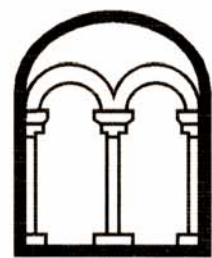


**RUXOX HOUSE
FLITWICK
BEDFORDSHIRE**

**HERITAGE ASSET
ASSESSMENT**

Albion
archaeology



**RUXOX HOUSE
FLITWICK
BEDFORDSHIRE**

**HERITAGE ASSET
ASSESSMENT**

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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 Mark Phillips (Project Officer). The figures were prepared by Joan Lightning (CAD Technician) and Mark Phillips. Albion Archaeology projects are under the overall management of Drew Shotliff (Operations Manager) and Hester Cooper-Reade (Business Manager).

Albion Archaeology is grateful to Al Morrow of Phillips Planning Services Ltd for commissioning the project. We would also like to acknowledge the assistance of Sam Mellonie (Historic Environment Officer, Central Bedfordshire Council) and the staff at the Bedfordshire and Luton Archives and Records Service.

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Structure of this Document

Section 1 provides the planning and geographical background to the proposed development. Section 2 lists the relevant planning policies and research frameworks and also states the aims and methodology of the heritage assessment. Section 3 contains the assessment of all heritage assets within the study area while Section 4 focuses on the impact of the proposed development on the potential assets within the development area. It also suggests possible ways of offsetting those impacts. Section 5 is the bibliography. The appendices in Section 6 list in detail the HER records and cartographic sources used in this study.



Key Terms

Throughout this report the following abbreviations are used:

Albion	Albion Archaeology
EH	English Heritage
HER	Historic Environment Record for Central Bedfordshire
BLARS	Bedfordshire and Luton Archives and Record Service
IfA	Institute for Archaeologists
NHLE	National Heritage List for England
MBD	Monuments Bedfordshire
OS	Ordnance Survey
PAS	Portable Antiquities Scheme
PDA	Proposed Development Area



Non-technical Summary

Phillips Planning Services Ltd is gathering information on land at Ruxox House, Flitwick, Bedfordshire, in support of a planning application for an extension to the existing building.

As part of this work, Albion Archaeology has been commissioned to prepare this desk-based heritage asset assessment. Its purpose is to characterise the nature, likely date and potential for survival of known and potential heritage assets within the proposed development area (PDA) and to assess their significance. It also assesses the likely impact of the proposed development on those heritage assets and their setting.

The study area surrounding the PDA contains one medieval designated heritage asset and a number of undesignated heritage assets which date from the prehistoric to the modern periods. Evidence for activity in the prehistoric period is limited, consisting of spot finds and surface collected lithics. The evidence for the Roman period is substantial and has been interpreted as the result of dispersed activity with possible more intense activity foci identified beyond the study area. The most significant asset dating from the medieval period is the scheduled moated site at Ruxox Farm, which belonged to Dunstable Priory from the 12th century. Other medieval assets consist mainly of spot finds and place name evidence. A small number of undesignated post-medieval and modern assets are known from the study area.

The small size of the proposed building footprint has been taken into consideration when assessing the likelihood of survival and significance of any potential archaeological remains. The potential and significance of heritage assets on the PDA can be summarised as follows:

Period	Potential of finding Heritage Assets	Significance if found
Prehistoric (before AD43)	low	local to regional
Roman (AD43 – c.AD450)	low to moderate	local to regional
Saxon (c.AD450-1066)	low	local to regional
Medieval (1066-1550)	low to moderate	local to regional
Post-medieval (1550-1900)	moderate to high	negligible to local
Modern (1900-present)	negligible	negligible

The proposed development consists of a single-storey extension at the south of the building and a balcony along the east side of the building. The projected extension is 7.8m by 5.6m, built on continuous strip foundations. The wooden balcony will be supported on pad foundations.

There are no known surviving designated or undesignated heritage assets within the PDA that would be directly affected by the proposed development. Ruxox House lies in open land that contains no evidence for occupation until the 19th century. It is situated on or close to the line of a pre-enclosure track that was removed when the landscape was reorganised at enclosure.

The potential for the survival of heritage assets has been classed as low to moderate for most periods. There is a moderate to high potential for finding post-medieval



remains associated with the 19th-century building on the site; however, such remains would be of negligible or low significance.

The construction of the extension and the pad foundations of the balcony will affect a limited area. Therefore, the impact of the planned development will have a low to negligible impact on potential heritage assets.

The proposed development will result in relatively small changes to the outline of the existing building which has already been subject to substantial alteration. The proposed development will have a negligible impact on the setting of designated and undesignated heritage assets within the area.



1. INTRODUCTION

1.1 *Planning Background*

Phillips Planning Services Ltd is gathering information on land at Ruxox House, Flitwick, Bedfordshire, in support of a planning application for an extension to the existing building.

As part of this work, Albion Archaeology has been commissioned to prepare this desk-based heritage asset assessment. Its purpose is to characterise the nature, likely date and potential for survival of known and potential heritage assets within the proposed development area (PDA) and to assess their significance. It also assesses the likely impact of the development on those heritage assets and their setting.

In March 2010 the government issued a Planning Policy Statement for the historic environment (DCLG, 2010). Known as PPS5, this guidance combined and replaced the previous Planning Policy Guidance notes 15 and 16. This Assessment has been drafted in accordance with the guidance.

The importance of assessing the impact of proposed development on heritage assets is also set out in the newly published National Planning Policy Framework published in March 2012. “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

1.2 *Site Location and Description*

Ruxox House is situated in a rural setting, 0.5km north of Flitwick on the east side of Maulden Road. It is centred on National Grid Reference (NGR) TL 0435 3610.

The site lies within the valley of the River Flit. The underlying geology is of the Flitwick Association — gleyed brown earth and Lower Greensand over Jurassic clays. The site lies at an average height of 66m 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 *National Planning Policy Framework – Section 12: Conserving and enhancing the historic environment* (NPPF) that was published on 27 March 2012 (DCLG 2012) and replaces the previous *Planning Policy Statement 5: Planning for the Historic Environment*.

Annex 2 of the NPPF defines heritage assets as: “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)” (NPPF, Annex 2).

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 planning 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 the NPPF 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 (see Sections 2.2 to 2.2 below) provide the setting 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 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.

Research frameworks that have been devised for the region are *Research and Archaeology Revisited: a revised framework for the East of England* (Medlycott 2011) and specifically for Bedfordshire: *Bedfordshire*

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



Archaeology. Research and Archaeology: Resource Assessment, Research Agenda and Strategy (Oake et al 2007).

Both documents come in two parts: the first provides a comprehensive chronological review of the historic environment as investigated so far within Bedfordshire and the eastern counties; the second establishes a research agenda and strategy for future investigations and for consolidating and integrating current knowledge. They are therefore vital tools for the assessment of any heritage asset within its local, regional and national historic environment setting.

2.3 Methodology

This desk-based assessment was carried out according to the Institute of Field Archaeologists' *Standard and Guidance for Archaeological Desk-Based Assessments* (1999).

Known and potential heritage assets were identified on the PDA and within a 500m radius of its centre (Figure 2). This search radius is referred to as the *study area*. During the preparation of this document, the sources of information listed below were consulted.

2.3.1 Central Bedfordshire's Historic Environment Record (HER)

This is a database of archaeological information containing written and pictorial records of known archaeological monuments, previous archaeological investigations, find spots and buildings of historical and archaeological significance.

The HER contains information specific to the county of Central Bedfordshire. This is maintained by Central Bedfordshire Council, Chicksands.

2.3.2 Heritage Gateway database

The Heritage Gateway is an online database that provides integrated access to local and national heritage information resources and collates entries of all Historic Environment Records throughout England. However, results provided by the Heritage Gateway do not provide as thorough coverage of a given area as a search of the relevant Historic Environment Record itself and can therefore only ever provide a general background to a specific study area.

2.3.3 Portable Antiquities Scheme data

The Portable Antiquities Scheme (PAS) is a DCMS-funded project for the voluntary recording of objects found by the members of the public in England and Wales. The majority of these are objects found by metal detector. They usually represent stray finds which are not in a secure archaeological context but can give a useful indication of the potential presence of archaeological or historical sites or assets nearby. PAS data is held and distributed by the relevant HER.



2.3.4 Cartographic data

Early maps and other illustrations of an area can be a very productive area 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 the archaeological resource may have been affected by the changes in farming practices and expansion of settlements that took place during the 19th and 20th centuries in particular.

The principal source consulted in this case was the Bedfordshire and Luton Archives and Records Service (BLARS). The BLARS is maintained by Bedfordshire County Council, Bedford.

2.3.5 Walk-over survey

As part of the heritage asset assessment a preliminary walk-over survey of the site was undertaken on 3rd April 2012 with the following aims:

- To verify, where appropriate, the results of the desk-based survey.
- 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.

The areas of the projected development are situated along the east side and at the south end of the building (Plates 1 to 4). These areas are bounded by a tall wooden fence supported by concrete posts.

In the east elevation (Plate 1) straight joins in the brickwork indicate the junction between the original building and modern extensions. The building was originally square with a hipped roof and central chimney stack. The elevations on the east and west sides consist of three bays. The original plan of the building included a separate brick outbuilding located to the north. The house and outbuilding are shown on the first edition OS map of 1881. The east end of the outbuilding is visible in the foreground in Plate 2.

Along the east side of the building the ground has a gentle slope down towards the east (Plate 2). It is currently covered in artificial turf. At the south end of the building the ground is level and is currently a mixture of loose topsoil, brick paviours and paving slabs. A first floor level balcony occupies the east side of this area. It is supported on timber uprights concreted into the ground.



3. HERITAGE ASSESSMENT

3.1 *Archaeological and Historical Assets and their Significance*

3.1.1 Introduction

Figure 2 should be viewed in conjunction with this text, which describes the significance and potential of heritage assets within a 500m radius study area of the PDA. For the purposes of this document, the remains listed below are presented in chronological order from prehistoric to modern.

3.1.2 Prehistoric (before AD43)

There is limited evidence for activity during this period from within the study area. Part of a Bronze Age biconical urn (HER 15848) dated to c.1500BC was recovered from the line of the A507 Ampthill Bypass (*Beds Arch* 1991, 79).

The wider landscape around the study area contains dispersed evidence of prehistoric activity. Immediately to the east of Ruxox Farm surface artefact collection has recovered prehistoric stone tools dating from the Mesolithic to the early Bronze Age (Faddon 1970, 1-4). An excavation at Hinksley Road, Flitwick (Luke 1999, 43-87) 300m to the south-west of the study area uncovered Iron Age and later evidence. The site began in the middle Iron Age as an unenclosed settlement which was succeeded by an enclosed farmstead in the later pre-Belgic Iron Age. The site also produced evidence of a Roman field system and early/middle Saxon occupation.

The footprint of the proposed extension is small and the likelihood of survival or discovery of any dispersed prehistoric activity is therefore *low*. If any remains were found, they would most likely be of *local* to *regional* significance.

3.1.3 Roman (AD43 – c.450)

Extensive evidence of Roman settlement has been found in the study area (HER 918). Excavations were carried out over a wide area around Ruxox Farm in the 1950s and 1960s (HER event 814) by the Ruxox Research Group and the Ampthill Archaeological Society. The results of the investigations were interpreted as an extensive rural settlement consisting of small domestic buildings. A concentration of artefacts found in a location to the west of the present study area included wall plaster and tesserae, indicative of a higher status building (Faddon 1972, 20).

The courses of two Roman roads suggested by the Viatores pass through the study area (HER 5020-Viatores 170b and HER 5342-Viatores 176). These, however, have not been confirmed on the ground. HER 5342 which is identified in the HER as an agger (the bank of a Roman road) follows the line of the Maulden Road; the latter was constructed as part of landscape reorganisation at enclosure and is therefore not Roman in date.



Inside the study area a number of Roman artefacts have been recorded through the Portable Antiquities Scheme (HER 18614, 18617, 18635, 18745 and 18935). The distribution of artefacts extends to the west of the PDA, suggesting that the PDA lies inside the overall area of Roman activity noted above.

In 1991, an excavation was carried out to the north and south sides of New Road, 400m east of the study area. This uncovered late Iron Age and Roman settlement and a Roman cemetery (Dawson 2004, 17-34).

The overall distribution of the evidence suggests that the potential for the survival of Roman heritage assets within the PDA is *low to moderate*. If any were found, they would most likely be of *local to regional* significance.

3.1.4 Saxon (c. 450 – 1066)

The earliest references to Ruxox appear as Rokeshoc, Rokeshac (1174), and Rokesac (1220-45). This is interpreted as derived from the Old English Hrōces-āc or the oak belonging to Hrōc (Mawer and Stenton 1926, 74).

No archaeological find spots or sites of Saxon date are known within the study area. Unenclosed Saxon occupation was found 300m to the south-west of the study area in the excavation at Hinksley Road, Flitwick (Luke 1999, 43-87). Typically, settlement in the earlier part of the Saxon period tends to take the form of small scale, dispersed occupation.

This means there is *low* potential for the discovery of previously undetected Saxon remains within the PDA. If any were found they would probably be of *local to regional* significance.

3.1.5 Medieval (1066 – 1550)

The most significant remains from this period within the study area is a moated site situated approximately 300m to the east of the PDA at Ruxox Farm (HER 1277 and HER 919). This large D-shaped earthwork which measures at least 250m by 160m encloses the eastern end of a natural promontory. The northern part of the moat has been backfilled but is clearly shown on the first edition OS 25-inch map (Figure 5). The site was granted to Dunstable Priory before 1189. The Priory used it as a residence for priors who had retired from the main order. The last documentary reference to it as a monastic foundation dates from 1291 (VCH 3, 1912, 286). Large fragments of stone found near the edge of the moat suggest that buildings once occupied the area close to the inner edge of the moat. Archaeological excavations carried out in the north-west corner of the enclosure in 1959 uncovered medieval stone walls, pottery, building materials and window glass as well as Roman pottery and tile fragments.

A medieval pottery scatter has been identified in the northern part of the study area (HER 2763). Finds of possible medieval date have been recorded from the study area by the Portable Antiquities Scheme. These comprise a medieval or post-medieval metal mount (HER 18616) and Roman and medieval finds (HER 18617).



Place-name evidence from fields and tracks in historic maps and documents indicate possible medieval origins for some of these features. Possible early tracks are represented by “Ridgeway” and “Greenway” which are named on a pre-enclosure map dating from the late 18th century (HER 2859 and 6054). The location of the PDA lies approximately on the line of the “Greenway”. The same map shows parcels of land situated immediately to the west of the PDA which are named “Castel Grene” and “Castle Piece” (HER 7730). There is no other evidence for a castle in the area apart from the large moat in the eastern side of the study area (HER 1277). It is possible that the name comes from an association with the moat. It is worth remembering that the term castle was used quite loosely to refer to a variety of earthwork enclosures in the medieval period.

The PDA lies on the line of a track of possible medieval or pre-modern origin, the “Greenway”, as illustrated on a late 18th century map (Figure 3). Although no other medieval evidence is known from the PDA, the surrounding landscape contains dispersed evidence of activity during this period. The potential for the survival of medieval heritage assets within the PDA is therefore considered to be *low to moderate*. If any were found they would be of *local to regional* significance.

3.1.6 Post-medieval (1550 – 1900)

The HER includes a small number of entries dating from the post-medieval period. These include the farmhouse and outbuildings at Ruxox Farm (HER 7771) which date from the 19th century. The location of a clay pit labelled “Old Clay Pit” on the 1st edition OS map of 1881 falls on the north-east edge of the study area (HER 2970). Finds recorded by the Portable Antiquities Scheme include a silver penny of Charles I found to the west of Ruxox House (HER 18615) and three post-medieval lead seals (HER 18618).

Ruxox House itself, although not listed as a heritage asset, also appear on the 1st edition OS map indicating a 19th century origin.

There is *moderate to high* potential for the discovery of post-medieval remains at Ruxox House related to the use of the building. These would be of *negligible to local* significance.

3.1.7 Modern (1900 – present)

The location of WW2 nissan huts, formerly used for the storage of ammunition, is recorded next to the Maulden Road (HER 17896).

There is *negligible* potential for the discovery of any modern heritage assets on the PDA. If any were found, they would be of *negligible to local* significance.

3.2 Cartographic Evidence and Historic Landscape Character

This section contains a discussion of selected historical maps, illustrating the changes occurring on the site and in the general vicinity from the late 18th century. Selected copies of the maps discussed below are bound at the back of the report (Figures 3 to 6).



3.2.1 Jefferys' map of Bedfordshire 1765 (not illustrated)

The Jefferys' map is a general map of Bedfordshire, marking the main topographical elements of the county, roads and settlements. It does not show any field layout in detail. No details are shown in the current location of Ruxox House. To the east, Ruxox Farm is shown as a generalised cluster of buildings. Two tracks lead towards the north and south-west from the farm.

3.2.2 Untitled pre-enclosure map of Flitwick, (Figure 3)

This map (BLARS reference LL4/1) shows the majority of the parish of Flitwick with field-names and the pre-enclosure strips planned. At this time the land around Ruxox Farm in the east of the study area was divided into approximately rectangular fields mostly owned by the Duke of Bedford whilst the remainder of the area is still shown in individual strips. The outline of the medieval moat is shown, labelled as "Home Close". Two plots on the east side of the PDA are labelled "Castle Piece" and a track which runs through the approximate location of the PDA is labelled "Castle Grene", the Grene way listed as HER 6054. The west side of the study area contains a series of irregular, angular tracks which mostly respect the layout of strips, although the north-west continuation of Castle Grene cuts across strips. The line of Maulden Road appears on the plan as two ruled lines cutting straight across the pre-enclosure field layout, indicating the planned post-enclosure reorganisation of the landscape.

3.2.3 Bryant's map of Bedfordshire 1826 (Figure 4)

Similar to the Jeffreys' map this is a map covering all of Bedfordshire and is very selective in terms of landscape detail shown. It shows a cluster of buildings at Ruxox Farm and Maulden Road. A farm track leading westwards from Ruxox Farm intersects the Maulden Road immediately south of the location of the PDA, as it still does today. No buildings are shown on the PDA.

3.2.4 1st edition 25" OS map, 1881 (Figure 5)

The first edition OS map is the first to show Ruxox House. The building is shown as a square house with a rectangular outbuilding to the north. It stands within a rectangular plot which appears to be accessed from the south side, off the track leading to Ruxox Farm. The area to the north of the outbuilding is shown as a garden area with trees and a well mark with a "W".

3.2.5 2nd edition 25" OS map, 1901 (not illustrated)

The second edition OS map shows little change from the first edition.

3.2.6 1960 OS map, 1:25,000 (Figure 6)

This edition still shows little change from the 1st and 2nd editions. Subsequent editions show development spreading out of Flitwick to the south-west edge of the study area. On the 1:1560 scale map published in 1978 the building is labelled Ruxox Cottages.



3.3 Previous Archaeological Investigations

In December 2007 Albion Archaeology carried out an archaeological watching brief during groundworks for the construction of car-parking spaces at Ruxox House (Albion Report 2007/124). This involved the machine removal of the upper layer of topsoil to a depth of 200mm. An area of approximately 400sqm at the north end of the site was machined under constant archaeological observation. The underlying subsoil was exposed sporadically but no archaeological deposits were located. With the agreement of the Archaeological Officer the remaining ground reduction was not monitored as it was unlikely that potential archaeological remains would be disturbed by the work.

3.4 Setting

The development area is surrounded on all sides by arable farmland. It stands next to Maulden road, a straight road constructed as part of the reorganisation of the landscape which took place at enclosure in the early 19th century. A track bordering the south of the PDA forms an access to Ruxox Farm to the east. The wider landscape consists mainly of arable farmland with some wooded areas. Ruxox House stands on a slight ridge which rises towards the south-west. The ridge continues towards the east where it ends in a promontory which is occupied by the moated enclosure at Ruxox Farm.

Ruxox House, formerly called Ruxox Cottages, appears to have been constructed as a pair of cottages for agricultural workers presumably when the adjacent farm was owned by the Duke of Bedford. The building has been changed considerably in recent years. It has been extended to the south and north, infilling the gap between the cottages and the associated outbuildings. The site is now surrounded by tall boundaries. A wooden fence surrounds the south and east sides of the site to create a safe play area for its role as a nursery.

The only upstanding heritage asset in the vicinity of Ruxox House is Ruxox Farm and the adjacent earthwork. These cannot be seen from ground level at Ruxox House because of the fence which runs along the south side of the site. The farm is visible in the distance from first floor level.

3.5 Synthesis

The study area surrounding the PDA contains one medieval designated heritage asset and a number of undesignated heritage assets which date from the prehistoric to the modern periods.

Evidence for activity in the prehistoric period is limited, consisting of spot finds and surface collected lithics. The evidence for the Roman period is substantial and has been interpreted as the result of dispersed activity with possible more intense activity foci identified beyond the study area. The most significant asset dating from the medieval period is the scheduled moated site at Ruxox Farm, which belonged to Dunstable Priory from the 12th century. Other medieval assets consist mainly of spot finds and place name evidence.



A small number of undesignated post-medieval and modern assets are known from the study area.

The following table summarises the potential for archaeological remains being found within the PDA. It covers the prehistoric to the modern periods and also gives an indication of the relative significance of those remains when considered on a local/national/regional basis.

The small size of the proposed building footprint has been taken into consideration when assessing the likelihood of survival and significance of any potential archaeological remains.

Period	Potential of finding Heritage Assets	Significance if found
Prehistoric (before AD43)	low	local to regional
Roman (AD43 – c.AD450)	low to moderate	local to regional
Saxon (c.AD450-1066)	low	local to regional
Medieval (1066-1550)	low to moderate	local to regional
Post-medieval (1550-1900)	moderate to high	negligible to local
Modern (1900-present)	negligible	negligible

Table 1: Potential heritage assets and significance



4. IMPACT ASSESSMENT

4.1 *The Proposed Development and Site Conditions*

The proposed development consists of an extension at the south of the building and a balcony along the east side of the building (Figures 7 and 8).

The proposed extension at the south has a footprint of approximately 7.8m by 5.6m. It is a single-storey structure in brick with a hipped tiled roof to be used as a kitchen. The extension will abut an earlier two-storey extension situated at the south end of the original building. The building will stand on continuous strip foundations below all three walls, dug to an estimated depth of 1m.

The proposed balcony is a wooden structure which will extend along the east side of the principal unit at first floor level. The balcony will be supported by a row of upright posts along its eastern side and will have stairs down to ground level. The outline of the balcony, excluding stairs, covers approximately 14.5m by 3.5m in plan. The posts for the balcony and stairs will be supported by pad foundations.

4.2 *Direct Impacts on Heritage Assets*

There are no known surviving designated or undesignated heritage assets within the PDA that would be directly affected by the proposed development.

Ruxox House lies in open land that contains no evidence for occupation until the 19th century. It is situated on or close to the line of a track shown in pre-enclosure maps (HER 6054) that was removed and replaced by Maulden Road when the landscaped was reorganised at enclosure.

The potential for the survival of heritage assets has been classed as low to moderate for most periods. There is a moderate to high potential for finding post-medieval remains associated with the 19th-century building on the site; however, such remains would be of negligible or low significance.

The construction of the balcony will affect a very limited area where the bases of the posts are installed; the strip foundations for the kitchen extension will also affect a limited area. The impact of the planned development will have a *low to negligible* impact on potential heritage assets.

4.3 *Direct Impacts on the Setting of Heritage Assets*

The proposed development will result in relatively small changes to the outline of the existing building which has already been subject to substantial alteration in recent years. The most significant alteration is the kitchen extension. This is a single-storey structure which will be partially obscured by the adjacent two-storey principal unit and the surrounding boundaries.



Therefore, the proposed development will have a *negligible* on the setting of designated and undesignated heritage assets within the study area.



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6. APPENDICES

6.1 Appendix 1 – Designated Heritage Assets within a 500m-radius of the PDA

6.1.1 Scheduled Monuments

HER no.	NHLE ² no.	Description	Period
1277	1007780	Moated site at Ruxox Farm	Medieval

6.2 Appendix 2 – Undesignated Heritage Assets within a 500m-radius of the PDA

HER / MBD	Description	Period
918	Roman occupation, Ruxox Farm	Roman
919	Moated grange, Ruxox Farm	Medieval
2763	Medieval pottery scatter	Medieval
2859	“Ridgeway” road named on map of c.1800	Medieval
2970	Clay pit, labelled “Old Clay Pit” on 1901 OS map	Post-medieval
5020	Roman road, Viatores 170b. No definite evidence for road	Roman
5342	Roman road, Viatores 176. Suggested Roman road	Roman
6054	“Greenway” named road on map of c.1800	Medieval – post-medieval
7730	Castle green, place-names “Castel Grene” and “Castle Piece”	Medieval
7771	Ruxox Farmhouse, 19th-century house and outbuildings	Post-medieval
10456	Agger, east of Denel End	Roman
15848	Bronze age pottery, Ruxox Farm	Bronze Age
17896	WWII ammunition huts, nissan huts along Maulden Road	20th century
18453	Lead weight, metal detected at Ruxox Farm (PAS)	Undated
18614	Roman coin, metal detected SW of Ruxox Farm (PAS)	Roman
18615	Silver penny, Charles I metal detected W of Ruxox House (PAS)	Post-medieval
18616	Medieval/post-medieval metal mount (PAS)	Medieval – post-medieval
18617	Roman and medieval finds, vessel and lead weight (PAS)	Roman/medieval
18618	Three post-medieval lead seals (PAS)	Post medieval
18635	Four Roman coins, north of Ruxox Farm (PAS)	Roman
18745	Roman pin (PAS)	Roman
18935	Roman coins found S of Ruxox Farm (PAS)	Roman

² National Heritage List for England (NHLE). <http://list.english-heritage.org.uk/>



6.3 Appendix 3 – Events listed in HER within a 500m-radius of the PDA

HER/EBD	Description	Period
814	Excavation at Ruxox Farm, carried out in 1950s	Roman
85	Watching Brief	n/a

6.4 Appendix 4 – List of Cartographic Sources

Location	Description	Reference
BLARS	Pre-enclosure map of Flitwick	LL4/1
BLARS	Jeffreys' map of Bedfordshire 1765	
BLARS	Bryant's map of Bedfordshire 1826	
BLARS	1st edition Ordnance Survey map 1881	XXV.3, XXV.4, XXV.7, XXV.8
BLARS	2nd edition Ordnance Survey map 1901	XX1.15, XX1.16, XXV.3, XXV.4
Albion	Ordnance Survey map 1960	
Albion	Ordnance Survey map 1978	
Albion	Ordnance Survey map 1986	

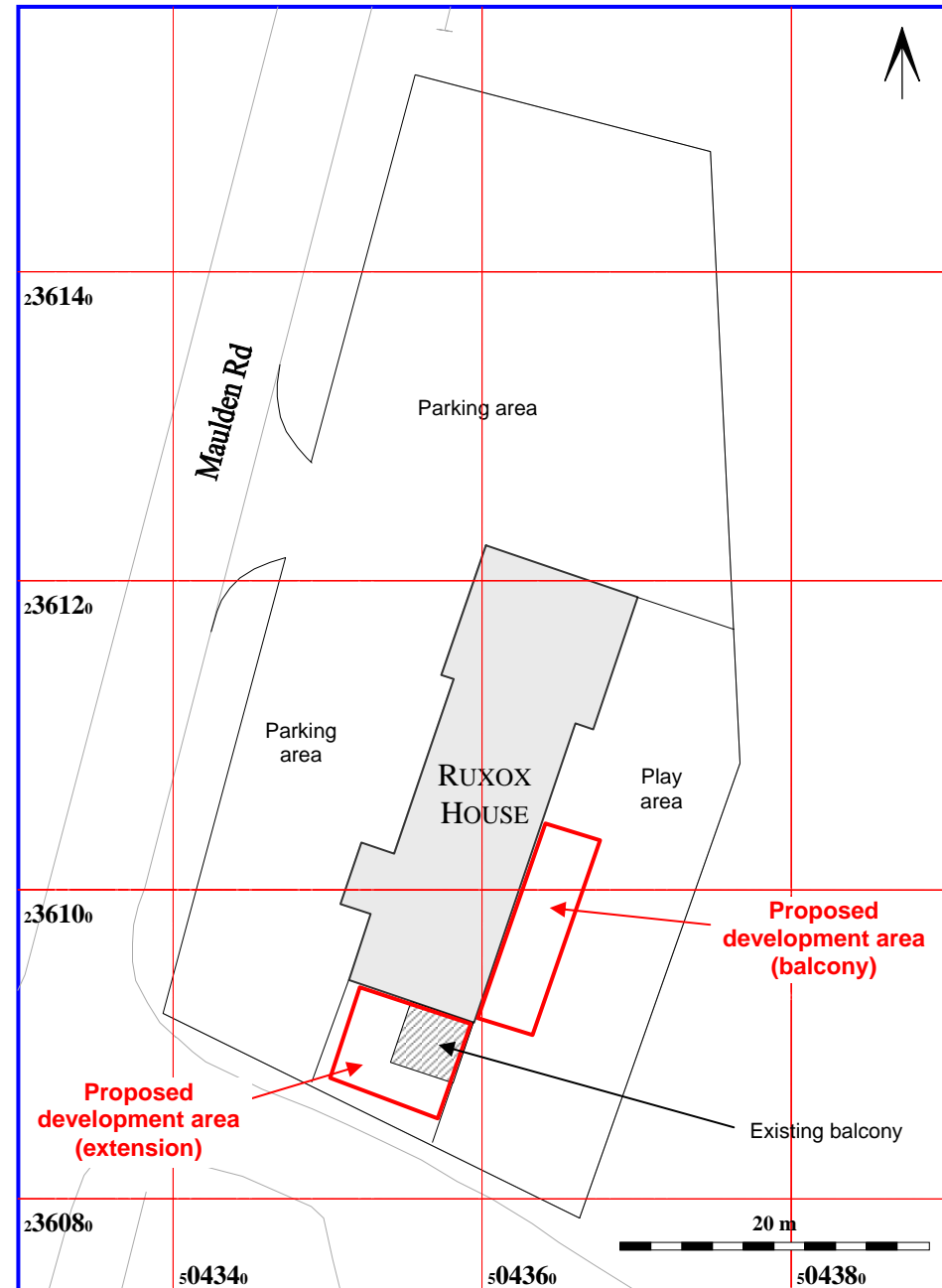
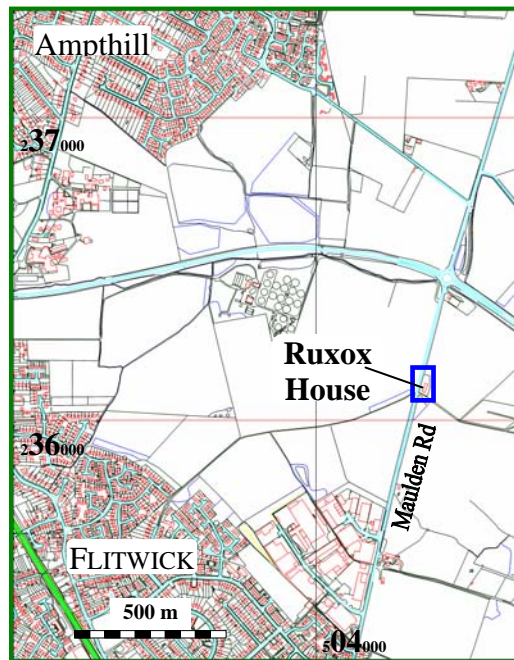
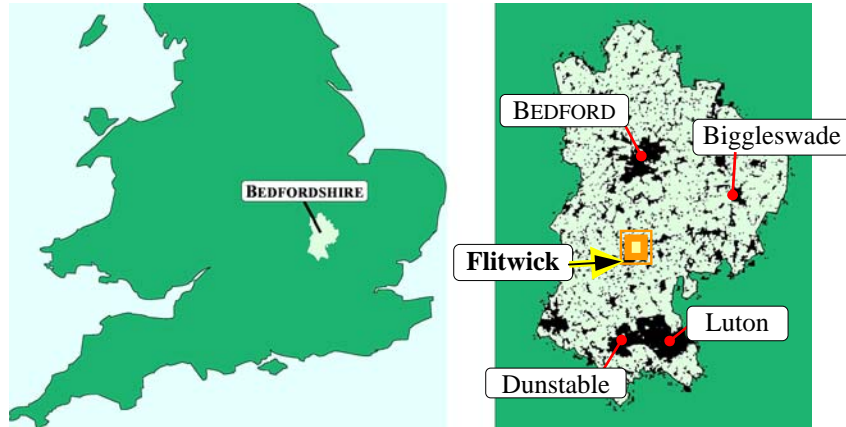
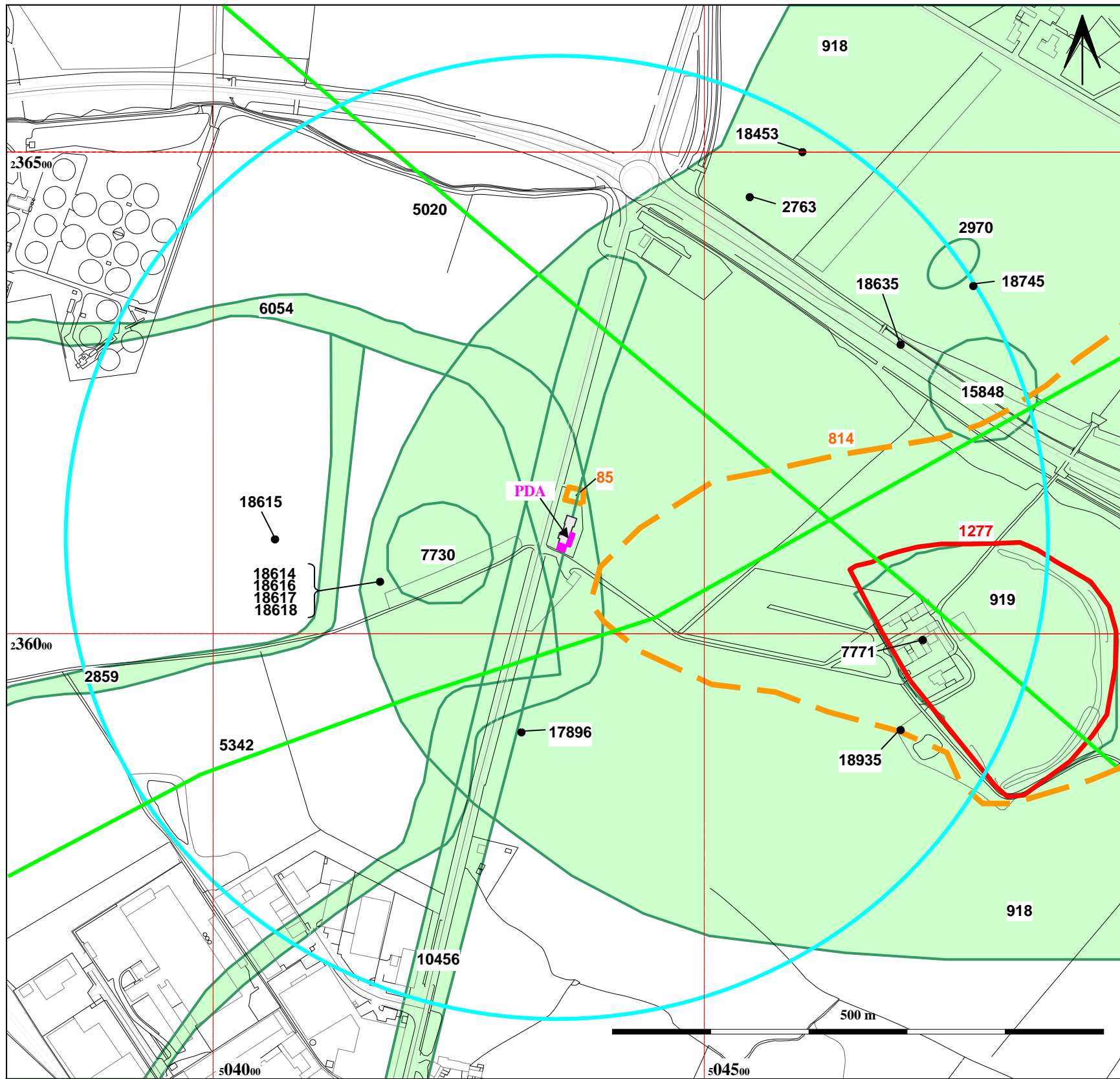


Figure 1: Site location

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-  HER data
-  Findspot
-  Event
-  Scheduled monument

Figure 2: HER data within a 500m-radius study area around the PDA
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Figure 3: Pre-enclosure map of Flitwick, late 18th century (BLARS LL4/1)



Figure 4: Bryant's map of Bedfordshire 1826

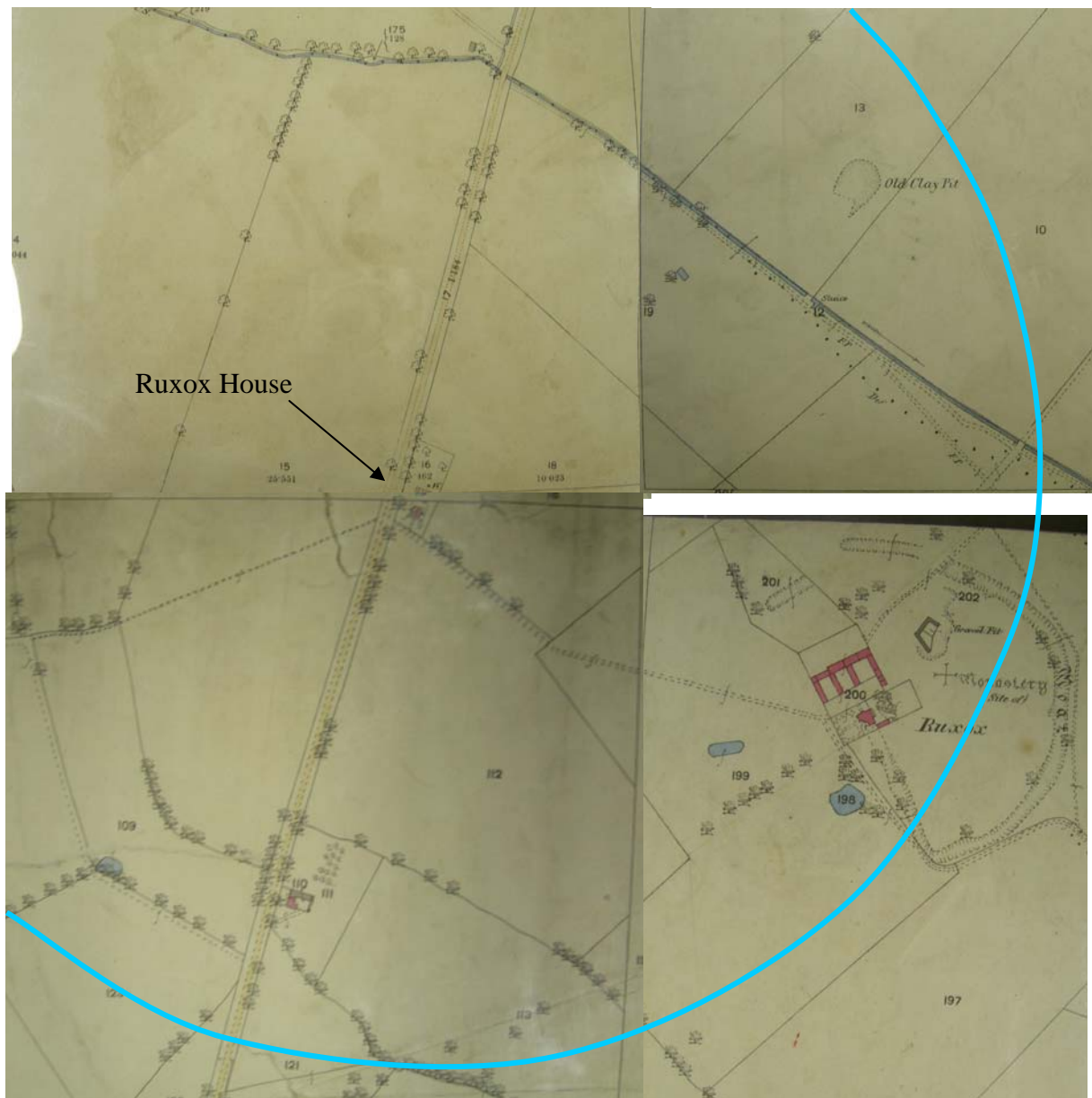


Figure 5: 1st edition 25" OS map 1881

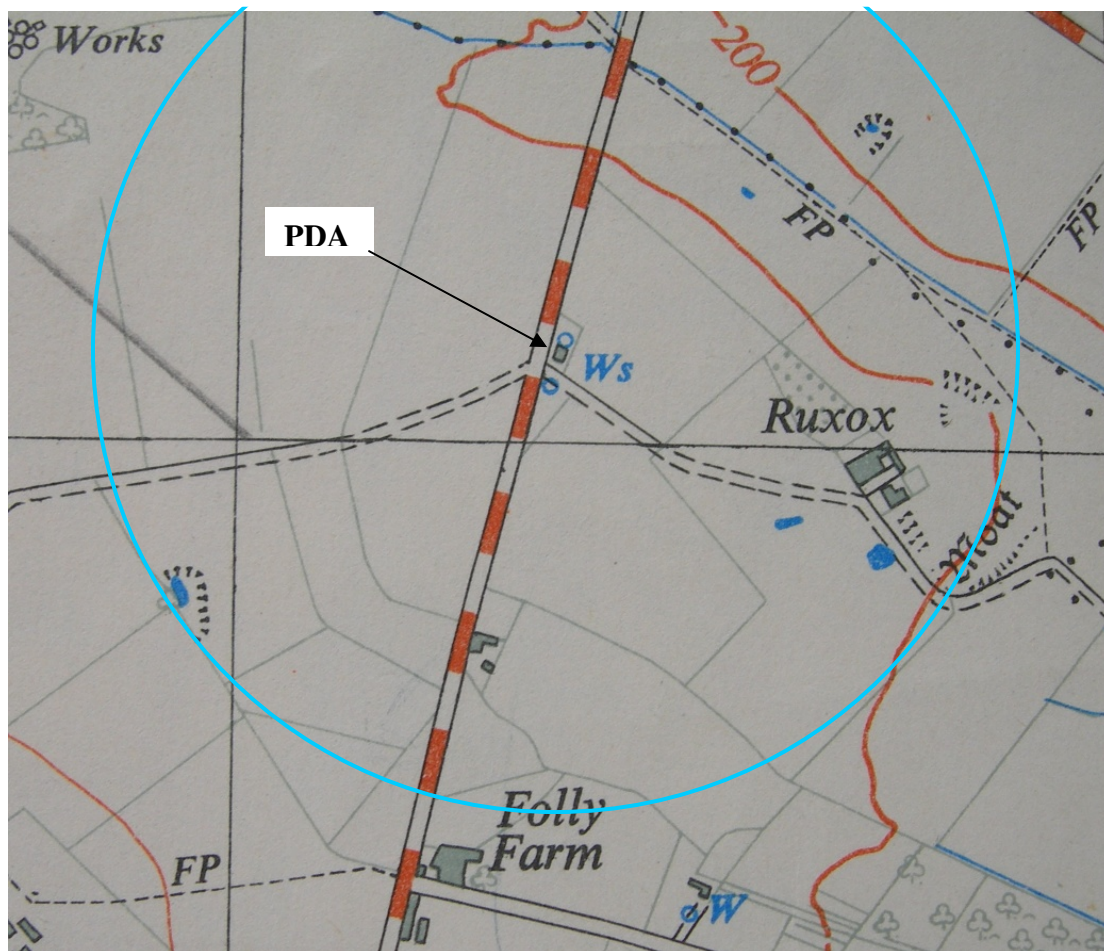


Figure 6: OS map 1960 1:25,000

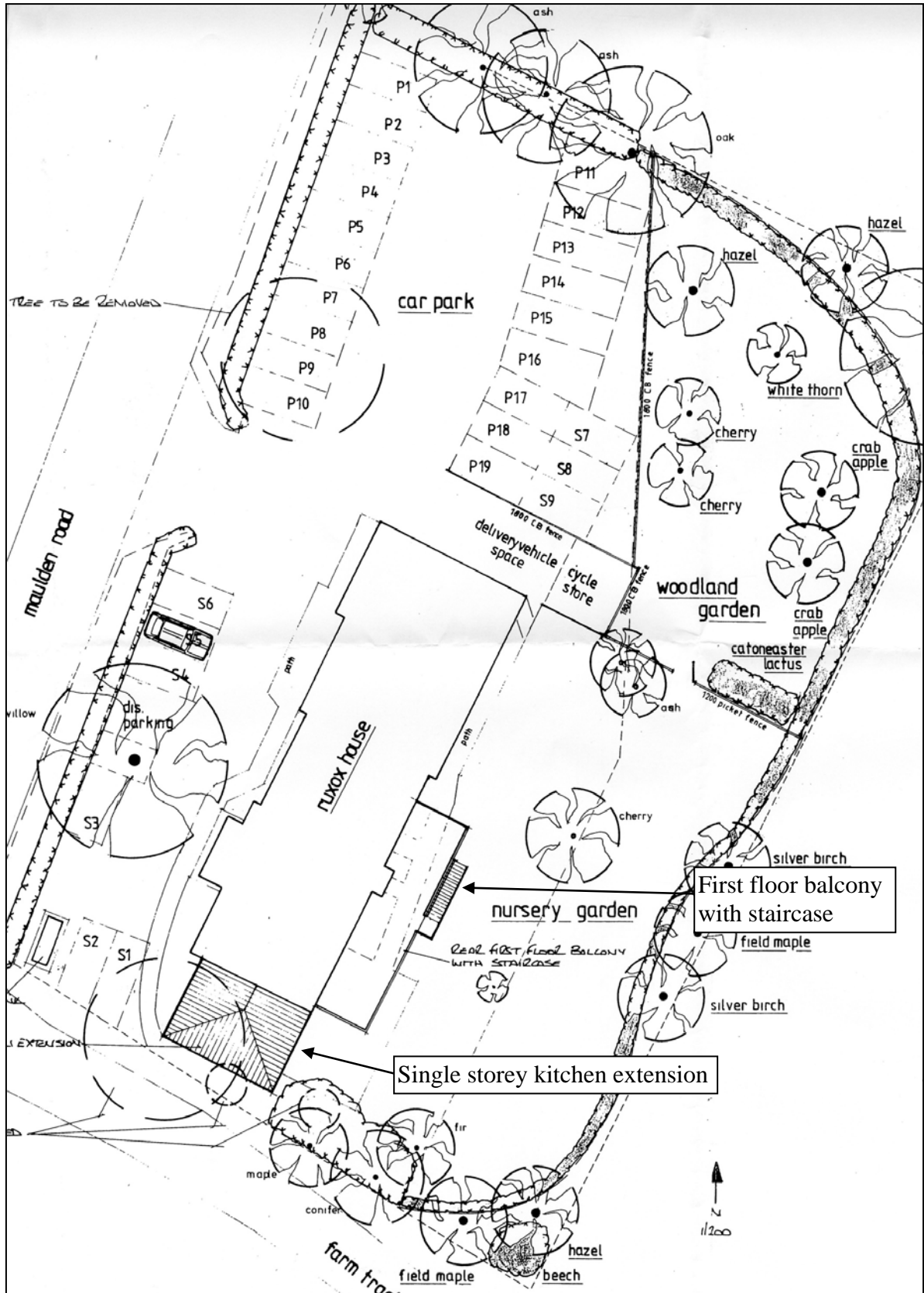
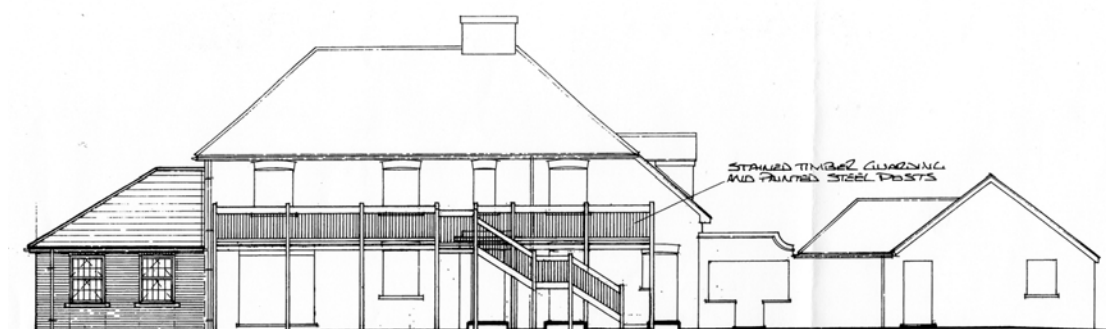


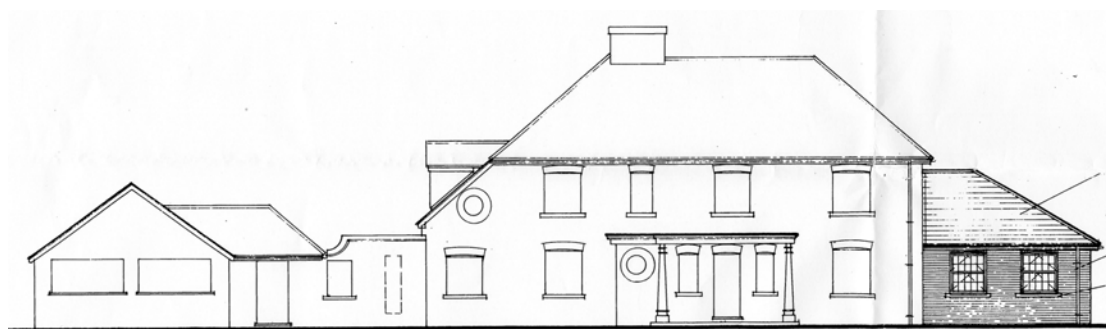
Figure 7: The proposed development (plan view)



South elevation



East elevation



West elevation

Figure 8: The proposed development (elevations)



Plate 1: East elevation of building



Plate 2: General view of east side of building



Plate 3: South end of building



Plate 4: Area at south end of building

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