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**ARCHAEOLOGICAL SOLUTIONS LTD**

**HOCKLIFFE GRANGE, HOCKLIFFE,  
BEDFORDSHIRE**

**ARCHAEOLOGICAL OBSERVATION, INVESTIGATION,  
RECORDING, ANALYSIS AND PUBLICATON**

Authors: Zbigniew Pozorski MA (fieldwork & report) Kate Higgs BA (research)	
NGR: SP 9627 2721	Report No. 3348
District: Central Beds	Site Code: AS 1217
Approved: Claire Halpin MIFA	Project No. 3546
Signed:	Date: July 2009

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**OASIS SUMMARY SHEET**

<b>Project details</b>			
<b>Project name</b>	<i>Hockliffe Grange, Hockliffe, Bedfordshire</i>		
<p><i>In July 2009 Archaeological Solutions (AS) carried out a programme of archaeological observation, investigation, recording, analysis and publication at Hockliffe Grange, Hockliffe, Bedfordshire (TL 496274 227212). The programme was commissioned by Mr. &amp; Mrs. Paul Dickens, and was undertaken in compliance with a planning condition attached to the approval of the construction of an underground woodchip store for the house boiler.</i></p> <p><i>The observation recorded the remains of brickwork most likely to have been associated with drainage</i></p>			
<b>Project dates (fieldwork)</b>	<i>23<sup>rd</sup> July 2009</i>		
<b>Previous work (Y/N/?)</b>	<i>N</i>	<b>Future work (Y/N/?)</b>	<i>N</i>
<b>P. number</b>	<i>P3546</i>	<b>Site code</b>	<i>AS 1217</i>
<b>Type of project</b>	<i>Archaeological observation, investigation, recording, analysis and publication</i>		
<b>Site status</b>	<i>Grade II listed building</i>		
<b>Current land use</b>	<i>Residential dwelling</i>		
<b>Planned development</b>	<i>Woodchip boiler system</i>		
<b>Main features (+dates)</b>	<i>Modern drainage</i>		
<b>Significant finds (+dates)</b>	<i>-</i>		
<b>Project location</b>			
<b>County/ District/ Parish</b>	<i>Bedfordshire</i>	<i>Central Bedfordshire</i>	<i>Hockliffe</i>
<b>HER/ SMR for area</b>	<i>Bedfordshire HER</i>		
<b>Post code (if known)</b>	<i>LU7 9NL</i>		
<b>Area of site</b>	<i>c. 600m<sup>2</sup></i>		
<b>NGR</b>	<i>TL 496274 227212</i>		
<b>Height AOD (max/ min)</b>	<i>c. 120m AOD</i>		
<b>Project creators</b>			
<b>Brief issued by</b>	<i>CBC CDT</i>		
<b>Project supervisor/s (PO)</b>	<i>Zbigniew Pozorski</i>		
<b>Funded by</b>	<i>Mr. &amp; Mrs. Paul Dickens</i>		
<b>Full title</b>	<i>Hockliffe Grange, Hockliffe, Bedfordshire. Archaeological observation, investigation, recording, analysis and publication.</i>		
<b>Authors</b>	<i>Pozorski, Z., Higgs, K.</i>		
<b>Report no.</b>	<i>3348</i>		
<b>Date (of report)</b>	<i>July 2009</i>		

# HOCKLIFFE GRANGE, HOCKLIFFE, BEDFORDSHIRE

## ARCHAEOLOGICAL OBSERVATION, INVESTIGATION, RECORDING, ANALYSIS AND PUBLICATON

### **SUMMARY**

*In July 2009 Archaeological Solutions (AS) carried out a programme of archaeological observation, investigation, recording, analysis and publication at Hockliffe Grange, Hockliffe, Bedfordshire (TL 496274 227212). The programme was commissioned by Mr. & Mrs. Paul Dickens, and was undertaken in compliance with a planning condition attached to the approval of the construction of an underground woodchip store for the house boiler*

*Hockliffe Grange is a Grade II Listed Building, possibly dating from as early as the 16<sup>th</sup> century. In the 18<sup>th</sup> century a landscape park (HER 7012) was laid out. The parkland overlies an earlier medieval landscape associated with the settlement of Hockliffe. The site has the potential for important medieval and post-medieval remains.*

*The area of the development was small (4m x 4m). The observation recorded the remains of modern brickwork most likely to have been associated with drainage.*

### **1 INTRODUCTION**

1.1 On 23<sup>rd</sup> July 2009 Archaeological Solutions (AS) carried out a programme of archaeological observation, investigation, recording, analysis and publication at Hockliffe Grange, Hockliffe, Bedfordshire (NGR TL 496274 227212; Figs. 1 & 2). The programme was commissioned by Mr. & Mrs. Paul Dickens, in compliance with a planning condition required by the local planning authority, Central Bedfordshire Council (based on the advice of the Conservation and Design Team). It was undertaken during the groundworks for the proposed new underground woodchip store adjacent to the existing house (Planning Ref. SB/09/00199/LB).

1.2 The archaeological observation was undertaken according to a brief issued by Central Bedfordshire Council Conservation and Design Team (CBC CDT) (dated 16/06/2009) and a specification prepared by AS (dated 22/06/2009) and approved by CBC. The project conformed to the Institute of Field Archaeologists (IFA) *Code of Conduct and Standard and Guidance for Archaeological Watching Briefs* (revised 2001) and the document *Standards for Field Archaeology in the East of England* (Gurney 2003).

1.3 The project objectives of the observation were to:

- establish the date, nature and extent of activity or occupation within the development area;
- establish the relationship of any remains found to the surrounding contemporary landscapes;
- recover artefacts to assist in the development of type series within the region, and;
- recover palaeo-environmental remains to determine local environmental conditions.

## **Planning policy context**

1.4 The relevant planning policies which apply to the effect of development with regard to cultural heritage are Planning Policy Guidance Note 15 'Planning and the Historic Environment' (PPG15) and Planning Policy Guidance Note 16 'Archaeology and Planning' (PPG16) (Department of the Environment).

1.5 PPG16 (1990) is the national Planning Policy Guidance Note which applies to archaeology. It states that there should always be a presumption in favour of preserving nationally important archaeological remains in situ. However, when there is no overriding case for preservation, developers are required to fund opportunities for the recording and, where necessary, the excavation of the site. This condition is widely applied by local authorities.

1.6 PPG15 (1994) is the national Planning Policy Guidance Note which applies to conservation of the historic environment by protecting the character and appearance of Conservation Areas and protecting listed buildings (of architectural or historical interest) from demolition and unsympathetic change and safeguarding their settings as far as is possible. This condition is also widely applied by local authorities.

## **2 DESCRIPTION OF THE SITE, TOPOGRAPHY AND GEOLOGY**

2.1 The site of Hockliffe Grange is located within the historic village of Hockliffe, which lies within the newly created district of Central Bedfordshire, formerly South Bedfordshire (Fig. 1). The more recent village of Hockliffe is situated along the course of the A5 trunk-road, which runs between Dunstable (7km to the south-east) and Little Brickhill (8km to the north-west). The town of Leighton Buzzard is located 5km to the west-south-west of the site. The site itself is situated 1.2km to the north-west of the modern village of Hockliffe, and 500m to the north-north-west of the parish church of St Nicholas, around which originally lay the shrunken medieval village of Hockliffe.

2.2 The site comprises an irregular plot of land approximately 600m<sup>2</sup> in area and occupied by the extant structure of Hockliffe Grange and its surrounding garden (Fig. 2). To the north of the site lies the residential properties of The Coach House and The Old Stables, whilst to the north-east lies former parkland associated with the Hockliffe Grange complex. The site

lies at a height of c. 120m AOD on the lower slopes of a ridge that overlooks the Clipstone Brook valley. It lies upon a geology of Lower Greensand and Gault Clay (BGS 1978) and soils of the Hanslope Association, which comprise slowly permeable calcareous clayey soils (SSEW 1983).

### **3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND Fig. 3**

#### **3.1 Pre-medieval**

3.1.1 Relatively little is known of the Hockliffe area prior to the medieval period. Archaeological evidence dating to the prehistoric, Romano-British and Anglo-Saxon periods is scarce (Coleman 1983), although pre-medieval occupation of the wider area is well-attested by sites such as Totternhoe 5.5km to the south. A single find-spot of Mesolithic flint flakes and microliths is known 300m to the south-west of the site (HER 9854). Although no Romano-British remains are known in proximity to the site, small-scale excavations at Church Farm have revealed pottery, iron, a spear head and possible coins of Romano-British date (HER 10).

3.1.2 The present village of Hockliffe also lies along the course of Watling Street, the Roman road from London to Chester (Coleman 1983; HER 5508). Anglo-Saxon find-spots in proximity to the site are unknown, although the Hockliffe estate belonged to a certain Anschil in 1066. By the time of the Domesday Book, Hockliffe consisted of 10 hides held by Azelina widow of Ralph Tallebosc, and later became attached to the barony of Bedford (Page 1912).

#### **3.2 Medieval**

3.2.1 Place-name evidence suggests that Hockliffe derived from '*Hoga's Cliff*' (Mawer & Stenton 1926) and is first recorded in the historical record in 1015, when Aethanston, son of Ethelred II, bequeathed his estate at '*Hocganclife*' to Siferth (Coleman 1983). The parish church of St Nicholas lies 420m to the south of the site and contains a chancel dating from the mid 14<sup>th</sup> century, as well as a 15<sup>th</sup> century tower (Page 1912). Further south lies the medieval moated site, associated settlement and cultivation earthworks at Church Farm, which is a Scheduled Ancient Monument (SAM 24414).

3.2.2 The original medieval settlement of Hockliffe was situated to the north-west of the current village, located around the church of St Nicholas and approximately 250m to the south of the site (HER 16880; Coleman 1983). Medieval earthwork remains surrounding Hockcliffe Grange and identified on aerial photographs include the earthwork remains of the shrunken medieval village located 600m to the south-east (HER 11639), which comprise property boundaries, house-platforms and a possible hollow-way. The village was occupied until the later medieval period. An extensive area of medieval ridge and furrow cultivation earthworks is also known to the north, east and south-east of the site (HER 3279).

### 3.3 Post-medieval & later

3.3.1 Hockliffe contains a large quantity of post-medieval, early modern and modern remains, which attest to its popularity as a coaching settlement and its prominent position along the Watling Street/A5 trunk-road. The site itself consists of The Grange, formerly Hockliffe Grange, and comprises a 17<sup>th</sup> and 18<sup>th</sup> century Grade II dwelling (HER 5326; see Section 4.4, below). Originally associated with the Hockliffe Grange complex is the post-medieval coach house, post-medieval cottage and stable block and 17<sup>th</sup> century farmhouse (HERs 14357, 15121 & 5339).

3.3.2 Further post-medieval remains known to lie within proximity of the site include a rectangular ditch earthwork cut into ridge and furrow located 450m to the south-west (HER 11651). An area of possibly disturbed ground/quarrying is also identified 500m to the south-west (HER 11652), whilst a further rectangular ditch earthwork cut into ridge and furrow lies in the same area of Grange Farm (HER 11653). In the early modern period, Hockliffe Grange was incorporated into a mid 18<sup>th</sup> century parkland containing three fish ponds (HER 7012; see Section 4.4, below). Additional early modern remains include former cottages and houses (HERs 11609 & 11772), and the churchyard of St Nicholas (HER 8906).

### 3.4 The site

3.4.1 The site is located within a relict medieval and post-medieval landscape, which contains significant earthwork archaeological remains associated with the shrunken medieval village of Hockliffe and surrounding open field ridge and furrow. Aerial photograph evidence suggests that the site of Hockliffe Grange was laid out over medieval open field ridge and furrow, possibly at the north-western extremity or immediately to the north-west of the shrunken medieval village (Coleman 1983). It has been suggested that some walls and a cellar within Hockliffe Grange are of 14<sup>th</sup> – 16<sup>th</sup> century date (*ibid.*), indicating a medieval origin for Hockliffe Grange or its precursor.

3.4.2 Hockliffe Grange comprises a Grade II listed dwelling, which is known to date to the 17<sup>th</sup> and 18<sup>th</sup> centuries, with its core consisting of a brick-built structure dating to the 18<sup>th</sup> century (IoE No: 35988; HER 5326). The dwelling is most closely associated with the Gilpin family, who move into Hockliffe Grange in 1616 (Bedfordshire Libraries; Hockliffe Timeline website), in particular Thomas Gilpin, who rebuilt the dwelling on larger scale in 1749 (Coleman 1983) and decorated the interior with carvings by Sir Grinling Gibbins taken from the demolished Toddington Manor (Soskin 1972). Subsequent additions to Hockliffe Grange are known to date from the late 18<sup>th</sup> and early 19<sup>th</sup> centuries.

3.4.3 The remainder of the site consists of gardens and grounds associated with Hockliffe Grange, and form part of the parkland containing three fish ponds, which was established by Thomas Gilpin (Coleman 1983; HER 7012). Jeffery's map of 1765 (not illustrated) depicts an L-shaped park surrounding the buildings of Hockliffe Grange and created from the amalgamation of a



number of small medieval closes ‘*all... laid together and called the Park or Home Closes*’ (*ibid.*). Although a passing reference was made to ‘*the Grainge*’ at Hockliffe in 1785 (HER 5326), the earliest firm reference to the site consists of an 1822 deed for the Gilpin estate, when the site was occupied by Richard Gilpin (Ref. P103/2/2).

3.4.4 The parish of Hockliffe tithe map of 1839 (not illustrated) depicts the site as occupied by a range of buildings at Hockliffe Grange and its surrounding parkland (Ref. MAT 22/1). The accompanying parish of Hockliffe tithe award, which dates to 1845, confirms that the site and Hockliffe Grange was owned by Richard Thomas Gilpin (Ref. AT 22/1). By the time of the *Victoria County History*, Hockliffe Grange was described as ‘an old house much modernized’, which was owned by Mr. Peter Gilpin of Kilcullen, yet forming the residence of Mr. Edward Gordon Williams (Page 1912). The site also formed lot 15 of the Hockliffe Grange estates, which were sold at auction on 16<sup>th</sup> October 1917 (Ref. SC00009).

3.4.5 Late 19<sup>th</sup> century and early 20<sup>th</sup> century cartographic sources indicate that the site has remained relatively unaltered since the 1<sup>st</sup> edition Ordnance Survey map of 1881 (Fig. 4). The footprint of Hockliffe Grange towards the centre of the site has remained unaltered, although only the 1<sup>st</sup> edition map depicts a former ‘Pump’ to the immediate rear of the dwelling. The 2<sup>nd</sup> edition Ordnance Survey map of 1901 and 1926 3<sup>rd</sup> edition Ordnance Survey map show no significant change or development to the site in the modern period .

## 4 METHODOLOGY

4.1. The project comprised the observation of all groundworks, the inspection of subsoil and natural deposits for archaeological features, the examination of spoil heaps and the recording of soil profiles. Archaeological features and deposits were recorded using *pro-forma* recording sheets, drawn to scale and photographed as necessary. Excavated spoil was checked for finds and the excavated area was scanned by metal detector.

4.2 The principal element monitored was mechanically excavated ground reduction for the new underground woodchip store adjacent to the existing house. The excavation comprised area of 4 x 4m.

## 5 DESCRIPTION OF RESULTS

5.1 The only archaeological feature revealed during the observation was M1005. This comprised a curvilinear wall (1.10 x 0.23 x 0.30m; DP 5-6), constructed of dark red bricks (0.225 x 0.13 x 0.07m) bonded with mid yellow sandy mortar with chalk lumps. The brickwork was clearly part of a circular structure. It was heavily damaged by two modern drains and a manhole (Fig. 5). It was plastered internally with a light grey chalk and sand based material. No construction cut was evident. M1005 may represent the remains of a drainage system. Internal to M1005, and present throughout the excavated



area was L1002, a demolition layer comprising mid grey silt with frequent modern CBM

5.2 Deposits within the excavated area were recorded in sample sections.

<i>NE side, facing SW</i> <i>0.00 = 120.14m AOD</i>		
0.00 – 0.14m	L1000	Concrete and brick pavement.
0.14 – 0.34m	L1001	Topsoil, partially buried. Dark grey sandy silt.
0.34 – 0.72m	L1002	Levelling or construction/demolition layer. Mid grey clayey silt with CBM.
0.72 – 1.05m	L1003	Levelling layer. Re-deposited yellowish light grey clay with chalk.
1.05m+	L1004	Natural mid yellow sandy clay.

Table 1. Sample Section 1 (DP 7)

<i>SE side, facing NW</i> <i>0.00 = 120.23m AOD</i>		
0.00 – 0.19m	L1001	Topsoil. As above.
0.19 – 0.63m	L1002	Levelling layer. As above.
0.63 – 1.10m	L1003	Levelling layer. As above.
1.10m+	L1004	Natural clay. As above.

Table 2. Sample Section 2 (DP 8)

## 6 CONFIDENCE RATING

6.1 It is not felt that any factors inhibited the recognition of archaeological features or finds during the program of archaeological observation.

## 7 DEPOSIT MODEL

7.1 The excavated area was partially overlain by a pavement, L1000. Below L1000 was topsoil L1001, a dark grey sandy silty. Below the topsoil, demolition or levelling layers, L1002 and L1003, were present. L1002 contained much CBM, while L1003 comprised re-deposited natural clay with chalk and occasional CBM. At the base of the sequence was the natural yellow sandy clay L1004 (1.05-1.10m below the present ground surface).

## 8 DISCUSSION

8.1 Despite the potential for archaeological remains, in particular dating to the medieval period, the observation revealed only one feature, M1005. No archaeological features or finds which related to medieval settlement were present.

8.2 M1005 may represent the remains of a drainage system. It date from the late 18<sup>th</sup> – early 19<sup>th</sup> century when the house was refurbished and extended

## DEPOSITION OF THE ARCHIVE

The archive records, with an inventory, will be deposited with the Luton Museum. The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency. In addition to the overall site summary, it will be necessary to produce a summary of the artefactual and ecofactual data.

## ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Mr. & Mrs. Paul Dickens for funding and commissioning this archaeological programme.

AS is pleased to acknowledge the advice and input of the Central Bedfordshire Council Conservation and Design Team (CBC CDT).

AS would also like to thank Mr. Stephen Coleman from the Bedfordshire and Luton Historic Environment Record (HER) and staff at the Bedfordshire and Luton Archives and Records Service (BLARS) for all their help and advice.

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Page, W. (ed.) 1912 *The Victoria History of the Counties of England; Bedfordshire*. Volume III. Dawsons, London.

Soil Survey of England and Wales (SSEW) 1983 *Legend for the 1:250,000 Soil Map of England and Wales*. SSEW, Harpenden

Soskin, D. G. 1972 *Hockliffe and the Gilpin Family*. Private

## APPENDIX 1 ARCHAEOLOGICAL DATABASE (HER)

HER	NGR SP	Description
<b>Prehistoric (until AD 43)</b>		
9854	9601 2710	Findspot of Mesolithic flint flakes/microliths
<b>Medieval (AD 1150 - 1500)</b>		
11639	9650 2700	The shrunken medieval village earthworks of the former Village of Hockliffe remain well defined, with property boundaries, house-platforms and a possible hollow-way survive, particularly on the north-west side, and apparently shifted eastward towards Watling Street during the later medieval period
16880	9630 2710	The modern village of Hockliffe is at the same site as the medieval settlement around the church
<b>Post-medieval (AD 1500 – 1750)</b>		
5326	9626 2721	The Grange, formerly Hockliffe Grange, comprise a 17 <sup>th</sup> and 18 <sup>th</sup> century Grade II listed dwelling, much altered in the 19 <sup>th</sup> century and modern period
5339	9598 2713	Farmhouse to the west of Hockliffe Grange comprises a 17 <sup>th</sup> century timber-framed building
14357	9625 2724	The coach house at Hockliffe Grange is a timber framed construction with brick infill on a plinth, and is separated by a carriage entrance which is the fully height and width of the building
15121	9626 2724	The post-medieval cottage and stable block at Hockliffe Grange were probably built in the 19 <sup>th</sup> century, yet in the 1980s the stables were converted to residential use and were partially demolished
11651	9581 2710	Rectangular ditch earthwork cut into ridge and furrow, as shown on an aerial photograph c. 1950, but since ploughed out
11652	9570 2650	Area of possibly disturbed ground/quarrying along the parish boundary would seem to cut into pre-existing ridge and furrow
11653	9590 2686	Rectangular ditch earthwork cut into ridge and furrow
<b>Early modern (AD 1750 – 1900)</b>		
7012	9620 2730	The grounds at Hockliffe Grange were first shown on map of 1765, were described in the 1845 Tithe award as an area of grounds/parkland surrounding Hockliffe Grange, and contains three fish ponds
11609	9653 2748	All these buildings were incroachments on roadside waste in the early 19 <sup>th</sup> century but were demolished sometime between c. 1850 and the early 1880s
11772	9585 2732	Between 1861 and 1871 two new cottages built on road between Lower and Grounds Farm, buildings marked on maps of 1887 and 1960, but have now been demolished
8906	9660 2697	The churchyard of St Nicholas has now been further extended north westwards beside the lane leading to Hockliffe Grange and was first mentioned in historical documents in 1809

## APPENDIX 2 CARTOGRAPHIC EVIDENCE

Date	Map	Scale	Fig. No.	Location
1839	Parish of Hockliffe tithe map	-	4	HER
1881	Bedfordshire sheet XXVIII.8; 1 <sup>st</sup> edition Ordnance Survey map	25":1 mile	5	BLARS
1901	Bedfordshire sheet XXVIII.8; 2 <sup>nd</sup> edition Ordnance Survey map	25":1 mile	6	BLARS
1926	Bedfordshire sheet XXVIII.8; 3 <sup>rd</sup> edition Ordnance Survey map	25":1 mile	7	BLARS
1999	Ordnance Survey Explorer sheet 192; site location	1:25,000	1, 3	AS
2009	Detailed site location plan	1:1,250	2	Client

### Documents consulted at the Bedfordshire and Luton Archives & Records Service (BLARS);

Deed for the Gilpin estate including the Grange, Hockliffe, 1822	Ref. P103/2/2
Parish of Hockliffe tithe map, 1839	Ref. MAT 22/1
Parish of Hockliffe tithe award, 1845	Ref. AT 22/1
Sales particulars of the Gilpin estate, 16 <sup>th</sup> October 1917	Ref. SC00009

### **APPENDIX 3 HISTORIC BUILDING LISTING**

IoE Number: 35988

Location: THE GRANGE, CHURCH LANE, HOCKLIFFE, SOUTH  
BEDFORDSHIRE, BEDFORDSHIRE

Date listed: 29 April 1952

Date of last amendment: 26 September 1980

Grade II

5125 HOCKLIFFE CHURCH END: CHURCH LANE The Grange(formerly  
listed as Hockliffe Grange)

1. 5125 HOCKLIFFE CHURCH END: CHURCH LANE The Grange (formerly  
listed as Hockliffe Grange) SP 9627 10/159 29.4.52 II 2. C17 and C18, much  
altered. C19 and modern additions. Originally of red and vitrified brick. Two  
storeys. Clay tile roof. Front retains first floor Venetian window under brick  
modillion cornice and gable.



## PHOTOGRAPHIC INDEX



DP 1. Hockliffe Grange, Church End, Hockliffe, Bedfordshire. View NW.



DP 2. W part of the house with excavation area. View WNW.



DP 3. Ground works. View S.



DP 4. Excavation area. View W.



DP 5. Remains of the well M1005. View SE.



DP 6. Remains of the well M1005. View N.

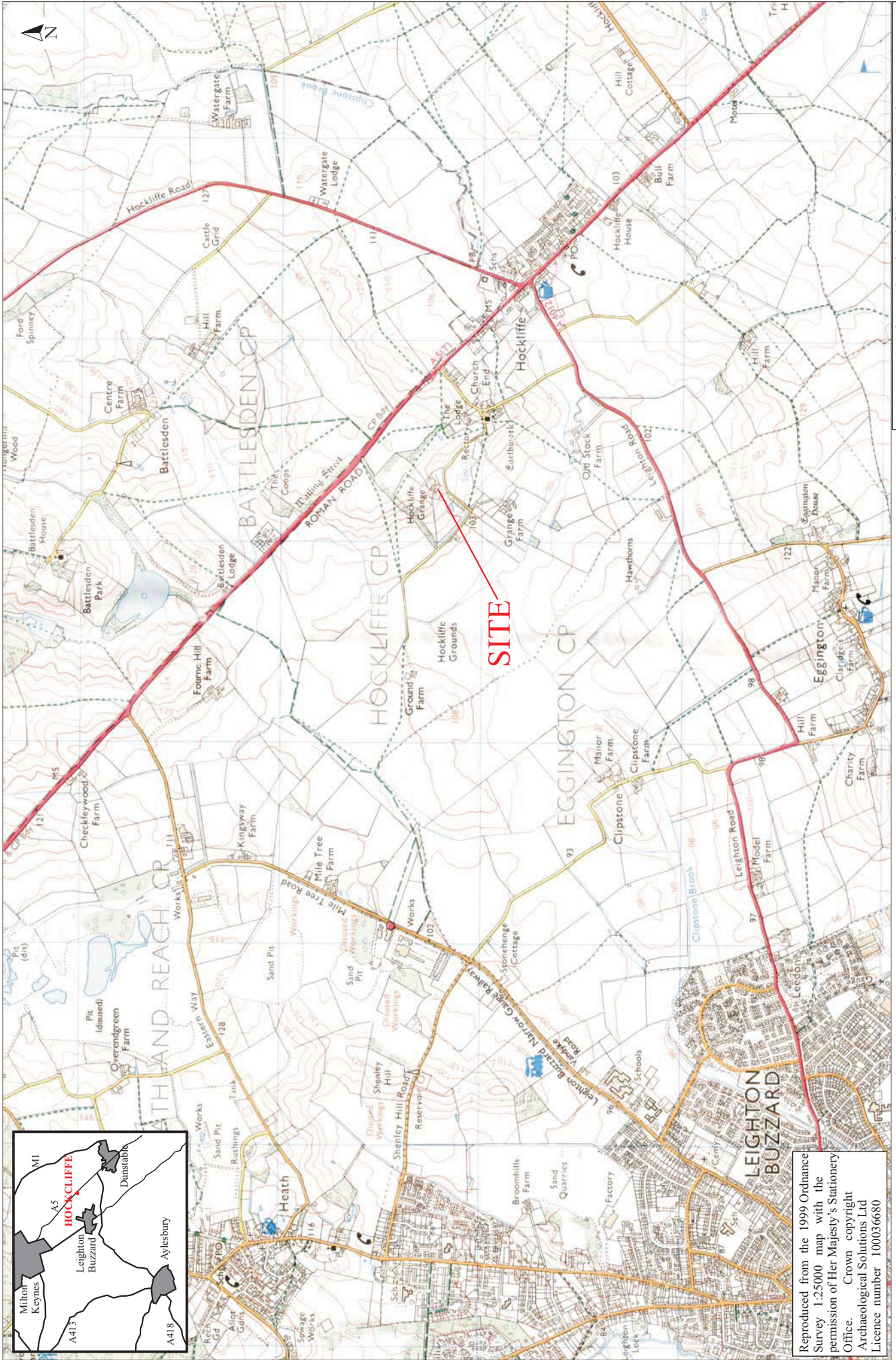


DP 7. NE side of excavated area. Sample Section 1. View NE.



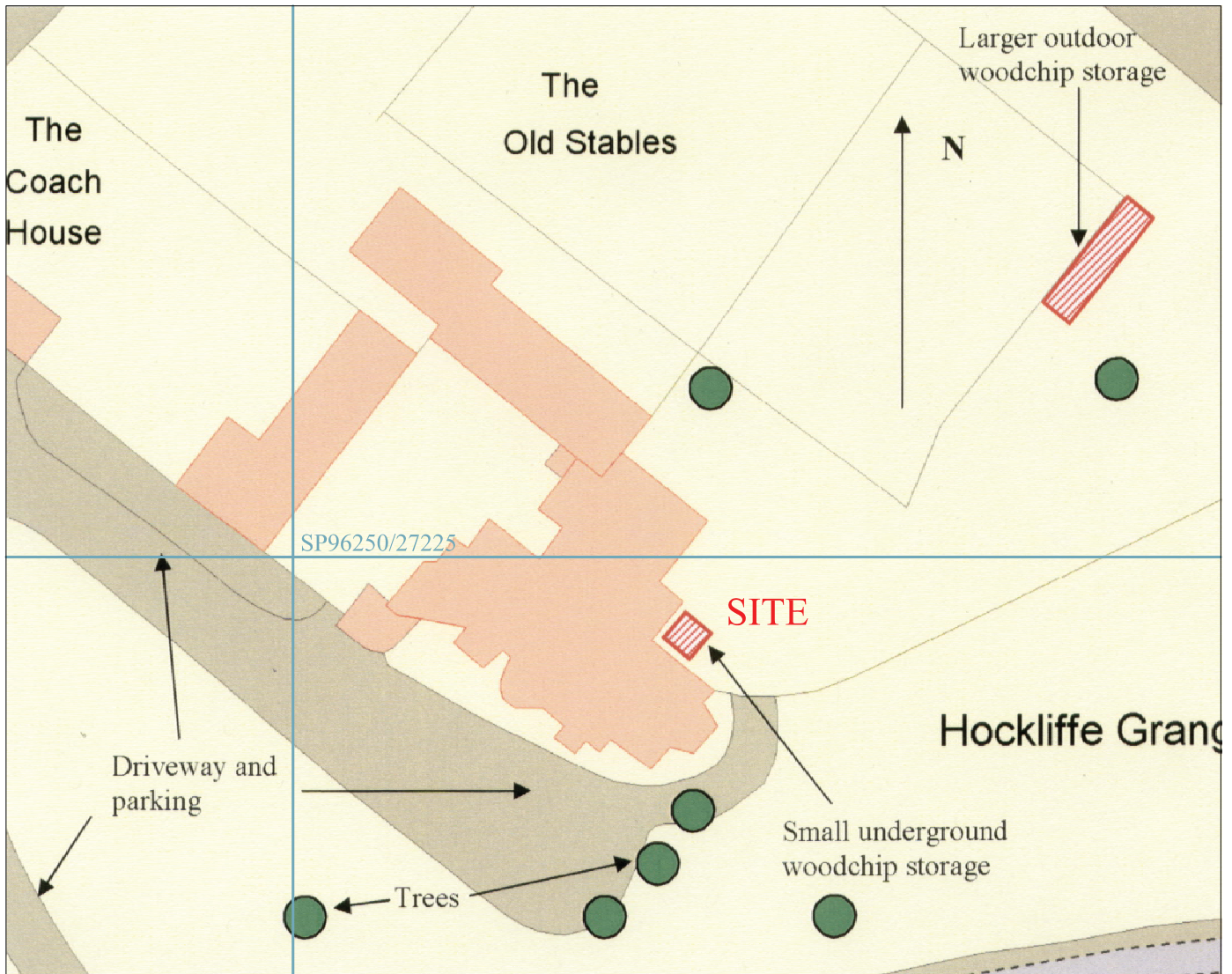
DP 8. SE side of excavated area. Sample Section 2. View SE.





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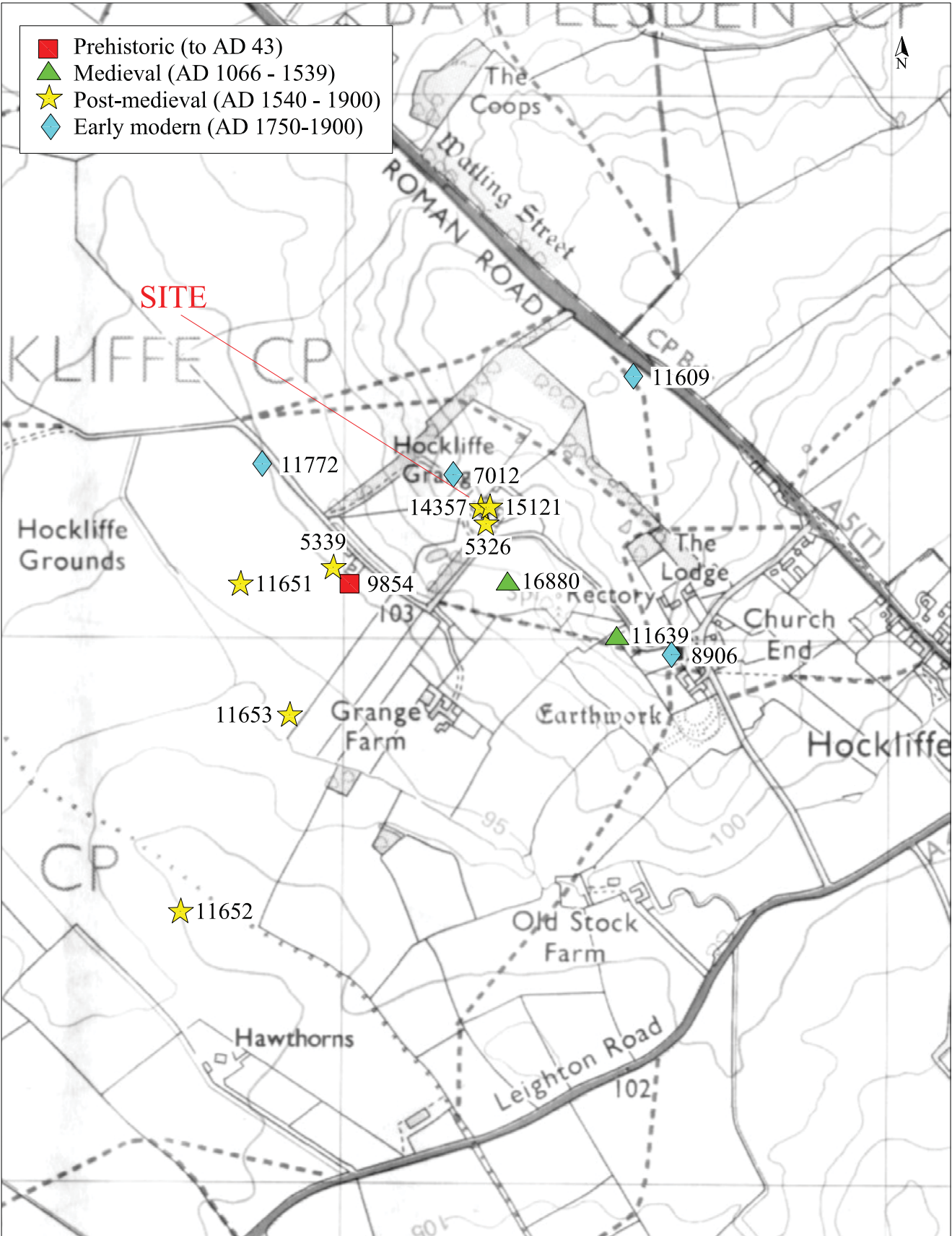




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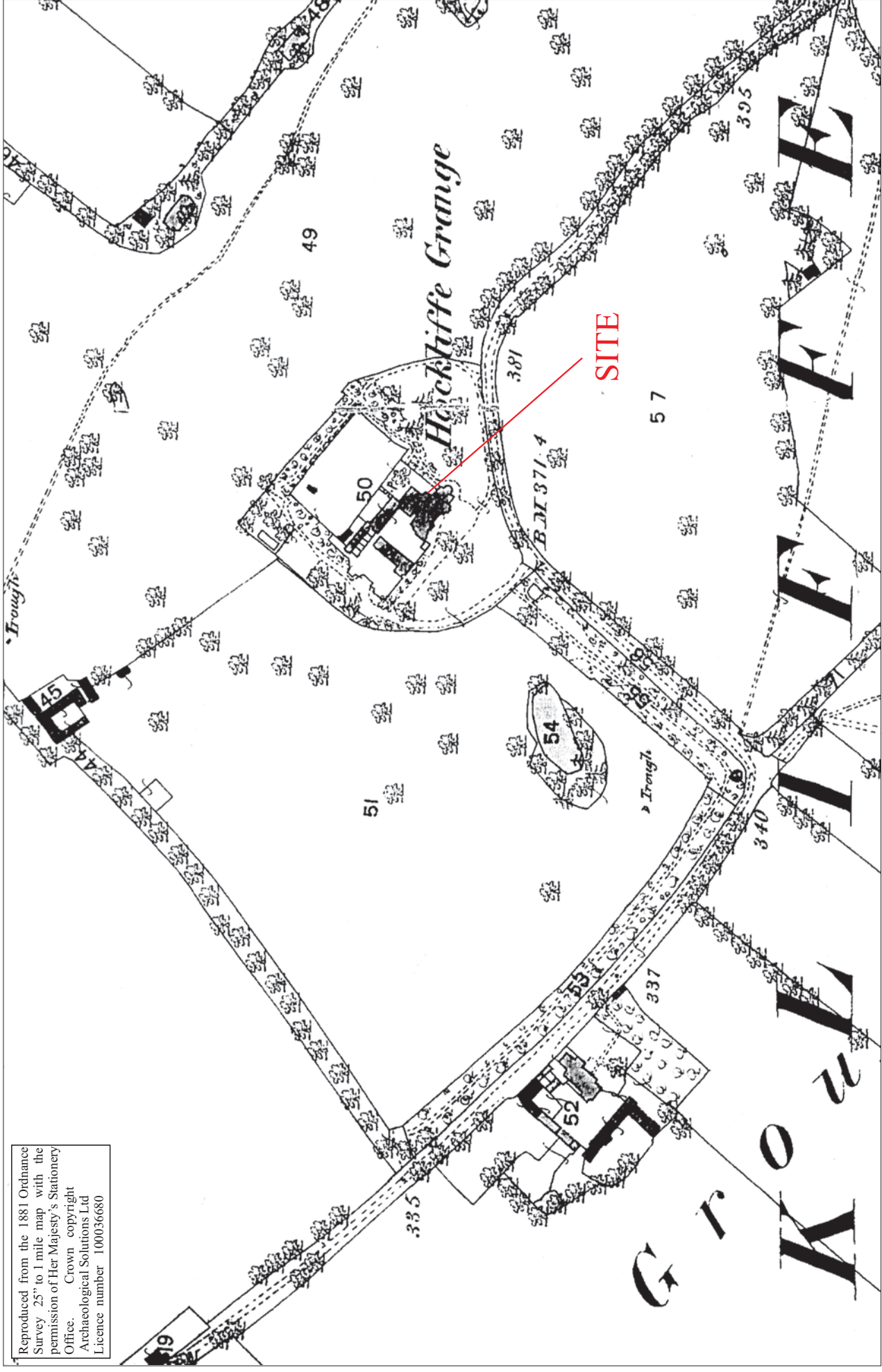
*Archaeological Solutions Ltd*  
**Fig. 2 Detailed site location plan**  
 Scale 1:400 at A4



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**Fig. 3 HER data**  
 Scale 1:10,000 at A4



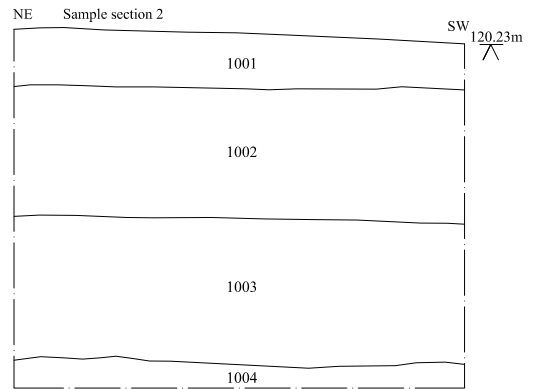
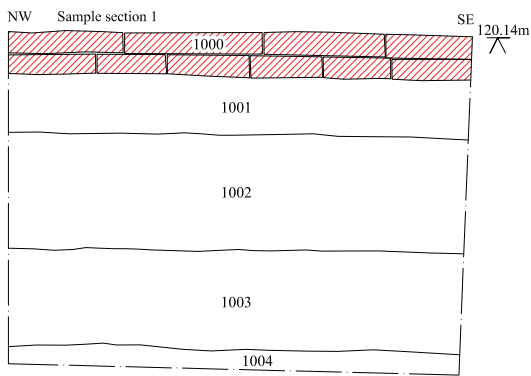
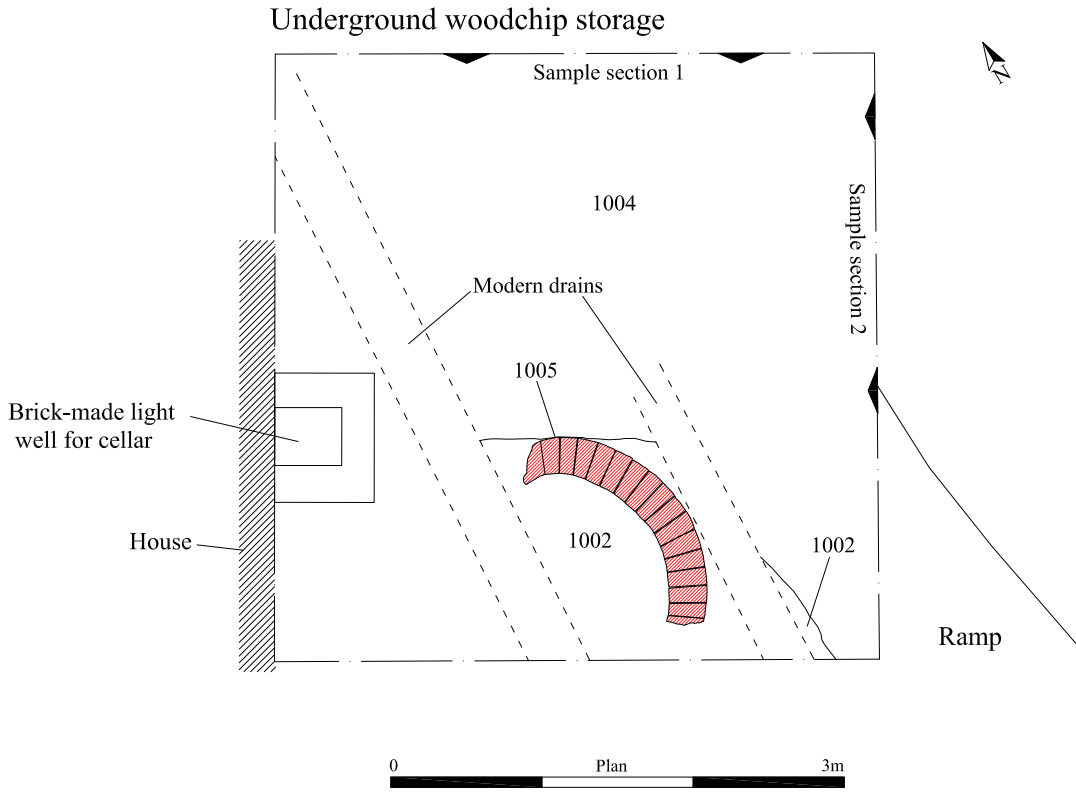


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Fig. 4 1st edition OS map, 1881

Scale 25" to 1 mile at A4



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<b>Fig. 5 Plans &amp; sections</b>
Scale Plan 1:50, sections 1:20 at A4