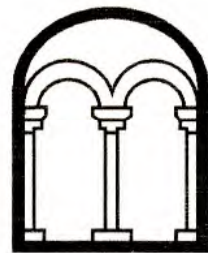


**21 REGENT STREET
DUNSTABLE
BEDFORDSHIRE
HERITAGE STATEMENT**

Albion
archaeology



**21 REGENT STREET
DUNSTABLE
BEDFORDSHIRE**

HERITAGE STATEMENT

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Produced for:
Richard Lloyd

On behalf of:
Sean Hoare of ECL Engineering



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

Albion Archaeology is grateful to Richard Lloyd for commissioning this report.

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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 asset assessment. Section 3 contains the assessment of all heritage assets within the study area while Sections 4 and 5 focus on the impact of the proposed development on known and potential assets within the development area. Section 6 is the bibliography.



Key Terms

Throughout this report the following abbreviations are used:

Albion	Albion Archaeology
Architect	Richard Lloyd
BLARS	Bedfordshire and Luton Archives and Record Service
CA	Conservation Area
CBC	Central Bedfordshire Council
CIfA	Chartered Institute <i>for</i> Archaeologists
Client	Sean Hoare of ECL Engineering
DBD	Designation Bedfordshire
DCMS	Department for Culture, Media and Sport
EBD	Events Bedfordshire
EH	English Heritage
EUS	Extensive Urban Survey
HELM	Historic Environment Local Management
HER	Historic Environment Record for Central Bedfordshire
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PAS	Portable Antiquities Scheme
PDA	Proposed development area



Non-technical Summary

ECL Engineering are preparing a planning application for the construction of a new dwelling to the rear of 21 Regent Street, Dunstable, Bedfordshire, LU6 1LP.

As part of this work, Albion Archaeology has been commissioned to prepare this desk-based heritage statement. Its purpose is to characterise the nature, date and likely 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.

The PDA lies just within Dunstable Conservation Area and c. 380m north-west of the main town crossroads that defined the core of Roman Durocobrivis. The medieval settlement of Dunstable, as defined in the HER, also encompasses the DBA. West Street (A505) and High Street (A5), follow the line of the prehistoric Icknield Way and Roman Watling Street; the PDA is situated c. 110m south-west of the latter.

The study area contains a number of designated and undesignated heritage assets, dating to the prehistoric, Roman, medieval and post-medieval periods. They comprise buildings along and behind High Street and West Street and archaeological features uncovered during the 20th-century redevelopment of Dunstable. A Grade II listed house on West Street represents the earliest extant heritage asset within the study area. The scheduled site of the 12th-century Dunstable Priory and associated extant conventual church lie outside the 500m study radius. So far, no Anglo-Saxon activity has been identified within the study area.

Other heritage assets comprise prehistoric and Roman find spots, levelled prehistoric round and long barrows, a prehistoric trackway and post-medieval and modern designated and undesignated buildings. The most relevant to the PDA, in terms of proximity, are a former round barrow and undesignated 19th-century houses immediately to the south-west at 21 Regent Street and 66-70 Edward Street. No below-ground Roman or medieval activity has so far been identified adjacent to the PDA.

The PDA lay within the town's open field system from at least as early as 1762, but by 1884 it had become part of the curtilage of 21 Regent Street and 66-70 Edward Street. Currently, the PDA comprises an area of hard-standing and the rubble remains of demolished outbuildings to the rear of the above-mentioned properties. Given its small size and former development of the site, the potential of finding heritage assets of any period on the PDA is assessed as no more than moderate.

The proposed development is for a two-storey, one-bedroom property that will be constructed at the north end of the PDA. A garden area will be located to its rear. The layout of the PDA will also incorporate a single car-parking space, two bike racks and an on-site waste area. The proposal also includes the removal of an existing tree on the pavement in front of the PDA, which will be replaced with a new healthier and repositioned tree.



The greatest impact of the proposed development will be new foundations associated with the dwelling, but also the removal of the tree at the front of the PDA, depending on how it is removed.

Development within the PDA could, theoretically, have an impact on the setting of 21 Regent Street (HER 6326) and 66-70 Edward Street (HER6258). However, the significance of the setting of all three buildings is their location on the road frontage. The proposed building within the PDA will not have an impact on this.

The conservation area appraisal (CB 2010) has also highlighted that part of the character of the north-west quadrant of Dunstable are the 19th-century terraces. The proposed design and fabric of the building will be sympathetic to the adjacent terraced houses and will not break the current visual line of terraced houses on Regent Street.

The potential and significance of heritage assets to survive on the PDA and the impact (and significance of that impact) of the proposed development are summarised in the table below:

Period	Potential for finding heritage assets	Significance of asset	Potential impact	Significance of impact (before mitigation)
Prehistoric (pre-43 BC)	Low	Low	Low to high	Slight
Roman (43 BC–AD 410)	Low to moderate	Moderate	Low to high	Slight / moderate
Anglo-Saxon to medieval (410–1550)	Low	Low to moderate	Low to high	Slight / moderate
Post-medieval (1550–1900)	Low to moderate	Low	Low to high	Slight
Modern (1900–present)	Negligible	Negligible	Low to high	Neutral / slight
Setting	n/a	n/a	No change	Neutral

Any direct impact of the proposed development on potential buried archaeological remains could be mitigated by measures to investigate and record the presence/absence, nature and significance of the potential archaeological assets.

The proposed development would have a neutral impact on the setting and significance of adjacent heritage assets in this part of Dunstable.



1. INTRODUCTION

1.1 *Planning Background*

ECL Engineering are preparing a planning application for the construction of a new dwelling to the rear of 21 Regent Street, Dunstable, Bedfordshire, LU6 1LP (CB/15/03803/FULL).

As part of this work, Albion Archaeology has been commissioned to prepare this desk-based heritage statement. Its purpose is to characterise the nature, date and likely 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 2012 the government issued the new *National Planning Policy Framework* (NPPF). This assessment has been drafted in accordance with Policy 128 of the NPPF.

1.2 *Site Location and Description*

Dunstable is situated in South Bedfordshire, with Luton 7km to the east and Leighton Buzzard 9.7km to the north-west. The north-eastern edge of Dunstable merges with Houghton Regis. Regent Street lies to the north of the centre of Dunstable, c. 400m north-west of the intersection of the town's two principal roads — the High Street (A5) and West Street/Church Street (A505) (Figure 1). Regent Street leads south-west from High Street North (A5).

The proposed development area (PDA) lies at the south-west end of Regent Street, on the south side. It currently comprises a mix of tarmac and concrete hard-standing, upon which several piles of rubble are situated (Plates 1 and 2). It is bounded to the south-west by two parking areas and the garden of 21A Regent Street, whilst to the north-east it abuts the terrace house at 19 Regent Street.

Dunstable lies on the northern edge of the chalk escarpment of the Chiltern Hills, with an underlying solid geology of Holywell Nodular Chalk Formation and New Pit Chalk Formation¹. The topography of the area is undulating with a number of ridges and valleys. Dunstable town centre lies on relatively level, higher ground and the PDA lies at 142–147m OD. It is centred on grid reference TL 015638 223589.

¹ Contains British Geological Survey materials © NERC 2014



2. OBJECTIVES OF THE HERITAGE ASSET ASSESSMENT

2.1 Planning Policy and Research Frameworks

National and regional planning policy and research frameworks provide the context 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 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).

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.

The NPPF is accompanied by a set of Good Practice Advice notes, issued by Historic England (HE 2015a, b and c).

2.3 Research Frameworks

English Heritage (now Historic England) 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 Historic England website².

Research frameworks that have been devised for the region are *Research and Archaeology: A Framework for the Eastern Counties – 2 Research Agenda and Strategy* (Brown and Glazebrook 2000), *Research and Archaeology*

² <https://www.historicengland.org.uk/>



Revisited: a revised framework for the East of England (Medlycott 2011) and specifically for Bedfordshire: *Bedfordshire Archaeology. Research and Archaeology: Resource Assessment, Research Agenda and Strategy* (Oake et al 2007).

These documents provide a comprehensive chronological review of the historic environment as investigated so far within Bedfordshire and the eastern counties as well as establishing 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.

The relevant research aims for each period are discussed in Section 4.

2.4 Methodology

This report was prepared in accordance with the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (2014) and Central Bedfordshire Council's *General guidance for the preparation of archaeological desk-based assessments* (CBC 2012).

The study identifies known heritage assets within the proposed development area and within a 500m buffer of its boundary (Figures 2 and 3). This search radius is referred to as the "study area". The proposed development area is referred to as either the PDA or "the site". The assessment also considers the likely impact of development on hitherto unidentified heritage assets that may potentially be affected by development within the PDA.

The criteria for assessing significance and impact are based on those formulated by the Design Manual for Roads and Bridges, Volume 11, Part 3 (Cultural Heritage)³. They are listed in Appendix 4.

During the preparation of this document, the sources of information listed below were consulted.

2.4.1 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 ("events"), find spots, including data collected by the Portable Antiquities Scheme (PAS), and buildings of historical and archaeological significance.

The HER contains information specific to Central Bedfordshire and is maintained by Central Bedfordshire Council, Chicksands. A recent report for English Heritage/Historic England has advised that locally maintained HERs should be 'the first point of call for and primary trusted source of investigative research data and knowledge' (Oakleigh Consulting 2015). This document, therefore, uses the HER reference numbers for identifying heritage assets.

³ Available at: <http://www.standardsforhighways.co.uk/dmrb/vol11/section3/ha20807.pdf> [Accessed 04/01/2016]



The HER search reference number for this study is 201516/244.

2.4.2 Previous archaeological investigations

Information on previous archaeological investigations is held in the HER and either catalogued under its relevant HER number and/or additionally under its own “Event”. Information from previous archaeological investigations can give valuable evidence as to the presence, absence, nature and date of below-ground heritage assets within a given area of investigation. “Event” numbers given in this report are prefixed “EBD” (Events BeDfordshire).

2.4.3 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.

2.4.4 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) and National Library of Scotland online (NLS). The BLARS is maintained by Bedford Borough Council and Central Bedfordshire Council. A digital source of the Ordnance Survey map series for England and Wales are available online by NLS. A list of the cartographic sources consulted for this assessment is given in Appendix 3.

2.4.5 Walk-over survey

As part of the heritage asset assessment a preliminary walk-over survey of the site was undertaken on 23rd December 2015. It was undertaken 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 issues of setting and views.



3. HERITAGE ASSET ASSESSMENT

3.1 Known Archaeological and Historical Assets

3.1.1 Introduction

Figures 2 and 3 should be viewed in conjunction with this text, which reviews the known archaeological and historical heritage assets within the PDA and wider study area.

For the purposes of this document, the heritage assets listed below are presented in chronological order from prehistoric to modern. Lists of all heritage assets and events recorded by the HER within the study area are contained within Appendices 1–3.

The history and archaeology of Dunstable is discussed extensively in the Dunstable Extensive Urban Survey (Albion Archaeology 2003). The most salient information is reproduced below. In short, there is good potential for the PDA to produce evidence for the Roman, medieval and post-medieval development of Dunstable.

3.2 Designated Heritage Assets

3.2.1 Conservation Area

The core of Dunstable became a designated Conservation Area (CA) in 1976, with subsequent revisions in 1990, 1993 and 1995 (DBD6475). It covers an area of 28.067ha and contains architectural, historic and environmental features of special interest (CBC 2010), including 51 listed buildings and a scheduled ancient monument. The aim of the appraisal was to identify the factors that deserve to be preserved or enhanced.

The junction of the A5 and A505 lies at the centre of the CA, which is significant to the historic layout of the town. From here the boundaries include development adjacent to these roads for a distance of up to 600m in all directions. The Augustinian Priory of St Peter (HER 131, DBD1004676) to the south-east and the post-medieval landscaped park (HER 9431) on the north-east edge of the town are also included in the CA.

The PDA lies just inside the north-western edge of the CA.

3.2.2 Scheduled Ancient Monuments

There are no scheduled monuments or registered parks and gardens in the study area.

However, the area of the former Augustinian Dunstable Priory (DBD1004676), c. 560m to the south-east of the PDA, is scheduled. The priory building no longer exists, but associated earthworks are visible in Priory Gardens to the south-east of the crossroads. The conventual church built in the



second half of the 12th century still stands on the site. A more detailed description is presented in the relevant chronological section below (3.3.5).

3.2.3 Listed Buildings

There are 35 listed buildings, all of them Grade II listed, within the study area. The buildings will be discussed in detail in the relevant chronological section (3.3.6) and are summarised below.

- DBD8 - Methodist Church. Built in 1909 by G E Withers.
- DBD9 - 34, 36 and 38 West Street. Building that dates from the 15th century.
- DBD12 - 24 High Street South. Shop of 19th-century (or earlier) date.
- DBD13 - 26 High Street South. 17th-century shop/house.
- DBD14 - 28 High Street South. 19th-century shop.
- DBD15 - 30 High Street South. 19th-century shop.
- DBD23 - 5 Ickniel Street. Early to mid-19th-century house.
- DBD24 - 7 Ickniel Street. Mid-19th-century house.
- DBD36 - The Plume of Feathers Public House, 6 West Street. 18th-century origin.
- DBD46 - Strict Baptist Chapel, St Mary's Gate. Built 1849.
- DBD94 - 4 High Street South. House/shop of 17th-century origin.
- DBD104 - 12 and 14a West Street. 18th-century pair of houses.
- DBD119 - 16-20 West Street. Restored 18th-century house/shop.
- DBD124 - 26 and 26a West Street. 18th-century houses.
- DBD135 - The Old Sugar Loaf Inn, 46 High Street North. Built *c.* 1717
- DBD163 - The Borough Arms, 24 Albion Street (and 2 Edward Street). 19th-century public house.
- DBD164 - 26 Church Street. Late 18th-century or early 19th-century front to early timber framed building.
- DBD171 - 9-15 Edward Street. Terrace of two pairs of 19th-century brick houses.
- DBD174 - 29 and 31 Edward Street. 19th-century brick building.
- DBD181 - 20 High Street North. Shop, possibly originally part of an inn, *c.* 1600. Extensively altered and re-fronted in the 19th century.
- DBD182 - 36 and 36a High Street North. 19th-century bank building.
- DBD183 - 38 and 40 High Street North. 19th-century shop building.
- DBD184 - 42 High Street North. 19th-century shop.
- DBD201 - 19 High Street South. Shop/house of 16th-century origin.
- DBD3137 - 13 High Street North. Early 17th-century gatehouse.
- DBD3154 - Baptist Chapel, West Street. Baptist Chapel built 1847.
- DBD1898 - Grove House, High Street North. Building of 17th-century origin.
- DBD1899 - Dunstable Grammar School, High Street North.
- DBD1932 - 52 and 54 Edward Street. Pair of houses.
- DBD1935 - Outbuilding of the Old Sugar Loaf Hotel, 44 High Street North. 18th-century shop.
- DBD1937 - 48 High Street North. 19th-century building.



- DBD1942 – 81 High Street North. Early to mid-19th-century building.
- DBD2728 - Former Union Cinema (now union social club), 51 High Street. 20th-century building.
- DBD2246 - Windmill, West Street. Late 18th- or early 19th-century windmill, now without sails.
- DBD3553 - 1 and 3 Ickniel Street (Ickniel Terrace). Early to mid-19th-century houses.

3.3 Heritage Assets

3.3.1 Previous archaeological investigations

A large number of archaeological investigations have taken place within the study area, in particularly to the north-east of High Street North and West Street (A5) where a great deal of redevelopment has taken place (Appendix 2).

The earliest recorded excavation was carried out in 1963 (EBD 747) in the north-east quadrant of the town, adjacent to the main crossroads. This revealed clear evidence of Roman *Durocbrivis* (HER 135) for the first time, including a cremation burial and several wells that contained Roman material. A length of metalled roadway was also identified and considered to be part of Ickniel Way, now West Street (A505).

Other large excavations to the east of High Street North, such as EBD471, 479, 763–4, have revealed further evidence of Iron Age, Roman and medieval occupation.

The nearest investigation to the PDA was an evaluation carried out in 2006 at 40-50 Edward Street, c. 60m to the south-east (EBD 69). No significant archaeological remains were identified, other than a pit of post-medieval or later date. The closest Iron Age and/or Roman remains to the PDA were identified at Brook Close, c. 265m to the west (EBD320, 321), and c. 280m to the east (EBD 474) at the former site of Queensway Hall, High Street North.

3.3.2 Prehistoric (before AD 43)

Dunstable lies on the ancient route of Ickniel Way (HER 353) that crosses Bedfordshire on a broadly north-east to south-west alignment. It was present by the Iron Age, but could be Neolithic in origin. The PDA is situated 340m to the north of this route.

The site of a possible long barrow (HER 129), known from 19th- and 20th-century sources, exists 260m to the north-west of the PDA, on Union Street. However, no evidence of a mound was found during archaeological trial trenching in 2000 (EBD320, 321). A round barrow (HER 128) is also recorded in the HER on Edward Street, c. 60m north-west of the PDA, but has since been built on.

The south-east extent of a 'prehistoric' trackway (HER 12290) has been recorded 200m to the west of the PDA. It was postulated on the basis of a cropmark that, according to 19th- and 20th-century documentary sources,



extended from the long barrow on Union Street to the south-west entrance of Maiden Bower.

Other heritage assets of this period are find spots recorded by the Portable Antiquities Scheme (PAS). These comprised Palaeolithic flints and hand-axes (HER 12286) identified *c.* 200m to the north-east of the PDA and Neolithic flint implements (HER 1444) found to the north of West Street. Two Iron Age coins (HER 1386) were recorded 160m to the west of the PDA.

3.3.3 Roman (AD 43–410)

Dunstable is named as *Durocbrivis* (HER 135) in the Antonine Itinerary, a Roman road book describing routes and the towns along them throughout the Roman Empire (Simco 1884, 30). The settlement was focussed on the crossroads of Watling Street (HER5508, (A5)) and Icknield Way (HER 353, Viatores road 168) and the core of the town seems to have radiated out from this point for a distance of around 400m.

The PDA lies *c.* 370m to the north-west of the crossroads, just outside the core of the Roman town as indicated in the Extensive Urban Survey of Dunstable (Albion Archaeology 2003)

Since the large-scale re-development and expansion of Dunstable from the mid-20th century onwards, a considerable quantity of Roman remains have been excavated and recorded (Appendix 2) within the centre of the town, particularly near the crossroads, proving the existence of a sizable regional centre.

Occupational remains, such as a well (HER 11274/EBD564), ditches and pits (HER 11276, HER 14963/EBD959) have been identified, as well as denser areas of activity to the north (HER 11270/EBD747, HER 14964/EBD727, HER16077/EBD720) and south (HER 11273/EBD742) of West Street. Part of a road surface (HER 7099) was uncovered on the west side of Watling Street during drainage works in 1901.

Burials have been uncovered in two locations on Albion Street (HER 150, 14964/EBD727), within 220m of the PDA. Outside of the town an early Roman cemetery was recorded west of High Street North (HER 17802/EBD 479, 763-4), 280m north-east of the PDA, whilst just 200m to the south of the PDA possible Roman burials were found on Princes Street (HER 122/EBD586).

There are also a number of recorded Roman find spots comprising pottery (HER11275) and metal objects (HER 11275, 11279, 11283, 11279), such as coins. The most relevant to the PDA, in terms of distance, was a coin (HER 11283) found in a garden on Union Street, *c.* 180m to the west of the PDA, and a harness mount (HER 17796) found *c.* 130m to the south-west at 68 Princes Street.



3.3.4 Anglo-Saxon (410–1066)

The decline of Roman *Durocbrivis* is likely to have taken place during the late 4th or 5th century when Roman urban life essentially came to an end. Dunstable is not mentioned in the Domesday Survey of 1086 and evidence of Saxon activity identified so far has been restricted to the north-west part of the modern town (*e.g.* the Marina Drive cemetery, HER 152), some 1.6km from the PDA, and *c.* 2km to the north at Puddlehill. At present, there is little evidence for continuity between the Roman and Saxon settlements and no HER records for this period exist within the study area. It is plausible, however, that some settlement remained at this location given the continued use of Ickniel Way and Watling Street.

3.3.5 Medieval (1066–1550)

The medieval settlement of Dunstable (HER 16986) developed around the same Ickniel Way/Watling Street crossroads as Roman *Durocbrivis*, sometime before 1119. In the years after the decline of the Roman town the area had become uncultivated and wooded, posing risks to travellers using Watling Street (Page 1912). In response to this, Henry I ordered the trees to be cut down and encouraged settlers to the area.

The PDA lies in the northern part of the medieval core (HER 16986), as defined in the HER. Union Street, *c.* 141m to the north of the PDA, is considered to mark the northern boundary of the town that was enclosed by a ditch.

Henry I established a royal residence within the town, known as Kingsbury (HER 148) and broadly located on the north side of West Street, east of the crossroads. At Christmas 1131–32 Henry I founded the Augustinian Priory of St Peter (HER 131, DBD 1004676), *c.* 560m to the south-east of the PDA. The priory no longer exists, but the scheduled earthworks pertaining to the building and the associated conventual church are located within Priory Gardens, between High Street South and Church Street.

Only one extant medieval building exists within the study area: a Grade II listed 15th-century building on the north side of West Street (DBD9), *c.* 300m to the south-east of the PDA.

Buried features, such as kilns, pits and ditches, have been recorded at a number of locations within the study area, including on Chapel Walk (HER 11280, EBD740) and St Mary's Street (HER 11273, 17723/EBD742, 746) and to the west (HER 14964/EBD727, HER16077/EBD720) and east (HER 15212/EBD1262) of High Street North. The faint remains of a medieval building (HER 16101) have also been identified at Blacksmiths Court, Mathew Street, *c.* 190m to the south-east of the PDA.

In the second half of the 12th century a cross (HER 134) was erected at the crossroads to commemorate Queen Eleanor, whose body was carried along this route to London, but it has since been demolished.



3.3.6 Post-medieval (1550–1900)

All of the built heritage assets within the study area are post-medieval in date and many are Grade II listed. The majority front onto the four main roads, but a number of buildings also line the roads to the west of High Street North, such as Edward Street and Albion Street.

The earliest extant buildings within the study area date to the 17th century and the majority are Grade II listed. Designated buildings have been recorded on High Street North (DBD13, 94, 201, 3137, 1898), including a shop that could have been part of an Inn dated to 1600 (HER 181) and a gatehouse/archway that led to the Anchor Inn (DBD3137/HER1692). The undesignated Red Lion Hotel (HER 1622) is also situated on the same road.

Three 17th-century buildings have also been recorded on West Street, comprising a shop (HER 6351) and two houses (HER 8476, 6320), but all have been demolished.

The majority of buildings, however, are dated to the 18th and 19th centuries. They comprise Grade II listed houses (DBD23, 24, 104, 119, 124, 164, 171, 174, 1932, 1937, 1942, 3553) on Icknield Street and the four main roads, shops (DBD 12, 14, 15, 183, 184) on High Street South and North and a bank (DBD182) on High Street North. An extensive list of undesignated buildings has also been recorded in similar locations within the study area (see Appendix 1).

The most relevant heritage assets to the PDA, in terms of their proximity, are the 19th-century house at 21 Regent Street, on the west side of the PDA, a row of three 19th-century houses (HER 6324, 6325) *c.* 30m to the east at 7, 9 and 11 Regent Street and a row of 19th-century houses at 66-70 Edward Street (HER 6258). All are undesignated. The nearest Grade II listed building is a 19th-century house (DBD1942) at the north-east end of Regent Street, 100m east of the PDA.

Dunstable's position on the A5 (Watling Street) meant that from the medieval period it prospered as a staging post on the route from London to the north-west. From the 17th century onwards many coaching inns were constructed along the High Street and West Street. The earliest extant inns comprise the Old Sugar Loaf Inn (DBD163), and an associated outbuilding (DBD1935), on High Street North, and the Plume of Feathers (DBD36) on West Street. The Grade II listed Borough Arms (DBD163) on Albion Street and the undesignated Nags Head (HER 6294) on High Street North are both 19th-century in origin. Two undesignated inns, now demolished, are also recorded in the HER: the 17th-century Red Lion Hotel (HER 1622) on High Street North and the 18th-century White Horse Inn (HER 6339) on Church Street.

A number of religious houses situated adjacent to the crossroads have also been listed, the earliest being the mid-19th-century Strict Baptist Church (DBD46) at St Mary's Gate and a Baptist Chapel (DBD 3154) on West Street. The churchyards (HER 9007, 9009) associated with the Baptist Chapels are



also heritage assets, but not listed. Two 19th-century undesignated churches have also been recorded in the HER: Christ Church (HER 13534) on Union Street and United Reform Church (HER 14492) on Edward Street. A 17th-century Quaker burial ground (HER 1445) has been recorded on West Street.

In 1887 a Grammar School (DBD1899) was built on High Street North and has since been Grade II listed.

Post-medieval industry within Dunstable is represented by a number of buildings and former sites. A Grade II listed late 18th- to early 19th-century windmill (DBD2609) is located *c.* 270m to the south-west of the PDA. Two former hat factories (HER 1628, 15254) are recorded on High Street North, along with Bennetts Brewery (HER 15559) and the site of a former gas works (HER 4342). Waterlow and Sons Printers (HER 19772) stood on George Street before it was demolished in the 1990s.

Post-medieval heritage assets have also been identified during archaeological investigations within the study area. The remains of two tile-kilns (HER3542), thought to have ceased production in 1707, were uncovered during an archaeological excavation on West Street in the 1970s. On Princes Street part of a post-medieval hollow-way (HER 16245) was identified during an evaluation (EBD586), whilst pits (EBD 720, 879) and a well (EBD744) have been identified at locations adjacent to West Street and High Street North.

The site of a former landscaped park (HER 9431) to the east of High Street North is known from early 19th-century maps, but much of the area has since been developed. At the entrance to the park on High Street North sits the 17th-century Grade II listed Grove House (DBD1898).

3.3.7 Modern (1900-present day)

A number of modern designated and undesignated buildings are recorded in the HER and comprise public buildings, such as cinemas (DBD2728, HER 15790), fire stations (HER15632, 20220) and the site of an old post office (HER 1673).

The largest category of public buildings is religious houses, situated on West Street (HER 13540), High Street North (HER 13541) and Waterlow Road (HER 15553). A Grade II listed Methodist Church (DBD8) and associated churchyard (HER 9008) also survive on the west side of High Street South.

3.4 Cartographic Evidence

This section contains a discussion of selected historical maps, illustrating the changes occurring on the site and in the general vicinity from the early 18th century onwards. Copies of the maps discussed below are bound towards the back of the report (Figures 4–9).



3.4.1 1762 Estate map of the Parish of Houghton Regis (Figure 4)

The earliest available map of Dunstable is the estate map of Houghton Regis, produced in 1762. It shows houses fronting onto High Street and West Street in some detail, but identifying known heritage assets is problematic due to the scale and style of the depictions. The most recognisable landmarks are the conventual church in Priory Gardens to the south-east of the town, the in-filled market areas on High Street South and two elongated ponds in High Street North. Land-boundaries within the town are not depicted, with only major boundaries on the edge of the parish marked.

The PDA lies within the towns open field system, known as ‘Innings’, the establishment of which almost certainly dates from the medieval period.

3.4.2 1840 Dunstable Tithe map (Figure 5)

The tithe map is based on a survey carried out in 1822, which was revised and published in 1840. It shows Dunstable in far more detail than the previous 1762 map, with the layout of individual buildings and land-boundaries clearly depicted. Beyond the town fields, footpaths and ponds are also depicted.

The layout of Dunstable appears largely unchanged since 1762, although some of the in-filled market area and the ponds on the High Street have disappeared. A large landscaped park (HER 9431) had been established to the north-east of the town by this date, and the PDA can be broadly located opposite, to the west, in an undeveloped area of Dunstable.

3.4.3 1st – 3rd edition 6-inch OS maps, 1884-1950 (Figures 6-8)

By 1884 Dunstable has expanded considerably, with the development of new residential areas behind the High Street and West Street and aligned parallel to them. The 19th-century landscaped park (HER 9431) remains as one of the few open, undeveloped, areas in Dunstable, until 1950 when it begins to be built on.

Regent Street and the PDA are shown for the first time on the 1884 1st edition map (Figure 6). The PDA corresponds to the back gardens of 66-70 Edward Street (HER 6258) and 21 Regent Street (HER 6326). The layout of the PDA remains largely unchanged up to 1950.

3.4.4 1:10,000 OS map 1978 (Figure 9)

By 1978 Dunstable is still expanding and infilling within the established part of town is visible. The layout of the PDA has, however, remained unchanged.

3.5 Modern Land Use and Setting

The NPPF defines setting as: *‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, and may affect the ability to appreciate that significance or may be neutral’* (NPPF 2012, Annex. 2).



The PDA lies within the built-up suburbs of the north-west quadrant of Dunstable. It is part of the back garden of plots occupied by 19th-century residential dwellings at 21 Regent Street and 66-70 Edward Street (Plate 1). It abuts a row of 19th-century terraced houses to the north-east (Plate 2). To the south-west it is bounded by a fence defining the rear gardens of surrounding 19th-century houses. The north-west side of the PDA is bounded by a pavement and a tree, with Regent Street beyond.

The ground surface of the PDA is a mix of tarmac and concrete hard-standing (Plate 2). Aerial photographs indicate that out-buildings formerly occupied this area, but they have been demolished in the last few years.



4. ASSESSMENT OF POTENTIAL AND SIGNIFICANCE

This section assesses the potential for the survival of archaeological heritage assets within the PDA in the light of the evidence discussed above and the size / former use of the PDA. The criteria for assessing significance are listed in Appendix 4.

4.1 Prehistoric (pre-43 BC)

Prehistoric activity within Dunstable is best represented by the route of Icknield Way, which follows the line of West Street. To the north-west of the PDA a long barrow and part of a trackway have also been recorded, whilst find spots comprising flint implements and Iron Age coins have been recovered over 160m to the north-east and west of the PDA. The most relevant prehistoric heritage asset to the PDA, in terms of proximity, is a round barrow (HER 128) that was situated c. 60m to the north-west, on Edward Street.

In light of this evidence, the potential for prehistoric remains to survive on the PDA is assessed as *low*. If any were present, they would most likely be stray finds or isolated features; such remains would probably be of *low* significance, depending on their exact nature.

4.2 Roman (43 BC–AD 410)

Dunstable is a known Roman town. The PDA lies c. 370m from the crossroads that define the Roman core and c. 115m to the north-east of Roman Watling Street (HER 5508), now the High Street.

During the redevelopment of Dunstable, archaeological investigations have identified evidence of Roman occupation in the area around the junction of High Street and West Street, but also to the east of High Street North, some 280m from the PDA. Limited redevelopment has occurred in the vicinity of the PDA and so the only heritage assets of this period have been occasional find spots on Union Street (HER 11283) and Princes Street (HER 11796).

Minimal archaeological investigations have occurred in the area around the PDA and so the potential for the site to preserve Roman remains is unknown. For this reason it is assessed as *low to moderate*.

Some parts of Roman Dunstable are relatively well studied but work has been undertaken piecemeal, determined by the location of urban development rather than by targeted research questions. More information is still needed on the character of the Roman town, any potential zoning of activities within it and the relationship of the town with its hinterland (Oake 2007, 11).

Further stray artefacts would probably be of only *low* significance, but Roman features could be of *moderate* significance, depending on their exact nature.



4.3 **Anglo-Saxon to Medieval (410–1550)**

So far no evidence for Anglo-Saxon settlement in Dunstable has been identified within the study area and the first documentary reference to Dunstable dates to the 12th century. The PDA lies towards the north-west extent of medieval Dunstable (HER 16986), as defined in the HER.

No extant medieval heritage assets exist in the study area, but archaeological investigations have identified below-ground remains associated with occupational activity in the vicinity of the main crossroads, 220–420m from the PDA. No heritage assets or find spots have so far been identified in the vicinity of the PDA and it is likely that during this period the site lay within open fields.

In light of this evidence, the potential for the PDA to preserve medieval remains is assessed as *low*.

For the medieval period the research framework for Bedfordshire states that, in general, few medieval settlements have been investigated in the county. Dunstable is specifically mentioned as, in contrast to other small towns within Bedfordshire, it is a royal foundation created on the site of a Roman small town. While remains of the medieval Dunstable Priory are still prominent within the town, details of the town's layout, development and overall medieval urban character away from the priory are not well understood (Oake 2007, 14).

If remains of this period did survive within the PDA, they would be the first recorded within this part of the study area and would probably be of *low to moderate* significance depending on their exact nature.

4.4 **Post-medieval (1550–1900)**

Dunstable developed rapidly in the post-medieval period due to its location on the main route between London and the north-west. Before 1840 the PDA lay within a field on the west side of High Street North (Figures 4 and 5), but from the mid- to late 19th century residential development began in the area around Regent Street (Figure 6). The majority of heritage assets of this period are buildings fronting onto the town's main roads.

Heritage assets in the vicinity of the PDA comprise the 19th-century building at 21 Regent Street (HER 6326) and three 19th-century houses on Edward Street (HER 6258). The PDA lies within the back garden areas of these properties. A further three undesignated 19th-century buildings at 7, 9 and 11 Regent Street (HER 6324, 6325) and a Grade II listed 19th-century house (DBD1942) at the east end of Regent Street are not visible from the PDA.

The potential for the PDA to preserve post-medieval remains is assessed as *low to moderate*.



The growth and development of small towns in the post-medieval period and their impact on the landscape is a research topic that is highlighted in the regional research framework (Medlycott 2011, 79).

If remains of this period did survive within the PDA, they would probably be of *low* significance depending on their exact nature.

4.5 Modern (1900 to present)

There is *negligible* potential for the survival of modern below-ground assets of heritage value within the PDA. Stray artefacts relating to 20th-century construction activity would be of *negligible* significance.



5. IMPACT ASSESSMENT

5.1 *The Proposed Development*

The proposed development is for a two-storey, one-bedroom property that will be constructed at the north end of the PDA (Figure 10). A garden area will lie to the rear of the building. The layout of the PDA will also incorporate a single car-parking space, two bike racks and an on-site waste area. The proposal also includes the removal of an existing tree on the pavement in front of the PDA, which will be replaced with a new healthier and repositioned tree.

The proposed design of the property will be sympathetic to adjacent terrace buildings and will be constructed using similar materials. This should help to minimise its impact on the setting of 21 Regent Street.

5.2 *Direct Impacts on Heritage Assets*

The proposed development plan is to construct a new dwelling within part of the former garden area of 21 Regent Street, an area that is currently hard-standing. The rear garden of the proposed new property will lie within former garden areas once belonging to 66-70 Edward Street.

Given the nature of the development, the likely impact on potential below-ground assets could be *low* to *high*, depending on the nature of previous disturbance, and on the precise nature and depth of both the remains and the groundworks that affect them. The greatest impact of the proposed development will be new foundations associated with the dwelling, but also the removal of the tree at the front of the PDA could have an impact, depending on how it is removed.

The potential for heritage assets on the PDA and their significance varies by period (Table 1). However, the significance of any potential impact of the proposed development (before mitigation) is no more than *moderate* for all periods. A summary of significance of, and impact on, potential archaeological heritage assets of any period is given in Table 1.

If required by the LPA, any direct impact of the proposed development on potential buried archaeological remains could be mitigated by measures to investigate and record the presence/absence, nature and significance of the potential archaeological assets. This could be achieved by a programme of archaeological works prior to or during development.

5.3 *Direct Impacts on the Setting of Heritage Assets*

The PDA is within the built-up area of the north-west quadrant of post-medieval Dunstable and represents further modern infill in this area of the town (Plate 1). A number of undesignated 19th-century buildings front onto Regent Street and neighbouring Edward Street and development within the PDA could, theoretically, have an impact on the setting of some of these.

The significance of the setting of the undesignated houses at 21 Regent Street and 66-70 Edward Street is that they front onto the road. The proposed



development will not have any impact on this and will only be visible at the rear of these properties.

The conservation area appraisal (CB 2010) has also highlighted that part of the character of the north-west quadrant of Dunstable are the 19th-century terraces (Plate 4). The proposed design and fabric of the building will be sympathetic to the adjacent terraced houses and will not break the current visual line of terraced houses on Regent Street.

The scheduled monument of Dunstable Priory lies *c.* 520m to the south-east of the PDA and is not visible.

The proposed development will have a *neutral* impact on the setting of heritage assets in the vicinity.

5.4 Summary

The following table gives an indication of the relative significance of archaeological heritage assets, and their setting, and the development impact in the light of the nature of the development.

Period	Potential for finding heritage assets	Significance of asset	Potential impact	Significance of impact (before mitigation)
Prehistoric (pre-43 BC)	Low	Low	Low to high	Slight
Roman (43 BC–AD 410)	Low to moderate	Moderate	Low to high	Slight / moderate
Anglo-Saxon to medieval (410–1550)	Low	Low to moderate	Low to high	Slight / moderate
Post-medieval (1550–1900)	Low to moderate	Low	Low to high	Slight
Modern (1900–present)	Negligible	Negligible	Low to high	Neutral / slight
Setting	n/a	n/a	No change	Neutral

Table 1: Potential, significance and impact summary for heritage assets

5.5 Confidence Rating for the Current Study

This assessment carries a rating of reasonable confidence. As a general rule, desk-based assessments cannot be used as a predictive tool for the precise location and characterisation of sub-surface archaeological deposits.

The nature of desk-based studies means that they rely on artefacts being reported and logged in the HER and information from intrusive investigations in the vicinity of the subject site and the wider landscape.



The unpredictable nature and presence of sub-surface and therefore non-visible archaeological remains has to be born in mind.



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7. APPENDICES

7.1 Appendix 1 – Known Heritage Assets within a 500m-radius of the PDA

7.1.1 Conservation Area

Number	Name
DBD6475	<p>Dunstable Conservation Area</p> <p>It contains a number of architectural, historic and environmental factors. These include a rich and significant archaeological and architectural heritage, the historic character of Dunstable as a market town spanning 890 years, the Priory Church of St Peter and key elements of historic development preserved in the present townscape.</p>

7.1.2 Listed Buildings

Number	Name	Description	Grade
8	Methodist Church	Built in 1909 by G E Withers.	II
9	34, 36 and 38 WEST STREET	Building that dates from the 15th century, it was originally 2 buildings which have been joined to form 1 range. It was remodelled in the 19th century when a shop front was added, another shop was included in the 20th century.	II
12	24 HIGH STREET SOUTH	Shop of 19th-century (or earlier) date.	II
13	26 HIGH STREET SOUTH	17th-century shop/house.	II
14	28 HIGH STREET SOUTH	19th-century shop.	II
15	30 HIGH STREET SOUTH	19th-century shop.	II
23	5 ICKNIELD STREET	An early to mid-19th-century house.	II
24	7 ICKNIELD STREET	Mid-19th-century house.	II
36	THE PLUME OF FEATHERS PUBLIC HOUSE, 6 West Street	Public House of 18th-century origin.	II
46	STRICT BAPTIST CHAPEL, St Mary's Gate	Strict Baptist Chapel built 1849.	II
94	4 HIGH STREET SOUTH	House/shop of 17th-century origin.	II
104	12 and 14A WEST STREET	18th-century pair of houses.	II
119	16-20 WEST STREET	Restored 18th-century house/shop.	II
124	26 and 26a WEST STREET	18th-century houses.	II
135	THE OLD SUGAR LOAF INN, 46 High Street North	Inn built c. 1717.	II



Number	Name	Description	Grade
163	THE BOROUGH ARMS, 24 Albion Street (and 2 Edward Street)	19th-century public house	II
164	26 Church Street	Late 18th-century or early 19th-century front to early timber framed building	II
171	9-15 EDWARD STREET	Terrace of 2 pairs of 19th-century brick houses.	II
174	29 and 31 EDWARD STREET	19th-century brick building.	II
181	20 High Street North	Shop, possibly originally part of an Inn, c. 1600. Extensively altered and re-fronted in the 19th century	II
182	36 and 36A HIGH STREET NORTH	19th-century bank building.	II
183	38 and 40 HIGH STREET NORTH	19th-century shop building.	II
184	42 HIGH STREET NORTH	19th-century shop.	II
201	19 HIGH STREET SOUTH	Shop/house of 16th-century origin.	II
1898	GROVE HOUSE, High Street North	Building of 17th-century origin.	II
1899	DUNSTABLE GRAMMAR SCHOOL, High Street North	1887- 94, School and War Memorial.	II
1932	52 and 54 EDWARD STREET	Pair of early-mid 19th-century houses.	II
1935	OUTBUILDING OF THE OLD SUGAR LOAF HOTEL, 44 High Street North	18th-century shop.	II
1937	48 High Street North	19th-century traditional local architecture.	II
1942	81 High Street North	Early to mid-19th-century building.	II
2246	WINDMILL, West Street	A late 18th- or early 19th-century windmill, now without sails.	II
2728	FORMER UNION CINEMA (now Union Social Club), 51 High Street North	Former cinema in Dunstable. It was built in 1936-37 having been designed by Leslie H Kemp.	II
3137	13 High Street North	Early 17th-century gatehouse	II
3154	BAPTIST CHAPEL, West Street	Baptist Chapel built 1847.	II
3553	1 and 3 ICKNIELD STREET (Icknield Terrace)	Early to mid-19th-century houses.	II



7.1.3 Monuments and find spots

HER no.	Name	Description	Period
122	POSSIBLE ROMAN BURIALS, Albion Street (west end)	A skeleton in a lead coffin, and some Roman pottery, was found in the late 19th century.	Roman
128	ROUND BARROW, Edward Street	The site of a round barrow, 200 yds to the east of a long barrow (HER 129). It has now been built over.	Prehistoric
129	LONG BARROW, Union Street	The site of a possible long barrow. The mound is called Mill Hill.	Prehistoric
131	AUGUSTINIAN PRIORY	The Augustinian Priory of St Peter was founded by Henry I at Christmas 1131-1132. The conventual church was built in the second half of the 12th century (see HER 132). The Priory was dissolved in 1540. The church survives, but most of the other buildings have been demolished.	Medieval
134	ELEANOR CROSS (site of)	The site of an Eleanor Cross built to commemorate Queen Eleanor, wife of Edward I, who died at Hadby, near Lincoln, in 1290.	Medieval
135	DUROCOBRIVIS, Roman town	The existence of a Roman settlement at Dunstable was suspected from the 17th century due to the large number of coins found in and around the town. A settlement called Durocbrivis, referred to in the Antonine Itinerary, has been identified with Dunstable.	Roman
150	ROMAN BURIALS, Albion Street (east end)	A skeleton found in 1890, associated with finds of Roman date; a round barrow was recorded on the site, and a second burial in 1901 was dated to the Roman period.	Roman
353	ICKNIELD WAY (Viatores Road 168)	An ancient routeway running through the county, present by at least the early Iron Age and possibly Neolithic in origin as a broad belt of passage.	Prehistoric
1445	QUAKER BURIAL GROUND, West Street	A Society of Friends burial ground of 17th-century origin.	Post-medieval
3542	TILE-KILNS, Police HQ, West Street	Two tile-kilns were excavated in the 1970s. The kilns are thought to have ceased production before 1707.	Post-medieval
4342	GASWORKS, Brewer's Hill Road (replacing High Street North site)	Gasworks on Brewer's Hill Road operational from 1867 to 1971. Site now demolished.	Post-medieval
5508	WATLING STREET, (A5 Kensworth to Potsgrove)	Part of route of London to Holyhead Roman Road known as Watling Street, now the A5. Through Bedfordshire runs from Kensworth to Potsgrove.	Roman
7099	ROAD SURFACE, High Street North	Site of Roman road.	Roman
9007	ST MARY'S STREET, OLD BAPTIST CHURCHYARD	Post-medieval Baptist churchyard.	Post-medieval



HER no.	Name	Description	Period
9008	WESLEYAN CHURCHYARD	19th-century Wesleyan churchyard.	Post-medieval
9009	WEST STREET BAPTIST CHURCHYARD	Post-medieval Baptist churchyard.	Post-medieval
9431	LANDSCAPED GROUNDS	Post-medieval landscaped park, shown on early-mid 19th-century maps. Archaeological investigations on the site have revealed little of archaeological significance, a post-medieval pit and some undated postholes which formed no discernible pattern.	Post-medieval
11270	ROMAN OCCUPATION, north east Quadrant	Area of dense Roman activity with later Medieval residual material.	Roman-medieval
11273	ROMAN and MEDIEVAL OCCUPATION, St Mary's Street	Archaeological investigation revealed the following features: Roman period: cess pit and a Roman Well. The cess pit contained a large quantity of complete pots dated to AD 130–160. Also found were 9 Roman coins, one from the cess pit	Roman
11274	ROMAN WELL, 17 High Street North	Excavated Roman well, containing Roman and early medieval occupation debris.	Roman
11276	ROMAN PIT, Cross Street	Features identified as "refuse pits" by W.G Smith were discovered during the execution of drainage works in 1901 in Cross Street and Chapel Alley (now Chapel Walk). Smith's description suggests these were actually ditches, probably boundary ditches.	Roman
11280	MEDIEVAL OCCUPATION, Chapel Walk	Medieval/post-medieval occupation and maltings revealed by archaeological investigation.	Medieval/post-medieval
12290	TRACKWAY	Former 'Ancient' trackway visible as a cropmark.	Prehistoric
14963	ROMAN PIT/ MEDIEVAL SKELETON, adjacent to 140 West Street (Leighton Gap)	A small site that produced a Roman pit and medieval inhumation.	Roman
14964	ROMAN/MEDIEVAL/POST-MEDIEVAL OCCUPATION, 3-25 Albion Street	An area of Roman, medieval and post-medieval occupation in Dunstable.	Roman
15212	48, 50, 52 and 54 HIGH STREET NORTH	The site of medieval and post-medieval occupation in Dunstable just off Watling Street.	Medieval and post-medieval
16077	ROMAN/MEDIEVAL OCCUPATION, 23-27 High Street North	2 wells or cess pits and a post hole indicating Roman or medieval occupation.	Roman and medieval
16101	MEDIEVAL BUILDING, Blacksmiths Court, Matthew Street	Faint remains of a medieval building.	Medieval
16125	WALL, Dunstable Library	A wall seen under Dunstable Library.	Undated
16245	POSSIBLE POST-MEDIEVAL HOLLOW-WAY, 21 - 23 Princes Street	A possible post-medieval trackway found with Roman and medieval pottery.	Post-medieval



HER no.	Name	Description	Period
16986	DUNSTABLE MEDIEVAL TOWN	The medieval town of Dunstable originated in the early 12th century when in 1119 Henry I founded the settlement as a market centre at the crossroads of Watling Street and the Icknield Way.	Medieval
17723	MALTING KILN, St Mary's Street	Malting kilns excavated during small-scale excavations at St Mary's Street, Dunstable. The kilns had been used for rubbish pits after their abandonment, but this does not suggest domestic occupation.	Medieval
17798	PIT and POSTHOLE	Two features within the area of a house footing in Winfield Street.	Undated
1386	IRON AGE COINS	Two Iron Age coins found before 1904.	Iron Age
1444	NEOLITHIC IMPLEMENTS	Neolithic implements found in fields just north of the Icknield Way.	Prehistoric
11275	ROMAN POTTERY, Victoria Street	Roman pottery found in a 10-foot deep well on the site of two demolished cottages.	Roman
11279	ROMAN COIN, Victoria Street	A Roman coin found in Victoria Street in the 1950s/early 1960s.	Roman
11283	ROMAN COIN, Union Street	A silver Roman coin found in the garden of a property on Union Street in 1919.	Roman
12286	PALAEOLITHIC IMPLEMENTS	Find spot of Palaeolithic flakes and hand axe(s).	Prehistoric
17796	ROMAN HARNESS	A Roman harness mount of 3rd-century date.	Roman
17802	?IRON AGE/ROMAN OCCUPATION AND EARLY ROMAN CEMETERY	Small-scale excavations by the Manshead Society in 2002 produced evidence for a possible roundhouse and an associated enclosure. In 2005 a cemetery dating to the 1st–2nd century was uncovered in advance of a playground development.	Prehistoric and Roman

7.1.4 Buildings

HER number	Name	Description	Period
1544	6 ICKNIELD STREET	A late Victorian house, some modern renovation.	Post-medieval
1565	16 HIGH STREET SOUTH	Extant building.	Post-medieval
1622	THE RED LION HOTEL, High Street North	The Red Lion is recorded in Dunstable from the 17th century. The building was demolished in 1963.	Post-medieval
1628	ABERFELDY, 31 High Street North	A former hat factory, demolished in 1983.	Post-medieval
1633	131 and 133 WEST STREET	Building.	Post-medieval
1647	75 HIGH STREET NORTH	Building probably dating from the post-medieval period.	Post-medieval
1649	THE LAWNS (behind?) 72 and 74 High Street North	A possible post-medieval building	Post-medieval
1673	63 HIGH STREET NORTH (site of)	The site of the Old Post Office, early 20th-century.	Modern



HER number	Name	Description	Period
1692	ANCHOR ARCH, 13 High Street North	A 17th-century archway, built to lead into the yard of the Anchor Inn.	Post-medieval
4279	83 HIGH STREET NORTH	19th-century building in Dunstable Conservation Area.	Post-medieval
4280	85 and 87 HIGH STREET NORTH	19th-century neo-classical building in Dunstable Conservation Area.	Post-medieval
4283	36, 38 and 40 CHURCH STREET	Site of former 19th-century building in Dunstable Conservation Area, now demolished.	Post-medieval
4284	42 and 44 CHURCH STREET	Site of former 19th-century building in Dunstable Conservation Area, now demolished.	Post-medieval
4286	29 HIGH STREET NORTH	19th-century building in Dunstable Conservation Area.	Post-medieval
4321	CONSERVATIVE CLUB, 49 High Street North	19th-century building of neo-classical style in Dunstable Conservation Area. Used as a Conservative Club.	Post-medieval
4354	LLOYDS BANK, 12-14 High Street North	Post-medieval building in Dunstable Conservation Area.	Post-medieval
4946	NORTH HOUSE, 58 High Street North	House in Dunstable Conservation Area, now demolished.	Post-medieval
6068	22 ALBION STREET	Mid-19th-century building with modern shop front. Not listed.	Post-medieval
6088	81 WEST STREET	Priests House, possibly at one time a vicarage.	Post-medieval
6089	50 HIGH STREET NORTH	19th-century building with modern shop fronts.	Post-medieval
6092	10 HIGH STREET SOUTH	19th-century building with modern shop front.	Post-medieval
6093	67-79 WEST STREET	Range of buildings, thought to be early 19th-century in date. Some modern alterations.	Post-medieval
6256	48 and 50 EDWARD STREET	19th-century brick building demolished 1992. Formerly grade II listed.	Post-medieval
6258	66-70 EDWARD STREET	Group of 19th-century houses.	Post-medieval
6268	1 ALBION STREET	Demolished 19th-century house.	Post-medieval
6269	25 ALBION STREET	19th-century house.	Post-medieval
6270	31-35 ALBION STREET	Group of 19th-century houses.	Post-medieval
6271	37 ALBION STREET	19th-century group of houses.	Post-medieval
6272	6 and 8 ALBION STREET	19th-century row of shops	Post-medieval
6273	10 and 12 ALBION STREET	Pair of 19th-century shops.	Post-medieval
6274	1,3 and 5 EDWARD STREET	Group of 19th-century buildings. Number 5 was demolished in 1997.	Post-medieval



HER number	Name	Description	Period
6275	7 EDWARD STREET	19th-century house.	Post-medieval
6277	17 and 19 EDWARD STREET	19th-century pair of houses.	Post-medieval
6278	21 EDWARD STREET	19th-century house.	Post-medieval
6279	23 and 25 EDWARD STREET	19th-century pair of houses.	Post-medieval
6280	27 EDWARD STREET	19th-century house.	Post-medieval
6282	28 and 30 CHURCH STREET	Pair of post-medieval buildings	Post-medieval
6283	32 and 34 CHURCH STREET	Site of 18th-century shop, now demolished.	Post-medieval
6285	8 and 10 ICKNIELD STREET	Pair of mid-19th-century houses.	Post-medieval
6286	12 ICKNIELD STREET	19th-century house.	Post-medieval
6287	16 and 16A MATTHEW STREET	19th-century house.	Post-medieval
6288	8 and 10 HIGH STREET NORTH	19th-century shop.	Post-medieval
6289	18 HIGH STREET NORTH	19th-century two-storey shop.	Post-medieval
6294	THE NAGS HEAD PUBLIC HOUSE, 1 High Street North	19th-century Public House.	Post-medieval
6295	5 HIGH STREET NORTH	19th-century Bank.	Post-medieval
6296	TOWN HALL, High Street North	Site of two demolished Town Halls, first 1866–79, second 1880–1964.	Post-medieval
6298	7 HIGH STREET NORTH	19th-century traditional style house.	Post-medieval
6300	35 and 37 HIGH STREET NORTH	Pair of 19th-century shop buildings.	Post-medieval
6301	39 and 41 HIGH STREET NORTH	19th-century shops.	Post-medieval
6307	32 HIGH STREET SOUTH	19th-century (possibly earlier) shop.	Post-medieval
6308	5 HIGH STREET SOUTH	19th-century building, currently in use as a shop.	Post-medieval
6310	23 HIGH STREET SOUTH	18th-century building, currently in use as a shop.	Post-medieval
6317	28 WEST STREET	19th-century house.	Post-medieval
6318	70 WEST STREET	19th-century office/house, formerly Grade III listed as a block with nos 62-68 (now demolished).	Post-medieval
6320	7 WEST STREET	Former Grade II listed 17th-century house, demolished 1977.	Post-medieval
6321	33, 35 and 37 WEST STREET	Group of former Grade II listed houses, now demolished.	Post-medieval
6324	7 REGENT STREET	One of a row of 19th-century houses.	Post-medieval
6325	9 and 11 REGENT STREET	19th-century row of houses.	Post-medieval



HER number	Name	Description	Period
6326	21 REGENT STREET	19th-century house (local interest list).	Post-medieval
6327	29 WINFIELD STREET	19th-century house.	Post-medieval
6328	2 and 4 VICTORIA STREET	19th-century pair of houses.	Post-medieval
6330	FORMER POST OFFICE, High Street North	Partly demolished former Post Office built c. 1912.	Post-medieval
6337	ASHTON ALMSHOUSES, Ashton Street	Site of demolished row of six almshouses built 1715.	Post-medieval
6338	14 ASHTON STREET	Site of demolished 18th-century house.	Post-medieval
6339	THE WHITE HORSE INN, Church Street	Site of demolished 18th-century public house, built on site of 16th-century original.	Post-medieval
6340	29, 31 AND 33 CHURCH STREET	Group of 19th-century cottages, formerly Grade III listed, now demolished.	Post-medieval
6341	37 Church Street	18th-century house, formerly Grade III listed, now demolished.	Post-medieval
6342	39 AND 41 CHURCH STREET	Pair of 19th-century houses, formerly Grade III listed, now demolished.	Post-medieval
6350	DUNSTABLE COMMERCIAL HOTEL, WEST STREET	19th-century hotel, formerly Grade III listed, now demolished.	Post-medieval
6351	23 AND 25 WEST STREET	17th-century shop buildings, formerly Grade III listed, now demolished.	Post-medieval
6352	22 WEST STREET	19th-century house, formerly Grade III listed.	Post-medieval
6567	16 ICKNIELD STREET	Former Police station built 1867.	Post-medieval
7942	39-41 WEST STREET	Site of former 19th-century building(s) subsequently demolished.	Post-medieval
7944	20-28 VICTORIA STREET	Modified 19th-century houses.	Post-medieval
8476	9 WEST STREET	17th-century house, now demolished.	Post-medieval
10057	18 EDWARD STREET	House.	Post-medieval
12300	PARSONAGE HOUSE	Site of demolished post-medieval Parsonage House.	Post-medieval
12697	15 VICTORIA STREET	House with modern alterations.	Post-medieval
12698	14 HIGH STREET SOUTH	Shop with modern alterations.	Post-medieval
12699	1-8 CROSS STREET NORTH	Terrace of houses constructed 1903.	Post-medieval
13534	CHRIST CHURCH, Upper Houghton, Union Street	A 19th-century iron mission church on Union Street, replaced by a new church on High Street North (HER 13541).	Post-medieval
13540	SAINT MARY'S ROMAN CATHOLIC CHURCH (formerly Our Lady Immaculate)	A 20th-century Roman Catholic church dedicated in 1964 as Our Lady Immaculate but now known as Saint Mary's.	Modern



HER number	Name	Description	Period
13541	CHRIST CHURCH, Upper Houghton, High Street North	A 20th-century church constructed to replace a late 19th-century mission church.	Modern
13885	91 HIGH STREET NORTH, Dunstable	A 19th-century building.	Post-medieval
14492	UNITED REFORM CHURCH, Edward Street	A 19th-century United Reform Church.	Post-medieval
15254	FORMER HAT FACTORY, Rear of 17 High Street North	A 19th-century hat factory demolished in 2002 due to a fire.	Post-medieval
15274	7 and 9 HIGH STREET SOUTH	A row of 19th-century houses now used as shops.	Post-medieval
15275	4 and 6 CHURCH STREET	Two 19th-century buildings.	Post-medieval
15387	2 CHURCH STREET, Dunstable	Building currently in use as a shop.	Post-medieval
15467	15 WEST STREET, Dunstable	A 19th-century terraced house.	Post-medieval
15471	ASHTON SCHOOL, Church Street	A 19th-century Primary School dating to 1861.	Post-medieval
15553	WATERLOW ROAD METHODIST CHURCH	A Methodist Chapel built in 1905 to serve the workers at the Waterlow & Sons printing works.	Modern
15559	BENNETT'S BREWERY, 181 High Street North (site of)	The site of a 19th-century brewery.	Post-medieval
15589	17 VICTORIA STREET, Dunstable	A post-medieval vicarage next to its church.	Post-medieval
15632	OLD FIRE STATION, High Street North	The Old Fire Station on High Street Dunstable opened in 1939.	Modern
15643	17 HIGH STREET SOUTH, Dunstable	Two former post-medieval shops bought in 1901 by International Stores who then owned both premises.	Post-medieval
15790	SITE of FORMER PALACE CINEMA, 53 High Street North	The site of a 20th-century cinema in Dunstable.	Modern
16174	5 WINFIELD STREET, Dunstable	A building from the 1860s. Its history became visible during renovation work in the 1970s.	Post-medieval
16420	44 HIGH STREET NORTH	A post-medieval building, currently in use as a shop.	Post-medieval
16441	19 HIGH STREET NORTH	A post-medieval building on Dunstable High Street.	Post-medieval
17776	17 HIGH STREET NORTH	A 19th-century brick building on Dunstable High Street North.	Post-medieval
18222	ASH HOUSE, Albion Street	A post-medieval building on Albion Street, Dunstable.	Post-medieval
18236	AIR RAID SHELTER, west of Recreation Ground	A World War II air raid shelter in Dunstable.	Modern
19772	WATERLOW and SONS PRINTERS, George Street	The Dunstable plant opened in 1891. It was demolished in the early 1990s.	Post-medieval
19817	DUNSTABLE OLD FIRE STATION, rear of Town Hall	Fire Station, operational between 1872 and 1939.	Post-medieval



HER number	Name	Description	Period
20220	CHILTERN ROAD SCHOOL (Heart Radio Station)	Built between 1880 and 1901, this brick building was originally Chiltern Road School.	Post-medieval
20222	QUEENSWAY HALL, Dunstable	Built in 1966. It was demolished at the start of the 21st century and a supermarket now stands on the site.	Modern

7.2 Appendix 2 – Events within a 500m-radius of the PDA

Event ID	Name	Description	Date/Actor
68	Land at West Parade	Evaluation did not reveal any archaeological deposits or features. The land had clearly been scored and levelled during the development of the present playing field.	2000/ Hertfordshire Archeologically Trust
69	40-50 Edward Street	Archaeological evaluation did not identify any significant archaeological remains. Only a post-medieval or later pit was identified.	2006/Archaeological Services and Consultancy Ltd
70	Ashton Middle School	An archaeological watching brief revealed no archaeological deposits.	2006/Northamptonshire Archaeology
109	Dunstable Magistrates' Court, Kingsway	Archaeological watching brief during the excavation of a service trench did not reveal any archaeological deposits.	2004/Albion Archaeology
110	Ashton St Peter's Lower School, Church Street	Archaeological evaluation uncovered a possible Roman pit and 11th-13th-century activity suggestive of domestic land use and possible quarrying.	2004/Oxford Archaeology South
320	88 Union Street	Archaeological watching brief identified two Iron Age or early Roman ditches and a probable pit and a well of unknown date.	2000-2001/Oxford Archaeology South
321	Land adjacent to 88 Union Street,	Archaeological evaluation identified two late Iron Age or early Roman ditches and a small pit of unknown date.	2000/Oxford Archaeology South
470	Land to the Rear of the Quadrant Centre (Ashton St Peter's Lower School)	Archaeological evaluation revealed features and finds of Roman and medieval date in two trenches.	2006/Hertfordshire Archaeological Trust
471	Queensway Hall	Archaeological trial trench evaluation detected a number of ditches and pits of late Iron Age/early Roman date.	2000/Northamptonshire Archaeology
474	Former Queensway Hall	Excavation revealed ditches, gullies and pits, associated with pottery and other finds of early Roman date.	2001/Northamptonshire Archaeology
475	Former Queensway Hall	Excavation identified ditches and pits dating to the later part of the 1st century AD.	2001/Northamptonshire Archaeology
476	New Venue	Archaeological evaluation identified a few undated features. A WWII air raid shelter was also uncovered.	2003/AOC
477	All Weather Sports Pitch, New Venue	Archaeological investigation did not reveal any archaeological deposits or features, due to modern terracing.	2004/AOC



Event ID	Name	Description	Date/Actor
478	Residential Block, New Venue,	An archaeological watching brief did not reveal any archaeological remains or deposits.	2005/AOC
479	New Venue	A post-excavation assessment of archaeological investigations carried out at New Venue. A 1st-2nd-century cemetery, containing inhumations, cremation burials and a pyre site, post-medieval garden features and a WWII air raid shelter were identified	2003-2005/AOC
496	Queensway Hall	Archaeological desk-based assessment	1999/Hertfordshire Archaeological Trust
564	Rear of 17 High Street	Two test pits were excavated, but due to modern truncation of the ground surface no archaeological remains were identified.	2004/ Archaeological Services and Consultancy Ltd
586	Princes Street (Watson's Yard)	Archaeological evaluation identified medieval pottery and Roman material. All features were late 17th-century and later in date.	1995/Manshead Archaeological Society
693	Site of Queensway Hall	Archaeological Evaluation Stage 1: Desk Top Study	1998/Bedfordshire County Archaeological service
694	Queensway	Geophysical survey identified few anomalies to suggest the presence of significant archaeological features.	1999/Stratascan
720	Eleanor's Cross	A watching brief identified a Roman well and medieval to post-medieval pits.	1990/Manshead Archaeological Society
725	'Moore's', 21-23 High Street South	Trial trench excavation identified surface finds of post-medieval/modern date, post-medieval/modern, medieval and Roman pottery. A Roman coin and beam slot, together with a medieval pit were identified	2002/Manshead Archaeological Society
727	3-25 Albion Street	Excavations identified medieval wall footings, a medieval pit and well. Two adult skeletons and a baby were found in a ditch, all late Roman in date. A number of Roman and medieval pits were also identified	1986/Manshead Archaeological Society
740	South West Quadrant	Cess pits of Roman date, a late medieval sill beam were identified.	1973/Manshead Archaeological Society
742	South West Quadrant Site	Roman cess pit and a well were identified, along with a large quantity of complete pots and nine Roman coins.	1974/Manshead Archaeological Society
744	Ashton St Peter's Lower School, Church Street,	Archaeological evaluation revealed a number of pits and linear features containing Roman pottery and a residual sherd of Iron Age pottery. Two 4th-century Roman coins were also recovered. A late post-medieval well was found in one trench.	2006/ Oxford Archaeology South
745	Ashton St Peter's School	Visual assessment of past impact on archaeological deposits by construction.	2000/Hertfordshire Archaeological Trust
746	Cross Street	Excavation through garden of demolished cottages. Roman pottery sherds littered the site and a medieval oven was uncovered that contained a c. 1300 AD Edward I or II coin.	2000/Manshead Archaeological Society



Event ID	Name	Description	Date/Actor
747	Roman Dunstable	A cremation urn and Roman material from several wells was uncovered. Evidence of Roman occupation and a length of metalled roadway, thought to be Roman Icknield Way, was also identified.	1963/Manshead Archaeological Society
763	Grove House Gardens	History Week Excavation – eight postholes and two stake holes, forming a possible roundhouse, and a ditch were uncovered, together with pottery dating from the late Iron Age to post-medieval periods.	2002/Manshead Archaeological Society
764	Priory House Gardens	Excavation revealed residual sherds of modern, post-medieval, medieval and Roman pottery, as well as an iron arrowhead and straw splitter.	2003/Manshead Archaeological Society
870	Dunstable, 1-5 Edward Street	Watching brief revealed house foundations, demolition rubble, cellars and a brick lined well most likely relating to the demolished Edwardian and Victorian houses. A possible post-medieval make-up layer or garden soil horizon was also observed.	1997/Bedfordshire County Archaeological Services
871	High Street,	Watching brief during the excavation of major water pipe shafts. No archaeological deposits or features were identified.	1998-1999/ Bedfordshire County Archaeological Services
879	Grove Gardens	Watching brief uncovered a single pit containing post-medieval artefacts.	1999/ Bedfordshire County Archaeological Services
959	Leighton Gap, adjacent to 140 West Street	A pit containing a large quantity of Roman pottery was excavated, as well as the remains of a male skeleton with two sherds of medieval pottery.	1987/Manshead Archaeological Society
1234	The Borough Arms Public House	Historic building recording and archaeological investigation. The only remains were of 19th- and 20th-century date.	2013/ Albion Archaeology
1262	48-54 High Street North	Large site on the edge of Watling Street. A hearth and a well of probable medieval date were uncovered.	2001/Oxford Archaeology South
1276	Central Bedfordshire College, Kingsway	Archaeological evaluation comprising eight trenches did not reveal any archaeological features or deposits.	2015/Oxford Archaeology South
1334	8 Princes Street	Archaeological trial trench uncovered a medieval pit.	2011/Northamptonshire Archaeology

7.3 Appendix 3 – List of Cartographic Sources

Source	Map/document	Reference
BLARS	1762 Estate map of the Parish of Houghton Regis	B. 553
	Dunstable Tithe map 1922, revised 1840	MAT12/1
National Library of Scotland	1st edition OS map 6 inch 1884	XXXII.NW
	OS map 6 inch 1902	XXXII.NW
	OS map 6 inch 1950	XXXII.NW
St. Mary's Church	1:10,000 OS map	TL 02 SW



7.4 Appendix 4 – Significance and Impact Criteria

Significance	Definition
<i>International or very high</i>	A designated World Heritage Site or place of equivalent 'outstanding universal value' and international significance
<i>Regional to 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"> • rare in the heritage environment record or • are a good example of a type site or • have a high potential to add to regional and national research criteria
<i>Local to district and/or 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"> • more commonly found in the heritage environment record or • 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) • have moderate potential to add to local and regional research criteria
<i>Local or low</i>	Assets which are: <ul style="list-style-type: none"> • are relatively poorly preserved or • have limited significance on a local level • have a low potential to add to local and regional research criteria
<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 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.



Magnitude of Impact	Effect of Impact
High	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	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.
Low	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.

7.4.1 Significance of effects matrix

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

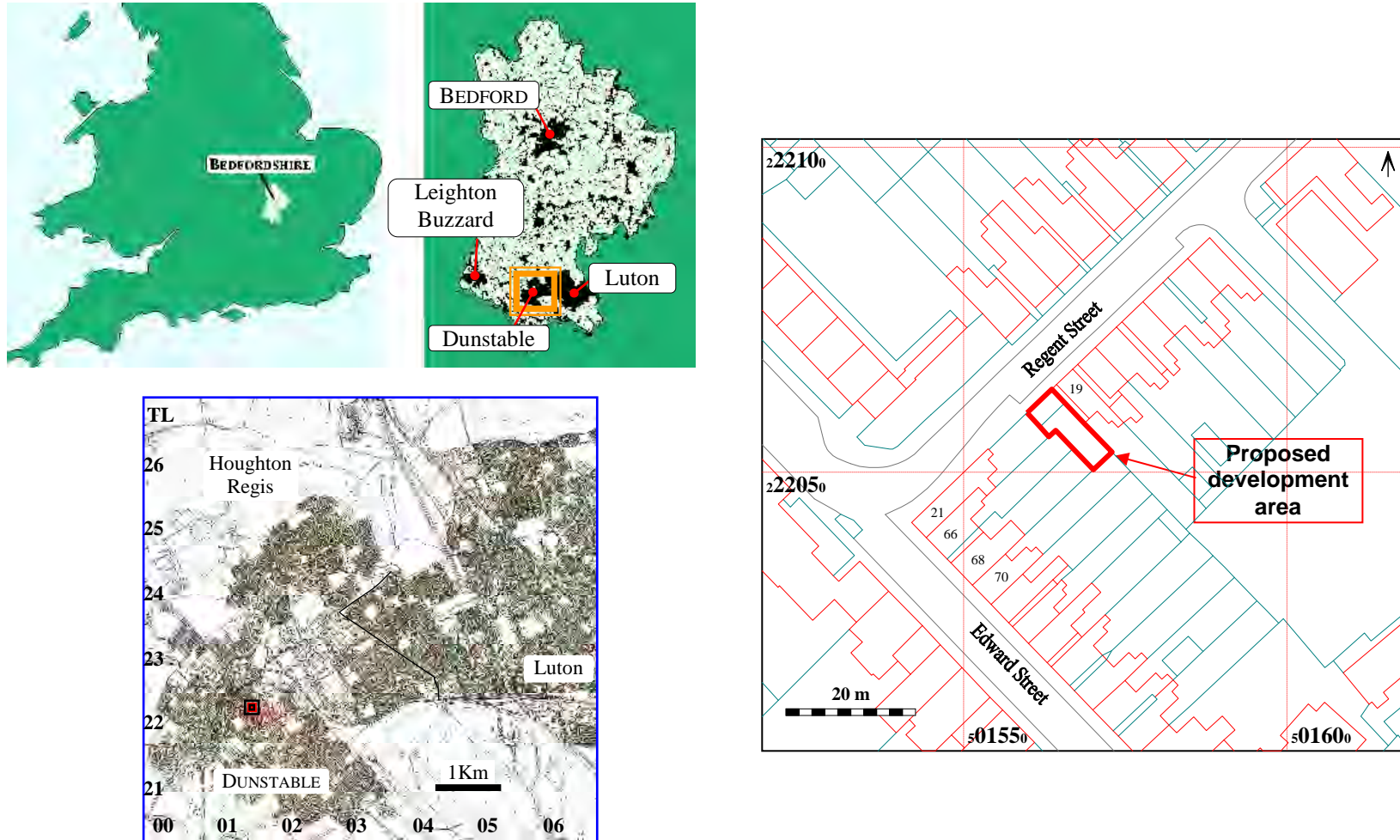


Figure 1: Site location

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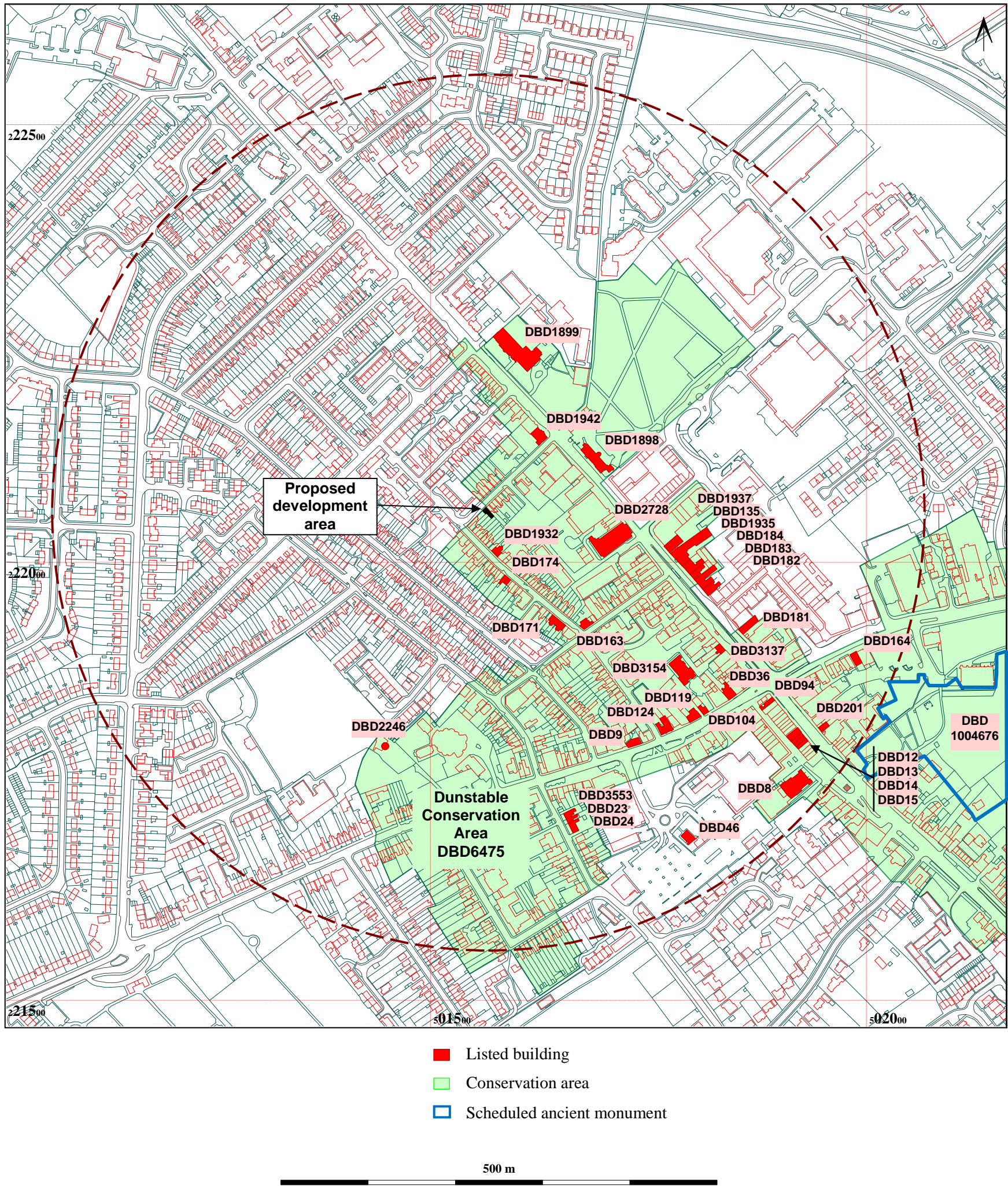
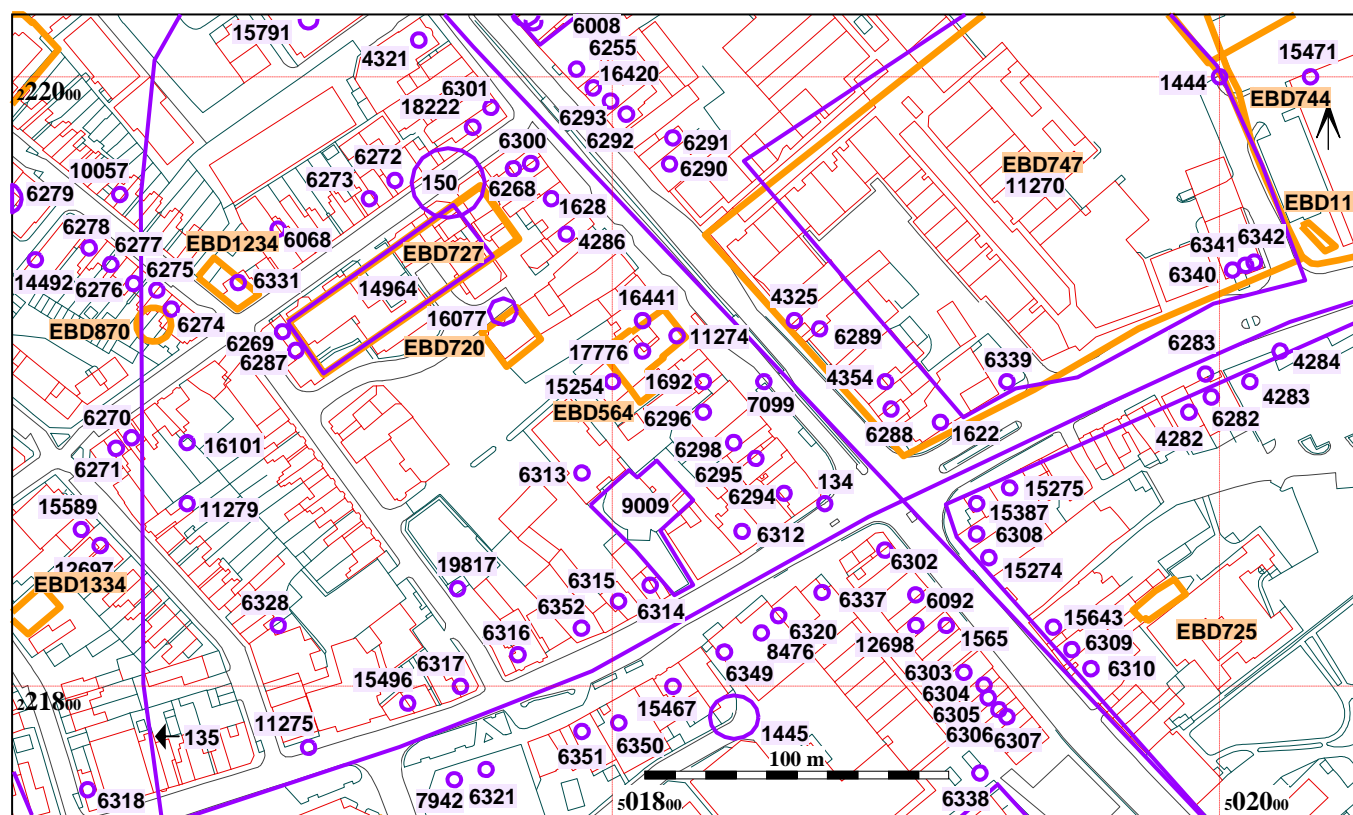
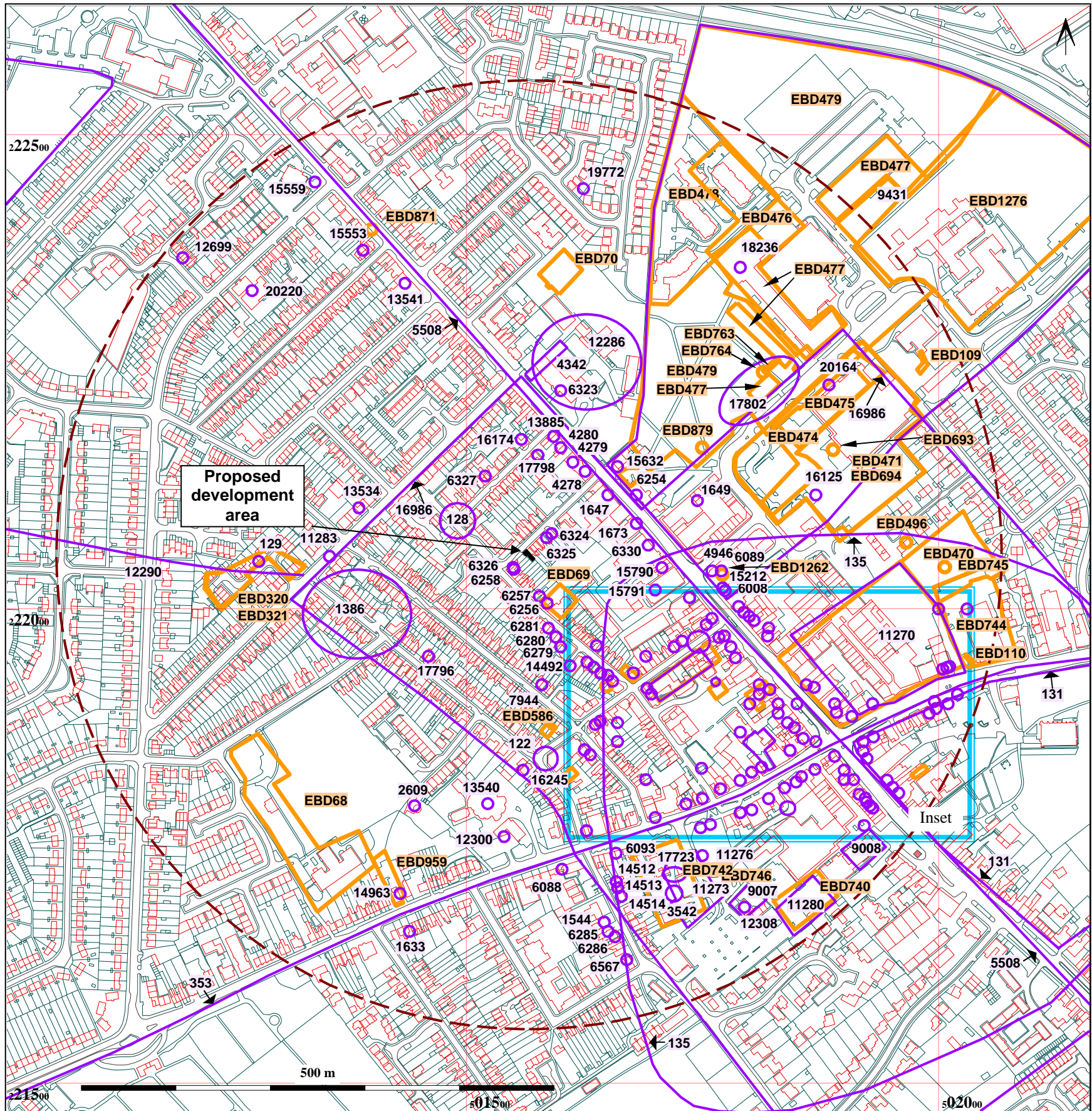


Figure 2: Designated heritage assets within 500m of the PDA

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- Monuments
- Events

Figure 3: Undesignated heritage assets within 500m of the PDA

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Figure 4: 1762 Estate map of the Parish of Houghton Regis
(Location of the PDA is approximate)



Figure 5: 1840 Dunstable Tithe map
(Location of the PDA is approximate)



Figure 6: 1st edition OS map 1884
(Scale of the PDA is approximate)



Figure 7: OS map 1902
(Scale of the PDA is approximate)

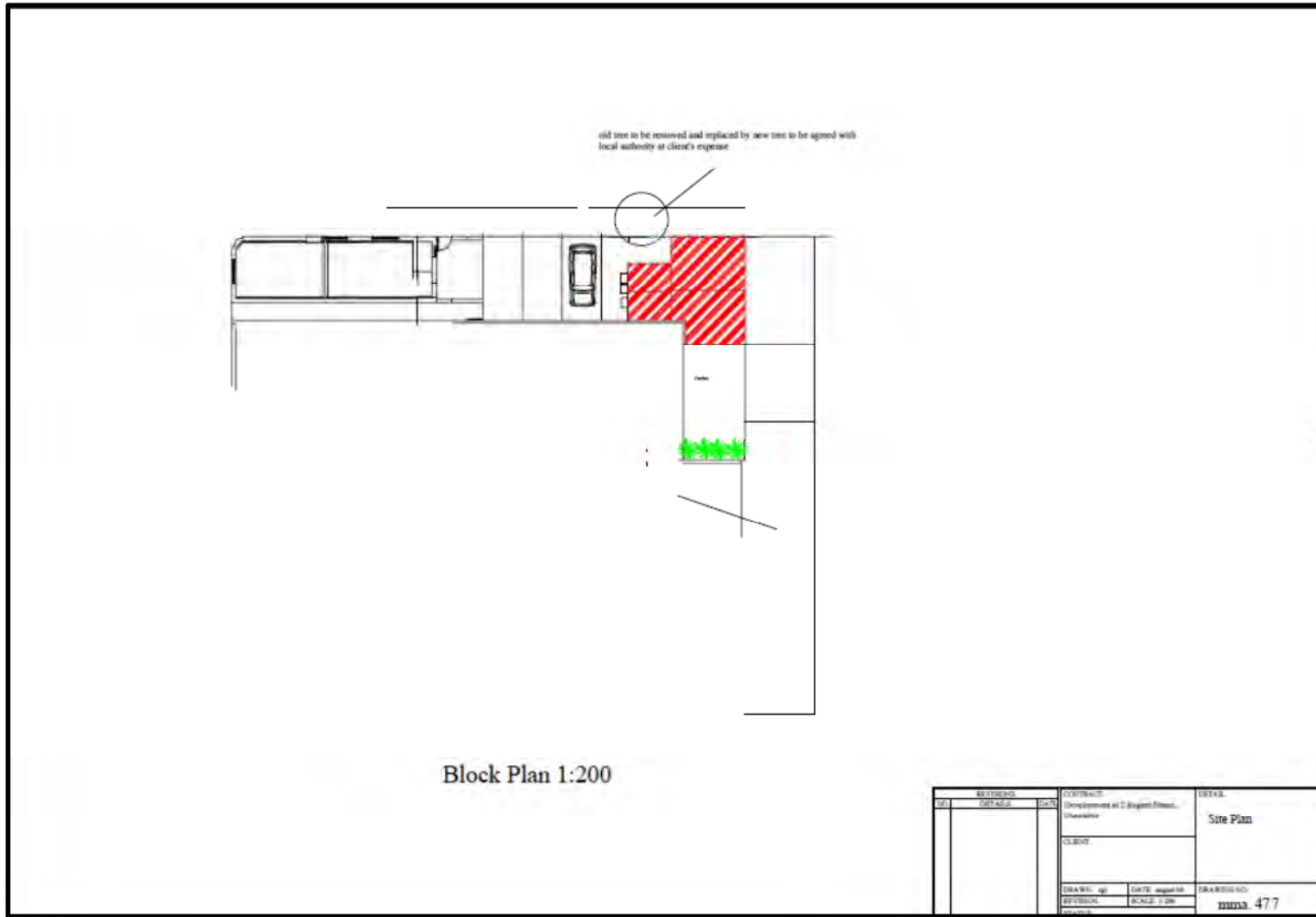


Figure 10: Proposed development plan



Plate 1: The PDA, from the north-east
(21 Regent Street and 66-70 Edward Street in the background to the left)



Plate 2: The PDA, from the north-west



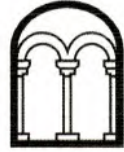
Plate 3: The PDA, from the north-west



Plate 4: Terraced houses on Regent Street, with the PDA to the right

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