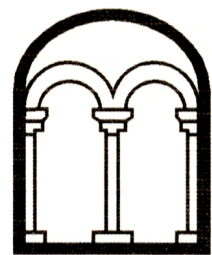


**35 CHURCH ROAD  
STUDHAM  
BEDFORDSHIRE**

**ARCHAEOLOGICAL STRIP, MAP AND SAMPLE  
EXCAVATION, ANALYSIS AND PUBLICATION**

**Albion**  
archaeology



**35 CHURCH ROAD  
STUDHAM  
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**ARCHAEOLOGICAL STRIP, MAP AND SAMPLE  
EXCAVATION, ANALYSIS AND PUBLICATION**

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Compiled by	Checked by	Approved by
Kathy Pilkinton	Robert Wardill	Drew Shotliff

5th April 2017

Produced for:  
John Edgell Ltd

On behalf of:  
Mrs N Horton



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## ***Contents***

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<b>1. INTRODUCTION</b>	<b>4</b>
1.1 Project Background	4
1.2 Site Location and Description	5
1.3 Archaeological Background	5
1.4 Project Objectives	7
<b>2. METHODOLOGY</b>	<b>9</b>
2.1 Methodological Standards	9
2.2 Archaeological Strip, Map and Sample Excavation and Recording Methodology	9
<b>3. RESULTS</b>	<b>10</b>
3.1 Introduction	10
3.2 Overburden and Geological Deposits	10
3.3 Modern Disturbance	10
<b>4. CONCLUSIONS</b>	<b>11</b>
4.1 Summary of Results	11
4.2 Significance of Results	11
<b>5. BIBLIOGRAPHY</b>	<b>12</b>

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

**Figure 1:** Site location

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

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



## Preface

*Every effort has been made in the preparation of this document to provide as complete a summary as possible within the terms of the method statement. 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.*

## Acknowledgements

*The project was monitored on behalf of the Local Planning Authority by Hannah Firth, Central Bedfordshire Council Archaeologist. The fieldwork was undertaken by Kathy Pilkinton (Archaeological Supervisor). This report has been prepared by Kathy Pilkinton. The figures have been produced by Joan Lightning (CAD Technician). All Albion projects are under the overall management of Drew Shotliff (Operations Manager).*

Albion Archaeology  
 St Mary's Church  
 St Mary's Street  
 Bedford, MK42 0AS  
 ☎: 0300 300 8141  
 Fax: 0300 300 8209  
 E-mail: [office@albion-arch.com](mailto:office@albion-arch.com)  
 Website: [www.albion-arch.com](http://www.albion-arch.com)

## Version History

<i>Version</i>	<i>Issue date</i>	<i>Reason for re-issue</i>
<i>1.0</i>	<i>05/04/2017</i>	<i>n/a</i>

## Key Terms

The following terms or abbreviations are used throughout this report:

BARS	Bedfordshire Archives and Records Service
CBC	Central Bedfordshire Council
CBCA	Central Bedfordshire Council Archaeologist
CI/A	Chartered Institute <i>for</i> Archaeologists
HER	Central Bedfordshire and Luton Historic Environment Record
PDA	Proposed development area
WSI	Written Scheme of Investigation



## **Non-Technical Summary**

*Planning permissions were granted by Central Bedfordshire Council for the construction of a replacement bungalow (CB/15/04291/FULL) and a double garage and store (CB/14/04203/FULL) following demolition of the existing bungalow at 35 Church Road, Studham, Dunstable, Bedfordshire, LU6 2NW.*

*The development area (DA) lies within an area of historic settlement associated with the 13th-century parish church of St Mary the Virgin and an adjacent manorial site at Manor Farm. As a result, the development could have impacted on potential below-ground archaeological remains and, therefore, archaeological conditions were attached to the planning consents.*

*The Central Bedfordshire Council Archaeologist (CBCA) directed that the work required to address the conditions should comprise a programme of archaeological strip, map and sample (following demolition), followed by post-excavation analysis and publication.*

*This document presents the results of the archaeological work undertaken to address the archaeological conditions on both consents.*

*The groundworks took place in February and March 2017. They comprised removal of the ground-floor slab and foundations of the existing bungalow and ground reduction within the footprints of the new house and garage.*

*Topsoil was present across the site with the exception of the area inside the former bungalow.*

*A relatively thick subsoil, particularly in the area of the bungalow ensued that the natural geological deposits remained largely free from truncation. Small areas of truncation were caused by drainage and garden-related features associated with the most recent occupation of the site. This indicates that whilst it is possible that shallower remains were destroyed by the construction of the bungalow, any substantial archaeological deposits would have survived.*

*No archaeological remains were revealed within the DA, suggesting that the medieval settlement evidence recorded in Historic Environment Record does not extend into the site. The DA did not contain archaeological remains with the potential to contribute to local and regional research objectives.*



## 1. INTRODUCTION

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### 1.1 Project Background

Planning permission was granted by Central Bedfordshire Council for the construction of a replacement bungalow (CB/15/04291/FULL) and a double garage and store (CB/14/04203/FULL) following demolition of the existing bungalow at 35 Church Road, Studham, Dunstable, Bedfordshire, LU6 2NW.

The development area (DA) lies within an area of historic settlement associated with the 13th-century parish church of St Mary the Virgin and an adjacent to a manorial site at Manor Farm. As a result, the development could impact on potential below-ground archaeological remains and, therefore, conditions (no. 5 in the case of the bungalow and no. 3 in the case of the garage) were attached to the planning consents:

*No development shall take place until a written scheme of archaeological investigation that includes post excavation analysis and publication has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved archaeological scheme.*

*Reason [bungalow condition no. 5]: This condition is pre-commencement as a failure to secure appropriate archaeological investigation in advance of development would be contrary to paragraph 141 of the National Planning Policy Framework (NPPF) that requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) as a consequence of the development.*

*Reason [garage condition no. 3]: To record and advance understanding of the heritage assets which will be unavoidably affected as a consequence of the development. (Policy 45, DCSB).*

The Central Bedfordshire Council Archaeologist (CBCA) advised that the work required to address the conditions should comprise:

- a programme of archaeological strip, map and sample within the footprint of the new dwelling (following demolition), the garage and the store;
- archaeological observation of any service runs connecting the garage and the house;
- post-excavation analysis, publication and archiving.

Albion Archaeology prepared a written scheme of investigation (Albion 2016a; 2017) for each development, which were approved in advance of the fieldwork by the CBCA.

This document presents the results of the archaeological observations undertaken to address the archaeological conditions on the consented works for both the bungalow (CB/15/04291/FULL) and the garage (CB/14/04203/FULL).



## 1.2 Site Location and Description

The development area (DA) is located at the northern end of Church Road at TL01565/15920 (Figure 1). It is situated immediately to the south of the churchyard of the parish church of St Mary the Virgin.

The DA for the new dwelling covers an area of approximately 2,150m<sup>2</sup>. It contained a prefabricated bungalow that was erected during the 1960s. The surrounding garden was under grass at the time of the fieldwork. The garage and store area are located to the north of the new dwelling. The overall footprint of the proposed garage is relatively small, covering an area measuring approximately 9m by 6m.

Studham lies close to the border with Hertfordshire and historically the parish was divided between the two counties. In 1897, the two parts were united as a single parish and transferred to Bedfordshire.

Historically, the settlement consisted of two parts. The main village centre was located at the crossroads formed by Church Road, Kensworth Road and Dunstable Road. The DA is located to the west of the village centre in a separate focus which contained the parish church, a manor house and a few cottages.

Studham lies on the southern slopes of the Chilterns within an undulating landscape. The DA lies at a height of 188m OD on a clay plateau. The historical village centre to the east lies in a dry valley at a height of approximately 170m OD.

The geology of the DA is Clay-with-flints superficial deposits above Lewes Nodular Chalk Formation and Seaford Chalk Formation (undifferentiated) bedrock<sup>1</sup>.

## 1.3 Archaeological Background

The DA's archaeological and historical background, specifically within a 500m-radius study area around the DA, was discussed in heritage statements prepared in support of the planning applications (Albion 2014; 2016b). In preparation of the WSIs (Albion 2016a; 2017) updated searches of the HER were carried out (ref.: 201617/149 and 201617/300). The most salient information from all sources is reproduced below.

### 1.3.1 Prehistoric (before AD 43)

The HER data for the study area contains a single entry for the prehistoric period. A scatter of early Neolithic to late Bronze Age struck flint and fire fractured flint (HER 17121) was found to the east of Longspoon Wood, 400m north of the DA (Hudspith 2000, 5–6).

### 1.3.2 Roman (AD 43–410)

The inferred course of a Roman road (HER 696) was suggested by the Viatores group aligned NW-SE, 400m to the west of the DA (Viatores 1964, 201–2, 209).

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<sup>1</sup> Contains British Geological Survey materials © NERC 2016



### 1.3.3 Anglo-Saxon (410–1066)

No Anglo-Saxon heritage assets have yet been recorded within the study area. Studham is listed in Domesday Book in 1086 as *Estodham*. The name means ‘Stud-homestead’, that is associated with horse breeding (Mawer and Stenton 1926, 132). It was made up of two holdings (see below) amounting to 11 hides at the time of Domesday. It is likely that the settlement originated in at least the late Saxon period. There is no evidence at present for the location of this early settlement.

### 1.3.4 Medieval (1066–1550)

Two manors are mentioned in Domesday Book of 1086: the manor of Studham and the manor of Studham-cum-Barworth or Barwyth Manor, which was slightly smaller in size and held by the Priors of Dunstable (Page 1908). Both manors held ploughlands and woodland worth 100 pigs.

Studham Manor (HER 3131) was located at what is now Manor Farm, close to the parish church of St Mary the Virgin and 100m east of the DA. The site is first recorded in historical records in the 13th century, when the moat was constructed by Walter, Lord of Studham. The moat seems to have been sub-circular or sub-oval in shape and the surviving part, east of the house, forms an angular crescent shape. A linear pond to the north of the moat and an irregular pond to the west of the farmyard do not appear to have had any connection to the moat.

Archaeological monitoring (EBD 782; Bedfordshire County Archaeology Service 1997) was undertaken during building works at Manor Farm. Inside the building part of a north-south aligned flint wall was recorded when a concrete floor was removed. The wall had been subject to significant later disturbance. It was 0.45m wide and overlay a post-medieval make-up deposit which contained flint, chalk, tile and pottery. Some other sections of flint walls were recorded in section in foundation trenches next to the house. Artefacts recovered included a small amount of post-medieval pottery and fragments of peg tile

The medieval parish church of St Mary the Virgin (NHLE 1159252, HER 1134) is located 40m to the north of the DA and is Grade I listed. It stands within a churchyard (HER 8975) bordering the north side of the DA. A document in the diocesan archive at Lincoln records that the church and five altars therein and a large churchyard were dedicated in 1220. The earliest surviving fabric in the church is the nave arcades which date from the early 13th century, corresponding well with the date for the dedication in 1220. It is quite likely that the church built at this time replaced an earlier building; reference to a priest in Domesday Book suggests that a church was in existence by at least the late Saxon period.

The church and manor indicate the location of a probable focus of medieval settlement (HER 16961) forming a ‘church end’ to the village. Studham has a complex manorial history. Five manors were identified during the medieval period and the settlement pattern at that time is likely to have been polyfocal in form, as it is today.





Two tracks located to the west of the DA may have medieval origins. North-south aligned track (HER 10945) is located 270m to the west of the DA and track (HER 10985) joins it at right angles from the west.

### 1.3.5 Post-medieval (1550–1900)

Within the DA, close to the location of the present bungalow, is the former site of a pair of mid-18th-century cottages (HER 10918). These stood until at least the mid-20th-century, being replaced by the current building on the site.

The Manor House (NHLE 1321311, HER 6956) situated 100m east of the DA is a Grade II listed building dating from the 17th century with 19th- and 20th-century additions.

Other post-medieval heritage assets within the study area are:

- Quarry (HER 10908) disused post-medieval quarry pit
- Quarry (HER 10912) disused post-medieval quarry pits
- Quarry (HER 10915) disused post-medieval quarry pits
- Building (HER 7882) Queen Anne Cottage, 19th-century cottage
- Building (HER 13428) Vicarage Cottage
- Earthwork enclosure (HER 10441), rectangular earthwork probably representing post-medieval property boundaries
- Woodland (11043), woodland recorded on post-medieval maps

Census data shows that the population of Studham gradually increased during the first half of the 19th century to a maximum of 668 in 1851. After this time the population gradually declined until the last decades of the century when the process accelerated, leaving only 317 in 1901. This forms part of a wider pattern of rural depopulation at this time; however, the collapse of the local straw plaiting industry probably played a part in the last quarter of the 19th century.

### 1.3.6 Modern (1900-present day)

No modern heritage assets are recorded within the DA or the study area.

The population of Studham has increased from the mid-20th century onwards with the additional housing located in the area to the west of the crossroads at the village centre. The area surrounding the DA has been largely unaffected by modern development and remains rural in character.

## 1.4 Project Objectives

The primary function of the archaeological investigations was to determine and understand the nature, function and character of any archaeological remains in their cultural and environmental setting. Together with the production of an assessment report/publication that fully describes the archaeological works and findings, this will define the value of the archaeological remains.

To achieve the above, the data collected during the fieldwork aimed to determine the following:

1. the date, nature and extent of any activity or occupation within the development site;



2. the relationship of any remains found to the surrounding contemporary landscapes;
3. the local environmental conditions (through the recovery of palaeo-environmental remains).

In addition to the primary aims of the fieldwork, wider research objectives were formulated based upon the archaeological remains expected and these were linked to existing research strategies. Details of the national and regional research frameworks are set out in the WSI for both the house (Albion 2016a) and the garage (Albion 2017).

The proposed developments primarily had the potential to reveal archaeological remains associated with the Saxon and medieval rural settlement of Studham.

The specific objectives of the investigations were to:

- Determine whether the potential medieval settlement evidence recorded as (HER 16961) extended into the DA;
- Retrieve dating evidence for the potential settlement;
- Determine whether there was any evidence for the buildings (and their use) that pre-date the current bungalow.



## 2. METHODOLOGY

The methodological approach to the project is summarised below. A full methodology is provided in both WSIs (Albion 2016a; 2017).

### 2.1 Methodological Standards

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

• Albion Archaeology	<i>Procedures Manual: Volume 1 Fieldwork</i> (2nd ed., 2001).
• CfA	<i>Charter and by-law; Code of conduct</i> (2014)
	<i>Standard and guidance for archaeological excavation</i> (2014)
	<i>Standard and guidance for the collection, documentation, conservation and research of archaeological materials</i> (2014)
• EAA	<i>Management of Research Projects in the Historic Environment PPN3: Archaeological Excavation</i> (2015)
• Historic England	Archaeology Guidelines and Standards <sup>2</sup> ;
	<i>The MoRPHE Project Managers Guide</i> (2015)
• Luton Culture	<i>Procedures for preparing archaeological archives for deposition with Luton Culture</i> (2013)

The project archives will be deposited with Luton Culture (entry no. LTNMG 1259). Details of the project and its findings will be submitted to the OASIS database (reference no.: albionar1-262485) in accordance with the guidelines issued by Historic England and the Archaeology Data Service.

### 2.2 Archaeological Strip, Map and Sample Excavation and Recording Methodology

The groundworks took place in February and March 2017. They comprised removal of the ground-floor slab and foundations of the existing bungalow and ground reduction within the footprints of the new house and garage.

Ground reduction was undertaken by a mechanical excavator fitted with a flat-edged bucket and operated by an experienced driver under the supervision of an archaeologist. Removal of the ground floor slab and foundations was also carried out under archaeological supervision. Machine excavation was carried out by the building contractor. Topsoil and overburden were removed to the top of natural geological deposits.

<sup>2</sup> Historic England guidelines on a number of specialist fields and materials, including environmental archaeology, are available at: <https://historicengland.org.uk/images-books/advice-and-guidance/>.



### 3. RESULTS

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#### 3.1 *Introduction*

All deposits revealed are summarised below and shown on Figure 2. Context numbers in square brackets refer to the cuts [\*\*\*] and round brackets to fills or layers (\*\*\*)).

#### 3.2 *Overburden and Geological Deposits*

Topsoil (100) comprised dark brown clayey silt, c.0.25m thick. In places it was heavily disturbed by plant movement.

Subsoil (101) comprised orange-brown clayey sand, 0.15–0.3m deep.

The undisturbed geological deposits (102) comprised orange clayey sand.

#### 3.3 *Modern Disturbance*

The natural deposits showed very little sign of disturbance, even from the foundations of the former bungalow. The largest area of truncation was from a manhole and associated drainage within the extended footprint of the building. A modern backfilled pond was also present within the garage area.

No archaeological remains were revealed within the footprint of either the house or the garage.



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## 4. CONCLUSIONS

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### 4.1 *Summary of Results*

Topsoil was present across the site with the exception of the area inside the former bungalow.

A relatively thick subsoil, particularly in the area of the bungalow ensured that the natural geological deposits remained largely free from truncation — other than by small areas of drainage and garden-related features, associated with the most recent occupation of the site. This indicates that whilst it is possible that shallower remains were destroyed by the construction of the bungalow, any substantial archaeological deposits would have survived.

No archaeological remains were revealed within the DA suggesting that the medieval settlement evidence recorded in HER16961 does not extend into the site.

### 4.2 *Significance of Results*

The DA does not contain archaeological remains with the potential to contribute to local and regional research objectives.



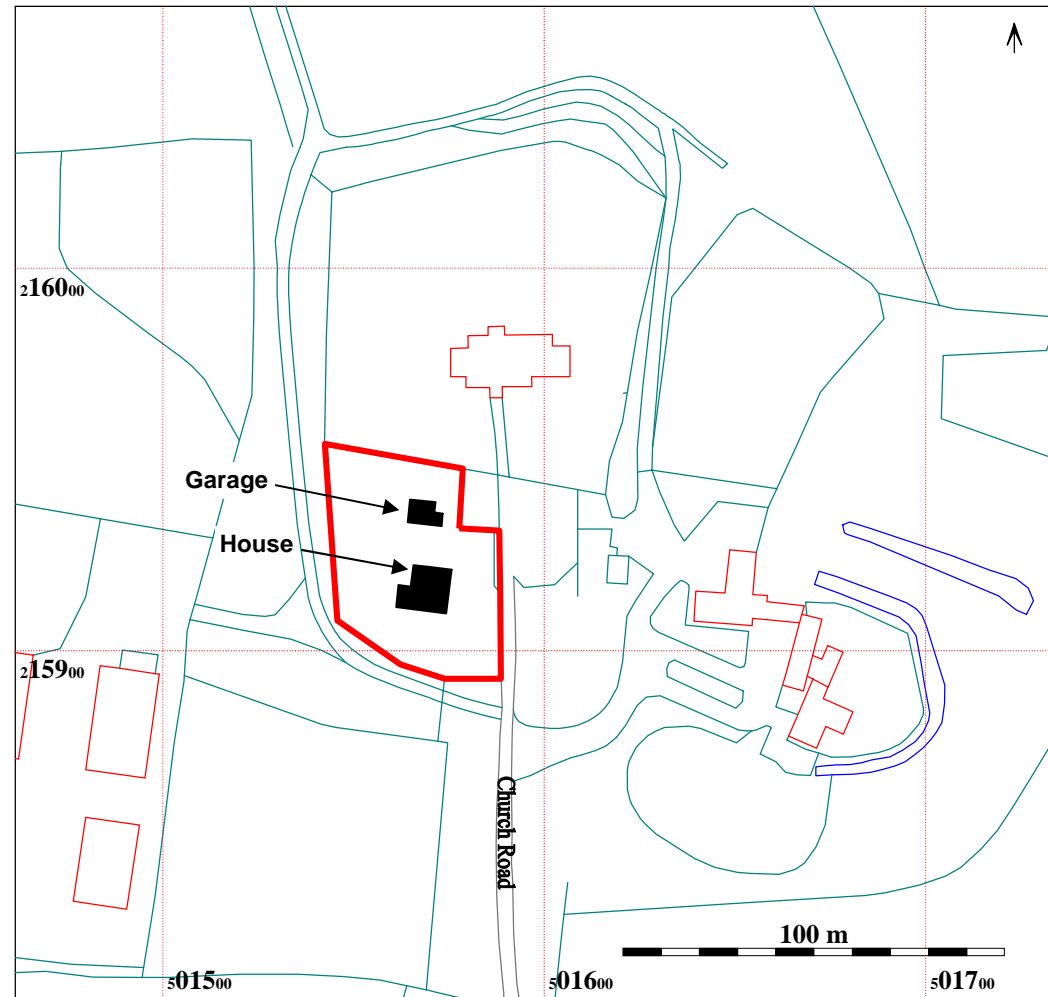
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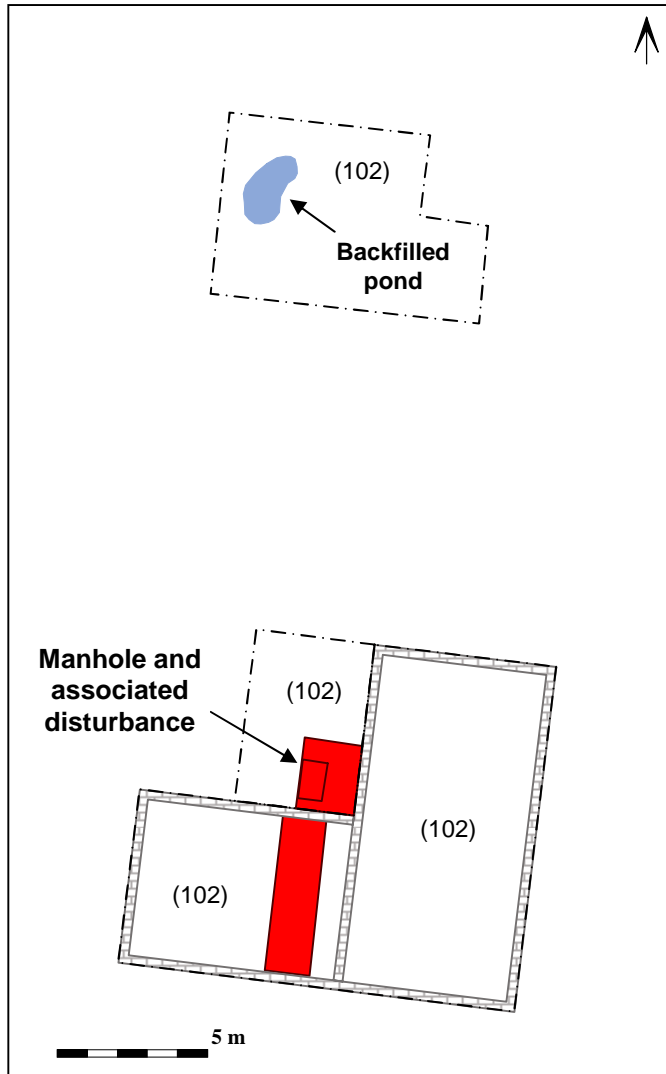
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<http://www.british-history.ac.uk/vch/herts/vol2/pp274-280> [accessed 8 September 2016]



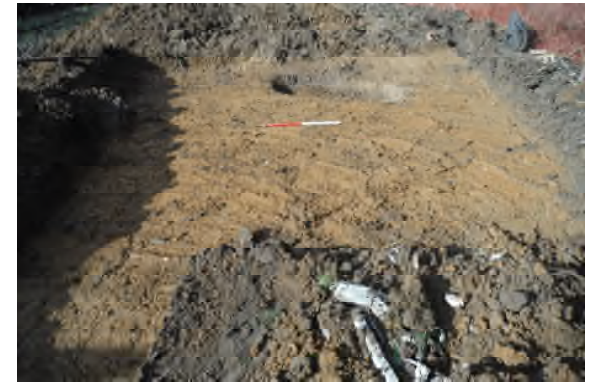
**Figure 1: Site location**

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House trench showing manhole. Looking SE.  
Scale 1m



Garage trench showing old pond. Looking W.  
Scale 1m



House trench, showing existing foundations.  
Looking SW.



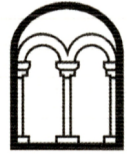
House trench, showing existing foundations.  
Looking NE.

### Figure 2: All-features plan and photographs

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Central  
Bedfordshire

Albion  
archaeology



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

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

