

**20-22 LAKE STREET  
LEIGHTON BUZZARD  
BEDFORDSHIRE**

**ARCHAEOLOGICAL OBSERVATION,  
INVESTIGATION, RECORDING, ANALYSIS AND  
PUBLICATION**

**Albion**  
archaeology



**20-22 LAKE STREET  
LEIGHTON BUZZARD  
BEDFORDSHIRE**

**ARCHAEOLOGICAL OBSERVATION,  
INVESTIGATION, RECORDING, ANALYSIS AND  
PUBLICATION**

Project: LS2688  
Luton Culture entry no.: LUTNM 1249  
OASIS ref. no.: albionar1-249262  
HER search reference no.: 201516/114

Document: 2017/30  
Version 1.0

19th April 2017

Compiled by	Approved by
Christiane Meckseper	Drew Shotliff

Prepared for:  
Bob Harrington Design Ltd

On behalf of:  
Marper Ltd



---

## ***Contents***

---

<b>1. INTRODUCTION</b>	<b>4</b>
1.1 Project Background	4
1.2 Site Location and Development Description	4
1.3 Archaeological Background	4
1.4 Project Objectives	5
<b>2. METHODOLOGY</b>	<b>7</b>
<b>3. RESULTS</b>	<b>8</b>
3.1 Introduction	8
3.2 Overburden and Undisturbed Geological Deposits	8
3.3 Modern Archaeological Features	8
<b>4. CONCLUSIONS</b>	<b>9</b>
<b>5. BIBLIOGRAPHY</b>	<b>10</b>
<b>6. APPENDIX 1: OASIS FORM</b>	<b>11</b>
<b>7. APPENDIX 2: CONTEXT DATA</b>	<b>13</b>

### ***List of Figures***

Figure 1: Site location

Figure 2: All-features plan and sections

Figure 3: View of garages pre-demolition

Figure 4: Site of garages following demolition and excavation of new foundation trenches

Figure 5: Air-raid shelter, looking north-west

Figure 6: Air-raid shelter, looking south-east

Figure 7: Wall foundation, looking north-east

*The figures are bound at the back of the report.*



## **Preface**

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

*Albion Archaeology  
St Mary's Church  
St Mary's Street  
Bedford, MK42 0AS  
☎: 0300 300 8141  
E-mail: office@albion-arch.com*

## **Version History**

<b>Version</b>	<b>Issue date</b>	<b>Reason for re-issue</b>
1.0	18/04/2017	n/a

## **Key Terms**

Throughout this document the following terms or abbreviations are used:

Albion	Albion Archaeology
CBCA	Central Bedfordshire Council Archaeologist
CBM	Ceramic building material
CIfA	Chartered Institute <i>for</i> Archaeologists
DA	Development area
HER	Central Bedfordshire Council's Historic Environment Record
LPA	Local Planning Authority
WSI	Written Scheme of Investigation



## **Non-technical Summary**

*Planning permission (CB/15/04899/FULL) was granted by Central Bedfordshire Council for the demolition of the existing garages, and a small extension, at 20-22 Lake Street, Leighton Buzzard, and the construction of two 1-bedroom mews-style houses with associated car parking.*

*Due to the archaeological potential of the site, which is located near the medieval core of Leighton Buzzard, a condition was attached to the planning consent requiring the implementation of a programme of archaeological investigation. This was undertaken in November 2016.*

*The investigations revealed no features pre-dating the modern period. A small, rectangular reinforced steel and concrete structure, most likely an air-raid shelter, was excavated in the south-west corner of the site. The shelter had not previously been known about and represents a structure of low significance.*

*None of the deposits or features revealed during the groundworks have the potential to address the regional research frameworks.*

*The project archive will be deposited with Luton Culture (entry no. LTNMG 1249). This report will be uploaded onto the OASIS website (reference no. albionar1-249262).*



## 1. INTRODUCTION

---

### 1.1 **Project Background**

Planning permission (CB/15/04899/FULL) was granted by Central Bedfordshire Council for the demolition of the existing garages, and a small extension, at 20-22 Lake Street, Leighton Buzzard, and the construction of two 1-bedroom mews-style houses with associated car parking.

Due to the archaeological potential of the site, a condition (no. 4) was attached to the planning consent requiring the implementation of a programme of archaeological investigation. This was done on the advice of the Central Bedfordshire Council Archaeologist (CBCA), in accordance with the guidelines provided in the *National Planning Policy Framework* and Central Bedfordshire Council's Policy DM13 of the Core Strategy and Development Management Policies document. The CBCA confirmed that the programme of archaeological investigation required to address the condition would comprise: archaeological observation, investigation, recording, analysis and publication.

Albion Archaeology was commissioned to undertake the archaeological works in accordance with a written scheme of investigation (Albion Archaeology 2016) approved by the CBCA. This report presents the results of the fieldwork.

### 1.2 **Site Location and Development Description**

Leighton Buzzard lies in Bedfordshire *c.* 33km south-west of Bedford and *c.* 16km south of Milton Keynes. Nos 20-22 Lake Street is the corner plot at the junction of Lake Street and Duncombe Drive, in the medieval core of Leighton Buzzard (Figure 1).

The development area (DA) lies at an approximate height of 87m OD and is centred on grid reference SP 9229 2496.

The underlying geology consists of Woburn Sands formation sandstone bedrock. The superficial deposits are formed by alluvial clay, silt sand and gravels (British Geological Survey 2017).

### 1.3 **Archaeological Background**

The archaeological and historical background to the DA was presented in detail in a heritage statement submitted with the planning application (Albion Archaeology 2015). The following represents a summary of the historic environment around the DA.

20-22 Lake Street is a Grade II listed building (DBD1139) that is part of a group with the neighbouring Grade II listed 16-18 Lake Street (DBD1138) to the north. The buildings lie at the southern end of Lake Street and at the eastern edge of the Leighton Buzzard Conservation Area.

Only a few isolated finds of prehistoric and Roman material have been found within the study area. These comprise two Iron Age coins (HER17 and



HER19241) and a number of 1st- and 2nd-century Roman coins found in the churchyard (HER9659).

The town of Leighton Buzzard is Saxon in origin and is recorded in Domesday Book of 1086 as a large settlement with three entries totalling 126 households, 477 geld units, a church, two mills, and land for 53 ploughs, 43 meadow ploughs and woodland for 100 pigs. The main lord and tenant in 1086 was King William; only a small part with the church was in possession of the Bishop of Lincoln (Page 1912).

The medieval core (HER16871) of the market town is located along three main roads forming a Y-shape, High Street, North Street and Lake Street with the Market Square as the central junction between them. Hockliffe Street also branches off the Market Square. The church lies at the western end of High Street at the southern edge of Church Square.

Archaeological investigations in this part of the town have revealed evidence for medieval quarry pits and ditches as well as post-medieval ditches and modern levelling layers (EBD29, EBD767). Across the road from the DA at 33 Lake Street, a single large medieval pit, possibly for the quarrying of sand, was revealed during an evaluation (DBD810). During works at a property on the High Street a hoard of 13 medieval coins, dating to the 15th century, was found (HER11067).

Cartographic evidence shows that prior to the mid-19th century a different building stood on the DA. It had a U-shaped stable block to the rear of the plot in the area of the current garages. Sometime after 1850 this was replaced by the current buildings which originally had a one-storey range of outhouses along the northern and southern boundaries of the plot.

20-22 Lake Street has been considerably altered internally with some external alterations of the rear façade of the building. The building was last used as a doctors' surgery and had been adapted to this use.

#### **1.4 Project Objectives**

The purpose of the archaeological investigation was to make a full record of any archaeological remains impacted by the development, and to place them within their cultural and environmental setting. The general aims of the investigation were to:

- monitor all groundworks that had the potential to reveal archaeological remains; and
- investigate the location, extent, date, character, condition, significance and quality of archaeological deposits encountered within them.

The research framework for Bedfordshire states that very little is known about the county's small towns. Basic work on their origins and development is required in order to understand their socio-economic role in a wider county and regional context (Oake 2007, 14). This is a research aim that certainly applies to Leighton Buzzard and the site at 20-22 Lake Street, which is positioned at the edge of the



medieval settlement core. The specific aims of the archaeological fieldwork were to investigate:

- whether there was any evidence for medieval ‘backyard’ activity within the DA, possibly in the form of rubbish pits, boundary ditches and structures;
- whether there was any evidence for the buildings that stood on the site prior to the current town houses and which are shown on the 1840 tithe and 1848 enclosure map, as well as the demolished outhouses belonging to the current buildings which are shown on late 19th-century and early 20th-century OS maps.





## 2. METHODOLOGY

Archaeological observation and investigation during the groundworks took place on the 8th and 9th November 2016. All groundworks with the potential to impact archaeological remains were monitored. Figure 2 shows the all-features plan and recorded sections.

Works included demolition of the existing garages (Figure 3) and the removal of their foundations, as well as ground reduction and excavations for new foundations, services and the new car parking spaces (Figure 4). A detailed methodology is provided in the Written Scheme of Investigation (Albion 2016).

Deposits encountered were investigated and recorded in accordance with Albion's *Procedures Manual*. Spoil heaps were checked on a regular basis for artefact recovery.

Throughout the project the standards set out in the following documents were adhered to:

• Albion Archaeology	<i>Procedures Manual: Volume 1 Fieldwork</i> (2nd edn, 2003).
• CIfA	<i>Charter and by-law; Code of conduct</i> (2014)
	<i>Standard and guidance for an archaeological watching brief</i> (2014)
	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i> (2014)
• EAA	<i>Standards for Field Archaeology in the East of England</i> (2003)
• Historic England	<i>Management of Research Projects in the Historic Environment (MoRPHE) Project Managers' Guide</i> (2015)
	<i>Environmental Archaeology: A guide to the theory and practice of methods, from sampling and recovery to post-excavation</i> , (2nd edn, 2011)
• Luton Culture	<i>Procedure for preparing archives for deposition with Luton Culture</i> (2013)



### 3. RESULTS

---

#### 3.1 *Introduction*

Groundworks comprised the excavation of strip foundation trenches, within the footprint of the new building (Figures 1, 2 and 4). No archaeological features pre-dating the modern period were found.

The results of the archaeological work are summarised below. Details of all the deposits and features encountered are contained within Appendix 2.

#### 3.2 *Overburden and Undisturbed Geological Deposits*

Overburden was 0.65m thick and comprised a concrete yard surface (1), tarmac footpath (12) and levelling layers (2), (3) and (13). Layers (2) and (13) comprised grey sand, specifically laid down as bedding material for the hard surfaces above. Layer (3) was a thicker levelling deposit or external dump, comprising mixed mid-grey-brown silty sand with moderate brick, concrete and mortar fragments, possibly a demolition dump. The layers had a combined thickness of 0.65m and lay directly above the geological deposits.

Undisturbed geological deposits comprised friable mid-orange-yellow sand (4).

#### 3.3 *Modern Archaeological Features*

Excavation of the south-west corner of the new strip foundations revealed a small, rectangular concrete structure (6) that was 2m long, 1.4m wide and 1.6m deep (Figures 5 and 6). A 0.6m-wide entrance passage with concrete walls lay to the north-east, turning a sharp right-angle before it met the structure. The floor and walls of the structure were made of concrete and were 0.15m thick; the entrance walls were 0.12m thick. The roof of the structure had been removed and the majority of the structure lay below present ground level.

The remains of a brick wall foundation (10) of the demolished garages were recorded in the south-east corner of the strip foundations (Figure 7). It was built of modern machine-made bricks and cement mortar. It was only recorded in section.



## 4. CONCLUSIONS

---

The investigations revealed no features pre-dating the modern period. There was no evidence of the structures in the back yard of 20-22 Lake Street shown on earlier OS maps, but their demolition may have contributed to the formation of levelling layer (3).

The nature and materials of the small concrete structure (6) suggest that it may have been an air raid shelter. Anticipating the outbreak of the Second World War the government passed the Air Raid Precautions (ARP) Act in 1937, which meant that local government had to provide shelter and take precautions against gas attacks.

Shelters could be in the form of corrugated iron and steel Anderson shelters, issued by the government, or of a 'trench' design which, amongst other materials, often used prefabricated concrete and steel to provide walls and ceilings. The shelters were then covered with spoil that had been excavated from the original trench (Lowry 1996). The shelter at 20-22 Lake Street seems to fit this design. Its roof must have been removed during the remodelling of the yard and construction of the garages in the mid-20th century. The shelter had not previously been known about and represents a structure of low significance.

None of the deposits or features revealed during the groundworks have the potential to address local or regional research frameworks (Brown and Glazebrook (eds.) 2000; Medlycott 2011; Oake et al. 2007).

The project archive will be deposited with Luton Culture (entry no. LTNMG 1249). This report will be uploaded onto the OASIS website under reference no. albionar1-249262.



## 5. BIBLIOGRAPHY

---

- Albion Archaeology, 2001, *Procedures Manual Volume 1 Fieldwork*, 2nd ed.
- Albion Archaeology, 2015, *20-22 Lake Street, Leighton Buzzard, Bedfordshire. Heritage Statement*. Report no: 2015/121.
- Albion Archaeology, 2016, *20-22 Lake Street, Leighton Buzzard, Bedfordshire. Written Statement of Investigation*. Report no: 2016/85 v1.1.
- British Geological Survey 2017, *Online Viewer*. Available at: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>. [Accessed: 21 February 2017].
- Brown, N. and Glazebrook, J., 2000, *Research and Archaeology: A Framework for the Eastern Counties — 2 Research Agenda and Strategy*, East Anglian Archaeology Occasional Paper 8
- Historic England, 2015, *Management of Research Projects in Historic Environment. Historic England Guidelines*, available online at: <https://www.historicengland.org.uk/publications/morphe-project-managers-guide>. [Accessed: 31 May 2016]
- English Heritage, 2011, *Environmental Archaeology: A guide to the theory and practice of methods, from sampling and recovery to post-excavation*, available online at: <http://www.historicengland.org.uk/publications/environmental-archaeology-2nd>. [Accessed: 31 May 2016]
- Lowry, B (ed), 1996, *20th Century Defences in Britain: An Introductory Guide*. York Council for British Archaeology, Practical Handbooks in Archaeology no 12.
- Medlycott, M. 2011, *Research and Archaeology Revisited: a revised framework for the East of England*, East Anglian Archaeology 24
- Oake, M., Luke, M., Dawson, M., Edgeworth, M. and Murphy, P., 2007, *Bedfordshire Archaeology. Research and Archaeology: Resource Assessment, Research Agenda and Strategy*, Bedfordshire Archaeology Monograph 9
- Oake, M., 2007, 'Research Agenda and Strategy', in Oake, M., Luke, M., Dawson, M., Edgeworth, M. and Murphy, P., *Bedfordshire Archaeology. Research and Archaeology: Resource Assessment, Research Agenda and Strategy*, Bedfordshire Archaeology Monograph 9
- Page 1912, 'Parishes: Leighton Buzzard', in *A History of the County of Bedford: Volume 3*, ed. William Page (London, 1912, 399-417) <http://www.british-history.ac.uk/vch/beds/vol3/pp399-417> [accessed 06 March 2017]



## 6. APPENDIX 1: OASIS FORM

### OASIS ID: albionar1-249262

#### Project details

Project name	20-22 Lake Street, Leighton Buzzard
Short description of the project	Watching brief on demolition of existing garages and construction of 2x1-bed mews style dwellings and car parking. Revealed no archaeological features pre-dating the modern period. A rectangular, below-ground concrete structure measuring 2m x 1.4m in width and 1.6m in depth was recorded in the south-western corner of the new foundation trenches and may represent a small air-raid shelter.
Project dates	Start: 09-11-2016 End: 10-11-2016
Previous/future work	No / No
Any associated project reference codes	LS2688 - Contracting Unit No. LTNMG 1249 – Museum Entry No CB/15/04899/FULL - Planning Application No.
Type of project	Recording project
Monument type	AIR RAID SHELTER Modern

#### Project location

Country	England
Site location	BEDFORDSHIRE SOUTH BEDFORDSHIRE LEIGHTON LINSLADE 20-22 Lake Street, Leighton Buzzard
Study area	156 Square metres
Site coordinates	TL 9229 2496 51.889463104736 0.794658760614 51 53 22 N 000 47 40 E Point

#### Project creators

Name of Organisation	Albion Archaeology
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	Albion Archaeology
Project director/manager	Robert Wardill
Project supervisor	Marcin Koziminski

#### Project archives

Physical Archive Exists?	No
Digital Archive recipient	Luton Culture (formerly Luton Museum)
Digital Media available	"Images raster / digital photography", "Text"



Paper Archive recipient	Luton Culture (formerly Luton Museum)
Paper Media available	"Context sheet", "Correspondence", "Drawing", "Photograph", "Plan", "Report", "Section"

### Project bibliography 1

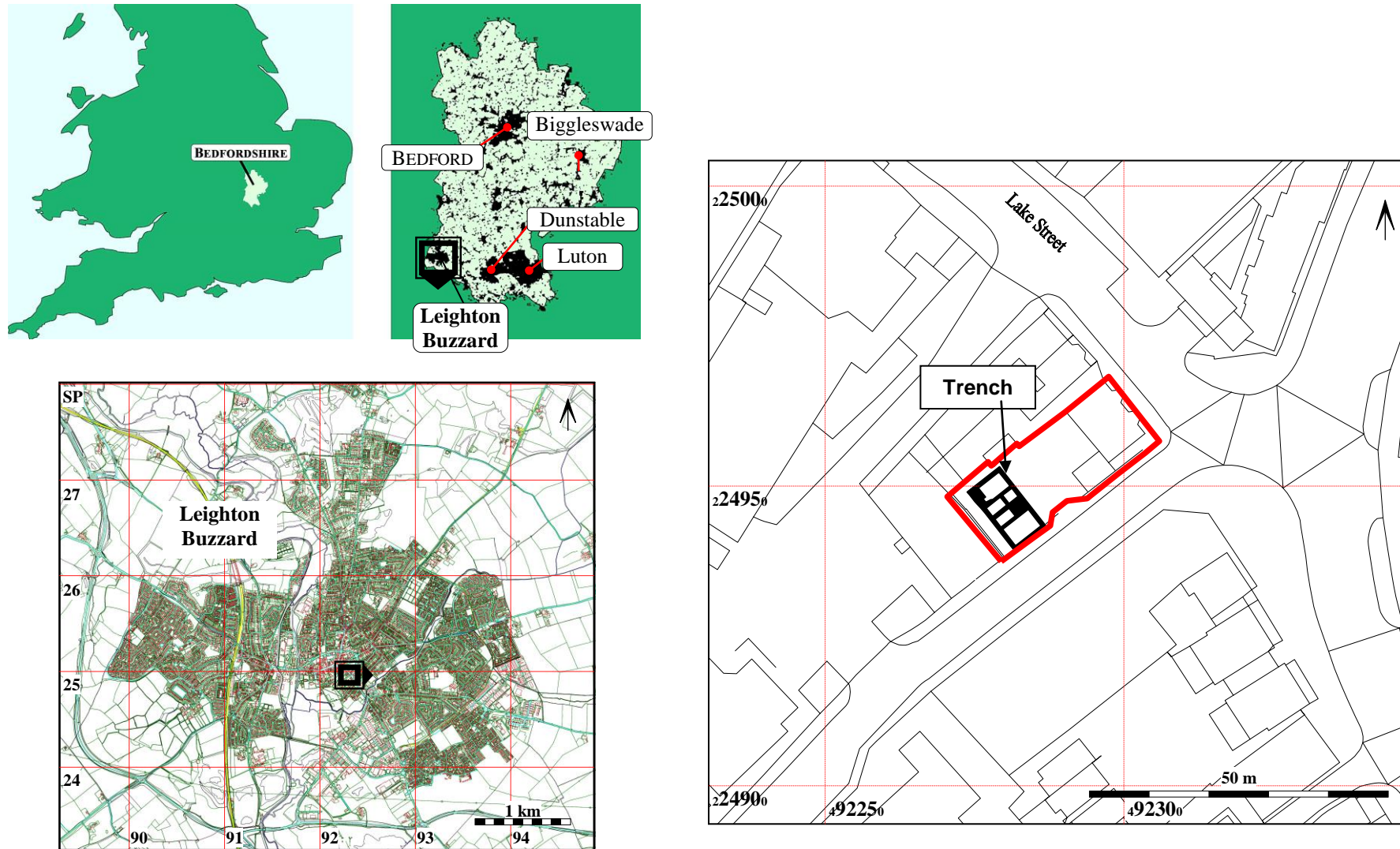
Publication type	Grey literature (unpublished document/manuscript)
Title	20-22 Lake Street, Leighton Buzzard, Bedfordshire: Archaeological Observation, Investigation, Recording, Analysis and Publication
Author(s)/Editor(s)	Meckseper, C.
Other bibliographic details	Report no: 2017/30
Date	2017
Issuer or publisher	Albion Archaeology
Place of issue or publication	Bedford
Description	Ring bound report with white and red Albion logo cover.
Entered by	Christiane Meckseper
Entered on	22 February 2017



## 7. APPENDIX 2: CONTEXT DATA

Area: 1  
 Extent (ha): 0.015  
 OS Co-ordinates: SP9229024960  
 Description: Footings for new buildings.

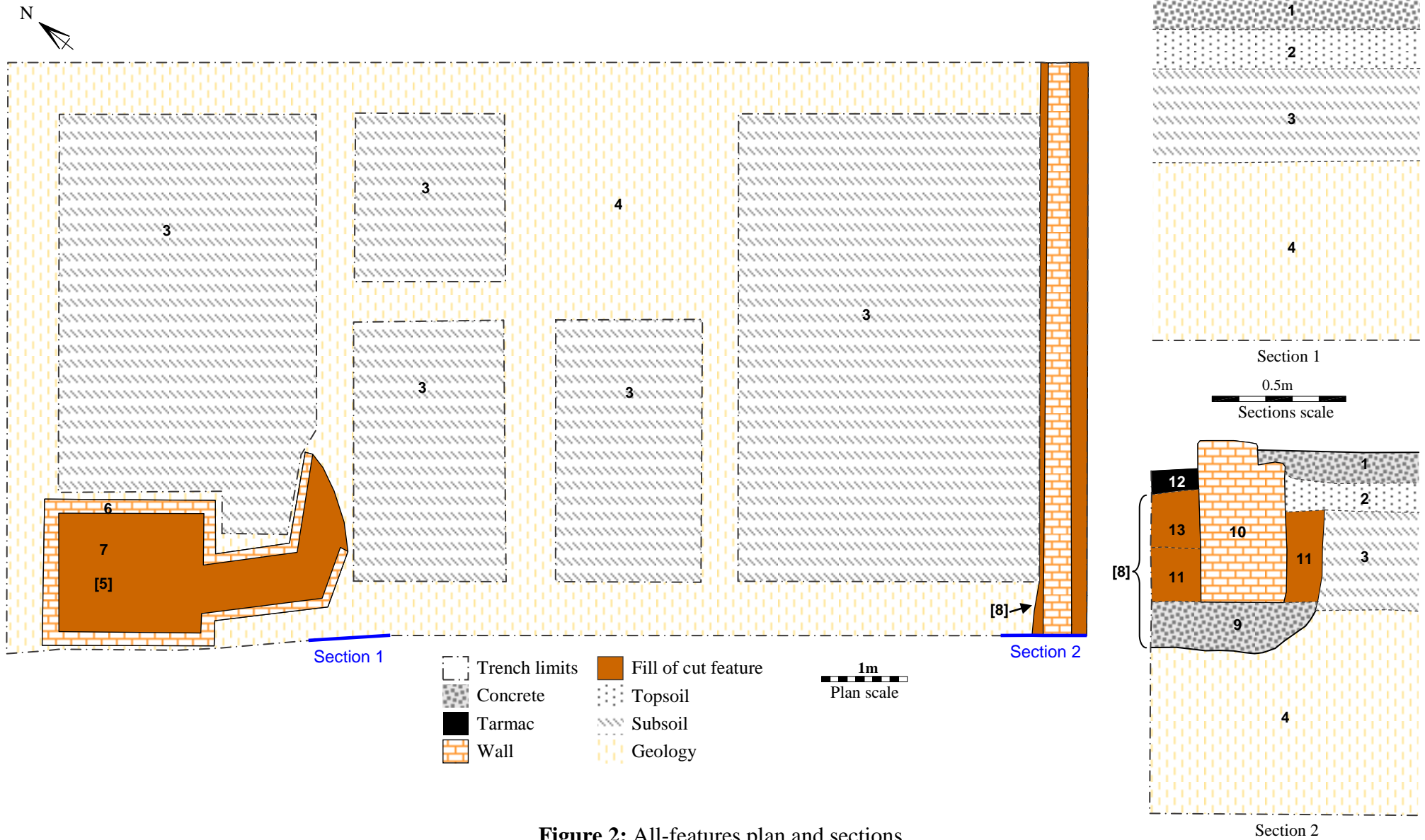
Context:	Type:	Description:	Excavated:	Finds Present:
1	Surface	Hard light grey concrete. 150mm thick. External yard surface.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Levelling layer	Compact mid grey sand frequent small-large CBM, frequent small-medium concrete. 150mm thick. Modern levelling layer below tarmac.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Levelling layer	Compact mid grey brown silty sand moderate small-large CBM, moderate small-medium concrete, moderate small-medium mortar. 350mm thick. Levelling layer, possibly using dumped demolition material from elsewhere.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Natural	Friable mid orange yellow sand	<input type="checkbox"/>	<input type="checkbox"/>
5	Feature	Rectangular sides; vertical base; flat dimensions; max breadth 1.6m, max depth 1.4m, max length 2.m. Construction cut for concrete structure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Concrete	Hard light grey concrete. Underground structure of reinforced concrete with evidence of timber shuttering. Concrete walls and floor 150mm thick. Structure is NW-SE aligned with entrance to SE. Entrance walls 100mm thick.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Fill	Friable mid grey sandy rubble frequent small CBM, frequent small-medium concrete. Backfill of concrete structure (6) with demolition material after disuse. Fill also contains fragments of metal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Wall	Linear sides; vertical base; flat dimensions; max breadth 0.64m, min depth 0.8m. Construction cut for wall.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Wall	Hard mid grey white. 200mm thick. Concrete base for wall footings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Wall	Brick wall, three courses of brick survive. Bricks measure 220x110x79mm with concrete mortar. Remains of backyard structure demolished as part of the development works.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Fill	Friable mid brown grey sand moderate small-large CBM, moderate small-large stones. Backfill of wall construction cut.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Tarmac	Hard dark black tarmac. 80mm thick. Pavement surface.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Levelling layer	Compact mid yellow brown sand moderate small stones. 220mm thick. Levelling layer below tarmac (12).	<input checked="" type="checkbox"/>	<input type="checkbox"/>



**Figure 1: Site location**

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





**Figure 2: All-features plan and sections**



**Figure 3:** View of garages pre-demolition  
(looking south-west out of top window of 20-22 Lake Street)



**Figure 4:** Site of garages following demolition and excavation of new foundation trenches  
(looking north-west)





**Figure 5:** Air-raid shelter, looking north-west



**Figure 6:** Air-raid shelter, looking south-east



**Figure 7:** Wall foundation, looking north-east



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

**Telephone** 01234 294000  
**Email** [office@albion-arch.com](mailto:office@albion-arch.com)  
[www.albion-arch.com](http://www.albion-arch.com)

