

**BEDFORD COLLEGE
BEDFORD**

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

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Preface

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

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The Structure of this Document

After the introductory Section 1, there is a statement (Section 2) on the aims and methodology of the desk-based assessment. Section 3 is a discussion of the archaeological and historical background and cartographic information relevant to the Southern Edge of the Development Area. Section 4 focuses on the same data sources and how they relate to the South-East Corner of the Development Area. The Eastern Edge of the Development area is discussed in Section 5 and the Central/Northern part in Section 6. The significance of these sources is summarised at the end of each section, in order to assess the archaeological potential of the Development Areas.



The archaeological potential of the Development Area by building/open-area is discussed in Section 7. Section 8 is the bibliography and Section 9 contains the appendices.

Key Terms

Throughout this report the following abbreviations are used:

| | |
|---------------|-----------------------------------------------------|
| <i>Albion</i> | Albion Archaeology |
| <i>Client</i> | Bedford College |
| <i>IFA</i> | Institute of Field Archaeologists |
| <i>BCC</i> | Bedfordshire County Council |
| <i>BLARS</i> | Bedfordshire and Luton Archives and Records Service |
| <i>EH</i> | English Heritage |
| <i>HER</i> | Bedford Historic Environment Record |
| <i>NMR</i> | National Monument Record |
| <i>OS</i> | Ordnance Survey Map |



Non-technical Summary

Bedford College is gathering baseline information on its own campus in Bedford ahead of proposed re-development. As a result, Albion Archaeology has been commissioned to write this archaeological desk-based assessment. Its purpose is to characterise the nature, likely date and potential for survival of archaeological deposits in the Development Area.

The assessment reviews the available documentary, cartographic and archaeological evidence for the campus (henceforth referred to as the **Development Area**) and land within a 100m radius of the edge of the proposed Development Area (henceforth referred to as the **Study Area**). Analysis of the known historical and archaeological background of the Study Area has been used to characterise, as far as possible, the archaeological potential of the Development Area.

The study has shown that the archaeological potential of the Development Area is variable depending upon which period, and which part of the campus, is being considered. Therefore, in order to aid all parties to gain a detailed the Development Area has been split into four parts:

Southern edge of Development Area adjacent to Cauldwell Street

| <i>Period</i> | <i>Potential for finding archaeological remains (Low, Moderate, High)</i> | <i>Relative significance of archaeological remains on a regional/national level (Low, Moderate, High)</i> |
|--------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <i>Prehistoric (before AD43)</i> | <i>Low</i> | <i>High</i> |
| <i>Roman (AD43 – c.AD450)</i> | <i>Low</i> | <i>High</i> |
| <i>Anglo-Saxon (c.AD450-AD1066)</i> | <i>Moderate-High</i> | <i>High</i> |
| <i>Medieval (AD1066-AD1550)</i> | <i>High</i> | <i>High</i> |
| <i>Post-medieval (AD1550-AD1900)</i> | <i>High</i> | <i>Moderate</i> |
| <i>Modern (AD1900-present)</i> | <i>High</i> | <i>Low</i> |

South-east corner of Development Area

| <i>Period</i> | <i>Potential for finding archaeological remains (Low, Moderate, High)</i> | <i>Relative significance of archaeological remains on a regional/national level (Low, Moderate, High)</i> |
|--------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <i>Prehistoric (before AD43)</i> | <i>Low</i> | <i>High</i> |
| <i>Roman (AD43 – c.AD450)</i> | <i>Low</i> | <i>High</i> |
| <i>Anglo-Saxon (c.AD450-AD1066)</i> | <i>Moderate</i> | <i>High</i> |
| <i>Medieval (AD1066-AD1550)</i> | <i>High</i> | <i>High</i> |
| <i>Post-medieval (AD1550-AD1900)</i> | <i>High</i> | <i>High</i> |
| <i>Modern (AD1900-present)</i> | <i>High</i> | <i>Low</i> |



Eastern edge of Development Area adjacent to St Mary's Street

| <i>Period</i> | <i>Potential for finding archaeological remains (Low, Moderate, High)</i> | <i>Relative significance of archaeological remains on a regional/national level (Low, Moderate, High)</i> |
|--------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <i>Prehistoric (before AD43)</i> | <i>Low</i> | <i>High</i> |
| <i>Roman (AD43 – c.AD450)</i> | <i>Low</i> | <i>High</i> |
| <i>Anglo-Saxon (c.AD450-AD1066)</i> | <i>Moderate-high</i> | <i>High</i> |
| <i>Medieval (AD1066-AD1550)</i> | <i>High</i> | <i>High</i> |
| <i>Post-medieval (AD1550-AD1900)</i> | <i>High</i> | <i>High</i> |
| <i>Modern (AD1900-present)</i> | <i>High</i> | <i>Low</i> |

Central/Northern part of Development Area

| <i>Period</i> | <i>Potential for finding archaeological remains (Low, Moderate, High)</i> | <i>Relative significance of archaeological remains on a regional/national level (Low, Moderate, High)</i> |
|--------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <i>Prehistoric (before AD43)</i> | <i>Low</i> | <i>High</i> |
| <i>Roman (AD43 – c.AD450)</i> | <i>Low</i> | <i>High</i> |
| <i>Anglo-Saxon (c.AD450-AD1066)</i> | <i>Low</i> | <i>High</i> |
| <i>Medieval (AD1066-AD1550)</i> | <i>Moderate</i> | <i>High</i> |
| <i>Post-medieval (AD1550-AD1900)</i> | <i>High</i> | <i>High</i> |
| <i>Modern (AD1900-present)</i> | <i>High</i> | <i>Moderate</i> |

It should be noted that hitherto undiscovered archaeological remains may be present within the Development Area, as not all of it has been subject to previous intrusive investigation. These potential remains will only be detectable through a field-based archaeological evaluation of the site.



1. INTRODUCTION

1.1 *Planning Background and Objective*

Bedford College is gathering baseline information on its own campus in Bedford ahead of proposed re-Development.

The *Bedford Local Plan* (Bedford Borough Council, 2002) sets out the main requirements and framework for any sites to be developed. In relation to archaeology this states:

Policy BE23

Proposals which would have an adverse effect on Scheduled Ancient Monuments and other important archaeological sites and monuments, and their settings, will not be permitted except in circumstances where the adverse impact of a proposal can be overcome and the site or monument physically preserved in-situ.

Policy BE24

In considering planning proposals, the Borough Council will have regard to the need to protect, enhance and preserve sites of archaeological interest and their settings. It will where appropriate require the archaeological aspects of development proposals to be examined and evaluated before a planning application is determined. In the absence of an adequate assessment of the archaeological implications, planning permission will be refused.

Policy BE25

Where the Borough Council decides that the physical preservation in-situ of archaeological remains is not justified, and that development affecting such remains should proceed, it will require applicants to submit proposals that:

- i) Minimise as far as possible the effect of a proposal on the archaeological remains; and
- ii) Ensure satisfactory provision for the excavation and recording of the remains, prior to the commencement of development.

Albion Archaeology has been commissioned to write this archaeological desk-based assessment. Its purpose is to characterise the nature, likely date and potential for survival of archaeological remains within the Development Area.

1.2 *Site location and description*

The site is centred at National Grid Reference TL 0492 4942 and lies at a height of 26m OD (Figure 1). Bedford College is located immediately south of the River Great Ouse and within the modern town centre.



1.3 Topography and Geology

The underlying geology comprises alluvium and gravels overlying cornbrash on either side of the river. At the time of the archaeological works, the part of the college campus under redevelopment was a demolition site containing areas of concrete, modern buildings, pathways and grass.

1.4 The origins of the Southern Burh of Bedford

The entry in the Anglo-Saxon Chronicle for the year 915 is crucial for understanding the origin of the southern part of Bedford. It reads:

‘In this year King Edward went with his army to Bedford, before Martinmas and obtained the borough, and almost all the townsfolk who dwelt there before submitted to him. And he stayed there four weeks, and before he went away ordered the borough on the south side of the river to be built.’ (Whitelock 1955).

The discovery of a possible 9th century timber building fronting onto the eastern side of St John’s Street (Baker *et al* 1979, 99-126) indicates that this north-south route was in use, with some settlement along its course, prior to the construction of the southern burh.

The building of the southern burh entailed a re-orientation of two roads originally aligned onto the southern end of the bridge. Cardington Road and Cauldwell Street were deflected at their point of entry into the burh to meet with the main north-south road at a point 160m south of the bridge, thus creating a central crossroads (Hassall and Baker 1974, 78; Crawley and Freeman 1988, 32 – see maps in Baker and Baker 1985, 12). The present St Mary’s Street and St John’s Street formed the north-south axis round which the burh was constructed. According to Crawley and Freeman (1988, 101), no other roads were associated with the burh. The fairly simple street plan has survived more or less intact to the present day.

The remainder of this assessment looks at the potential of Bedford College to contain archaeological remains. However, such remains (and their significance) can only be understood with reference to the southern burh, and in particular the vital crossroads which is still defined by Cauldwell Street, St Mary’s Street, St Johns Street and Cardington Road.



2. AIMS AND METHOD STATEMENT

2.1 Aims

An archaeological desk-based assessment is an assessment of the known or potential archaeological resource within a given area, consisting of a collation of existing archaeological, historical and topographical information in order to identify the likely extent, character and quality of the known or potential archaeological resource.

2.2 Methodology

This assessment has been carried out according to the Institute of Field Archaeologists' *Standard and Guidance for Archaeological Desk-Based Assessments* (IFA 1999). It reviews the available documentary, cartographic and archaeological evidence for the campus (henceforth referred to as the **Development Area**) and land within a 100m radius of the edge of the proposed Development Area (henceforth referred to as the **Study Area**).

During the preparation of this document the following sources of information were consulted. Where relevant information was available, this was incorporated into the assessment of the archaeological potential of the Development Area.

2.2.1 Bedfordshire Historic Environment Record (HER)

This is a database of archaeological information containing written and pictorial records of known archaeological monuments, previous archaeological investigations, findspots and buildings of historical and archaeological significance.

The HER contains information specific to the county of Bedfordshire. It is maintained by Bedfordshire County Council, Bedford.

2.2.2 The National Monuments Record (NMR)

This is a database similar in content to the HER. However, it is a national database rather than a county specific one. For a comprehensive assessment of the known archaeology of an area it is often helpful to search both the HER and the NMR.

The NMR is maintained by English Heritage, Swindon.

2.2.3 Cartographic data

Early maps and other illustrations of an area can be a very productive form 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 expansion of settlements and/or industrial sites 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 Office (BLARS). The BLARS is maintained by Bedfordshire County Council, Bedford.

2.2.4 Walk-over survey

As part of the desk-based assessment a preliminary walk-over survey of the Development Areas was undertaken in August 2007 with the following aims:

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 the present ground conditions, with a view to the appropriate deployment of evaluative fieldwork techniques, if required.



3. SOUTHERN EDGE OF DEVELOPMENT AREA ADJACENT TO CAULDWELL STREET

3.1 *Archaeological and Historical background (Figures 5 and 6)*

3.1.1 Prehistoric (before AD43)

There have been few recorded finds within the historic core of Bedford and there are no remains of this period within the Study Area.

The Development Area has a *low potential* for producing archaeological remains from this period. However, if any were found they would be considered of relatively *high significance* due to their rarity.

3.1.2 Roman (AD43 – c.AD450)

Very few Roman artefacts have been discovered in Bedford and neither the HER or NMR list archaeological remains within the study area.

The Development Area has a *low potential* for producing archaeological remains from this period and if any were found they would be considered of relatively *high significance* due to the scarcity of remains.

3.1.3 Anglo-Saxon (c.AD450-AD1066)

The town of Bedford is known to have had its origins in the Anglo-Saxon period. Settlement developed around the river crossing with the founding of a southern burh in the early 10th century (Section 1.4). This was bounded by a fortification known as the Kings Ditch (Albion 2001). The alignment of this ditch can be traced running through the south-western part of the Study Area. An excavation (HER1680) carried out in 1971 on a section of the Kings Ditch revealed an earthen bank and ditch (Hassall et al 1974).

On the south side of Cauldwell Street, excavations on the site of St Mary's Vicarage, (HER14386) revealed Anglo-Saxon and early medieval occupation in the form of a number of ash and rubbish pits, associated with postholes and structural slots. Metalworking nearby was indicated by the quantity of slag in the pits (Baker et al 1979).

The Development Area has a *moderate-high potential* for producing archaeological remains from this period. If any were found they would be considered of relatively *high significance* as they would augment our knowledge of the early street plan of the southern burh. They would also increase our understanding of the variety of land-use which characterised this area. Were the streets lined with houses (as in later periods)? Did these houses have backyards? Was there an industrial element to the land-use? Was the land divided into strips or was it used in a more communal way? How did the inhabitants of the southern burh use the River Great Ouse? Archaeological remains in this area could provide information on all of these topics.



3.1.4 Medieval (AD1066-AD1550)

Bedford College is located within (what was) the medieval core of the town with Cauldwell Street being one of the main roads within the early settlement. The excavations undertaken at 16 Cauldwell Street (HER14386) discovered a 13th-14th century lime-slaking pit and dog burials (Baker et al 1979). While on the northern side of the road, investigations revealed two medieval pits located 4m back from the street frontage. These contained occupational deposits (HER14380).

The Development Area has a *high potential* for producing archaeological remains from this period. If any were found they would be considered of *high significance* as they would have the potential to augment our understanding of settlement patterns, industrial activity and street layout during the period.

3.1.5 Post-medieval (AD1550-AD1900)

HER8038 is the site of the former Wesleyan Methodist Chapel that stood within the Development Area. Other buildings survive from this period to the south of the Development Area; these include 20-22 Cauldwell Street (HER4118) and 26 Cauldwell Street (HER1200) built in the 1800s.

Excavations within the Development Area at 9 Cauldwell Street (14380) uncovered a series of pits containing 19th century debris as well as brick footings from the latest building on the site. Opposite this, the 19th century footings of the former St Mary's Vicarage were investigated along with several pits containing assemblages of 17th-18th century glass and pottery vessels as well as clay pipes and buttons.

The Development Area has a *high potential* for producing archaeological remains from this period and if any were found they would be considered of *moderate significance* as they would have the potential to augment our understanding of settlement patterns, industrial activity and street layout during the period.

3.2 Cartographic evidence

This section contains a discussion of selected historical maps illustrating the changes occurring in the Study Area since the 15th century. Copies of the maps discussed below are bound at the back of the report (Figures 7 to 18).

3.2.1 Speed, 1610 (Figure 7)

This map shows buildings situated along the street frontage of Cauldwell Street with open land behind. The line of the King's Ditch (Section 3.1.3) is shown at the western end of the Development Area.

3.2.2 Jeffreys, 1765 (Figure 8)

This map shows a few buildings located on the street frontage with open land to the rear. Again, the line of the King's Ditch can be clearly seen.



3.2.3 Brayley, 1807 (Figure 9)

Land behind the buildings is shown as having been divided into strips by this date. They appear to relate to individual buildings which are located immediately north of Cauldwell Street.

3.2.4 Reynolds, 1841 (Figure 10)

The plots referred to in Section 3.2.2 have been sub-divided and the density of buildings fronting Cauldwell Street has increased. These buildings and plots are bounded to the west by the line of the King's Ditch. Also, for the first time a street appears running NNW-SSE in the centre of the site.

3.2.5 Salmon, 1854 (Figure 11)

Little has changed since the 1841 map (Section 3.2.4), although the central NNW-SSE aligned road appears to have been widened.

3.2.6 Mercer, 1876 (Figure 12)

This map shows some additional building on the street frontage and one of the buildings in the eastern half has been extended.

The line of the King's Ditch is shown in the western part of the site. It appears to have been straightened. This may have been instigated following a change in land ownership, combined with an increased need to clearly define local land boundaries as pressure to use this land grew in the latter half of the 19th century.

3.2.7 Second Edition Ordnance Survey Map, 1901 (Figure 14)

Further sub-division has taken place along the eastern part of this strip and the site of a Smithy is marked confirming the now industrial nature of some of the activity in this area.

3.2.8 Third Edition Ordnance Survey Map, 1926 (Figure 15)

Further buildings have been added to the eastern part of this strip of land. Otherwise, it has remained relatively unchanged.

3.2.9 Modern Ordnance Survey Map, 1960 (Figure 16)

This map shows a very different layout to previous maps. The most significant change is in the western part of the strip where the southern-most buildings of Mander College dominate where previously houses and the Wesleyan chapel (HER8038, Section 3.1.5) had stood.

3.2.10 Modern Ordnance Survey Map, 2004 (Figure 17)

The buildings which had previously occupied the eastern end of this area have now been cleared and replaced.

3.2.11 Modern Ordnance Survey Map, 2004 (Figure 18)

The layout of the present college building, entrance and car park are now shown.



3.3 Southern edge of Development Area adjacent to Cauldwell Street - Synthesis

3.3.1 Summary

The southern edge of the development area is immediately north of Cauldwell Street, which has origins in the 9th century (Section 1.4). Buildings are likely to have lined the street since at least the early medieval period and these would have had yard areas to the rear. Cartographic sources (Section 3.2) confirm that the frontage of Cauldwell Street has been lined with buildings since the 17th century. Therefore, structural remains related to these buildings and the associated artefactual and ecofactual material produced by settlement activity is likely to be present within this land.

The following table summarises the potential for archaeological remains being found within the Development Area. It covers the prehistoric to the modern periods and gives an indication of the relative significance of those remains when considered on a national/regional basis.

| <i>Period</i> | <i>Potential for finding archaeological remains (Low, Moderate, High)</i> | <i>Relative significance of archaeological remains on a regional/national level (Low, Moderate, High)</i> |
|--------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <i>Prehistoric (before AD43)</i> | <i>Low</i> | <i>High</i> |
| <i>Roman (AD43 – c.AD450)</i> | <i>Low</i> | <i>High</i> |
| <i>Anglo-Saxon (c.AD450-AD1066)</i> | <i>Moderate-High</i> | <i>High</i> |
| <i>Medieval (AD1066-AD1550)</i> | <i>High</i> | <i>High</i> |
| <i>Post-medieval (AD1550-AD1900)</i> | <i>High</i> | <i>Moderate</i> |
| <i>Modern (AD1900-present)</i> | <i>High</i> | <i>Low</i> |

3.3.2 Impact of Proposed Development

The detailed nature of development was not known at the time of writing this report, though any development involving groundworks is likely to have a significant impact on any archaeological remains which may still exist within the area, unless appropriate mitigation measures are adopted.

3.3.3 Confidence Rating for the Current Study

The present study has established that the Development Area has some potential to preserve archaeological remains, particularly those dating from the Anglo-Saxon, medieval, post-medieval and modern periods.

However, it must be stressed that much remains unknown. A desk-based assessment clearly has only limited value as a predictive tool for the precise location and characterisation of sub-surface archaeological deposits.

Therefore, hitherto undiscovered archaeological remains may be present



within the Development Area. These will only be detectable through a field-based archaeological evaluation.



4. SOUTH-EAST CORNER OF DEVELOPMENT AREA

4.1 Archaeological and Historical background (Figures 5 and 6)

4.1.1 Prehistoric (before AD43)

There are no recorded remains of this period within the Study Area.

The Development Area has a *low potential* for producing archaeological remains from this period. However, if any were found they would be considered of relatively *high significance* due to their rarity.

4.1.2 Roman (AD43 – c.AD450)

Roman finds within Bedford's historic core are rare. The only recorded findspot within the Study Area is a Roman kiln-bar found in a pit during excavations on the crossroads of St Mary's Street and Cauldwell Street (NMR659992, Hall 1971).

The Development Area has a *low potential* for producing archaeological remains from this period and if any were found they would be considered of relatively *high significance* due to the scarcity of remains of this date.

4.1.3 Anglo-Saxon (c.AD450-AD1066)

The only surviving building with stonework from this period is St Mary's Church (HER853). Although it was not mentioned in the Domesday Book, it was referred to in the same year by the foundation charter of Lincoln Cathedral. It is thought to be contemporary with the construction of the southern burh and built by King Edward the Elder.

Excavations at 7-9 St John's Street (HER14372) revealed numerous pits of Anglo-Saxon date extending right up to the modern pavement edge, (Baker 1970). These may have been associated with a timber building located on the street frontage. Further to the south, the remains of a 9th century timber building were found fronting onto the eastern side of St John's Street.

The Development Area has a *moderate potential* for producing archaeological remains from this period. If any were found they would be considered of relatively *high significance* as they would augment our knowledge of the early street plan of the southern burh. They would also increase our understanding of the variety of land-use which characterised this area. Were the streets lined with houses (as in later periods)? Did these houses have backyards? Was there an industrial element to the land-use? Was the land divided into strips or was it used in a more communal way? How did the inhabitants of the southern burh use the River Great Ouse? Archaeological remains in this area could provide information on all of these topics.



4.1.4 Medieval (AD1066-AD1550)

Within the Development Area HER301 refers to the site of St Peter-de-Dunstable Church, which was situated on the corner of Cauldwell Street and St Mary's Street, opposite St Mary's Church. It was built in Norman times and demolished in 1546. Excavations in 1971 revealed the church graveyard and associated pottery sherds indicated that it was in use from the 11th to 16th centuries (Hall 1971). Further work in 1973 (NMR 636420) uncovered the remains of about fifty individuals of medieval date (Baker et al 1979).

HER549 refers to an area of medieval occupation that was discovered during excavations at the north end of St John's Street (HER14372). These revealed the remains of medieval buildings fronting onto the street with associated occupation spreads and pits to the rear (Baker 1970).

The Development Area has a *high potential* for producing archaeological remains from this period. If any were found they would be considered of relatively *high significance* as they would have the potential to augment our understanding of settlement patterns, industrial activity and street layout during the period.

4.1.5 Post-medieval (AD1550-AD1900)

Several buildings of this period still remain within the Development Area. They comprise College House (HER1203), built in 1707, 33-35 St Mary's Street (HER1202) and St Mary's Church Hall (HER4270), built in the early 18th century. To the east of the Development Area are 26 St Mary's Street (HER4124) and the King's Arms (HER1204), a surviving example of a timber-framed building from the early post-medieval period.

Excavations at Cauldwell Street and St John's Street (HER14372) uncovered an 18th century cellar and cesspit as well as several pits containing 16th to early 18th century pottery (Baker et al 1979). A hearth associated with an early post-medieval timber framed building was also found.

The Development Area has a *high potential* for producing archaeological remains from this period. If any were found they would be considered of relatively *high significance* as they would have the potential to augment our understanding of settlement patterns, industrial activity and street layout during the period.

4.2 Cartographic evidence

4.2.1 Speed, 1610 (Figure 7)

A square piece of land lined with buildings occupies this piece of the development area. This is referred to as St Mary's Square on later maps (Figure 9). However, it is likely to equate (broadly) to the site previously occupied by the Church of St Peter-de Dunstable. That church was demolished less than 50 years before the production of this map (Section 4.1.4) and therefore its effect on surrounding land boundaries is likely to have been strong at this time.



This observation may be of value in deciding what area of land the remains of this church (and its churchyard) may still cover.

4.2.2 Jeffreys, 1765 (Figure 8)

The buildings previously shown in St Mary's Square (Figure 7) do not appear on this map. Instead, it shows that buildings still line the square. Further buildings also line Cauldwell Street and St Mary's' Street.

4.2.3 Brayley, 1807 (Figure 9)

The buildings around St Mary's Square and on the street frontages are still shown with open space behind them.

4.2.4 Reynolds, 1841 (Figure 10)

Significant change has affected the land by the mid-19th century. The quantity and density of buildings and associated yards has increased significantly since the beginning of the century.

4.2.5 Salmon, 1854 (Figure 11)

A smaller increase in the density of structures is apparent on this map.

4.2.6 First Edition Ordnance Survey Map, 1884 (Figure 13)

The site of St Peter-de-Dunstable Church is now marked on St Mary's Square. Otherwise the layout of buildings in the area remains unchanged.

4.2.7 Second Edition Ordnance Survey Map, 1901 (Figure 14)

The layout of some of the buildings on the frontage has been altered and the still extant St Mary's Church Hall is labelled Sun.Sch (Sunday School). St Mary's Square remains an open space and the general layout of the buildings around it has altered very little.

4.2.8 Third Edition Ordnance Survey Map, 1926 (Figure 15)

A relatively small amount of change is visible in the buildings around St Mary's Church Hall.

4.2.9 Modern Ordnance Survey Map, 1994 (Figure 17)

With the exception of College House, St Mary's House and St Mary's Church Hall the majority of the buildings depicted on previous maps are no longer shown.

4.2.10 Modern Ordnance Survey Map, 2004 (Figure 18)

The area on the western side of St Mary's Church Hall is now a car park. Aside from this, the south-east corner has remained relatively unchanged.



4.3 South-east corner of Development Area - Synthesis

4.3.1 Summary

This desk-based assessment suggests that the south-east corner of the Development Area contains a high archaeological potential. The site of St Peter-de-Dunstable falls within it and sub-surface remains associated with the church building are likely to survive. In addition to the fabric of the church there is likely to be inhumations surviving within its associated churchyard.

The churchyard boundaries have never been firmly established. However, Speeds map of Bedford (Figure 7) was produced within fifty years of the church being demolished (Section 4.1.4). This map shows a square, open area that may well define the former extent of the church and churchyard. At this stage (prior to any intrusive evaluation) the entire south-east corner of the development area should be treated as being the site of the former church.

The following table summarises the potential for archaeological remains being found within the Development Area. It covers the prehistoric to the modern period and gives an indication of the relative significance of those remains when considered on a national/regional basis.

| <i>Period</i> | <i>Potential for finding archaeological remains (Low, Moderate, High)</i> | <i>Relative significance of archaeological remains on a regional/national level (Low, Moderate, High)</i> |
|--------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <i>Prehistoric (before AD43)</i> | <i>Low</i> | <i>High</i> |
| <i>Roman (AD43 – c.AD450)</i> | <i>Low</i> | <i>High</i> |
| <i>Anglo-Saxon (c.AD450-AD1066)</i> | <i>Moderate</i> | <i>High</i> |
| <i>Medieval (AD1066-AD1550)</i> | <i>High</i> | <i>High</i> |
| <i>Post-medieval (AD1550-AD1900)</i> | <i>High</i> | <i>High</i> |
| <i>Modern (AD1900-present)</i> | <i>High</i> | <i>Low</i> |

4.3.2 Impact of Proposed Development

The detailed nature of development was not known at the time of writing this report, though any development involving groundworks is likely to have a significant impact on any archaeological remains which may still exist within the area, unless appropriate mitigation measures are adopted where found necessary.

4.3.3 Confidence Rating for the Current Study

The present study has established that the Development Area has some potential to preserve archaeological remains, particularly those dating from the medieval and post-medieval periods. However, it must be stressed that much remains unknown. A desk-based assessment clearly has only limited value as



a predictive tool for the precise location and characterisation of sub-surface archaeological deposits. It is likely that undiscovered archaeological remains are present within the Development Area. These will only be detectable through a field- based archaeological evaluation.



5. EASTERN EDGE OF DEVELOPMENT AREA ADJACENT TO ST MARY'S STREET

5.1 *Archaeological and Historical background (Figures 5 and 6)*

5.1.1 Prehistoric (before AD43)

There are no recorded remains of this period within the Study Area.

The Development Area has a *low potential* for producing archaeological remains from this period. However, if any were found they would be considered of relatively *high significance* due to their rarity.

5.1.2 Roman

Several Roman coins were discovered during the laying of foundations for a new Bridge across the Great Ouse in 1811 (HER286). This would suggest that a crossing point, and perhaps the main north-south route (now St Mary's Street) was in use at this time.

The Development Area has a *low potential* for producing archaeological remains from this period. If any were found they would be considered of relatively *high significance* as only limited remains have been found in this area.

5.1.3 Anglo-Saxon (c.AD450-AD1066)

Excavations within the Development Area at 5-11 St Mary's Street (HER3068) revealed beam slots and postholes relating to timber structures of this date. These were orientated on an E-W axis that lay close to the current street frontage. Associated pits were situated to the west, away from the street confirming its relatively similar layout to the present day street plan (Baker et al 1979).

The Development Area has a *moderate-high potential* for producing archaeological remains from this period. If any were found they would be considered of relatively *high significance* as they would augment our knowledge of the early street plan of the southern burh. They would also increase our understanding of the variety of land-use which characterised this area. Were the streets lined with houses (as in later periods)? Did these houses have backyards? Was there an industrial element to the land-use? Was the land divided into strips or was it used in a more communal way? How did the inhabitants of the southern burh use the River Great Ouse? Archaeological remains in this area could provide information on all of these topics.

5.1.4 Medieval (AD1066-AD1550)

Excavations within the Development Area at 5-11 St Mary's Street (HER3068) revealed substantial medieval remains on a house plot. These comprised wall footings, postholes, pits, hearths and occupation spreads (Baker et al 1979). Industrial activity in the 14th to 15th centuries was indicated



by a sequence of hearths and ovens with associated pits and spreads. At 17-19 St Mary's Street (HER14384) the sub-surface remains of a timber structure dated to the 11th-12th century were recorded. On the same site a 14th-15th century stone building were also uncovered.

To the east of the Development Area, a stone lined well (HER4121) is located in the cellar of St Mary's Post Office. This contained medieval artefacts. While on the corner of Duck Mill lane and St Mary's Street (NMR 636407) a watching brief recorded 13th century wall footings and a cess pit containing 11th - 13th century artefacts (Baker 1986).

The Development Area has a *high potential* for producing archaeological remains from this period. If any were found they would be considered of relatively *high significance* as they would have the potential to augment our understanding of settlement patterns, industrial activity and street layout during the period.

5.1.5 Post-medieval (AD1550-AD1900)

Within the Development Area HER4119 refers to 1 St Mary's Street, which in the early 1700s was a dwelling house with a malthouse and kiln to the rear (BCAS 1996). There was major re-development of the site in the early 19th century and it was later to become the site of the former Bridge Hotel.

Number 3 St Mary's Street was described in 1783 as a cottage with a bakehouse adjoining. A hearth and oven associated with the wall footings of a house of this period were found during excavations at 5-11 St Mary's Street (HER3068). A late 17th to early 18th century timber framed building was investigated at 17-19 St Mary's Street. NMR 360189 refers to Bedford Bridge that was built in the 1800s on the site of a medieval Bridge.

The Development Area has a *high potential* for producing archaeological remains from this period. If any were found they would be considered of relatively *high significance* as they would have the potential to augment our understanding of settlement patterns, industrial activity and street layout during the period.

5.2 Cartographic evidence

5.2.1 Speed, 1610 (Figure 7)

This shows a row of houses along the street frontage of St Mary's Street with open land to the rear. A trackway runs to the rear of the properties and joins the River Great Ouse to Cauldwell Street.

5.2.2 Jeffreys, 1765 (Figure 8)

Buildings are shown along the front of St Mary's Street. To the rear it is still open land though some of the buildings now extend slightly further back. The trackway to the river appears to have disappeared.



5.2.3 Brayley, 1807 (Figure 9)

This map shows the division of plots with the houses at the front and open space behind. Additional buildings are shown in the northern part.

5.2.4 Reynolds, 1841 (Figure 10)

The pattern of buildings shown on this map is quite different from previous depictions. Again the mid-19th century urbanisation of this part of Bedford is reflected in an increased density of buildings and further sub-division of land.

5.2.5 Salmon, 1854 (Figure 11)

The layout of the buildings is fairly similar to the previous map with a few additional buildings.

5.2.6 Mercer, 1876 (Figure 12)

This map shows that the layout of the buildings in the northern corner has altered with some having been demolished and replaced. New structures are shown further to the west, demonstrating an increased trend for urbanisation in this area.

5.2.7 Second Edition Ordnance Survey Map, 1901 (Figure 14)

The buildings in the northern part of St Mary's Street have been further subdivided into smaller plots. The site of the Bridge Hotel is now marked. To the south the layout of the buildings remains relatively unchanged.

5.2.8 Modern Ordnance Survey Map, 1994 (Figure 17)

Almost all of the buildings shown on previous maps have now been replaced.

5.2.9 Modern Ordnance Survey Map, 2004 (Figure 18)

This shows the college buildings currently on the site, the area around 11-15 St Mary's Street is open ground or car parking.

5.3 Eastern edge of Development Area adjacent to Cauldwell Street - Synthesis

5.3.1 Summary

As with Cauldwell Street (and the southern edge of the Development Area), St Mary's Street (and the eastern part of the Development Area) dates back to the 9th century (Section 1.4). Buildings are likely to have lined the street since at least the early medieval period and these would have had yard areas to the rear. Cartographic sources (Section 3.2) confirm that the frontage of St Mary's Street has definitely been lined with buildings since the 17th century. Therefore, structural remains related to these buildings and the associated artefactual and ecofactual material produced by settlement activity is likely to be present within this land.

The following table summarises the potential for archaeological remains being found within the Development Area. It covers the prehistoric to the modern



periods and gives an indication of the relative significance of those remains when considered on a national/regional basis.

| <i>Period</i> | <i>Potential for finding archaeological remains (Low, Moderate, High)</i> | <i>Relative significance of archaeological remains on a regional/national level (Low, Moderate, High)</i> |
|--------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <i>Prehistoric (before AD43)</i> | <i>Low</i> | <i>High</i> |
| <i>Roman (AD43 – c.AD450)</i> | <i>Low</i> | <i>High</i> |
| <i>Anglo-Saxon (c.AD450-AD1066)</i> | <i>Moderate-high</i> | <i>High</i> |
| <i>Medieval (AD1066-AD1550)</i> | <i>High</i> | <i>High</i> |
| <i>Post-medieval (AD1550-AD1900)</i> | <i>High</i> | <i>High</i> |
| <i>Modern (AD1900 - present)</i> | <i>High</i> | <i>Low</i> |

5.3.2 Impact of Proposed Development

The detailed nature of development was not known at the time of writing this report, though any development involving groundworks is likely to have a significant impact on any archaeological remains which may still exist within the area, unless appropriate mitigation measures are adopted where found necessary.

5.3.3 Confidence Rating for the Current Study

The present study has established that the Development Area has some potential to preserve archaeological remains, particularly those dating from the Anglo-Saxon, medieval and post-medieval periods.

However, it must be stressed that much remains unknown. A desk-based assessment clearly has only limited value as a predictive tool for the precise location and characterisation of sub-surface archaeological deposits. Based on previous investigations, it is likely that further undiscovered archaeological remains will be present within the Development Area and will only be detectable through a field-based archaeological evaluation.



6. CENTRAL/NORTHERN PART OF DEVELOPMENT AREA

6.1 Archaeological and Historical background (Figure 5 and 6)

6.1.1 Prehistoric (before AD43)

There are no recorded remains of this period within the Study Area.

The Development Area has a *low potential* for producing archaeological remains from this period. However, if any were found they would be considered of relatively *high significance* due to their rarity.

6.1.2 Roman

Very few Roman artefacts have been discovered in Bedford and neither the HER or NMR list archaeological remains within this area.

The Development Area has a *low potential* for producing archaeological remains from this period and if any were found they would be considered of relatively *high significance* due to the scarcity of remains of this date.

6.1.3 Anglo-Saxon (c.AD450-AD1066)

The only HER record within the Development Area is the line of the King's Ditch (HER 1198), a defensive boundary that enclosed the southern part of the town. The alignment of the King's Ditch runs NW-SE across the western part of the Development Area.

The Development Area has a *low potential* for producing archaeological remains from this period. If any were found they would be considered of relatively *high significance* as they would augment our knowledge of the early street plan of the southern burh. They would also increase our understanding of the variety of land-use which characterised this area. Was there an industrial element to the land-use? Was the land divided into strips or was it used in a more communal way? How did the inhabitants of the southern burh use the River Great Ouse? Archaeological remains in this area could provide information on all of these topics.

6.1.4 Medieval (AD1066-AD1550)

HER 10250 refers to the site of a well discovered within the Development Area. It is thought to have been medieval in origin and associated with buildings of this date located on the street frontage of Cauldwell Street. In the northern part of the Development Area, an evaluation (HER 253) found traces of 13th-15th century properties with dual frontages onto the street and the river (BCAS 1996).

The Development Area has a *moderate potential* for producing archaeological remains from this period. If any were found they would be considered of relatively *high significance* as they would have the potential to augment our



understanding of settlement patterns, industrial activity and street layout during the period.

6.1.5 Post-medieval (AD1550-AD1900)

HER15264 refers to the historic river frontage that is sited to the north of the Development Area. Archaeological investigations in 2006 (Albion Archaeology 2006) investigated a back channel of the river that was enclosed within a culvert and a brick lined basin associated with New Wharf. To the north of the Development Area, HER16132 refers to St Mary's gardens.

The Development Area has a *high potential* for producing archaeological remains from this period. If any were found they would be considered of relatively *high significance* as this part of the Bedford riverfront played a pivotal role in the growth of industrial activity in the 19th century town. Not only are the remains of former industrial buildings of interest, but the wharves and loading areas associated with the riverborne movement of goods will also have archaeological significance.

6.1.6 Modern (AD1900-present)

A beam engine (HER 7337) formerly used in the Clapham waterworks was rebuilt in the grounds of the college in 1966.

The Development Area has a *high potential* for producing archaeological remains from this period. If any were found they would be considered of relatively *moderate significance*.

6.2 Cartographic evidence

6.2.1 Speed, 1610 (Figure 7)

The map shows the Development Area at this time comprised open land. The line of the King's Ditch can be seen in the west.

6.2.2 Jeffreys, 1765 (Figure 8)

There is no change in this area from the previous map as it is still shown as open land.

6.2.3 Brayley, 1807 (Figure 9)

Although no buildings are depicted the land has now been sub-divided which may suggest changes in ownership or land-use.

6.2.4 Reynolds, 1841 (Figure 10)

The previous land divisions to the west are no longer shown and the area has once again become a single open plot. To the east a few buildings are shown that are associated with light industrial activity (probably associated with a wharf) rather than domestic dwellings.



6.2.5 Salmon, 1854 (Figure 11)

The majority of this area is still open land. One small building is shown in the western part, while to the east a large L-shaped building has been constructed.

6.2.6 Mercer, 1876 (Figure 12)

The western part of this area is still shown as open land but divided into large plots. The L-shaped building shown and additional industrial buildings have been constructed immediately east of it.

6.2.7 First Edition Ordnance Survey Map, 1884 (Figure 13)

The open land to the west contains trees and the industrial buildings to the east are still shown, some of which may have been associated with the timber yard and New Wharf that are labelled.

6.2.8 Second Edition Ordnance Survey Map, 1901 (Figure 14)

The artificially straightened line of the King's Ditch is shown in the west. The industrial buildings in the east remain largely un-altered, although a few smaller buildings are now shown and the location of a Smithy is marked.

6.2.9 Third Edition Ordnance Survey Map, 1926 (Figure 15)

The map shows a similar layout to the previous one with some additional buildings shown in the industrial area.

6.2.10 Modern Ordnance Survey Map, 1960 (Figure 16)

Large-scale clearance of industrial buildings has taken place ahead of the construction of the Mander College.

6.2.11 Modern Ordnance Survey Map, 2004 (Figure 18)

This map shows the present college buildings with the once open land to the west now a car park.

6.3 Central/northern part of Development Area - Synthesis

6.3.1 Summary

In comparative terms the central/northern part of the Development Area has the least potential to contain significant archaeological remains. Cartographic evidence demonstrates that it was only relatively recently that the area became developed. Archaeological evidence suggests it was always a relatively open space located north of Cauldwell Street and its houses and yards and south of the River Great Ouse.

It was within the Kings Ditch (and therefore within the historic burh of Bedford). However, it may have served as useful green space for keeping animals and growing food plants, rather than having been used to build housing upon.



It does have the potential to contain the remains of 19th century water management structures, wharves and industrial buildings and such remains are considered to hold significant archaeological value in their own right.

The following table summarises the potential for archaeological remains being found within the Development Area. It covers the prehistoric to the modern periods and also gives an indication of the relative significance of those remains when considered on a national/regional basis.

| <i>Period</i> | <i>Potential for finding archaeological remains (Low, Moderate, High)</i> | <i>Relative significance of archaeological remains on a regional/national level (Low, Moderate, High)</i> |
|--------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <i>Prehistoric (before AD43)</i> | <i>Low</i> | <i>High</i> |
| <i>Roman (AD43 – c.AD450)</i> | <i>Low</i> | <i>High</i> |
| <i>Anglo-Saxon (c.AD450-AD1066)</i> | <i>Low</i> | <i>High</i> |
| <i>Medieval (AD1066-AD1550)</i> | <i>Moderate</i> | <i>High</i> |
| <i>Post-medieval (AD1550-AD1900)</i> | <i>High</i> | <i>High</i> |
| <i>Modern (AD1900-present)</i> | <i>High</i> | <i>Moderate</i> |

6.3.2 Impact of Proposed Development

The detailed nature of development was not known at the time of writing this report, though any development involving groundworks is likely to have a significant impact on any archaeological remains which may still exist within the area, unless appropriate mitigation measures are adopted where found necessary.

6.3.3 Confidence Rating for the Current Study

The present study has established that the Development Area has some potential to preserve archaeological remains, particularly those dating from the medieval and post-medieval periods.

Archaeological investigations carried out in 1996 and 2006 within the Development Area indicated that disturbance of archaeological deposits by the 19th and 20th century buildings on the site are likely to be confined to the wall foundations (BCAS 1996, Albion Archaeology 2006). Although modern services were found to truncate archaeological deposits the borehole evidence suggested that archaeological deposits might survive at a greater depth below the services. It is likely that undiscovered archaeological remains are present within the Development Area. These will only be detectable through a field-based archaeological evaluation.



7. VARIABLE ARCHAEOLOGICAL POTENTIAL OF DEVELOPMENT AREA BY BUILDING/OPEN-AREA

7.1 Introduction

As part of the desk-based assessment a walk-over survey was undertaken in August 2007. This examined the Development Area with a view to gauging the possible survival or condition of any remains present. It was considered necessary to further sub-divide the site in order to demonstrate the variable nature of its archaeological potential.

7.2 Archaeological potential of land beneath each building (Figure 4)

7.2.1 Building 1

The workshop block comprises a single-storey building to the east and a multi-storey building to the west. There is a moderate potential for archaeological remains being preserved below the single storey part of the building where foundations and slab construction may not have been as destructive as in other parts.

The western part of the building is sited on the line of the King's Ditch, while the eastern part is located at the rear of the properties that were once situated along Cauldwell Street.

7.2.2 Building 2

It is likely that any archaeological remains below this building would have been destroyed during its construction. In addition, the maps show that this area has always been open ground and therefore probably never had a particularly high archaeological potential.

7.2.3 Building 3

This building lies in the centre of the Development Area within land once used for industrial buildings. It is likely that the survival of archaeological remains will be low due to the nature of development in and around it.

7.2.4 Building 4

This is the newest building to be constructed and it is unlikely that any archaeological remains survive in its vicinity.

7.2.5 Building 5

Land beneath this building is considered to have a low potential for having surviving archaeological remains due to its relatively modern, substantial nature.

7.2.6 Building 6

This is a low-rise building housing a technology centre. Land beneath it has a moderate potential to contain archaeological remains. This potential could only accurately be evaluated post-demolition. It is located at the rear of the



properties that once occupied St Mary's Street and the remains of some of these buildings could survive beneath it.

7.2.7 Building 7

This is located within an area currently being used as a builder's compound. It is situated close to the front of St Mary's Street and there is a high potential for archaeological remains surviving in this area.

7.2.8 Building 8

This building comprises three parts; the eastern end is essentially a large portacabin close to the street frontage of St Mary's Street. There would be a moderate to high potential for surviving archaeological remains.

7.2.9 Building 9 (Plate 1)

The part of this building which fronts St Mary's Street is older than the rest. Despite the relatively modern nature of the majority of these structure archaeological remains may still survive.

7.2.10 Building 10 (Plate 2)

This appears to be a freestanding building situated on a tarmac area. This area once contained a complex sequence of buildings and it is likely that there is high potential for archaeological remains to survive.

7.2.11 Building 11 (Plate 3)

This appears to be of a construction type that is relatively benign (when compared to multi-storey modern buildings). Archaeological remains associated with Cauldwell Street may well survive beneath.

7.2.12 Building 12

This building is located on the street frontage of Cauldwell Street and it is located within the area of the graveyard of St Peter-de-Dunstable Church. There is a high potential for archaeological remains surviving beneath it.

7.2.13 Building 13

College House, located on St Mary's Square is to be retained. If it were removed, its pre-modern construction would have had a relatively low impact on sub-surface archaeological remains. Its proximity to the former site of St Peter-de-Dunstable Church would indicate that associated, significant archaeological remains may survive.

7.3 Archaeological potential of land within each Open-Area

7.3.1 Car Park 1 (Plate 4)

The line of the King's Ditch runs through this car park and depending on the thickness and level of disturbance during its construction there is moderate potential for archaeological remains to survive.



7.3.2 Car Park 2

This car park is adjacent to the street frontage and there is a relatively high potential for archaeological remains to survive beneath it.

7.3.3 Car Park 3

This is located in the eastern part of the Development Area, slightly back from the St Mary's Street frontage. It is likely that archaeological remains associated with the rear of the buildings once located along St Mary's Street may survive below.

7.3.4 Green Area 1

This area comprises an undisturbed grass area adjacent to Car Park 1. If archaeological remains were present in this area, then the modern conditions have been benign, and they are likely to be well preserved.

7.3.5 Open Ground 1

This area is located within the centre of the Development Area. It is likely to have suffered modern truncation due to construction work of various types. However, the southern part of this area is located at the rear of the properties that were once located along Cauldwell Street and intrusive evaluation would be necessary in order to test whether truncation had affected all, or part of the area.

7.3.6 Open Ground 2

This is currently fenced off as part of the building works. If the ground has not been too disturbed during recent construction works, then remains associated with the river frontage may survive.

7.3.7 Open Ground 3

This area is currently being used as a compound and the ground appears to be undisturbed. It is located close to the frontage of St Mary's Street and retains a relatively high potential to contain significant archaeological remains.

7.3.8 Roads

The roads located in the eastern part of the development have the highest potential for surviving archaeological remains. Previous experience has shown that archaeological remains can survive beneath tarmac roads of this type.



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9. APPENDICES

9.1 Appendix 1 – Buildings and sites listed on the Bedfordshire HER

9.1.1 HER data relating to the southern edge of the Development Area adjacent to Cauldwell Street

| HER No | Description of site/find | Period |
|-------------------------------------|----------------------------------------------------------------------|---------------|
| Within Development area | | |
| 8038 | Wesleyan Methodist Chapel | Post-medieval |
| To south of Development area | | |
| 1200 | 26 Cauldwell Street, early 19 th grade II listed building | Post-medieval |
| 4118 | 20-22 Cauldwell Street, built 1883 | Post-medieval |

9.1.2 HER data relating to the south-east corner of the Development Area

| HER No | Description of site/find | Period |
|----------------------------------------------|--------------------------------------------------------------|---------------|
| Within Development area | | |
| 301 | Site of St Peter De Dunstable church | Medieval |
| 1202 | 33-35 St Mary's Street, built early 18 th century | Post-medieval |
| 1203 | College House, built 1707 | Post-medieval |
| 4270 | St Mary's Church Hall | Post-medieval |
| To south and east of Development area | | |
| 549 | Area of medieval occupation | Medieval |
| 853 | St Mary's Church | Anglo-Saxon |
| 1204 | Kings Arms, built late 17 th century | Post-medieval |
| 4124 | 26 St Mary's Street, built 18 th century | Post-medieval |

9.1.3 HER data relating to the eastern edge of the Development Area adjacent to St Mary's Street

| HER No | Description of site/find | Period |
|----------------------------------------------|-----------------------------------------------------------------------|---------------|
| Within Development Area | | |
| 1201 | 9-11 St Mary's Street, built early 19 th , Grade II listed | Post-medieval |
| 4119 | Bridge Hotel, built 17 th century | Post-medieval |
| 15265 | Area of medieval occupation | Medieval |
| To east and north of Development Area | | |
| 286 | Findspot of Roman coins | Roman |
| 4121 | 6-16 St Mary's Street | Medieval |

9.1.4 HER data relating to the central/northern part of the Development Area

| HER No | Description of site/find | Period |
|--------------------------------|--------------------------|--------|
| Within Development Area | | |



| | | |
|-----------------------------------------|---------------------------------------------------|---------------|
| 1198 | Kings Ditch, defensive ditch constructed in AD919 | Anglo-Saxon |
| 7337 | Beam Engine | Modern |
| 10250 | Well | Medieval |
| To the north of Development Area | | |
| 15264 | Historic river frontage | Post-medieval |
| 16132 | St Mary's Garden | Post-medieval |

9.2 Appendix 4 – List of Cartographic sources

| Location | Date | Source |
|-----------------|------|------------------------------------------|
| BLARS X 1/88/1 | 1610 | Speed, map of Bedford |
| BLARS X 1/88/2 | 1765 | Jeffreys, map of Bedford |
| BLARS X 1/88/4 | 1807 | Brayley, map of Bedford |
| BLARS X 1/36 | 1836 | Dewhurst and Nichols |
| BLARS X 1/88/5 | 1841 | Reynolds, map of Bedford |
| BLARS X 133/11 | 1854 | Salmon, map of Bedford showing gas pipes |
| BLARS X 1/28 | 1876 | Mercer, map of Bedford |
| BLARS MC 1/4/15 | 1883 | First Edition Ordnance Survey |
| BLARS | 1901 | Second Edition Ordnance Survey |
| BLARS | 1926 | Third Edition Ordnance Survey |
| ALBION | 1967 | Modern Edition Ordnance Survey |

9.3 Appendix 5 –Archaeological Investigations and NMR sites

| NMR No | Description of site/find | Period |
|-------------------------------------|-------------------------------------------------------------|------------------------|
| Within the Development Area | | |
| 636420 | Excavations in 1973 at site of St Peter De Dunstable Church | Medieval |
| 659992 | Excavations in 1971 at site of St Peter De Dunstable Church | Medieval |
| To East of Development Area | | |
| 636407 | Watching brief at Duck Mill lane | Medieval |
| To North of Development Area | | |
| 360189 | Bridge built in 1813 on the site of medieval bridge | Medieval/post-medieval |

| HER No | Description | Period |
|-------------------------------------|---------------------------------------------|--------------------------------------|
| Within the Development Area | | |
| 253 | Watching brief at Bedford College, 1996 | Medieval |
| 1208 | Excavation at Bedford College, 2006 | post-medieval |
| 14380 | Excavations at 9 Cauldwell Street, 1971 | Medieval and post-medieval |
| 14384 | Excavations at 17-19 St Mary's Street, 1972 | Medieval, post-medieval |
| 3068 | Excavations at 5-11 St Mary's Street, 1972 | Anglo-Saxon, medieval, post-medieval |
| To South of Development Area | | |
| 1680 | Excavation of section of the Kings Ditch, | Anglo-Saxon |



| HER No | Description | Period |
|--------|---------------------------------------------------------------------|--------------------------------------|
| | 1971 | |
| 14372 | Excavations at 8-10 Cauldwell Street and 7-9 St John's Street, 1967 | Anglo-Saxon, medieval, post-medieval |
| 14386 | Excavations at 16 Cauldwell Street, 1973 | Anglo-Saxon, medieval, post-medieval |

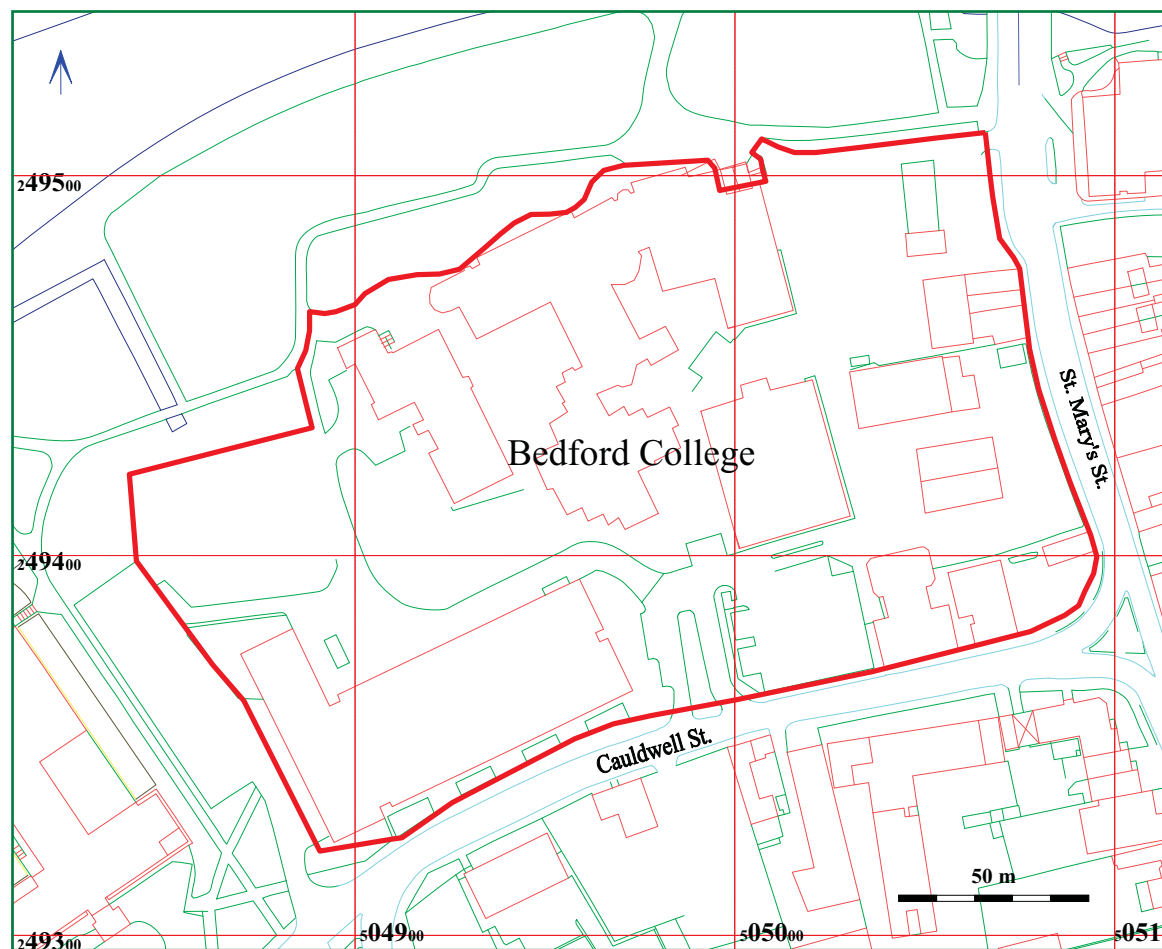
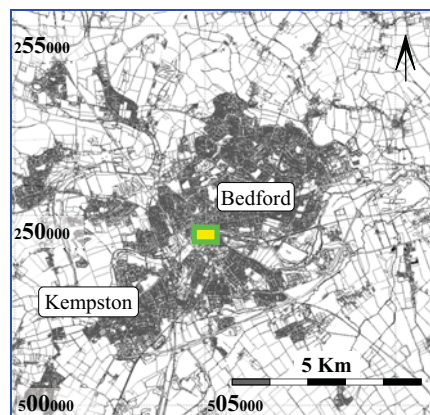
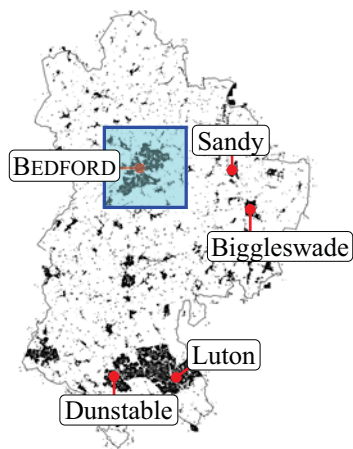


Figure 1: Location map

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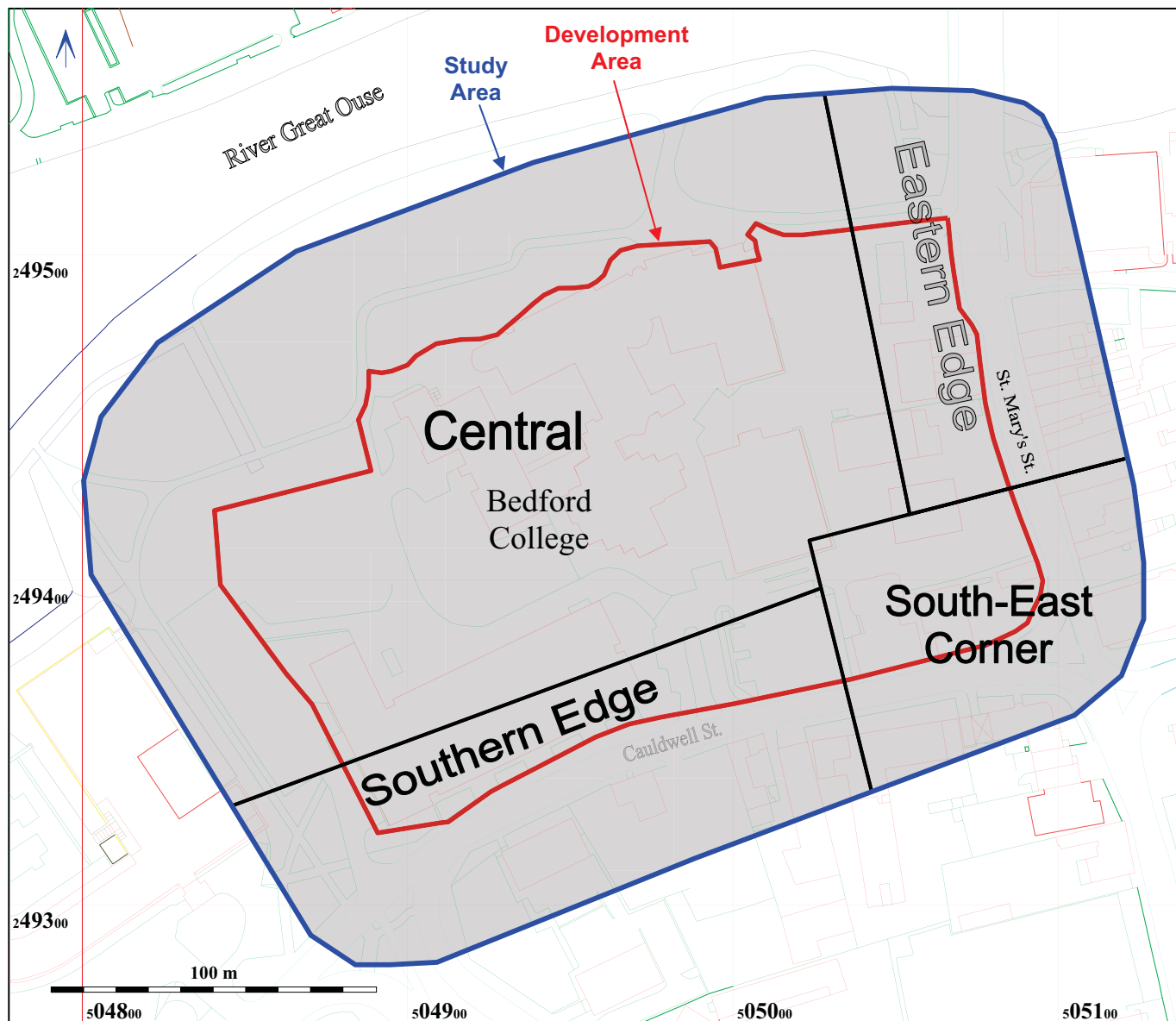


Figure 2: Development Area and Study Area

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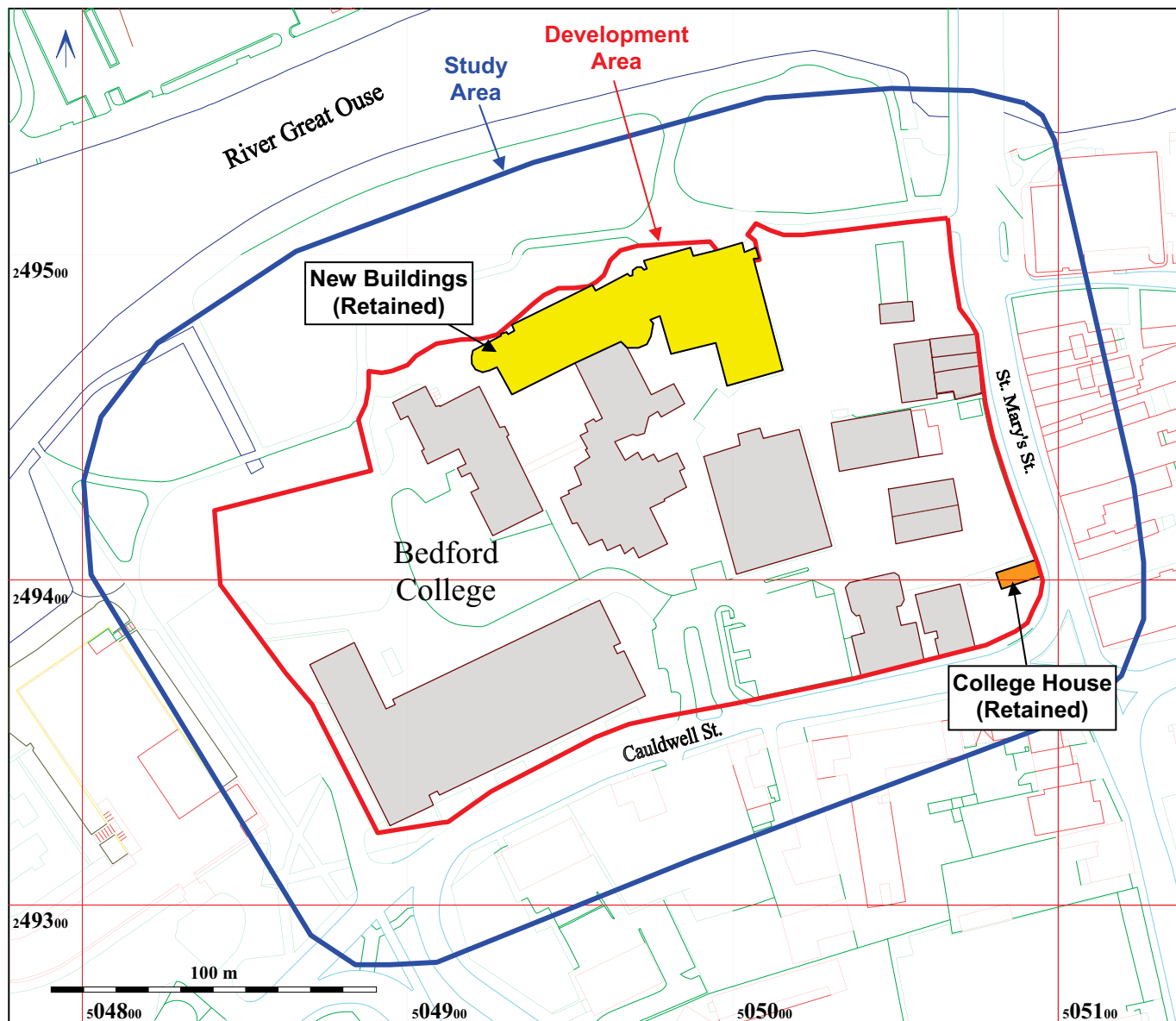


Figure 3: Buildings to be retained

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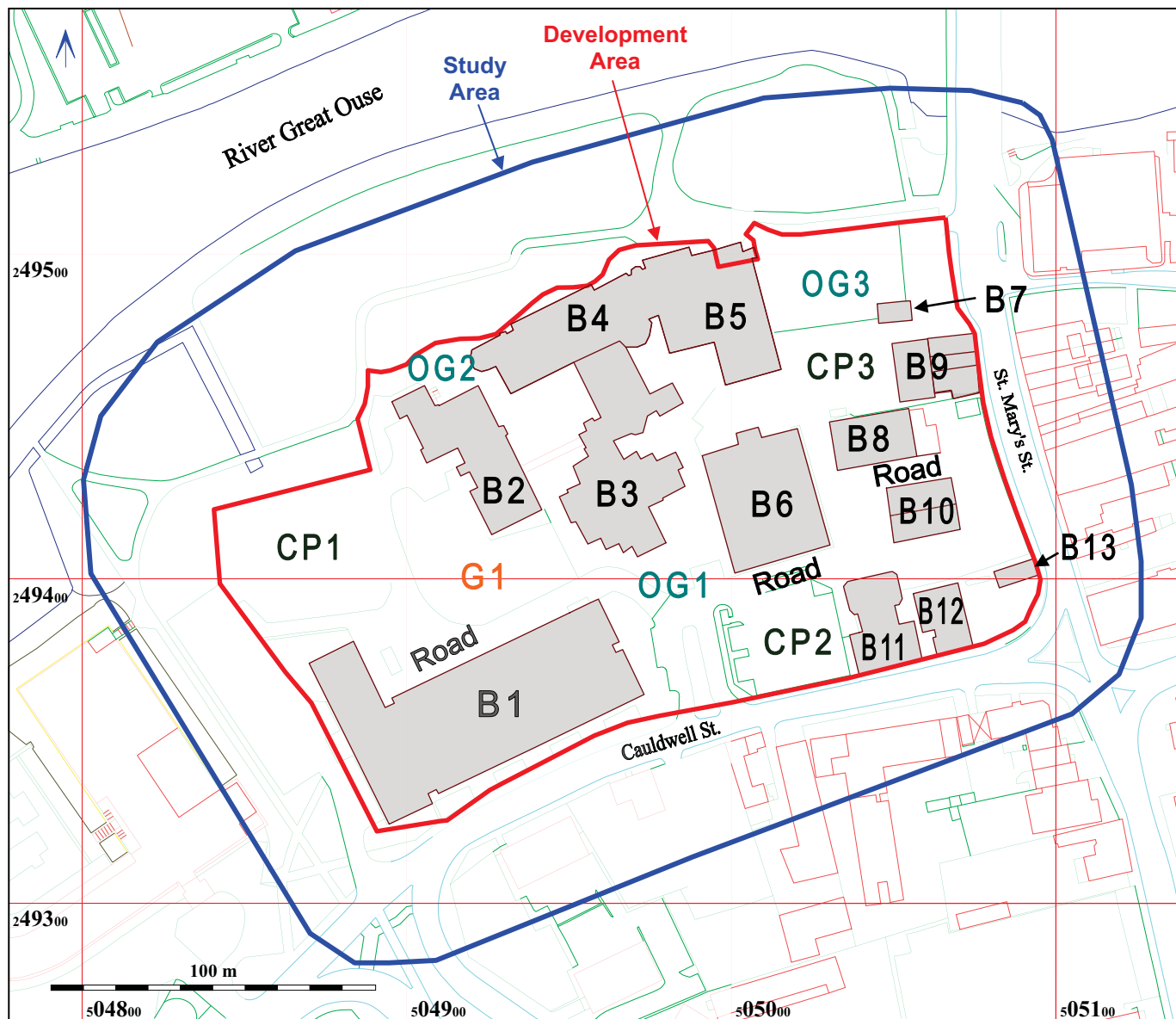


Figure 4: Building and Open Area numbers
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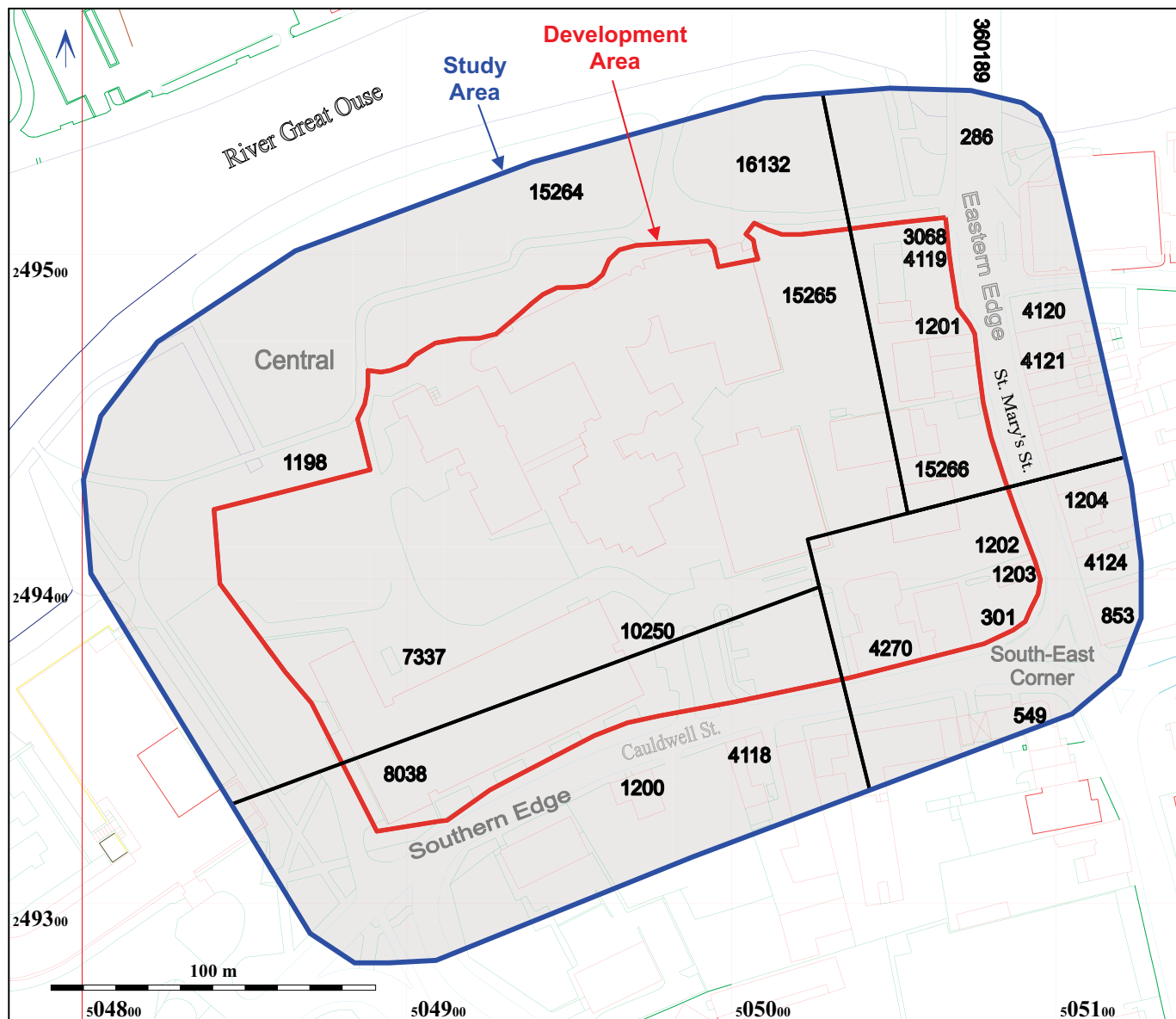


Figure 5: HER locations

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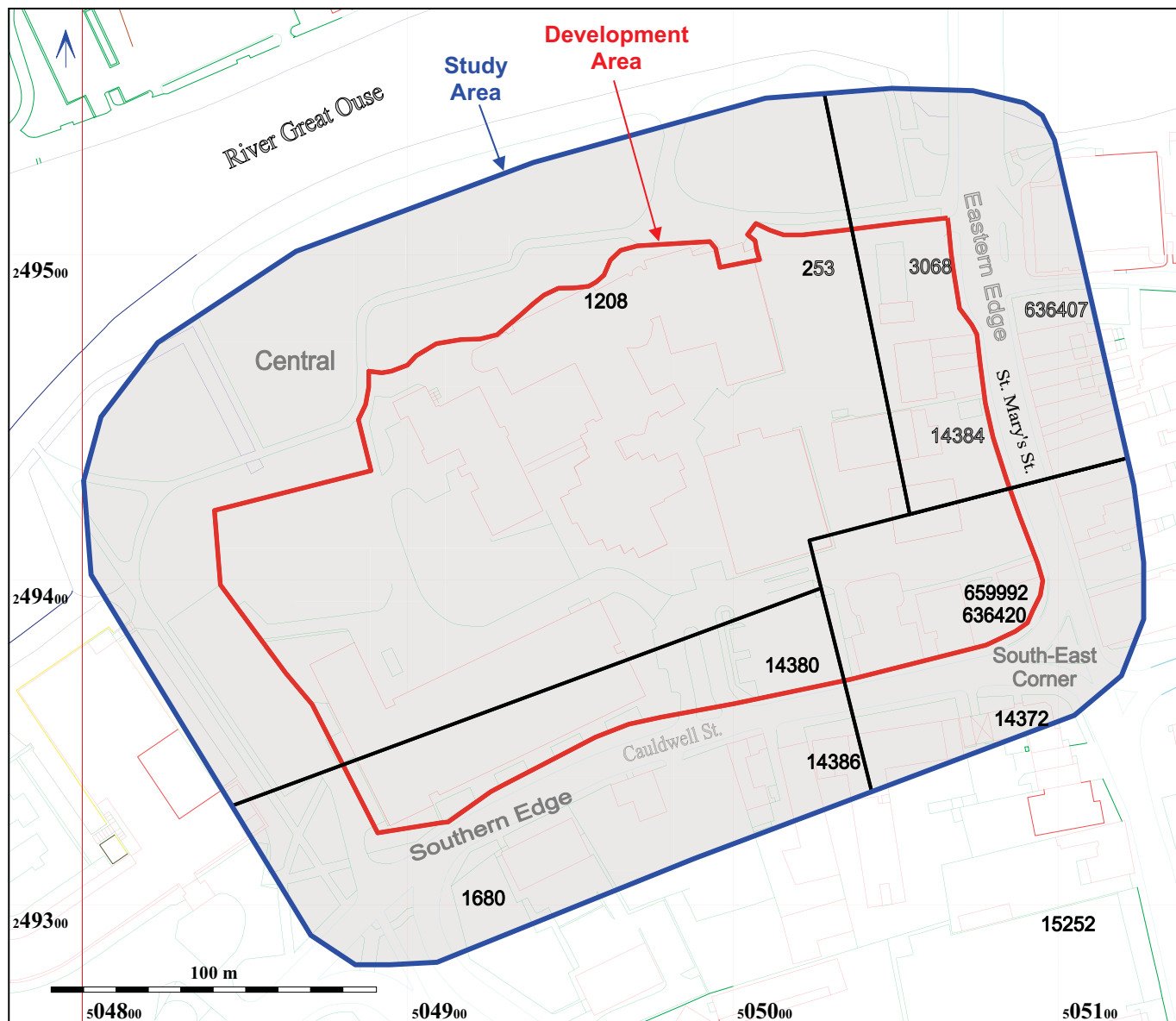


Figure 6: Archaeological excavations

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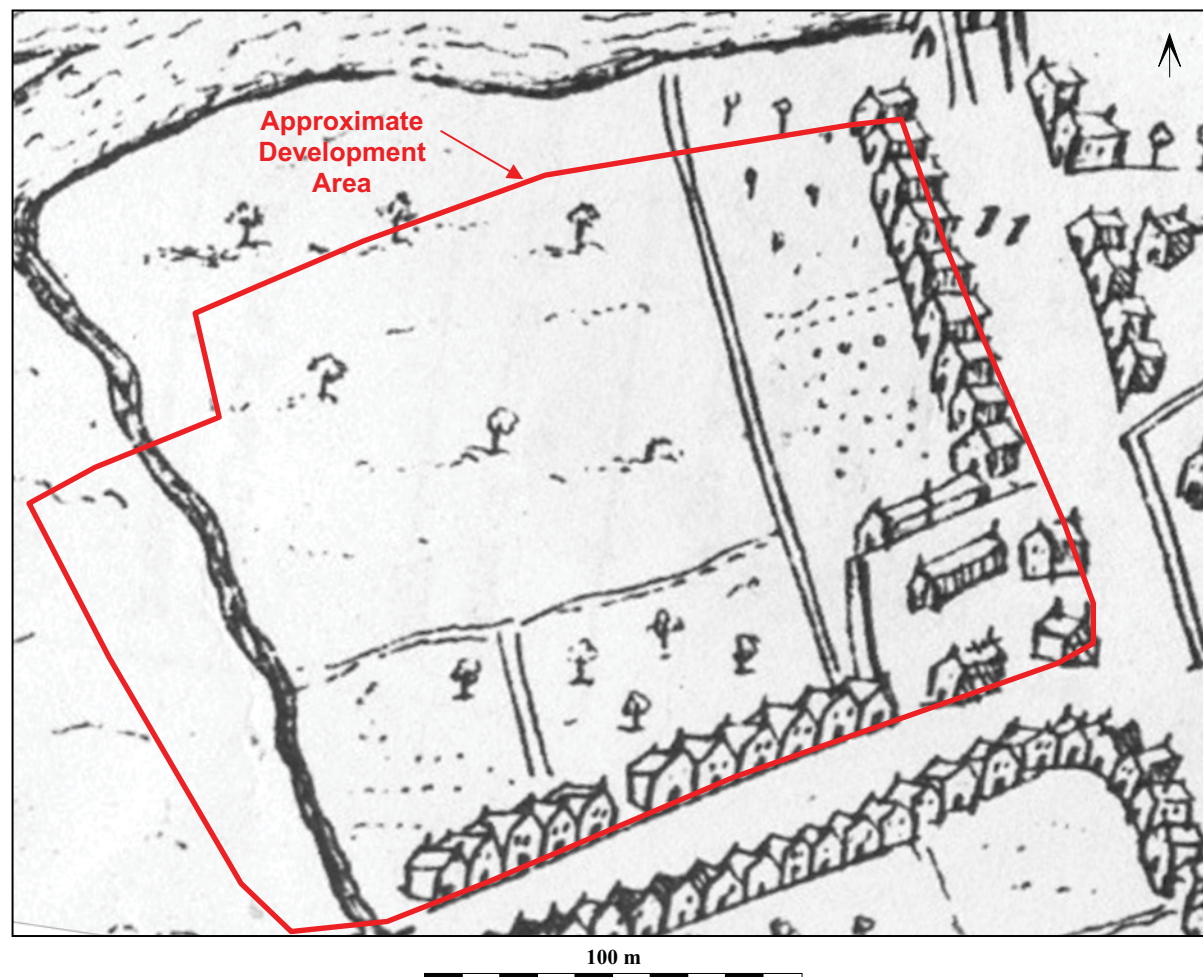


Figure 7: 1610 Speed, Map of Bedford.
Scale approximate.

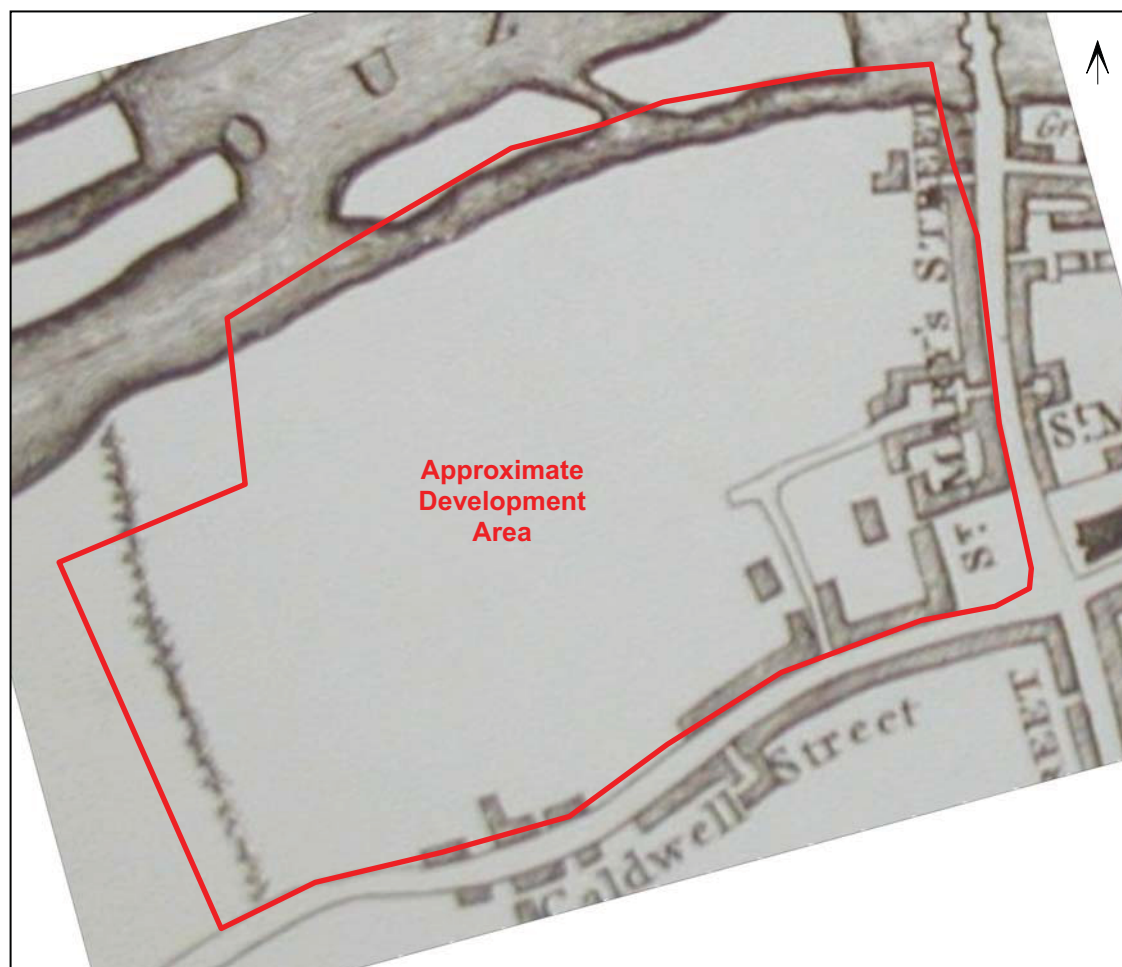


Figure 8: 1765 Thomas Jeffreys map.
Scale approximate.



Figure 9: 1807 E. W. Brayley map.
Scale approximate

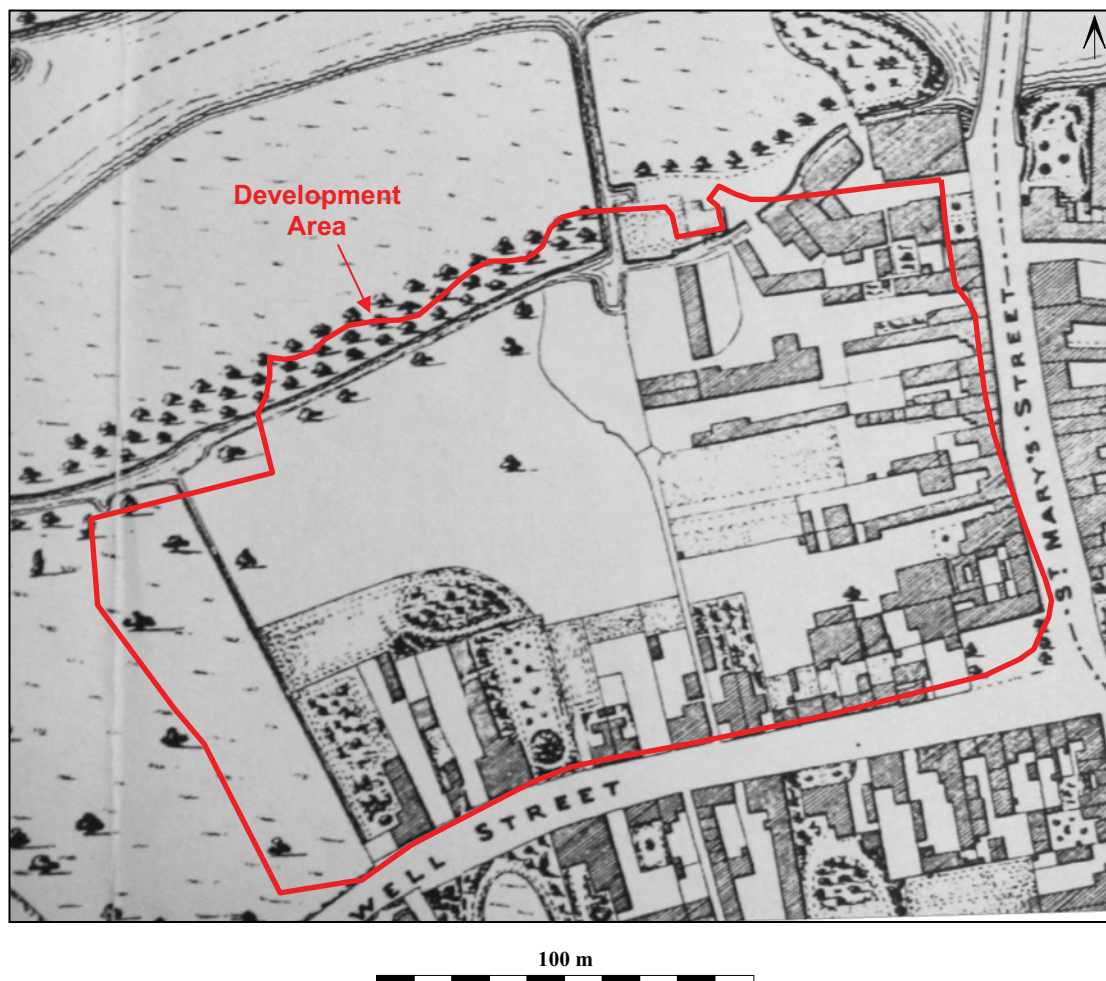


Figure 10: 1841 M. Reynolds map.
Scale approximate.

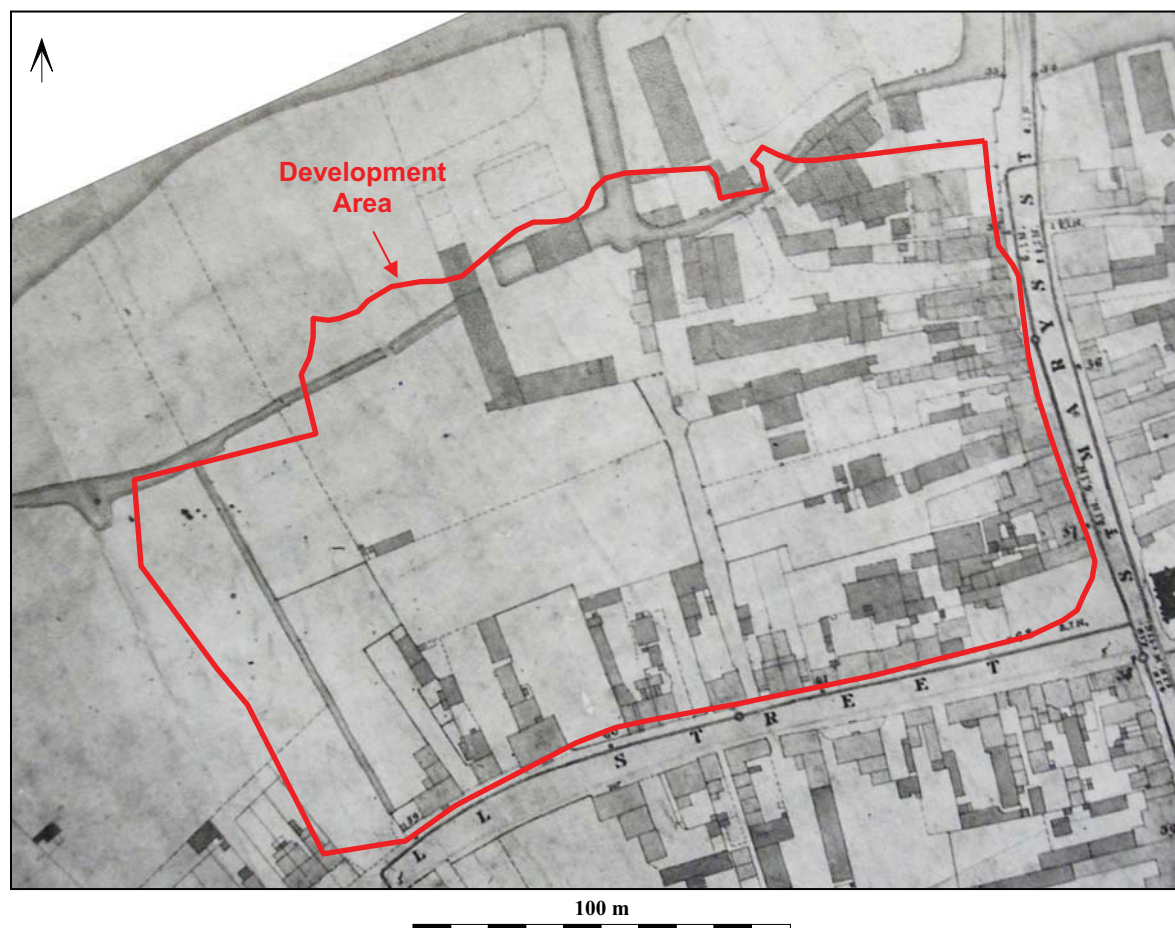
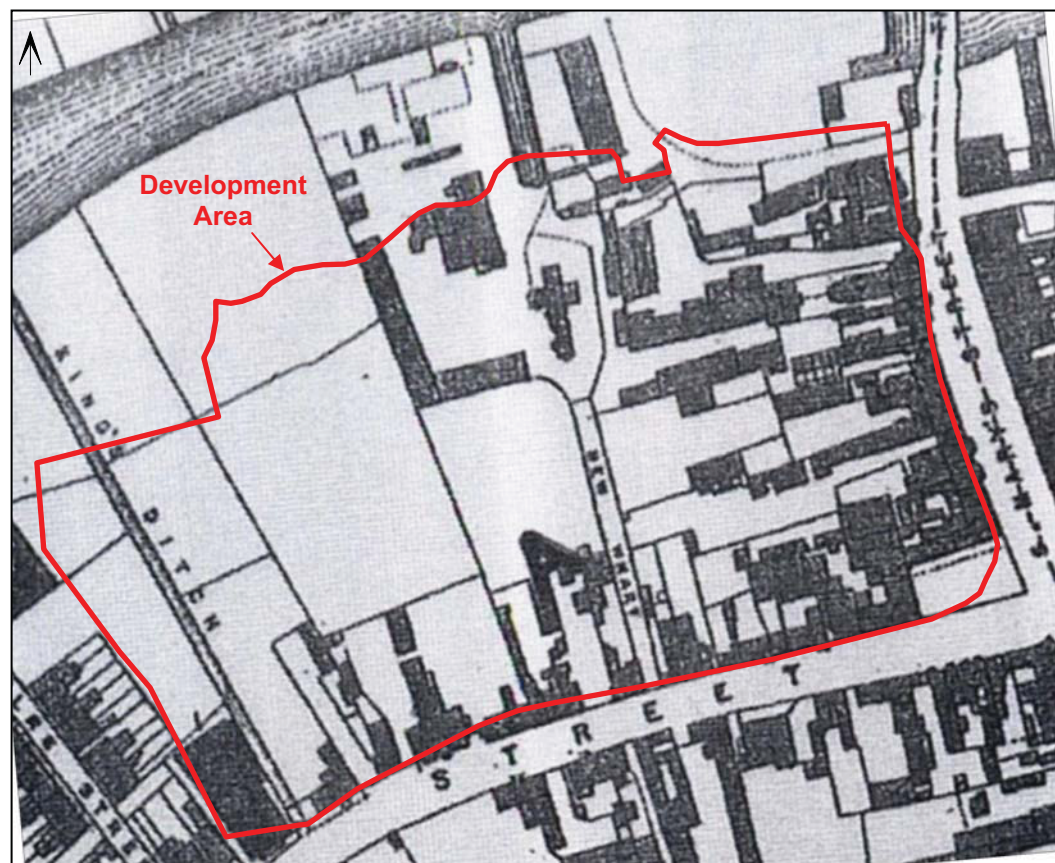


Figure 11: 1854 E. W. Salmon map.
Scale approximate.



100 m


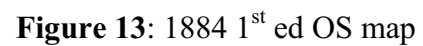


Figure 12: 1876 Thomas Mercer map.
Scale approximate



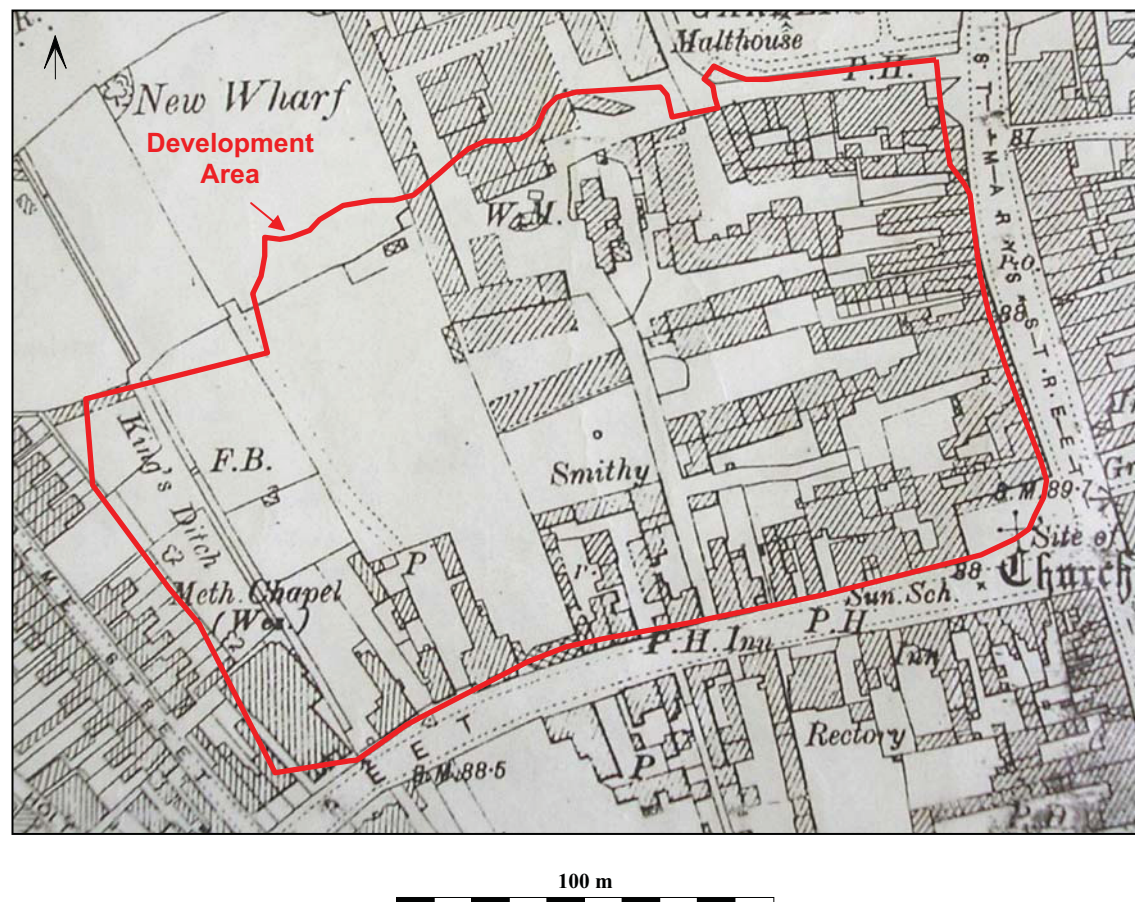


Figure 14: 1901 OS 2nd ed map

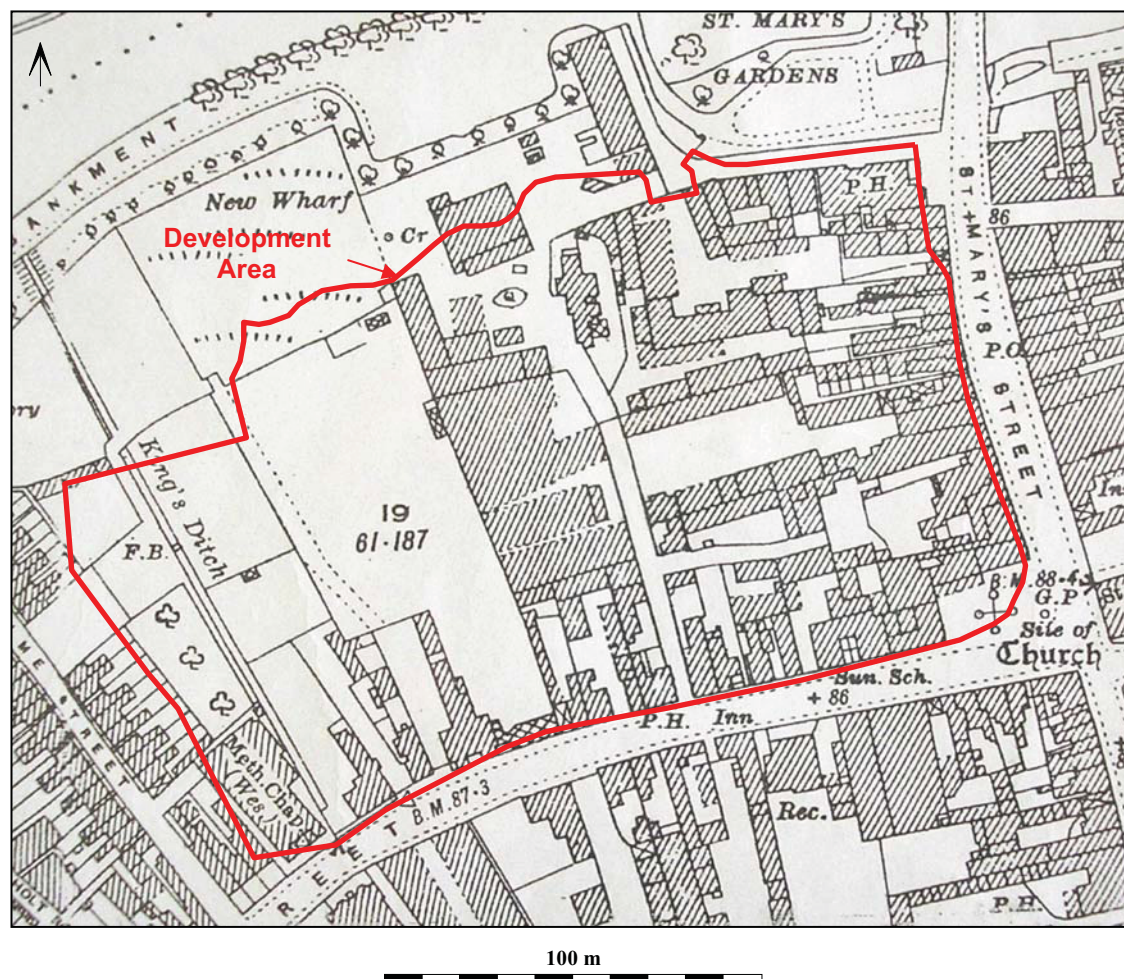


Figure 15: 1926 OS 3rd ed map.

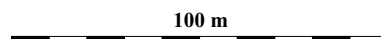
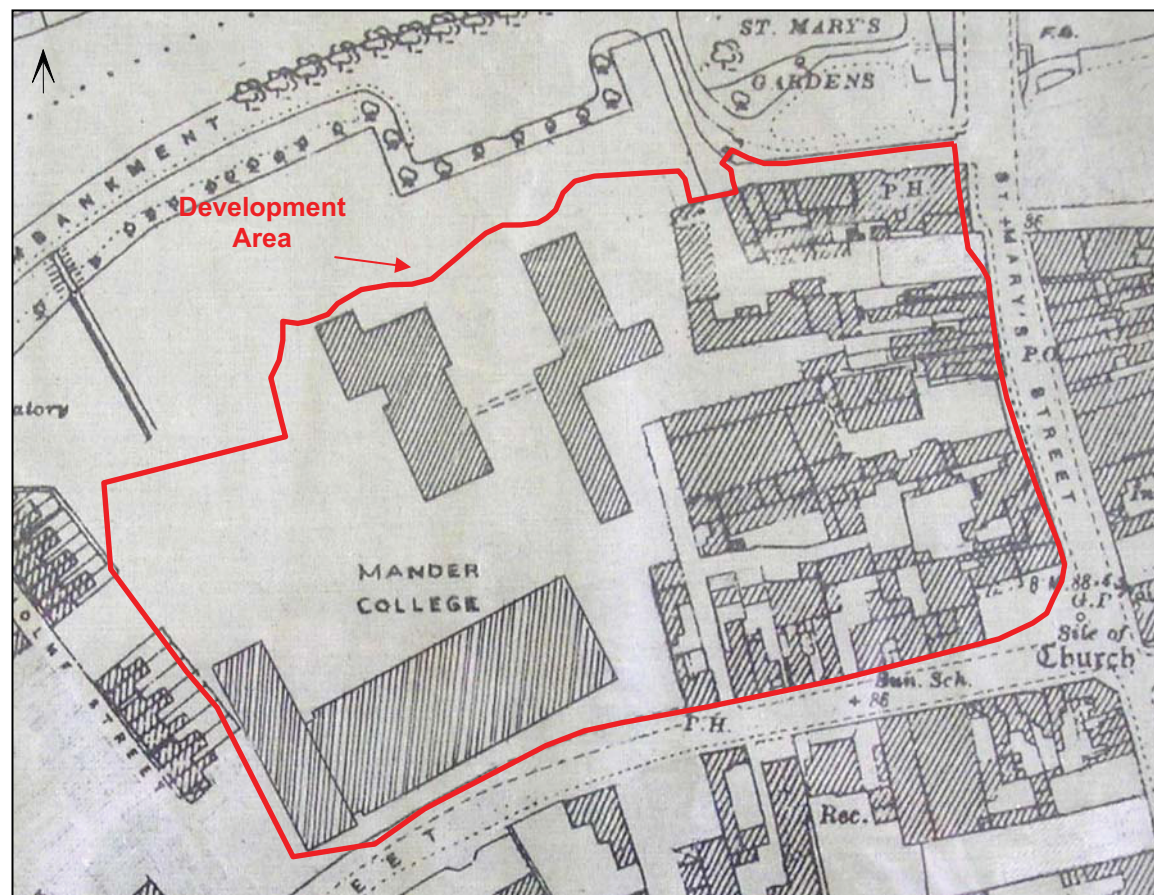


Figure 16: 1960 OS map

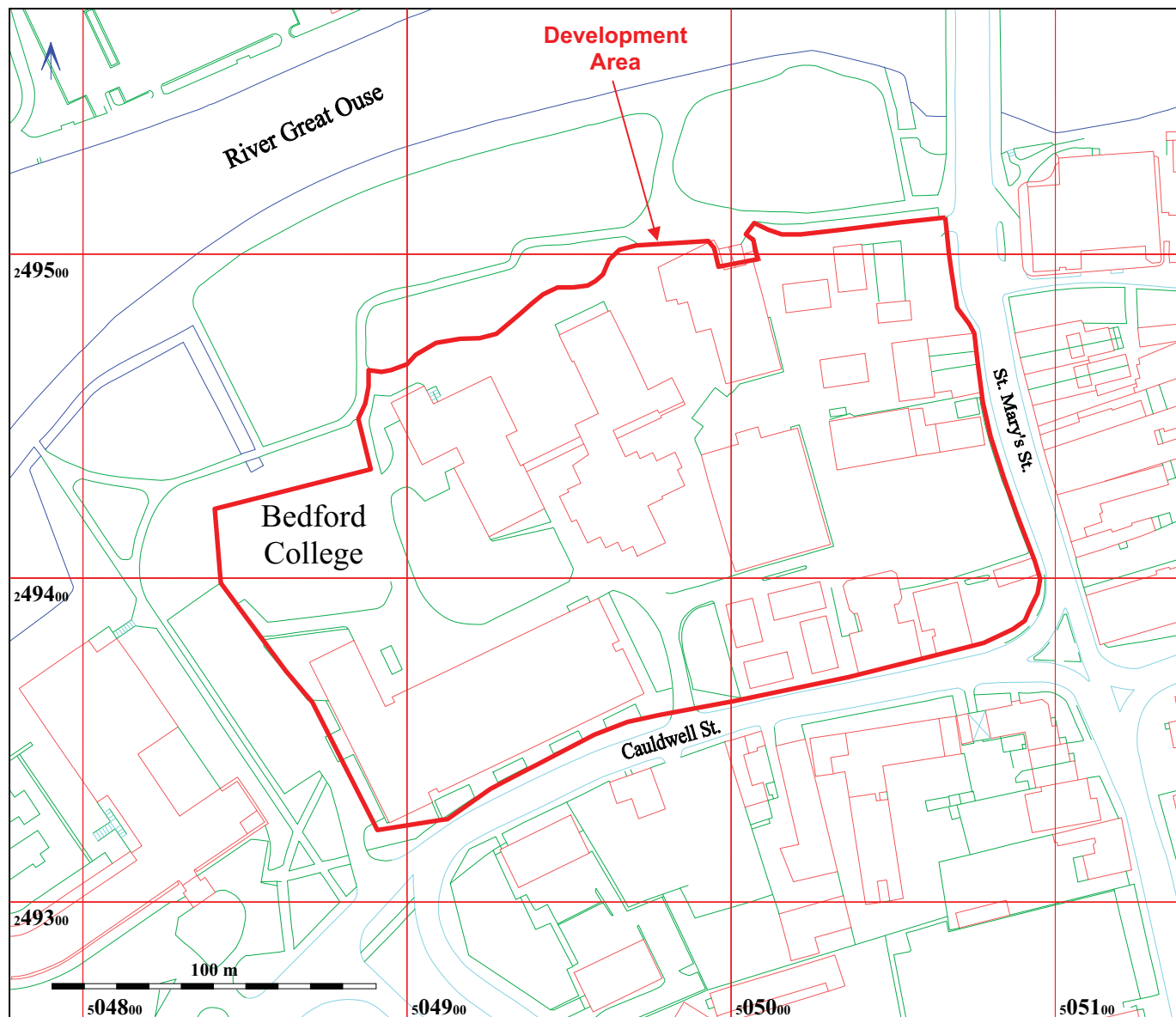


Figure 17: 1994 OS map

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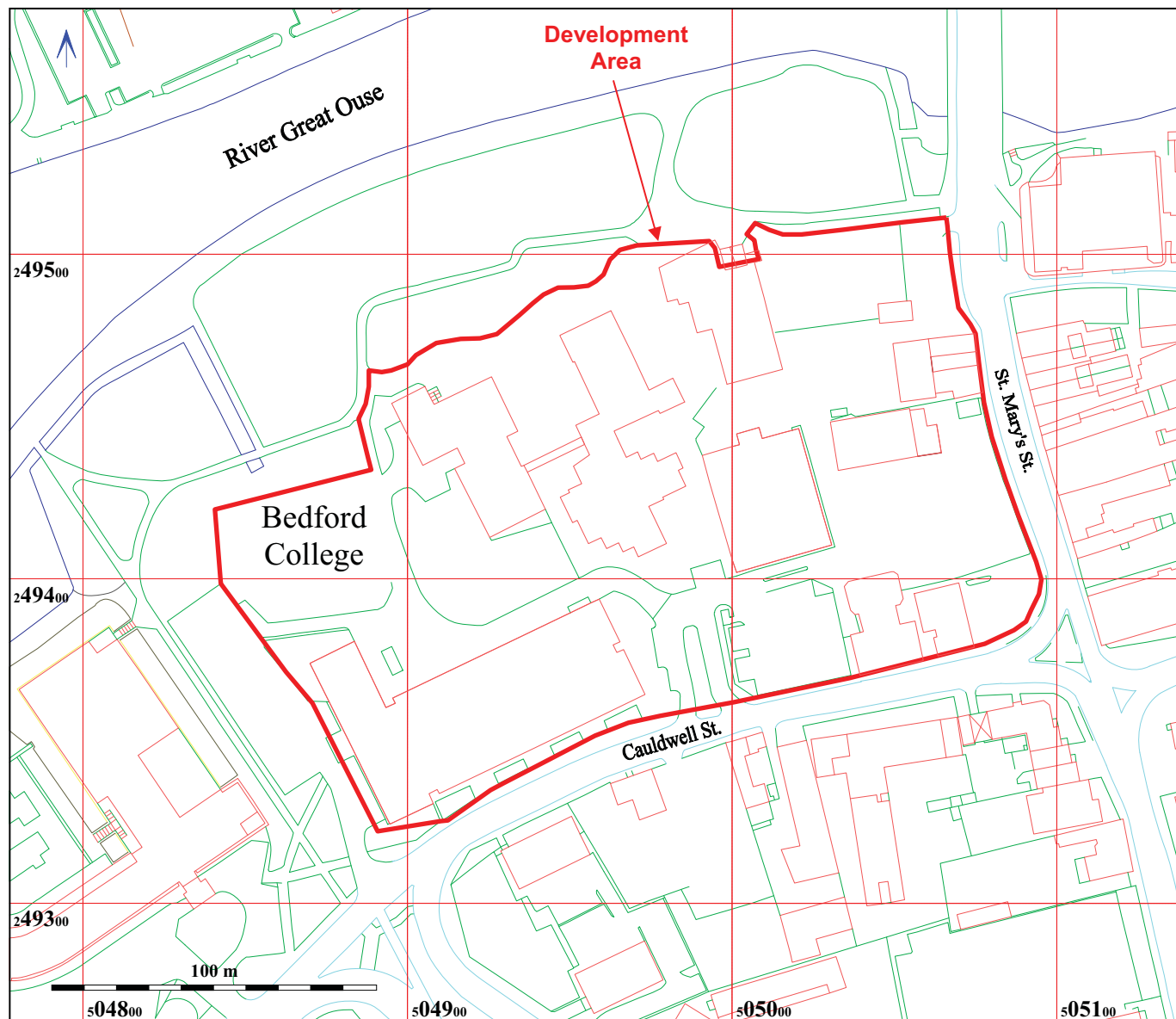


Figure 18: 2004 OS map

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Plate 1: 11-15 St Mary's Street, looking north-west



Plate 2: Building 10 with Building 8 in the background, looking east



Plate 3: Building 11: St Mary's Church Hall, looking north-east



Plate 4: Car Park 1, looking west