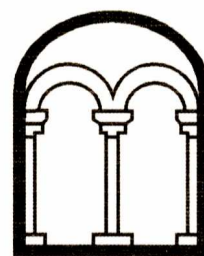


**THE BOROUGH ARMS PUBLIC HOUSE
DUNSTABLE
BEDFORDSHIRE**

**HISTORIC BUILDING RECORDING
AND ARCHAEOLOGICAL INVESTIGATION**

Albion
archaeology



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11th November 2014

Produced for:
Simic Associates

On behalf of:
Mr Malcolm James

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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.

The project was commissioned by Simic Associates on behalf of Mr Malcolm James and was monitored on behalf of the Local Planning Authority by Hannah Firth, Central Bedfordshire Council Archaeologist.

The photographic standing building recording was undertaken by Nigel Macbeth (Photographer) with historical research and additional recording by Christiane Meckseper (Project Officer). The archaeological fieldwork was undertaken by Christiane Meckseper, Marcin Koziminski, Wiebke Starke and Slavomir Utrata. This report has been prepared by Christiane Meckseper and edited by Hester Cooper-Reade (Business Manager). All Albion projects are under the overall management of Drew Shotliff (Operations Manager).

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Structure of this Report

Section 1 serves as an introduction to the site, describing its location, archaeological background and the aims of the project. Section 2 describes the methodology and summarises the results of the both the building recording and archaeological investigation. Section 3 is a bibliography.

The Appendices (Section 4) contain a list of contexts, and detailed list of the photographs taken as part of the photographic survey. Contact sheets of the colour photographs are provided at the end of the report. The images themselves form part of the project archive.



Key Terms

Throughout this document the following terms or abbreviations are used:

BLARS	Bedfordshire and Luton Archives and Records Service
CBCA	Central Bedfordshire Council's Archaeologist
Client	Simic Associates for Mr Malcolm James
HER	Bedfordshire Borough Council's Historic Environment Record
IfA	Institute for Archaeologists
LPA	Local Planning Authority
Procedures Manual	<i>Procedures Manual Volume 1 Fieldwork</i> , 2nd ed, 2001 Albion Archaeology



Non-Technical Summary

A programme of historic building recording and archaeological investigation was carried out at the Borough Arms, Albion Street, Dunstable during the period of time from January to September 2013. The works were undertaken as part of a condition placed on the planning permission for the conversion of the Borough Arms to residential use and associated demolition and construction works. This was in accordance with national planning guidelines in the form of the National Planning Policy Framework – Section 12: Conserving and enhancing the historic environment.

The Development Area (DA) lies in an area of archaeological interest close to the historic centre of Dunstable, which was a sizable Roman settlement. Albion Street lies near the crossroads of the Roman Watling Street (modern A5) and the prehistoric Icknield Way (modern A505). While the precise extent of the Roman settlement is unclear a number of Roman burials and Roman pits and ditches were found on previous archaeological investigations in Albion Street and the DA therefore had potential for further remains.

Medieval Dunstable was also focussed on the crossroads and the site of the Augustinian Priory to its south-east. Medieval wall footings, pits and a well were revealed at Albion Street less than 30m away from the DA.

The archaeological investigations associated with the Borough Arms did not reveal any Roman or medieval remains. A dark garden soil was present throughout the site and suggests that the area was open land used for agricultural and horticultural purposes. This is an interesting result in itself as it confirms the site as a “blank area” in the Roman and medieval layout of Dunstable.

While all original features had already been removed from the Borough Arms and the walls stripped back to their bare brickwork at the time of the building recording, it was possible to record the basic layout and form of the building before its conversion to residential use.

The Borough Arms was built by the Burr Family in 1853 as part of the mid-19th century planned layout of this part of Dunstable. It was a “block” type inn, consisting of a main building near the street frontage and a yard with subsidiary buildings and stables behind. The inn was most likely connected to the carrier trade.

The original layout of the Borough Arms is difficult to reconstruct as no original internal walls and fixtures and fittings survived. The building was also extensively remodelled in the 1980s when parts of the former stable block were incorporated into the interior of the pub.

One of the original external walls of the pub, removed in the 1980s, and a short section of a stable block wall within the yard were revealed during the archaeological investigations.

In total the remains recorded at the Borough Arms Dunstable are of 19th- and 20th-century date and associated with the construction of the public house only. As such they are of local significance only.



1. INTRODUCTION

1.1 *Project Background*

Mr Malcolm James has been granted planning permission for the conversion of the Borough Arms public house, Dunstable, into residential use. The proposed development also includes the demolition of a garage and single-storey lean-to structure plus the construction of an extension to the public house and new dwellings within the curtilage of the Borough Arms.

As the Development Area (DA) lies in an area of archaeological interest including above-ground standing buildings and potential below-ground archaeological remains, a condition was placed on the planning consent by the Local Planning Authority, following advice received from Central Bedfordshire Council's Archaeologist (CBCA). This is in accordance with national planning guidelines in the form of the *National Planning Policy Framework – Section 12: Conserving and enhancing the historic environment*, which was published on 27 March 2012.

The condition required a programme of historic building recording to English Heritage Level 2 standard to be carried out of the Borough Arms before its conversion. The requirements also included a programme of archaeological observation and investigation of any groundworks associated with the conversion and construction of the new buildings.

Albion Archaeology was commissioned to carry out the programme of building recording and archaeological works in accordance with the CBCA's brief (CBC 2012) and an approved written scheme of investigation (Albion 2012).

1.2 *Site Location and Description*

The DA lies in the centre of Dunstable, c. 220m north-west of the crossing of the two main roads, the High Street (A5) and West Street/Church Street (A505). The Borough Arms stands on the corner of Albion Street and Edward Street with its main façade and entrance along Albion Street.

Dunstable lies on the northern edge of the chalk escarpment of the Chiltern Hills with an underlying solid geology of Holywell Nodular Chalk Formation and New Pit Chalk Formation. The topography of the area is undulating with a number of ridges and valleys. Dunstable town centre lies on relatively level, higher ground and the DA lies at an approximate height of 200m OD. It is centred on grid reference: TL 01676 21937.

1.3 *Archaeological Background*

Dunstable is located at the crossroads of the Roman Watling Street (HER 5508), which ran through Bedfordshire on its route from London to Holyhead and survives in the form of the A5, and the prehistoric Icknield Way. The town is named as *Durocobravis* (HER 135), in the Antonine Itinerary, a Roman road book giving routes and the towns along them throughout the Roman Empire (Simco 1984, 30).



Since the large-scale re-development and expansion of Dunstable from the mid-20th century onwards a considerable quantity of Roman remains have been excavated and recorded within the centre of the town, particularly near the crossroads, proving the existence of a sizable regional centre.

A watching brief at 23-27 High Street North, for example, revealed occupation evidence of possible Roman date in the form of wells and pits (HER 16077, EBD 720).

A number of burials dating to the Roman period were excavated in the late 19th century at the eastern and western ends of Albion Street (HER 150 and 122 respectively). Roman pits and a ditch containing two adult skeletons and a baby associated with two late Roman coins were also revealed directly opposite the PDA during excavations by the Manshead Archaeological Society in the gardens of 3-25 Albion Street (HER 14964). However, the construction and demolition of the houses along the street frontage at Albion Street had removed any further archaeological remains that might formerly have survived.

The medieval borough of Dunstable, the direct predecessor to the modern town, was founded in 1119 by Henry I who also founded the nearby Augustinian priory of St Peter, of which only the priory church remains. Dunstable medieval town (HER 16986) and its market also focussed on the crossroads between Watling Street and the Icknield Way and archaeological investigations along the major routeways revealed medieval activity mainly dating from the 11th to the 13th century.

Medieval settlement evidence in the form of pits and wells and a possible wall or boundary was also recorded along the High Street North (HER 15212 and 16077). Faint traces of a post-built medieval building were found prior to construction work at Blacksmiths Court in Matthew Street (HER 16101).

Medieval wall footings, medieval pits and a well were revealed in the gardens of 5-23 Albion Street (HER 14964, EBD 727), less than 30m away from the DA. A watching brief at 1-5 Edward Street, across the road from the Borough Arms (EBD 870) to the west, found no medieval archaeological remains; however, it is possible that these may have been removed during construction of the 19th-century buildings.

1.4 Built Heritage Background

Cartographic evidence shows that until the early to mid 19th century the built up area of Dunstable was confined to the street frontages of the main crossroads. As a result of Dunstable's location on a major thoroughfare, the coaching industry was one of its main sources of trade with a great number of inns lining the main roads in the post-medieval period. The Grade II listed early 18th century Old Sugar Loaf Inn (HER 6255) and its outbuildings (HER 6293) at High Street North is one of the most well-known.



Straw plaiting and hat making also formed part of Dunstable's industry from the 17th century onwards and by the early 19th century Dunstable and Luton were the most well-known centres of the hat making industry in the area (EUS 2005). The arrival of the railway in Dunstable in 1848 and the resulting decline in passing road traffic and use of the coaching inns meant that a new means of support had to be sought for many people and the straw plaiting industry took over as the main employer.

The now disused stables, long backyards and outbuildings of coaching inns provided suitable space for use as workshops and many were adapted or converted through the insertion of extra windows to provide additional light for the bonnet sewers (Evans 1985). By 1841 most of the properties and inns along the High Street were used as hat factories with shops in between (EUS 2005).

Many entrepreneurs also purpose-built or enlarged hat making factories which in turn attracted workers from outside the area. Existing lodgers were marrying and looking for houses of their own, all of which led to an increasing need for housing within the town. Therefore, between 1841 and 1851 some of the leading families in the town got together and began to build new houses adjacent to or parallel with High Street North and West Street (Evans 1985, 104). This led to the development of the area to the north-west of the main crossroads.

Between 1847 and 1851 Albion Road was laid out. Soon after 1850 it was lengthened and re-named Albion Street (EUS 2005). In 1851 only one building was listed as being in Albion Street but this was soon joined by five new houses, occupied by bonnet sewers and lace makers (Evans 1985).

Much of the land in this part of Dunstable was owned by Edward Burr who built houses in many of the roads, including Albion Street and Edward Street; one road to the south of West Street still bears his name. In 1850 he sold the corner site at Albion Street and Edward Street to Frederick Burr who developed the site as a new public house, called the "Crown Inn" (*ibid*), not to be confused with the Crown Inn on the High Street. In 1853 it was advertised as an inn and posting house, occupied by Henry Lockhart, beer retailer and coach proprietor (Benson 1986).

Dunstable received borough status by Royal Charter in 1864 and by 1871 The Crown Inn had been renamed The Borough Inn to celebrate the new status of the town.

The first edition OS map of Dunstable of 1887 shows the large number of hat factories in and around Albion Street, but also other small-scale industries and workshops, such as malthouses and saw mills, as well as chapels and schools. The majority of the area is built up with terraced houses. A stretch of Edward Street immediately north of The Borough Arms is not yet built upon and remained empty until at least 1924. By the time of the revised 3rd edition of the OS map in 1937 even this space had been filled in with a further row of terraced houses.



In 1986 the pub was extended into the now defunct old stables and its interior refurbished, creating a new games room and a bar twice the size of the old one (Benson 1986). It closed in 2009. In 2011 it was briefly re-opened under the name of “Goffy’s Bar” but closed permanently in 2012.

1.5 Project Objectives

The project had the potential to add to the knowledge and understanding of settlement development in this part of Bedfordshire. The background to the project objectives and how they relate to the local and regional research frameworks (Oake 2007 and Medlycott 2011) is detailed in the WSI (Albion 2012). One of the objectives was to produce a high quality, fully integrated archive suitable for long-term deposition in order to ‘preserve by record’ archaeological information and the buildings in their current form prior to conversion.

The objectives of the building recording were:

- to provide a comprehensive record of the structures in terms of their nature, function and character prior to the permitted conversion. This was undertaken to English Heritage Level 2 standard.

The objectives of the archaeological investigations were to determine:

- if there was any evidence for Roman burials within the location of Albion Street;
- if there was any evidence for Roman and/or medieval occupation on the site of the Borough Arms;
- if there was any below-ground evidence relating to the post-medieval use of the site as a public house or coaching inn.



2. RESULTS

2.1 Introduction

Building recording of the former Borough Arms public house and its adjacent yard and setting was undertaken on 29th January 2013. Some construction work had already been undertaken on the public house prior to its recording: the garage and lean-to kitchen had been demolished and the roof of the toilet block had been removed and replaced with tarpaulin.

A number of internal walls had been removed and some internal and external walls had been underpinned and made safe, including the addition of new supporting and filling walls. All interior fixtures and fittings had been removed and the walls were stripped back to the bare brickwork.

2.2 Methodology

The methodology for the project is set out in detail in the WSI (Albion 2012). Throughout the project the following standards were adhered to:

• IfA	<i>By-Laws and Code of Conduct</i>
	<i>Standard and Guidance for an Archaeological Watching Brief (2009)</i>
	<i>Standard and Guidance for the collection, documentation, conservation and research of archaeological materials (updated 2008)</i>
• EAA	<i>Standards for Field Archaeology in the East of England (2003)</i>
• Bedford Borough Council	<i>Preparing Archaeological Archives for Deposition in Registered Museums in Bedford (1998)</i>
• English Heritage	<i>Management of Research Projects in the Historic Environment (MoRPHE) (2009)</i>
	<i>Understanding Historic Buildings: A guide to good practice (2006)</i>
	<i>Environmental Archaeology: A guide to the theory and practice of methods, from sampling and recovery to post-excavation (2011)</i>
• HET	<i>Brief for a Programme of Building Recording and Archaeological Observation, Investigation, Recording, Analysis and Publication at the former Borough Arms, 24 Albion Street, Dunstable, Bedfordshire (301112 CB/12/02930/FULL ARCH Brief v.1 HF)</i>
• Albion Archaeology	<i>Procedures Manual: Volume 1 Fieldwork (2nd edn, 2001).</i>

The project archive will be deposited with Luton Museum (accession no. LUTM: 2012.42).



2.3 The former Borough Arms Public House — Building Recording

2.3.1 General description of site and buildings

The Borough Arms public house stands on the corner of Edward Street and Albion Street with the main façade facing towards Albion Street (Figure 4). Currently the building occupies the whole south-eastern half of the plot while the rest is formed by an open yard to the rear. A garage building that stood in the western corner of the plot along Edward Street had been demolished by the time of recording.

The original building of the Borough Arms was confined to the corner plot and consisted of a near L-shaped ground plan with the main pub rooms forming a rectangular space near the street frontage and a short section of the building extending into the yard from the north-west side of the building. A further rectangular extension was added to the building on its yard side soon after its construction.

The Borough Arms is a two storey brick-built building with a shallow pitched slate tiled roof and a cellar. The dark red bricks are laid in Flemish bond with occasional purple vitrified headers. A set of lighter, red-coloured brick is used to surround the windows and for the flat arches of each window. The corners of the building are also highlighted in lighter, red-coloured brick. Facing the Albion Street/Edward Street junction the building has a recessed rounded corner built in header bond.

The main façade faces towards Albion Street and the ground floor is plastered and painted creamy white with a black fascia above the ground floor windows bearing the name “Goffy’s” and previously “The Borough Arms”. The main door to the pub is located towards the eastern edge of the pub and consists of a narrow, single pane door with a rectangular window light above it. Two brick steps lead up to the door, compensating for the slightly downward slope of Albion Street towards the High Street North.

A cellar lies underneath the main Borough Arms building. It consists of two rooms with an arched passage (Figure 5).

The ground floor has three windows, two wider ones either side with a narrower central window. The current windows have a single or double rectangular wooden pane with an awning window above. The frames, if not the windows, are late 20th-century insertions. It is possible that they replace an earlier, different layout, potentially with an additional doorway; however, this is not evident from any of the surviving fabric and therefore remains speculative.

The windows on the first and second floor are all equally spaced and of equal width, placed symmetrically across the façade above the windows of the ground floor. They consist of wooden framed sash windows with 16 lights on the first floor and shorter windows with 9 lights on the second floor. The windows on the Edward Street façade follow a similar pattern with two equally spaced sash windows on the ground, first and second floors.



All windows have simple stone sills and flat brick arches, with the exception of the windows on the Albion Street ground floor, which have sloping flat brick tile sills.

The façade of the former stable block facing Albion Street lies to the east of the main pub building. It consists of a flat rectangular wall, which masks the gabled roof of the stables and hayloft behind it. It is connected to the pub by a simple brick wall. Currently there are three sash windows in the ground floor of these structures. The doorway into the stable block from Albion Street consisted of a narrow single door with a stone lintel. A square window was placed centrally within the wall panel above. Both are now bricked up (Figure 6).

The part of the pub building which extends into the yard is one and a half storeys high with a flat sloping roof. At the time of recording any roof tiles had been removed and replaced with blue tarpaulin. The extension has a single rectangular window facing the yard with stone lintel and wooden sash frames. A similar sized window faced the patio and former stables in the north-east side of the extension. This was part of the original build but is now bricked up.

At the back of the pub within the yard, a simple rectangular brick structure built in Flemish bond with a low pitched corrugated iron roof is all that remains of the former stable block. A rectangular sash window in its north-west wall is a later addition. An opening that faced the patio area is now bricked up. The connecting structure between the former stable block and the pub building consists of a simple brick wall with a sloping slate tile roof and modern French doors into the yard.

The stairs within the main pub building are located in the south-east corner of the building and are accessed internally from the main bar area and externally from a door facing into the yard close to the Edward Street frontage. This is a modern insertion with a concrete lintel. Another door, which is part of the original layout of the building accessed the bar area from Edward Street. This is of a similar narrow size to the main front door on Albion Street with a flat brick arch and a modern single-leafed French door. When the kitchen extension was built in the mid-late 19th century this became an internal doorway.

This kitchen extension has recently been removed. A modern opening between the kitchen extension and the former ladies toilets has been bricked up.

The building has two main chimneys opening into fireplaces on all floors. Fireplaces were placed on the front and rear of each chimney flue. One chimney is placed centrally within the bar area in the southern corner room of the pub; the other is at the rear of the building near its northern corner, in the wall between the main pub and the extension into the yard. The fireplaces are simple rectangular openings with segmental brick arches.

The walls of the former games area in the eastern part of the pub used to be part of the old stables; they still bear the mortices for the ceiling beams between what was once the stable and the hayloft above. Windows which faced from the hayloft into the yard and onto Albion Street have been bricked up (Figure 7).



No fixtures and fittings or original walls survive within the interior of the pub. The walls had been stripped back to their basic brickwork at the time of recording. Many internal walls, including floors and ceilings and ceiling beams are recent replacements from when the building was converted in the 1980s and made safe during recent construction work.

2.3.2 Development and phasing (Figure 2)

The Borough Arms public house was built as a two-storey building occupying the corner at the junction of Albion Street and Edward Street and with a separate range of stables and carriage sheds along the west and north-east sides of the plot, forming a large yard. The main carriage-sized access to the yard was from Edward Street, with a smaller pedestrian access through a gap between the pub and the stables on Albion Street.

The main part of the building fronts Albion Street. An extension was added soon after the construction of the building on its yard side. This is shown on the first depiction of the pub on the first edition OS map dating from 1887 (Figures 2 and 8).

The main access to the yard was from Edward Street. The 1887 OS map also shows a well in the yard, close to the Edward Street entrance by the side of the pub. The stable block along Albion Street had a simple pedestrian doorway; whether this is original or was inserted at a later date when the building changed function is not clear.

The stable block consisted of four buildings lining the yard. These would have been stables with haylofts above and coach houses. A small space in the north corner of the yard contained a number of very small rectangular sheds or storage boxes.

How long the yard was used for stabling horses and housing carts is not clear. With the gradual replacement of horse and cart during the late 19th century, it is likely that the stables were adapted to outhouses, storage sheds and garages for motorcars. They stood until at least 1973 after which date most of the stable blocks were demolished, with the exception of two sections.

One of these is the east block, facing Albion Street; it was later incorporated into the extension of the pub interior. This is most likely when the window in its north-west wall, and the bricked up window facing the patio, were inserted.

A further surviving section of the stable block facing Edward Street most likely stood on the site until last year and was used as a garage. An oblique aerial photograph on Bing maps¹ shows it as a brick-built, flat-roofed building with a garage-sized green wooden door facing Edward Street. There may have been smaller windows and doors facing the yard but the image is unclear.

¹ <http://www.bing.com/maps> [Accessed: April 2013]



The stables originally stood separate from the main pub, but the gap between them and Albion Street was filled with a building sometime between 1880 and 1887, as it is first shown on the OS map of the latter date. By 1937 it was reduced to a simple boundary wall.

In 1986 this gap was again filled in when the interior of the pub was extended eastwards to incorporate the surviving former stable block. A games room and extended lounge area was created through the removal of internal walls. Remains of the foundations for the eastern internal wall were recorded during the archaeological watching brief (see Section 2.4.1).

This is also when the three windows facing the Albion Street frontage were inserted and the stable block doorway and window into the former hayloft were bricked up.

2.3.3 Function and design

The external design of the Borough Arms is simple and very much in keeping with the neighbouring residential houses. Both were the work of local builders and part of the planned layout and design of this part of Dunstable by the Burr Family in the mid 19th century (see Section 1.4).

Two types of inn architecture have been defined: the “block” or “gatehouse” type and the “courtyard” type (Brandwood *et al* 2011, 11). Whilst these refer to inns built as early as the 14th century, the basic building types changed little over the centuries. The Borough Arms was built as a “block” type, which usually consisted of a main building on the street frontage, containing most of the public rooms, and a yard with subsidiary buildings such as stables behind.

In 1853 the “Crown Inn”, as it was first called, was advertised as an inn and posting house and run by Henry Lockhart “beer retailer and coach proprietor” (Benson 1986). The main building of the Borough Arms was relatively small and would not have provided much space for accommodating travellers. It is possible that rather than a guesthouse it mainly functioned as a depot for carriers conveying goods around the country, most likely the produce of the numerous small-scale hat factories in its immediately vicinity.

Inns were connected to the carrier trade until the First World War, when the horse and cart were replaced by large army surplus trucks, which were too small to fit into inn yards (Brandwood *et al* , 15).

The original internal layout of the Borough Arms is difficult to reconstruct as no original internal walls or fixtures and fittings survive. It would have had a main public room, most likely in the space along Albion Street and the corner of the building, and possibly a number of further rooms, such as a “smoking room” or “parlour”, subdivided by internal walls or screens.

The chimney in the southern part of the building most likely served a front and back bar room, while the chimney at the back of the building would have served a further (or same front) bar room plus a kitchen at the back (now the toilet block).



It is possible that a further doorway once existed into the building. The most likely location for this would have been at the corner of Albion Street and Edward Street but no trace of this survives within the brickwork.

There may have been space on the first and second floor of the public house to accommodate travellers but this was converted into flats in the 20th century and its original layout and function is difficult to ascertain.

Only one section of the buildings around the yard behind the public house survives in the eastern part of the site and fronting onto Albion Street. This was a single storey building, most likely a stable with a hay-loft above and it is likely that all the buildings around the courtyard were constructed in a similar fashion. There would have been a mixture of stables and cart or coach sheds.

2.4 Archaeological investigation and Recording

Three components of the construction work were monitored during four site visits (Figure 3):

1. Excavation of footings inside the building (Visit 1, 16th July 2013)
2. Excavations of footings for new-build in yard of Borough Arms (Visits 2 and 3, 9th and 12th August 2013)
3. Excavation of footings for replacement extension on north side of pub (Visit 4, 22nd August 2013).

No archaeological remains pre-dating the construction of the public house were revealed. The findings of the investigation are summarised below.

2.4.1 Borough Arms external wall

Evidence for a brick wall [003] and [008] was revealed during the excavation for new footings in the interior of the pub. The wall had been completely removed, but a “ghost” remained as a line of different coloured brick, two bricks wide, running up the interior wall of the pub (Figure 9). The wall’s “U” shaped foundation trench [009] was also observed. This was on a north-south alignment and cut into chalk bedrock (007). There was also a possible buried top- and subsoil (005) and (006) near the south end of the new footing. The foundation cut preserved the remains of a basal chalk fill and occasional brick fragments along its length.

The foundation was up to 1.0m deep below the present floor level of the pub, which indicates that it was for a substantial load-bearing wall. It most likely represents the original external west wall of the Borough Arms. Originally the Borough Arms building was of a squat L-shape with a gap between the pub and the stable block to its west. It is likely that this wall was not removed until 1986 when the interior of the pub was extended westwards to include the former stable block.

A reddish fired clay layer (004), c. 20mm thick, was recorded to the east of the wall, in what would have been the original interior of the pub. Whether this is an earlier earthen floor or floor foundation is unclear.



2.4.2 Stable block foundations

A brick wall [023] 230mm thick and extending to 1.05m below present ground level, situated on an east-west alignment, was revealed within the foundation of the new-build. This most likely represents the remains of a foundation for one of the stable blocks which were demolished in the early 20th century (Figure 12). Its location suggests that it may have jutted slightly forward from the garage/stable block.

The remains of the demolished garage, and possible former stable block, consisted of an internal concrete surface (019) with an underlying levelling layer of firm mid yellowish grey clayey sand (020). Its southern wall foundation was removed during the excavation of the southern wall of the new-build and could not be observed.

2.4.3 Make up and levelling layers

To the exterior of the wall, the foundations for the new-build structures in the Borough Arms yard were monitored. In the yard the same buried topsoil and subsoil (021) and (022) were revealed below a 370mm thick make-up layer (013) of firm mid grey clay with inclusions of brick and tile fragments and frequent chalk nodules (Figure 10).

Two layers of concrete slabs and their foundations (014-017) represent remains of former yard surfaces (Figure 11).

The monitoring also revealed foundations and make-up layers for the recently demolished lean-to at the northern wall of the pub. These are not discussed in detail here.

2.5 Conclusions

The project was successful in recording the basic layout and appearance of the Borough Arms before its conversion to residential dwellings. It recorded the former external wall of the pub that was removed in the 1980s when the interior of the pub was extended to include the former stable block. The investigations also revealed a short section of wall foundation of the stable block in the yard of the Borough Arms.

All other layers were associated with a former open area, possibly garden or agricultural land in this area of Dunstable, before it was built upon in the mid 19th century, or with modern make-up and levelling for the Borough Arms and its modern extensions.

No evidence for Roman burials or occupation, or medieval occupation was present at the site. This is important in itself as it confirms the site as a blank area in the Roman and medieval layout of Dunstable.

In summary, the remains recorded at the Borough Arms Dunstable are of 19th- and 20th-century date and associated with the construction of the public house only. As such, they are of local significance only.



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4. APPENDICES

4.1 Context list



Area: 1
Extent (ha):
OS Co-ordinates:
Description:

Context:	Type:	Description:	Excavated:	Finds Present:
1	Internal surface	Firm light grey white concrete . 0.15m thick.	<input type="checkbox"/>	<input type="checkbox"/>
2	Make up layer	Loose light brown grey rubble . 0.10m thick.	<input type="checkbox"/>	<input type="checkbox"/>
3	Wall	Red brick wall, orientated north-south. Mid grey mortar, three courses. Brick sizes: 65x105x22mm. Foundation for removed partition wall inside building.	<input type="checkbox"/>	<input type="checkbox"/>
4	Internal surface	Firm mid red brown silty clay . 0.02m thick. Compact, probably fired clay. Internal surface, could be associated with wall (03).	<input type="checkbox"/>	<input type="checkbox"/>
5	Buried topsoil	Friable mid brown grey chalky silt occasional small stones. 0.3m thick. Buried topsoil.	<input type="checkbox"/>	<input type="checkbox"/>
6	Buried subsoil	Light brown grey silty chalk frequent medium chalk. 0.1m thick. Buried subsoil.	<input type="checkbox"/>	<input type="checkbox"/>
7	Natural	Firm light grey white chalk . Natural geology.	<input type="checkbox"/>	<input type="checkbox"/>
8	Foundation trench	Linear N-S sides; vertical base: concave dimensions: max breadth 1.2m, max depth 0.6m, min length 1.7m. Construction cut for wall (09).	<input type="checkbox"/>	<input type="checkbox"/>
9	Wall	Red brick wall, north-south orientated, light grey mortar. Brick size: 65x105x220mm. Almost completely removed. Possibly an early foundation wall.	<input type="checkbox"/>	<input type="checkbox"/>
10	Backfill	Friable mid grey brown sandy silt	<input type="checkbox"/>	<input type="checkbox"/>
11	External surface	Cemented dark grey tarmac . 0.1m thick.	<input type="checkbox"/>	<input type="checkbox"/>
12	Make up layer	Friable dark grey black rubble . 0.06m thick.	<input type="checkbox"/>	<input type="checkbox"/>
13	Make up layer	Firm mid grey clay moderate medium CBM, moderate small-medium chalk. 0.37m thick.	<input type="checkbox"/>	<input type="checkbox"/>
14	External surface	Hard mid grey concrete . 0.05m thick. Pavement slabs.	<input type="checkbox"/>	<input type="checkbox"/>
15	Make up layer	Firm mid grey clay moderate medium CBM, moderate small-medium chalk. 0.08m thick.	<input type="checkbox"/>	<input type="checkbox"/>
16	External surface	Hard mid grey concrete . 0.05m thick. Pavement slabs.	<input type="checkbox"/>	<input type="checkbox"/>
17	Make up layer	Firm mid grey clay moderate small-medium CBM, moderate small-medium chalk. 0.08m thick.	<input type="checkbox"/>	<input type="checkbox"/>
18	Natural	Hard mid grey white chalk	<input type="checkbox"/>	<input type="checkbox"/>
19	Internal surface	Hard mid grey concrete . 0.05m thick. Internal surface of demolished garage.	<input type="checkbox"/>	<input type="checkbox"/>
20	Levelling layer	Firm mid yellow grey clay sand frequent small stones. 0.10m thick.	<input type="checkbox"/>	<input type="checkbox"/>
21	Buried topsoil	Friable mid brown grey chalky silt occasional small stones. 0.41m thick.	<input type="checkbox"/>	<input type="checkbox"/>



Area: 1

Extent (ha):

OS Co-ordinates:

Description:

22	Buried subsoil	Friable light brown grey silty chalk frequent small-medium chalk. 0.28m thick.	<input type="checkbox"/>	<input type="checkbox"/>
23	Wall	Brick wall, 0.23m wide, 1.05m high, only seen in section.	<input type="checkbox"/>	<input type="checkbox"/>



4.2 Photographic list Film 1 (digital)

(Contact sheets with thumbnails for Film 1 are bound at the end of the report)

Image no.	Description
	<i>External:</i>
001	NW facing façade, view from yard with kitchen removed
002	NW facing façade, view from yard with kitchen removed
003	NW facing façade, view from yard with kitchen removed
004	NW facing façade, view from yard with kitchen removed
005	NW facing façade, view from yard, toilet block
006	NNE-facing side of building, toilet block
007	NNE-facing side of building, toilet block and connecting structure between pub and former stables (former lounge area)
008	NNE facing side of toilet block, bricked up window
009	NNE facing side of pub
010	NW facing connecting structure between pub and former stables (former lounge area)
011	SW facing side of former “games area”, facing into small “patio area”. Bricked up window.
012	NE facing side of former “games area”.
013	SW facing outer perimeter wall of pub yard.
014	SW facing outer perimeter wall of pub yard.
015	SW facing outer perimeter wall of pub yard.
016	SW facing outer perimeter wall of pub yard.
017	SW facing façade of pub along Edward Street
018	SW facing façade of pub along Edward Street
019	SW facing façade of pub along Edward Street
020	SW facing façade of pub along Edward Street and SE facing façade along Albion Street
021	SW facing façade of pub along Edward Street and SE facing façade along Albion Street
022	SW facing façade of pub along Edward Street and SE facing façade along Albion Street
023	SE facing façade along Albion Street
024	SE facing façade along Albion Street
025	SE facing façade along Albion Street
026	SE facing façade along Albion Street
027	SE facing façade along Albion Street
028	SE facing façade along Albion Street, detail of connecting stretch between public house and former stable block (“lounge area”).
029	SE facing façade along Albion Street, detail of connecting stretch between public house and former stable block (“lounge area”).
030	Pub entrance door in SE façade, detail
031	Chimney on NW facing façade detail
032	Chimney on NW facing façade detail
033	Chimney on NW facing façade detail
034	NE facing upper outer wall of main public house building



Image no.	Description
035	SW facing wall of toilet block with bricked up door and paint line of removed kitchen lean-to.
036	NE façade first floor window facing into yard
037	NE façade staircase window facing into yard
038	NE façade, ground floor doorway into pub, facing into yard
039	Edward Street façade second floor window
040	Edward Street façade second floor window
041	Edward Street façade second floor window
042	Edward Street façade first floor window
043	Edward Street façade first floor window
044	Edward Street façade ground floor window
045	Edward Street façade ground floor window
046	Edward Street façade ground floor window
047	Edward Street façade ground floor ventilation grilles
048	Building at corner of Edward Street and Albion Street
049	Albion Street façade second floor window
050	Albion Street façade second floor window
051	Albion Street façade second floor window
052	Albion Street façade first floor window
053	Albion Street façade first floor window
054	Albion Street façade first floor window
055	Albion Street façade first floor window
056	Albion Street façade main entrance door
057	Albion Street façade ground floor window
058	Albion Street façade ground floor window
059	Albion Street façade, former stable block and games area, ground floor window and bricked up doorway
060	Albion Street façade, former stable block, first floor bricked up window
061	Albion Street façade, former stable block, ventilation grille
	Internal:
062	Ground floor, bar area, chimney, facing SE,
063	Ground floor, bar area, SE corner of building, looking out to Edward Street
064	Ground floor, bar area, S corner of building inside
065	Ground floor, bar area and area opposite toilets, looking out to Albion Street
066	Ground floor, bar area and area opposite toilets, looking out to Albion Street
067	Ground floor, area opposite toilets, looking out to Albion Street
068	Ground floor, area opposite toilets, main entrance door
069	Ground floor, SE side of building looking into former lounge area and games area
070	Ground floor, SE side of building along Albion Street, looking into former area opposite toilets and bar area
071	Ground floor, NW side of building, wall at back of toilet block with bricked up toilet doors, looking into former lounge area
072	Ground floor, bar area, chimney and bricked up fireplace NW side
073	Ground floor, bar area, chimney and bricked up fireplace NW side
074	Ground floor, W facing corner of toilet block
075	Ground floor, staircase underside by back door



Image no.	Description
076	Ground floor, staircase underside by back door
077	Ground floor, staircase underside by back door
078	Ground floor, NE facing internal wall of former ladies toilets with bricked up door to yard
079	Ground floor, toilet block looking S towards door to bar area
080	Ground floor, toilet block, NW facing wall with bricked up doors and bricked up fireplace and chimney
081	Ground floor, toilet block, SE facing wall, looking towards yard
082	Ground floor, internal SE facing wall between patio and lounge area with blocked patio doors, looking towards former bar area.
083	Ground floor, internal SE facing wall between patio and lounge area with blocked patio doors, looking towards former games area
084	Ground floor, former lounge area, SE wall, window looking towards Albion Street
085	Ground floor, former lounge area, SE wall, windows looking towards Albion Street
086	Ground floor, former games area, NE wall with ceiling beams removed
087	Ground floor, former games area, looking towards E corner of building and Albion Street, blocked up former door and upper window into stable block.
088	Ground floor, former games area, looking towards Albion Street, blocked up former door and upper window into stable block, current window.
089	Ground floor, former games area and lounge area, looking towards Albion Street, blocked up former door and upper window into stable block, current windows.
090	Ground floor, former games area and stable block, bricked up upper windows, looking towards former lounge area
091	Ground floor, former games area, NE wall with ceiling beams removed
092	Ground floor, former games area, NW wall, looking towards yard
093	Ground floor, former games area, SW wall, looking towards patio, bricked up door towards patio
094	Ground floor, former games area, SW wall, looking towards patio, bricked up door towards patio
095	Ground floor, former games area, SW wall, looking towards patio, bricked up door towards patio
096	Ground floor, former games area looking towards former lounge area, upper storey bricked up windows of former stable block
097	Ground floor, SE wall upper window looking towards Albion Street
098	Beer cellar, back cellar looking through arch towards cellar below street frontage
099	Beer cellar, back cellar looking through arch towards cellar below street frontage
100	Beer cellar, back cellar looking through arch towards cellar below street frontage
101	Beer cellar, in street frontage cell, looking through arch towards back cellar
102	Beer cellar, in street frontage cell, looking through arch towards back cellar
103	Beer cellar, in street frontage cell, looking through arch towards back cellar
104	Beer cellar, in street frontage cell, looking towards wall along Edward Street



Image no.	Description
105	Beer cellar, in street frontage cell, looking towards wall along Albion Street
106	Beer cellar, in street frontage cell, looking towards S corner of building
107	Beer cellar, back cell, looking NW towards yard
108	Beer cellar, back cell, looking W towards Albion Street
109	Beer cellar, back cell, looking up staircase
110	Staircase window, looking towards yard
111	Staircase from ground to first floor
112	Staircase landing first floor
113	Staircase underside first floor
114	Staircase first floor to second floor
115	First floor, looking NW wards towards staircase, wall between former living room, kitchen and staircase removed
116	First floor, former living room, blocked up central fireplace, SE side, looking towards yard
117	First floor, former living room, blocked up central fireplace, SE side, looking towards yard
118	First floor, former living room, looking NE
119	First floor, former living room, looking E wards towards Albion Street
120	First floor, former kitchen, looking S wards towards Albion Street and Edward Street corner
121	First floor, former kitchen, looking SW wards towards Edward Street and street corner
122	First floor, former kitchen, bricked up fireplace SE facing side
123	First floor, looking NW staircase to second floor and wall towards yard
124	First floor, former living room, looking NE, timber plank within brick wall
125	First floor, former bathroom, SE facing wall to yard and window towards Edward Street
126	First floor, former bathroom, window towards Edward Street
127	First floor, former bathroom, NW side of chimney, looking towards Albion Street
128	Staircase first floor to second floor
129	Staircase first floor to second floor
130	Staircase, second floor window into yard
131	Second floor former Bedroom 2, looking S towards Albion Street and Edward Street corner
132	Second floor, former Bedroom 2, ceiling and roof construction, upper part of chimney in right side of picture
133	Second floor, former Bedroom 2, upper part of chimney, facing SE
134	Second floor, former Bedroom 3, bricked up fireplace, NW facing
135	Second floor, ceiling and roof construction
136	Second floor, ceiling and roof construction
137	Second floor, ceiling and roof construction
138	Second floor, ceiling and roof construction
139	Second floor, ceiling and roof construction
140	Second floor, former Bedroom 1, looking E, window towards Albion Street



4.3 Photographic list Film 2 (black and white print)

Negative no.	Description
1	Edward Street façade looking towards Albion Street
3	Edward Street façade
4	Junction of Edward Street and Albion Street, building corner
5	Albion Street façade
6	Albion Street façade
7	Albion Street façade
9	Albion Street façade
10	Albion Street façade looking towards Edward Street
11	NW façade facing yard
12	NW façade facing yard
14	NW façade facing yard
15	NW façade facing yard
16	NE outer wall of yard/stable block complex
17	NE outer wall of yard/stable block complex

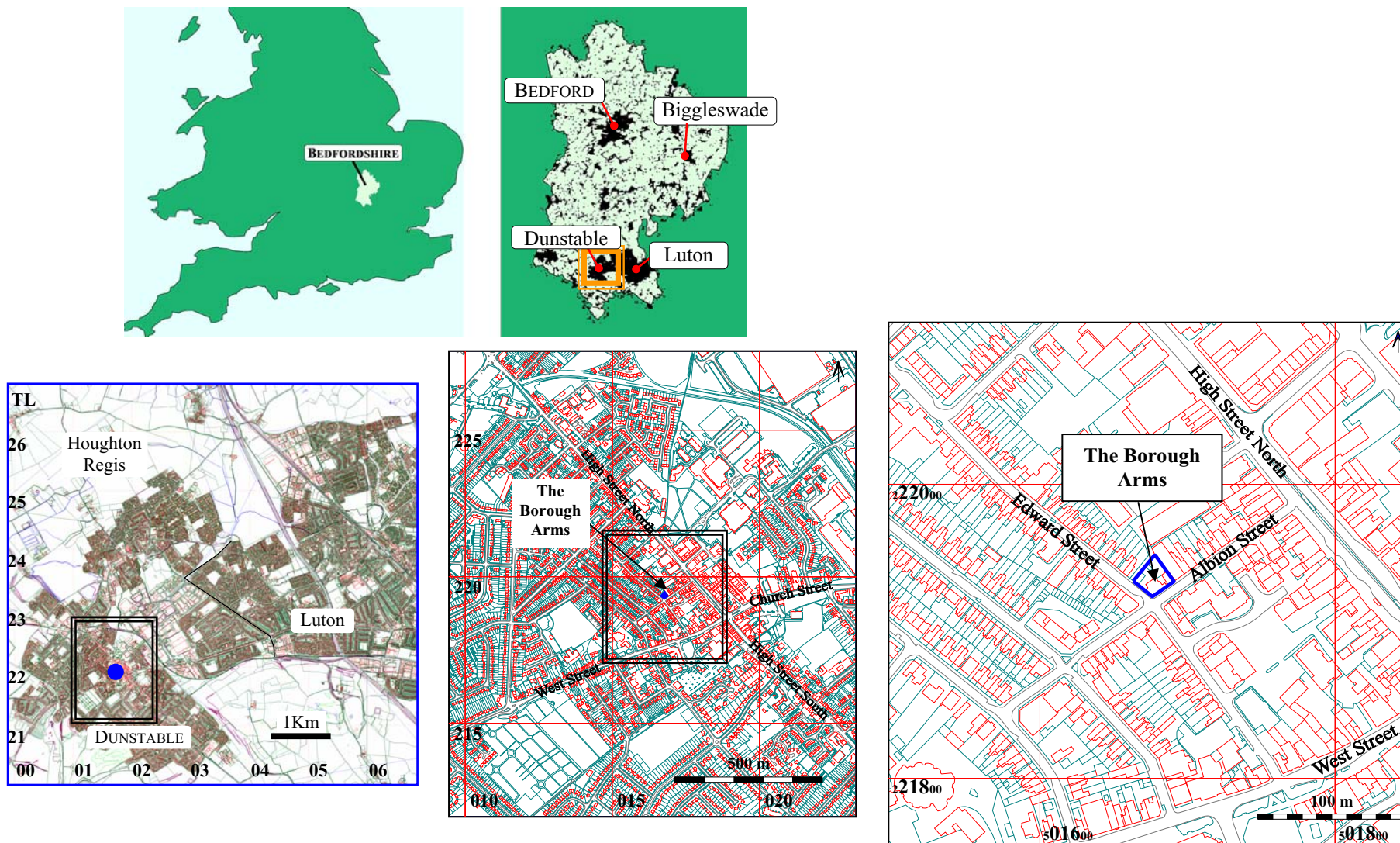


Figure 1: Site location

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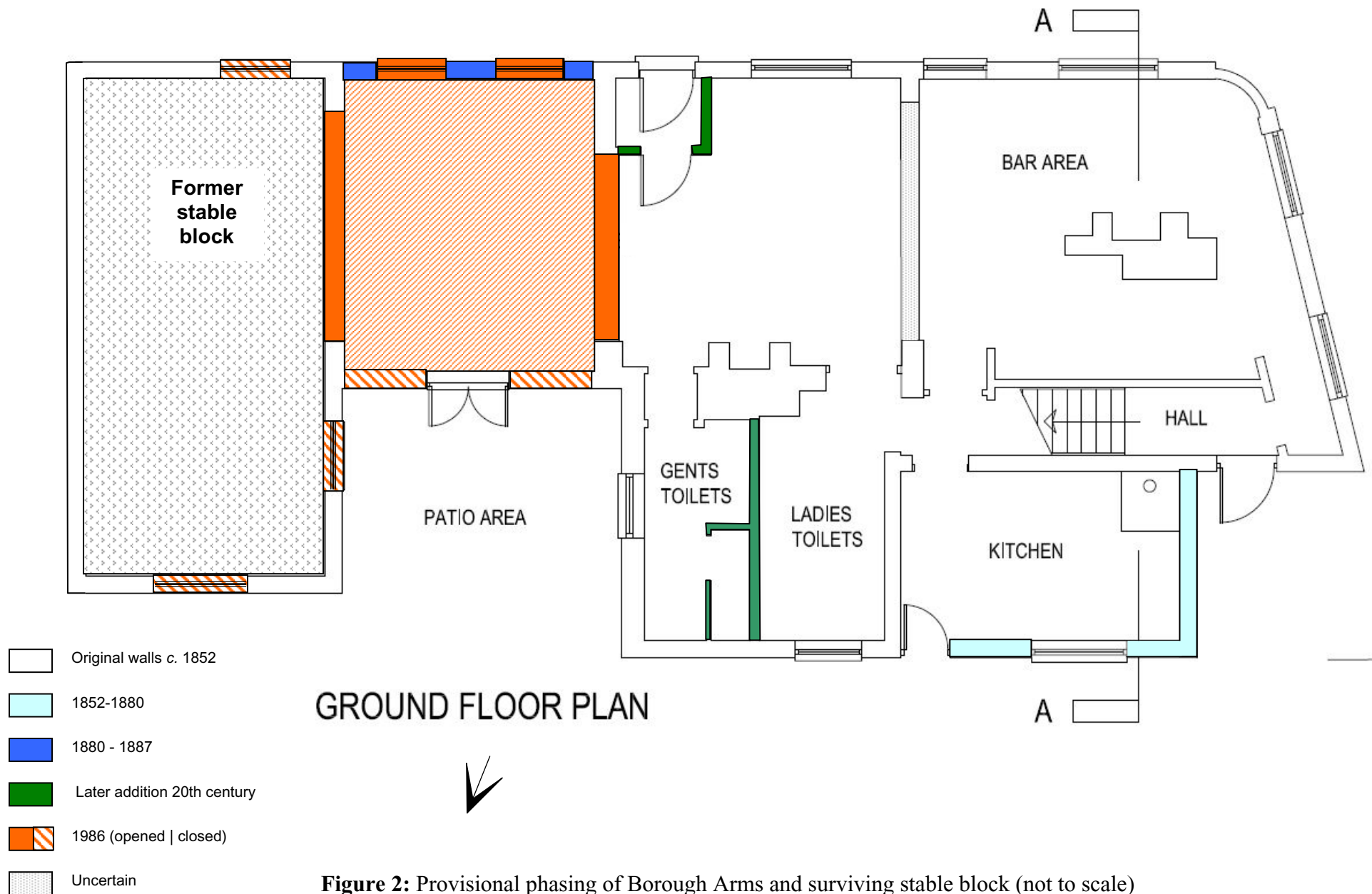


Figure 2: Provisional phasing of Borough Arms and surviving stable block (not to scale)

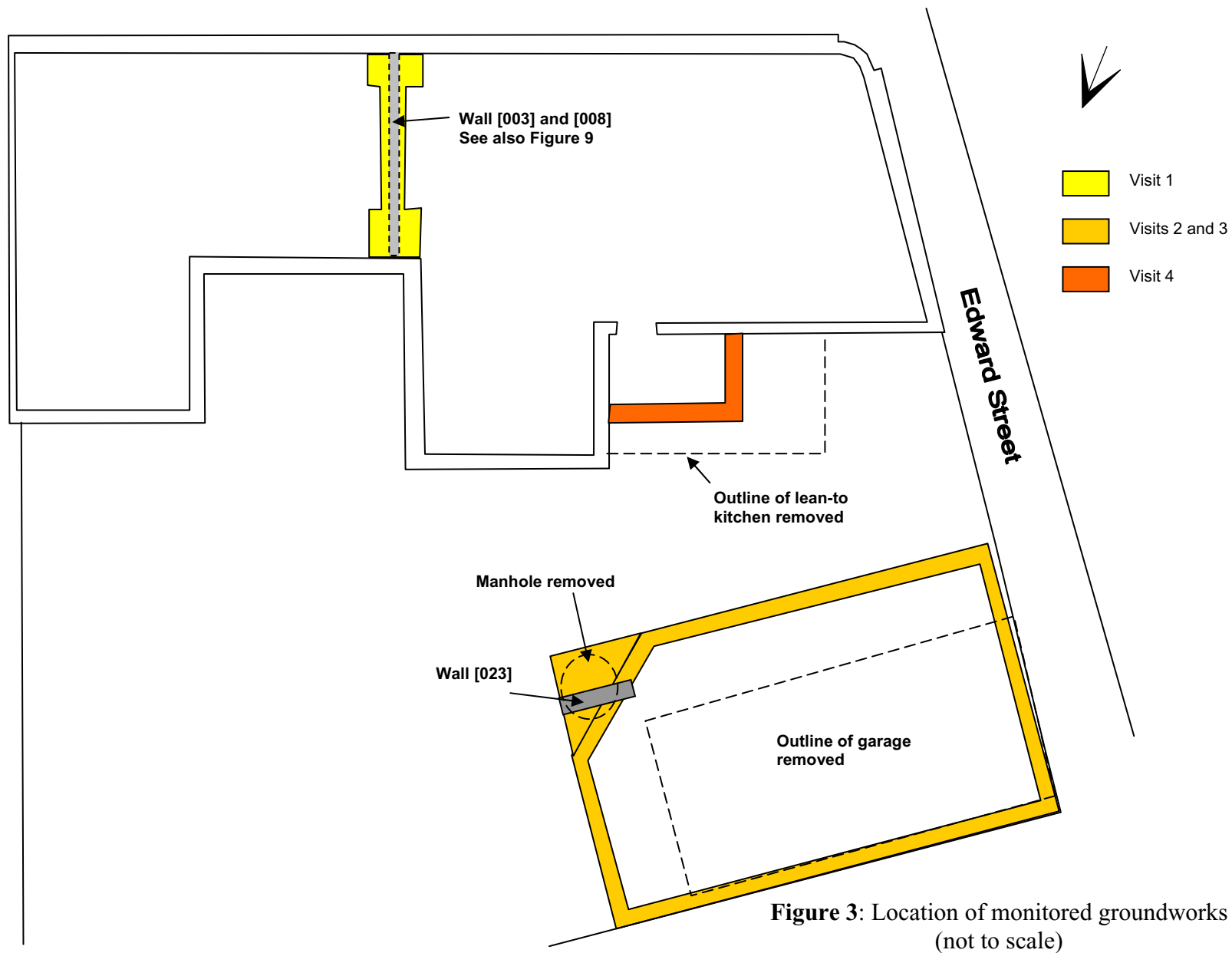




Figure 4: The former Borough Arms, Albion Street frontage



Figure 5: Cellar below main pub room



Figure 6: Albion Street frontage, pub (left), stable block with hayloft (right) and infilled wall (centre)



Figure 7: Interior of former stable block and hayloft (looking south-west towards pub main room)



Figure 8: 1887 first edition 25 inch OS map



Figure 9: “Ghost” of wall in interior of pub



Figure 10: Natural chalk, buried topsoil and make-up layers in yard



Figure 11: Levelling layers and former yard surfaces



Figure 12: Remains of stable block wall foundation



A photograph of a brick building with a chimney and a small blue structure in the foreground.



A photograph showing the interior of a traditional Japanese room. The floor is covered in tatami mats. In the center, there is a low wooden table or platform. To the right, a sliding door (shoji) is visible. The walls are made of light-colored wood or paper.



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