

**THE BELL HOTEL, CHEQUER STREET  
ST ALBANS, HERTFORDSHIRE**

**ARCHAEOLOGICAL ASSESSMENT AND HISTORIC  
BUILDING IMPACT SURVEY**

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## Preface

*Every effort has been made in the preparation of this document to provide as complete an assessment as possible, within the terms of the specification. All statements and opinions in this document are offered in good faith. Albion Archaeology cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.*

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## Structure of the report

*After an introduction to the project in Section 1, this report presents the results of the desk-based assessment in Section 2 and the test pit evaluation in Section 3. A summary of the results is presented in Section 4. This includes a summary of the historic building assessment which is produced in full as Appendix 4 (section 10). Section 5 is a bibliography. Information on sources for the desk-based assessment and contextual details for the trial trench are included as appendices (sections 7-9).*

## Key Terms

*Throughout this report the following terms or abbreviations are used:*

|                          |  |
|--------------------------|--|
| AP                       | Aerial Photograph  |
| AS. R                    |  |
| HER                      | Historic Environment Record  |
| HALS                     | Hertfordshire Archives and Local Studies                             |
| IFA                      | Institute of Field Archaeologists                                    |
| LPA                      | Local Planning Authority   |
| <i>Procedures Manual</i> | <i>Procedures Manual Volume 1 Fieldwork, 2<sup>nd</sup> ed, 2001</i> |



SADC

Albion Archaeology  
St Albans District Council



### **Acknowledgements**

*The project was commissioned by Nathaniel Lichfield and Partners on behalf of EFM Asset Management. The project was monitored on behalf of the Local Planning Authority by Simon West of SADC who also helped with the collation of the HER data.*

*This report was prepared by Matthew Smith and Hester Cooper-Reade with illustrations by Joan Lightning and Matthew Smith. BEAMS ltd were commissioned to undertake the historic building impact assessment. Sallianne Wilcox of BEAMS ltd undertook the historic building survey.*







## **Non-Technical Summary**

*A desk-based assessment, test pit evaluation and historic building impact assessment were carried out on the site of a proposed re-development at the Bell Hotel, Chequer Street, St Albans.*

*The site lies in a zone of archaeological significance (AS.R 25) with extensive medieval settlement remains located in the immediate vicinity. The frontage of the Bell Hotel may contain structural elements dating from the 14-15<sup>th</sup> century.*

*The results of the desk-based assessment suggested that there was a high probability that the site would contain locally significant archaeological remains and that any remains within the area were likely to be poorly preserved.*

*An archaeological feature in the form of a wall was found during the test pitting. The wall was found to be in good condition and of a construction technique and quality not visible in the adjacent standing buildings. However, the wall could not be accurately dated and therefore its significance remains uncertain. The test pitting also found evidence to suggest that the preservation of any archaeological remains at the site may have been affected by varying levels of disturbance and intrusion associated with the re-development of the property within the last 150 years.*

*The Bell Hotel has been much altered and extended over time; however, it does contain elements of earlier structure. The earliest part of the building is found in the carriageway at the south of the property. Many of the timbers survive well and appear to be consistent with a 15th century date. The north wing was an addition to The Bell Hotel in the mid-late nineteenth century. It replaced an earlier structure which probably dated to the 18th century (only the chimney breast remains from this phase). The north wing was built in two parts comprising a two-storey and a single-storey building. It was re-modelled throughout the 20th century and when the conservatory was added almost the entire ground floor external south elevation of the two-storey part of the north wing was removed. The attached single-storey building has also undergone some changes to its fabric.*





## 1 INTRODUCTION

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### 1.1 Introduction

Pre-planning application discussions were undertaken with St Albans LPA in regard to a proposal to demolish and rebuild the rear extension at The Bell Hotel, Chequer Street, St Albans, Hertfordshire.

Because of potentially historically sensitive construction elements within The Bell Hotel and its location within an archaeologically sensitive area (AS.R 25 as identified within the local plan) St Albans District Councils District Archaeologist (on behalf of the LPA) has recommended the site should be subject to an historic buildings impact assessment and an archaeological assessment and evaluation.

In support of this condition, a Brief outlining the requirements for an historic building impact and archaeological assessment was issued by the SADC (SADC 2007).

In November 2007 Albion Archaeology were commissioned by Nathaniel Lichfield and Partners to produce a project design (Albion Archaeology 2007), and to carry out the assessment and produce a report (this document) on the results. This document covers the desk-based assessment and test pitting elements of the report. The historic building impact assessment will form a separate report.

### 1.2 Project Objectives

The results of the historic building impact and archaeological assessment will provide the relevant information to enable the LPA to make a decision on any subsequent applications with regard to its likely impact on the historic environment. The assessment will also include any recommendations for further mitigation of the development if necessary. The SADC brief sets out the main objectives of the programme of works:

#### *Desk-based Assessment*

- to determine the location, extent, date, character, condition, significance and quality of the site's historic environment from documentary sources
- To review the local and regional historical context of the structures recorded, making reference to the appropriate regional research agenda (Brown & Glazebrook, eds. 2000).
- To provide a predictive model of the archaeological remains present and likely to be present on the site, with an appraisal of their significance
- To provide sufficient information to enable the formulation of a suitable management/investigation strategy for the sites historic environment in the light of the current planning proposal



#### *Evaluation*

- To define the archaeological resource relating to the present and past structures without intruding into potentially significant archaeological deposits. This will be carried out by the cutting of trial trenches within, or close to, the footprint of the existing building and terrace.

#### *Building Assessment*

- To compile an outline record of the site's standing buildings, with sufficient analysis and interpretation of any structures/structural elements indicative of significance.
- To review the local and regional historical context of the structures recorded, making reference to the appropriate regional research agenda (Brown & Glazebrook, eds. 2000). This will be adequately detailed to place the findings of the recording in their context and be able to inform future planning decisions.
- To appraise the development's impact on the structures with recommendations as to whether further mitigation is required and what the nature of that might be
- To produce fully integrated archive suitable for long-term deposition.

### **1.3 Site Location, Geology and Land Use**

The proposed development area lies within the west of St Albans town centre and is centred on TL 14762 07185 (Figure. 1).

The height of the land in the area of the site lies at around 50m OD, and the underlying geology comprises glacial gravel, pebbly clay with sand overlying chalk (BGS 1994).

The proposed new development measures approximately 180 sqm and is located to the rear of the Bell Hotel and fronting on to the Mall Walkway that leads east, off Chequer Street. The area of proposed development consists of the eastern end of the building and a conservatory located on raised ground attached to the rear of the Bell Hotel.

### **1.4 Archaeological Background**

St Albans has a rich archaeological history spanning from the prehistoric to late medieval periods. It is most famous for Roman Verulamium and St Albans Abbey and associated precinct.

The area around Chequer Street is located within the medieval town and the street itself thought associated with the growth of the town in the 12<sup>th</sup> century (Niblett and Thompson 2005:274-78).

A number of previous archaeological excavations in the Chequer Street area have revealed the presence of extensive medieval settlement remains in the immediate vicinity of the proposed development. The Medieval settlement excavated behind Chequer Street is considered to be of at least local significance (Niblett and Thompson 2005).



Excavations on the adjacent Maltings site in the 1980s revealed a complex sequence of buildings of variable construction techniques dating from the 12 to 16<sup>th</sup> century. Features associated with the buildings included plot demarcation ditches, wells and grain ovens.



## 2 DESK-BASED ASSESSMENT

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### 2.1 Methodology

The assessment was prepared in accordance with the IFA's *Standard and Guidance for Archaeological Desk-Based Assessments* (1999).

The desk-based assessment comprises a review of archaeological and historical information located within a 0.25km radius (the Study Area) centred on the site of the proposed development. In some instances, information from a wider area has been included where it helps to place the site in its wider archaeological or historical context.

This information was obtained from the following principal archive sources:

- the St Albans Historic Environment Record
- historic landscape characterisation data – formulated by the County Archaeological Service and held in the HER
- historic maps and documents from the Hertfordshire Archives and Local Studies Library (HALS)
- archaeological bibliographies
- aerial photographs held within the HALS
- archaeological excavation reports held within the HER
- published and unpublished secondary sources

A complete list of all HER records and referenced documents is contained in Section 7 (Appendix 1) of this report.

### 2.2 Summary of Evidence

#### 2.2.1 Legal or Planning Constraints

The building is within AS.R. 25 (St Albans including Saxon Kingsbury, Saxon and medieval town and Sopwell nunnery), an archaeological site where planning permissions may be subject to a recording condition as defined in the St Albans District Local Plan Review, November 1994.

#### 2.2.2 Aerial Photographs

No clear aerial photographs of the site are available that predate the construction of the Bell Hotel. Photograph AP695 (HALS 1973) shows the Bell Hotel and the surrounding area prior to the construction of The Maltings Shopping Centre. The AP shows The Bell and a previous back extension demolished prior to the construction of the existing conservatory. The adjacent thoroughfare, which is now The Maltings Walkway, leads to a car park.

#### 2.2.3 Historic Mapping

*1766 Andrews and Wren*

This early map of St Albans shows fine detail of the town centre area, the route ways through the town and even an indication of contours within the immediate landscape. The front range of The Bell is clearly in place, parallel



to the street and overlooking an undefined area between Hollywell Hill and St Peters Street. The back of the premises shows a small run of out buildings roughly in the position of the existing conservatory. Behind the buildings is a thin garden, or strip field. The map indicated a hipped roof to the north and gable-end to the south, indicating that the northern side of the site was open when the building was first erected.

#### *1822 Godman*

This map identifies churches and meeting houses of the St Albans area. The Bell Hotel, like all buildings on the map, is shown as solid shaded blocks. However, the addition of winged extensions at the back of the building, forming a back courtyard, are clearly visible.

#### *1840 Parish of St Peter Tithe (Figure. 2)*

The location of the Bell Hotel is on the boundary of St Albans and St Peter's parishes. The Hotel and associated land are listed as number 1 in the tithe apportionment. This colour-toned map shows the more established structural elements of the Hotel in pink forming a trilithon shape heading back from Chequer Street. It also shows the building integrated with what are thought to be more temporary structures that are shown in black. The temporary buildings reach away from Chequer Street for a considerable distance and are considered to be stables and yard buildings.

The apportionment of the tithe lists number 1, Brewery Cottages, Bell Inn, Gardens and Pightle as belonging to Thomas Kinder and occupied by him and others.

#### *1847 Parish of Saint Albans Tithe (Figure. 3)*

The 1847 tithe of Saint Albans parish only shows the southern perimeter of the Bell Hotel. However apportionment number 149 located at the east of 148 behind 16-20 Chequer Street is listed as '*Part of Bells stables yard, sheds and premises*' and also listed as owed by Thomas Kinder, a brewer, and occupied by Henry Hansell.

#### *1880 OS 1<sup>st</sup> Edition, 25 inch (Figure. 4)*

Chequer Street, known as Hollywell Hill until 1794, is now clearly marked and encompasses the area adjacent to the market place between St Peters Street and Holywell Hill. The Bell Hotel is marked 'Inn' and a thin range of buildings now extend eastward away from Chequer Street along the edge of an equally narrow yard. The general building shape has not changed although there is no longer a visible discrimination between additional and original parts of the building. The yard area extends to a line level with the edge of Westbourne Terrace

#### *1898 OS 2<sup>nd</sup> Edition, 25 inch*

The premises is now marked 'Hotel'. No significant structural alterations or additions appear to have taken place.



1924 OS 3rd edition 25 inch (Figure. 5)

The premises show little change from the previous map. More familiar names and landmarks are beginning to appear within the area. The building to the north is now labelled 'Cinema',

1951 OS 1:10560

The buildings show no noticeable change from the previous map. The land behind the Hotel to the east that was formerly part of the brewery is now a car park.

#### 2.2.4 St Albans District Council's Historic Environment Record

The records detail evidence ranging from the medieval period through to the 19<sup>th</sup> century within and in the vicinity of the Study Area (Figure. 6). Of particular significance are the entries referring to settlement activity. The Study Area contains evidence for medieval settlement activity in the form of structural remains from both timber-framed and flint and mortar construction (SADC 559-573, 589 and 619).

Other relevant entries include grain ovens (SADC 597-600) and boundary ditches associated with the layout of the medieval buildings.

All relevant entries supplied by the SADC HER are listed in Appendix 2 at the back of this report.

#### 2.2.5 Previous Archaeological Work

Fairly extensive archaeological investigations have been carried out within the Study Area. The development of the area behind Chequer Street in to the Maltings Shopping Centre (SADC event No 528 and 546, Havercroft 1983, McCulloch nd. 4) led to an opportunity that dramatically enhanced the understanding of the previous use of this part of the town (see Appendix 2 for full list of investigations). Such excavations, though not all published, give the clearest insight into the underlying archaeology of St Albans and the area around Chequer Street. These excavations are responsible for highlighting the presence of the medieval remains listed in the previous paragraph.

#### 2.2.6 Previous Assessments

The history of St Albans has been previously been summarised many times. The Hertfordshire volumes of the *Victoria History of the Counties of England*, (Page, ed. 1908) provide a detailed historical and descriptive account of St Albans and the Chequer Street area, although there is no direct reference to the Bell Hotel. The Inns of Holywell Hill are discussed in *Albans Buried Towns* (Niblett and Thompson 2005: 309-10) .

During the 16th century the east side of Holy well Hill, continuing on to what is now Chequer Street, saw an almost continuous line of inns. The Half Moon at 12-14 Chequer Street, several buildings to the south of the Bell, was constructed during the 16th century. After partial demolition, No. 12 Chequer Street was excavated after some recording of the structure (Saunders 1996). These investigations showed that the rear part of the building had been





demolished or modified, probably in the 18th century (Niblett and Thompson 2005, 310). The Bell Inn also appears to have undergone a series of alterations and without detailed inspection neither the date nor the extent of any original fabric is clear.

Held within the Hertfordshire Local Studies Library *The Old Inns of St Albans* (Kitton 1899) contains a brief paragraph on The 'Bell' Hotel. It describes how the Hotel was mentioned in St Peters parish records for the year 1682 and that other unmentioned early documents refer to it as the 'Blue Bell Inn'. Kitton also makes the statement that the '...present building has been much modernized and bears little evidence of its early origins'.

More recently, *Around St Albans with Geoff Dunk* (Dunk 1995) gives a chronological summary of references to the premises from its naming as The Blue Bell in 1482 up to 1877, when the building was also used as a collecting office for the London and North Western Railway. The references are mainly concerning the owners of the property but all, except for the last, refer to the Bell's function as an Inn.

### **2.3 The Bell Inn**

The Bell Inn comprises a front range with the addition of later wings to the rear. The front range has a tiled roof with its ridge parallel to the street. The roof is hipped at the north and gabled to the south with the roof above the passage to the inn yard being of a steeper pitch. The northernmost extension to the rear is gabled and tiled with plain close verges and eaves. An additional brick-built range has been added to the rear and a modern glass conservatory to the side. The southernmost extension has been re-modelled as part of The Maltings development.

The brick façade is of a much later date though its asymmetry and breaks in the base course, string and cornice indicate an earlier building behind (Roberts 1979).

Internally little historic fabric is visible on the ground floor as a result of extensive alterations. An assessment of the building will form a separate report. Access to the upper floors and roof space did not take place as part of this investigation.

According to Dunk (1995) there was an inn on this site in 1482, although it was not until the 16th century that a large number of the inns that had once clustered around the abbey moved to Holywell Hill, the upper portion of which was re-named Chequer St in 1794. It is quite likely that parts of the current building date to at least the 16th century, but without further investigation it is not possible to ascertain whether the front range of the existing building contains any evidence of a much earlier building.



## **2.4 Discussion of Archaeological Evidence and Significance by Period**

### **2.4.1 Prehistoric**

During excavations behind No. 12 Chequer Street in advance of the Maltings development sherds of prehistoric pottery were recovered from a layer of soil lying directly above the natural subsoil. A similar layer of soil was identified behind No. 20 Chequer Street, although in this case no dating evidence was found (Niblett and Thompson 2005). The presence of prehistoric pottery suggests the possibility of nearby occupation dating to this period.

### **2.4.2 Medieval (AD1066 – 1550)**

Evidence for medieval activity is abundant within the Study Area. The evidence includes above- and below-ground elements of the historic landscape, a significant number of which survive into the present day.

Archaeological excavations (1980-1984) in advance of The Maltings development, all within *c.* 40m to the north, east and south of the proposed development site, revealed at least locally significant medieval settlement remains.

Investigations at the Half Moon Yard and Westbourne Terrace (Saunders, 1980), 40m to the south of the development area, identified a sequence of medieval structures and associated domestic activity. Structural features identified ranged from structural slots (SADC Monument Ref. 556) to trench built footings of flints and Roman tile (M557) and posts with mortar floors (M558).

Work behind 14 Chequer Street, part of the Maltings investigations (Havercroft 1981), revealed a sequence of six structures dating from the 12th to the 16th century. Although the remains were badly disturbed the traces of the buildings still provided high quality information on construction techniques and materials. Building (M559), assigned to the an archaeological phase dated by the pottery to the 12th century, was a slot and post structure. Building 4 dated to the 15th century comprised flint and clunch rubble wall footing and housed an oven (M597). (See fig. 6 for the location of these buildings).

The ‘Maltings’ investigations continued around the site of the Bell Hotel and identified a number of burgage plots containing the remains of post-built structures and buildings with flint and mortar foundations

Within 15m of the Study Area, directly behind 18-20 Chequer Street, structures consisting of post-holes and structural slots were identified. One clearly identifiable building was rectangular in shape, with flint rubble foundations (M571).

North of the Bell Hotel at land behind 24 and 26 Chequer Street timber-framed building (M572, M573) associated ovens (599, 600) and a boundary ditch (553) were also located within the Maltings Investigations. Building 572



comprised a long rectangular timber structure of several bays. This building was immediately to the north of, and running parallel with, The Bell Boundary ditch (553), sections of which were excavated during the 1980-84 excavations, ran some 14m to the east of, and parallel, to the street frontage (See Fig. 6 and Niblett and Thompson 2005, figure 8.7 p. 276). This ditch is stratigraphically earlier than the earliest buildings which are dated to the 12th century. It does however cut through pits containing 10th-12th century shelly ware. The projected line of this ditch is to the east of the proposed development area.

Above ground, the frontage of the Bell Hotel may contain a crown post roof located over the archway (Simon West Pers. Com.). This structural feature may be of 14th to early 16th century in date and if present would be of local significance.

#### **2.4.3 Post-medieval – present (AD1550 – present)**

Because of the continued development of the site and premises up to the present day there is a high potential for the presence of structural evidence dating to the early part of this period within the Bell Inn itself. See Appendix 4 for the historic building impact assessment.

The HER lists (M630) as a post-medieval surface of Chequer Street.

Buildings in use during the 16th century along with other features such as rubbish pits were excavated prior to The Maltings development. Most of the extant buildings on Chequer Street probably date to this period, although a number will have had earlier antecedents as demonstrated by the archaeological data from the area.



## 3 MONITORING OF TEST PITS

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### 3.1 Methodology

The evaluation comprised the monitoring of test of six engineering test pits located in key positions close to the existing footprint of the building and terrace. The test pits varied in size and depth dependant on the immediate surrounding, access and egress and health and safety concerns (Fig. 7).

Throughout the recording of the project the standards set out in the IFA *Standard and Guidance for Field Evaluation*, Albion Archaeology's *Procedures Manual for Archaeological Fieldwork and the Analysis of Fieldwork Records* (2001), the IFA Code of Conduct and English Heritage's *Management of Archaeological Projects* (1991) were adhered to.

The detailed test pitting methodology was as follows:

- The test pits were marked out by hand in advance of excavation to ensure accurate location.
- The test pits were dug by hand by persons employed by the client.
- The excavation was monitored by an experienced archaeologist, down to the top of archaeological deposits and undisturbed geological deposits.
- A unique block of reference numbers was issued for the trench.
- The archaeological features uncovered were excavated by hand, and recorded in accordance with Albion Archaeology's *Procedures Manual*.

All archaeological deposits and features were assigned an individual number ('context'). Within this report, numbers in brackets refer to these contexts. Cut features (*i.e.* pits, ditches *etc.*) are expressed [\*\*], layers and deposits within cut features are expressed (\*\*).

### 3.2 Results

The pits, their deposits and features of interest are summarised below by location. Detailed technical information on all deposits and archaeological features can be found in Appendix 3.

#### 3.2.1 Test Pits located on the terrace external to the structure

Test Pits 1 and 2 were located external to the building but upon the raised terrace on which the back of the building sits. Pit 1 was located to the western end of the building and Pit 2 at the east (Figure 7). No artefactual evidence was retained from the deposits.

Beneath the modern paved surface, (100) and (200), both pits revealed a sequence of modern make up layers and levelling deposits of building debris and hardcore. Within Pit 1 these comprised contexts (101) to (105), 0.7m in thick, Pit 2 comprised context (201) which was up to 0.55m thick.



Excavation of Pit 2 ceased at this level when modern tarmac and concrete steps were encountered (Fig. 9).

Deposits (106) and (107) within Pit 1 appear to derive from demolition activity possibly associated with a brick building that once stood on this part of the site (see Fig. 13, Appendix 4, Historic Building Impact Assessment) prior to the construction of the terrace. The base of the deposit (107) was not located when excavation ceased at a depth of 0.85m below current ground level.

Located on the western side of Pit 1, and visible from a depth of 0.4m below current ground surface, were two phases of wall (108) and (109). Wall (108) appeared to be a patch of later repair to wall (109) and comprised dark grey/black bricks visible for three courses and covering an area measuring 0.45m x 0.2m. (Fig. 8). The build up of more recent deposits around the wall suggest that it was within the fabric of the brick-built extension that was present on the site as late as the early 1980s.

The main phase of wall (109) comprised courses of coarse flint with clunch quoins. The clunch quoins were visible from a depth of 0.4m below current ground surface and varied in size. The largest block, not fully exposed, measured at least 0.5m by 0.4m. The clunch stone quoin was visible the entire depth of the exposed wall down to 1.5m (Fig. 8).

The flint was laid in fair-faced courses with the flints measuring on average 0.15m x 0.1m. It is likely that this wall was associated with an earlier southern range to the current Bell Inn.

### **3.2.2 Test Pits located within the building**

Test Pits 3, 4, 5 and 6 were located around pillars and foundations within the existing conservatory extension. No artefactual evidence dating earlier than the modern period was found.

All four test pits were cut through the modern floor surface and its levelling layer, a mid grey concrete overlying a sandy hardcore deposit (300, 400, 401, 500 and 600). The total thickness of these deposits did not exceed 0.2m.

The modern floor surface and its levelling layer overlay a series of make up, or demolition layers, in all of the test pits except Test Pit 3. The make up layers (402, 403, 501, 502, 503 and 601) comprised a sandy gravel matrix with abundant quantities of building debris including concrete and plaster. These deposits were up to 0.5m thick.

Similar deposits were present in Test Pit 3 (303). In this Test Pit the demolition deposits (300) overlay layer (302) and a relatively modern floor surface (301). Floor surface (301) was a thin (0.04m) layer of compact brown clay with abundant chalk flecks that was extremely flat in profile. This overlaid a friable clay silt band (302), 0.04m thick, which contained moderate amounts of charcoal flecking (Figs 7 and 9).



At the base of the make-up layer within Test Pit 6 a concrete surface was encountered and excavations within the pit ceased approximately 0.5m below current ground level (Fig.s 7 and 10).

At a depth of 0.68m below current ground level in Test Pit 4 was a thin (50mm) layer of compact silty clay with moderate charcoal flecks (404), (Fig.s 7 and 10)

Test Pit 5 also contained a similar layer of firm silty clay with moderate charcoal flecks. This was 0.1m thick (504) and encountered 0.6m below current ground level.

These deposits are likely related to activity taking place prior to the demolition of the range of out buildings that previously occupied the site and which are shown on the Victorian Ordnance Survey maps. (Fig.s 7 and 11).

At a depth between 0.5m and 0.65m Pits 3, 4 and 5 all encountered what has been interpreted as a buried subsoil (304, 405, and 505). The subsoil comprised grey-brown, silty clay with occasional sand and moderate amounts of small stones. This subsoil was overlying undisturbed natural geological deposits of orange brown sandy clay (305, 406, and 506). The natural deposit is first visible within Pit 3 at a depth below current ground level of 0.65m, within Pits 4 and 5 the deposit is located much deeper at between 0.9 and 0.95m beneath the ground level. No features were visible cut into the natural geology.



## 4 SYNTHESIS

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### 4.1 Desk-Based Assessment Synthesis

#### 4.1.1 Previous Land Use

There has been an Inn on the site of the proposed development area since at least the 16th century, and possibly earlier (Dunk (1995) refers to ‘...the Bell which in 1482 became the Blue Bell’). The land at the back of the property has been the location for various ranges of out buildings, with more permanent structures ever encroaching into the yard space over the years. The changing outline of these buildings, which first appear on the 1822 ordnance survey map, can be traced through the cartographic record. Specifically, the area on which the present-day conservatory has been built appears to have been the site of numerous outbuilding and extensions.

The known archaeological evidence suggests that during the medieval period the development area would have been towards the rear or the burgage plots fronting Chequer Street. An earlier boundary ditch, in turn overlain by medieval buildings located in what would have been the back yards of the current plots, suggests a number of phases for the layout of the medieval and post-medieval plots.

Earlier, land use is hinted at by the presence of a layer containing prehistoric pottery found immediately above the natural subsoil during investigations prior to the development of The Maltings shopping centre.

#### 4.1.2 Archaeological Potential

The results of this study demonstrate an abundance of significant archaeological remains from the medieval and post-medieval periods located within and in close proximity to the development area. It is clear that in the medieval period the back yard of the current Bell would have contained structures and features dating to that period. The degree of survival and depth below current ground level is uncertain given continued re-development of the buildings with the yard area of The Bell. However, undisturbed soil was encountered in the test pits at a depth of 0.50m – 0.75m below present ground surface.

Medieval remains have been excavated to the north, south and east of the proposed development area, less than 5m away. These remains include buildings, plot boundaries, pits and ovens. The history of the burgage plots fronting onto Chequer Street is complex and their layout appears to suggest that the area was formally laid out towards the close of the 12th century (Niblett and Thompson 2005, 276). Evidence pre-dating this is much more ephemeral suggesting an earlier phase of occupation during the medieval period and at least some prehistoric activity in the area.

Previous excavations have shown that any surviving buried remains are likely encountered at a relatively shallow depth (less than 0.50m) and that there is



little or no vertical stratigraphy, although a layer of soil through which the medieval features were cut was encountered immediately above the natural subsoil.

#### **4.2 Evaluation Synthesis**

The test pitting has demonstrated that modern deposits of surfaces, disturbance, make-up and debris are present across the site and are at least 0.4m in depth and, occasionally, up to 0.75m. Test pits 1 and 2, in particular showed a high degree of disturbance, although the presence of a possible earlier wall in Test Pit 1 is of interest. Most of the later deposits were likely formed during the demolition of a brick-built southern range that stood on the site at least until the early 1980s. However, undated deposits above the natural subsoil were encountered at depths of between 0.50 – 0.75m in Test Pits 3, 4 and 5, and it is possible that these date to the medieval period or earlier.

The most significant deposit encountered was wall (108)/(109). This extended up in to the levels of disturbance, suggesting that it was at least partially standing during the period of demolition represented by the most recent deposits in Test Pit 1. The wall is of high quality construction and the edging quoins do not suggest that this is a foundation but part of a structure that was meant to be visible above ground. The wall bears no resemblance to any of the immediate construction materials in use in the vicinity of the Hotel. The black bricks (108) that are replacing a robbed out quoin at the top of the wall are poorly fired, long and thin, suggesting of a pre-Victorian date for this episode of repair.

The timber-framed southern range of The Bell has been clearly shortened. A photographs from the 1950s and 1980s show a ?1930s brick extension which would have occupied a similar location to the once larger southern projecting range that probably stood on the site. This brick-built extension was either built on or across the wall identified in Test Pit 1. It is possible that this wall represents an even earlier phase of the building than the eastward extending timber-framed ranges behind the frontage or, even, a different building altogether.

The deposits within the Test Pits suggest that, although the terrace on which the current conservatory stands is raised and therefore increases the depth below ground level of any potential archaeological remains, some of the greater height would have been achieved by terracing of the natural slope leading up Chequer Street.

#### **4.3 Building Recording Synthesis**

This section summarises the results of the building recording report which is included in full as Appendix 4.

The Bell Hotel has been much altered and extended over time; however, it does contain elements of earlier structure. The earliest part of the building is





found in the carriageway at the south of the property. Many of the timbers survive well and appear to be consistent with a 15th century date. The front, west, range includes the remnants of a possible timber-framed staircase tower at the rear and it is likely that it may also contain evidence of a hidden timber frame behind its brick walls. This area of the building will not be affected by the current development proposals.

It is likely that a timber-framed southern wing of the building has been shortened. The position of the 1930s brick building seen in photographs dating to the 1950s and 1980s (see Figure 13, appendix 4) may mirror the position of an earlier wing. Demolition of this building appears to have created a spread of demolition material across the site which was seen in the excavated test pits. A wall identified in Test Pit 1 may represent an earlier, medieval building on the site, either an earlier part of the development of the existing building, or a different building altogether.

The north wing was an addition to The Bell Hotel in the mid-late nineteenth century (possibly c. 1865). It replaced an earlier structure which probably dated to the 18th century (only the chimney breast remains from this phase – see Fig. 12). The north wing was built in two parts comprising a two-storey and a single-storey building. It was re-modelled throughout the 20th century and when the conservatory was added almost the entire ground floor external south elevation of the two-storey part of the north wing was removed. The attached single-storey building has also undergone some changes to its fabric.

#### **4.4 Impact of Proposed Development**

The re-development of the current conservatory area at the back of the building has a potential impact on both above- and below-ground elements of the historic environment.

##### **4.4.1 Impact on the Archaeology**

The proposed development area lies in a zone of high archaeological potential. Archaeological investigations nearby suggest a high probability that the proposed development area will contain archaeological remains associated with medieval settlement activity. If present, these remains are likely to be of local or regional significance.

The levelling of the terrace down to the Maltings Walkway level comprises the removal of c.0.8m of material. Although there is a degree of make-up on the site, probably as a result of the demolition of the brick structure seen on the 1980s photograph and the raised terrace will offer a degree of protection, removal to this level will, in places, cut into the natural subsoil, possibly through archaeological layers.

No archaeological features not artefacts were found but the area covered by the test pits was small and it is possible that remains survive in the un-investigated parts of the site. However, it is likely that the preservation of any



remains within the area of the proposed development will be patchy as the area has been affected directly by post-medieval construction.

Although the archaeological remains within the proposed development area are likely disturbed as a result of the construction of existing buildings, excavation below a level of 0.50 – 0.75m will cut into undisturbed material within an area of known medieval settlement. At these levels, any archaeological remains present on the site are likely to be significantly affected, although modern disturbance does mean that the surviving remains are likely to be truncated and incomplete

#### **4.4.2 Impact on the historic structure**

The proposed development will result in the demolition of the northern wing of the building. With the exception of a probably 18th chimney breast, this has been identified as largely mid-late nineteenth century in date with a number of modern alterations, including the entire removal of the southern ground floor elevation. Although the building has undergone a series of alterations possible earlier parts of the existing building have, however, been identified within the eastern limit of the front range. These, along with the probable 18th-century chimney breast may be affected by proposed development works.

The level of re-development that The Bell Inn has experienced over the centuries means that the presence of structural components relating to the 16th century or earlier are currently largely hidden within the later fabric of the building. Demolition and opening up may reveal structural elements of earlier date, particularly within the eastern walls of the front range, although it is likely that these will show evidence of many phases of later alteration.



## 5 CONCLUSION

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### 5.1

The results of the desk-based assessment suggest that there is a high probability that the site of the proposed development area will contain locally and, possibly regionally, significant below ground archaeological remains associated with medieval settlement activity. It also identified and that any remains within the area were likely to be affected by any ground disturbance below 0.50 – 0.75m and thus subject to adverse impact from the modern construction and demolition that has already taken place within the area.

The archaeological remains found at the development site, comprised a wall of some quality the position and construction of which suggested a possible medieval origin. Undisturbed deposits were encountered but these contained no archaeological features nor dating evidence.

The test pit evaluation has shown that any disturbance is uneven across the site. This may offer areas or pockets of increased or decreased levels of preservation, particularly as there is no obvious disturbance horizon beyond 0.4m below terrace level.

The Bell Hotel has undergone much change and alteration and the northern range of the building itself is of low significance. However, there is a possibility that evidence of 15th or 16th century phases of the building may still survive along the eastern edge of the front range. Any work in this area would require some form of archaeological monitoring in order to record aspects of the timber-framing that might be revealed.

### 5.2 *Mitigation Measures*

#### 5.2.1 **Below-Ground Archaeological Remains**

The presence of the top of the wall at a depth of 0.4m below terrace level and 3m east of the previous supposed limit of the original building (Fig. 7) is a key factor. Any further archaeological works in advance of the development would need to focus on and characterise the wall to establish date and extent and any relationship to the Bell Hotel. Whether or not works are necessary in advance of the development will depend on the extent of ground works. In the vicinity of the buried wall, provision at least will need to be made to allow for removal of overburden under archaeological supervision and any necessary archaeological excavation and recording. This may have an impact on any proposed programme of works.

In addition, any proposed ground works elsewhere in the development area that are likely to impact below 0.50m will require archaeological monitoring to enable excavation and record of any remains revealed.



### **5.2.2 Above Ground Structural Remains**

The impact assessment has suggested that earlier elements of historic structure are likely hidden within the fabric of the current building. These may be revealed during demolition works, particularly where the existing extension joins the eastern limit of the front wing. Monitoring during demolition works with provision for a drawn and photographic analytical record of any elements of earlier phases of the building will be required. The 18th century chimney will need more detailed recording prior to demolition.



## 6 BIBLIOGRAPHY

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| <i>British Geological Survey (BGS).</i>                         | 1994. | <i>Thames Solid and Drift Geology, 1:50000 series England and Wales. Sheet 237.</i>  |
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| <i>Saunders. C</i>  | 1980  | <i>Chequer Street 'Half Moon Yard and Westbourne Terrace general site details' SABMS report.</i>   |
| <i>Page, W. (ed.)</i>   | 1908. | <i>Victoria History of the County of Hertfordshire, Vol. 2 University of London Institute of Historical Research/Dawsons of Pall Mall.</i>         |





## 7 APPENDIX 1: SOURCES CONSULTED

### 7.1 Aerial Photographs

| Year | Vertical or Oblique | Colour or B+W | Film/ Run/ Photo no    |
|------|---------------------|---------------|------------------------|
| 1973 | O                   | B + W         | HALS AP695 TL1407/1507 |

### 7.2 Historical Mapping

| Description                          | Date | Reference                    |
|--------------------------------------|------|------------------------------|
| Andrews and Wren                     | 1766 | Museum of St Albans          |
| Godman                               | 1822 | Museum of St Albans          |
| Parish of St Peter Tithe             | 1840 | HALS                         |
| Parish of Saint Albans Tithe         | 1847 | HALS                         |
| OS 1 <sup>st</sup> Edition, 25 inch. | 1880 | Hertfordshire Sheet XXXVI.11 |
| OS 2 <sup>nd</sup> Edition, 25 inch  | 1898 | Hertfordshire Sheet XXXVI.11 |
| OS 3rd edition 25 inch               | 1924 | Hertfordshire Sheet XXXVI.11 |
| OS 1:10560                           | 1951 | Hertfordshire Sheet          |

### 7.3 Consulted Publications (additional to main bibliography)

|                              |      |  |
|------------------------------|------|--|
| RCHME                        | 1992 | <i>English Houses 1200-1800; The Hertfordshire Evidence</i>  |
| Hertfordshire County Council | 1979 | <i>Chequer Street St Albans; Historical background of the Central redevelopment site and survey of existing buildings.</i> |







## 8 APPENDIX 2: HER INFORMATION

### 8.1 SADC HER Records

| Monument No | Type                 | Description  | Period   | Easting  | Northing |
|-------------|----------------------|--|----------|----------|----------|
| 553         | Ditch                | Early ditch behind and parallel to Chequer St                          | Medieval | 51476500 | 20717100 |
| 557         | Evidence of building | Rectangular structure with cob walls and central post                  | Medieval | 51474800 | 20714700 |
| 558         | Evidence of building | Traces of timber-framed structure with trench footing and chalk floors | Medieval | 51475100 | 20714300 |
| 559         | Evidence of building | Slot representing early building                                       | Medieval | 51475600 | 20715300 |
| 560         | Evidence of building | Wall of post built timber building                                     | Medieval | 51475800 | 20715400 |
| 561         | Evidence of building | Part of post built structure with cobbled floor                        | Medieval | 51476800 | 20715000 |
| 562         | Evidence of building | Open-fronted structure with flint and clunch trench footings           | Medieval | 51476800 | 20715000 |
| 563         | Evidence of building | Traces of cob building over trench built base                          | Medieval | 51475700 | 20715400 |
| 564         | Evidence of building | Footing of mortared flints and cob walls                               | Medieval | 51476900 | 20715000 |
| 565         | Evidence of building | Slot based structure   | Medieval | 51475794 | 20715692 |
| 566         | Evidence of building | Post-hole structure  | Medieval | 51475794 | 20715692 |
| 567         | Evidence of building | Slot building  | Medieval | 51475794 | 20715692 |
| 568         | Evidence of building | Long timber-framed building with oven                                  | Medieval | 51476733 | 20715789 |
| 569         | Evidence of building | Small thick walled structure   | Medieval | 51476733 | 20715789 |
| 570         | Evidence of building | Trench footings of timber-framed buildings                             | Medieval | 51476312 | 20716696 |
| 571         | Evidence of building | Flint-based structure  | Medieval | 51477025 | 20716631 |
| 572         | Evidence of building | Long rectangular structure of several bays, one containing an oven     | Medieval | 51475858 | 20719353 |
| 573         | Evidence of building | Rectangular structure with two large ovens                             | Medieval | 51476895 | 20719709 |
| 589         | Evidence of building | Possible timber structure with gravel floor                            | Medieval | 51476700 | 20712200 |
| 597         | Grain Oven           | Located inside 14 Chequer St   | Medieval | 51477000 | 20714700 |
| 598         | Grain Oven           | Large structure inside building on plot of 16 Chequer St               | Medieval | 51476700 | 20715600 |
| 599         | Grain Oven           | Large structure inside building at                                     | Medieval | 51476800 | 20719000 |



| Monument No | Type                 | Description  | Period        | Easting  | Northing |
|-------------|----------------------|--|---------------|----------|----------|
|             |                      | 24 chequer St plot   |               |          |          |
| 600         | Grain Ovens          | One substantial and two small inside building at 24/6 Chequer Street | Medieval      | 51477300 | 20719400 |
| 619         | Evidence of building | Timber framed building   | Medieval      | 51473800 | 20715200 |
| 630         | Road                 | Early surface of Chequer Street                                      | Post-medieval | 51477400 | 20725000 |

## 8.2 Previous Archaeological Investigations

| Event Ref | Site Name  | Description  | Period   | Easting  | Northing |
|-----------|--|--|----------|----------|----------|
| 527       | Chequer Street (Half Moon Yard and Westbourne Terrace) | Trial trenches revealing occupation up to 100m behind Chequer Street   | Medieval | 51476809 | 20712537 |
| 528       | Chequer Street (The Malting's)                         | Large scale excavation revealing medieval occupation activity in the form of buildings and associated features | Medieval | 51477400 | 20719100 |
| 536       | Chequer Street (Lloyds Bank)                           | Occupation from 12th century onwards. Disturbed by post-med intrusion  | Medieval | 51478000 | 20723000 |
| 546       | 12 Chequer Street                                      | Complex sequence of medieval and post-medieval occupation, some possibly earlier than 12th century.            | Medieval | 51481900 | 20712700 |



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## **9 APPENDIX 3: TRENCH SUMMARY**

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**Trench: 1**

**Max Dimensions: Length: 1.20 m. Width: 1.00 m. Depth to Archaeology Min: 0.4 m. Max: 1.5 m.**

**Co-ordinates: OS Grid Ref.: CENTRED ON (Easting: 51475476: Northing: 20717773)**

**Reason: To assess geotechnical and archaeological potential**

| <b>Context:</b> | <b>Type:</b>     | <b>Description:</b>   | <b>Excavated:</b>                   | <b>Finds Present:</b>    |
|-----------------|------------------|---|-------------------------------------|--------------------------|
| 100             | Paving           | Cemented pinkish red concrete   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 101             | Levelling layer  | Compact mid yellow sandy concrete   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 102             | Make up layer    | Hard mid pinkish red sandy hardcore   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 103             | Dump material    | Spongy light yellow orange clay   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 104             | Make up layer    | Loose mid brown yellow sandy gravel   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 105             | Demolition layer | Compact mid grey brown clay sand frequent small-large ceramic building material, moderate small-large concrete                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 106             | Dump material    | Compact dark grey brown silty clay moderate small-large ceramic building material, moderate flecks charcoal                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 107             | Demolition layer | Compact light grey brown sandy silt moderate small-large ceramic building material, moderate small-large concrete, occasional flecks sand | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 108             | Wall             | Cemented dark grey black clay Latest phase of wall resembling patching or repair  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 109             | Wall             | Cemented Wall comprising clunch stone edging quoins with a flint coursed wall bonded with orange clay                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



**Trench: 2**

**Max Dimensions: Length: 0.90 m. Width: 0.75 m. Depth to Archaeology Min: 0. m. Max: 0. m.**

**Co-ordinates: OS Grid Ref.: CENTRED ON (Easting: 51477622: Northing: 20717356)**

**Reason: To assess geotechnical and archaeological potential**

| <b>Context:</b> | <b>Type:</b>  | <b>Description:</b>   | <b>Excavated:</b>                   | <b>Finds Present:</b>    |
|-----------------|---------------|---|-------------------------------------|--------------------------|
| 200             | Paving        | Cemented dark grey red Ground level paving of shopping centre   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 201             | Make up layer | Compact mid yellow brown sandy hardcore frequent small-large ceramic building material, moderate small-large concrete | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 202             | Concrete      | Cemented light grey concrete Concrete steps   | <input type="checkbox"/>            | <input type="checkbox"/> |



**Trench: 3**

**Max Dimensions: Length: 1.20 m. Width: 0.70 m. Depth to Archaeology Min: 0.48 m. Max: 0.58 m.**

**Co-ordinates: OS Grid Ref.: CENTRED ON (Easting: 51475954: Northing: 20718373)**

**Reason: To assess geotechnical and archaeological potential**

| <b>Context:</b> | <b>Type:</b>     | <b>Description:</b>  | <b>Excavated:</b>                   | <b>Finds Present:</b>    |
|-----------------|------------------|--|-------------------------------------|--------------------------|
| 300             | Internal surface | Cemented light yellow grey concrete Modern floor surface                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 301             | Floor            | Compact light yellow brown chalky clay Previous floor surface                              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 302             | Dump material    | Friable dark grey brown clay silt  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 303             | Demolition layer | Loose light grey brown chalky clay frequent small-large ceramic building material          | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 304             | Buried subsoil   | Friable dark grey brown clay silt occasional flecks charcoal, moderate small-medium stones | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 305             | Natural          | Firm light orange brown clay sand  | <input type="checkbox"/>            | <input type="checkbox"/> |



**Trench: 4**

**Max Dimensions: Length: 1.50 m. Width: 0.60 m. Depth to Archaeology Min: 0.65 m. Max: 0.65 m.**

**Co-ordinates: OS Grid Ref.: CENTRED ON (Easting: 51476457: Northing: 20718095)**

**Reason: To assess geotechnical and archaeological potential**

| <b>Context:</b> | <b>Type:</b>     | <b>Description:</b>   | <b>Excavated:</b>                   | <b>Finds Present:</b>    |
|-----------------|------------------|---|-------------------------------------|--------------------------|
| 400             | Internal surface | Cemented light yellow grey concrete Modern floor surface  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 401             | Dump material    | Compact dark brown silty sand   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 402             | Make up layer    | Loose light yellow brown sandy gravel moderate small-large ceramic building material                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 403             | Demolition layer | Loose dark grey brown sandy silt frequent small-large ceramic building material, frequent small-medium stones | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 404             | Dump material    | Compact dark grey brown silty clay moderate flecks charcoal   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 405             | Buried subsoil   | Firm mid grey brown silty sand  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 406             | Natural          | Firm light orange brown clay sand   | <input type="checkbox"/>            | <input type="checkbox"/> |





**Trench: 5**

**Max Dimensions: Length: 1.30 m. Width: 1.10 m. Depth to Archaeology Min: 0.68 m. Max: 0.74 m.**

**Co-ordinates: OS Grid Ref.: CENTRED ON (Easting: 51476631: Northing: 20718399)**

**Reason: To assess geotechnical and archaeological potential**

| <b>Context:</b> | <b>Type:</b>     | <b>Description:</b>   | <b>Excavated:</b>                   | <b>Finds Present:</b>    |
|-----------------|------------------|---|-------------------------------------|--------------------------|
| 500             | Internal surface | Cemented light yellow grey concrete Modern floor surface  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 501             | Make up layer    | Loose dark grey yellow sandy hardcore frequent small-large ceramic building material  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 502             | Demolition layer | Compact light orange yellow sandy gravel  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 503             | Dump material    | Friable dark grey brown silty sand moderate small-large ceramic building material, occasional flecks charcoal, moderate small-medium stones | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 504             | Dump material    | Firm light grey brown silty clay Occupation debris  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 505             | Buried subsoil   | Firm mid grey brown silty clay moderate small-medium stones   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 506             | Natural          | Firm mid orange brown sandy clay  | <input type="checkbox"/>            | <input type="checkbox"/> |



**Trench: 6**

**Max Dimensions: Length: 1.00 m. Width: 0.80 m. Depth to Archaeology Min: 0. m. Max: 0. m.**

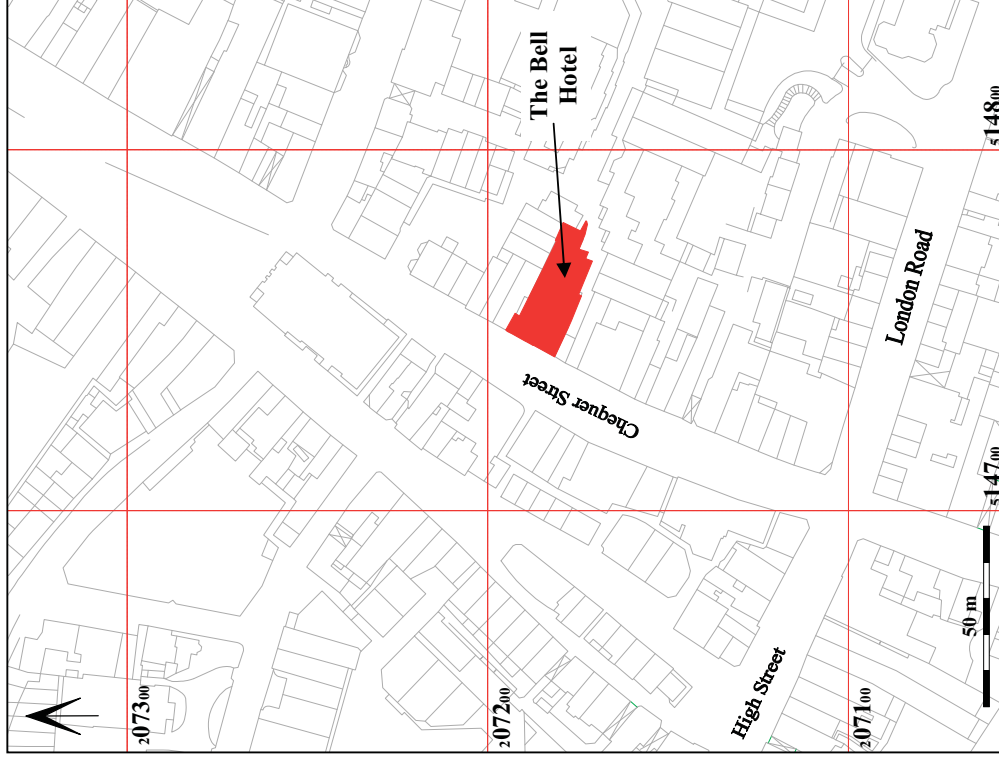
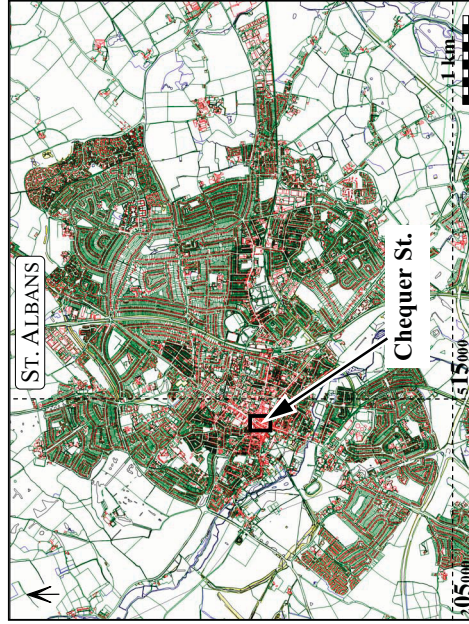
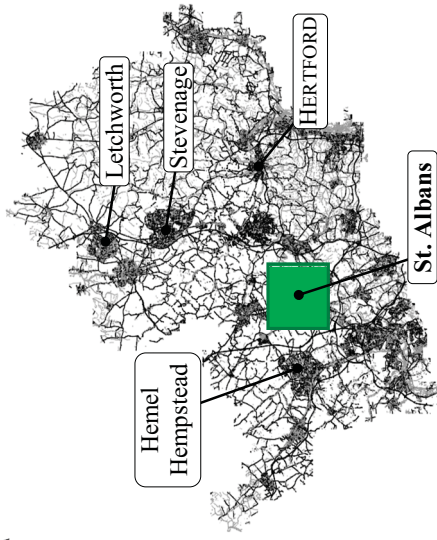
**Co-ordinates: OS Grid Ref.: CENTRED ON (Easting: 514777683: Northing: 20717600)**

**Reason: To assess geotechnical and archaeological potential**

| <b>Context:</b> | <b>Type:</b>     | <b>Description:</b>  | <b>Excavated:</b>                   | <b>Finds Present:</b>    |
|-----------------|------------------|--|-------------------------------------|--------------------------|
| 600             | Internal surface | Cemented mid grey concrete   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 601             | Make up layer    | Loose mid red brown sandy hardcore frequent small-medium ceramic building material, frequent small-medium stones Modern floor surface. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

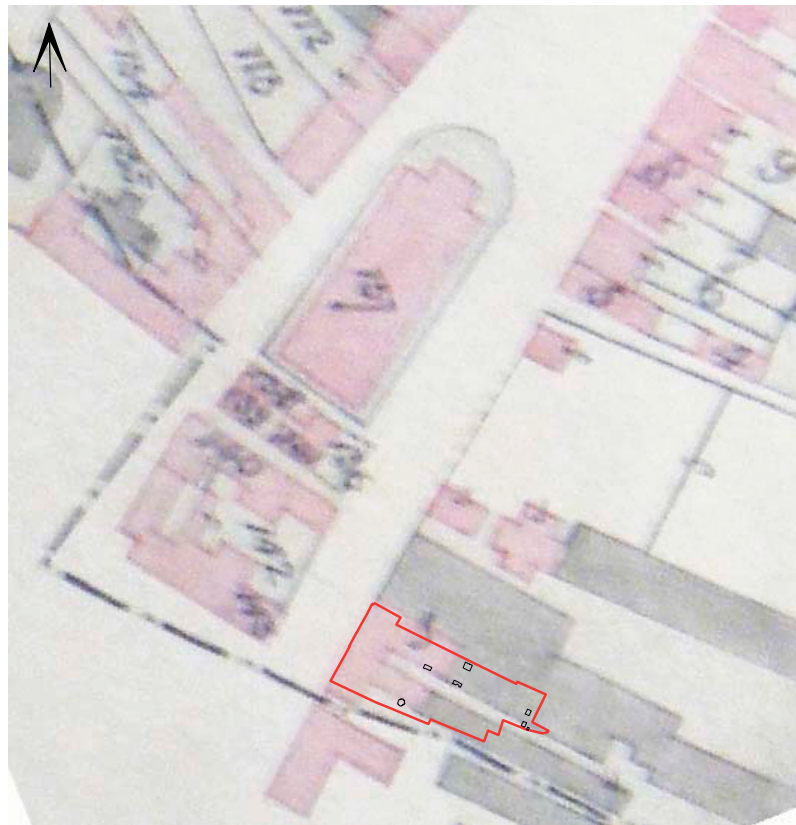
**10. APPENDIX 4: HISTORIC BUILDING IMPACT  
ASSESSMENT**

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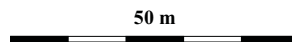
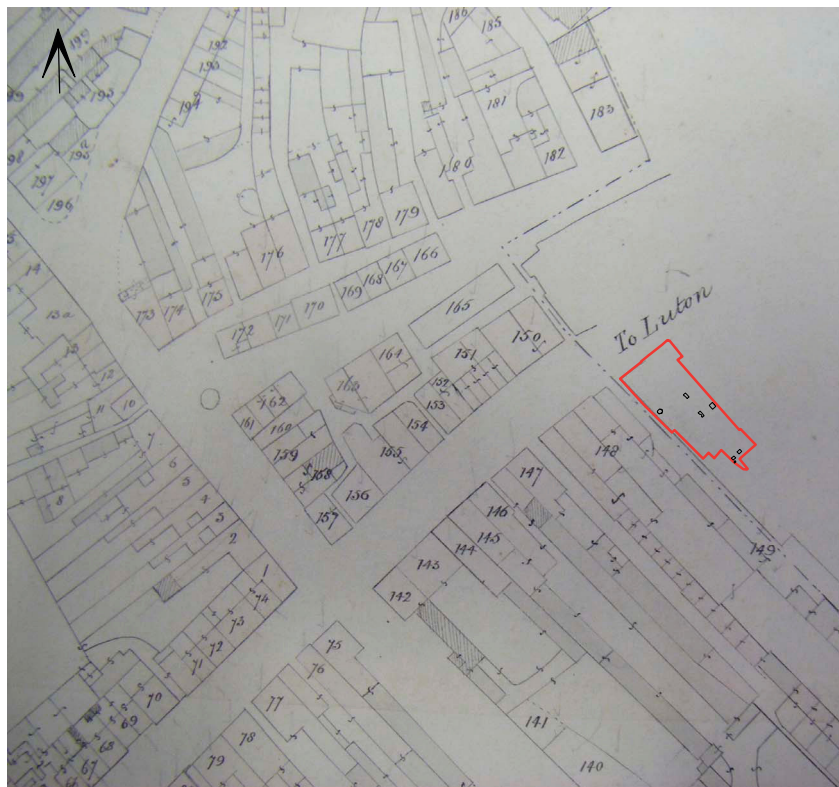
**Figure 1: Site location map**

Base map reproduced from the Ordnance Survey Land-line Map (2004), with the permission of the Controller of Her Majesty's Stationery Office, by Bedfordshire County Council, County Hall, Bedford, OS Licence No. 100017358. © Crown Copyright.



50 m

**Figure 2:** Building plan area overlain onto 1840 tithe map.  
Scale and position approximate



**Figure 3:** Building plan overlain onto 1847 tithe map.  
Scale and position approximate

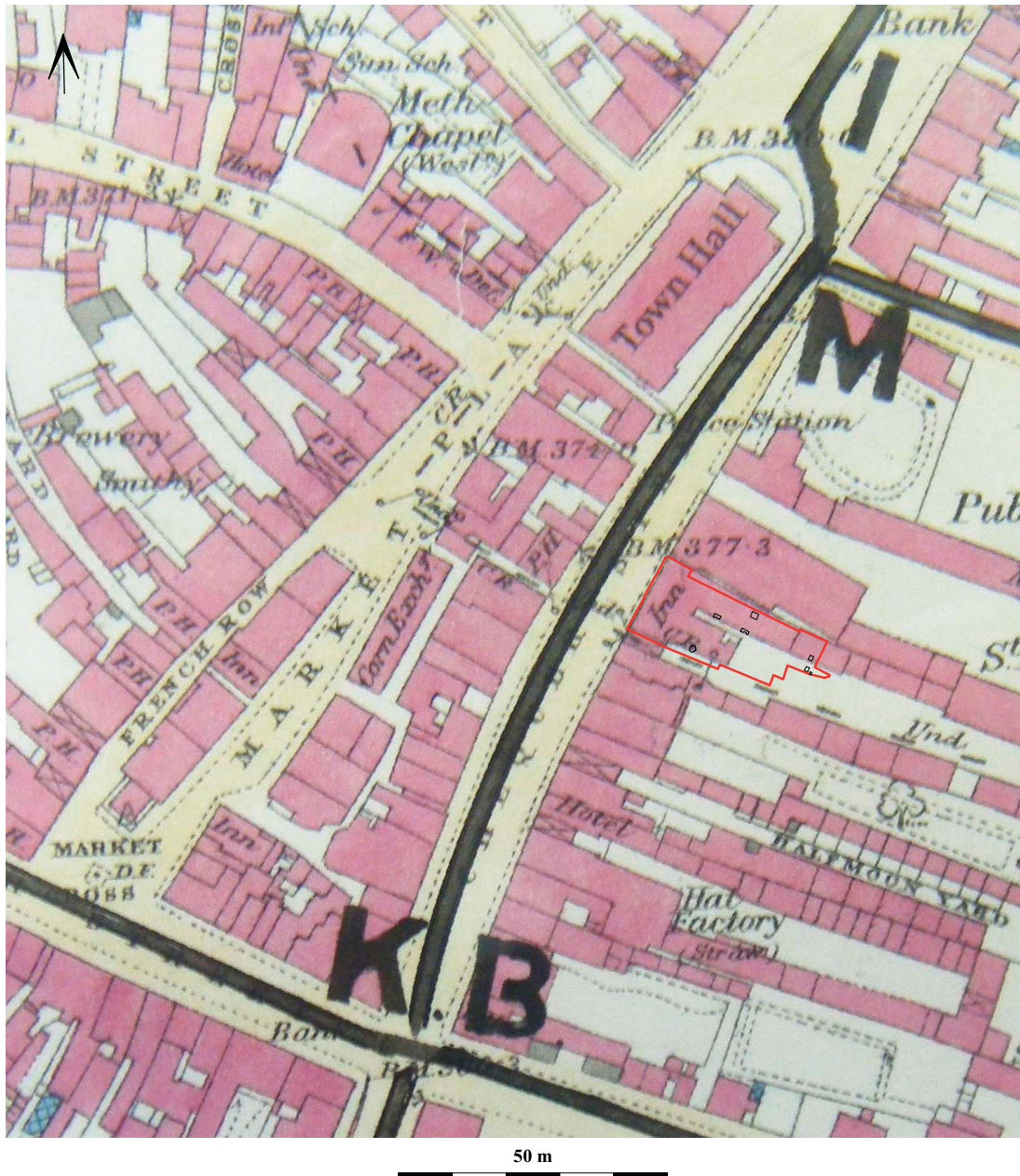
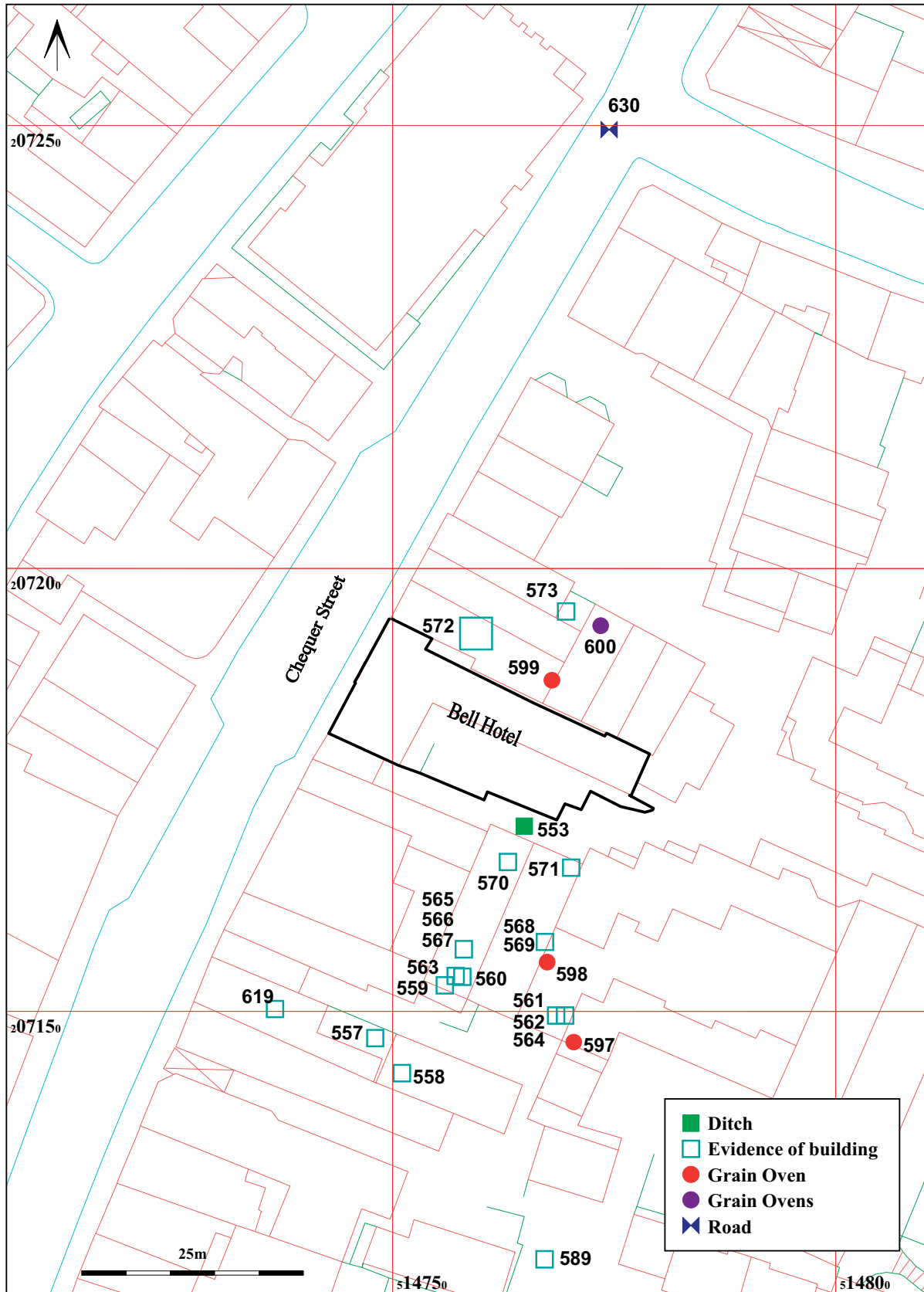


Figure 4: Building plan overlain onto 1880 1<sup>st</sup> ed OS map.



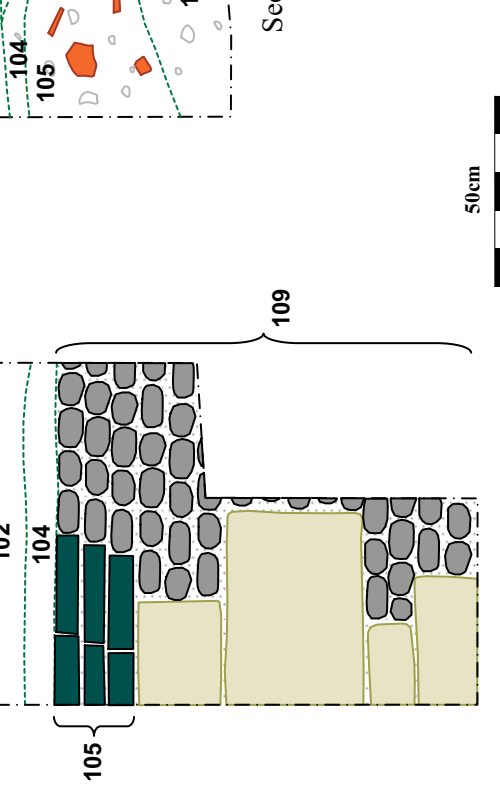
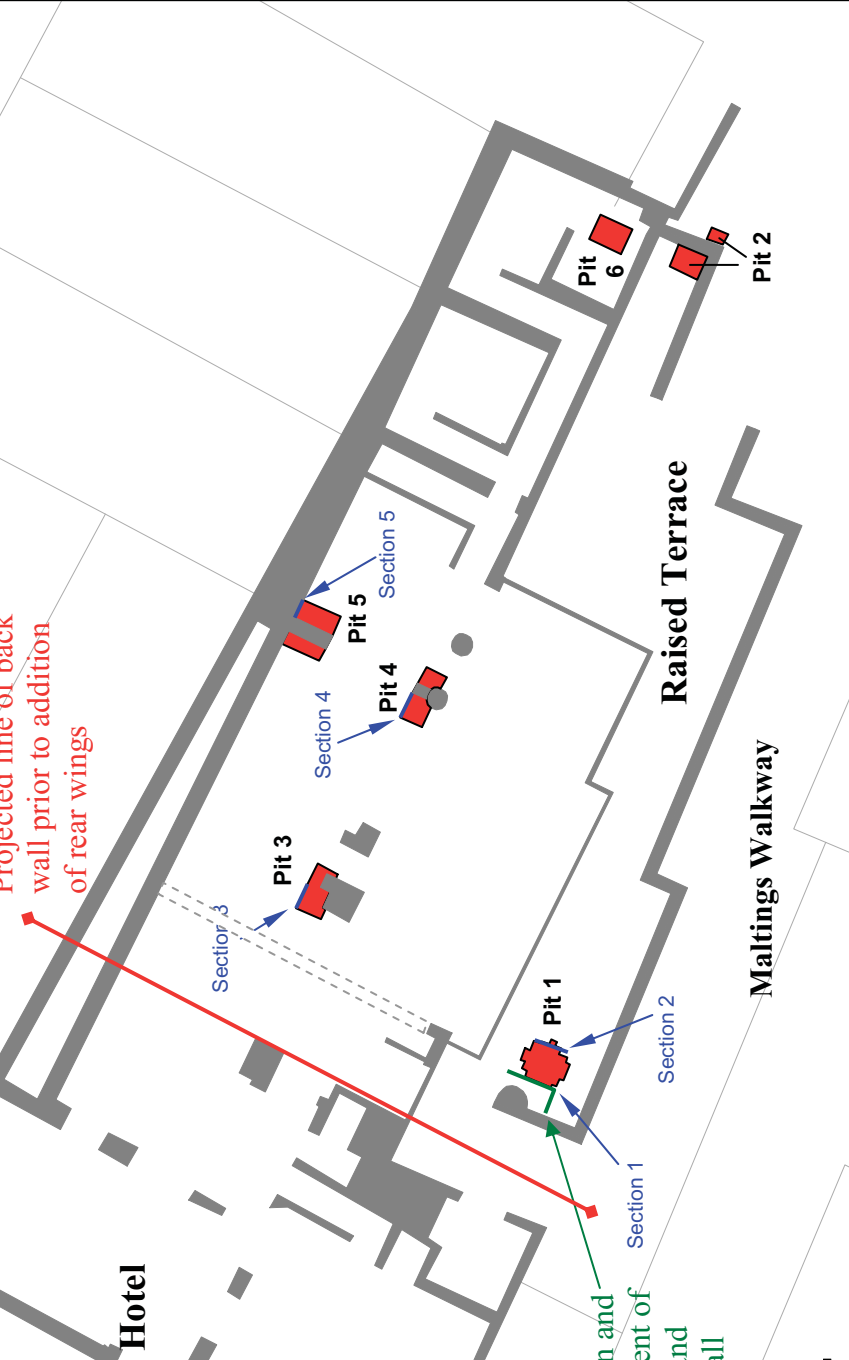
**Figure 5:** Building plan overlain onto 1924 3<sup>rd</sup> ed. OS map



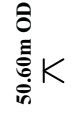
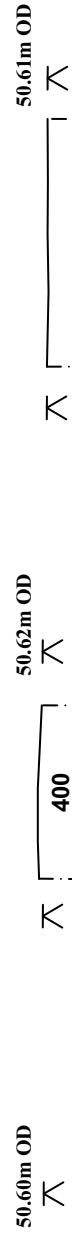
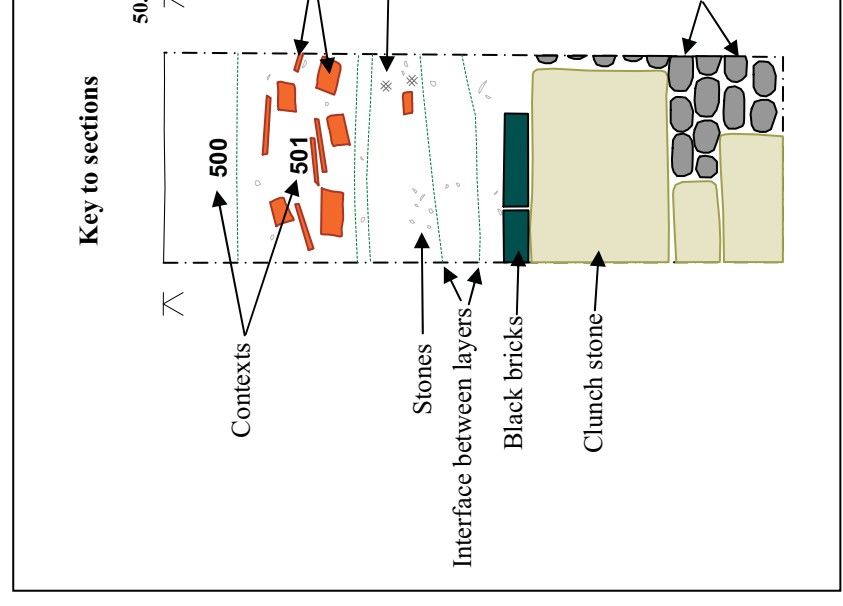


**Figure 6:** HER Distribution plot (based on centre point not actual extents)

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Section 1



50 cm

Figure 7: Te



**Figure 8:** Pit 1; Photographs. (Scale 1m)



Pit 2



Pit 3

**Figure 9:** Pits 2 and 3; Photographs. (Scale 1m)



Pit 4



Pit 6

**Figure 10:** Pits 4 and 6; Photographs. (Scale 1m)



**Figure 11: Pit 5; Photographs. (Scale 1m)**



**Figure 12: Test pit location and phased plan of development**

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