saw the replacement of the rectory in the plot to the west with a junior grammar school. The subsequent OS map produced in 1926 again depicted the buildings with the same arrangement (Fig. 12).

4.2.9 During this period two dental surgeons occupied the units (Kelly & Co. 1903, 45), though by 1938 No. 20 was a tailor's shop (Kelly & Co. 1938, 311). A photograph from the Bedfordshire Archives taken in c. 1935 presumably shows this conversion (App. 4). It provides much information and shows the building as it exists in outline but at this point preserves the ground floor mostly intact. No. 18 has a six-panel door in a fine doorcase and single sash window adjacent, while the ground floor of No. 20 is shown with the render removed and the timber-framing exposed. A central doorway is flanked by a window to either side, the doorway with a fine rectangular over-light. The framing has joggled mid-rails and primary-braced studwork with lath and plaster visible to the interior as well as some brick infill. As the premises at No. 20 had been changed from a dentist's to a tailor's shop by 1938, presumably this photograph shows the works in progress to remove the ground floor and insert a wide shop front.

4.2.10 In the 1950s No.18 was occupied by The British School of Motoring (Kelly & Co. 1955, 143). Architect's plans dating to 1953 show the existing and proposed alterations to the building during this time (Figs. 13-14). In the existing plans No. 18 comprises two rooms, each with a fireplace, and a long corridor extending along the eastern wall to the rear. The staircase, located between the two rooms gives access to the first floor where the pattern of layout is repeated. No. 20 still formed a distinct property at this point and is shown largely open plan with the street front range and rear ranges all contiguous and labelled 'shop' with a 'work room' attached along the east side. At first floor level, an office and store occupy the front range, while a cutting room and stock room occupies the rear range. The staircases are shown positioned in the rear range from

ground floor to first floor and a second in the centre of the main range from first floor to second floor. The attic rooms are divided into three store rooms.

4.2.11 The proposed plans (Fig. 14) outline the consolidation of the two properties by creating apertures in their shared wall, removing the staircases in No. 20. It was also proposed to introduce a trap door in No. 18 to the cellar (though no evidence of a cellar was encountered during the works), replace the front door, and alter the layout to provide a series of offices at first floor level and a series of stores at second floor level.

4.2.12 The 1965 OS map shows some minor detached outbuildings have been constructed in the rear yard of No. 20 (Fig. 15). At this time an iron mongers occupied No. 20 (Kelly & Co. 1965, 152), whilst No. 18 was still occupied by The British School of Motoring. No. 18 was later taken over by a DIY store in the 1970s (Kelly & Co. 1975, 336).

5 THE BUILDING – MONITORING AND RECORDING (Figs. 16-19)

5.1 The following text incorporates the results of the current monitoring and the observations made during the previous assessment in order to provide a more comprehensive record.

5.2 From the exterior, the street front range appears largely homogenous, though a lack of symmetry to the south elevation suggests a more complex evolution and this is borne out from evidence visible within as well as through research (Plate 1). Internally, multiple campaigns of alteration and refurbishment have denuded the building of all historic fixtures and fittings and in addition much of the structural fabric has been removed or remodelled leaving the historic layout largely indiscernible. However, enough survives to suggest general phasing and this is confirmed by the documentary evidence.

Exterior

5.3 The building is largely timber-framed with brick infill and the exterior is all rendered. The principal elevation of the east-west aligned street front range fronts south and rises over two storeys to a pitched roof containing attic rooms, while integral brick chimney stacks lie at either end and a third example lies within the building offset to the west. Five window bays span the building, though the west two bays are divided from the eastern three by a gap that marks the position of the final chimney stack, and it is here than internal evidence indicates a distinct structural division into east and west elements, referred to as the main range and west range.

5.4 A modern restaurant frontage currently occupies ground floor level with piers dividing multiple glazed areas. Above this, the first floor is all rendered and contains windows as noted above. These are all modern uPVC casements of two large panes, the upper panes forming top-hung casements. These replaced two-over-two sash

windows visible in App. 4.1. The eaves course is entirely continuous along both ranges and comprises shaped brackets or modillions. The roof is clad in grey slate and is punctuated by five dormer windows with flat roofs and uPVC windows, these again replacing sash windows visible in the historic photograph. The chimney stacks are all of a similar gault type brick with offsets at the heads and chimney pots.

5.5 The west gable end is almost entirely plain with ashlar-lined render and is only marked by a small uPVC window to the north of the chimney stack and a small number of electrical boxes and a ventilation aperture. The opposing gable is, by contrast, much marred by a metal roller door at ground floor level and a first floor linking unit providing access between this building and neighbouring No 22. During the planned works this linking unit is removed as well as some of the plasterwork. This reveals a corner post and pegged mid-rail with slender common studs above which appear to be nailed. All members display chiselled assembly marks. The insertion of the doorway to the linking unit saw the loss of some studs and the truncation of a primary-brace, which is partially visible to the south.

5.6 The north-west and north-east ranges, as labelled on Fig.19, extend from the western half of the north elevation and have been heavily obscured by the addition of the later rear extensions but are visible from the west and north at roof level. Both ranges are timber-framed and rise over two storeys to roofs covered with modern peg-tiles, the north-east roof being gabled and the north-west half-hipped. The west elevation of the north-west range is covered with a cementitious render inscribed with ashlar lining (Plate 2) and the north side at upper level is clad in horizontal plastic boarding. The north-east range is all rendered and the north side is obscured by the rear ranges.

5.7 During the planned development, the roof cladding and some external fabric was removed from these ranges (Plate 3). This has revealed much repair in modern fabric, particularly with bolted softwood at the valley between the two ranges, but historic fabric remains. The north-east range roof structure is of softwood and is reciprocally sawn with rafters measuring an average of 2" x 4" (51mm x 102mm) with hand made nails to hold the original battens for tiles. Later slender rafters are mostly circular sawn and with machine made nails to secure new battens. The north, end truss has a little more fabric visible where empty mortices in the rafters demonstrate an original collar so the existing fabric is mostly later. The tie-beam has been cut for the existing doorway and due to the stripping of the roof, the tie-beam can be seen with iron strapping to the wall-plate (Plate 4).

5.8 The cladding of the north-west range was partially removed and the north elevation has a binding joist set lower than the tie-beam to hold the internal floor with occasional upper studs, but mostly renewed and the gable above is entirely modern. On the east side, some earlier waney common rafters have later, reciprocally sawn slender rafters set over. A former roof light is visible, set inline with the roof pitch on the east but all infilled with modern fabric (Plate 5).

5.9 Beyond these structures, the rear extensions are of a number of phases but are all modern, and decrease in size over each floor so that the ground floor extension occupies the width of the plot while the second floor extension is limited to the approximate width of the north-east range from which it extends (Plate 6). These extensions were removed at first and second floor level as part of the planned development and have exposed some further elements of the timber-framed ranges to the south.

Interior

5.10 As noted above, the interior has been mutilated almost beyond recognition as an 18th century building, although the street front wall and gable ends of the main range survive, along with fragmentary elements of the rear ranges and some internal partitions that provide some evidence of the construction and form. At ground floor level, the loss is most evident where the internal partitions and rear wall of the main range as well as the rear ranges have been removed, opening the space up to the modern extensions. At first floor level repeated piercing and replacement of fabric has left a small number of isolated piers in addition to a single complete partition. It is at roof level that the former plan form is well-expressed but even here there has been replacement and remodelling. The monitoring and recording has allowed some further historic fabric to be recorded, and further conclusions to be drawn.

Ground floor

5.11 Little of interest was observed at ground floor level either during the initial assessment or the monitoring phase, the construction now comprising a framework of modern steel stanchions and joists (Plate 7). The single large open space has been soft stripped of all fixtures and fittings associated with the buildings latter use as a restaurant although tiling in the floor indicates a long bar on the east, while a staircase occupies the west element of the main range and leads to upper level (Plate 8). Exposed surviving historic fabric is limited to an isolated post that lies on the line of the former rear wall of the main range at the junction between the east and west elements so it is not clear which structural unit it is part of.

First floor

5.12 This floor retains a greater proportion of structural fabric than below and enough is exposed and survives to indicate the general construction, though the floor joists have been removed, particularly in the south-west corner and in places only overheads survive. Though the construction of all historic elements appears to be of a similar form, there are slight differences that provide some phasing evidence.

5.13 The street front range spans four bays but the eastern three bays formed a distinct structural element (main range) built prior to the west bay (west range). Though the south, east and west walls survive almost intact at this level, most areas were lined in plasterwork, but where small areas of plasterwork have been removed timber studs

with brick infill are visible (Plate 9). The north, formerly external wall survives in a fragmentary state and is of primary-braced studwork, all infilled with creased orange bricks of 18th century date. The studwork utilises slender, slightly waney timber where both studs and primary braces measure 2½" x 3½" (64mm x 89mm). This range was originally divided into three spaces with the central bay of slightly smaller dimensions, perhaps containing a lobby and store or closet. Though no physical evidence survives for the position of the original staircase, it likely lay in the rear area of this central bay. Not only would this confirm to a typical 18th century layout with central entrance leading to a stair vestibule with reception rooms to either side, it is supported by the former presence of a staircase from first to second floor level as shown on Fig. 13.

5.14 The chimney stacks at either end served the outer rooms though the fireplaces themselves are now blocked, while the internal partitions have been pierced but retain evidence for doorways. During the planned works, the modern lift at the east end was removed which revealed the brickwork of the chimney stack (Plate 10). This utilises variable bricks, many of which have now lost the brick face exposing the internal fabric. The former fireplace has been blocked in modern brick and there is some repair visible elsewhere.

5.15 The western range spans a single bay, constructed up against the pre-existing main range with a chimney stack projecting on the west. The north wall and floor structure have been entirely removed but otherwise this area retains a greater volume of structural fabric exposed. Much of the timber exposed is oak but softwood is present and many timbers are reused with redundant mortices and peg-holes, though most fabric here is primary to this phase and is properly framed and pegged.

5.16 The east wall is the most well-preserved and coherent and presents studwork above a surviving binding joist, though the north bay post is lost and the south post is not visible (Plate 11). There is a central prick post with four slender studs to either side, the studs bisected by a long primary brace descending from the outer posts to the binding joist. The north brace has been truncated and two studs lost to accommodate a doorway. In general the central prick post and braces are properly pegged to the binding joist with the common studs simply tenoned and not pegged, while a second peg demonstrates the presence of a prick post below (lost). Every stud and brace bears chiselled assembly marks in a continuous sequence of Roman numerals from north to south that are repeated on the binding joist (Plate 12). This partition is not infilled with brickwork, but in places has lath and plasterwork surviving across this west face. The south, external wall to the street front is of similar form though the two primary-braces are more steeply angled to accommodate two windows and the brickwork is infilled with poor quality brick. The windows, as noted, are of uPVC. The west wall presents the projecting chimney stack (fireplace blocked) and is all plain plastered and painted, while the ceiling remains underdrawn. Finally, the floor has been entirely removed but a series of mortices for floor joists are visible in the east binding joist. Of most note in this area is that the east studwork partition is constructed against the end wall of the east element of the primary range. Behind the studwork partition the

wall is constructed in a similar manner to elsewhere with timber and brick infill and is all clad in lath and plasterwork that was once external.

5.17 The rear wall has been entirely removed and the modern staircase opens into the area of the north-west range which has been almost entirely remodelled and the surviving fabric is fragmentary and disturbed (Plate 13). The west wall is largely plastered but scarring for a lost chimney flue survives. Above, a horizontal member survives set at ceiling level lies slightly lower than the eaves of the range demonstrating the presence of useable attic space. This member has peg-holes and an empty mortice but appears to be reused in this position. On the north the lower wall has been removed apart from a short stretch to the west and the east post (truncated) but again retains a horizontal member above with pegged upper studs and corresponding mortices in the soffit for lower studs. The east wall has been removed.

5.18 The north-east range survives in an even more fragmentary manner with the west and north wall is largely lost apart from elements visible of the area above and a small area in the north-east corner which returns to the south, though even here the east wall is pierced with two further apertures with other fabric replaced in modern materials. The surviving framing in the north-east corner includes a corner post with the wall-plates visible above and fairly highset mid-rails that are joggled (Plate 14). Above the stump of the east mid-rail, a truncated primary brace is visible, single-pegged to the rail, with a surviving stud above and below. The only other historic fabric on this east side includes a pier of brickwork with the stump of a mid-rail inline with that to the north.

5.19 Due to loss and replacement, there is no evidence surviving at this level of the junction between these rear ranges and the main street front range. Otherwise the modern extensions are of no interest though a small section of brickwork is 19th century. This appears to correspond with the position of rear ranges visible on historic maps and the architect's plans (Fig. 13) and demonstrates that instead of wholesale replacement, some fabric was incorporated into the modern extensions.

Attic floor

5.20 The attic floor is only given access from the exterior via a modern metal staircase leading to the flat roof of the modern extensions. At this level the original outline of the building plan is evident where the street front range is divided and the north-west and north-east ranges extend to the north and lie parallel.

5.21 The evidence visible below is reinforced at this level with the street front range consisting of a main range of three bays and a fourth, distinct structural element at the west being divided by the chimney stack and partition. The survey conducted in 2015 found the entire roof space to be lined out and plain plastered. The main range is divided by two trusses that have been reinforced with modern fabric though remain partially exposed where nails indicate these were formerly clad in lath and plaster (Plate 15). These trusses were constructed to accommodate central apertures from the outset and so comprise interrupted tie-beams morticed to posts which frame the apertures and

are tenoned to a collar. This evidence, as well as the attic floor level being set lower than eaves level, indicates these spaces were utilised from the outset. The western range spans a fairly wide bay was also lined out with the ceiling underdrawn at collar level. A purlin visible on the south as well as timberwork on the west wall and ceiling is all fictive. The chimney stack at the west end retains its fireplace aperture though the surround and grate are lost.

5.22 The modern unit through which the main historic elements are reached, is constructed entirely of modern blockwork and is of no interest. At the time of the original survey, the north-east and north-west ranges were generally lined out, though the north-east range was lined with fictive timberwork and the eaves enclosed, this all seemingly a change made after 1953 which Fig. 13 suggests that the roof space of this range was not utilised. A view into the eaves reveals primary-braced studwork, while the north gable end includes a tie-beam bisected in two places for a doorway and small aperture, though slender studs are morticed above and below (Plate 16). Monitoring revealed that much of this end had been subject to alteration, though the existing panels are infilled with timber nogging and brick of late 19th century or later date with cement pointing.

5.23 Other details observed during the initial survey can be augmented with evidence viewed as part of the current investigation and so a general description of the roof structure is as below. During the current investigation the internal chimney stack was removed and the walls and roof pitches entirely stripped of lath and plasterwork (Plate 17). The cladding on external roof pitches was removed as well as the battens, though the exterior was not accessible for close inspection.

5.24 Repair and augmentation of rafters and other members at this level is fairly extensive and some tie-beams have been truncated. Of most note is the structural divide between the western bay and the main range which reflects the sequence seen on the floor below. The three bay range forms the primary structural element with the end truss of the west range built up against the former gable end of the main range.

5.25 The timber used throughout is fairly knotty, possibly including some oak but the majority is local, hedgerow timber and though fairly waney is well converted. The original roof structure of the historic core is of clasped side-purlin form with the bays divided by principal trusses. These vary in form which, as noted above, reflects the provision of rooms at this level from the outset. In general the truss form is of interrupted tie-beams dovetailed over the wall-plates and meeting inner posts that rise from the floor (set lower than the eaves) and are either single pegged to the principal rafters or pegged to a collar which itself clasps a single purlin and is pegged to the rafters (Plate 18). The principal rafters are pegged to the tie-beams and halved at the apex and given little yoke pieces. Common rafters in each bay are nailed to the wall-plate and are notched over the purlins and rise to a ridge board which has been inserted between the principal truss rafters. The purlins are in sections and jointed at each bay with a simple nailed splayed scarf. A scarf joint is visible in the north wall-plate from within the north-east range. This is a face-halved and bladed scarf joint, the blade

being very short, often indicative of a later date in the tradition. Numerous slender intermediate collars are nailed which formerly held the lath and plasterwork ceiling. Additional, later rafters are present which lie over the backs of the original members and are of no interest. The dormer windows on the south are all inserted as demonstrated by the truncation of the rafters in these areas and are of simple construction being all of small straight pieces and nailed, consistent with a 19th or early 20th century date. However, an historic photograph shows the previous sash windows which appear more firmly 19th century in appearance.

5.26 The bays and trusses have been given numbers for ease of description and are labelled on Fig. 19. Bay 1 lies at the east end and includes the gable end which remains plastered though brickwork is visible at the apex and there are the remains of some Victorian hooks in the recess adjoining the chimney stack. The bay itself has little else of note with nine common rafters and a dormer window on the south side. Truss 1 is as noted with evidence for a standard sized doorway, suggesting this end bay formerly comprised a distinct small room, perhaps as accommodation or an office. The posts rise to the collar, which is itself pegged to the rafters.

5.27 The central bay of the original range (Bay 2) has ten common rafters on each side and a dormer window on the south, while the insertion of a small aperture on the north has necessitated the removal of a section of wall-plate. This provides a very low doorway to the north-east range and must have been inserted in the mid-later 20th century. Truss 2 differs from Truss 1 in that the aperture defined by inner posts is large, presumably for ease of movement, storage and other activities. However, there may be alteration in that the short tie-beams are morticed to the inner posts but the posts are only nailed to the principal rafters. Modern planks have been applied across the aperture.

5.28 Bay 3 has nine common rafters on each side with most having been altered for the dormer window on the south and a doorway to the north-east range on the north, the latter necessitating the removal of a further section of wall-plate. The west side of the bay formerly contained a chimney stack which has been removed as part of the current works exposing the evidence for the structural divide in the form of a second truss built up against the west truss of the main range (Plate 19). Truss 3 forms the end truss of the main range and was originally clad in lath and plaster. It includes the tie-beam, now sawn off and surviving as stumps. A collar above clasps the purlin and is pegged to the rafters. Five mortices in the soffit of the collar indicate the original presence of studs, the central example pegged. The north rafter of the truss has a chiselled assembly mark (III), while the rafter is pegged to the tie-beam with a square peg. The south end has I assembly mark on both the rafter and tie-beam end. The upper portions of the principal rafters have been truncated for the insertion of the chimney stack.

5.29 Truss 4 is built against Truss 3 and includes a tie-beam which has also been cut back to stumps and here is strapped with iron to the wall-plates at both ends. The rafters rise to a ridgeboard and there is a collar clasping a single purlin and notched into

the principal rafters and nailed. Three crude studs are visible above the collar and there is a nailed yoke piece at the apex (Plate 20).

5.30 The roof at this west end of the structure is of more slender and variable timber that seen elsewhere. Much is waney and the purlins are rounded spars, notched where clasped by an intermediate collar. The rafters ride over the purlin to a ridgeboard, though it is not clear if this is original as there has been much alteration. The intermediate collar is pegged to the rafters (Plate 21), while additional slender collars which formerly held lath and plaster are simply nailed. A secondary purlin on the south side is part of the cosmetic treatment noted above.

6 DISCUSSION

6.1 The original survey found that Nos. 18-20 St Peter's Street retained the skeletal remains of a multi-phased timber-framed building originating in the 18th century. It has suffered repeated phases of remodelling, rebuilding and replacement throughout the 20th century so that only incomplete elements survive and no fixtures and fittings. The opportunity to observe and record additional evidence during the planned works allowed a more detailed record to be made and the earlier sequence to be refined, and this was also corroborated by documentary research. Nevertheless, the evidence for the sequence is not entirely discernible and the following outline is based on fairly fragmentary evidence.

6.2 Apart from the occasional outer wall and a single post, the entire ground floor has been rebuilt leaving diagnostic fabric limited to the upper levels though even there much having been lost. Nevertheless, phasing and a general date for construction can be suggested. The earliest phase visible comprises the three eastern bays of the street front range. The historic environment record entry suggests a date for construction in the late 17th or early 18th century. The fabric is generally consistent with this date range but details of the timber-framing such as the pegging of principal members but nailing elsewhere, primary-bracing of studwork and character of the roof could be later and on balance a date in the earlier 18th century is suggested.

6.3 The evidence in plan form and layout, corroborated by historic images, is consistent with a town house laid out in a symmetrical manner with a central entrance hall and flanking rooms served by chimney stacks at either end, the staircase in the centre (now lost but demonstrated on earlier plans). The construction and appearance of the timber-framing is all consistent with an 18th century date and was never exposed being clad in lath and plaster from the outset, with some brick infill. This date lies towards the end of the timber-framed tradition for domestic dwellings and it must be considered whether the building had a different original use, although the level of survival was so low conclusions cannot be drawn.

6.4 The west range (No. 18 front range) was built against the main range and structurally is of very similar form with primary-braced timber-framing. This range was

likely added a relatively short time after the construction of the main range perhaps specifically to form a shop or similar and was originally entirely structurally divided from the main range (No. 20), only being combined in the mid-late 20th century. The north-west range may be contemporary with the west range, or again added only a very short time later but not enough fabric remains to provide evidence for the sequence. The north-east range was added in the re-entrant angle of the now L-shaped building, and may be of two phases consistent with an 18th or 19th century date. In the 19th century, a number of rear ranges were added to the north, which were utilised as workshops. These are no longer evident and the existing ranges are almost entirely modern, part from one or two small areas of brickwork which appear to survive as relic elements. Throughout the later 20th century, the building was subject to numerous changes which have had a harsh and deleterious impact on the historic building, leading to the loss of all historic fixtures and fittings, and joinery details as well as much of the structural fabric leaving the historic significance of the building surviving only in outline.

ARCHIVE DEPOSITION

An archive of all materials produced by the report has been created and listed according to Historic England (MoRPHE) standards. Copies of the final report will be lodged with the Bedfordshire Historic Environment Record (HER) and OASIS. The project archive will be lodged with Bedford Museum.

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APPENDIX 1 HISTORIC ENVIRONMENT RECORD DATA (Monuments and Findspots)

The following sites are those that lie within a 250m radius of the site. The table has been compiled from data held by the Bedfordshire Archives and Records Service (BARS).

HER	NGR TL	Description
Romano-British		
MBD292	TL 050 500	It has been suggested that Bedford was the site of a pre-Roman settlement called Liswider or Lettidur which became the Roman town of Lactodorum. There is no proof for this, however, and in fact Lactodorum has been more positively identified as Towcester. Apparent instances of Roman finds in Bedford during the 19th century cannot be substantiated; a villa was said to have been found in Castle Lane in 1881, but subsequent work in the area has uncovered no trace of a Roman building. The few Roman finds which can be verified consist of stray coins and abraded pottery sherds. It has also been suggested that the names of Liswider or Lettidur were created by translating "bed" and "ford" into supposed pre-Roman equivalents. It is likely that there was a river crossing at Bedford in Roman times, and possibly earlier, but there is no proof for anything more substantial.
MBD3912	TL 0517 4984	A Roman rim sherd found during excavations, residual in a later deposit.
Anglo-Saxon		
MBD10530	Centred TL 050 496 (787m by 1111m)	1974 summary; Despite settlement in the Ouse Valley above and below the present town of Bedford from earliest times there is no evidence for urbanisation before the Middle or Later Saxon period. A river crossing may have determined the location of a settlement which was given a rectilinear plan by Edward The Elder in 915-6. The excavation of a section across the Kingsditch is reported. Bedford Castle (demolished 1224-5) dominated the town North of the river. The town does not appear to have developed significantly beyond the limits of the rectilinear plan until the 18 th century. Excavations since 1967 have produced some plan evidence for Saxon and Medieval Buildings, but prior to the 16 th and 17 th century standing examples are all ecclesiastical. Many substantial timber-framed buildings are known only from photographs and other illustrations. The main types of Post-Medieval buildings are indicated. 1983 ref; In the source above an interpretation of the layout and origin of the early topography and plan of Bedford were given. There are however, several considerations which suggest alternative hypothesis. P31/ ... The Analysis so far has suggested that apart from the church of St. Paul's and the Norman Castle. There are five main elements in the growth and development of the Northern Burh, these are; 1) Defences, of sub-rectangular form 2) Four main streets set at right angles, the West, North and East Streets passing through presumed gates in the centres of the defences, with the South Street leading to the bridge. 3) The Bridge, placed approximately centrally in relation to the defences and the street system. 4) Two Market areas immediately outside the North and East gates, each associated with a church. 5) Main and extra-mural roads.

		<p>P32/ ... South Burh constructed c.915. The conclusion that the Northern Burh of Bedford pre-dates the Southern Burh is confirmed by the topography of the town ...</p> <p>p33/ ... Bedford is one of a series of at least 12 Burhs, all with a rectangular or sub-rectangular plan, placed along the frontiers of Mercia by King Offa (died 796)</p> <p><i>Bedfordshire Archaeological Journal, Bedford, Aspects Of Town origins And Development</i> (Bibliographic reference). SBD10569.</p> <p><i>Bedfordshire Archaeological Journal, The Origin and Plan of Bedford</i> (Bibliographic reference). SBD10569.</p> <p><i>HER Slide Archive, 5087</i> (Slide). SBD10508.</p> <p>Albion Archaeology, 2012, <i>20-22 Silver Street, Bedford; Archaeological Observation, Investigation, Recording, Analysis and Publication</i> (Unpublished document). SBB11940.</p> <p>Within the standing buildings, evidence of cellars was found.</p> <p>To the rear of the properties an undated probable pit and posthole were located. A dark grey brown sandy silt was encountered, interpreted as being a cultivation soil. Its location and depth suggest it was a hand-dug soil, rather than traces of an arable ploughed field. Ceramic Building Material was observed, indicating the soil was still cultivated in the post-medieval period.</p> <p>A series of perpendicular, deep, linear features were identified towards the southern margin of the site, continuing to both the west and the south, beyond recent property boundaries. These were interpreted as robber trenches.</p> <p>In the western margin of the area, beneath the property boundary wall, a cluster of three pits were identified, ceramic building material fragments indicate a post-medieval date.</p> <p>Albion Archaeology, 2013, <i>15 Silver Street, Bedford; Archaeological Observation, Investigation, Recording, Analysis and Publication, 2013/20</i> (Unpublished document). SBB11939.</p> <p>The dark cultivation soil is likely to have been formed as a result of the hand digging of garden plots at the rear of the properties on Silver Street. The soil is too thick for a plough soil, whilst its colour suggests enrichment through the addition of organic matter into a regularly mixed deposit. Continuous monitoring during hand excavation of the footings and scanning of the upcast soil produced four sherds of medieval pottery and a single sherd of modern transfer-printed pottery. This could suggest relatively low levels of domestic activity during the medieval period and the absence of modern debris suggests that cultivation of the soil had ceased by this time. It is possible that the sherd of transfer-printed pottery was intrusive as it was not always easy to identify later intrusions into the cultivation soil.</p>
MBD15504	TL 0509 5003	An area of Anglo-Saxon and Medieval occupation between 5-9 St Peter's Street. The evidence is mainly from the pottery finds which mainly included jugs which were recovered when the buildings on the site were demolished.
MBD300	TL 0505 4993	Anglo-Saxon and medieval pottery was found during building work in 1921 on the High Street, in the area thought to be the Saxon and medieval nucleus of the town.
MBD4464	TL 0509 5003	Medieval bowls found in St Peter's street.
MBD10811	TL 0497 5008	Findspot of late Saxon St. Neots ware pottery.
MBD14048	TL 0502 4987	A bowl rim sherd and other sherds of Anglo-Saxon and Medieval pottery. Found on the site of the Palace Cinema in Bedford.
MBD14049	TL 0516 5007	Late Anglo-Saxon Pottery found on the site of 25 St Peters Street. It included a jug, which was largely restored from the

		sherds, and a small bowl which is almost complete.
MBD14051	TL 0505 5002	Pottery found at the site of 1 St Peters Street, Bedford. The pottery included the upper part of a jug including the lower handle. It dated to the Anglo-Saxon to Middle Ages.
Medieval		
3069	TL 0517 4985	Excavations found the remains of at least three buildings, the earliest dating from the 15 th century. Prior to that the site seems to have been marshy and wet; at least nine pits had been dug through the marshy deposits, two of which produced pottery of 13 th century date. Subsequently the earliest building was constructed. Its occupation layers produced material of 15 th to 18 th century date. Associated with this building was a hearth of stone and reused tile, some of the tiles of which were 14 th century incised floor tiles. After the building was demolished, later buildings disturbed the remains of the earlier occupation. Extensive Urban Survey for Bedfordshire (2001): At least 3 buildings with stone footings, dating from C15th on. Carved knight and rider roof finial found, dated to about 1450. Important pottery and tile assemblage from late medieval and post - medieval pits.
MBD9019	TL 0506 5009	Chambers recorded 1918; 203 in churchyard (date range 1715-1859) 16 in church (1804-1922). Earliest historical reference c.1280-98; rector ordered to pay 6d per year for churchyard.
MBD14378	TL 0521 4985	4 sites on Mill Street in Bedford were excavated in 1979. No structural evidence was found earlier than the late medieval period, although Saxo-Norman pottery was recovered from the site N of Litson's Timber Yard. The Extensive Urban Survey for Bedfordshire (2001): At least 3 buildings with stone footings, dating from C15th on. Carved knight and rider roof finial found, dated to about 1450. Important pottery and tile assemblage from late medieval and post - medieval pits.
MBD15714	TL 0525 4990	The site at 8-10 St Cuthberts Street is located on the west side of the street and is set back about 15 metres from the street front. The site was subjected to small scale excavations to assess the nature of the archaeological deposits prior to the development of the site. The earliest feature was a rubbish pit that dated to the 10 th -11 th century AD, which was sealed by a stone structure thought to be a floor or courtyard surface, or the foundations of a building of a similar date to the pit. Another rubbish pit was uncovered that dated more closely to the 11 th century AD. These deposits were disturbed by 18 th century activity which included a stone foundation for a north facing doorway of a probable house, and a large rubbish pit. The area was sealed by a thick layer of humified soil during the 18 th or 19 th century, probably the result of being used as a garden. This layer was undisturbed and sealed by a modern layer of rubble capped with tarmac, which formed the car park on the site prior to redevelopment.
MBD15776	TL 0527 4994	A watching brief occurred at 14 St Cuthbert Street in Bedford during redevelopment of the site. The site revealed a considerable amount of 19 th century make-up including large quantities of slag, and there was the remains of a disturbed and reinterred inhumation that is probably of a medieval date.
MBD16053	TL 0508 4987	At 8-10 Mill Road in Bedford a possible ditch was uncovered.
MBD16061	TL 0494 4995	At a site located on 14-18 Lime Street a series of intercutting pits were uncovered. While they were mostly devoid of any finds, 1 of the eastern pits contained medieval pottery from the lower fills. Another of the pits contained waste material that was thought to be associated

		with the Lime Kiln.
MBD4456	TL 0510 4985	Medieval jug found at the site of the Fleur de Lys Public House.
MBD14819	TL 0506 4989	Medieval finds from Bedford High Street, at the current location of Natwest Bank. They are 2 medieval- post medieval jars of local manufacture.
<i>Post-medieval</i>		
MBD243	TL 0518 5016	Records exist for a Moravian churchyard associated with the chapel on St Peter's Street (now St Luke's Church). The first burial is recorded as taking place in November 1751. The burial ground presumably went out of use in around the mid 19 th century; the current church building was constructed in 1864.
MBD1290	TL 0507 5008	C18 wrought iron railings with gate and overthrow.
MBD7840	TL 0504 5004	Erected 1873 with an inscription on the front facing reads "Presented by General Charles James Conway" 1874.
MBD7973	TL 0505 5011	Stone monument for Dr Thasckery, built 1832 by Edward Blore. Covered by Town Centre Conservation Area.

APPENDIX 2 HISTORIC ENVIRONMENT RECORD DATA (Listed buildings)

The following buildings are those that lie within a 250m radius of the site. The table has been compiled from data held by the Bedfordshire Archives and Records Service (BARS).

HER	NGR TL	Description
MBD852	TL 0506 5012	Mainly C14 and C15, restored. Rubble and ashlar, old and machine tile roofs. Norman tower and South doorway. Fine octagonal C14 font. V C H III. C11 door moved here from St Peter de Dunstable (HER301). A watching brief in 1996 uncovered 3 levelling layers, prior to the construction of a floor from the medieval to the 19 th century. The construction of a stone structure and the demolition of a wall were also visible.
MBD1228	TL 0502 4995	C18 front. Painted brick, tiles. 2 storeys and attic, modern shop. 2 first floor sashes, box dormer. May include part of older structure.
MBD1229	TL 0505 4988	Earlier C19. Stucco, low pitched Welsh slate roof. 3 storeys, modern shops, upper storeys have 6 tall Corinthian half columns. Slightly projecting centre, 1: 3: 1 sashes in architrave surrounds, those on 2nd floor eared. Outer 1st floor windows have cornices on consoles central window pediment on consoles. Entablature with modillion cornice, blocking course. Cast iron anthemion motif 1st floor balconettes.
MBD1248	TL 0517 4984	Early C19. Yellow brick, Welsh slate roofs. 2 and 3 storeys. 4, 3 and 3 sashes in reveals. Arched doorways, surrounds, hoods on consoles.
MBD1250	TL 0525 4987	C18. Red brick, mansard hipped old tile roof with modillion cornice and parapet. 2 storeys and attics, slight central projection. 1: 1: 1 sashes with rubber flat arches. Stone plinth. Central recessed porch with round arch and steps up, surround of Doric pilasters, modillion cornice and open pediment with oval plaque in tympanum bearing raised date 1760. Window above doorway has round arch and impost bands. Later 1-window wing in similar style.
MBD1253	TL 0530 4995	C18 front, slightly altered. Brick tiles. 2 storeys and attic, 2 gabled dormers; plinth, cornice, left hand quoins. 3 sashes in reveals, C19 glazing bars, ground floor cutter flat arches, 1st floor slight cambered arches. Central doorway with surround, pediment on consoles. Nos 7 to 15 (odd) form a group.
MBD1254	TL 0529 4993	C18 front. Brick, tiles. 2 storeys, 4 sashes in reveals under flat arches to 1st floor, ground floor right hand sash in stucco surround, central C19 shop window and door, left hand carriageway. Nos 7 to 15 (odd) form a group.
MBD1255	TL 0530 4992	Late C18 front. Stucco, mansard tile roof 2 storeys and attics, 3 flush sashes, left hand ground floor pair of sashes under frieze and cornice. Central doorway, fanlight with radiating glazing bars, narrow surround, cornice. 2 box dormers with sashes. Nos 7 to 15 (odd) form a group.
MBD1256	TL 0530 4992	C17, altered C18 and C19. Stucco, tiles. 2 storeys, 3 flush sashes, 2 ground floor shallow canted bays. Door architrave surround, frieze, cornice. Nos 7 to 15 (odd) form a group.
MBD1257	TL 0530 4991	C17 or C18. Pebble dash, tiles. 2 storeys, 3 sliding flush casements. 2 ground floor canted bays with sashes. Door surround, bracketed hood. Nos 7 to 15 (odd) form a group.
MBD1281	TL 0495 5004	1801/6, Neo-Tudor style. Red brick, 2 storeys with brick coped gables. Brick chimney stacks with 4 shafts, linked moulded bases and caps. 2 light lattice casements under drip-moulds. Stepped drip moulds over arched doorways. Includes Nos 49, 49A, 51 and 51A Harper Street, qv. Original architect John Wing, alterations 1882-1895 by Henry Young. Original run of houses interrupted by northern extension of Harpur Street,

		1841. Houses west of Harpur street demolished 1969.
MBD1286	TL 0510 5004	C16 or early C17, now stucco fronted. Red tiles. 2 storey and attic and 2 storeys, modern shop windows. C19 fascia board to Baker Brothers. 1st floor 1 sliding casement, 2 sashes. Back elevation gabled.
MBD1287	TL 0514 5006	C18. Red stretchers, grey headers, tiled roof with cornice band and parapet. 2 storeys and attic, C19 shop windows, L central arched doorway. 5 sashes in reveals under cutter flat arches, C19 glazing bars to central window. 2 hipped dormers.
MBD1288	TL 0516 5006	C18. Red brick, Welsh slates. 2 storeys and attics, modern shop windows; 1st floor 2 sashes, 2 C19 oriel canted bay windows, 3 box dormers.
MBD1289	TL 0503 5005	1874 by J E (later Sir Joseph) Boehm. Bronze over - life size standing statue of John Bunyan on stone pedestal with bronze bas reliefs on 3 sides of scenes from "Pilgrim's Progress". Presented to the Borough of Bedford by Hastings, 9th Duke of Bedford.
MBD1291	TL 0509 5008	Circa 1850, well designed iron gates from Alameda Avenue, Amptill. Moved to Bedford circa 1891. Stone gate piers.
MBD1292	TL 0512 5009	1900 by Henry Young. Neo-Tudor and Jacobean. Red brick, stone dressings, tiled roof with 4 gables. 2 storeys, plinth, floor and sill bands. 4 stone mullion and transom 3 light casements.
MBD1293	TL 0517 5011	Post 1750. Red and grey brick, tiles, 3 gabled dormers. 4 sashes in reveals, cutter flat arches. Cut bracketed door hood. Corbelled cornice.
MBD1294	TL 0520 5011	Post 1750. Similar to No 24 but 3 windows, no dormers, wooden cornice.
MBD1295	TL 0521 5011	Mid C19. Yellow brick, Welsh slates. 2 storeys, paired bracketed cornice and central pediment slightly projecting. 2: 2: 2 sashes in reveals, flat arches. 1st floor band, right hand pair of doors in stucco surround of pilasters, frieze, cornice. Left hand narrow recessed wing with door and fanlight in arched reveal. Nos 28 to 32 (even) form a group.
MBD1296	TL 0524 5017	C18. Red brick, old tile roof. 3 storeys, 7 double hung sash windows with cutter flat arches and louvred shutters. Bands at floor levels, plinth, modillion brick cornice. 2 doorways with later trellis porches. Side return elevation doorway with architrave, frieze and pediment. Reputed original Moravian Meeting House.
MBD1297	TL 0530 5020	Circa 1840. Stucco, Welsh slates. 2 storeys, 2 window centre with 2 ground floor bows. Lower recessed sides with Ionic porches, 1 window each. Nos 10 to 30 (even) Nos 30A and 30B form a group.
MBD1299	TL 0531 5023	1840/50, Neo-Classical symmetrical pair of stucco villas. Recessed centre of 2 storeys with Doric pilasters, 3 storey wings with channelled quoins. 1st floor sill band, 1: 2: 1 casements. Right hand 1 window recessed wing. Nos 10 to 30 (even) and Nos 30A and 30B form a group.
MBD1300	TL 0532 5025	1840/50 Neo-Classical villa design. Stucco, Welsh slates. Pedimented 2 storey and attic centre with 6 Doric pilasters; 2 windows, small pediment on pilasters within tympanum. Slightly recessed sides, porches in antis with consoles to lintels. Nos 10 to 30 (even) and Nos 30A and 30B form a group. Built after 1841. Architect probably James Woodroffe.
MBD1306	TL 0529 5004	C18. Cement plinth. Red brick, old tile roof with modillion cornice, parapet, 2 hipped dormers central pediment with lunette in tympanum. 2 storeys and attics. 2: 1: 2 sashes with cutter flat arches, slight central projection. 4 fielded 2 flush panel door with fanlight and surround of ribbed pilasters, consoles, open pediment with round arch and mask keyblock.
MBD1307	TL 0529 5001	C17 altered C18 and C19. Timber frame faced with roughcast, cornice, tiled roof. 2 storeys, 3 flush sashes. Gabled door hood. Slate roofs, lower later back wing.
MBD4023	TL 0518 5011	Former Moravian chapel, now St Luke's United church, built 1864 by James Horsford, replacing a previous chapel of 1745. A church hall was added to the east in 1998 and has no historic interest. MATERIAL: It is built in gault brick, with stone dressings. PLAN: Square with apse to the north. EXTERIOR: The façade has three central projecting bays with stone quoins.

	<p>A large tripartite round-arched window is positioned centrally and flanked by two smaller windows of two lights, all with enlarged keystones to the arched brick heads.</p> <p>A stone string course doubles as a central transom to the windows. Above the string course, stone columns flow into round-headed tracery. Above the windows, there is a pediment with moulded stone dressings on a modillion cornice, which has a central roundel. To each side of the projecting façade is a lower entrance bay probably serving as separate entries for men and women. Timber doors have moulded stone surrounds and large round-headed lights above. On the first floor is a single light with stone columns and leaded light windows which appear original. The roof is obscured from the façade. To the rear is a large apse and on each side elevation on the window openings have contrasting brick dressings. The window form matches that on the façade and diamond light fenestration in the apse and main body of the church is that of 1885 and 1864 respectively.</p> <p>INTERIOR: The apse has a rounded, coffered ceiling and contains the late C19 choir pews and the remains of the C18 organ screen and pipework, altered and restored in the C19 and C20. To the front is the proscenium arch framed by simple pilasters and a projecting cornice. Most of the congregation pews have been replaced by chairs, but some remain on the east and west sides and at the rear. On the east wall are panels in the lower window recesses, donated by GB Lutyens (of the same family as EL Luteyns) to commemorate Rev Hasse becoming Bishop of the Moravian Church in 1904. The panels have painted lettering citing scripture and the ten commandments. The ceiling of the main body of the church is coffered with good quality detailing. To the rear, supported on elegant iron columns, is a gallery approached by stone stairs on either side with iron balustrades. The gallery has a complete set of segregated and ramped pews.</p> <p>HISTORY: The English branch of the Moravian church was established in 1740 when a chapel was constructed off Fetter Lane in London. A number of Moravian Settlements were established elsewhere in the country, the first in Fulneck in Pudsey from 1744 and a smaller settlement in Bedford from 1745. The Bedford settlement occupies most of the north side of St Peter's Street, east of St Peter's Green. It comprises a former Single Sisters House, Manse and Single Brothers House (later a Moravian school and since 1921 known as the Howard Building of Bedford School) of the mid C18, all grade II listed. A teacher's house of c1830 at 30-32 St Peters Street is also listed in grade II. A C18 organ originally located in St Paul's church in Bedford was moved to the chapel after its completion. The organ was originally built in 1715 by Gerard Smith, one of those whose surviving instruments is the university organ in Great St Mary's Church, Cambridge. The organ at the Moravian church was subsequently altered and restored in the C19 and C20, and although Smith's mechanism has not survived, some of the metal pipes in the main case and the case itself are C18 work.</p> <p>SOURCES: Podmore, Colin. 'The Moravian Church in England 1728-1760'. Stell, Christopher. 'Non-conformist Chapels and Meeting Houses in East England' 2002.</p> <p>REASONS FOR DESIGNATION DECISION: St Luke's United Church in Bedford is listed Grade II for the following principal reasons:</p> <ul style="list-style-type: none"> - St Luke's is the key building in the former Moravian settlement of Bedford and has both architectural and historic significance on its own merit and as an example of the architectural legacy of the Moravian movement. - It is physically attached to, and has considerable group value with, the other buildings associated with the settlement, all of which are designated in grade II. - It was designed by James Horsford, a notable local architect with other listed structures to his name. - It has a well-executed façade which compares favourably with other listed Moravian chapels of a similar date. - It retains a well-crafted interior, gallery with ramped pews and significant elements of an organ, built in 1715, by the noted organ builder Gerard
--	--

		Smith. - Listing NGR TL0518550114
MBD4066	TL 0528 4991	Two houses, now commercial premises. C17 and C18 with alterations C19 and C20. Rendered brick retaining some original timber framing; plain tile roof; brick stacks. 2-storeys; 2+2 bays, those on right wider. No 8, on left, has shop front with part-glazed door on left, flinted pilasters, fascia board and cornice flanked by shaped brackets; on 1st floor hooded 4-pane sashes in flush wooden architraves; large truncated stack to rear roof pitch on right. Right-hand section; left bay has shop front as before but with decorative metal grille-above window; central part-glazed 4-panel door in reveal; large window on right; on 1 st floor, sashes with glazing bars in flush wooden architraves; stack at right end. Rear: some timber framing exposed at left end; various, windows with glazing bars; C20 brick additions at centre and on right not of special interest. Interior: some of the C17 timber framing survives in right-hand section. Surviving C19 features include wall tiles, fireplaces, doors and cupboards. Shop fronts of No 10 has shutter to grille.
MBD4094	TL 0502 4994	C17, refronted in speckled mosaic. Old tile roof, box dormer. 2 storeys and attic, modern shop window.

APPENDIX 3 CARTOGRAPHIC SOURCES

Date	Description	Fig. No.	Scale	Location
1765	Bedford, 1765 surveyed by Thomas Jefferys	3	20 chains: 440 yards	BARS
1795	Plan of the respective parishes of St Pauls, St Peter & St Cuthbert, in the town of Bedford (Ref. M.A.26)	4	-	BARS
1807	E. W. Brayley's map of Bedford	5	-	BARS
1836	Map of the town of Bedford (Ref. P.U.316)	6	-	BARS
1841	Map of the county of Bedford from actual survey for/to the Mayor Alderman of the Borough of Bedford from Mrs Reynolds (Ref. X1/36)	7	-	BARS
1854	Map of Bedford (Ref. X133/11)	8	-	BARS
1876-1878	Map of Borough of Bedford from actual survey by Francis Thomas Mercer Surveyor	9	-	BARS
1884	First Edition Ordnance Survey map; sheet XI.16	10	25": 1 mile	BARS
1901	Second Edition Ordnance Survey map; sheet XI.16	11	25": 1 mile	BARS
1926	Ordnance Survey map; sheet XI.16	12	25": 1 mile	BARS
1953	Architects plan for proposed alterations (BARS Ref. Z1169/8/7/87/1-2)	13	$\frac{1}{8}$ " : 1 foot	BARS
1965	Ordnance Survey map; sheet XI.16	14	25": 1 mile	BARS

APPENDIX 4 HISTORICAL PHOTOGRAPH



4.1 Historical photograph c.1935 taken when No. 20 was being converted into a shop for Kime & Co., tailors (BARS Ref. X373/263/1).

APPENDIX 5 HISTORIC BUILDING RECORDING ARCHIVE FORM

Site Details							
Site Name: 18-20 St Peter's St, Bedford					NGR: TL 05141 50083		
County: Bedfordshire				Museum Collecting Area: Bedford			
Site Code: AS1925				Project Number: 6291			
Date of Work: June-October 2017				Related Work: -			
Brief/s				Specification/s			
Date		Present		Date		Present	
n/a				30 th January 2017		Yes	
Site Records (Description)							
Site Drawings (Give Details of Formats & Size)							
Architect's Drawings:							
Digital Drawings							
Printouts of Drawings			Printouts of Data			Digital Data	
In report						Digital photographs and drawings on CD	
Reports							
Report No		Report Type				Present	
5501		Historic building monitoring and recording				Yes	
Site Photographs							
Black & White Contact Prints					Colour Slides		
Film No	Film Type	Negs	Negs Present	Contacts Present	Film No	Negs	Present
Photographic Location Plans Present? (Give Details)							
In report and separate printout in archive folder							
Digital Photographs (Give Details):							
Digital photography duplicates black and white photography. Index and selected plates printed in report. Separate printout of index included in archive folder and digitally on CD.							

APPENDIX 6 HER SUMMARY SHEET

Site name and address:	18-20 St Peter's St, Bedford
County: Bedfordshire	District: Bedford
Village/Town: Bedford	Parish: -
Planning application reference:	Bedford Borough Council Planning Approval Ref. 15/01555/MAF
Client name/address/tel:	Mr Hardip Virdee, Globe Property Services Ltd
Nature of application:	Part demolition and redevelopment
Present land use:	Empty, original domestic, latterly a night club
Size of application area:	Size of area investigated c.725m ²
NGR (8 figures):	TL 05141 50083
Site Code:	AS1925
Site director/Organization:	Archaeological Solutions Ltd
Type of work:	Historic building monitoring and recording
Date of work:	June – October 2017
Location of finds/Curating museum:	Bedford
Related SMR Nos:	Periods represented: 18 th century and later
Relevant previous summaries/reports: -	-
<p>Summary of fieldwork results: Between June and October 2017 AS conducted historic building monitoring and recording during planned works at 18-20 St Peter's St, Bedford. The project was commissioned in order to fulfil a condition of planning consent to refurbish the ground floor restaurant and bar, rebuild and extend the first and second floor rear ranges and create residential dwellings. This followed on from a previous historic building assessment conducted by AS (Collins and Henry 2015). The monitoring and recording built on the evidence observed during the 2015 survey but allowed additional evidence to be observed. Background research provided context for the recording which correlates well to the physical evidence. The building as a whole consisted of a series of timber-framed ranges; two inline street front ranges and two extending to the rear. Beyond, were modern extensions. The entire building has suffered repeated phases of remodelling, rebuilding and replacement throughout the 20th century so that only incomplete elements survive and no fixtures and fittings. The primary range is of early 18th century date, with the west range of a similar but somewhat later date having been constructed against the pre-existing structure. A rear range attached to the west range is possibly contemporary, while a second rear range added in the re-entrant angle is of a number of phases of 18th or 19th century date. The early 20th century saw the ground floor frontage of No. 20 removed for the accommodation of a wide shop front, at which point the building was occupied by a tailor's shop. Throughout the later 20th century, the building was subject to numerous changes which have had a harsh and deleterious impact on the historic building, leading to the loss of all historic fixtures and fittings, and joinery details as well as much of the structural fabric leaving the historic significance of the building surviving only in outline.</p>	
Author of summary: T Collins	Date of Summary: November 2017

PLATES



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Street front elevation, taken from the south



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South wall of FF02 (west range) showing primary-braced timber-framing with brick infill, taken from the north



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East side of FF02 (west range) showing studwork constructed up against pre-existing fabric of the main range, taken from the north



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East side of FF02 (west range) showing assembly marks on the binding joist and stud, taken from the west



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View of FF01 showing fragmentary surviving timber-framing and brickwork infill of the rear wall (main range), taken from the south



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View of the attic space after the removal of lath and plasterwork and the studwork on the north, taken from the west



DP 148

Roof structure over Bay 4 (SF02) showing intermediate pegged collar (indicated) and additional nailed collars, taken from the west



DP 149

Roof structure at the junction between the main range and west range (SF01 and SF02) showing studwork above the collar to the apex, taken from the north-west



DP 150

Junction between bays 3 and 4 showing assembly mark (III, indicated) on the main range principal rafter and iron strapping on the adjacent tie-beam, taken from the south-west



DP 151

South end of Truss 3 (main range) showing assembly marks (I) on the principal rafter and tie-beam, taken from the north-west



DP 152

North side of Truss 3 (main range) showing pegged collar with stud mortice, taken from the west



DP 153

Roof structure over the main range and west range, taken from the west



DP 154

Detail of the roof structure over Bay 4 (SF02) showing intermediate pegged collar, taken from the west



DP 155

North roof pitch of Bays 4 and 3 (SF01-02) following the removal of the rear ranges, taken from the south-west



DP 156

View of the north roof pitch after removal of the north-west range showing a possible former doorway between the two ranges, taken from the north



DP 157

View of the north roof pitch after removal of the north-east range showing remains of the roof structure, taken from the north-west



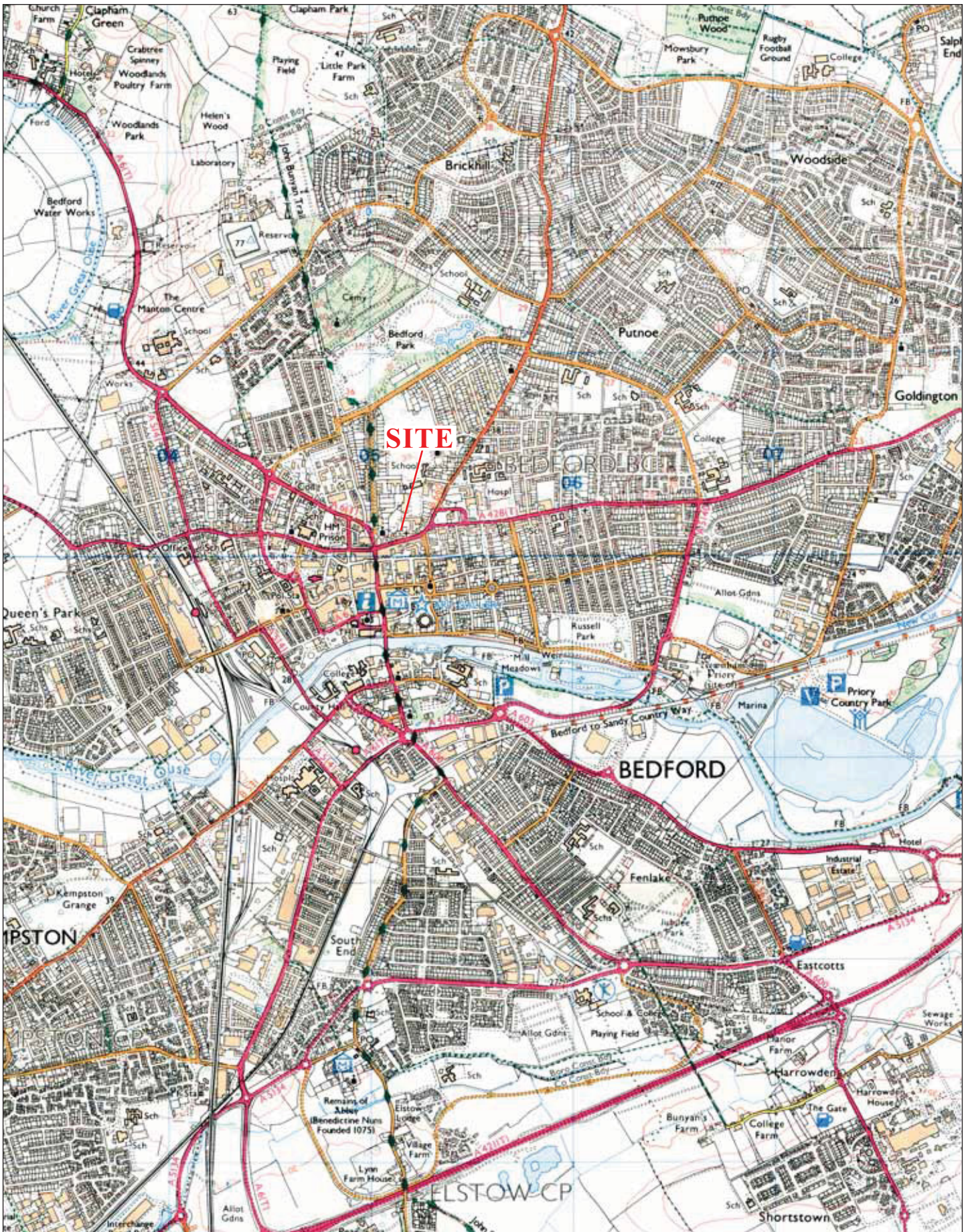
DP 158

Brickwork of the west chimney stack (SF02), taken from the east



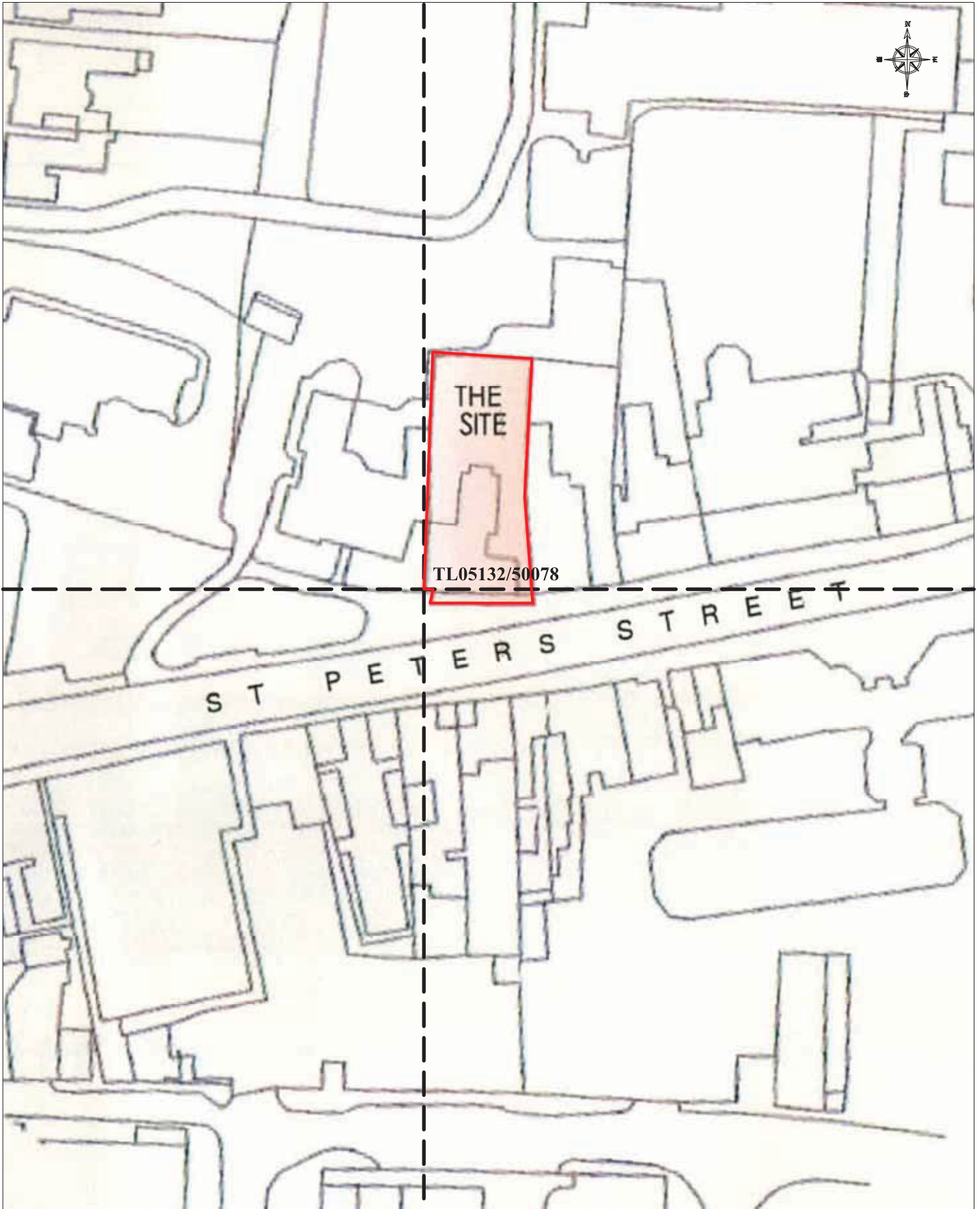
DP 159

View of the north roof pitch after the removal of the rear ranges, taken from the north



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Fig. 1 Site location plan
 Scale 1:25,000
 St Peter's Street, Bedford (P6291)

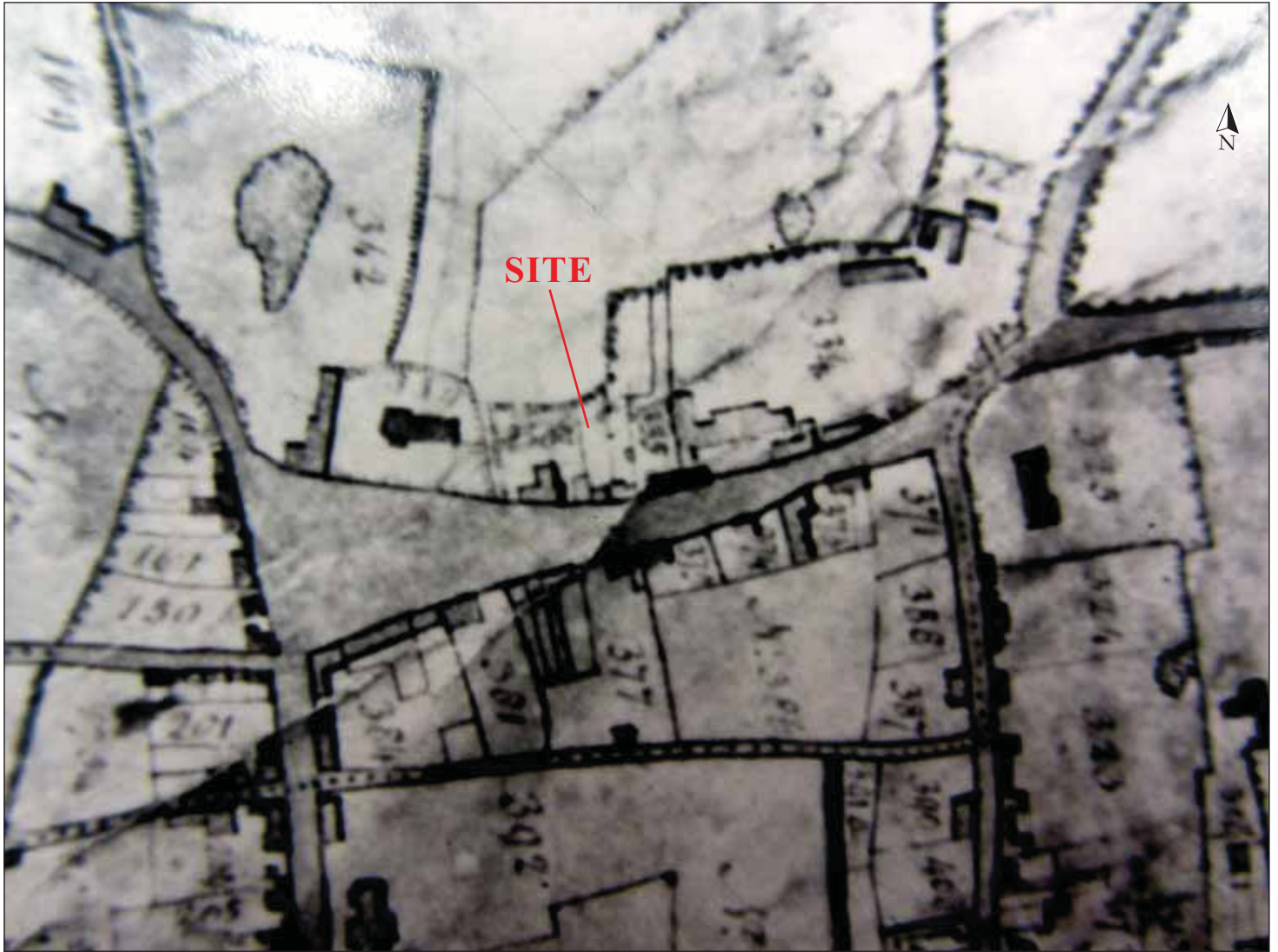


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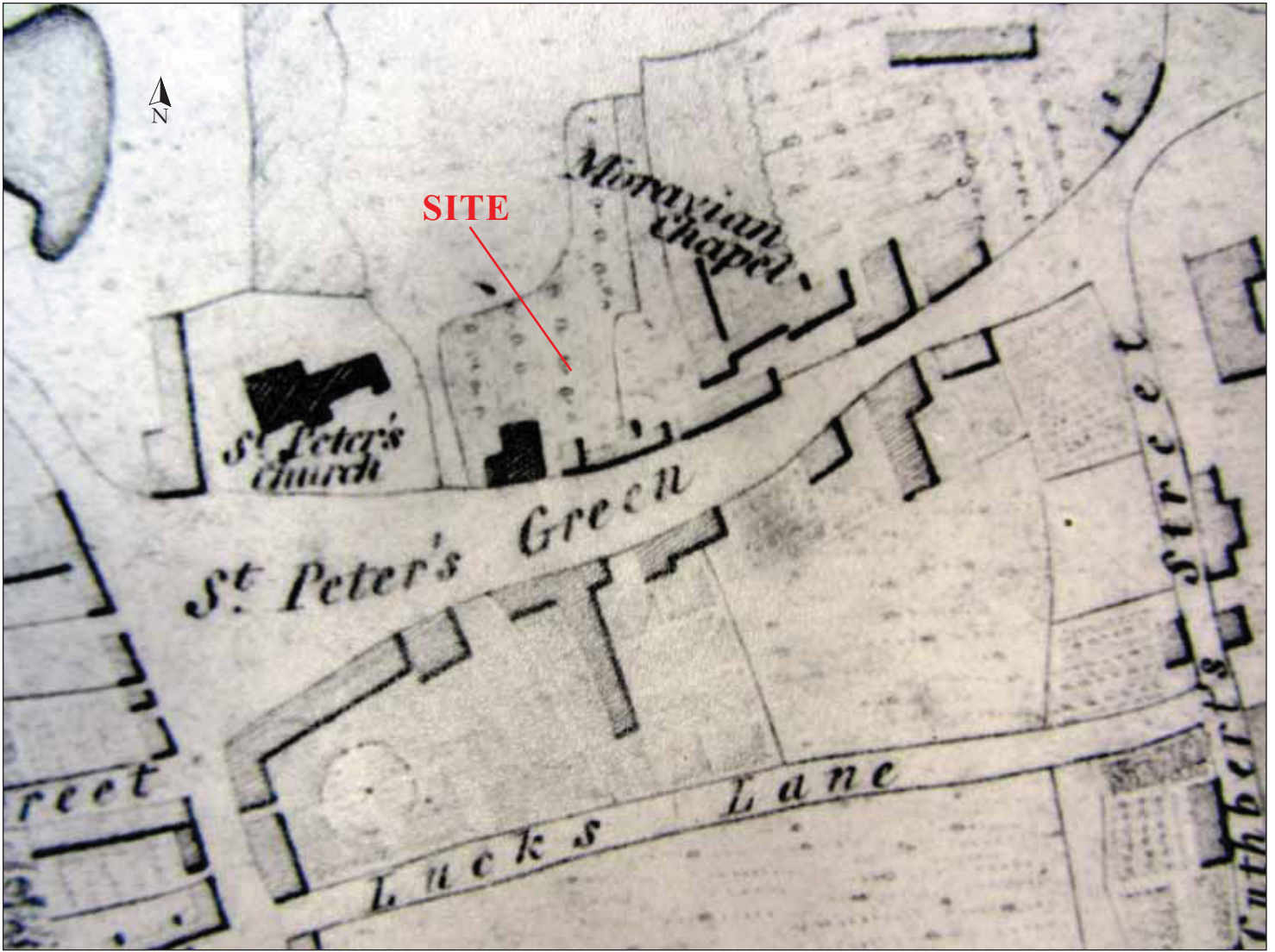
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Fig. 2 Detailed site location plan
Scale 1:800 at A4
St Peter's Street, Bedford (P6291)



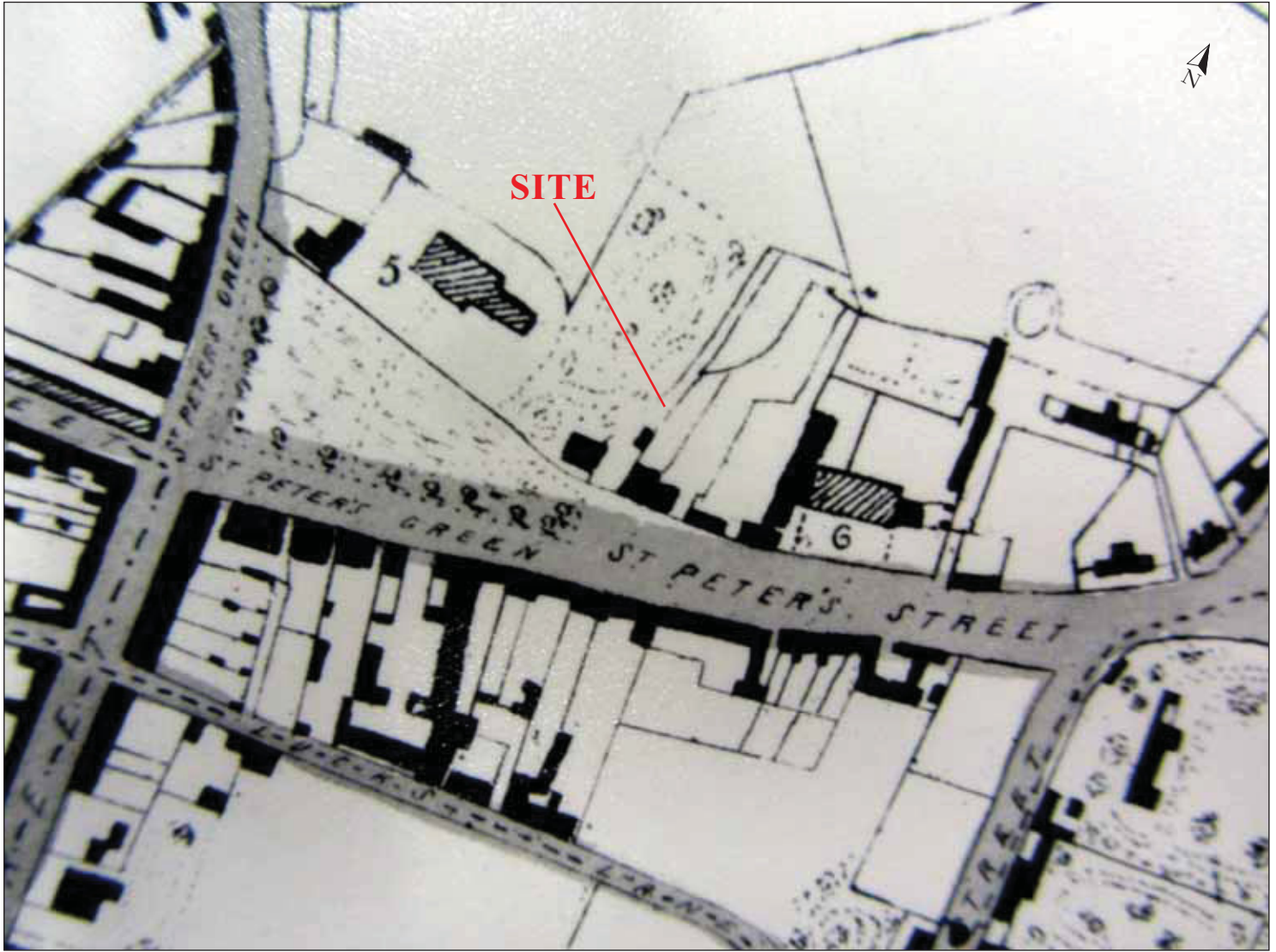
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Fig. 3 Jeffery's survey of Bedford, 1765
Not to scale
St Peter's Street, Bedford (P6291)



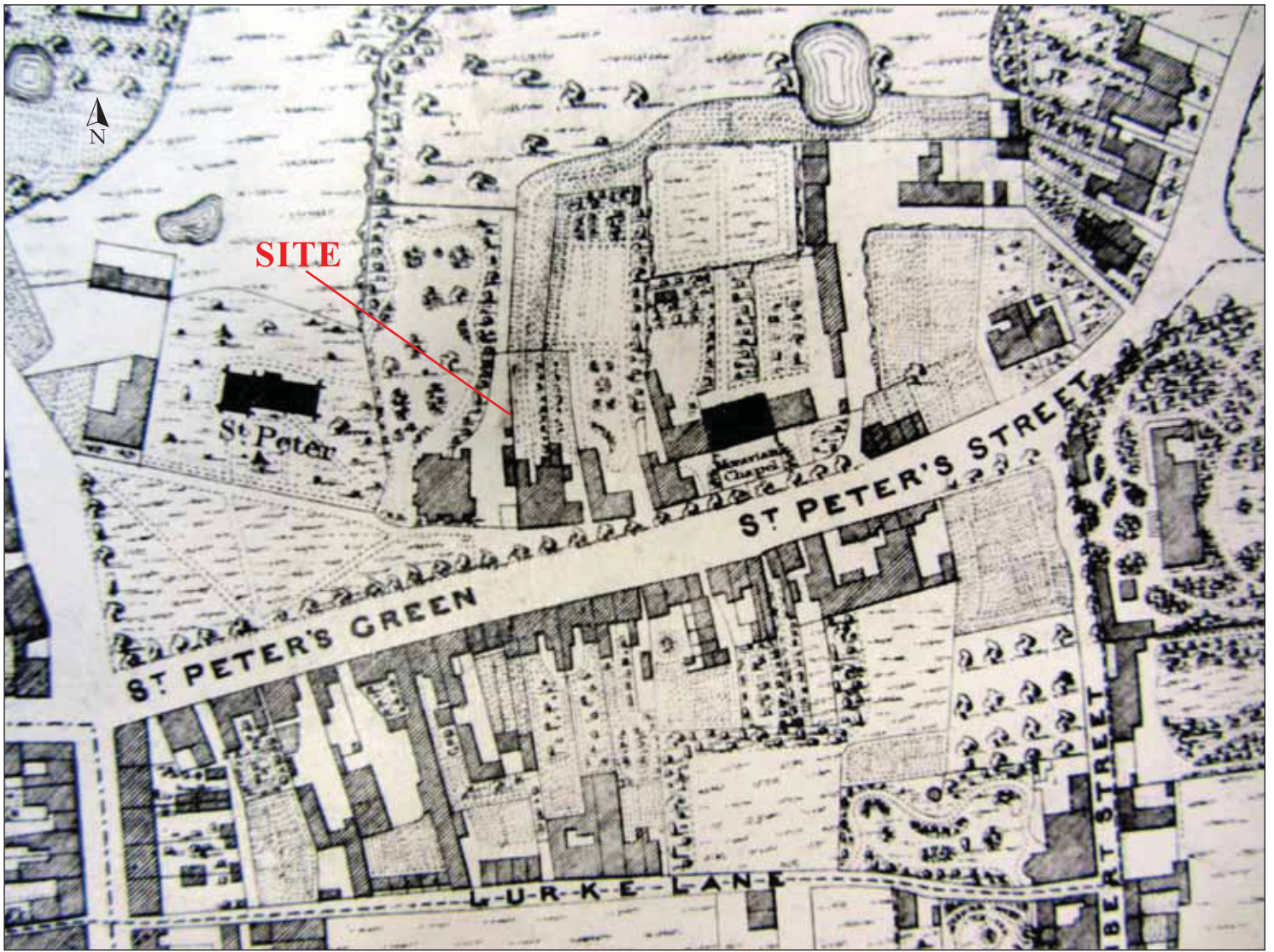
<i>Archaeological Solutions Ltd</i>
Fig. 4 Plan of Bedford, 1795
Not to scale
St Peter's Street, Bedford (P6291)



<i>Archaeological Solutions Ltd</i>
Fig. 5 Brayley's map of Bedford, 1807
Not to scale
St Peter's Street, Bedford (P6291)



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Fig. 6 Map of the town of Bedford, 1836
Not to scale
St Peter's Street, Bedford (P6291)

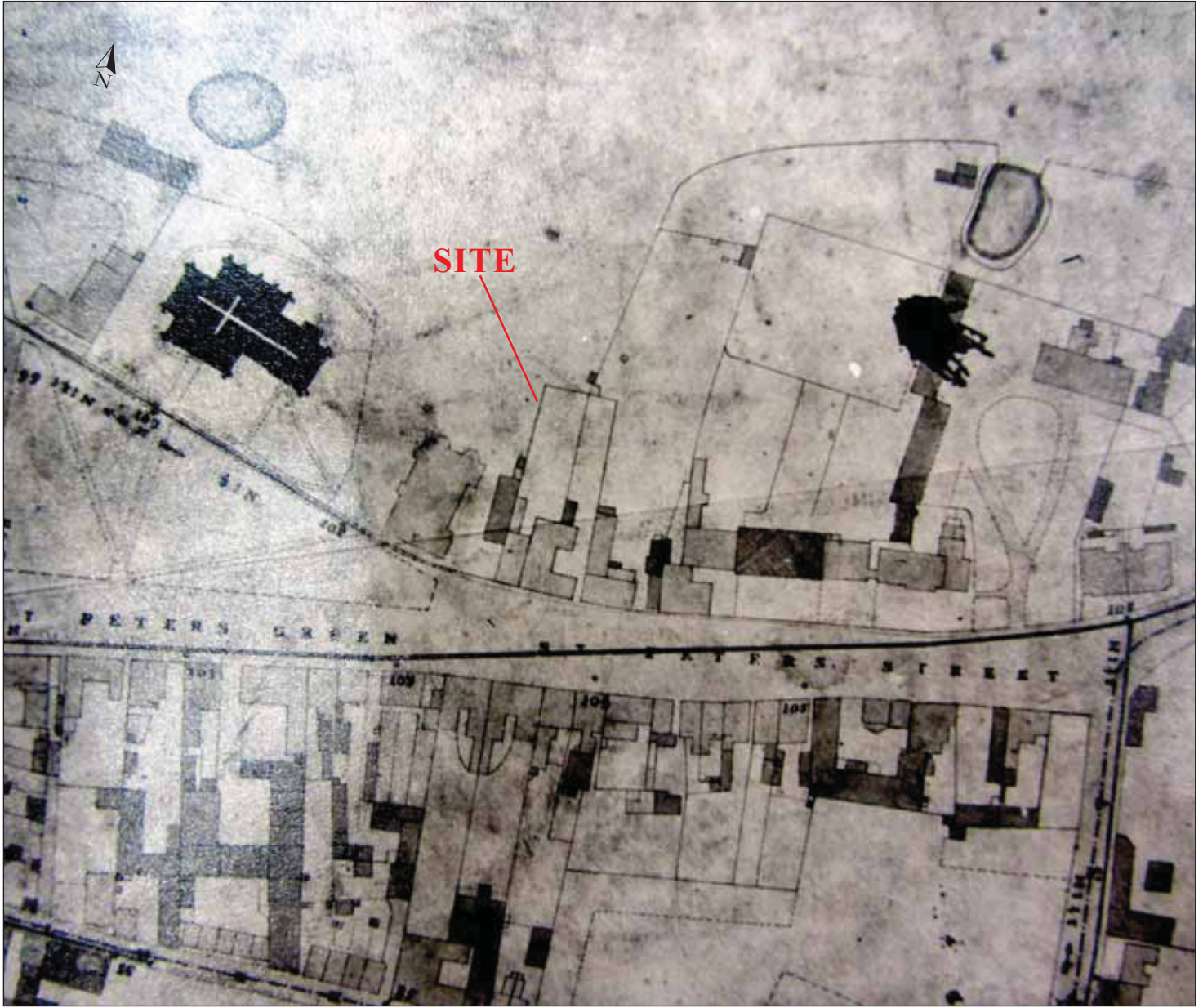


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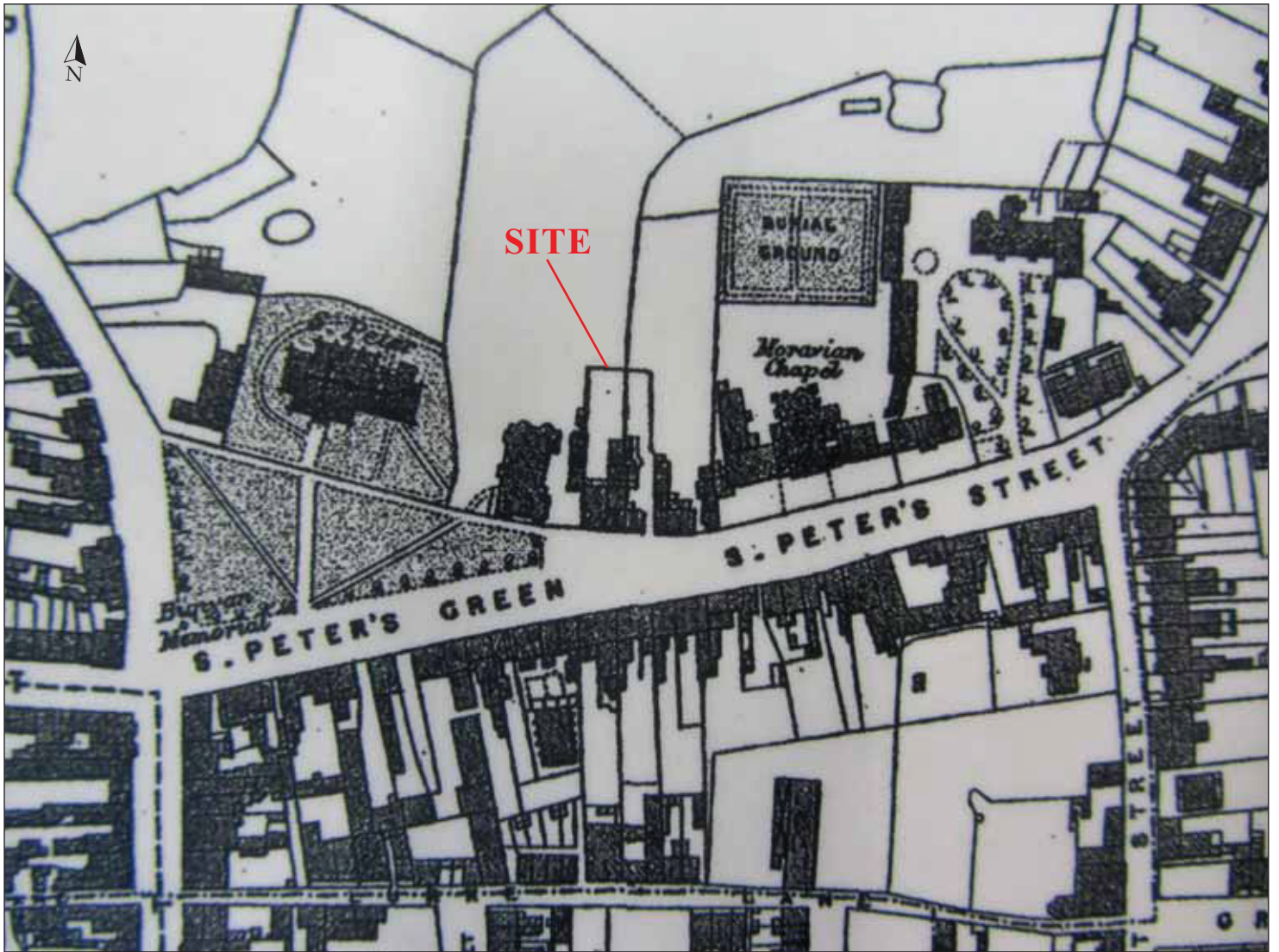
Fig. 7 Map of the county of Bedford, 1841

Not to scale

St Peter's Street, Bedford (P6291)



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Fig. 8 Map of Bedford, 1854
Not to scale
St Peter's Street, Bedford (P6291)

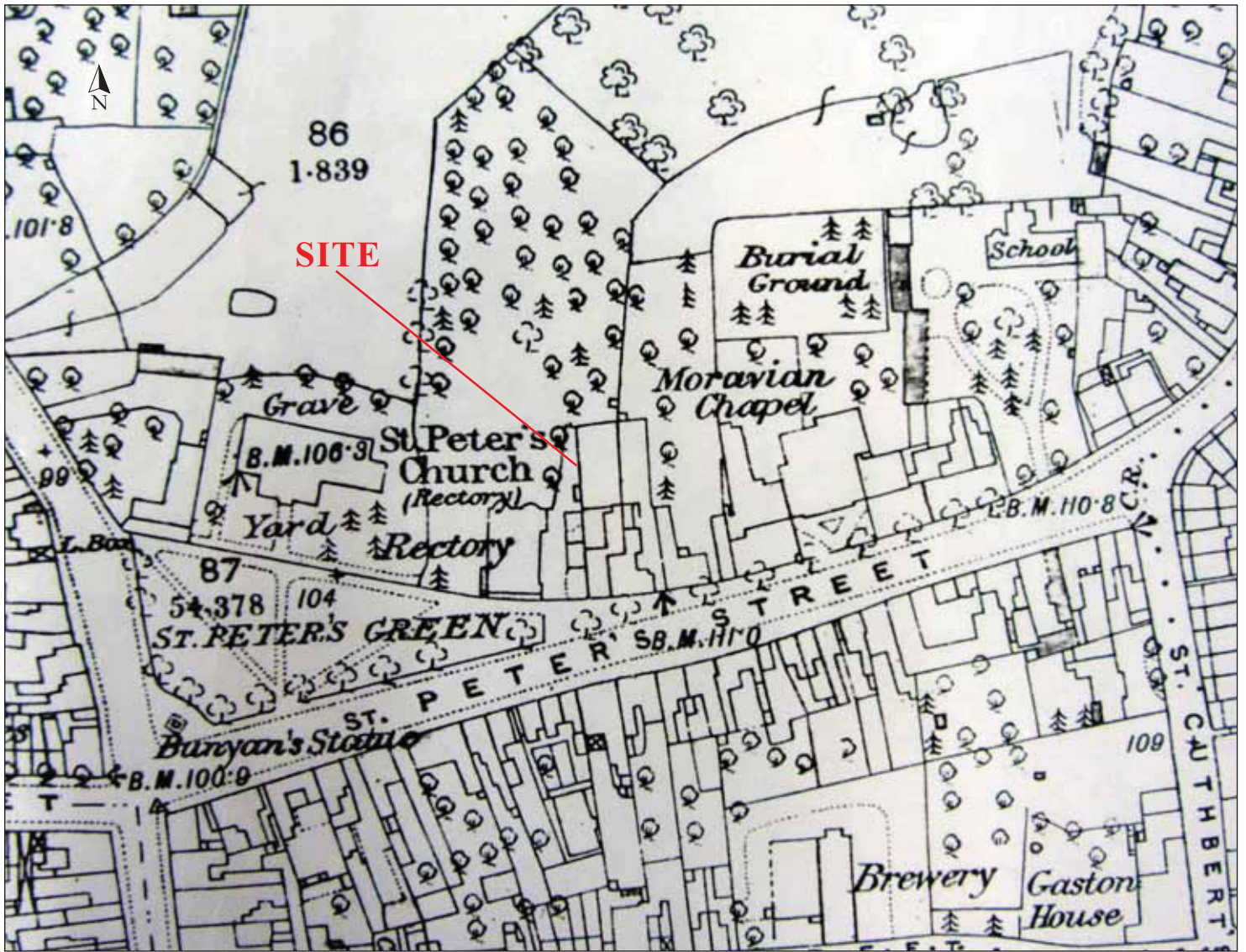


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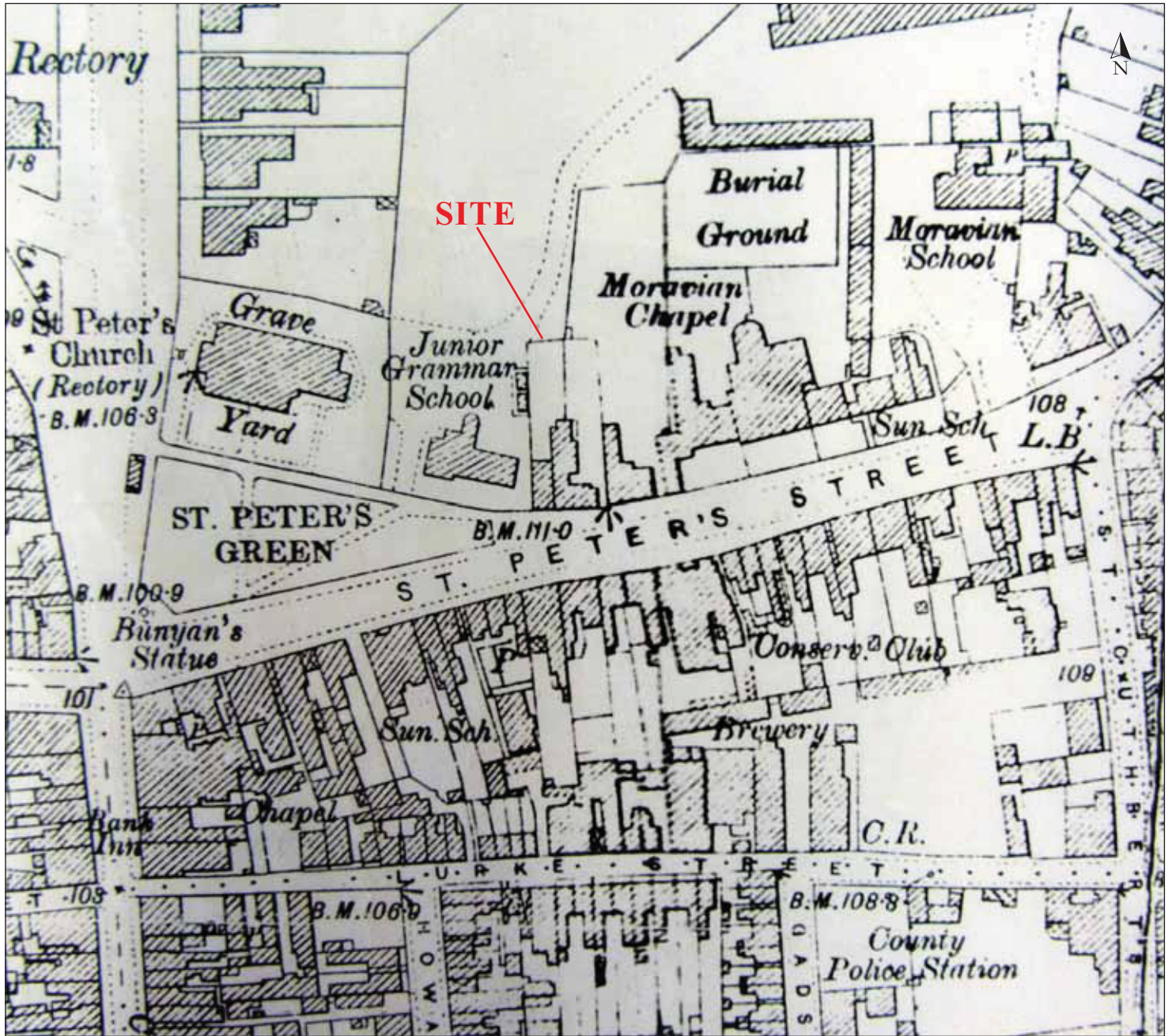
Fig. 9 Mercer's map of Bedford, 1876-78

Not to scale

St Peter's Street, Bedford (P6291)



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Fig. 10 OS map, 1884
Not to scale
St Peter's Street, Bedford (P6291)

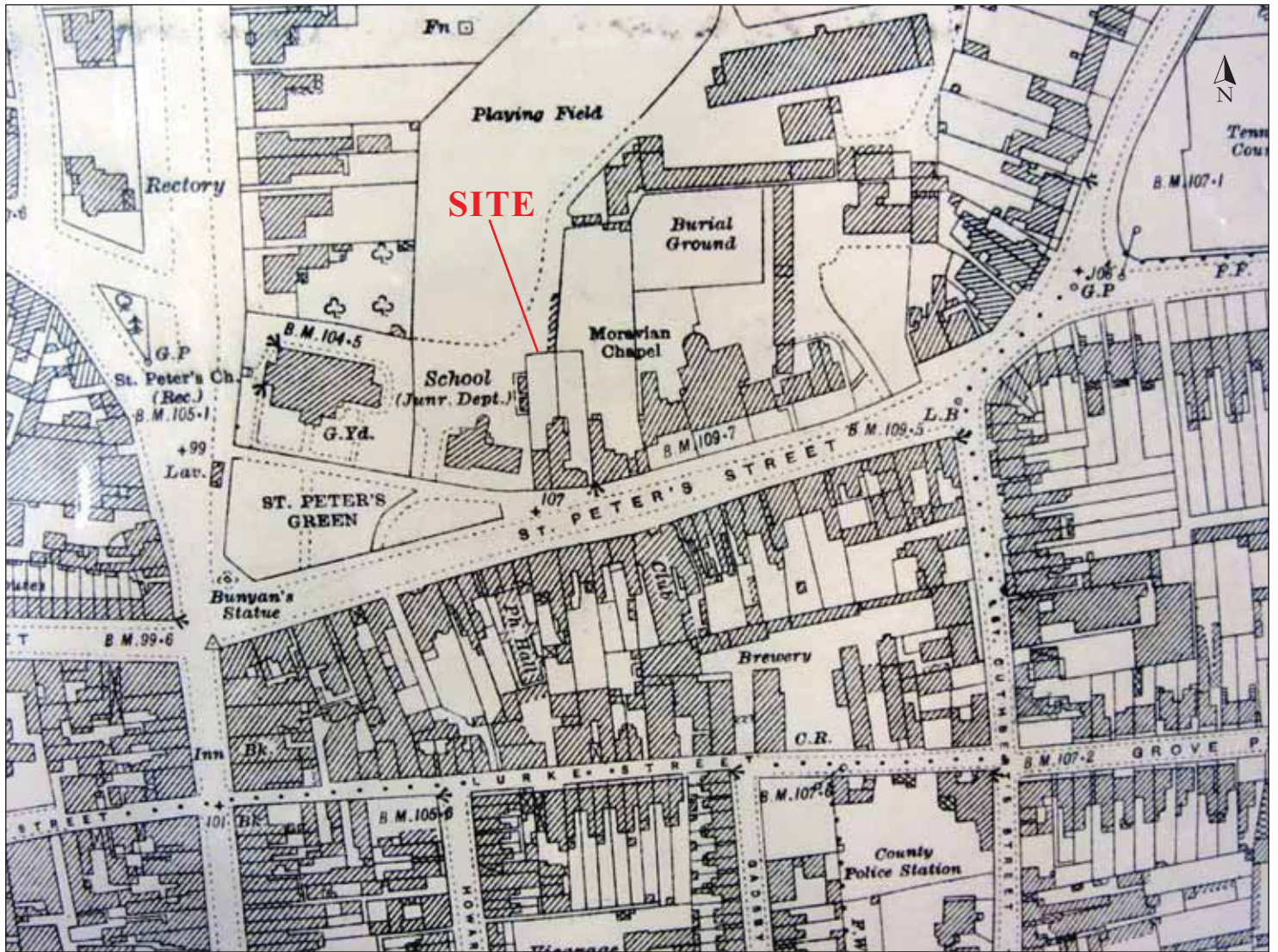


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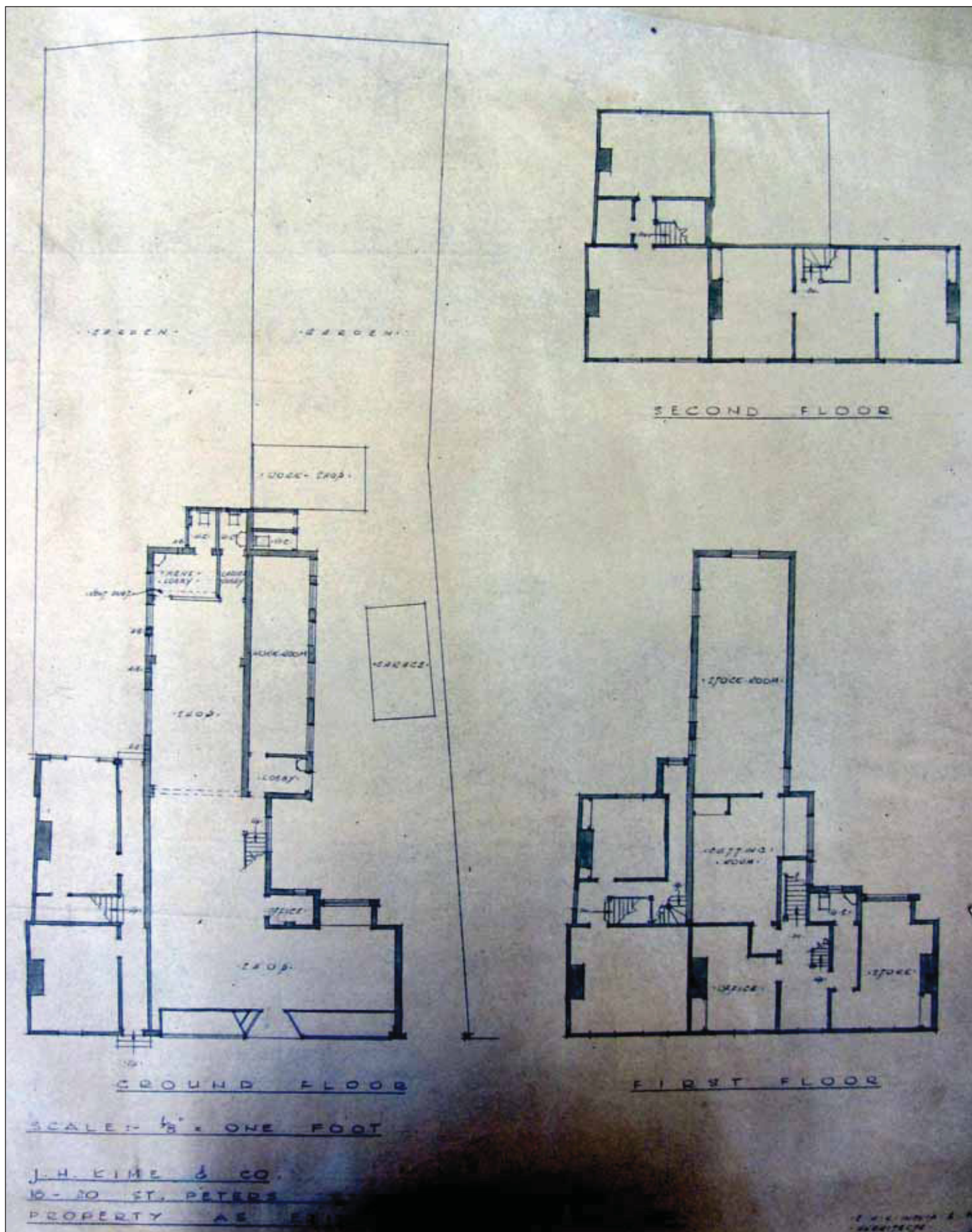
Fig. 11 OS map, 1901

Not to scale

St Peter's Street, Bedford (P6291)



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Fig. 12 OS map, 1926
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St Peter's Street, Bedford (P6291)



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Fig. 13 Architect's plans as existing, 1953

Not to scale

St Peter's Street, Bedford (P6291)

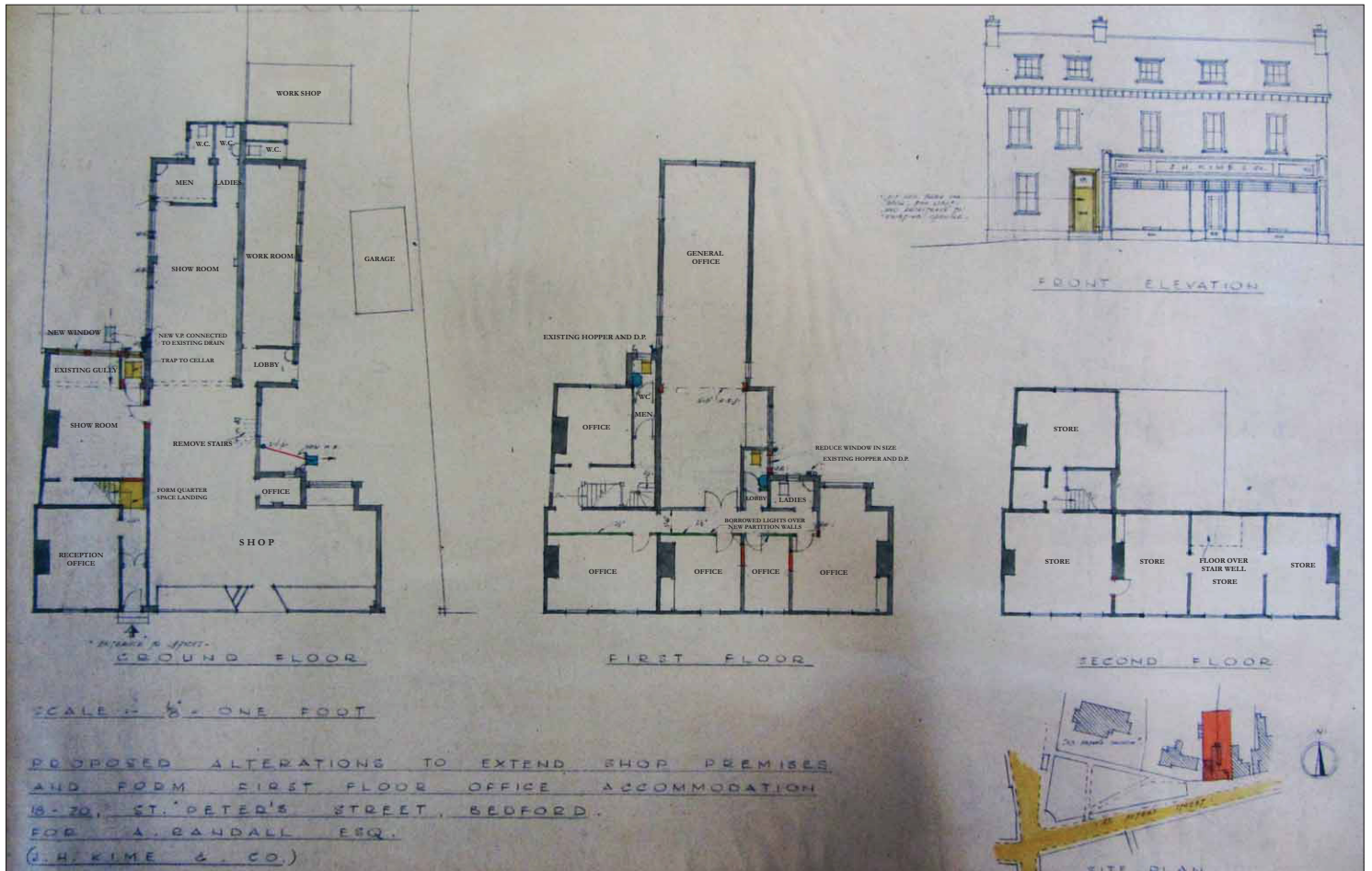
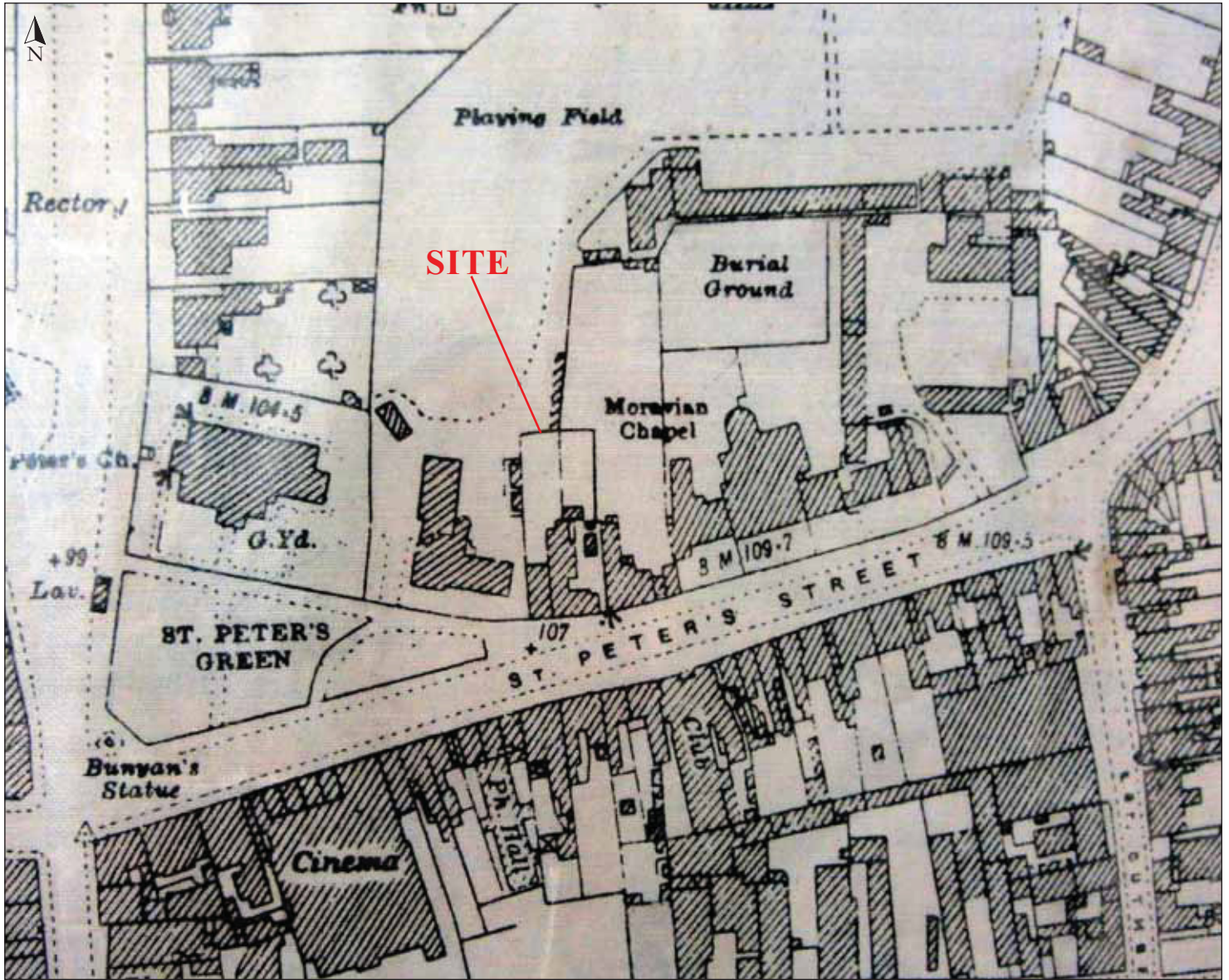


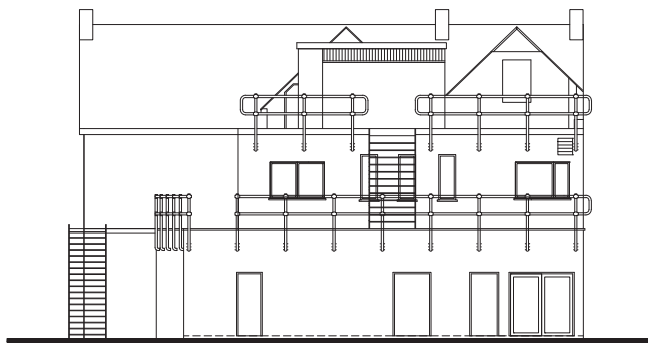
Fig. 14 Architect's plans for proposed alterations, 1953
Not to scale
St Peter's Street, Bedford (P6291)



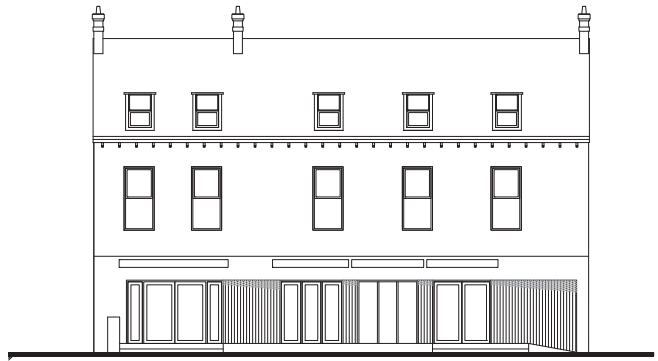
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Fig. 15 OS map, 1965
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St Peter's Street, Bedford (P6291)



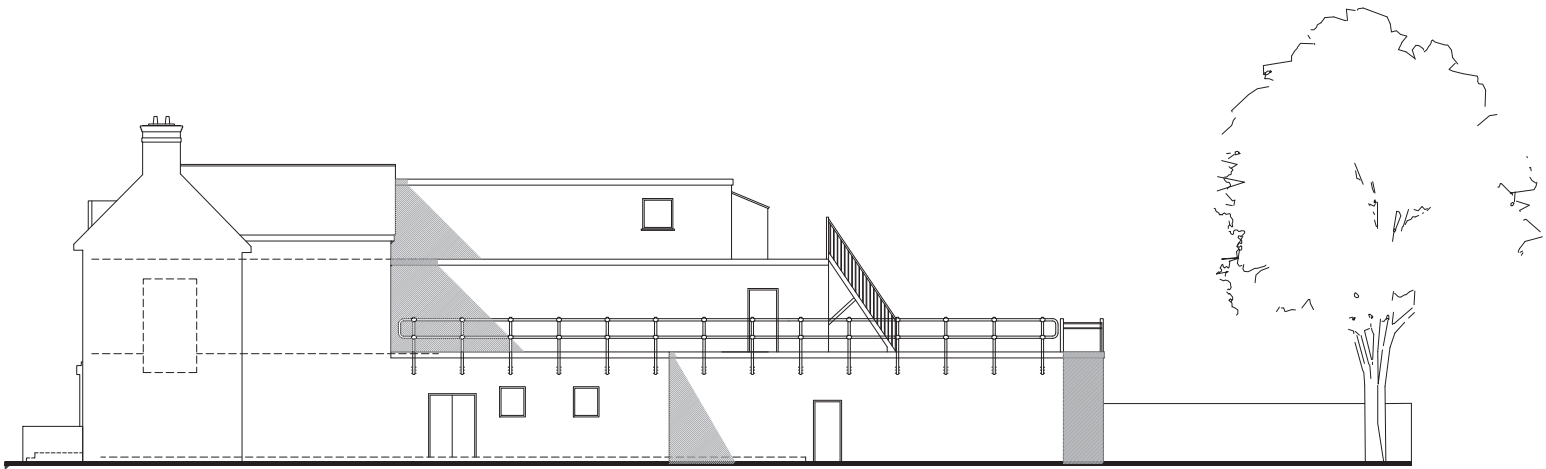
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Fig. 16 Photographic locations - 2015 survey
 Scale 1:200 at A3
 St Peter's Street, Bedford (P6291)



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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Fig. 17 Existing elevations
Scale 1:125 at A3
St Peter's Street, Bedford (P6291)



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Fig. 18 Proposed development plan
 Scale 1:200 at A3
 St Peter's Street, Bedford (P6291)



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Fig. 19 Photographic locations - 2017 survey
 Scale 1:125 at A3
 St Peter's Street, Bedford (Pb291)