

**4 LEA ROAD
LUTON
HERITAGE STATEMENT**

Project: LR1770

Document: 2011/23
Version 1.0

Compiled by	Approved by
Drew Shotliff	Hester Cooper-Reade

Issue date: 21st February 2011

Produced for:
The Solo Empire Ltd
PO Box 2208
Luton
LU3 2ZJ



Contents

Preface.....	4
Key Terms.....	4
Non-technical Summary	5
1. INTRODUCTION.....	6
1.1 Planning Background	6
1.2 Site Location and Description	6
1.3 Topography and Geology	6
2. OBJECTIVES OF THE HERITAGE ASSESSMENT.....	7
2.1 National Policy Framework	7
2.2 Local Development Framework.....	7
2.3 Research Frameworks	8
2.4 Method Statement	8
3. HERITAGE ASSESSMENT	11
3.1 Heritage Assets and their Significance	11
3.2 Historical Map Evidence	13
3.3 Setting	14
3.4 Summary and Significance of Heritage Assets	14
4. IMPACT ASSESSMENT	16
4.1 The Proposed Development and Site Conditions	16
4.2 Direct Impacts on Heritage Assets and Mitigation	16
5. BIBLIOGRAPHY	17
6. APPENDICES	18
6.1 Appendix 1: Designated Heritage Assets	18
6.2 Appendix 2: Undesignated Heritage Assets	18
6.3 Appendix 3: Documentary Sources	18



List of Figures

Figure 1: Site location plan

Figure 2: Condition of site at walk-over survey February 2011

Figure 3: Heritage assets within the vicinity of the PDA

Figure 4: Luton tithe map (1842).

Figure 5: 1st edition 25-inch OS map (1880)

Figure 6: 2nd edition 25-inch OS map (1901)

Figure 7: 3rd edition 25-inch OS map (1924)

Figure 8: 1:2500 OS map (1994)

The figures are bound at the back of the report.



Preface

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.

This document was researched and written by Drew Shotliff (Operations Manager) and approved by Hester Cooper-Reade (Business Manager). The figures were prepared by Joan Lightning (CAD Technician).

Albion Archaeology is grateful to Michael Stinton of The Solo Empire Ltd for commissioning the project. We would also like to acknowledge the assistance of the staff of Central Bedfordshire Council's Historic Environment Record and the Bedfordshire and Luton Archives and Records Service.

Albion Archaeology
St Mary's Church
St Mary's Street
Bedford
MK42 0AS

☎: 0300 300 8141
Fax: 0300 300 8209

e-mail: office@albion-arch.com
website: www.albion-arch.com

Version History

Version	Issue date	Reason for re-issue
1.0	21/02/2011	n/a

Key Terms

Throughout this report the following abbreviations are used:

Albion	Albion Archaeology
BLARS	Bedfordshire and Luton Archives and Record Service
CBCA	Central Bedfordshire Council Archaeologist
Client	The Solo Empire Ltd
EH	English Heritage
HER	Central Bedfordshire Council's Historic Environment Record
IFA	Institute for Archaeologists
LPA	Local Planning Authority
OS	Ordnance Survey
PDA	Proposed Development Area



Non-technical Summary

The Solo Empire Ltd are planning to redevelop 4 Lea Road, Luton as student accommodation. They have commissioned Albion Archaeology to prepare this heritage statement to accompany the application, as required by PPS5. Its purpose is to characterise the nature, likely date and potential for survival of known and unknown heritage assets within the proposed development area (PDA) and to describe their significance. It also assesses the likely impact of the proposed development on any affected heritage assets and indicates how that impact could be offset. This is done within the framework of national and local plan policy.

The PDA lies in central Luton within the Lea Valley. It is *c.* 300sqm in extent and is bounded on all sides by urban development.

The principal information sources used in preparation of the assessment were: the results of previous archaeological investigations in the vicinity; Central Bedfordshire Council's Historic Environment Record; historical mapping; and published and unpublished secondary sources. A rapid walk-over survey of the PDA was also carried out.

The most significant heritage assets in the vicinity of the PDA relate to medieval Luton and, in particular, the early 13th-century castle which lay immediately to the south-east of the parish church of St Mary. Recent archaeological investigations within the immediate vicinity of the PDA have identified sub-surface, medieval archaeological remains (some of which relate to the castle) on previously redeveloped land. There is less surviving evidence for the pre-medieval period, largely because of the relative absence of archaeological investigation during the redevelopment of central Luton from the late 1960s onwards. Map evidence suggests that for much of the post-medieval period the PDA was open ground on the outskirts of Luton until it was developed for housing in the late 19th century.

There are no above ground heritage assets within the PDA. It has been redeveloped in the past, most recently in 2008 when an ambulance station was demolished and groundworks for a previously approved scheme were begun. Notwithstanding its previous history, the PDA does have variable potential to preserve sub-surface archaeological deposits, some of which could be of regional significance.

Groundworks associated with construction of the proposed accommodation block would potentially result in the extensive disturbance and loss of any below-ground archaeological remains within the PDA. Any such impacts could be dealt with by a programme of archaeological works, secured by a planning condition. The works would comprise an archaeological evaluation, to determine whether or not significant deposits survive on the PDA. This would be followed by a programme of archaeological works, appropriate to the impact of the development and the significance of the affected heritage assets.



1. INTRODUCTION

1.1 *Planning Background*

The Solo Empire Ltd are planning to redevelop 4 Lea Road, Luton as student accommodation (10/01248/FUL).

The proposed development area (PDA) lies within the core of medieval Luton, close to one of the town's castles and the parish church. As a result, the Central Bedfordshire Council Archaeologist (CBCA), acting as archaeological advisor to Luton Borough Council, has advised that the planning application should be accompanied by a desk-based heritage assessment. This is in line with PPS5 *Planning for the Historic Environment*, which requires that applications should be accompanied by a description of the significance of any affected heritage assets (policy HE6.1) and by an assessment of the impact of the proposed development on that significance (policy HE6.2).

The Solo Empire Ltd have commissioned Albion Archaeology to provide the information required by PPS5 in the form of this desk-based heritage assessment. Its purpose is to characterise the nature, likely date and potential for survival of known and potential heritage assets within the PDA and to describe their significance. It also assess the likely impact of the proposed development on any affected heritage assets and advises on the most suitable techniques currently available to mitigate that impact.

1.2 *Site Location and Description*

The PDA lies within central Luton, *c.* 170m to the SSE of the parish church of St Mary (Figure 1). It is *c.* 300sqm in extent and is centred on grid reference TL 0958 2101. It is bounded on all sides by urban development, dominated by the Park Viaduct to the south-east and the headquarters of the Luton Corps of the Salvation Army to the north-west.

The PDA is currently partially overgrown, derelict land where construction work had previously started before it was stopped due to market conditions (Figure 2). Immediately prior to that it had been occupied by a now-demolished ambulance station.

1.3 *Topography and Geology*

Luton sits at the north end of the Lea gap, cut through the Chilterns by the River Lea, which flows *c.* 200m to the north-east of the PDA. In this part of Luton the chalk bedrock is overlain by head deposits comprised of clay, silt, sand and gravel. The parish church is sited on a chalk knoll, which extends into the river valley. The original town was positioned in the valley, taking advantage of the knoll and the river for protection (Edwards 1974, 33). The PDA lies within the valley of the River Lea; it is effectively level ground, at *c.* 105 OD.



2. OBJECTIVES OF THE HERITAGE ASSESSMENT

2.1 **National Policy Framework**

This assessment aims to implement the vision for the historic environment as set out in the Statement on the Historic Environment for England issued alongside PPS5, on 23rd March 2010. So far, the new Coalition Government has not sought to revise this statement.

Annex 2 of PPS 5 defines heritage assets as: “The elements of the historic environment that are worthy of consideration in planning matters.” These can include: “buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether designated or not and whether capable of designation” (PPS 5, Annex 2 and Section 3.10).

Designated assets comprise, amongst others, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas. Undesignated assets are any heritage assets that may formally be identified by the Local Authority to be important for the area, for example through local listing or as part of the plan-making process. These undesignated assets are still material in planning decisions and evidence of local listing and information on these heritage assets is held in the local Historic Environment Record (HER).

According to PPS 5 the significance of heritage assets is demonstrated by their value to this and future generations because of their archaeological, architectural, artistic or historic interest and their setting.

National and regional planning policy and research frameworks (Sections 2.1 to 2.3) provide the framework within which the heritage assets affected by the proposed development can be characterised and their significance assessed. The potential impact of the proposals on them can then be evaluated and, as necessary, appropriate mitigation measures proposed. This will include potential impacts on the setting of heritage assets within and close to the PDA.

2.2 **Local Development Framework**

The Luton and southern Central Bedfordshire Core Strategy outlines Luton Borough Council’s overarching spatial vision, objectives and policies for the area up to the year 2026.

Policy CS 8 Quality of Design states *inter alia* that new proposals will be required to demonstrate how they recognise, protect, preserve and enhance the character, appearance and context of historic and architectural assets of local and national importance.

Policy CS 17 Luton Town Centre seeks to achieve a number of objectives, including safeguarding, promoting and enhancing Luton’s rich historic fabric, assets and features.

Section 7.28 of the Core Strategy states: the regeneration and renewal of town centres will require an approach to design that respects the heritage and existing



urban fabric and has a good understanding of the history and context of that place. Proposals should commit to preserving or enhancing the character and appearance of valued historic assets and their context to reinforce the unique and special qualities of the place.

2.3 **Research Frameworks**

English Heritage has produced an extensive library of national guides covering a wide range of topics, and most of these are available for free download from the HELM website¹.

The regional research framework for Bedfordshire covers Saxon and medieval urban settlement, noting that only Bedford has been extensively explored through archaeological excavation (Oake *et al.* 2007, 103). However, in recent years an increasing number of archaeological investigations have taken place within Luton town centre — generally on a relatively small scale — demonstrating that it too has considerable archaeological potential despite sustained redevelopment from the late 1960s onwards (Coles 2005, Abrams and Shotliff 2010, Keir forthcoming). It has been suggested that Bedford was the only major medieval town in the county (Oake *et al.* 2007, 14). However, the absence of evidence for extensive urbanisation in Luton may simply reflect the relative lack of archaeological investigation within the town centre.

The location of Luton town centre towards the headwaters of the River Lea also makes it a potential focus of prehistoric and Roman activity. Any evidence from the area would provide a useful comparator to the county's other, more intensively investigated river valleys.

2.4 **Method Statement**

The most significant known and potential heritage assets within a *c.* 200m radius of the centre of the PDA are mapped on Figure 3. The principal source of information comprises previous archaeological investigations within the immediate vicinity of the PDA. The local Historic Environment Record (HER) contains numerous records for Luton. The great majority of these relate to extant or former post-medieval buildings. Those nearest to the PDA are shown on Figure 3, as are the few records relating to medieval or earlier archaeological remains. A series of historical maps covering the PDA are presented in Figures 4 to 8.

2.4.1 **Previous archaeological investigations**

Three recent archaeological investigations have taken place to the north of the PDA.

In 2010, an archaeological excavation immediately to the north of the PDA, between Vicarage Street and Lea Road, revealed residual late Iron Age/Roman and early Saxon finds (ASE 2010). It also produced more substantial evidence for medieval occupation in the form of 13th- or 14th-century pits and ditches. These features were sealed by a series of soil horizons, which developed over the medieval remains. The site appeared to have been effectively open space until it was re-developed for housing in the late Victorian period.

¹ Historic Environment Local Management (HELM) <http://www.helm.org.uk> (accessed 05/09/10).



In 2009, investigations (UB1500) by Albion Archaeology within the University of Bedfordshire's Park Square Campus revealed features dating to the medieval and post-medieval periods, the most prominent being part of the moat of Fulk de Breauté's early 13th-century castle (Keir forthcoming). The partial footprint of a large timber-framed building, broadly dating to the 12th–13th centuries, was revealed within the moated enclosure. Other medieval features included two refuse pits located outside the moated enclosure. Though historically termed a 'castle', the moated site was also a manorial centre — a court house was documented on the site until the early 17th century. The moat was still at least partially open during the post-medieval period when its fills appear to have largely been quarried away and a well and pit, likely to be associated with the backyards of properties fronting onto Park Street, were in use. Towards the end of the post-medieval period a children's cemetery was established to the west of the moat.

In 2011, trial trenching to north of the PDA revealed medieval remains, associated with 12th–late 13th-century pottery (UB1607) (Albion 2011). These survived beneath up to 1.10m of later made ground. They may be associated with Fulk de Breauté's early 13th-century castle.

2.4.2 Central Bedfordshire Council's Historic Environment Record (HER)

The HER is a database of archaeological information. It contains written and pictorial records of known archaeological monuments, previous archaeological investigations, find spots and buildings of historical and archaeological significance. Relevant records are tabulated in Appendices 1 and 2.

The HER contains information specific to Central Bedfordshire and Luton. It is maintained by Central Bedfordshire Council, Chicksands.

2.4.3 Cartographic data and historical records

Early maps and other illustrations of an area can be a very productive form of research. Often, they indicate dramatic changes in land-use during the post-medieval and modern periods. This can be very helpful in appreciating how heritage assets may have been affected by the expansion of settlements and/or industrial sites during, in particular, the 19th and 20th centuries.

The principal source consulted in this case was the Bedfordshire and Luton Archives and Records Service (BLARS), a shared service between Bedford Borough Council and Central Bedfordshire Council.

2.4.4 Walk-over survey

As part of the heritage assessment, a preliminary walk-over survey of the PDA was undertaken on 11th February 2011 (see section 4.1), with the following aims:

- to examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any remains present;
- to consider the significance of any above-ground structures, historic buildings or historic landscape features present;



- to assess the present ground conditions, with a view to the appropriate deployment of evaluative fieldwork techniques, if required.



3. HERITAGE ASSESSMENT

3.1 *Heritage Assets and their Significance*

3.1.1 Introduction

Luton is an extensive, modern conurbation, the medieval core of which is virtually invisible with the notable exception of the parish church of St Mary (HER 856). The extent of the medieval settlement (HER 16993) has been inferred from the earliest surviving post-medieval maps. The PDA lies on the very eastern edge of the medieval town, probably within or close to the edge of the precinct of Fulk de Breauté's early 13th-century castle.

Figure 3 should be viewed in conjunction with the following sections, which describes the significance and potential of heritage assets within the PDA and its environs. For the purposes of this document, the evidence is presented in chronological order from prehistoric to modern.

3.1.2 Early prehistoric (Palaeolithic to Bronze Age)

No finds or features of Palaeolithic, Mesolithic, Neolithic or Bronze Age date have been identified within a 500m radius of the PDA. Such evidence is known from the wider Luton area and its absence from this part of the Lea Valley may be a reflection of the lack of archaeological investigation during much of the redevelopment of the town from the late 1960s onwards.

Overall, however, there is low potential for the survival of early prehistoric heritage assets within the PDA. If any did survive, they would probably be of local to regional significance.

3.1.3 Iron Age/Roman (800BC– c. AD410)

A small quantity of late Iron Age or early Roman pottery was found in later features within the ASE investigations immediately to the north of the PDA. Similar evidence, including flue tile, was noted on the site during its redevelopment in the mid-1970s (ASE 2010, 12, 19). Other similar finds of Roman artefacts have been made in the vicinity of the PDA. Building materials were found during installation of street lighting on the west side of Vicarage Street (HER 10599). A Roman coin is also known from a school in Charles Street, to the south-east of the PDA (HER 1516). Finds of pottery, tile and other artefacts in a garden on the corner of Park Street and Seymour Road suggest the presence of a substantial Romano-British building in the Park Street area (Albion 2003, 13).

The available evidence suggests that there was no major focus of Iron Age or Roman settlement within central Luton. There is more extensive evidence for Roman settlement at Limbury to the north of River Lea. There is low potential for the survival of Iron Age/Roman heritage assets within the PDA. If any did survive, they would probably be of local to regional significance.



3.1.4 Anglo-Saxon (c. 450–1066)

Luton is generally considered to have middle to late Saxon origins. By 879 it lay on the boundary between the Danelaw and the territory controlled by King Alfred. St Mary's Church is said to have been founded in the 10th century, although not necessarily on exactly the same site as the present church; it is supposed to have been moved to a new site in 1121 (Meadows 1975). By the late Saxon period Luton's population has been estimated at around 500–800 people (Albion 2003, 9).

With the exception of the possible sherd of early Saxon pottery from the ASE investigation, no finds of Saxon date have been identified within a 500m radius of the PDA. On the basis of the available evidence for central Luton, it is unclear where the focus of settlement lay in the Saxon period. However, it is likely that there is low potential for the survival of heritage assets of this date within the PDA. If any did survive, they would probably be of local to regional significance.

3.1.5 Medieval (1066–1550)

Luton continued to develop throughout the medieval period. The postulated extent of the town at this time is shown on Figure 3 (HER 16993); the PDA is located on its eastern fringes. St Mary's Church retains architectural features which can be dated to the late 12th/early 13th century (Pevsner 1968, 113). One of the town's mills (HER 10819) was located on the River Lea, immediately to the north of the church.

The PDA is also probably located within the bounds of the early 13th-century castle of Fulk de Breauté (HER 185). The site of the castle was on the south side of the church and covered most of the area from the church to Lea Road (Dyer and Dony 1975, 47–48). Its exact extent is unknown, although the 1842 tithe map does depict what may be the south-east corner of the precinct. A recent excavation 100m to the north-west of the PDA did locate the western side of the castle's moat; the ditch was up to 12m wide and 3m deep (Keir forthcoming). Part of the remains of a contemporary, large, timber-framed building was also found within the circuit of the moat.

It is probable that the site of Fulk de Breauté's castle was also the site of the headquarters of the manor of Luton, which remained in royal hands for much of the early medieval period (Abrams and Shotliff 2010, 401). The castle appears to have been short-lived but after its demolition a moated 'Court House' or 'Manor Court House' was built on the site. There is documentary evidence for a court house there up until the early 17th century (Austin 1911, 148–9). Despite its short life, parts of the moat and associated bank of the former castle were still visible in the mid-19th century (Davis 1874, 30).

Further medieval remains were found in the ASE investigation immediately to the north of the PDA (Section 2.4.1). Medieval pottery was also found during the construction of the Technical College, 200m north-west of the PDA, in the early 1950s (HER 1948).

Although the PDA has been redeveloped on more than one occasion in the past, the same is true of the other sites in the vicinity where medieval remains have been found to survive. On this basis, there is moderate potential for the survival of



heritage assets of medieval date within the PDA. If any did survive, they would probably be of regional significance.

3.1.6 Post-medieval (1550–1900)

Luton's main period of growth occurred from 1800 onwards. Until then, it was typical of many small towns of rural England: a focal point for the surrounding villages to take their produce to market (Kennett 1976, 2). Thomas Jeffery's 1765 map of Bedfordshire shows the PDA lying south-east of the church, north of the main town street, in an area of open ground. The subsequent history of the development of the site is best depicted by the map evidence (Section 3.2). The HER also records the locations of a number of former post-medieval buildings within the vicinity of PDA.

All the archaeological investigations to the north and north-west of the PDA have recorded post-medieval deposits. There is high potential for the survival of similar heritage assets within the PDA. If any did survive, they would probably be of local significance.

3.1.7 Modern (1900–present)

Central Luton underwent comprehensive redevelopment during the late 1960s and early 1970s. A lack of archaeological recording resulted in the loss of much evidence for the earlier history of the town. The Arndale Centre extended south-eastwards as far as Church Street, covering much of the former medieval town. The construction of the College of Technology to the south of St Mary's Church is also likely to have destroyed archaeological evidence for Roman and medieval occupation.

The PDA itself has been redeveloped in the modern period. Earlier foundations may survive below ground but, given their lack of heritage value, they would not be considered as heritage assets.

3.2 Historical Map Evidence

3.2.1 Introduction

Figures 4–8 should be viewed in conjunction with this text which describes the changes visible on cartographic sources from the first half of the 19th century to the late 20th century. No enclosure map exists for the Luton. Its open fields were subject to piecemeal enclosure over a period of many centuries. By the time the Luton Enclosure Act of 1808 was passed, very little land remained to be enclosed.

3.2.2 Tithe map, 1842 (MAT/30/1) (Figure 4)

The tithe map of 1842 represents the first complete map of the town.

Figure 4 shows the PDA within the southernmost of three plots of land which may represent the precinct of the early 13th-century castle. Park Street is shown with housing development to both north and south. The position of Lea Road is depicted but the road itself is not named. The PDA appears to straddle a topographic feature depicted by a pecked line but the significance of this feature remains unknown.



3.2.3 First edition 25-inch OS map 1880 (Figure 5)

The 1880 map clearly depicts the extensive, speculative housing developments that characterised the expansion of late Victorian Luton. The land behind the street frontage to the south of Park Street has been fully developed. Lea Road is now a named thoroughfare and development of its eastern frontage (Lea Terrace) has begun. The PDA still sits within an open, albeit smaller, land parcel. The topographic feature shown on the tithe map is not depicted on this map.

3.2.4 Second edition 25-inch OS map, 1901 (Figure 6)

The 1901 map shows the wholesale development of the open ground that formerly existed within and to the north of the PDA. The creation of Vicarage Street has allowed all the land up to the churchyard and the vicarage to be laid out for terraced housing. Buildings occupy the PDA itself and a Salvation Army Temple has been built on the corner of Lea Road and Vicarage Street, occupying the same site as the present-day building.

3.2.5 Third edition 25-inch OS map, 1924 (Figure 7)

In the vicinity of the PDA, there are no significant changes between this map and the 1901 second edition OS map. The PDA is still occupied by buildings. Similarly the layout of the town in this area is identical on the revised 1938 edition OS map (not illustrated).

3.2.6 Modern mapping (Figure 8)

The 1965 1:10,560 OS map (not illustrated) shows that the residential developments around Lea Road and Vicarage Street survived the war largely unscathed. However, by the mid-1970s the area had been transformed by the creation of the Technical College. The scale of redevelopment in this area is clearly depicted by the 1994 OS map (Figure 8).

3.3 Setting

Today the PDA is a small piece of land on the fringes of the University of Bedfordshire Luton campus. It is dominated by the surrounding urban environment, in particular by the Park Viaduct to the south-east.

Redevelopment will improve what is currently a derelict site without adversely affecting the setting of any of the heritage assets in the vicinity, such as St Mary's Church.

3.4 Summary and Significance of Heritage Assets

The part of central Luton surrounding the PDA contains a number of designated and undesignated heritage assets of local to regional significance. It is not straightforward to assess the significance of these assets because the majority of previous redevelopment of the area was not accompanied by archaeological investigation and recording, resulting in an imperfect evidence base.

Nevertheless, it is clear that the PDA is located on the eastern fringes of medieval Luton and, in particular, is within the precinct of the early 13th-century castle of Fulk de Breauté. Above ground elements of the earthworks of this castle survived until at



least the 19th century and the below ground remains of part of its moat have recently been identified 100m to the north-west of the PDA. In total, three recent archaeological investigations within the immediate vicinity of the PDA have identified sub-surface, medieval archaeological remains on land that had been redeveloped on more than one occasion. There is moderate potential for the survival of similar remains within the PDA; if present, they would be considered of regional significance.

The available evidence for pre-medieval heritage assets is much more limited, largely because of the absence of archaeological investigation during earlier redevelopment. Nevertheless, there is limited evidence for Iron Age/Roman and Anglo-Saxon activity in the area, principally in the form of artefact findspots and the church of St Mary. There is low potential for the survival of heritage assets of these, and early prehistoric, dates within the PDA; if sub-surface archaeological remains were present, they would be considered to be of local to regional significance, depending on their exact nature.

Map evidence indicates that the PDA was open ground on the outskirts to Luton until the final decades of the 19th century. It was subsequently redeveloped for terraced housing and, most recently, as an ambulance station. There is high potential for the survival of archaeological remains of this date within the PDA; if present, they would be considered of local significance only.

Table 1 summarises the potential for the survival of heritage assets within the PDA and assesses their significance, if present. However, it must be remembered that this assessment is made on the basis of desk-based research only, which cannot determine the presence/absence of sub-surface archaeological remains or establish their precise location and character.

Heritage asset	Period	Likelihood of survival	Significance
Potential buried remains	Early prehistoric (before 800BC)	Low	Low–High
Potential buried remains	Iron Age/Roman (800BC–AD450)	Low	Low–High
Potential buried remains	Anglo-Saxon (450–1066)	Low	Low–High
Potential buried remains	Medieval (1066–1550)	Moderate	High
Potential buried remains	Post-medieval (1550–1900)	High	Moderate

Table 1: Potential heritage assets and their significance



4. IMPACT ASSESSMENT

4.1 *The Proposed Development and Site Conditions*

The proposed development comprises a multi-storey student accommodation block which will effectively occupy the whole of the PDA (Figure 1). The details of the foundations of the new building are unknown at present.

The PDA is currently partially overgrown, derelict land (Figure 2). It was most recently occupied by an ambulance station, which was demolished in 2008 in preparation for redevelopment of the site. Groundworks for an approved development commenced at that time but the work was suspended due to market conditions. It is unknown to what extent these works may have impacted potential buried heritage assets.

4.2 *Direct Impacts on Heritage Assets and Mitigation*

Development of the PDA will not affect any designated or undesignated heritage assets (or their setting) currently recorded in the HER. However, the site is considered to have moderate potential to preserve sub-surface, medieval archaeological deposits (see Section 3), which could be of local to regional significance. It has lower potential to preserve equally significant, pre-medieval deposits and higher potential to preserve post-medieval deposits of lesser significance.

Any groundworks associated with the proposed development would lead to the extensive disturbance and irreversible loss of any surviving sub-surface archaeological deposits. Such potential impacts could be dealt with by a programme of archaeological works, secured by a planning condition. The works would comprise an archaeological evaluation to determine whether or not significant deposits survive on the PDA, followed by a programme of archaeological works, appropriate to the impact of the development and the significance of the affected heritage assets.



5. BIBLIOGRAPHY

- Abrams J and Shotliff D, 2010, “The remains of Robert de Waudari’s adulterine castle, Castle Street, Luton”, *Bedfordshire Archaeology*, 26, 387–404
- Albion, 2003, *Extensive Urban Survey for Bedfordshire: Luton Archaeological Assessment*, Albion Archaeology report 2000-71
- Albion, 2011, *Land at the University of Bedfordshire, Vicarage Street (Phase 2a), Luton*, Albion Archaeology report 2011-12
- ASE, 2010, *Land at Vicarage Street, Luton, Bedfordshire, Post-Excavation Assessment and Updated Project Design*, Archaeology South-East report 2010051
- Austin W, 1911, *History of a Bedfordshire Family; being a History of the Crawleys of Nether Crawley, Stockwood, Thurleigh and Yelden in the County of Bedford*
- Coles S, 2005, ‘Excavation at Castle Street, Luton: The site of Robert de Waudari’s Castle?’ *Bedfordshire Archaeology*, 25, 201–207
- Davis F, 1874, *Luton Past and Present*
- DCLG, 2010, *Planning Policy Statement 5: Planning for the Historic Environment*.
- Dyer J and Dony J, 1975, *The Story of Luton*
- Edwards A, 1974, *Bedfordshire Historic Town Survey: Luton*, unpublished report and notes in the HER
- Keir W, forthcoming, “Archaeological investigations on the western edge of the site of Fulk de Breauté’s castle, Park Square, Luton”, *Bedfordshire Archaeology*
- Kennett D H, 1976, *The Earliest Vernacular Buildings in Luton: The Demolished Material*, CRO 130/5832
- Meadows E G, 1985, *Luton Parish Church*
- Oake M, Luke M, Dawson M, Edgeworth M and Murphy P, 2007, *Bedfordshire Archaeology. Research and Archaeology: Resource Assessment, Research Agenda and Strategy*, Bedfordshire Archaeology Monograph 9
- Oake M, 2007, ‘Research Agenda and Strategy’, in Oake et al, 2007, 7–18
- Pevsner N, 1968, *The Buildings of England: Bedfordshire, Huntingdon and Peterborough*



6. APPENDICES

6.1 Appendix 1: Designated Heritage Assets

HER No.	Description	Period
856	Grade I listed St Mary's Church, predominantly 14th- and 15th-century fabric	Medieval
10383	Grade II listed, timber-framed public house of 17th-century origins	Post-medieval/modern

6.2 Appendix 2: Undesignated Heritage Assets

HER No.	Description	Period
185	Site of early 13th-century castle of Fulk de Breauté	Medieval
1516	Findspot of early Roman coin	Roman
1948	Findspot of pottery dating to 13th–15th centuries	Medieval
2898	Site of foundry, shown on the 1901 OS 25-inch map	Modern
8485	Site of two demolished replacements to originally 17th-century Baptist chapels	Post-medieval/modern
8926	St Mary's parish churchyard	Medieval–modern
9012	Post medieval/19th-century Baptist churchyard	Post-medieval/modern
10382	28-36 Park Street – terraced houses dating from around 1870	Modern
10599	Findspot of Roman building materials associated with installation of street lighting in Vicarage Street	Roman
10819	Site of Abbey Mill	Medieval
12376	Site of demolished brewery	Post-medieval
16993	Site of medieval Luton town	Medieval
18085	Site of the former Wheelplough Inn	Post-medieval
18086	The White House – site of 18th-century public house	Post-medieval/modern

6.3 Appendix 3: Documentary Sources

Year	Map/document	Source
1765	Jeffery's map of Bedfordshire	BLARS - available in reading room
1842	Tithe map of Luton	BLARS - MAT 30/1/1
1880	1st ed. 25-inch OS map	BLARS document
1901	2nd ed. 25-inch OS map	BLARS document
1924	3rd ed. 25-inch OS map	BLARS document
1938	Revised 3rd ed. 25-inch OS map	BLARS document
1965	1:10,560 OS map	BLARS document
1994	OS map	BLARS document

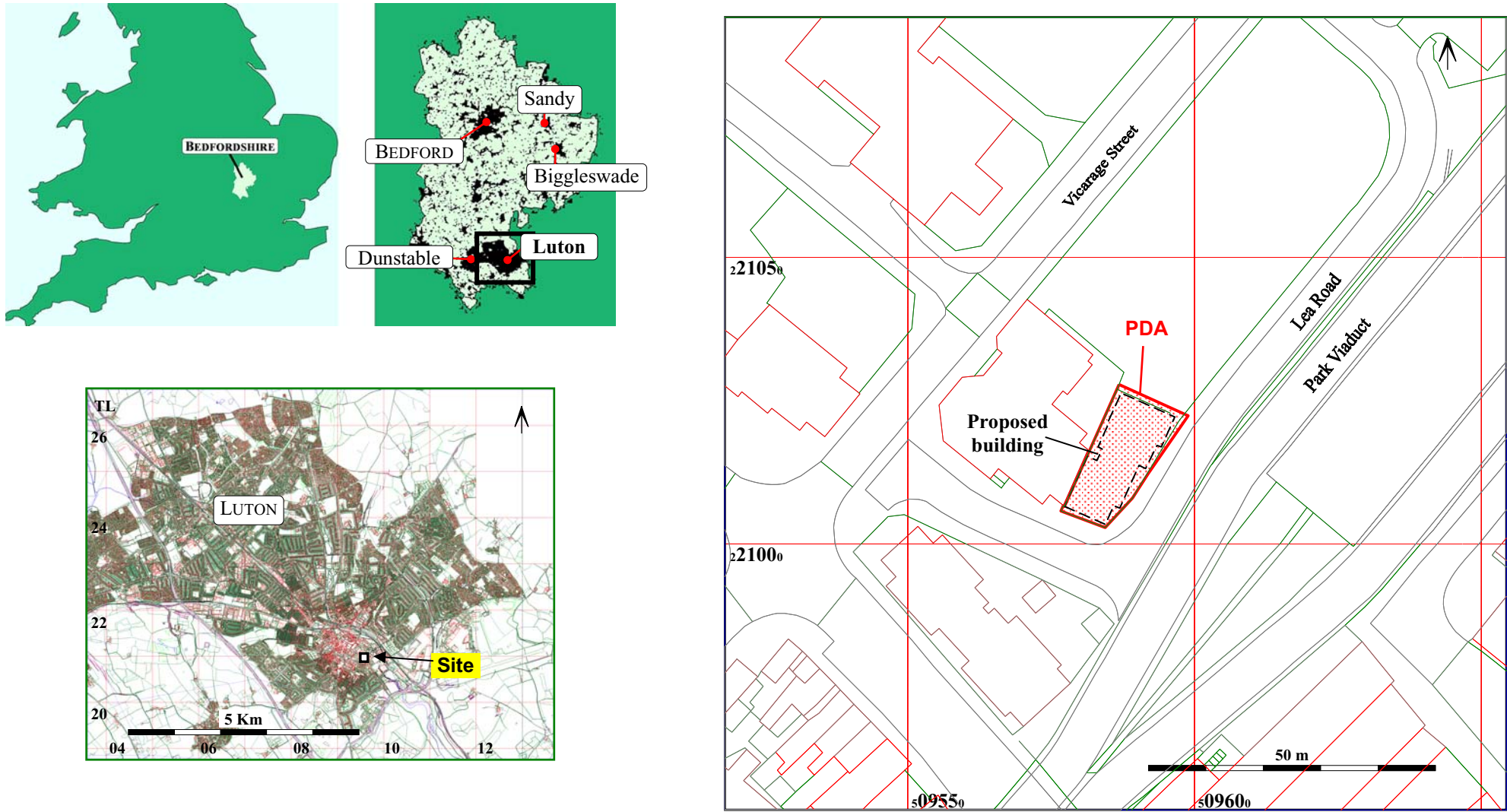


Figure 1: Site location plan

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Central Bedfordshire Council. Licence No. 100049029 (2011)



Figure 2: Condition of site at walk-over survey February 2011(looking north-west)

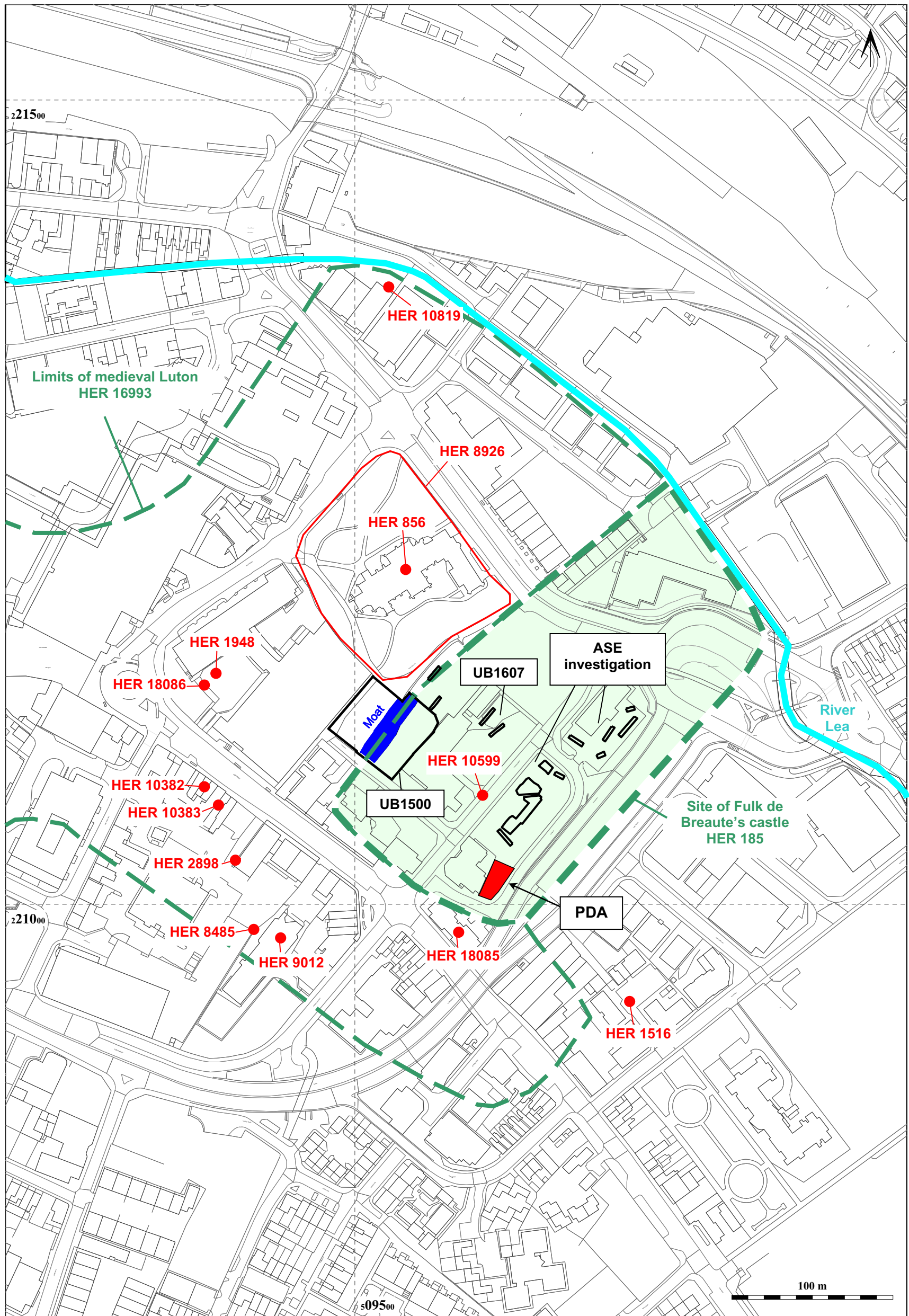


Figure 3: Heritage assets within the vicinity of the PDA

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Central Bedfordshire Council. Licence No. 100049029 (2011)



Figure 4: Luton tithe map (1842)
Scale of map and position of PDA are approximate

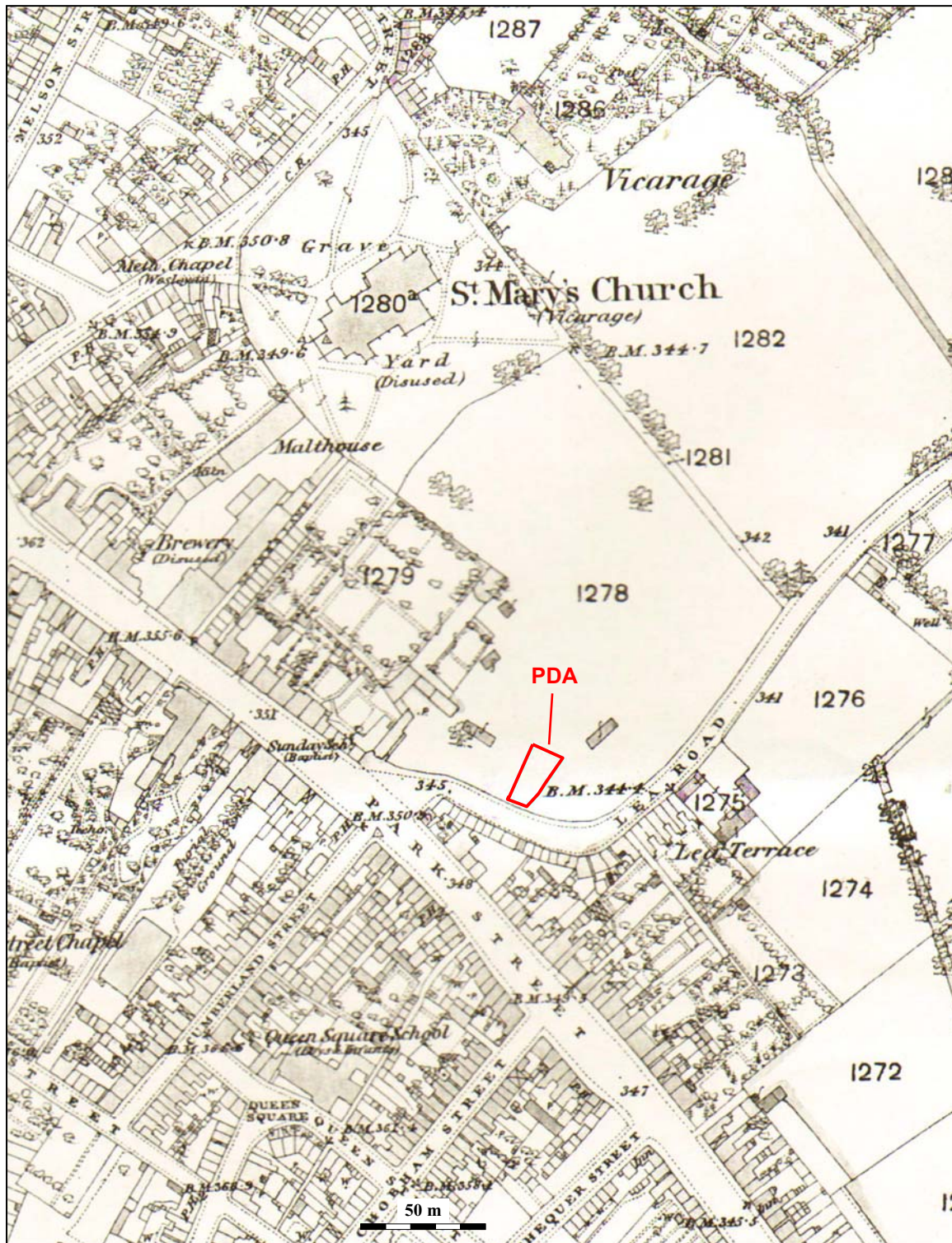


Figure 5: 1st edition 25-inch OS map (1880)
Scale of map and position of PDA are approximate

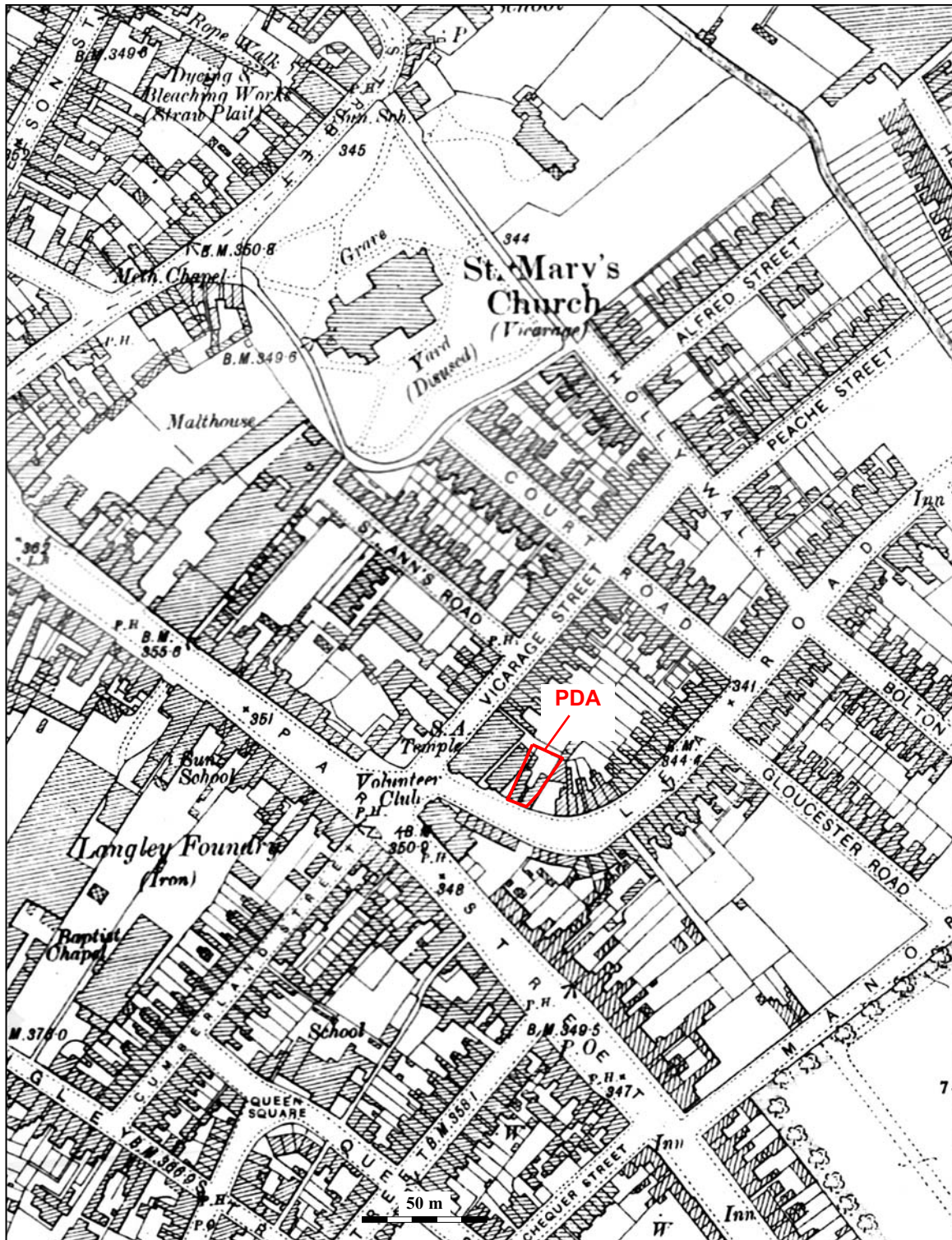


Figure 6: 2nd edition 25-inch OS map (1901)
Scale of map and position of PDA are approximate

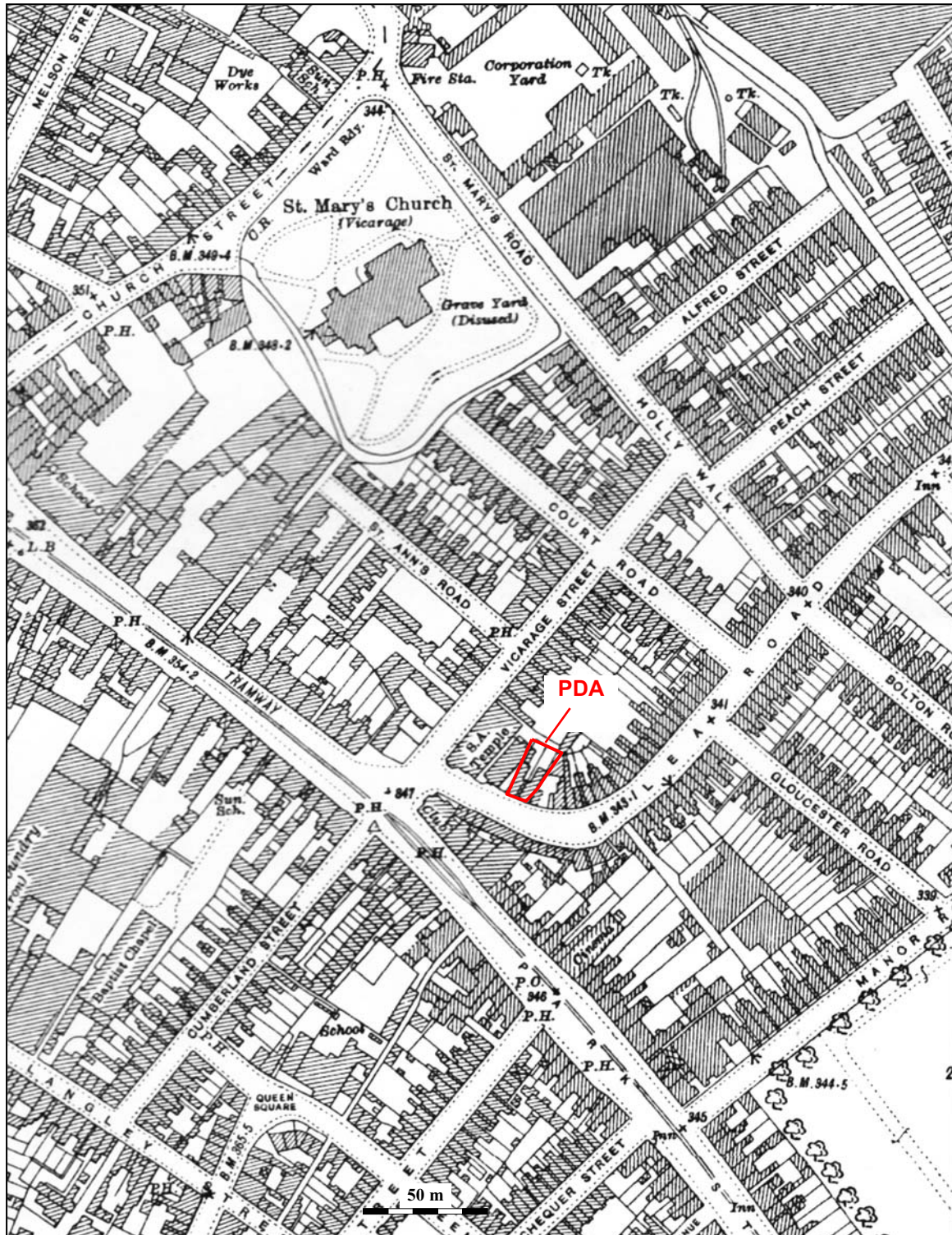


Figure 7: 3rd edition 25-inch OS map (1924)
Scale of map and position of PDA are approximate

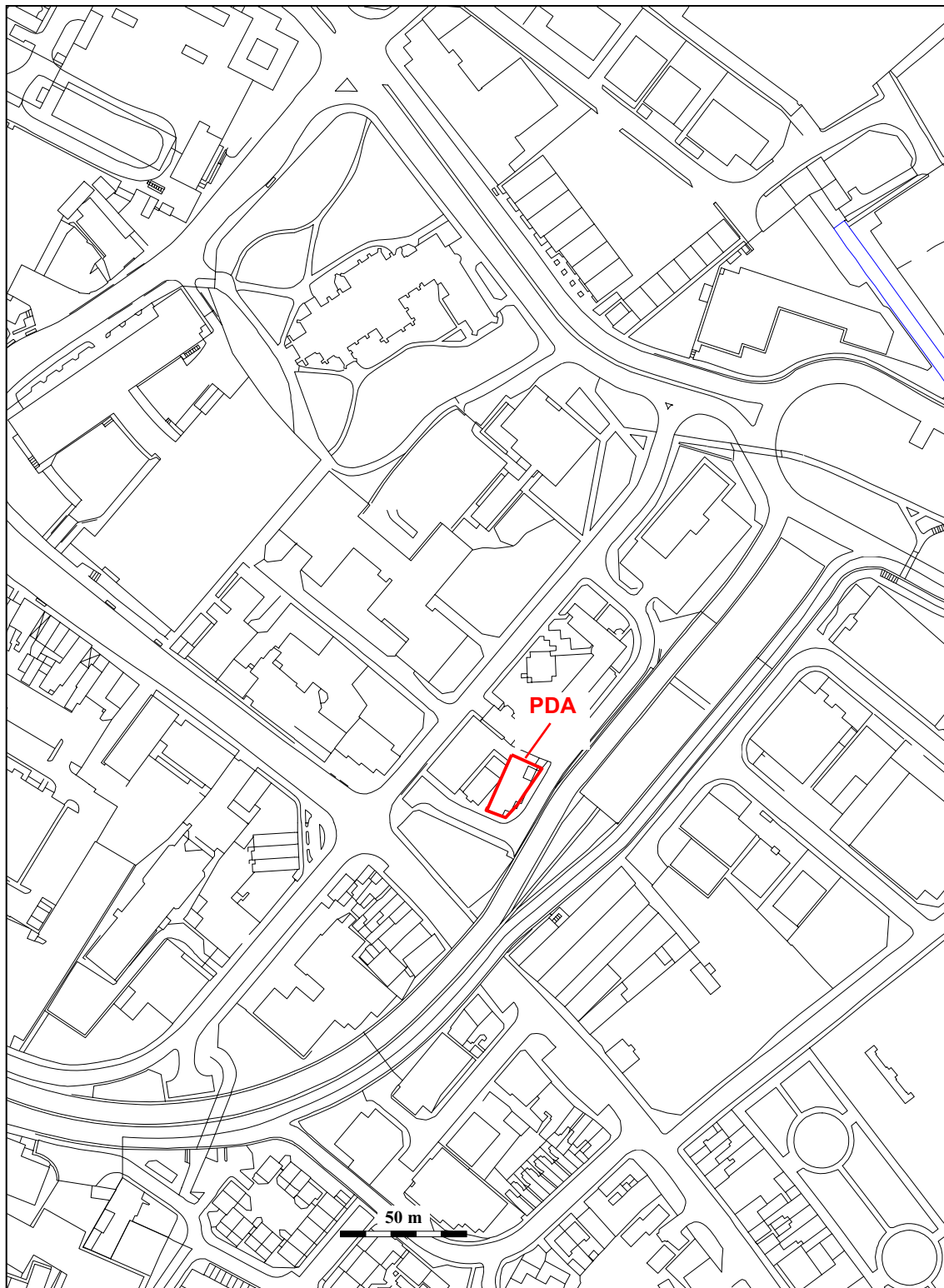


Figure 8: 1:2500 OS map (1994)