

**THE FORMER CO-OP SITE  
HIGH STREET  
HOUGHTON REGIS  
BEDFORDSHIRE**

**ARCHAEOLOGICAL EVALUATION  
AND  
HERITAGE STATEMENT**

**Albion**  
archaeology



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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 brief. All statements and opinions in this document are offered in good faith. Albion Archaeology cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.*

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## Key Terms

Throughout this project design the following terms or abbreviations are used:

BLARS	Bedfordshire and Luton Archives and Record Service
CBC	Central Bedfordshire Council
CBCA	Central Bedfordshire Council Archaeologist
CIfA	Chartered Institute <i>for</i> Archaeologists
HER	CBC's Historic Environment Record
PDA	Proposed development area
WSI	Written Scheme of Investigation



## Non-Technical Summary

Central Bedfordshire Council have sought pre-application planning advice regarding the redevelopment of the former Co-op site, High Street, Houghton Regis for a new Independent Living Scheme for Older People. As the development area lies within an area of archaeological sensitivity, the Central Bedfordshire Council Archaeologist recommended that the developer should submit a heritage statement, based on the results of an archaeological evaluation, in support of the application.

Albion Archaeology was commissioned to carry out the field evaluation which comprised six trial trenches located within boundaries of the former Co-op site.

Part of a medium-sized, early medieval pit was identified in the northern half of the proposed development area (PDA). However, this half of the site has been highly disturbed by modern levelling and construction activity. It is, therefore, likely that the extent of any surviving archaeological remains in this area is limited

In the southern part of the PDA six poorly preserved postholes and a ditch were identified. No dating evidence was recovered from these features but the ditch is interpreted as the boundary ditch of an agricultural plot illustrated on the 1st edition OS map of 1881. The postholes are also probably associated with activity within the backs of properties facing High Street in post-medieval or modern times.

A number of late post-medieval and modern features, including a cellar, were identified close to the High Street frontage. These represent 18th/19th-century construction/domestic activity and are consistent with the cartographic evidence for the layout of central Houghton Regis at this time.

Ground reduction and foundations associated with the proposed development are likely to cause moderate to substantial harm to any sub-surface archaeological heritage assets within the PDA.

The potential for heritage assets of any period to be present on the PDA varies by period (see table below). The most significant potential remains relate to the medieval period; there is low to moderate potential for further heritage assets of this date to survive within the PDA. The significance of any potential archaeological remains of all other periods is no more than low. The significance of any potential developmental impacts (before mitigation) on potential heritage assets would, therefore, be no more than slight / moderate.

<b>Heritage asset</b>	<b>Potential for heritage assets on the PDA</b>	<b>Significance of asset</b>	<b>Potential impact of development</b>	<b>Significance of impact (before mitigation)</b>
Pre-medieval features (before c. AD 410)	Negligible to low	Low	Moderate to substantial harm	Slight
Medieval features (c. 410–1550)	Low to moderate	Low to moderate	Moderate to substantial harm	Slight / moderate
Post-medieval features (c.1550–1900)	High	Negligible to low	Moderate to substantial harm	Neutral / slight
Modern (1900 – present)	None	None	Moderate to substantial harm	Neutral



*If required by the LPA, any direct impact of the development on potential buried archaeological remains could be mitigated by measures to investigate and record the presence/absence, nature and significance of the potential buried archaeological remains.*



## 1. INTRODUCTION

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### 1.1 **Project Background**

Central Bedfordshire Council have sought pre-application planning advice regarding the redevelopment of the former Co-op site, High Street, Houghton Regis for a new Independent Living Scheme for Older People. The redevelopment of the Co-op site is the first stage of the Houghton Regis Central project which will ultimately include demolition of the adjacent Red House Court and the redevelopment of its site.

As the proposed development area (PDA) lies within an area of archaeological sensitivity, the Central Bedfordshire Council Archaeologist (CBCA) recommended that the developer should submit a heritage statement, based on the results of an archaeological evaluation, in support of the application. This advice is in accordance with *National Planning Policy Framework – para. 128<sup>1</sup>*. The CBCA also produced a brief detailing the required works (CBC 2015).

Albion Archaeology was commissioned to carry out the field evaluation which comprised six trial trenches located within boundaries of the former Co-op site. The evaluation was undertaken in accordance with a written scheme of investigation (WSI) (Albion Archaeology 2016), which was approved by the Central Bedfordshire Council Archaeologist (CBCA).

### 1.2 **Status and Purpose of this Document**

This document presents the results of the archaeological evaluation and provides a heritage statement that appraises the significance of any archaeological heritage assets found within the PDA. It also assesses the potential impact of the proposed scheme on those heritage assets.

### 1.3 **Site Location Topography and Geology**

The former Co-op site lies on the southern side of the High Street in the centre of Houghton Regis, opposite Bedford Square, and measures *c.* 6,500m<sup>2</sup> in area (Figure 1). It comprises unoccupied ground covered by the concrete base of the demolished store and former car park. Approximately 5,500 m<sup>2</sup> of the site was accessible for archaeological evaluation, the remainder being fully enclosed by hoarding or used for public access.

The site is centred on grid reference TL 0193 2389 at a height of *c.* 131m OD. Topographically it lies on the northern dip slope of the Chiltern ridge. The underlying geology is Zig Zag Chalk Formation sedimentary bedrock with no superficial deposits recorded (British Geological Survey 2016).

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<sup>1</sup> National Planning Policy Framework, published by the Department for Communities and Local Government (2012). Available at: <http://www.communities.gov.uk/publications/planningandbuilding/nppf>.



## 1.4 **Historical Background**

The settlement of Houghton Regis (HER 16988) is of Saxon origin. At the time of the Domesday survey in 1086 it was a royal manor, with a church and an estate of just over 2000 hectares that included Dunstable, Puddlehill, Thorn, Calcutt and Sewell. As a royal manor, it provided services to the King, including provisions of food and other commodities. Documentary evidence suggests that at the time of the Norman Conquest, Houghton manor was wealthy and prosperous.

In the early 12th century, Houghton's significance was eclipsed by Dunstable. Henry I invested in the creation of a planned market town, a royal residence and the construction of the Augustinian Priory of St Peter by taking some 182 hectares from the Houghton manor. Around the same time the manor was given to Hugh de Gurney and the church (assumed to be at the same location as the present-day All Saints) was given to the Earl of Gloucester, eventually passing to St Albans Abbey and remaining with it until the Dissolution in the 16th century.

The fortunes of the manor of Houghton remained intrinsically linked with Dunstable and the Priory of St Peter, which had been granted substantial amounts of land in Houghton — inevitably this led to tensions between the two manors. The location of the original manorial centre is, however, not known.

The manor stayed with families connected to Hugh de Gurney until the 16th century. From the mid-16th to mid-17th century it passed through a succession of owners. Around 1653, however, it was bought by Henry Brandreth and it was Brandreth's daughter Alice who was responsible for Houghton Hall as it is today, to the south of the Green, and what was to become Houghton Hall Park.

Historical maps indicate that the northern part of the PDA was occupied by several buildings fronting High Street from at least the second half of the 18th century. These buildings were first illustrated on the 1762 Estate Map. The 1881 1st edition OS map (Figure 4) and subsequent editions show various changes to the structures and development of the site but the pattern of occupation remained generally unchanged until the 1970s.

Documentary evidence places a blacksmith's shop (HER 12235), 141-147 High Street; a series of late 18th-century houses (HER 5699); and a 19th-century Church of England School (HER 6618) within the boundaries of the PDA. All these buildings were demolished and eventually replaced by a single modern structure. The Red House (HER 5688), a 17th-century, timber-framed Grade II listed on the eastern edge of the PDA is the sole survivor of the earlier buildings within the PDA.

## 1.5 **Archaeological Background**

Whilst not extensive, there is archaeological evidence for the movement of people and/or settlement within Houghton Regis during the prehistoric and Roman periods. A fragment of a Palaeolithic implement (HER 1396) was found in 1888 to the north of Houghton Hall Park. Isolated findspots of Iron





Age and Roman pottery (HER 15280, 1918) and Roman coins (HER 127, 1451, 19158) are located to the south-west and south-east of Houghton Hall Park. An Iron Age coin (HER 19240) was found across the road from the PDA.

Excavations between the 1930s and the 1960s (prior to the re-development of the area) recorded Iron Age and Roman remains as well as a number of features, including ditches, pits, a burial and a well at Easthill and Chantry Farms (HER 142). Artefactual remains included late Saxon to early post-Conquest St Neots ware pottery. The sites were not extensively excavated but they did demonstrate the location of an early area of settlement, the precursor to modern Houghton Regis.

The medieval settlement developed in a fairly typical nucleated fashion, with the focus centred upon The Grade I listed All Saints' Church (HER 8909) to the north of the PDA and The Green (HER 12240) to its east.



## 2. RESULTS OF TRIAL TRENCHING

### 2.1 Methodology

A full methodology is provided in the WSI (Albion Archaeology 2016).

Trial trenching took place between 12th and 15th April 2016. A total of six trenches were excavated, measuring 20m by 1.8m, and equating to a 4.3% sample of the area (Figure 1).

The trenches were opened by mechanical excavator. A breaker and toothed bucket were used to remove concrete surfaces and rubble. A flat-edged bucket was used to remove softer overburden down to the top of the archaeological deposits or undisturbed geological deposits, whichever was encountered first. All excavation and recording was carried out by experienced Albion staff. The spoil heaps were also scanned for artefacts.

Any potential archaeological features were investigated by hand and recorded using Albion Archaeology's pro forma sheets. Each trench was subsequently drawn and photographed as appropriate. All deposits were recorded using a unique number sequence, commencing at 100 for Trench 1, 200 for Trench 2 etc. Context numbers in square brackets refer to the cuts [\*\*\*] and round brackets to fills or layers (\*\*\*). The trenches were inspected by the CBCA prior to their backfilling.

The standards and requirements set out in the following documents were adhered to throughout the project:

• Albion Archaeology	<i>Procedures Manual: Volume 1 Fieldwork</i> (2nd edn, 2001)
• ALGAO (East)	<i>Standards for Field Archaeology in the East of England</i> (Gurney 2003)
• Archaeological Archives Forum	<i>Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation</i> (Brown 2007)
• CIfA	<i>Charter and by-law and Code of conduct</i> (2014)
	<i>Standard and guidance for archaeological field evaluation</i> (2014)
• Historic England/ English Heritage	<i>Management of Research Projects in the Historic Environment (MoRPHE) Project Managers' Guide</i> (updated 2015)
	<i>Environmental Archaeology: A guide to the theory and practice of methods, from sampling and recovery to post-excavation</i> (Campbell et al. 2011)
• Luton Culture	<i>Procedure for preparing archaeological archives for deposition with Luton Culture</i> (2013)



## 2.2 Trial Trenching Results

Features and deposits found within the trial trenches are described chronologically below and shown in Figures 2 and 3. Any artefacts recovered from features are referenced in the text.

Detailed contextual information on all deposits and features can be found in Appendix 1.

### 2.2.1 Overburden and geological deposits

Overburden across the PDA comprised mainly modern surfaces and underlying make-up layers. The northern part of the site was covered by the pink and white tile floor and reinforced concrete slab of the former Co-op store building. The southern part of the site, formerly the store car park, was covered with a tarmac surface. The combined floor surface and concrete was generally 0.22–0.3m thick; the tarmac was generally 0.1m thick. Underneath these surfaces was a mid yellow-brown sandy gravel make-up layer. It was observed in all the trenches. Its thickness ranged from 0.15–0.52m, generally increasing towards the south.

In Trench 6 an additional layer of brick rubble, 0.03–0.15m thick, was observed (601) between the concrete and the gravelly make-up. In the same trench as well as in part of Trench 3 a mixed layer of dark grey clay-silt, up to 0.11m thick (303, 604), underlay the gravel make-up. Both deposits are associated with the construction of the Co-op store building. The brick rubble was possibly derived from former buildings on the site. The other layer is most likely trample associated with early stages of construction activity.

In the southern part of the site, beneath modern make-up, layers that can be interpreted as a buried soil horizon were identified. Buried topsoil (102) was 0.1–0.2m thick and comprised brown-grey silty clay. Buried subsoil (103, 202) was 0.15–0.22m thick and comprised light brown-grey clayey chalk. The presence of these layers in the south of the PDA and their absence elsewhere suggests that the original ground surface sloped down towards the south and 20th-century levelling reduced the ground level to the north.

The undisturbed geological deposits across the PDA comprised light grey-white chalk.

### 2.2.2 Early medieval (1150-1250) pit

Part of a single elongated feature [504] (probably a pit) was revealed in Trench 5 (Figure 2, Section 9; Figure 3, Plate 3). It was 1.45m long, at least 0.65m wide and 0.32m deep. The feature was located in part of the site where modern levelling had removed the original soil profile survived. Four abraded body sherds (30g) of 12th- to 13th-century pottery (fabric types B07, C05, C59A<sup>2</sup>) were collected from the dark grey-brown clay-silt fill (505). An undiagnostic animal limb bone fragment (7g) was also recovered.

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<sup>2</sup> Fabric types defined in accordance with the Bedfordshire Ceramic Type Series.



### 2.2.3 Post-medieval and modern features (1750+)

A number of post-medieval and modern features and intrusions were identified in Trenches 2–6. They were not investigated in detail but can be broadly divided into two groups: 18th/19th-century activity and the 20th-century development of the site.

The earlier activity was mainly focused in Trench 6 where the remains of a rectangular cellar [605] were located (Figure 3, Plate 1). A complete 18th/19th-century stock-moulded brick (L240mm x W115mm x D70mm) was recovered from the feature.

Additional isolated pits were located in Trench 3 [308] and Trench 4 [404]. The former also contained two perpendicular foundation trenches. Two sherds from a 19th-century stoneware preserve pot (fabric P48) and an earthenware flatware sherd (fabric P45) decorated with a blue floral motif (12g) were collected respectively from features [308] and [404].

Other foundations filled with hard light grey concrete (without coarse aggregate) [204], [406], [506] were observed in Trenches 2, 4 and 5. Two sand-tempered peg tile fragments (241g) derived from feature [406]. These remains are most likely associated with buildings and structures visible on late 19th- and early 20th-century OS maps (Figure 4).

Modern intrusions attributable to the development of the site in the second half of the 20th century include: coarse yellow concrete foundations in Trenches 2 and 6; a concrete slab [305] in Trench 3; a manhole cut in Trench 2; and Co-op store concrete I-beam bases and foundations in Trenches 3, 4 and 5 (Figure 3, Plate 4).

### 2.2.4 Undated

A NW–SE aligned ditch [105] was present at the west end of the Trench 1 (Figure 2, Section 1; Figure 3, Plate 5). Only one edge of the feature was revealed; it measured more than 1.4m wide and 0.82m deep. The feature produced no finds but can be identified as the boundary of a field illustrated on the 1st Edition OS map of 1881 (Figure 4) and finally backfilled in the 20th century. It is possible that the alignment and position of the feature reflect the location of an earlier boundary.

Six undated postholes were identified. Five were located in Trench 2 [206–214] (Figure 2; Figure 3, Plate 2) and one in the southern part of Trench 3 [306]. They were circular or square in shape with generally vertical sides and flat bases. They were 0.04–0.2m deep and up to 0.31m in diameter. Their fills comprised mid-grey silty clay. An indeterminate fragment of sand-tempered flat roof tile (12g) was collected from the fill (211) of posthole [210].



### 3. CONCLUSIONS AND HERITAGE STATEMENT

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#### 3.1 Summary

Trial trench evaluation has demonstrated that the PDA does retain some archaeological potential. Part of a medium-sized, early medieval pit [504] was identified in Trench 5 in the northern half of the PDA. However, this half of the site has been highly disturbed by modern levelling and construction activity. It is, therefore, likely that the extent of any surviving archaeological remains in this area is limited.

In the southern part of the PDA six poorly preserved postholes [206–214], [306] and a ditch [105] were identified. No dating evidence was recovered from these features but the ditch is interpreted as the boundary of an agricultural plot, illustrated on the 1st edition OS map of 1881. The postholes are also probably associated with activity within the backs of properties fronting the High Street in late post-medieval or modern times.

A number of late post-medieval and modern features, including a cellar, were identified close to the High Street frontage. These represent 18th/19th-century construction/domestic activity and are consistent with the cartographic evidence for the layout of central Houghton Regis at this time.

#### 3.2 Significance of the Archaeological Remains

Whilst not extensive, there is archaeological evidence for the movement of people and/or settlement within Houghton Regis during the prehistoric and Roman periods. However, the trial trenching identified no features or artefacts of this date within the PDA. The potential for the survival of such remains within the PDA is, therefore, *negligible to low*. If any were present, they would probably be stray artefacts and be of *low* significance.

The partially preserved early medieval pit in Trench 5 is of probably *local / regional* significance. It relates to the core of the historic settlement of Houghton Regis (HER 16988). It and other similar features that might survive within the PDA have limited potential to address regional research priorities relating to the development of the settlement (Medlycott 2011, 70). The evaluation also suggests that previous, repeated development has had a major impact on the site's potential to preserve buried archaeological remains. It is likely, therefore, that there is only *low to moderate* potential for the survival of further medieval remains.

The 18th/19th-century archaeological remains are of *negligible to local* significance, confirming the information from cartographic sources regarding the development of the High Street at this time.

The 20th-century features on the PDA are of *negligible* heritage significance and are not classed as heritage assets.



### 3.3 Impact Assessment and Heritage Statement

The significance of the potential impacts upon the identified heritage assets within the PDA is discussed below. The criteria used in assessing the level of impact and its significance are contained in Appendix 2. The impact of the proposed development on the setting of heritage assets within the vicinity to the site will be the subject of a separate study and report (Albion Archaeology forthcoming).

#### 3.3.1 The proposed development

The proposed development envisages the creation of a new Independent Living Scheme for Older People and Community Hub. The site of the former Co-op store will principally be developed for housing units.

Ground reduction and foundations associated with this type of development typically cause moderate to substantial harm to sub-surface archaeological remains, resulting in a non-reversible reduction in their significance.

#### 3.3.2 Impact on heritage assets within the PDA

The potential for heritage assets of any period to be present on the PDA varies by period (see Table 1). The most significant potential remains relate to the medieval period; there is *low to moderate* potential for further heritage assets of this date to survive within the PDA. The significance of any potential archaeological remains of all other periods is no more than *low*. The significance of any potential developmental impacts (before mitigation) on potential heritage assets would, therefore, be no more than *slight / moderate* (Table 1).

Heritage asset	Potential for heritage assets on the PDA	Significance of asset	Potential impact of development	Significance of impact (before mitigation)
Pre-medieval features (before c. AD 410)	Negligible to low	Low	Moderate to substantial harm	Slight
Medieval features (c. 410–1550)	Low to moderate	Low to moderate	Moderate to substantial harm	Slight / moderate
Post-medieval features (c.1550–1900)	High	Negligible to low	Moderate to substantial harm	Neutral / slight
Modern (1900 – present)	None	None	Moderate to substantial harm	Neutral

**Table 1:** Sub-surface archaeological heritage assets — summary of potential, significance and developmental impact

If required by the LPA, any direct impact of the development on potential buried archaeological remains could be mitigated by measures to investigate and record the presence/absence, nature and significance of the potential buried archaeological remains.



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## 5. APPENDIX 1: TRENCH SUMMARIES

### Trench: 1

Max Dimensions: Length: 20.00 m. Width: 1.80 m. Depth to Archaeology Min: 0.85 m. Max: 0.96 m.

Co-ordinates: OS Grid Ref.: TL (Easting: 1984; Northing: 23856)

OS Grid Ref.: TL (Easting: 1964; Northing: 23854)

Reason: To evaluate archaeological potential of the PDA

Context:	Type:	Description:	Excavated:	Finds Present:
100	Tarmac	Hard black tarmac 0.1m thick	<input checked="" type="checkbox"/>	<input type="checkbox"/>
101	Make up layer	Compact mid yellow brown sandy gravel frequent small-medium stones 0.46-0.52m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
102	Buried topsoil	Firm dark brown grey silty clay occasional small CBM, occasional flecks charcoal, occasional small stones 0.1-0.2m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
103	Buried subsoil	Firm light brown grey clay chalk 0.15-0.2m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
104	Natural	Firm light grey white chalk with frequent parallel yellow stripes.	<input type="checkbox"/>	<input type="checkbox"/>
105	Ditch	Linear NW-SE sides: convex dimensions: min breadth 1.4m, min depth 0.82m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
106	Fill	Friable mid grey brown clay silt 0.82m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Trench: 2

Max Dimensions: Length: 20.00 m. Width: 1.80 m. Depth to Archaeology Min: 0.65 m. Max: 0.7 m.

Co-ordinates: OS Grid Ref.: TL (Easting: 1934; Northing: 23868)

OS Grid Ref.: TL (Easting: 1954; Northing: 23874)

Reason: To evaluate archaeological potential of the PDA

Context:	Type:	Description:	Excavated:	Finds Present:
200	Tarmac	Hard black tarmac 0.1m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
201	Make up layer	Compact mid yellow brown sandy gravel frequent small-medium stones 0.4-0.45m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
202	Buried subsoil	Firm light brown grey clay chalk 0.15-0.22m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
203	Natural	Firm light grey white chalk	<input type="checkbox"/>	<input type="checkbox"/>
204	Foundation trench	Rectangular N-S sides: vertical dimensions: min breadth 0.4m, min depth 0.1m, max length 0.65m	<input type="checkbox"/>	<input type="checkbox"/>
205	Foundation	Hard light grey occasional large stones Concrete.	<input type="checkbox"/>	<input type="checkbox"/>
206	Posthole	Circular sides: vertical base: flat dimensions: max depth 0.2m, max diameter 0.38m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
207	Fill	Friable mid grey silty clay moderate small chalk, occasional flecks charcoal, occasional small stones 0.2m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
208	Posthole	Rectangular sides: vertical base: flat dimensions: max breadth 0.23m, max depth 0.09m, max length 0.36m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
209	Fill	Friable mid grey silty clay moderate small chalk, occasional flecks charcoal, occasional small stones 0.09m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
210	Posthole	Circular sides: vertical base: flat dimensions: max depth 0.04m, max diameter 0.39m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
211	Fill	Friable mid grey silty clay moderate small chalk, occasional flecks charcoal, occasional small stones 0.04m thick.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
212	Posthole	Square sides: vertical base: flat dimensions: max breadth 0.28m, max depth 0.07m, max length 0.28m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
213	Fill	Friable mid grey silty clay moderate small chalk, occasional flecks charcoal, occasional small stones 0.07m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
214	Posthole	Square sides: vertical base: flat dimensions: max breadth 0.31m, max depth 0.05m, max length 0.31m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
215	Fill	Friable mid grey silty clay moderate small chalk, occasional flecks charcoal, occasional small stones 0.05m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>





**Trench: 3**

**Max Dimensions:** Length: 20.00 m. Width: 1.80 m. Depth to Archaeology Min: 0.65 m. Max: 0.65 m.

**Co-ordinates:** OS Grid Ref.: TL (Easting: 1979; Northing: 23878)

OS Grid Ref.: TL (Easting: 1964; Northing: 23891)

**Reason:** To evaluate archaeological potential of the PDA

Context:	Type:	Description:	Excavated:	Finds Present:
300	Concrete	Hard light white concrete With frequent light to medium re-bar. 0.3m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
301	Tarmac	Hard black tarmac 0.08m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
302	Make up layer	Compact mid yellow brown sandy gravel frequent small-medium stones 0.3-0.46m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
303	Layer	Friable dark grey black clay silt occasional small CBM, occasional small chalk 0.11m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
304	Natural	Firm light grey white chalk	<input type="checkbox"/>	<input type="checkbox"/>
305	Concrete	Hard mid brown yellow concrete frequent small stones 0.3m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
306	Posthole	Circular sides: concave base: flat dimensions: max depth 0.04m, max diameter 0.25m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
307	Fill	Friable mid grey silty clay moderate small chalk, occasional flecks charcoal, occasional small stones 0.04m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
308	Pit	Circular dimensions: max diameter 1.m Feature only partially within the trench.	<input type="checkbox"/>	<input type="checkbox"/>
309	Fill	Friable dark grey silty clay occasional small chalk, occasional small stones	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Trench: 4**

**Max Dimensions:** Length: 20.00 m. Width: 1.80 m. Depth to Archaeology Min: 0.45 m. Max: 0.55 m.

**Co-ordinates:** OS Grid Ref.: TL (Easting: 1928; Northing: 23886)

OS Grid Ref.: TL (Easting: 1916; Northing: 23902)

**Reason:** To evaluate archaeological potential of the PDA

Context:	Type:	Description:	Excavated:	Finds Present:
400	Surface	Hard light pinkish white Tile floor. 0.03m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
401	Concrete	Hard light white concrete With frequent light to medium re-bar. 0.25-0.27m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
402	Make up layer	Compact mid yellow brown sandy gravel frequent small-medium stones 0.17-0.25m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
403	Natural	Firm light grey white chalk	<input type="checkbox"/>	<input type="checkbox"/>
404	Posthole	Circular sides: concave base: flat dimensions: max depth 0.09m, max diameter 0.45m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
405	Fill	Friable mid brown grey silty clay moderate small chalk, moderate flecks charcoal, moderate small stones 0.09m thick.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
406	Foundation trench	Linear ENE-WSW dimensions: max breadth 1.75m, min length 1.8m	<input type="checkbox"/>	<input type="checkbox"/>
407	Fill	Friable black silt frequent flecks charcoal 0.1m thick.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
408	Foundation	Hard light grey Concrete	<input type="checkbox"/>	<input type="checkbox"/>

**Trench: 5**

**Max Dimensions: Length: 20.00 m. Width: 1.80 m. Depth to Archaeology Min: 0.45 m. Max: 0.55 m.**

**Co-ordinates: OS Grid Ref.: TL** (Easting: 1941: Northing: 23900)

**OS Grid Ref.: TL** (Easting: 1949: Northing: 23918)

**Reason: To evaluate archaeological potential of the PDA**

Context:	Type:	Description:	Excavated:	Finds Present:
500	Floor	Hard light pinkish white Tile floor. 0.03m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
501	Concrete	Hard light white concrete With frequent light to medium re-bar. 0.27m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
502	Make up layer	Compact mid yellow brown sandy gravel frequent small-medium stones 0.15m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
503	Natural	Firm light grey white chalk	<input type="checkbox"/>	<input type="checkbox"/>
504	Pit	Oval sides: concave base: concave dimensions: min breadth 0.65m, max depth 0.32m, max length 1.45m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
505	Fill	Friable dark grey brown clay silt occasional small chalk, moderate flecks charcoal, occasional small stones 0.32m thick.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
506	Foundation trench	Rectangular E-W sides: steep dimensions: min breadth 0.7m, min depth 0.24m, min length 1.m	<input checked="" type="checkbox"/>	<input type="checkbox"/>
507	Foundation	Hard light grey Concrete.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Trench: 6**

**Max Dimensions: Length: 20.00 m. Width: 1.80 m. Depth to Archaeology Min: 0.58 m. Max: 0.65 m.**

**Co-ordinates: OS Grid Ref.: TL** (Easting: 1966: Northing: 23906)

**OS Grid Ref.: TL** (Easting: 1975: Northing: 23925)

**Reason: To evaluate archaeological potential of the PDA**

Context:	Type:	Description:	Excavated:	Finds Present:
600	Concrete	Hard light white concrete With frequent light to medium re-bar. 0.22m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
601	Brick rubble	Compact mid brown red rubble Layer of crushed brick fragments. 0.03-0.15m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
602	Make up layer	Compact mid yellow brown sandy gravel frequent small-medium stones 0.26-0.35m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
603	Natural	Firm light grey white chalk	<input type="checkbox"/>	<input type="checkbox"/>
604	Layer	Friable dark grey black clay silt occasional small CBM, occasional flecks charcoal 0.05m thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
605	Feature	Rectangular N-S dimensions: min breadth 1.25m, min length 2.75m Modern cellar.	<input type="checkbox"/>	<input type="checkbox"/>
606	Brickwork	Badly disturbed remains of red brick wall. Bricks bonded by mid yellow gritty mortar. Wall dimensions: 0.55m wide, only c. 1.0m of the length visible.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
607	Backfill	Friable dark brown grey clay silt moderate medium CBM, moderate small chalk, moderate flecks charcoal	<input type="checkbox"/>	<input type="checkbox"/>
608	General number	General number for small modern features in trench 6.	<input type="checkbox"/>	<input type="checkbox"/>
609	General number	Friable dark grey black silty clay frequent small CBM, frequent flecks charcoal General number for fills of modern features in trench 6.	<input type="checkbox"/>	<input type="checkbox"/>



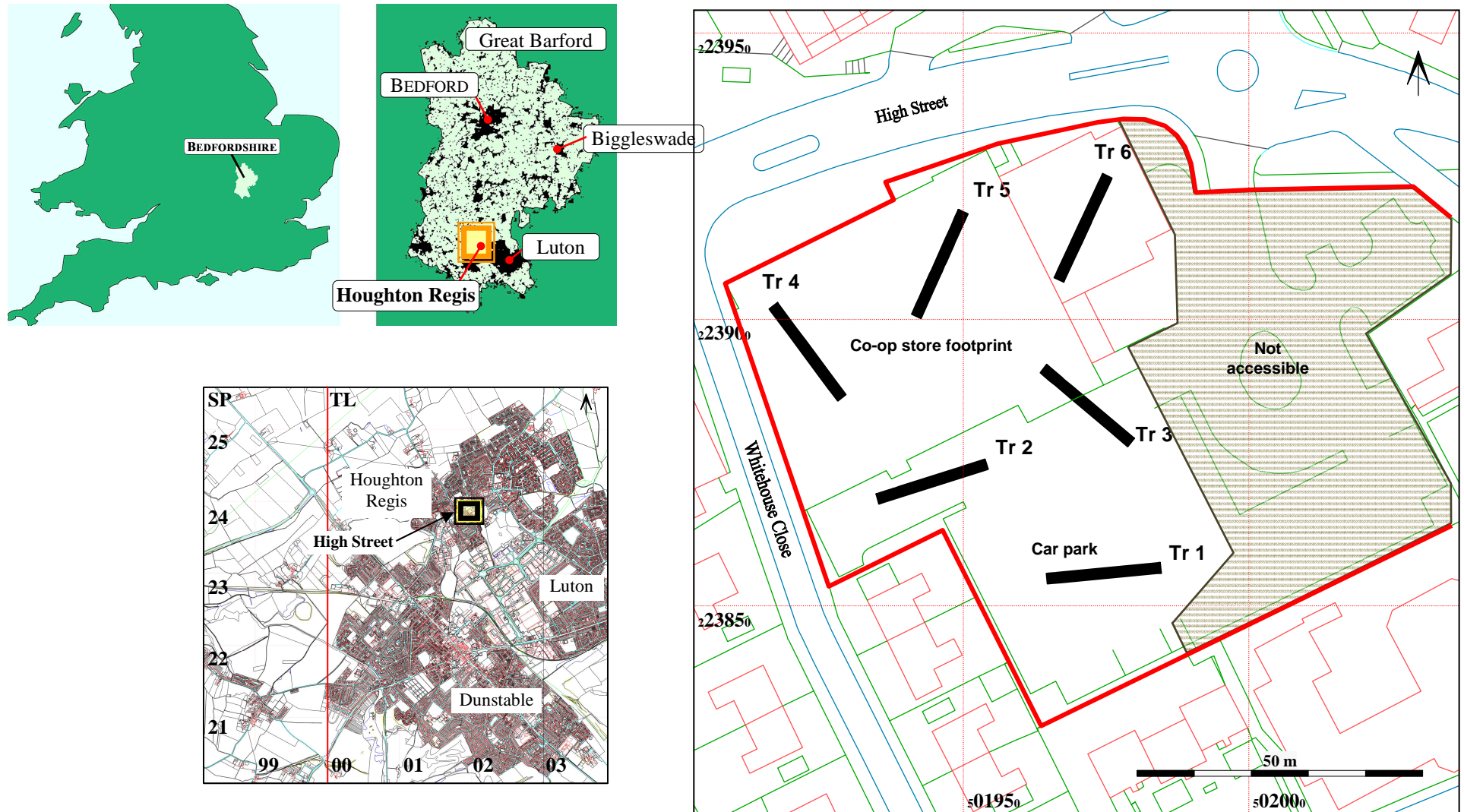
## 6. APPENDIX 2: SIGNIFICANCE AND IMPACT CRITERIA

<b>Criteria used for Assessing the Significance of Assets</b>	
<i>Significance of Asset</i>	<i>Definition</i>
<i>International (or very high)</i>	A designated World Heritage Site or place of equivalent 'outstanding universal value' and international significance
<i>National or high</i>	Designated heritage assets (scheduled monuments, Grade I or Grade II* listed buildings, registered Park or Gardens or battlefields) of national significance. Or: Undesignated heritage assets and archaeological remains of potentially equivalent value. This includes assets which are: <ul style="list-style-type: none"> <li>• rare in the heritage environment record or</li> <li>• are a good example of a type site or</li> <li>• have a high potential to add to regional and national research criteria</li> </ul>
<i>Regional (or moderate)</i>	Designated heritage assets of regional significance (Grade II listed buildings, Conservation Areas, Registered Park or Garden or battlefield <u>not</u> associated with events of national significance). Or: Undesignated heritage assets and archaeological remains of potentially equivalent value. This includes assets which are: <ul style="list-style-type: none"> <li>• more commonly found in the heritage environment record or</li> <li>• have particular regional associations or may have important associations on a local or parish level (e.g. they have meaning to local population or embody something of the special identity of a locality)</li> <li>• have moderate potential to add to local and regional research criteria</li> </ul>
<i>Local (or low)</i>	Assets which are: <ul style="list-style-type: none"> <li>• are relatively poorly preserved or</li> <li>• have limited significance on a local level</li> <li>• have a low potential to add to local and regional research criteria</li> </ul>
<i>Uncertain</i>	Sites where there is evidence that a heritage asset may exist, but where there is insufficient information to determine its nature, extent and degree of survival given current knowledge (e.g. cropmarks untested by fieldwork or random finds spots).
<i>Negligible</i>	Where there is very authoritative evidence – usually backed up by field evaluation – that there is no possibility that anything of archaeological or historical significance exists or where any potential surviving remains have no value within the context of the current study.



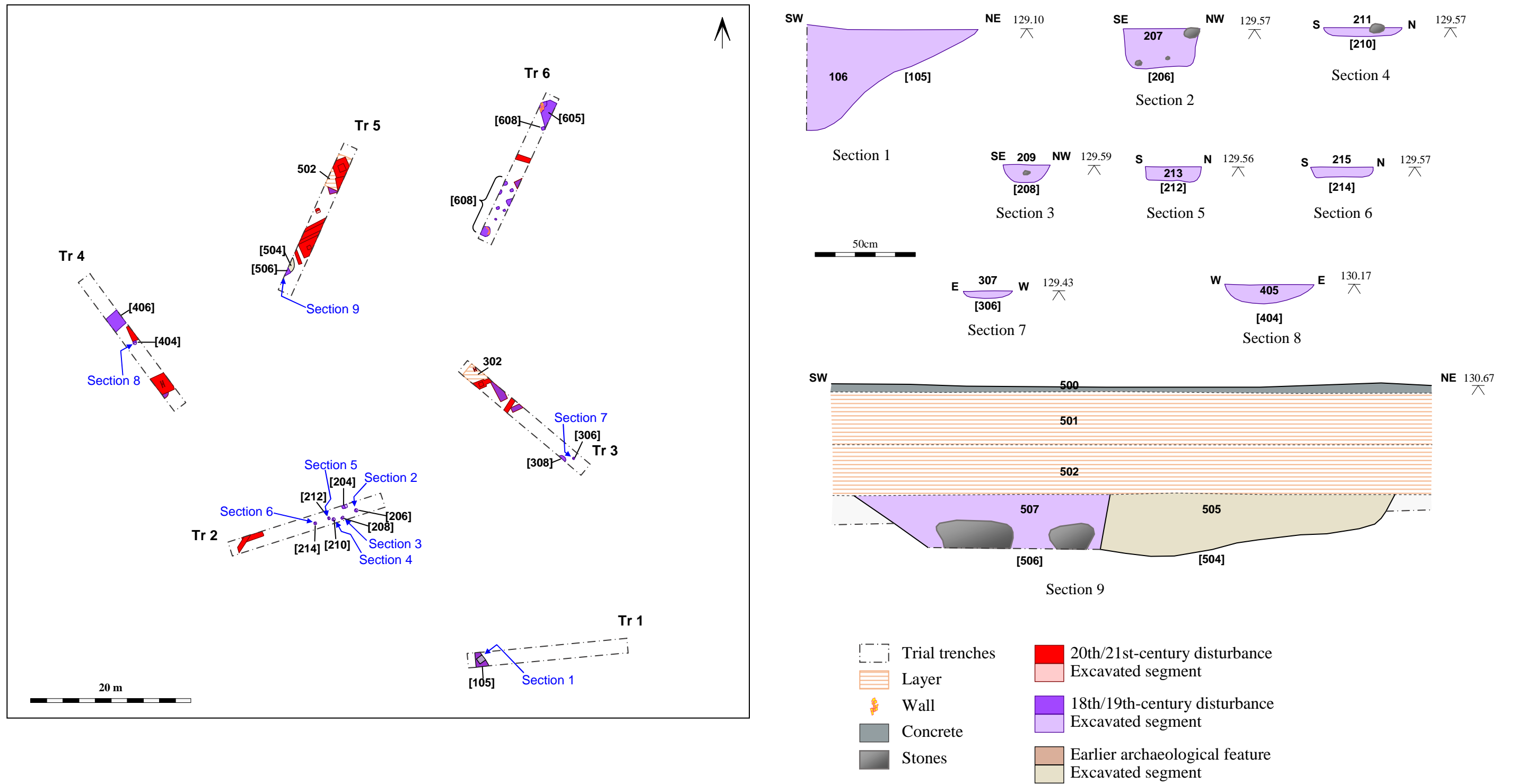
<b>Criteria used for Assessing the Magnitude of Development Impacts</b>	
<i>Magnitude of Impact</i>	<i>Effect of Impact</i>
Substantial harm	Causes total destruction of or permanent change to most key elements of the asset that results in major loss of integrity and reduction in significance. Substantial change to the setting of the asset. Any such change would almost certainly considerably reduce the significance of the asset and would not normally be reversible.
Moderate harm	Either: causes permanent change to or loss of many key elements of the asset that lead to a moderate loss of its overall integrity and reduction in significance. Moderate change to the setting of the asset. Or: temporarily causes major loss of integrity and significance, e.g. through restricting accessibility and visibility, or by altering its setting.
Slight harm	Either: causes permanent change to some key or peripheral elements of the asset, or changes to the setting of the asset, that lead to a slight loss of its overall integrity or significance. Or: temporarily causes moderate loss of integrity and significance, e.g. through restricting accessibility and visibility, or by altering its setting.
Negligible	Minor permanent or temporary changes to the asset that have no appreciable direct or indirect effect on the asset or its setting and do not affect its significance.
No change	No change to the asset or its setting.
Slight benefit	Either: delivers some improvement to the asset that does not increase its overall integrity or significance. Or: arrests an existing process of adverse change.
Moderate benefit	Either: causes long-term improvement of the asset, involving some increase in its integrity or significance. Or: reverses an existing process of adverse change.
Substantial benefit	Causes major benefit to the asset that increases its integrity and significance. Such change would almost certainly increase the significance of the asset.

<i>Value/Sensitivity of asset</i>	<b>Very high</b>	Neutral	Slight	Moderate / large	Large or Very Large	Very Large
	<b>High</b>	Neutral	Slight	Moderate	Moderate / large	Large or Very Large
	<b>Moderate</b>	Neutral	Neutral / slight	Slight	Moderate	Moderate / large
	<b>Low</b>	Neutral	Neutral / slight	Neutral / slight	Slight	Slight / moderate
	<b>Negligible</b>	Neutral	Neutral	Neutral / slight	Neutral / slight	Slight
		<b>No change</b>	<b>Negligible</b>	<b>Slight harm</b>	<b>Moderate harm</b>	<b>Substantial harm</b>
		<i>Magnitude of impact</i>				



**Figure 1: Site location plan**

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**Figure 2: All-features plan**

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**Plate 1:** Trench 6 (looking south-west)  
modern cellar in the foreground



**Plate 2:** Group of postholes in Trench 2  
(looking west)



**Plate 3:** Early medieval pit [504] with modern truncation in Trench 5



**Plate 4:** Modern concrete intrusion in trench 5



**Plate 5:** Ditch [105] in Trench 1

**Figure 3:** Photographs



**Figure 4:** Site overlaid onto 1881 OS map



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