LAND ADJACENT TO CHURCH FARM 41 HIGH STREET ROXTON BEDFORDSHIRE

ARCHAEOLOGICAL FIELD EVALUATION

Albion archaeology





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Preface

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Acknowledgements

The project was monitored on behalf of the Local Planning Authority by Vanessa Clarke (Bedford Borough Council Senior Archaeological Officer (Planning)). The fieldwork was undertaken by Richard Gregson (Archaeological Supervisor) and Gary Manning (Assistant Archaeological Supervisor). This report has been prepared by Richard Gregson. The figures were compiled by Joan Lightning (CAD Technician). All finds were analysed by Jackie Wells (Finds Officer). All Albion projects are under the overall management of Drew Shotliff (Operations Manager).

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Key Terms

The following terms or abbreviations are used throughout this report:

BBC	Bedford Borough Council
CIfA	Chartered Institute for Archaeologists
DA	Development area
HER	Bedford Borough Council Historic Environment Record
HET	Historic Environment Team (of BBC)
WSI	Written Scheme of Investigation



Non-Technical Summary

Planning permission (14/01736/FUL) was granted by Bedford Borough Council for the redevelopment and conversion of barns to form five dwelling houses with associated access, parking and amenity spaces on land adjacent to Church Farm, 41 High Street, Roxton, Bedfordshire. The planning permission contained a condition requiring the implementation of a programme of archaeological work. The initial stage of this work was to comprise field evaluation by trial trenching.

The trial trenching took place on 21st and 22nd August 2017. It comprised the excavation of six trenches, each measuring 15m long and 1.8m wide, positioned to test the areas affected by the planned construction works within the development area.

The evaluation identified archaeological features in three of the six trenches, the majority of which comprised undated features including four shallow post holes, a pair of parallel ditches and two pits. Two features were datable by limited artefactual evidence. The most notable was a section of a N-S aligned ditch dated to the late Saxon period. The other was a probable ditch dating to the medieval period.

All the archaeological features were found in trenches located near to the south and east boundaries of the site. Along with the absence of topsoil and subsoil in the northernmost four trenches this suggests that the site has been considerably disturbed by post-medieval and later activity.

Overall, the findings of the evaluation suggest that the DA contains sparse remains of archaeological interest. The probable Saxon and medieval features are of interest but on their own have only limited potential to address regional research objectives.

The project archive will be deposited at The Higgins Art Gallery & Museum, Bedford (accession number BEDFM: 2017.54). Details of the project and its findings will be submitted to the OASIS database (reference no.: albionar1-284912) in accordance with the guidelines issued by English Heritage and the Archaeology Data Service.



1. INTRODUCTION

1.1 Project Background

Planning permission (14/01736/FUL) was granted by Bedford Borough Council for the redevelopment and conversion of barns to form five dwelling houses with associated access, parking and amenity spaces on land adjacent to Church Farm, 41 High Street, Roxton, Bedfordshire. The planning permission contained a condition (18) requiring the implementation of a programme of archaeological work. The initial stage of this work was to comprise field evaluation followed by an assessment of findings and further archaeological work or preservation *in situ* of archaeological remains if required.

Albion Archaeology was commissioned by Resolution Homes Ltd to prepare a written scheme of investigation (WSI) (Albion 2017a) in accordance with the requirements of the planning condition and the Borough's Historic Environment Team (HET) and to carry out the field evaluation of the site. This report presents the results of the evaluation.

1.2 Site Location, Topography and Geology

The development area (DA) measures c. 0.4ha in area and is centred at grid reference TL 1528, 5446. It is located in the centre of Roxton and is bordered to the west by the High Street, to the north by Church Farmhouse, to the east by open ground and to the south by modern residential housing.

Roxton lies to the west of the River Great Ouse close to its confluence with the River Ivel at Tempsford. The ground is approximately level at a height of 23m OD.

The underlying bedrock consists of Peterborough Member, a mudstone forming part of the Oxford Clay Formation that was formed in the Jurassic period. Superficial deposits consist of river terrace deposits — sand and gravel laid down in the Quaternary period.¹

1.3 Historical and Archaeological Background

The archaeological and historical background of the DA was examined in a desk-based heritage assessment that was prepared to accompany the original planning application (Albion 2014). The heritage assessment investigated a 500m-radius study area to assess the archaeological and historical background of the DA. The results are summarised below.

1.3.1 Built heritage

The buildings formerly occupying the DA consisted of a U-shaped range of single-storey buildings on the north, west and south sides of the farmyard; a T-shaped single-storey building, which is largely enclosed by the U-shaped range; and a two-storey building and open shed on the eastern side of the farmyard. The majority of these buildings were demolished immediately prior to the evaluation leaving an

¹ Contains British Geological Survey materials © NERC [2014].



inverted L-shaped range in the north-west quarter of the site. They were subject to historic building recording prior to their demolition (Albion 2017b).

Examination of historical maps and the structures themselves suggests that the U-shaped and T-shaped ranges were constructed shortly before 1901 when they appear on Ordnance Survey mapping. The two-storey building appears to correspond with a building first shown in 1884.

The buildings dated mainly from the final years of the 19th century. The investment that took place in the farm at this time is noteworthy. It occurred during a sustained period of agricultural depression that followed the collapse of grain prices in the 1880s due to the start of cheap imports.

The buildings had been subject to some conversion and alteration but represented a relatively complete group in a good state of preservation. The buildings were not designated but may be considered of local significance as representative of the development of farm buildings at the turn of the 19th/20th centuries.

1.3.2 Prehistoric (before AD 43)

A small number of sites and find-spots dated to the prehistoric period are known from the study area and the immediate area beyond.

Archaeological investigations to the south-east of the village recovered a scatter of worked flint (HER 14844) dated to the Bronze Age (2350–700 BC). A short distance beyond the study area to the north-east is a well preserved bowl-barrow, Round Hill (HER1494), representing a probable burial monument from the late Neolithic or early Bronze Age.

Prehistoric evidence dating from the Neolithic to the later Iron Age was found along the on the route of the Great Barford bypass (EBD 688) (Timby *et al*, 2007). Evidence from Site 2, located a short distance to the south-east of the study area, included a Neolithic pit, an early Bronze Age pit and late Bronze Age/early Iron Age activity.

Investigations at Roxton Quarry, a short distance to the south-west of the study area, produced evidence of Bronze/Iron Age activity and a field system which included a large palisade ditch.

A number of cropmark sites that lie within or extend into the study area are likely to date from the prehistoric period (HERs1653, 1833, 15047 and 16785). Comparison with excavated examples suggests that irregular enclosure cropmarks are likely to date from the later prehistoric period.

1.3.3 Roman (AD 43-410)

A small number of find spots and sites dated to this period are recorded in the HER. Three are metal-detected finds which are recorded a short distance to the north-west of the 500m-radius study area:

An early Roman settlement (Site 1) was excavated on the route of the Great Barford bypass (EBB 688) on the north-west edge of the study area. It consisted of



sub-rectangular ditched enclosures and other features dated to the 1st–2nd centuries (Timby *et al* 2007, 67–78).

1.3.4 Anglo-Saxon to medieval (410–1066)

The 1086 Domesday entry for Roxton lists two manors and 12 villagers, 3 smaller holders, 2 slaves, a mill and woodland for 20 pigs, indicating a modest-sized settlement. In 1066, it had been held by 12 freemen. The HER includes an Anglo-Saxon strap end as a spot find from the study area (HER 16029). Settlement evidence for this period was found on the Great Barford bypass excavation (EBB 688) but was located close to the Bedford end of the route and is not, therefore, directly relevant to the DA.

1.3.5 Medieval (1066–1550)

The HER entries dated to this period include finds-spots (HERs 16029 and 19387). The DA is located 70m to the south-west of the medieval parish church (HER 1105) and situated within the inferred extent of the medieval settlement (HER 17154), which corresponds to the surviving historic village core. Roxton Park contains earthworks which include ridge and furrow cultivation and a park boundary (HER 5136). Beyond the south-west limit of the study area an archaeological evaluation in Roxton Quarry found Saxo-Norman occupation evidence. Medieval settlement evidence found in the Great Barford bypass excavation (EBB 688) was located in the south-western part of the road corridor and is not directly relevant to the DA.

1.3.6 Post-medieval (1550–1900)

The majority of heritage assets within the study area date to the post-medieval period. They consist mainly of domestic buildings dating from the 17th, 18th and 19th centuries and some communal and commercial properties. Other HER records include the sites of former buildings and landscaped parkland and the parish churchyard.

The domestic buildings include four farmhouses: College Farm (HER 1107), Poplar Farm (HER 2397), Church Farm (HER 2409) and the former farmhouse of Park Farm (HER 2398). These are all 17th century in date with construction dates of c. 1600 for Park Farmhouse and Church Farmhouse. The majority of the 17th-and 18th-century domestic buildings are described as cottages and generally are timber-framed with colour-washed plastered walls and thatch roofs. Roxton House is a small country house from the 18th century (HER 1108). Two later 19th-century public houses are included on the HER: the Chequers Inn (HER 12461) and the Royal Oak (HER 16395). These are in brick with slate roofs.

The post-medieval heritage assets closest to the DA are Church Farmhouse (HER 2409) next to the DA and a number of buildings on the opposite side of the High Street: the Congregational Chapel (HER 1106), 46 & 48 High Street (HER 2402), 50 & 56 High Street (2401), 38 High Street, Hope Cottage (2404) and 28, 30, 32 & 34 High Street (HER 2403). All are Grade II listed buildings.



1.4 Project Objectives

Since the DA occupies a street frontage in a central location within the probable extent of the medieval village of Roxton, it was thought that potential heritage assets on the DA could relate to the medieval and post-medieval development of the village. As such, the specific research objectives of the evaluation were:

- To determine if evidence for the Saxon and medieval period relating to the development of Roxton village was present within the DA.
- To assess if any heritage assets relating to earlier periods were present within the DA.

The general purpose of the evaluation was to recover information on the:

- location, extent, nature, and date of any archaeological features or deposits that may be present within the DA;
- integrity and state of preservation of any archaeological features or deposits that may be present within the DA;
- nature of palaeo-environmental remains to determine local environmental conditions.



2. METHODOLOGY

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

2.1 Methodological Standards

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

Albion Archaeology	Procedures Manual: Volume 1 Fieldwork, 2nd edition (2001)
Bedford Museum	Preparing Archaeological Archives for Deposition in Registered Museums in Bedfordshire (2010)
CIfA	Charter and By-law; Code of Conduct (2014) Standard and guidance for archaeological field evaluation (2014)
	Standard and guidance for the collection, documentation, conservation and research of archaeological materials (2014)
EAA	Standards for Field Archaeology in the East of England (2003)
Historic England	Management of Research Projects in the Historic Environment (MoRPHE) Project Managers' Guide, ver.1.2 (2015) Environmental Archaeology: A guide to the theory and practice of methods, from sampling and recovery to post-excavation, 2nd edition (2011)

The project archive will be deposited at The Higgins Art Gallery & Museum, Bedford (accession number BEDFM: 2017.54). Details of the project and its findings will be submitted to the OASIS database (reference no.: albionar1-284912) in accordance with the guidelines issued by English Heritage and the Archaeology Data Service.

2.2 Trial Trenching

The trial trenching took place on 21st and 22nd August 2017. It comprised the excavation of six trenches, each measuring 15m long and 1.8m wide, positioned to test the areas affected by the planned construction works within the DA.

The trenches were opened by a mechanical excavator fitted with a flat-edged bucket, operated by an experienced driver under close archaeological supervision. All excavation and recording was carried out by an experienced Albion archaeologist. Archaeological features were investigated by hand and recorded using Albion Archaeology's pro forma sheets. Archaeological features that were demonstrably of modern origin were recorded but not investigated. The trenches were subsequently drawn and photographed as appropriate.



3. RESULTS

3.1 Introduction

All deposits revealed within the trial trenches are summarised below and shown on Figure 2. Context numbers in round brackets refer to fills or layers (***). Detailed context information is provided in Appendix 1.

3.2 Overburden and Geological Deposits

Overburden across the DA mainly comprised sequences of make-up or surface layers (101, 102, 103, 201, 301, 401, 402, 404, 405, 406, 407, 408, 409, 410, 411, 501, 502, 505, 506, 507, 508 and 601), although Trenches 1 and 2 preserved remnants of subsoil (104, 202) below make-up layers. The presence of ceramic building materials within some of the make-up layers suggests that they are probably post-medieval or modern in date.

In the south-west corner of Trench 1, the original soil profile of dark grey clay silt topsoil (100) overlying light brown-grey silty clay subsoil (104) survived for a distance of 2.4m from the south-west end of the trench.

The lack of topsoil and subsoil in all but the most southerly of the trenches suggests that most of the area had been stripped down to the geological deposit either in one event or over the course of time as various buildings were constructed and later demolished to make way for newer buildings and different farmyard layouts.

The geological deposit (105, 203, 302, 403, 503 and 602) varied from mid redbrown to light orange in colour and from silty clay to sandy gravel in composition.

3.3 Late Saxon Ditch

A 1.05m-wide, N-S aligned ditch [204] was revealed in Trench 2. It contained two indeterminate animal pelvis and limb bone fragments (94g) and three shell-tempered St Neots-type pottery sherds (fabric B01²: 18g), datable to the late Saxon period (850–1150).

3.4 Medieval Feature

An E-W aligned linear feature [311] was revealed in Trench 3; it was truncated by a later concrete and brick foundation [306]. It had near-vertical sides, was 0.45m wide and at least 0.55m deep. Pottery recovered from it was dated to the 13th–14th century, and comprised two abraded Potterspury ware sherds (fabric C10: 34g) — a regional import from Northamptonshire.

3.5 Modern Features

Several modern features were revealed by the trial trenching. These included: metal and ceramic pipes associated with former farm buildings; a brick and cement wall that corresponded with the position of the wall of a recently demolished barn; an area of modern disturbed ground (603); a 0.58m-deep, steep-sided posthole [206]; and a 3.6m-wide, E-W aligned feature [303] that contained fragments of modern

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² Pottery fabric identified in accordance with the Bedfordshire Ceramic type series



wood and part of a cement and brick wall. The latter was aligned with the walls of two adjacent former buildings and may have been the result of the footings for those walls being grubbed out during demolition.

3.6 Undated Features

Several undated features were revealed in Trenches 1 and 2, including four fairly shallow postholes [110], [210], [212] and [214] and a small pit [208]. There were also two adjacent, NW-SE aligned ditches [106] and [108] in Trench 1 that were 0.6–1.14m wide and 0.32–0.42m deep.

A large, roughly circular pit [313], c. 2m across and 0.75m deep was present in Trench 3. Apart from some probably intrusive modern bricks the only artefacts found within the pit were three pieces of animal vertebrae and mandible (56g) and three poorly preserved oyster shell fragments (17g).



4. CONCLUSIONS

The evaluation identified archaeological features in three of the six trenches, the majority of which comprised undated features including four shallow post holes, a pair of parallel ditches and two pits. Two features were datable by limited artefactual evidence. The most notable was a section of a N-S aligned ditch dated to the late Saxon period. The other was a probable ditch dating to the medieval period.

All the archaeological features were found in trenches located near to the south and east boundaries of the site. Along with the absence of topsoil and subsoil in the northernmost four trenches this suggests that the site has been considerably disturbed by post-medieval and later activity.

Overall, the findings of the evaluation suggest that the DA contains sparse remains of archaeological interest. The probable late Saxon and medieval features are of interest but on their own have only limited potential to address regional research objectives.



5. **BIBLIOGRAPHY**

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- Albion Archaeology 2017a, Land Adjacent to Church Farm, 41 High Street, Roxton, Bedfordshire: Written Scheme of Investigation for Historic Building Recording and Archaeological Field Evaluation (Report no. 2017/91)
- Albion Archaeology 2017b, Land adjacent to Church Farm, 41 High Street, Roxton, Bedfordshire: Historic Building Recording (Report no. 2017/121)
- Timby J, Brown R, Hardy A, Leech S, Poole C and Webley L, 2007, Settlement on the Bedfordshire Claylands: Archaeology along the A421 Great Barford Bypass (Bedfordshire Archaeology Monograph 8)



6. APPENDIX: TRENCH SUMMARY

Trench: 1

Max Dimensions: Length: 15.00 m. Width: 1.80 m. Depth to Archaeology Min: 0.47 m. Max: 0.6 m.

Co-ordinates: OS Grid Ref.: TL (Easting: 15264: Northing: 54442)

OS Grid Ref.: TL (Easting: 15257: Northing: 54429)

Context:	Type:	Description:	Excavated:	Finds Present:
100	Topsoil	Friable dark grey clay silt moderate small-medium stones 0.3m thick.	✓	
101	External surface	Compact mid grey white hardcore occasional medium concrete 0.31m thick	k. 🗸	
102	Make up layer	Plastic black clay moderate small-medium CBM, occasional flecks charcoal 0.08m thick.	V	
103	Make up layer	Friable mid red brown sandy clay 0.12m thick.	✓	
104	Subsoil	Friable light brown grey silty clay moderate small stones 0.31m thick.	✓	
105	Natural	Compact mid red brown silty clay frequent small stones		
106	Ditch	Linear NE-SW sides: concave base: concave dimensions: max breadth 1.14m, max depth 0.42m	✓	
107	Fill	Friable dark brown grey silty clay moderate small-medium stones	✓	✓
108	Ditch	Linear NE-SW sides: concave base: concave dimensions: max breadth 0.6n max depth 0.32m	m, 🗸	
109	Fill	Friable dark brown grey silty clay moderate small-medium stones	✓	
110	Posthole	Oval NW-SE sides: near vertical base: concave dimensions: max breadth 0.25m, max depth 0.16m, max length 0.34m	✓	
111	Fill	Friable dark grey silty clay moderate small-medium stones	✓	



Max Dimensions: Length: 16.00 m. Width: 1.80 m. Depth to Archaeology Min: 0.42 m. Max: 0.64 m.

Co-ordinates: OS Grid Ref.: TL (Easting: 15290: Northing: 54437)

OS Grid Ref.: TL (Easting: 15305: Northing: 54437)

Context:	Type:	Description:	Excavated:	Finds Present:
200	External surface	Hard mid grey white clay rubble 0.29m thick.	✓	
201	Make up layer	Plastic black clay moderate small CBM 0.24m thick.	✓	
202	Subsoil	Friable light brown grey silty clay moderate small-medium stones 0.11m thick.	✓	
203	Natural	Compact light red brown silty clay frequent small-medium stones		
204	Ditch	Linear N-S sides: concave base: concave dimensions: max breadth 1.05m, max depth 0.44m	✓	
205	Fill	Friable dark brown grey silty clay moderate small-medium stones	✓	✓
206	Posthole	Sub-circular sides: near vertical base: concave dimensions: min breadth 0.4m, max depth 0.58m, max length 0.87m	✓	
207	Fill	Plastic black clay occasional small stones	✓	✓
208	Pit	Oval NNE-SSW sides: concave base: concave dimensions: max breadth 0.4m, max depth 0.2m, max length 0.7m	✓	
209	Fill	Friable dark brown grey silty clay moderate small-medium stones	✓	
210	Posthole	Circular sides: steep base: concave dimensions: max depth 0.11m, max diameter 0.27m	✓	
211	Fill	Friable dark grey silty clay occasional small stones	✓	
212	Posthole	Sub-circular dimensions: min breadth 0.2m, max length 0.4m		
213	Fill	Friable dark brown grey silty clay moderate small-medium stones		
214	Posthole	Sub-circular dimensions: max breadth 0.2m, max length 0.25m		
215	Fill	Friable dark grey silty clay occasional small stones		



Max Dimensions: Length: 14.80 m. Width: 1.80 m. Depth to Archaeology Min: 0.44 m. Max: 0.85 m.

Co-ordinates: OS Grid Ref.: TL (Easting: 15299: Northing: 54464)

OS Grid Ref.: TL (Easting: 15299: Northing: 54449)

Context:	Type:	Description:	Excavated:	Finds Present:
300	External surface	Compact mid grey white hardcore 0.44m thick.	✓	
301	Make up layer	Compact light grey silty clay moderate small CBM, moderate small-mediun stones 0.12m thick.	m 🗸	
302	Natural	Compact mid red brown silty clay frequent small-medium stones		
303	Modern intrusion	Linear E-W sides: 45 degrees dimensions: max breadth 4.6m, min depth 0.85m		
304	Fill	Plastic black clay occasional small-medium CBM, occasional flecks charcoal		
306	Foundation	Sub-oval sides: convex base: flat dimensions: max breadth 1.55m, max dept 0.55m, max length 1.7m	th 🗸	
307	Fill	Friable dark grey black clay occasional small CBM, occasional flecks charcoal, occasional small-medium stones	✓	
308	Concrete	Light grey white concrete	✓	
309	Wall	Modern brick foundation structure comprising three courses of frogged bricks.		
310	Concrete	Light grey white concrete	✓	
311	Ditch	Linear E-W sides: near vertical dimensions: max breadth 0.45m, min deptl 1.2m, min length 0.75m	h 🗸	
312	Fill	Compact black silty clay moderate small-medium stones	✓	✓
313	Pit	Circular sides: steep base: flat dimensions: min breadth 1.66m, max depth 0.75m, max length 2.m	✓	
314	Fill	Friable mid brown sandy clay moderate small-medium stones 0.11m thick.	✓	
315	Fill	Friable dark grey clay moderate small-medium stones 0.69m thick.	✓	✓



Max Dimensions: Length: 15.75 m. Width: 1.80 m. Depth to Archaeology Min: 0.39 m. Max: 0.63 m.

Co-ordinates: OS Grid Ref.: TL (Easting: 15287: Northing: 54451)

OS Grid Ref.: TL (Easting: 15281: Northing: 54464)

Context:	Type:	Description:	Excavated:	Finds Present:
400	External surface	Loose dark grey sandy gravel 0.06m thick.	✓	
401	Make up layer	Loose mid yellow brown sandy gravel 0.29m thick.	✓	
402	Make up layer	Firm dark grey sandy clay occasional small CBM, frequent small-medium stones 0.17m thick.	✓	
403	Natural	Light red orange sandy gravel		
404	Make up layer	Loose light brown yellow sandy gravel 0.05m thick.	✓	
405	External surface	Loose mid grey sandy gravel 0.06m thick.	✓	
406	Make up layer	Loose light grey yellow sandy gravel 0.06m thick.	✓	
407	Make up layer	Compact mid brown grey clay sand frequent small-medium stones 0.08m thick.	✓	
408	Make up layer	Loose light grey yellow sandy gravel 0.05m thick.	✓	
409	Make up layer	Loose mid pinkish red sand occasional medium CBM 0.07m thick.	✓	
410	Make up layer	Loose dark grey silty sand 0.04m thick.	✓	
411	Make up layer	Firm mid grey brown clay sand occasional medium-large CBM, moderate small-medium stones 0.27m thick.	✓	



Max Dimensions: Length: 16.20 m. Width: 1.80 m. Depth to Archaeology Min: 0.47 m. Max: 0.6 m.

Co-ordinates: OS Grid Ref.: TL (Easting: 15259: Northing: 54456)

OS Grid Ref.: TL (Easting: 15273: Northing: 54449)

Context:	Type:	Description:	Excavated: Finds	Present:
500	External surface	Loose dark brown grey sandy gravel 0.1m thick.	✓	
501	Make up layer	Loose light brown yellow sandy gravel 0.25m thick.	~	
502	Make up layer	Firm mid grey brown sandy clay 0.25m thick.	✓	
503	Natural	Firm light orange sandy gravel		
505	Make up layer	Loose black sandy silt frequent small-large CBM 0.1m thick.	✓	
506	Make up layer	Loose light yellow sandy gravel 0.04m thick.	✓	
507	Make up layer	Loose mid pinkish red sand moderate small CBM 0.1m thick.	✓	
508	Make up layer	Firm mid grey brown sandy clay 0.23m thick.	✓	
509	Wall	Linear E-W sides: near vertical		
504	Foundation	Light grey cement and brick rubble wall footing.		



Max Dimensions: Length: 16.60 m. Width: 1.80 m. Depth to Archaeology Min: 0.1 m. Max: 0.55 m.

Co-ordinates: OS Grid Ref.: TL (Easting: 15272: Northing: 54469)

OS Grid Ref.: TL (Easting: 15257: Northing: 54465)

Context:	Type:	Description:	Excavated: Finds Present	
600	External surface	Loose dark grey brown sandy gravel 0.15m thick.	✓	
601	Make up layer	Firm light brown orange sandy gravel occasional large CBM Varies from light brown orange sandy gravel to mottled orange gravel with dark grey patches. 0.25m thick.	V	
602	Natural	Firm light orange sandy gravel		
603	Modern disturbance	Loose mid grey silty sand occasional large CBM, frequent medium-large stones		



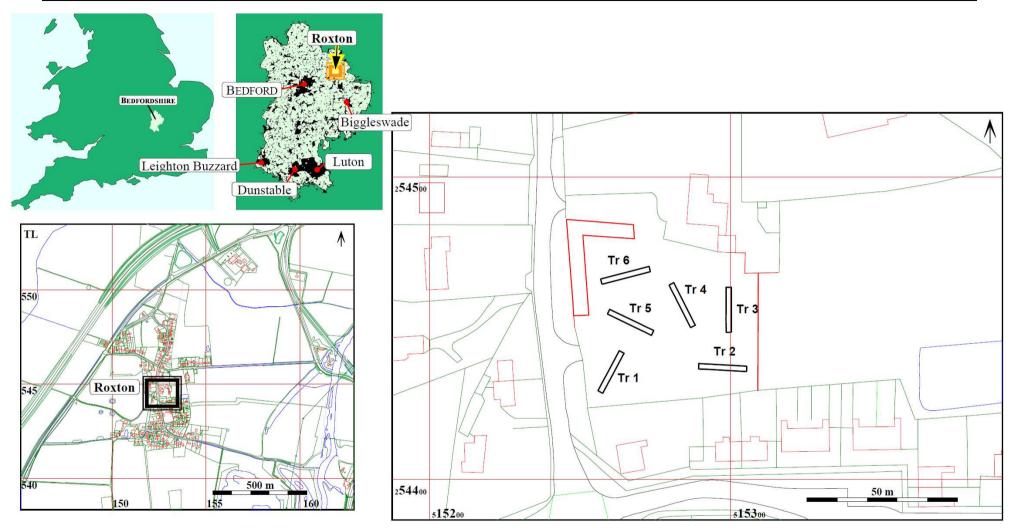


Figure 1: Site location

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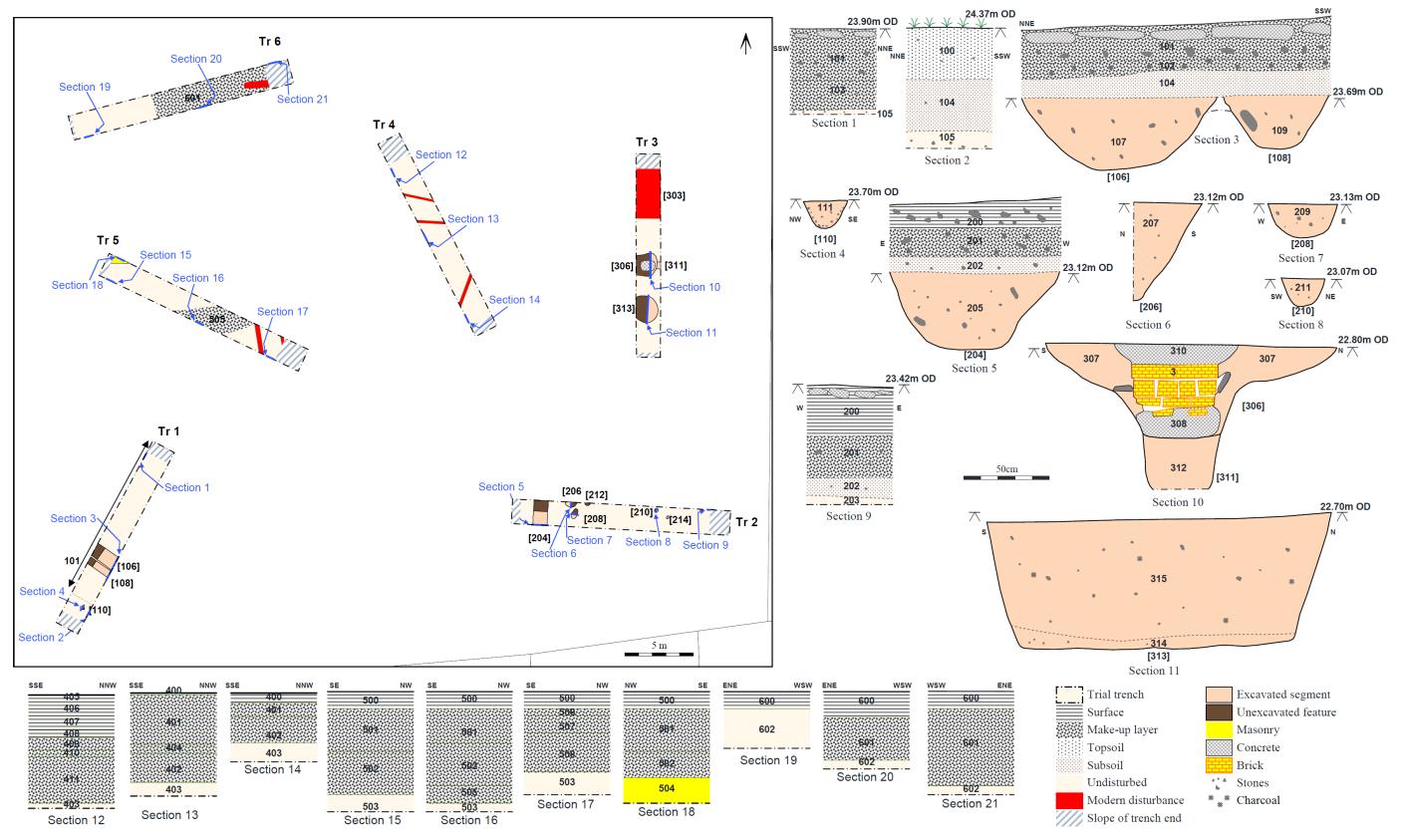


Figure 2: All-features plan and sections

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