

**THE OLD POLICE STATION  
25 HIGH STREET  
EATON BRAY  
BEDFORDSHIRE  
  
HERITAGE STATEMENT**

**Albion**  
archaeology



**THE OLD POLICE STATION  
25 HIGH STREET  
EATON BRAY  
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**HERITAGE STATEMENT**

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## Contents

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Preface .....	3
Structure of this Document .....	3
Key Terms .....	4
Non-technical Summary .....	5
<b>1. INTRODUCTION .....</b>	<b>7</b>
1.1 Planning Background .....	7
1.2 Site Location and Description .....	7
<b>2. OBJECTIVES OF THE HERITAGE ASSET ASSESSMENT .....</b>	<b>8</b>
2.1 Planning Policy and Research Frameworks .....	8
2.2 Methodology .....	9
<b>3. HERITAGE ASSET ASSESSMENT .....</b>	<b>11</b>
3.1 Introduction .....	11
3.2 Designated Heritage Assets .....	11
3.3 Archaeological Heritage Assets .....	12
3.4 Cartographic Evidence .....	16
3.5 Setting .....	18
3.6 Assessment of Potential and Significance .....	19
<b>4. IMPACT ASSESSMENT .....</b>	<b>22</b>
4.1 The Proposed Development .....	22
4.2 Direct Impacts on Heritage Assets and Mitigation .....	22
4.3 Direct Impacts on the Setting of Heritage Assets .....	23
4.4 Summary .....	23
4.5 Confidence Rating for the Current Study .....	24
<b>5. BIBLIOGRAPHY .....</b>	<b>25</b>
<b>6. APPENDICES .....</b>	<b>27</b>
6.1 Appendix 1 – Known scheduled monument within a 1km-radius of the PDA .....	27



<b>6.2</b>	<b>Appendix 2 – Known Heritage Assets within a 500m-radius of the PDA.....</b>	<b>27</b>
<b>6.3</b>	<b>Appendix 2 – Events within a 500m-radius of the PDA.....</b>	<b>30</b>
<b>6.4</b>	<b>Appendix 3 – List of Cartographic Sources .....</b>	<b>30</b>
<b>6.5</b>	<b>Appendix 4 – Significance and Impact Criteria .....</b>	<b>31</b>

## List of Figures

- Figure 1: Site location
- Figure 2: Known heritage assets within 500m of the PDA
- Figure 3: Jefferys' map of Bedfordshire 1765
- Figure 4: Tithe map 1819
- Figure 5: Tithe map 1849
- Figure 6: Enclosure map 1860
- Figure 7: First Edition OS map 1887
- Figure 8: OS map 1927
- Figure 9: OS map 1947 (provisional edition)
- Figure 10: 1:10,000 OS map 1978
- Figure 11: The proposed development

## List of Plates

- Plate 1: The Old Police Station from the High Street, with the corner shop and apartments to its left
- Plate 2: Garden to the rear of The Old Police Station from the south-west
- Plate 3: 19th- and 20th-century development along the High Street, from the south-east
- Plate 4: Buildings at Poplar Farm, from the south-west
- Plate 5: 20th-century development along the High Street, from the north-west
- Plate 6: View of Booth Place from the PDA

*The figures and plates 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.*

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*Albion Archaeology is grateful to Resolution Homes for commissioning the report. We would also like to acknowledge the assistance of Sam Mellonie (Historic Environment Officer, Central Bedfordshire Council) and the staff at the Bedfordshire and Luton Archives and Records Service.*

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## **Structure of this Document**

Section 1 provides the planning and geographical background to the proposed development. Section 2 lists the relevant planning policies and research frameworks and also states the aims and methodology of the heritage asset assessment. Section 3 contains the assessment of all heritage assets within the study area while Section 4 focuses on the impact of the proposed development on known and potential assets within the development area. Section 5 is the bibliography. The appendices in Section 6 list in detail the HER records and cartographic sources used in this study, together with the significance and impact criteria.



## **Key Terms**

Throughout this report the following abbreviations are used:

Albion	Albion Archaeology
BLARS	Bedfordshire and Luton Archives and Record Service
CA	Conservation Area
CBC	Central Bedfordshire Council
CIfA	Chartered Institute <i>for</i> Archaeologists
DBD	Designation BeDfordshire
DCMS	Department for Culture, Media and Sport
EBD	Event BeDfordshire
EH	English Heritage (now Historic England)
HE	Historic England
HELM	Historic Environment Local Management
HER	Historic Environment Record for Central Bedfordshire
LPA	Local Planning Authority
NLS	National Library of Scotland
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PAS	Portable Antiquities Scheme
PDA	Proposed development area



## **Non-technical Summary**

*Resolution Homes are gathering baseline information on land at The Old Police Station, 25 High Street, Eaton Bray, Bedfordshire, LU6 2DN in support of a planning application for the demolition of two existing structures on the proposed development area (PSA) and erection of three new residential units with parking spaces and gardens.*

*As part of this work, Albion Archaeology has been commissioned to prepare this desk-based heritage statement to characterise the nature, date and likely survival of known and potential heritage assets within the PDA and to assess their significance. It also assesses the likely impact of the development on those heritage assets and their setting. The assessment has been drafted in accordance with the National Planning Policy Framework (NPPF).*

*The area of Eaton Bray surrounding the PDA contains a number of designated and undesignated heritage assets of local to regional significance, dating to the late Saxon/Saxo-Norman, medieval, post-medieval and modern periods. There is very limited evidence for any heritage assets pre-dating the late Saxon/Saxo-Norman period. This is partly due to the fact that the PDA lies on land that was most likely only used for agriculture and pasture and was never extensively settled. It is also due to a lack of archaeological investigations in the area during earlier development.*

*The present-day settlement of Eaton Bray has its origins in the Saxon period and is first mentioned in Domesday Book of 1086. A small number of late Saxon/Saxo-Norman and medieval pits were identified prior to residential development at the White Horse public house, c. 400m to the north-west of the PDA, and a similarly dated ditch was revealed at Poplar Farm. The medieval village of Eaton comprised several foci with associated village greens. The PDA is situated within the boundary of the medieval village, as recorded in the HER, c. 200m south-east of one of these foci, comprising St Mary's Church, a village green at the crossing of three main roads (Northall Road, Totternhoe Road and the High Street) and a moated site, situated at Poplar Farm.*

*From the post-medieval period the development of Eaton Bray has been characterised by infilling along the High Street and the large-scale Wallace Nursery to the east of the High Street. Since the closure of the nursery, sometime after 1947, large residential areas have developed on its former site and in areas behind the High Street.*

*From as early as 1849 the Tithe map shows the PDA was part of a field on the east side of Poplar Farm. It was not developed until c. 1978 when a police station was built on the site.*

*The proposed development comprises the demolition of existing buildings on the PDA and the construction of a row of three semi-detached dwellings which will be based on a similar siting and footprint. These will be set back from the High Street and will comprise one 2-storey and two 2.5-storey buildings. Ten new car parking spaces will be located at the front of the PDA, whilst garden areas will be based to the rear. The current vehicular access from the High Street is located in the south-east corner of*



*the site; this will be re-located centrally as part of the proposed development plan. A wall currently defines the front of the site; this will be demolished and replaced by landscaped areas.*

*Groundworks associated with the proposed development could potentially adversely affect any surviving, below-ground heritage assets. The impact on these potential below-ground assets could be low to high, depending on the precise nature of both the remains and the particular groundworks that affect them. The impact on the Old Police Station will be high, as the building will be demolished.*

*The following table summarises:*

- *the potential for and significance of archaeological heritage assets on the PDA and;*
- *the impact of the proposed development (and the significance of that impact (before mitigation)) on those assets and their setting.*

<i>Heritage asset</i>	<i>Potential for finding asset</i>	<i>Significance</i>	<i>Impact</i>	<i>Significance of impact (before mitigation)</i>
<i>Prehistoric to Roman (before AD 410)</i>	<i>Low</i>	<i>Low to moderate</i>	<i>Low to high</i>	<i>Slight / moderate</i>
<i>Anglo-Saxon to medieval (410–1550)</i>	<i>Low to moderate</i>	<i>Low to moderate</i>	<i>Low to high</i>	<i>Moderate</i>
<i>Post-medieval (1550–1750)</i>	<i>Low to moderate</i>	<i>Low</i>	<i>Low to high</i>	<i>Slight / moderate</i>
<i>Modern (1750 to present)</i>	<i>Negligible</i>	<i>Negligible</i>	<i>Low to high</i>	<i>Neutral / slight</i>
<i>Old Police Station</i>	<i>–</i>	<i>Low</i>	<i>High</i>	<i>Slight / moderate</i>
<i>Setting</i>	<i>–</i>	<i>Low</i>	<i>No change</i>	<i>Neutral</i>

*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.*

*Only designated and undesignated buildings at Poplar Farm are visible from the PDA. If an appropriate design, scale and boundary treatment is achieved as proposed in the design and access statement, the magnitude of the impact of the proposed development on the setting of adjacent heritage assets and the historical core of the village, represented by the conservation area, will be no change. The significance of the effect of the proposed development on the setting of adjacent heritage assets is, therefore, assessed as neutral.*





## 1. INTRODUCTION

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### 1.1 *Planning Background*

Resolution Homes are gathering baseline information on land at The Old Police Station, 25 High Street, Eaton Bray, Bedfordshire, LU6 2DN in support of a planning application for the demolition of existing structures on the proposed development area and erection of three new residential units.

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 Framework.

### 1.2 *Site Location and Description*

Eaton Bray is situated in south-west Bedfordshire, close to the Bedfordshire-Buckinghamshire border. The nearest towns are Dunstable, 5km to the east, and Leighton Buzzard, 6.5km to the north-west. The PDA is situated on the High Street, c. 300m south-east of the main village crossroads and c. 200m south-east of the medieval church of St Mary's (DBD2113).

The PDA lies on the north-east side of the High Street, centred on SP 97210 20704. The front of the site lies at 99m OD and the land slopes gradually down towards the River Ouzel situated to the south-west of the village. At present the PDA comprises a late 20th-century building, known as The Old Police Station, with a garden to the rear and gravel parking area on the south-west side, adjacent to the High Street. It is bounded on two sides by residential properties and to the north-east by a garage compound.

Eaton Bray lies at the foot of the Chilterns escarpment and many tributaries of the River Ouzel flow through the village. The underlying geology varies from West Melbury Marly Chalk Formation to Upper Greensand Formation Siltstone and Mudstone Interbedded. Superficial deposits comprise a mix of clay, silt, sand and gravel <sup>1</sup>.

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<sup>1</sup> <http://mapapps.bgs.ac.uk/geologyofbritain/home.html?location=eaton+bray&gobBtn=go>



## 2. OBJECTIVES OF THE HERITAGE ASSET ASSESSMENT

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### 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.

#### 2.1.1 National Policy Framework

This assessment aims to implement the vision for the historic environment as set out in the *National Planning Policy Framework – Section 12: Conserving and enhancing the historic environment* (NPPF) that was published on 27 March 2012 (DCLG 2012).

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).

#### 2.1.2 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 website<sup>2</sup>.

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*

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<sup>2</sup> <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 3.6.

## **2.2 Methodology**

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

The study identifies any known heritage assets within the proposed development area and within a 500m buffer of its boundary (Figure 2). This 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)<sup>3</sup>. They are listed in Appendix 4.

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

### **2.2.1 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

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<sup>3</sup> Available at: <http://www.standardsforhighways.co.uk/dmrb/vol11/section3/ha20807.pdf> [Accessed 10/05/2016]



research data and knowledge’ (Oakleigh Consulting 2015). This document, therefore, uses the HER reference numbers for identifying heritage assets.

The HER search reference number for this study is 201617/32.

### **2.2.2 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).

### **2.2.3 Cartographic data**

Early maps and other illustrations of an area can be a very productive area of research. Often they indicate dramatic changes in land use during the post-medieval and modern periods. This can be very helpful in appreciating how the archaeological resource may have been affected by the changes in farming practices and expansion of settlements that took place during the 19th and 20th centuries in particular.

The principal source consulted in this case was the Bedfordshire and Luton Archives and Records Service (BLARS). The BLARS is maintained by Bedford Borough Council and Central Bedfordshire Council. A list of the cartographic sources consulted for this assessment is given in Appendix 3.

### **2.2.4 Walk-over survey**

As part of the heritage asset assessment a preliminary walk-over survey of the site was undertaken on 5th May 2016. 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

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#### 3.1 Introduction

Figure 2 should be viewed in conjunction with this text, which reviews the known archaeological and historical heritage assets within the PDA and wider study area. The first three digits (967) of the designated building references have been omitted from this figure, but are recorded in full in Appendix 2.

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 and 2.

#### 3.2 Designated Heritage Assets

##### 3.2.1 Conservation Area

The PDA lies just outside the eastern boundary of the Eaton Bray Conservation Area (DBD3386). The designated area reflects the medieval origins of the village, represented by the church of St Mary's (DBD967/34/75), village greens and farms, and 19th-century and earlier village buildings.

The boundaries of the conservation area (Figure 2) enclose much of the village focused around the crossroads adjacent to the White Horse public house (DBD967/34/86) and to the south around the church and along the High Street.

##### 3.2.2 Scheduled Monument

No scheduled monuments lie within the study area. However, a large scheduled moated site with contemporary deer park and fish ponds is located at Park Farm (SAM 24418/DBD1011713), c. 970m to the north-west of the PDA (Figure 2 – inset). It is discussed in more detail in Section 3.3.5 below.

##### 3.2.3 Listed Buildings

Twelve listed buildings lie within the 500m-radius study area:

- DBD967/34/75 - St Mary's Church. 13th–15th-century, Grade I listed
- DBD967/34/76 - 2/4 Church Lane. Grade II listed row of three 17th-century cottages, at the west end of Church Lane.
- DBD967/34/78 - 1 High Street, Old Sandon's House. Grade II listed 17th/18th-century farmhouse.
- DBD967/34/79 - Church Farm, 2 High Street. Late 16th- or early 17th-century timber-framed house.
- DBD967/34/86 - The White Horse, Market Place. Early 19th-century building, mentioned in documents as a public house from 1815 onwards.
- DBD967/35/80 - 70 High Street. Grade II listed 17th-century building.



- DBD967/35/81 - Moat Farmhouse, 72 High Street. Grade II listed 17th-century building.
- DBD967/35/82 - Moor End Farmhouse, High Street. Grade II listed 17th-century building, with later alterations.
- DBD967/35/10038 - Barn and attached shelter shed at Poplar Farm, High Street. Grade II listed 18th to 19th century.
- DBD967/35/10026 - Stable at Poplar Farm High Street, 17th-century or earlier, with 19th-century alterations. Grade II listed barn.
- DBD967/35/87 - Willow Cottage, Moor End. Grade II listed 17th-century cottage.
- DBD967/15/10 - Methodist Chapel, Totternhoe Road. Grade II listed Methodist Chapel constructed 1795. Also contains war memorial.

### **3.3 Archaeological Heritage Assets**

#### **3.3.1 Previous archaeological investigations**

A recent evaluation and subsequent excavation at Park Lane, Eaton Bray, at the back of the White Horse public house (EBD 1081), revealed evidence for late Saxon/Saxon-Norman and medieval pits, including a well, dating to the 12th–13th century. The remains represent backyard activity to the rear of potential plots along the village green and/or the market place (Albion 2013 and 2015)

A small evaluation at the back of Poplar Farm, High Street, *c.* 70m to the north of the PDA, revealed a medieval boundary ditch (EBD 902). The ditch contained a small quantity of 12th–13th-century pottery and animal bone and confirms the presence of medieval activity in this part of Eaton Bray.

Archaeological monitoring at The Gate House, The Comps (EBD1208) did not reveal any archaeological remains.

#### **3.3.2 Prehistoric (Palaeolithic to Iron Age)**

No heritage assets dating to the prehistoric period have been recorded within the study area. A possible prehistoric cist burial and settlement site was found at the end of the 19th century at the bottom end of Honeywick Lane (HER 11778), *c.* 420m to the north-east of the PDA. However, the precise date and nature of the remains cannot now be ascertained. Rectangular cropmarks in the same area may relate to Iron Age enclosures (HER 11778).

During an archaeological evaluation in the car-park of the White Horse Public House (Albion 2013) a ditch containing an abraded fragment of Iron Age pottery was investigated. The possibility that this could represent residual material in a later boundary ditch was raised, as the ditch matched the alignment of several ditches depicted on the 1819 Tithe map of Eaton Bray.

#### **3.3.3 Roman (43 BC– *c.* AD 410)**

Eaton Bray was certainly part of the Roman landscape as it lies around 5km west of Dunstable and Watling Street (the A5), respectively one of the main Roman towns and routeways in Bedfordshire. A Roman villa and other



remains were found at Totternhoe. However, so far, no substantial Roman remains have been recorded in Eaton Bray.

Two Roman coins dating to the 4th and 2nd century AD (HER 11776 and HER 11777 respectively) were found in 1912 during gardening work in two locations close to St Mary's Church. A further three Roman coins (HER 18803) were recovered adjacent to the High Street, c. 430m to the south-east of the PDA.

Rectangular cropmarks were identified on aerial photographs at Old Comp Farm, c. 460m to the north of the PDA (HER 11778). Their date has not been ascertained but it remains a possibility that they are Roman. A 2nd-century Roman coin (HER 19304) was found at the same location.

### **3.3.4 Anglo-Saxon (c. 450–1066)**

The present-day settlement of Eaton Bray has its origins in the Saxon period. It is first mentioned in historical records in Domesday Book of 1086, where it was recorded as a large manor consisting of 35 households and land for 20 ploughs. The meaning of "Eaton" is "River Farm" or "well-watered land", a name that most likely refers to the numerous brooks which cross the parish and feed into the River Ouzel to the south-west (Halpin 1980). The lands belonging to the manor consisted of meadows, pasture and woodland.

Despite the recorded pre-Conquest origin of Eaton Bray within Domesday Book, only a small number of late Saxon/Saxo-Norman pits have been identified. These were excavated prior to the residential development at the White Horse public house, c. 400m to the north-west of the PDA (EBD 1081, Albion 2013, 2015).

### **3.3.5 Medieval (1066–1550)**

The medieval village of Eaton (HER 16884) was an elongated settlement consisting of three foci around several village greens. Jefferys' 1765 map of Bedfordshire shows the three foci as Eaton Green, Eaton Bray and Moor End (Figure 3). This type of elongated village plan is known as "polyfocal" and is often recognisable by its "Ends", a common historic feature of the Bedfordshire uplands. The postulated extent of the medieval village of Eaton is recorded within the HER as 16884 and according to the NPPF is a heritage asset with archaeological interest. The PDA lies within its boundary. Parts of the village around the parish church are now designated a conservation area (Figure 2).

In the medieval period buildings were loosely strung along the roads between the village greens and even now the older extant built heritage in Eaton Bray still reflects the original medieval foci. A more central focus for the village was added in the 13th century when the parish church of St Mary's was built (DBD967/34/75). During 2004 a field or property boundary ditch of 12th–13th-century date was uncovered at Poplar Farm (EBD 902), just 40m east of the church. Further infilling by the division of plots and creation of new



frontages did not really take place until the post-medieval period (Halpin 1980). A market was not recorded at Eaton Bray until the 19th century.

St Mary's Church (DBD967/34/75) lies *c.* 200m to the north-west of the PDA and is a Grade I listed building. It was built in the 13th century and altered and extended in the 15th century. Its churchyard (HER 8886) was in use until 1882–3. A fragment of medieval glazed tile (HER 2001), dating to the 14th century, but of unknown origin, was found in an area to its south-west.

An area of ridge and furrow cultivation was recorded *c.* 500m to the north-west of the PDA (HER 5075) and represents extant remains of the medieval open field system associated with the village.

The most important medieval heritage asset lies outside the study area, some distance beyond the medieval village — a designated Scheduled Monument (SM 24418/DBD1011713), consisting of a large moated site with contemporary deer park and fish ponds. The moat is located at Park Farm, *c.* 970m to the north-west of the PDA and is sometimes referred to as Eaton Bray's castle.

According to historical records the moated site was constructed in 1221 by the lord of the manor, William Cantlowe, and at one time consisted of a double moat with strengthened walls, two drawbridges, an internal hall and granary, several outbuildings and a possible chapel. Earthworks on the moat platform still indicate the location of the buildings. The extensive moats also survive, even though they had been partially infilled by the early 20th century and substantially altered during the construction of the fish ponds currently on the site.

Three possible smaller medieval moated sites (HER 3242, HER 10632, HER 11779) are located within the study area. The most relevant to the PDA in terms of proximity is 'Tingey's Moat' (HER 11779) at Poplar Farm, *c.* 140m to the north-west. Most of its moat was in-filled in the early 1900s, but two lengths were still open in 1947 when the OS map was produced (Figure 9). The other two moated sites (HER 3242, HER 10632), are shown on the 1849 Tithe map (Figure 5) and lie on the eastern edge of the study area. One of these (HER 10632), is only inferred from the name 'Moat Close' and several linear water-filled features depicted on the 1887 first edition OS map (Figure 7). A square enclosure labelled as "Moat Hall Piece" (HER 3242) was depicted on the 1849 Tithe map (Figure 5). In 2007, a substantial ditch containing a small quantity of later medieval pottery was identified during archaeological investigations on the site. Finds of 19th–20th-century date were also recovered from the ditch and indicate that it had only recently been back-filled (NA 2007).

A considerable number of medieval coins and one buckle were recorded by the PAS scheme in the fields between Eaton Bray and Park Farm. Within the study area a medieval weight was retrieved from the PDA (HER 19320), whilst a brooch (HER 19000) and strap end (HER 19003) were recovered from





a field to the south of Old Comp Farm, c. 320m north-east of the PDA. These probably represent stray finds lost during traffic between the two centres and/or were spread during manuring and agricultural works.

### 3.3.6 Post-medieval (1550–1900)

Most surviving heritage assets within the study area date to the post-medieval period and consist of private dwellings and farm buildings. These will be briefly mentioned in the following section, but a detailed description is presented in Appendix 6, section 6.2.2.

The earliest building is Church Farm at 2 High Street (DBD967/34/79), which dates from the 16th century.

Several buildings along the High Street and Church Lane have their origins in the 17th century: Old Sandon's House at 1 High Street (DBD967/34/78); 70 High Street (DBD967/35/80); the Moat Farmhouse at 72 High Street (DBD967/35/81); Moor End Farmhouse, High Street (DBD967/35/82); the Stable at Poplar Farm, High Street (DBD967/35/10026); and three cottages in Church Lane (DBD967/34/76). Willow Cottage at Moor End (DBD967/35/87) is also 17th-century and Grade II listed.

Built heritage of the 18th century is represented by a barn and attached shelter at Poplar Farm (DBD967/35/10038), Methodist Chapel on Totternhoe Road (DBD967/15/10) and the White Horse public house (DBD967/34/86); all are Grade II listed.

Designated buildings of most relevance to the PDA, in terms of proximity, are those situated at Poplar Farm (DBD967/35/10026, DBD967/35/82), c. 40m to the north-west, and 70 and 72 High Street (DBD967/35/80, DBD967/35/81), c. 90m to the south-east.

Infilling along the main roads continued throughout the post-medieval period and several undesignated cottages, houses and farmhouses with 18th- and 19th-century origins are listed in the HER (HER 6873, HER 13435, HER 15394, HER 14795, HER 15161, HER 15329, HER 16146). Public buildings of the same date comprise the Five Bells public house (HER 704), Chequers Inn (HER 10509), the National School and Church Hall (HER 10486), Wesleyan elementary school (HER 10485), an outbuilding within the churchyard (HER 976) and the Salvation Army barracks (HER 4338).

Further heritage assets tell of the post-medieval development of Eaton Bray. These are the Victorian market place and green (HER 692) with an associated public pond (HER 1313), located opposite the White Horse PH; the village pump (HER 981); and the site of the village pound (HER 1399), built for stray animals between 1820 and 1848 but now demolished.

The numerous brooks within the parish necessitated extensive drainage of the fields. A drainage system with sluices (HER 11509) and a drainage sluice (HER 11510) are recorded in the HER. Many of the drains would have been



installed following Inclosure in 1860 when many of the fields were still used for agriculture and pasture.

The industrial heritage of Eaton Bray is evidenced by three smithy sites (HER 6870, HER 10488 and HER 10491) and the site of a 19th-century shoe factory on Church Lane (HER 5074). The former site of a brickfield and yard (HER 5170) is also situated on the opposite side of the High Street to the PDA and now contains residential properties.

### **3.3.7 Modern (1900–present)**

Heritage assets within the PDA comprise The Old Police Station (HER 20308) which was built sometime between 1947 and 1978. Since then a flat-roofed extension has been built on its south-east side.

A war memorial commemorating the fallen of the First and Second World Wars, stands in St Mary's churchyard (HER 8886) and is recorded in the War Memorials Archive database<sup>4</sup> (monument ref. 1638).

## **3.4 Cartographic Evidence**

Figures 3–10 should be viewed in conjunction with this text which describes the changes visible on cartographic sources from the early 19th century to the late 20th century.

### **3.4.1 Jefferys' map of Bedfordshire 1765 (Figure 3)**

This map shows the elongated shape of the village of Eaton Bray with its drawn out common land and three foci of Eaton Green, Eaton Bray and Moor End. The wide access road leading from the crossroads at Eaton Bray to the moated site to the west of the village is also clearly indicated.

Buildings are depicted on either side of the High Street in the vicinity of the PDA.

### **3.4.2 Tithe map 1819 (Figure 4)**

A traced copy of the 1819 tithe map of the parish of Eaton Bray is held by BLARS. This map would have been drawn up by either the church or private landlords to establish land ownership in the parish, informing the amount to be paid by each landowner or occupier in commutation of the Tithe.

This map depicts the village of Eaton Bray with the church and buildings along the High Street in a simplified manner. Land allotments to the south and west of the High Street are inevitably shown in greater detail. The main roads and church are useful landmarks for locating the general area of the PDA, but as the roads are not to scale its exact position is unclear. Its postulated location is shown on Figure 4; on the basis of this map it may have contained a building at this time.

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<sup>4</sup> War Memorials Archive, Available: <http://www.ukniwm.org.uk>. Accessed 9th May 2016



### 3.4.3 Tithe map 1849 (Figure 5)

The Tithe map of 1849 is held by the BLARS and shows Eaton Bray as a small-scale settlement with houses and farm buildings strung out along the main roads. The arrangement of plots and fields to the south of the High Street broadly corresponds to that depicted on the 1819 Tithe map (Figure 4), but on the north-east side of the High Street the layout of plots and buildings is quite different. This disparity between the two maps suggests that the 1819 map (Figure 4) is unreliable as an indicator of the state of the PDA at that time.

St Mary's Church, buildings and the moat at Poplar Farm and 70 and 72 High Street are visible on this map. The area of the PDA corresponds to a field on the east side of Poplar Farm.

### 3.4.4 Inclosure map 1860 (Figure 6)

The enclosure act for Eaton Bray was passed in 1860 (Page 1912, 369–75) and this map was produced to accompany the award.

At first glance it appears very similar to the 1849 Tithe map, but with a clear increase in the number of buildings along the High Street. Actually, many of the smaller fields have by this time been amalgamated into larger fields, particularly those on the peripheries of the village. New roads have also been established to link areas of Eaton Bray with the newly enclosed fields and to neighbouring villages, such as Northall to the west. Some pre-existing paths have also been formalised as part of the Inclosure Act, such as the route leading from the main crossroads to Little Comps.

Buildings are also depicted in an almost stylised form, with only those fronting onto the High Street included. Buildings at Poplar Farm and 70 and 72 High Street are almost unrecognisable from the previous map (Figure 5). The postulated position of the PDA is shown on Figure 6.

### 3.4.5 1887–1947 Ordnance Survey maps (Figures 7-9)

Eaton Bray does not seem to have grown extensively between 1860 and 1887 and the layout of many of the plots and fields depicted on the 1860 Inclosure Map (Figure 6) are still visible. By 1887 increased infilling of buildings along the High Street is evident, but not in the vicinity of the PDA where the layout of buildings at Poplar Farm and to the south-east are largely unchanged. At this time the PDA is still part of a field. For the first time, however, a possible stream is depicted on the south-west side of the site, but is absent from any later maps.

The PDA remains undeveloped to at least 1947, although Wallace Nursery has been established to the north and by 1947 the greenhouses have expanded into the area just to the east of the PDA.



### 3.4.6 1978 1: 10,000 OS map (Figure 10)

This map shows how Eaton Bray continued to expand with the growth of residential housing in the late 20th century. Wallace Nursery is marked as “disused” and part of it has been redeveloped in the area behind Poplar Farm.

The current layout of the PDA, including The Old Police Station building, is shown for the first time on this map, although the flat-roofed extension must have been added at a later date. Wallace Drive now separates the PDA from Poplar Farm to the north-west.

## 3.5 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).

At present the PDA occupies a 0.078ha area on the north-east side of Eaton Bray High Street. Two adjoining 20th-century buildings are situated centrally within the site, with a gravel parking area to the front and garden to the rear (Plates 1 and 2). The PDA is defined by a brick wall on the south-western side and beyond this lies the High Street. A high wooden fence defines the rest of the boundaries and separates it from a garage compound to the north-east, corner shop with apartments above to the north-west and by a semi-detached residential property to the south-east.

The PDA lies within the envelope of the medieval village as defined in the HER (HER 16884). Existing adjacent development along the High Street dates from the mid-19th century (Plate 3), whilst to the east and north-east the PDA is surrounded by a late 20th-century housing development. Other than the High Street itself, the core of the medieval village is situated at least 200m to the north-west of the PDA, around St Mary’s Church and the crossroads, and only trees in the south-east corner of the churchyard are visible from the front boundary of the PDA (Plate 3).

A number of designated and undesignated heritage assets of local significance exist in the area surrounding the PDA and will need to be considered in terms of their setting. Of these the farmhouse (HER 16146), barn (DBD967/35/10038) and stable (DBD967/35/10026) at Poplar Farm; 70 (DBD967/35/80) and 72 (DBD967/35/81) High Street; and the Salvation Army Barracks (HER 4338) are extant. The Old Police Station (Plate 1) situated on the PDA is also an undesignated heritage asset of late 20th-century origin (HER 20308). Other heritage assets comprise the sites of demolished buildings or former moats and brickworks that have since been re-developed.

The setting of the barn and stable at Poplar Farm comprises an inward-looking courtyard arrangement. Up to 1887 they were surrounded by fields to the north-east and south-east. Poplar Farmhouse (HER 16146) was added in the mid-late 19th century and, although set back from the High Street, was



positioned to look out onto the main road. A modern housing estate on the former site of Wallace Nursery and modern infill along the High Street has slightly altered the setting of the buildings at Poplar Farm (Plate 4).

The house at 70 (DBD967/35/80) and Moat Farmhouse at 72 High Street (DBD967/35/81) were established in the 17th century on the south-west side of the road, but set back from it by up to 30m. They were surrounded by fields and a small number of buildings, and most likely had views up and down the High Street. This remained largely unchanged up to 1947 (Figure 9), when a modern housing estate was built to the south-west and new buildings were added on the opposite side of the High Street. Modern housing and groups of mature trees at the front of the properties now mask the designated buildings from the PDA (Plate 5).

An undesignated 19th-century Salvation Army Barracks (HER 4338) is situated opposite the PDA on the south-west side of the High Street. It is set back from the road by c. 40m and fronts onto a side road named Booth Place. The significance of its setting has always been its situation on the side road and adjacent buildings. Sometime after 1947 houses were built at the end of Booth Place, fronting onto the High Street, which means that it is now masked from the PDA (Plate 6).

The scheduled moated site of Park Farm (SM 24418/DBD1011713) lies c. 970m from the PDA and is not visible from it.

Of the designated and undesignated buildings in the study area only the setting of those at Poplar Farm require further consideration, as all other buildings are not visible from the PDA.

### **3.6 Assessment of Potential and Significance**

This section assesses the potential for the survival of archaeological heritage assets in the light of the evidence discussed above.

The construction of 19th- and 20th-century housing along the High Street and on the former site of Wallace Nursery are likely to have already significantly truncated any archaeological remains that might once have been present in those areas. The construction of a Police Station in the late 20th century on the PDA, followed by a flat-roofed extension, will have also impacted on any potential sub-surface archaeological remains.

The criteria for assessing significance are listed in Appendix 4.

#### **3.6.1 Prehistoric to Roman archaeological heritage assets**

No definitive archaeological remains of prehistoric or Roman date have been found within the study area. Evidence of possible Roman activity within the village is suggested by five coins found in various locations in the vicinity of St Mary's Church and the High Street, but also cropmarks and a coin at Old Comp Farm to the north of the village. A sherd of Iron Age pottery was also recovered from a potentially later ditch at the White Horse PH.



In light of this evidence there is *low* potential that remains of prehistoric or Roman date may be present within the PDA.

The research framework for Bedfordshire states that little detailed work has been carried out on the characterization of rural settlements in either the Iron Age or Roman period. For both periods patterns of settlement nucleation or dispersal are areas of considerable significance but are little understood (Oake 2007, 11).

Any remains of this date within the PDA would be the first such evidence within Eaton Bray and would be of *low* to *moderate* significance, depending on their exact nature.

### 3.6.2 Anglo-Saxon to medieval archaeological heritage assets

The PDA is situated within the medieval village of Eaton Bray, which is known to have Anglo-Saxon origins. Settlement evidence of this date has been uncovered in two locations in the vicinity of the PDA and comprised a small number of pits, a well and a boundary ditch.

It is likely that the PDA was part of arable land or pasture to the north of the High Street during this period, as suggested by Jefferys' map of Bedfordshire, 1765 (Figure 3). Based on the proximity of the medieval moated site at Poplar Farm, however, there is potential for the survival of Anglo-Saxon or medieval remains within the PDA. A medieval weight has been found within the PDA, although it was probably a stray find lost by someone travelling along the High Street. The potential for assets of this period to survive on the PDA is assessed as *low* to *moderate*.

The research framework for Bedfordshire states that in general few rural Saxon and medieval settlements have been investigated in the county. It stresses the potential for acquiring information about the origins, diversity and development of villages from within or around the edges of existing settlements (Oake 2007, 14). In addition, characterisation of settlement forms, understanding how they grow, shift and disappear is of local and regional importance (Oake 2007, 14 and Medlycott 2011, 70).

If any Anglo-Saxon and medieval assets were present on the PDA, they would probably be of *low* to *moderate* significance depending on their exact nature.

### 3.6.3 Post-medieval

The PDA lies within the village of Eaton Bray and fronts on to the High Street that forms a primary route through the village. Several extant buildings of 17th- and 19th-century date are located in the vicinity of the PDA. Cartographic evidence suggests that the site was arable land or pasture as late as 1947. Therefore, there is *low* to *moderate* potential for evidence of occupational or 'backyard' activity and stray finds. Such remains would probably be of *low* significance, depending on their exact nature.



### 3.6.4 Modern

The PDA remained undeveloped until the late 20th century when a building to house a Police Station was added; as a heritage asset this building is of *low* significance. Many of the current buildings along the High Street are of late 19th- to 20th-century date. The potential for the survival of other modern heritage assets on the PDA is *negligible*. If any did survive, they would most likely be stray artefacts relating to construction activity and would be of *negligible* significance.



## 4. IMPACT ASSESSMENT

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### 4.1 *The Proposed Development*

The proposed development comprises the demolition of existing buildings on the PDA and the construction of a row of three semi-detached dwellings which will be based on a similar siting and footprint. These will be set back from the High Street and will comprise one 2-storey and two 2.5-storey buildings. Ten new car parking spaces will be located at the front of the PDA, whilst garden areas will be based to the rear. The current vehicular access from the High Street is located in the south-east corner of the site; this will be re-located centrally. A wall currently defines the front of the site; this will be demolished and replaced by landscaped areas.

The height and scale of the proposed buildings have been designed to blend in with the current buildings along the High Street and the overall village character. The majority of the buildings in the village are brick/render under tile or slate roofs and similar materials will be used in the construction of the proposed buildings on the site.

The proposed site layout is shown on Figure 11.

### 4.2 *Direct Impacts on Heritage Assets and Mitigation*

#### 4.2.1 *Archaeological assets*

Groundworks associated with the proposed development and relocation of the current access route could potentially adversely affect any archaeological heritage assets that might survive on the PDA. The impact of the proposed development 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 current proposal is to locate the new buildings on the same footprint as the existing ones.

The impact on the Old Police Station will be *high*, as the building will be demolished.

The potential for heritage assets on the PDA and their significance varies by period. The significance of any potential impact of the proposed development (before mitigation) is assessed as no more than *moderate*. A summary of significance of, and impact on, potential archaeological 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.





### 4.3 Direct Impacts on the Setting of Heritage Assets

The development would represent further infilling by modern housing along the High Street and behind it to the north. It will be visible from the High Street, but its height, mass and materials will be matched to surrounding buildings so that blends into the current village character. Proposed landscaping at the front of the site will also partially mask its view from the High Street.

The proposed new buildings will not be visible from the designated buildings at 70 (DBD967/35/80) and 72 (DBD967/35/81) High Street or the undesignated Salvation Army Barracks (HER 4338) due to lines of sight being blocked by mature trees and/or buildings.

Designated farm buildings (DBD 967/35/10026, DBD967/35/10038) and the farmhouse at Poplar Farm (HER 16146) are partially visible from the rear and front of the PDA, but much of the PDA is hidden behind a late 20th-century corner shop and apartments situated on the corner of Wallace Drive (Plate 1). The proposed location of the new residential units will remain hidden from Poplar Farm by the current 20th-century building. Proposed landscaping at the front of the site and gardens to the rear should further limit the impact of the development on the setting of the buildings at Poplar Farm.

If an appropriate design, scale and boundary treatment is achieved as proposed in the design and access statement, the magnitude of the impact of the proposed development on the setting of adjacent heritage assets and the historical core of the village represented by the conservation area will be *no change*. The significance of the effect of the proposed development can, therefore, be regarded as *neutral*.

### 4.4 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.

Heritage asset	Potential for finding asset	Significance	Impact	Significance of impact (before mitigation)
Prehistoric to Roman (before AD 410)	Low	Low to moderate	Low to high	Slight / moderate
Anglo-Saxon to medieval (410–1550)	Low to moderate	Low to moderate	Low to high	Moderate
Post-medieval (1550–1750)	Low to moderate	Low	Low to high	Slight / moderate
Modern (1750 to present)	Negligible	Negligible	Low to high	Neutral / slight
Old Police Station	–	Low	High	Slight / moderate
Setting	–	Low	No change	Neutral

**Table 1:** Heritage assets and significance of developmental impact



#### **4.5 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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## 6. APPENDICES

### 6.1 Appendix 1 – Known scheduled monument within a 1km-radius of the PDA

#### 6.1.1 Scheduled Monument

No.	Name	Description
SM 24418 DBD1011713	Park Farm moated site, deer park and fishponds	<p>The moated site at Park Farm lies some 4km to the north of the Chiltern Hills, and approximately 800m to the west of the village of Eaton Bray.</p> <p>The monument includes a large rectangular moated enclosure, containing a smaller circular moated island, located within the eastern part of a contemporary deer park defined by sections of the boundary earthworks. The monument also includes two fishponds, associated with the construction of the deer park and the occupation of the moated site, which lie on the eastern and north western perimeter of the park.</p> <p>The outer moated enclosure measures 160m NE-SW by 120m NW-SE, surrounded by a water-filled ditch which is 10–16m wide</p> <p>The construction of the moated site by William de Cantilowe is recorded in the Annals of Dunstable Priory for 1221. The earliest reference to the deer park occurs in the Close Rolls for 1241.</p>

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

#### 6.2.1 Listed Buildings

DBD no.	Name	Description	Grade
DBD967/34/75	Church of St. Mary's	13th–15th-century.	I
DBD967/34/76	2/4 Church Lane	Row of three cottages, at west end of Church Lane. 17th century.	II
DBD967/34/78	Old Sandon's House, 1 High Street	17th/18th-century farmhouse.	II
DBD967/34/79	2 High Street, Church Farm	Late 16th- or early 17th-century timber-framed house.	II
DBD967/34/86	The White Horse Public House	Early 19th-century building, mentioned in documents as a public house from 1815 onwards.	II
DBD967/35/80	70 High Street	17th-century building.	II
DBD967/35/81	72 High Street (Moat Farmhouse)	17th-century farmhouse.	II
DBD967/35/82	Moor End Farmhouse, High Street	17th-century building with later alterations.	II
DBD967/35/10038	Barn and attached shelter shed at Poplar Farm	18th- to 19th-century.	II
DBD967/35/10026	Stable at Poplar Farm	17th-century or earlier barn, with 19th-century alterations.	II
DBD967/35/87	Willow Cottage, Moor End	Two storey 17th century cottage that has been modernised. Timber frame visible with colour-washed brick infill.	II



DBD no.	Name	Description	Grade
DBD967/15/10	Methodist Chapel, Totternhoe Road	Methodist Chapel constructed 1795. Also contains war memorial.	II

## 6.2.2 Monuments and findspots

HER no.	Name	Description	Period
692	Victorian market place	The green, opposite the White Horse pub, is indicated in the Enclosure Award of 1860 as designated "For a Market Place". The market was primarily for the disposal of straw plait which was an important occupation in the area.	Post-medieval
981	Village pump, near five bells public house	The former site of a village pump.	Post-medieval
1313	Public pond, near market place	A public pond listed in the Award Book accompanying the Enclosure Map of 1860. The reference book to the Tithe Map of 1849 lists Pond Close as a field name.	Post-medieval
2001	Medieval tile	A fragment of glazed 14th-century tile, date and exact location of findspot unknown.	Medieval
3242	Moat Hall, Moor End	A cottage known as Moat Hall, standing within the area of a moat. The area was known as Moors Hall in the 16th century.	Post-medieval
5074	Boot and Shoe maker, Church Lane	Site of former boot and shoe maker.	Post-medieval
5075	Ridge and furrow	Ridge and furrow in the parish of Eaton Bray.	Medieval
5170	Old brick kiln, High Street	Site of former brickfield/yard.	Post-medieval
8886	St Mary's parish churchyard	Churchyard, closed in 1882-1883.	Medieval-post medieval
10491	Smiths Close	Conveyance c.1742; "To Thomas Carter of Eaton Bray, blacksmith. A messuage and yard containing 0.5 acre in Church End in Eaton Bray". "Smiths Close" recorded on maps of 1849 and 1860. Now demolished.	Post-medieval
10632	Moat Close	"Moat Close" shown on Tithe Map dated 1849 at SP976 207	Post-medieval
11509	Drainage system with sluices	Post-medieval drainage system.	Post-medieval
11510	Drainage sluice	Post-medieval drainage sluice	Post-medieval
11776	Roman Coin	A Roman coin found by F. G. Gurney whilst gardening	Roman
11777	Roman Coin	A Roman coin of Marcus Aurelius found on the south side of the churchyard	Roman



HER no.	Name	Description	Period
11778	Burials and Settlement Remains, near Honeywick Lane	Human burials found between 1890 and 1900, but no accompanying weapons or ornaments. Close by clunch built? Graves containing wood fragments, but no bones also noted. A gold 'bangle' or ?torque and a cannonball also found. There is a suggestion of building remains in an adjoining field and a rectangular crop or soilmark is visible on aerial photography.	Undated
11779	Moat, vicinity of Poplar Farm and The Vicarage	F. G. Gurney identified a series of ditches and ponds believed to be the remains of "Tingey's Moat". Some pottery was retrieved from the vicinity by Gurney, tentatively giving a medieval date to the feature.	Medieval?
16884	Eaton Bray medieval village	The historic core of Eaton Bray village.	Medieval
18803	Roman coins	Three illegible Roman coins.	Roman
19000	Medieval brooch, Old Comp Farm	A gilt copper-alloy annular brooch of 13th to 15th century date.	Medieval
19003	Medieval strap end, Old Comp Farm	A copper-alloy strap-end of probable 13th to 15th century date.	Medieval
19304	Roman Coin, Old Comp Farm	A copper-alloy sesterius of Commodus (AD 175-192)	Roman
19320	Medieval weight, High Street	Probably a medieval noble.	Medieval

### 6.2.3 Buildings (extant and demolished)

HER no.	Name	Description
704	Five Bells, public house	Present since at least 1830.
976	Outbuilding, St Mary's Church	A small 19th-century outbuilding.
1399	The Pound	A pound for stray animals, built after 1820 and before 1848.
4338	Salvation Army Barracks	19th-century building originally used as a primitive Methodist chapel, taken over by the Salvation Army at the end of the 19th century/start of the 20th century.
6870	The Old Forge, 3 market square	19th-century house in Eaton Bray Conservation Area.
6873	121-123 High Street	Semi-detached post medieval houses
10485	Wesleyan/board/public Elementary School	A day school was built by the Wesleyan Methodists in 1855. It was enlarged in 1861 and taken over by the school board in 1893-1894. In 1903 the school was transferred to Bedfordshire County Council as a public elementary school.
10486	National School	Former Anglican National School built in 1842. It closed sometime between 1880 and 1885, although the building remained in use as a hall until at least the early 1950s before being demolished.
10488	Smithy, near Poplar Farm	Smithy shown on High Street, north side, on map of 1884. Not shown on maps from 1901 onwards.
10509	Chequers Inn	The earliest recorded reference for the Chequers Inn is a will of 1815. The Chequers continues to be documented until its closure in 1989. The building was subsequently demolished.
13435	Vicarage, 11 High Street	Post-medieval vicarage.
14795	17 Northall Road	A late 19th-century house.
15161	April Cottage, 1 Church Lane	A 19th-century house deemed of local interest.



HER no.	Name	Description
15329	Meadside Farmhouse, 102 High Street	A post-medieval farmhouse.
15394	The Lodge, corner of Village Green (Market Place) and Northall Road	A 19th-century house dated to 1872.
16146	Poplar Farmhouse, High Street	A mid-19th-century farmhouse.
20308	The Old Police Station, 25 High Street	Former Police Station in Eaton Bray, converted into two residential dwellings.

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

Event ID	Name	Description	Date/Contractor
EBD902	Land at Poplar Farm, High Street, Eaton Bray	Archaeological evaluation carried out in advance of proposed residential redevelopment. Three trenches revealed part of the same medieval ditch, dated by 12th–13th-century pottery.	2004 Archaeological Services and Consultancy Ltd
EBD1081	Land at The White Horse Public House, Park Lane, Eaton Bray	Archaeological evaluation carried out in advance of the construction of four houses in the car park of the public house. Three 12th–13th-century pits, abraded Iron Age pottery and a possible post-medieval boundary ditch were found.	2013 Albion Archaeology
EBD1208	The Gate House, The Comps, Eaton Bray	Archaeological watching brief carried out during building works associated with the erection of a garage and extensions to the Gate House. No archaeological features were revealed.	2012 Albion Archaeology

### 6.4 Appendix 3 – List of Cartographic Sources

Year	Map/document	Source
1765	Jefferys' map of Bedfordshire	BLARS reading room
1819	Tithe map	BLARS/X1/29
1849	Tithe map	BLARS/MAT13
1860	Enclosure map	BLARS/MA 92A
1887-1947	6-inch Ordnance Survey maps XXXI.NE and SE	National library of Scotland <a href="http://www.nls.uk/">http://www.nls.uk/</a>
1978	1:10,000 OS map SP 92 SE	St Mary's Church





## 6.5 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"> <li>• rare in the heritage environment record or</li> <li>• are a good example of a type site or</li> <li>• have a high potential to add to regional and national research criteria</li> </ul>
<i>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"> <li>• more commonly found in the heritage environment record or</li> <li>• have particular regional associations or may have important associations on a local or parish level (e.g. they have meaning to local population or embody something of the special identity of a locality)</li> <li>• have moderate potential to add to local and regional research criteria</li> </ul>
<i>Local or low</i>	Assets which are: <ul style="list-style-type: none"> <li>• are relatively poorly preserved or</li> <li>• have limited significance on a local level</li> <li>• have a low potential to add to local and regional research criteria</li> </ul>
<i>Uncertain</i>	Sites where there is evidence that a heritage asset may exist, but where there is insufficient information to determine its nature, extent and degree of survival given current knowledge (e.g. cropmarks untested by fieldwork or random finds spots).
<i>Negligible</i>	Where there is very authoritative evidence – usually backed up 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.

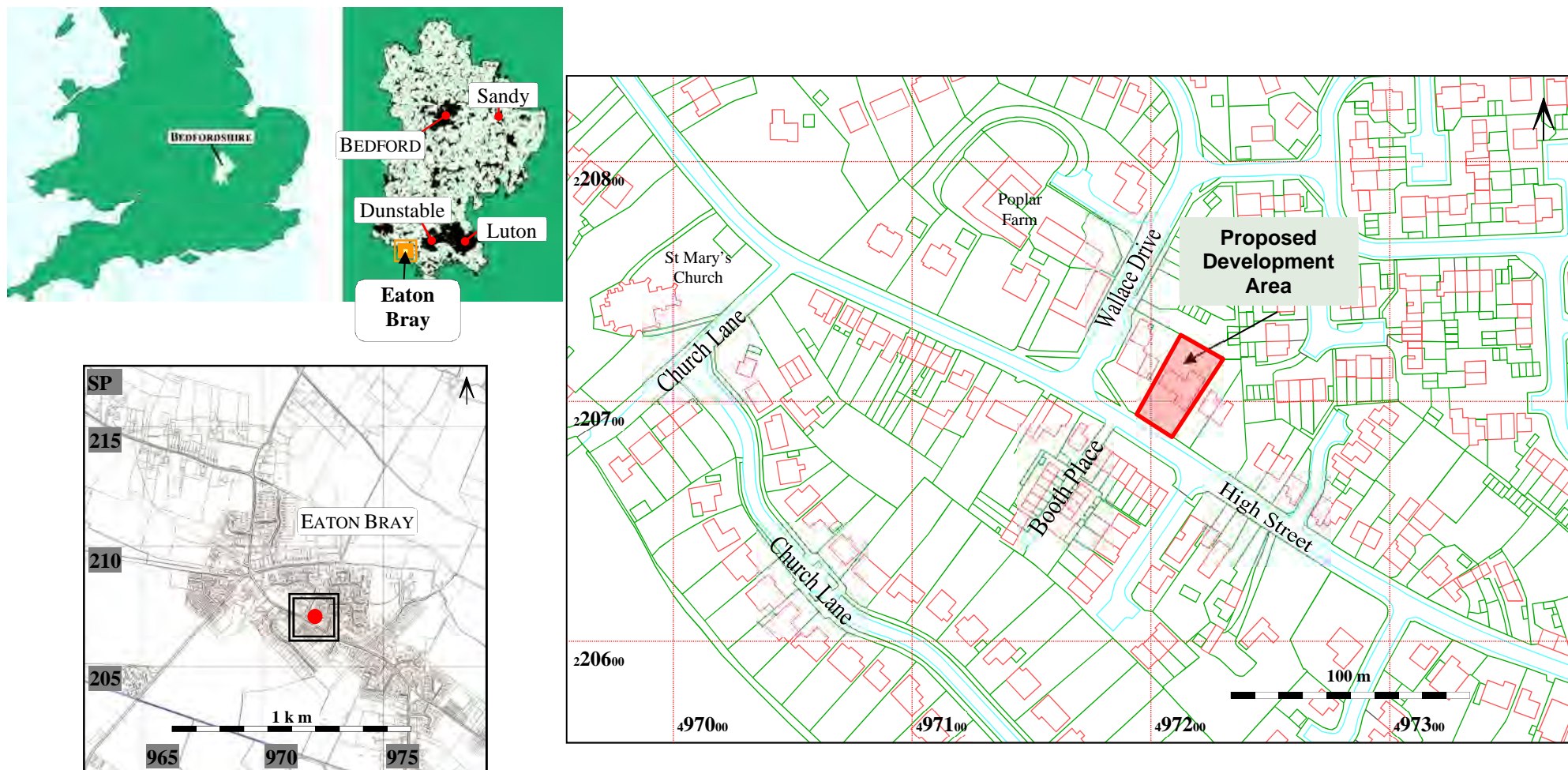
Magnitude of Impact	Effect of Impact
High	Causes total destruction of or permanent change to most key elements of the asset that results in major loss of integrity and reduction in significance. Substantial change to the setting of the asset. Any such change would almost certainly considerably reduce the significance of the asset and would not normally be reversible.



<b>Magnitude of Impact</b>	<b>Effect of Impact</b>
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.

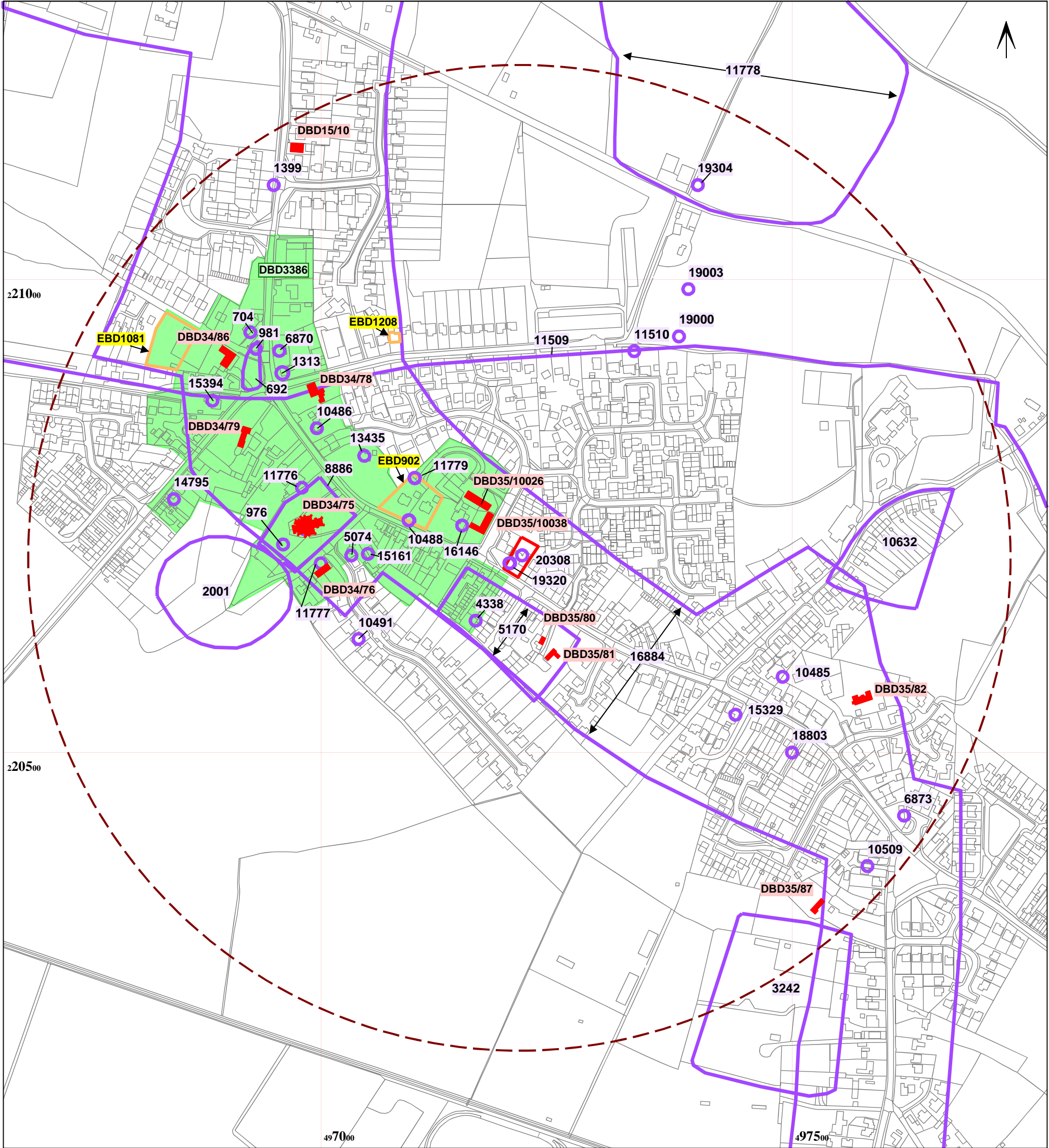
### 6.5.1 Significance of effects matrix

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



**Figure 1: Site location**

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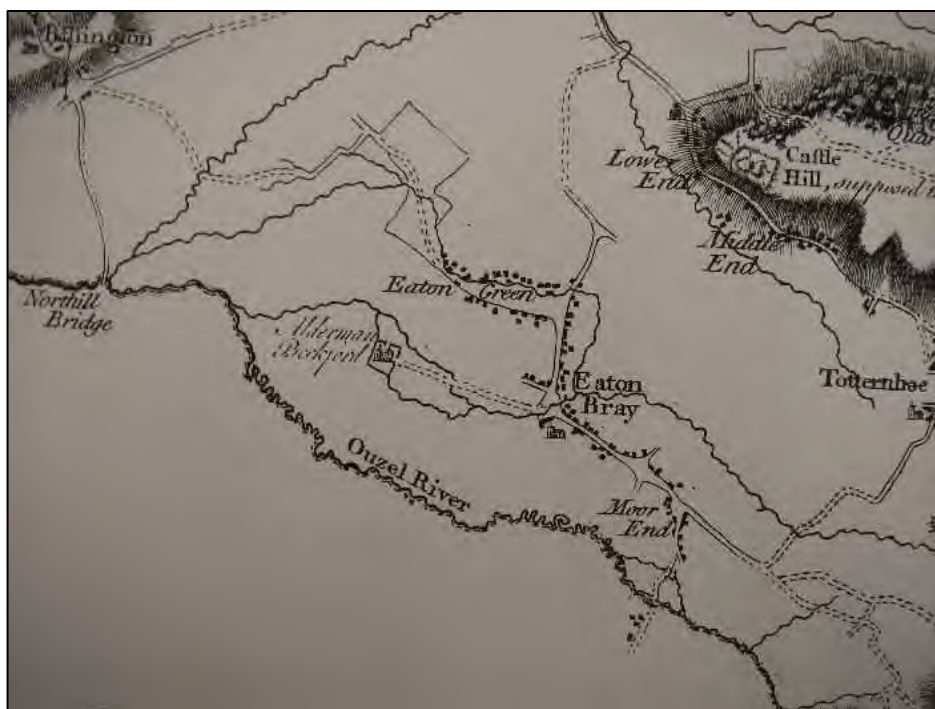


- 500m study area
- Proposed development area
- EBD1081 Eaton Bray Conservation Area
- DBD34/76 Listed buildings
- EBD123 Events
- 12345 Monuments

**Figure 2: Known heritage assets within 500m of the PDA**

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**Figure 3:** Jefferys' map of Bedfordshire 1765  
(not to scale)



**Figure 4:** Tithe map 1819  
(Location of PDA and scale are approximate)



**Figure 5:** Tithe map 1849  
(Location and scale of the PDA are approximate)



**Figure 6:** Enclosure map 1860  
(Location and scale of the PDA are approximate)





**Figure 7:** First edition OS 1887  
(Location and scale of the PDA are approximate)



**Figure 8:** OS map 1927  
(Location and scale of the PDA are approximate)



**Figure 9:** OS map 1947 (provisional edition)  
(Location and scale of the PDA are approximate)



**Figure 10:** 1:10,000 OS map 1978





**Figure 11:** The proposed development  
(Block plan taken from drawing 15-21-PL-001, Hinton Cook Architects)



**Plate 1:** The Old Police Station from the High Street, with the corner shop and apartments to its left



**Plate 2:** Garden to the rear of The Old Police Station from the south-west





**Plate 3:** 19th- and 20th-century development along the High Street, from the south-east

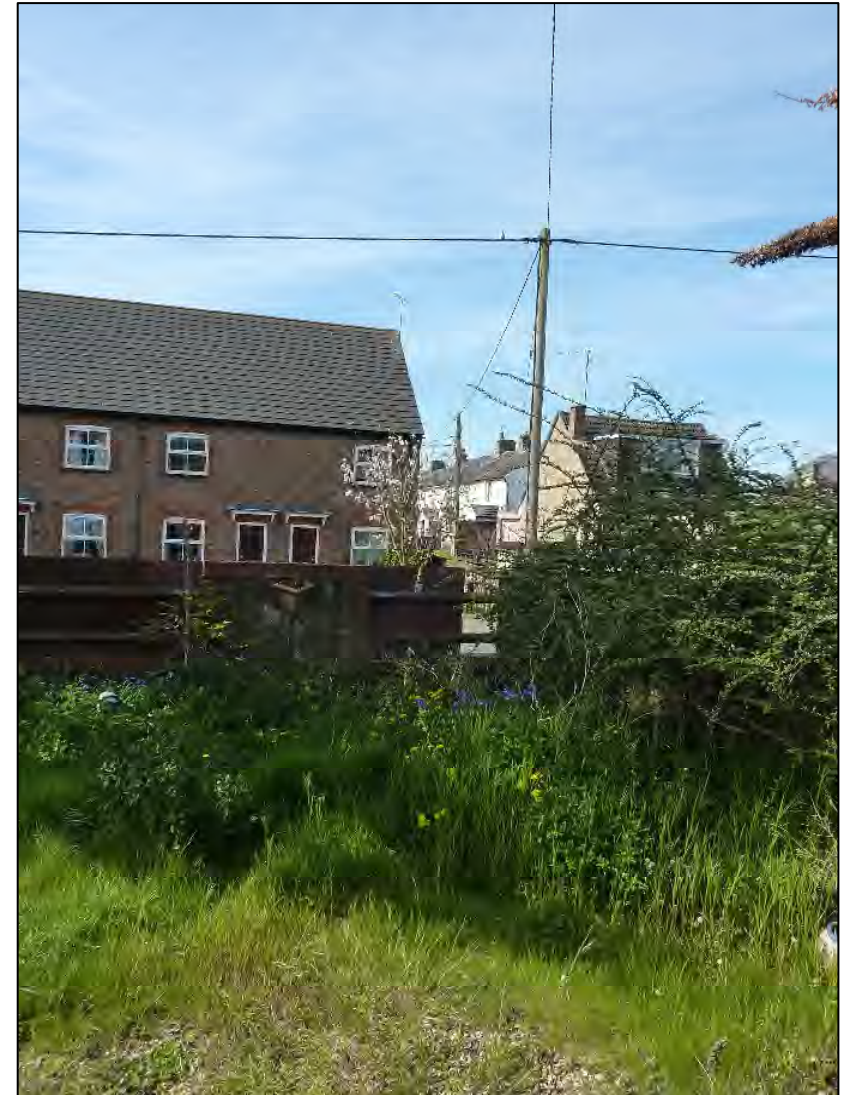


**Plate 4:** Buildings at Poplar Farm, from the south-west





**Plate 5:** 20th-century development along the High Street, from the north-west



**Plate 6:** View of Booth Place from the PDA

**Central  
Bedfordshire**

**Albion**  
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