

Archaeological Services & Consultancy Ltd

**WATCHING BRIEF:
WOOD FARM BARN
DICKENS LANE
TILSWORTH
BEDFORDSHIRE**

*on behalf of
Greenways Properties (Tilsworth) Ltd*



**By
David Fell MA MIFA**

January 2006

ASC: 660/TDL/2r

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Site Data

<i>ASC project code:</i>	TDL	<i>ASC Project No:</i>	660
<i>County:</i>	Bedfordshire		
<i>Village/Town:</i>	Tilsworth		
<i>Civil Parish:</i>	Tilsworth		
<i>NGR (to 8 figs):</i>	SP 9805 2425		
<i>Present use:</i>	Agricultural buildings		
<i>Planning proposal:</i>	Demolition and conversion to residential use		
<i>Planning application ref/date:</i>	02/0570/FUL		
<i>Local Planning Authority:</i>	South Bedfordshire		
<i>Date of fieldwork:</i>	March to December 2005		
<i>Client:</i>	Greenways Properties (Tilsworth) Ltd Greenways House Whipsnade Bedfordshire LU6 2LG		
<i>Contact name:</i>	Ian Fletcher		
<i>Telephone</i>		<i>Fax:</i>	

Internal Quality Check

<i>Primary Author:</i>	David Fell	<i>Date:</i>	13 th December 2005
<i>Revisions:</i>	David Fell	<i>Date:</i>	10 th January 2006
<i>Edited/Checked By:</i>		<i>Date:</i>	

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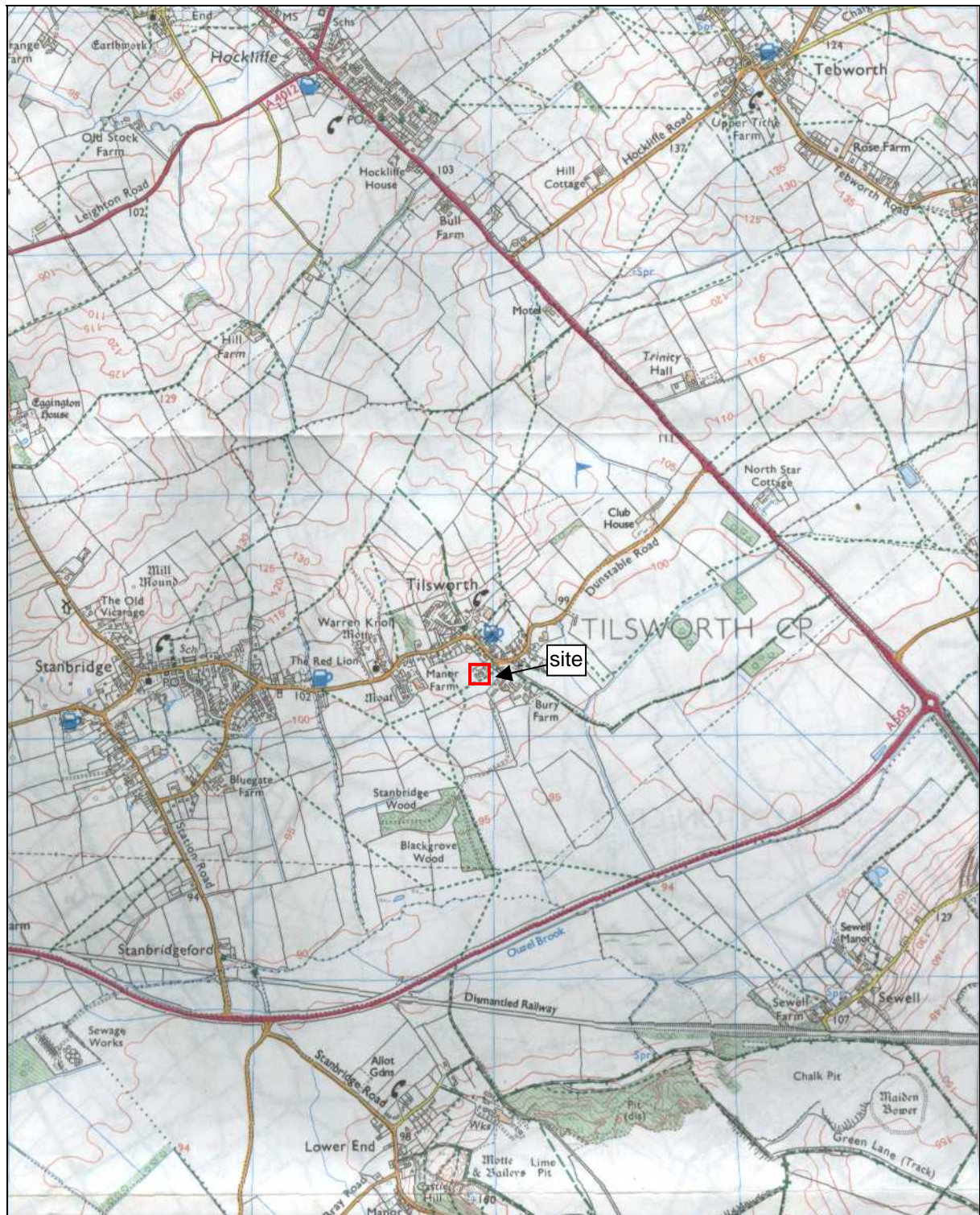


Figure 1: General location (*scale 1:25,000*)

Summary

During 2005 Archaeological Services and Consultancy Ltd carried out a watching brief during development at Wood Farm Barns, Tilsworth. The site was in the medieval core of Tilsworth and the works had the potential to disturb significant archaeological remains. Five visits were made to the site in order to monitor areas of mechanical soil stripping and observe the excavation of footing trenches. Archaeological remains were not observed.

1 Introduction

1.1 In 2005 *Archaeological Services and Consultancy Ltd* (ASC) carried out a watching brief at Wood Farm, Dickens Lane, Tilsworth (NGR SP 9805 2425: Fig. 1). The project was commissioned by *Greenways Properties (Tilsworth) Ltd*, and was carried out according to a project design prepared by ASC (Hancock 2005), and a brief (Mather 2005) prepared on behalf of the local planning authority (LPA), *South Bedfordshire District Council*, by their archaeological advisor (AA) the Assistant Archaeological Officer, *Bedfordshire County Council*. The relevant planning application reference is 02/0570/FUL.

1.2 *Planning Background*

This watching brief has been required as a planning condition under the terms of *Planning Policy Guidance Note 16* (PPG16), in response to proposals for the partial demolition of existing buildings and construction of new houses.

1.3. *Site Location*

The site is situated in Tilsworth in the administrative district of South Bedfordshire (Fig. 1). It is located at the southeastern periphery of the village and is centred on Ordnance Survey national grid reference SP 9802 2420 (Fig. 2). The site is accessed via a track off Dickens Lane and comprises an irregular plot of land, with an area of c.7124 sq m, to the northwest and west of Wood Farm.

1.4 *Geology and Topography*

The soils at the site are of the *Evesham 3 Association*. These are described as slowly permeable calcareous clayey and fine loamy over clayey soils with some slowly permeable seasonally waterlogged non-calcareous clayey soils (Soil Survey 1983, 411c). The underlying geology comprises Jurassic and Cretaceous clays.

1.5 *Nature of the proposed development*

The development comprises the partial demolition and conversion of existing barns for residential use (Figure 3).

1.6 Archaeological and Historical Background

HER = *Historic Environment Record*

- 1.6.1 No information is available regarding prehistoric activity at the site although disparate Mesolithic (HER 16264, 16263, 16391) and Neolithic / Bronze Age (HER 16269, 16272) flints have been discovered in the surrounding area.
- 1.6.2 The finds and features listed in the HER indicate no Iron Age or Romano-British activity in the immediate environs of the site.
- 1.6.3 The origins of Tilsworth are unclear although later Saxon activity is attested by the Domesday survey which states that prior to 1066 Leofric son of Osmund, a thegn of King Edward, held this Manor.
- 1.6.4 The Domesday survey further reveals that in 1086 Ambrose held Tilsworth in Stanbridge Hundred from William Peverel and assessed it at ten hides.
- 1.6.5 The site is within the medieval core of Tilsworth adjacent to the village green (HER 16887). Partly ploughed out Medieval village earthworks (HER 1348) lie to the west of the site and a medieval pottery scatter (HER 16277) was located during fieldwalking to the south.
- 1.6.7 The vernacular buildings of Tilsworth reflect the former rural economy of the village and largely date to the 18th and 19th centuries (e.g. HER 8046, 6006). Tilsworth Manor (HER 3265) and the surrounding moat (HER 14685) have a 15th century origin. The HER indicates that some of the extant farm buildings within the site boundary are listed (HER 15285).
- 1.6.8 The site has the potential to reveal archaeology of a variety of periods but the focus of interest is likely to lie in the medieval period.

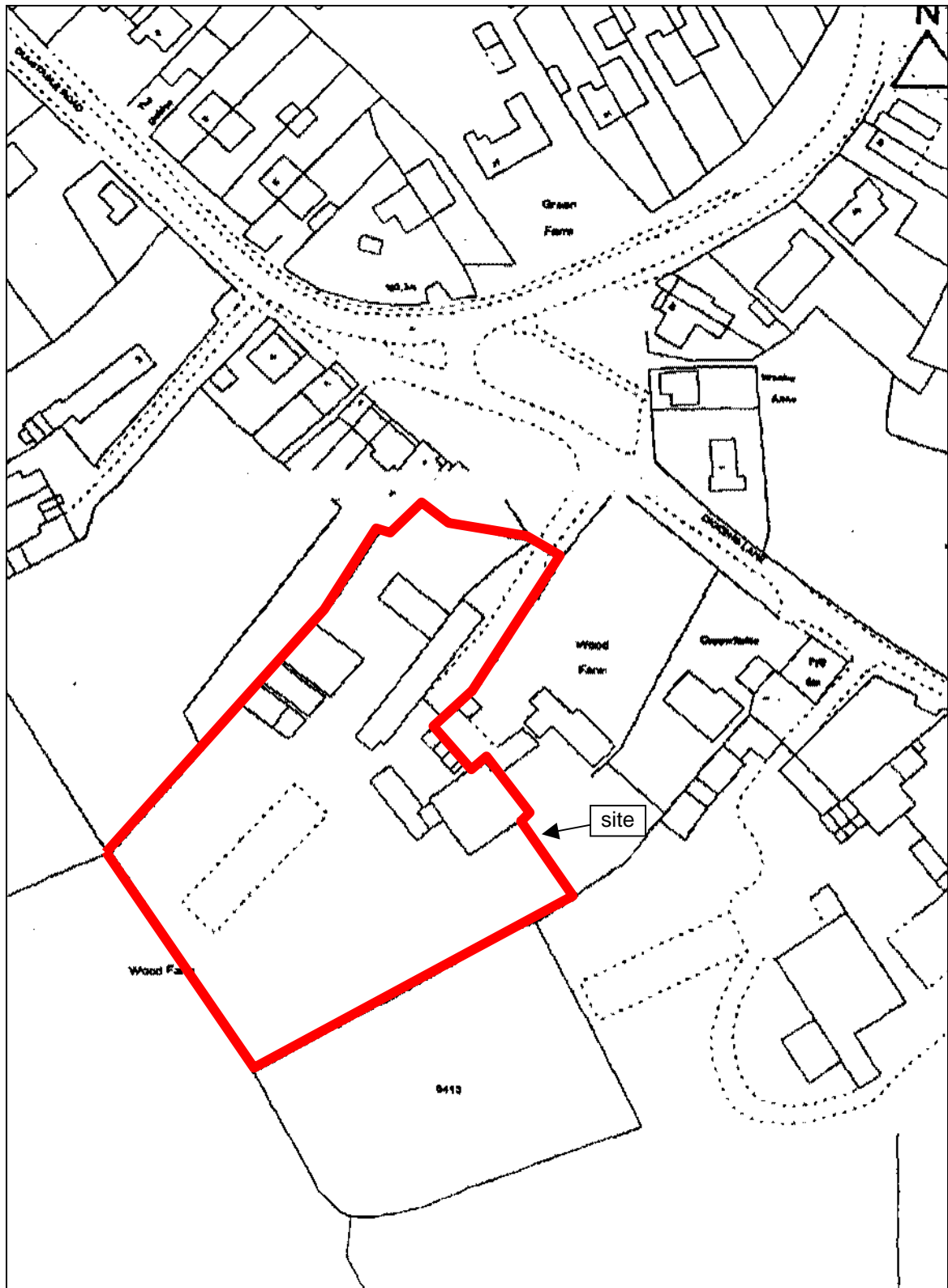


Figure 2: Site plan (scale 1:1,250)

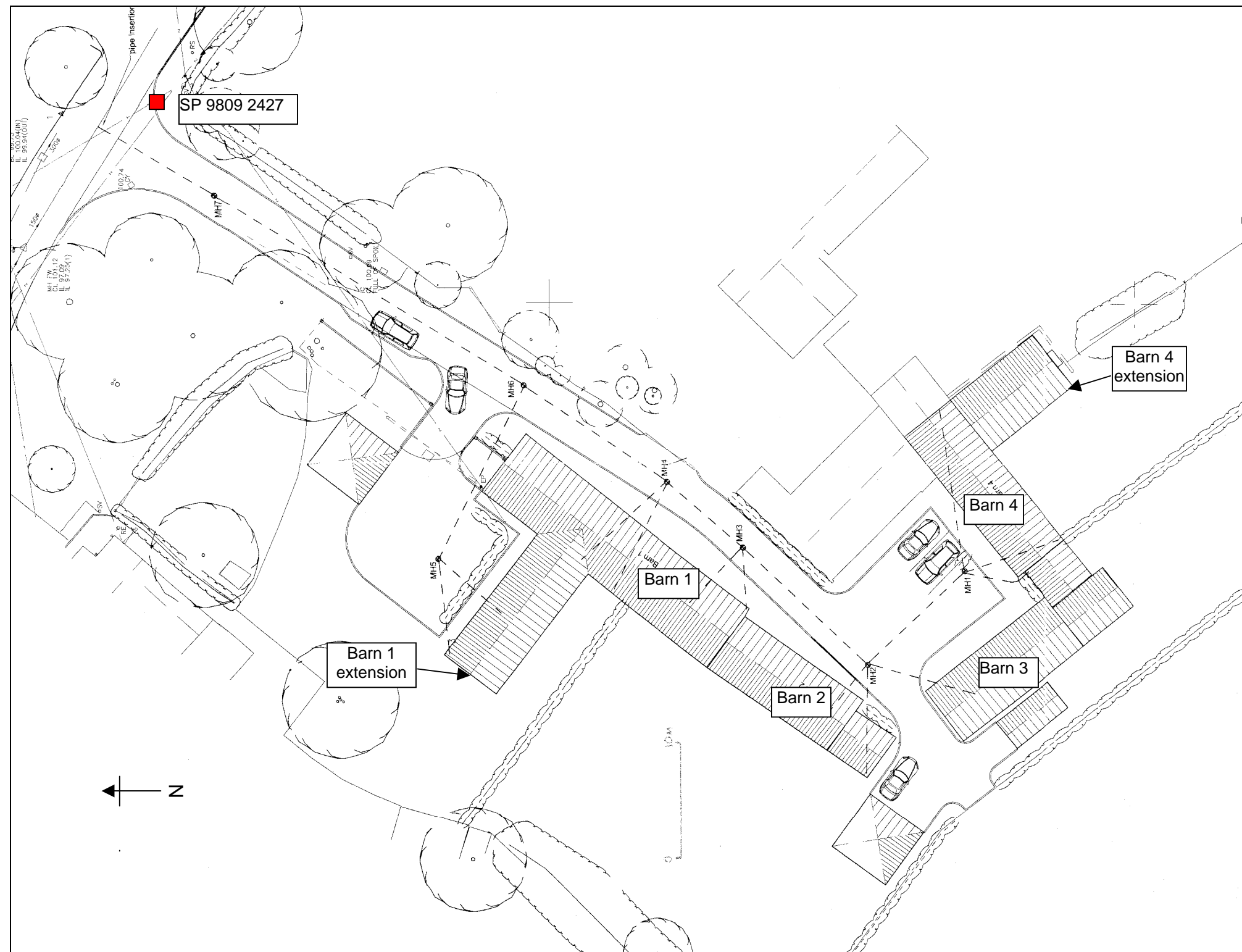


Figure 3: Plan of the proposed development (*scale = 1: 400*). The works monitored comprised footing trenches at the base of Barns 1, 2, 3 and 4 and the footprints of extensions to Barns 1 and 4

2 Aims and Methods

2.1 Aims

As described in the brief (Section 4.3), the aims of the watching brief were:

- to establish the date, nature and extent of activity or occupation in the development site;
- to establish the relationship of any remains found to the surrounding contemporary landscapes;
- to recover artefacts to assist in the development of type series within the region;
- to recover palaeo-environmental remains to determine local environmental conditions.

2.2 Standards

The work conformed to the project design, to the relevant sections of the Institute of Archaeologists' *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), to the Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003), and to the relevant sections of ASC's own *Operations Manual*.

2.3 Methods

The work was carried out according to the *brief* (Section 5), which required:

- a programme of archaeological observation, investigation and recording during barn conversions and ancillary works.
- any ground disturbance likely to have an impact on archaeological deposits will be undertaken under the supervision of a competent archaeologist.
- The investigation and recording of encountered archaeological deposits and their relationships.

3 Results

3.1 Results

- 3.1.1 Five visits were made to the site between 19th April and 9th December 2005 in order to monitor the excavation of footing trenches for Barns 1 to 4 and other disturbance caused by the works, principally extensions to Barns 1 and 4.
- 3.1.2 The principal construction technique comprised the mechanical excavation of footing trenches (*e.g.* Plates 1 and 3), but the footprints of the extensions for Barns 1 and 4 were also mechanically stripped (*e.g.* Plates 2 and 4).

3.2 General Conditions across the Site

- 3.2.1 The site had been heavily disturbed in the past during its period of use as the yard and principal working area of Wood Farm. Due to this disturbance, a clear division between topsoil and subsoil no longer existed. A variety of disused service runs and other areas of disturbance were recorded and it soon became clear that if any significant remains had been present, they would have been severely disturbed. Nevertheless, where area stripping had taken place undisturbed natural clay was observed between the areas of modern disturbance.
- 3.2.2 The natural strata comprised clay. On the west side of the site it was greyish brown in colour and was relatively stiff in consistency (visible in Plates 1 and 2). The clay exhibited a degree of variation across the site and towards the east it became softer and light grey in colour (Plates 3 and 4).

3.3 Footing Trenches of Barns 1, 2, 3 and 4 (Figure 3)

- 3.3.1 The excavation of replacement footing trenches for Barns 1, 2, 3 and 4 was observed. The trenches were generally c.0.5m wide and 1-1.2m deep. The trenches on the east side were deeper (up to 2m) due to the need for greater stability in the softer clay (section 3.2.2, above). The upper part of the trench profiles comprised disturbed farmyard soil at depths of c.0.5m, with natural clay below.

3.4 Barn 4 Extension

- 3.4.1 An extension was constructed on the southeast side of Barn 4 and the footprint stripping and excavation of the new building footings were observed (Plates 3 and 4).
- 3.4.2 The stripping of the footprint to the extension to Barn 4 was observed. The soil was not stripped to its base and, accordingly, partially survives beneath the centre of the extension. It comprised disturbed material derived from the use of the area as a farmyard, rather than defined topsoil and subsoil layers. This soil was observed in the footing trenches to be c.0.3 to 0.4m deep (monitoring sheet 9/12/5).
- 3.4.3 The natural clay was observed directly beneath the farmyard soil. The clay in this area was softer and slightly lighter in colour than elsewhere across the site

(section 3.2.2, above) but the trench profiles and stripped area within this footprint was similar to that observed in all other areas of the site.

3.5 *Barn 1 Extension*

3.5.1 An extension was constructed on the west side of Barn 1 and the footprint for the new build was stripped under archaeological supervision (Plate 2; monitoring sheet 27/04/05). The area was stripped to a depth of c. 0.5m and the overburden comprised disturbed farmyard soil containing modern building debris, etc. The natural grey brown clay was observed below.

3.5.2 The clay had been cut by former ducts leading to a grain hopper which contained quantities of modern bricks, concrete and plastic. An irregular area of darker soil which contained quantities of coal and modern building debris was observed at the western edge of the extension footprint. This was likely to have been the remains of a pond and had only recently been backfilled (*pers comm.* John Hilyard).

3.6 No archaeological features or artefacts were observed. It is unlikely that large quantities of significant archaeological remains are present on the site but the presence of remains, below and/or away from the development cannot be specifically excluded.



Plate 1: Typical section of footing trench for Barns 1 and 2



Plate 2: View of stripped area west of Barns 1 and 2



Plate 3: Deep footing trench for Barn 4



Plate 4: View of the footprint for Barn 4

4. Acknowledgements

The writer is grateful to Mr Ian Fletcher for commissioning the project on behalf of *Greenways Properties Ltd* and to site foreman John Hilyard for his assistance and co-operation on site. Lesley Ann Mather, Assistant Archaeological Officer of *Bedfordshire County Council* acted as curatorial monitor.

The fieldwork was undertaken for *ASC Ltd* by David Fell MA MIFA, Nick Crank BA AIFA and Nigel Wilson HND AIFA. The report was prepared by David Fell and edited by Bob Zeepvat BA MIFA.

5. Archive

5.1 The project archive will comprise:

1. Brief
2. Project Design
3. Initial Report
4. Clients site plans
5. Site Monitoring Sheets
6. List of photographs/slides
7. Colour slides
8. B/W prints & negatives
9. CDROM with copies of all digital files.

5.2 The archive will be deposited with *Bedford Museum*.

6. References

Standards & Specifications

ALGAO 2003 *Standards for Field Archaeology in the East of England*. East Anglian Archaeology Occasional Paper 14.

Bedford Museum 2003 *Procedure for Preparing Archaeological Archives for Deposition in Registered Museums in Bedfordshire* (Version 2.4)

EH 1991 *The Management of Archaeological Projects*, 2nd edition. English Heritage (London).

IFA 2000a Institute of Field Archaeologists' *Code of Conduct*.

IFA 2000b Institute of Field Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.

IFA 2001 Institute of Field Archaeologists' *Standard & Guidance documents (Desk-Based Assessments, Watching Briefs, Evaluations, Excavations, Investigation and Recording of Standing Buildings, Finds)*.

Hancock A, 2005 *Wood Farm Barns, Dickens Lane, Tilsworth, Bedfordshire. Project Design for Archaeological Watching Brief*. Archaeological Services and Consultancy Ltd

Mather L A, 2004 *Brief for a Programme of Archaeological Observation, Investigation, Recording, Analysis and Publication of Woodside Farm, Dickens Lane, Tilsworth, Bedfordshire*. Heritage and Environment Section, Bedfordshire County Council

Secondary Sources

Soil Survey 1983 *1:250,000 Soil Map of England and Wales, and accompanying legend* (Harpenden).

Appendix 1: Monitoring Sheets

A.S.C. LTD		ARCHAEOLOGICAL FIELD MONITORING RECORD	
Project: WOOD FM BARN'S, TILSWORTH		Project No/Code: 6601TDL	Sheet: 1 of 5
		Date of visit: 19/4/05	
Client/Developer: GREENWAYS			
Contact: IAN FLETCHER / JOHN (ON SITE).		Phone:	
Duration of Visit (inc. travel):	Start: 10.00	Finish: 11.30	
Completed by: NAC			
Development Type:			
Footings <input checked="" type="checkbox"/>	Services <input type="checkbox"/>	Roads <input type="checkbox"/>	Levelling <input type="checkbox"/>
		Quarrying <input type="checkbox"/>	Pipelines <input type="checkbox"/>
		Other (specify):	
Site & weather conditions: CLOUDY, DRY.			
Observations: Met with IAN (DEVELOPER) AND JOHN - MACHINE DRIVER. SOME TOPSOILING / LEVELLING DONE - BUT NOT REVEALING NATURAL SO NO INTEREST THERE. DEVELOPMENT INVOLVES UNDERPINNING OF BARN'S AND FOUNDATIONS FOR NEW-BUILD PROJECTIONS ON BARN'S 1 & 4. WORKS DUE TO COMMENCE ON THURS. JOHN WILL PHONE - SUGGEST PROBS. VISIT ON FRIDAY.			
Comments: NO ARCH. FEATURES / FINDS OBSERVED.			

A.S.C. LTD		ARCHAEOLOGICAL FIELD MONITORING RECORD	
Project: WOOD FARM BARNs.		Project No/Code: 660 / TOL	Sheet: 2 of 5
TILSWORTH		Date of visit: 27/04/05	
Client/Developer: GREENWAY			
Contact: JOHN (SITE MANAGER)		Phone:	
Duration of Visit (inc. travel):	Start: 10:45 AM	Finish: 12:10 PM	
Completed by: PF			
Development Type:			
Footings	Services	Roads <input checked="" type="checkbox"/>	Levelling
		Quarrying	Pipelines
		Other (specify):	
Site & weather conditions: BRIGHT SUNLIGHT.			
Observations:			
FOOTPRINT FOR EXTENSION FOR BARN 1 OBSERVED.			
EXCAVATED TO DEPTH OF C. 0.5m. NO CLEAR TOPSOIL /			
SUBSOIL DIVISIONS - THE SOIL DISTURBED BY FORMER			
FARMING ACTIVITIES UNDERLYING NAT STRATA COMPOSED			
SILT CLAY			
THE NATURAL STRATA EXTENSIVELY DISTURBED BY			
FORMER MODERN SERVICE RUNS - E.G. TWO RUNS FOR			
SERVICES TO FORMER CRAIN HOPPERS, FARM VAND DRAINS			
ALSO. THESE GENERALLY BACKFILLED WITH SAND - OFTEN			
WITH CONCRETE/BRICK/PLASTIC MIXED IN.			
ONE INDIVIDUAL AREA OF MUCH DARKER SOIL ON EDGE - MIXED			
WITH COAL, ETC - PROBABLY FORMER MODERN POND (SITE MANAGER			
PENS CAN).			
OBSERVED SHOT FILLING TR OF BUILDING 2, 1.2m DEEP x			
0.7m WIDE. CLAY (NATURAL) AT 0.5m DEPTH.			
NO SIGNIFICANT ARCHAEOLOGICAL REMAINS PRESENT.			
Comments:			
WILL REQUIRE FURTHER VISITS TO VIEW REMAINDER			
OF FOOTING TRENCH			

For sketch plan, use reverse

©ASC, 2003

A.S.C. LTD		ARCHAEOLOGICAL FIELD MONITORING RECORD			
Project: WOOD FARM BARN		Project No/Code: 660 1 TOL		Sheet: 3 of 5	
TILSWORTH		Date of visit: 29/4/05			
Client/Developer: GREENWAYS					
Contact: JOHN (SITE MANAGER)				Phone:	
Duration of Visit (inc. travel):		Start: 10.20		Finish:	
Completed by: NJW					
Development Type:					
Footings <input checked="" type="checkbox"/>	Services	Roads	Levelling	Quarrying	Pipelines
Other (specify):					
Site & weather conditions: SUNNY					
MAIN BARN AREA NW SIDE					
Observations:					
TRENCH AGAINST NW SIDE OF BARN					
C.1.5m DEEP CONCRETE + MAKEUP FOR BARN FLOOR					
350mm THEN NATURAL CLAY					
1m DEEP PIT WITH CHALK ^{Block} IN THE BASE					
27.5m FROM SW CORNER OF BARN YELLOW BROWN SANDY CLAY FILL					
1m DEEP PIT WITH CHALK BLOCK IN THE BASE					
25m FROM SW CORNER BROWN SILTY CLAY FILL BLOCK SIZE 300mm x 250mm x 200mm					
1m DEEP PIT ORANGE SANDY GRAVEL FILL					
23m FROM SW CORNER					
SOME STONES ON NW SIDE OF TRENCH MATCH SE					
Comments: SIDE OLD WALL? VERY UNCLEAR					
SHOW 2 IAN ON SITE, THEY WILL CALL WHEN WE NEED TO COME OUT AGAIN					
TRENCH NOT SAFE TO ENTER					

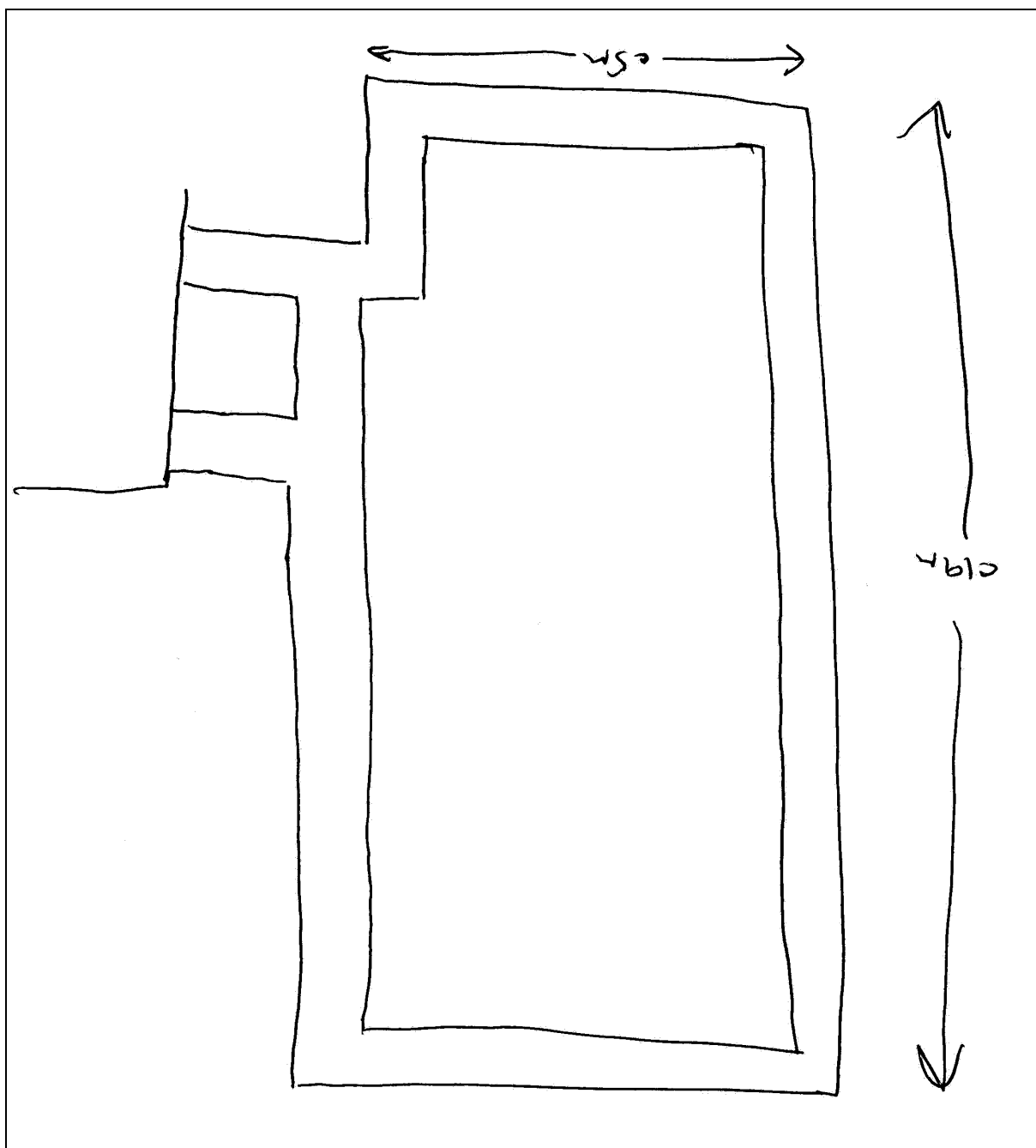
For sketch plan, use reverse

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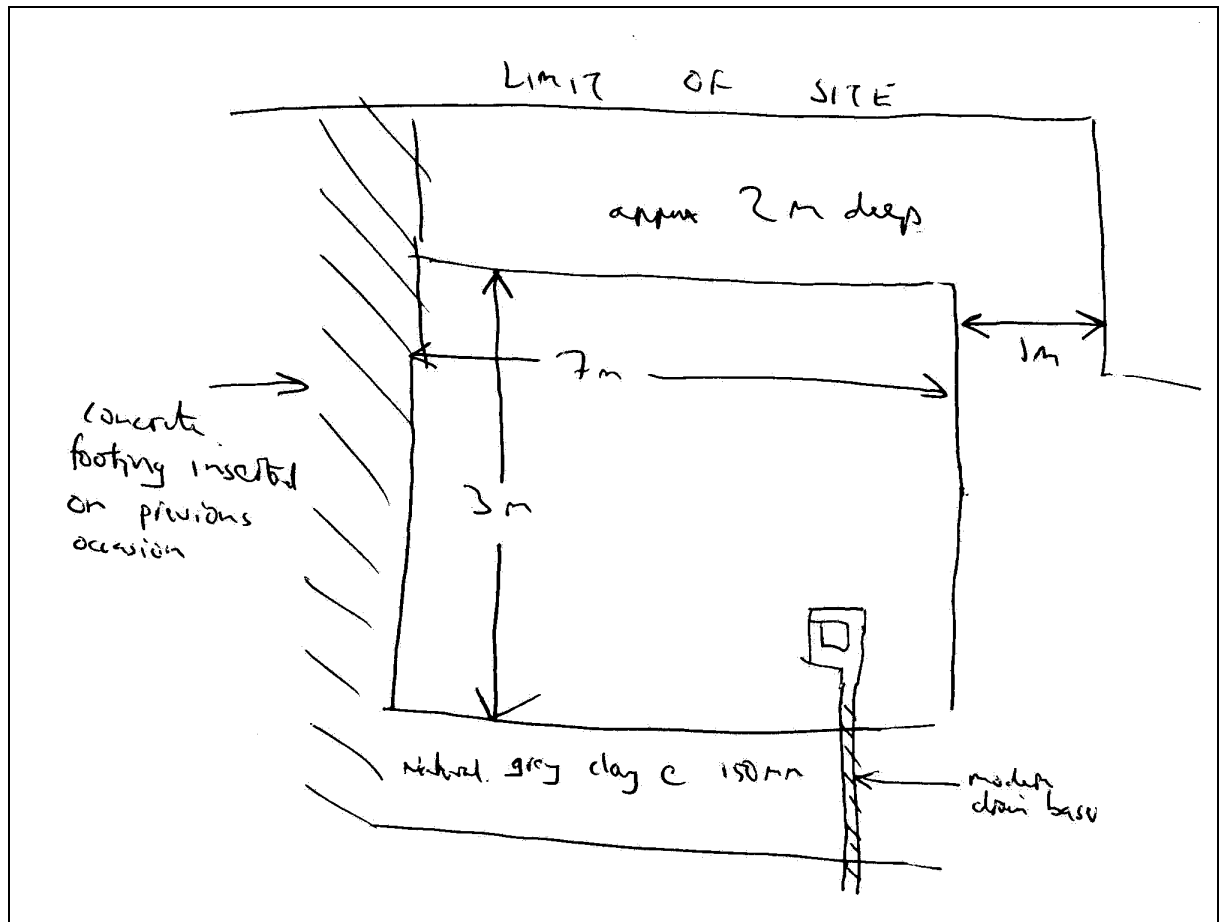
A.S.C. LTD		ARCHAEOLOGICAL FIELD MONITORING RECORD		
Project: Wood Farm Barns		Project No/Code: 6601 TDL		Sheet: 4 of 5
Dickens Lane, Tilsworth		Date of visit: 10 June 2005		
Client/Developer: Greenways				
Contact:			Phone:	
Duration of Visit (Inc. travel):	Start: 10:55	Finish: 12:05		
Completed by: Daniel Fell				
Development Type:				
Footings <input checked="" type="checkbox"/>	Services	Roads	Levelling	Quarrying
Pipelines		Other (specify):		
Site & weather conditions: Overcast. Dry				
Observations:				
Observe completion of excavation of footings of a third building.				
Footing trench c1m deep and 0.8m wide, largely following the alignment of the original building's wall footing.				
Soil layer at top is extremely mixed ceramic & stone debris, etc. Soil is c40cm deep with natural clay below.				
No archaeological remains observed.				
Comments:				
One more visit required for monitoring the final barn				

For sketch plan, use reverse

©ASC, 2003



[illegible]



Appendix 2: ASC OASIS Form

PROJECT DETAILS						
Project Name:	Wood Farm Barns, Dickens Lane, Tilsworth, Bedfordshire					
Short Description:	<i>During 2005 Archaeological Services and Consultancy Ltd carried out a watching brief during development at Wood Farm Barns, Tilsworth. The site was in the medieval core of Tilsworth and the works had the potential to disturb significant archaeological remains. Five visits were made to the site in order to monitor areas of mechanical soil stripping and observe the excavation of footing trenches. Archaeological remains were not observed.</i>					
Project Type: (indicate all that apply)	DBA	FW	Geophys	Survey	Bldg Rec	Post-Exc
	WB	Strip&Rec	Trenching	Test pits	Exc	Other
Site status: (eg. none, SAM, Listed)	none		Previous work: (eg. SMR refs)		Beds HER 16285	
Current land use:	Former farmyard		Future work: (yes / no / unknown)		No	
Monument type:			Monument period:			
Significant finds: (artefact type & period)	None					
PROJECT LOCATION						
County:	Bedfordshire		OS reference: (to at least 8 figures)		SP 9802 2420	
District:	South Bedfordshire		Parish:		Tilsworth	
Site address: (with postcode if known)	Wood Farm Barns, Dickens Lane, Tilsworth, Bedfordshire					
Study area: (sq. m. or ha)	c.0.7ha		Height OD: (metres)		c.102m	
PROJECT CREATORS						
Organisation:	Archaeological Services & Consultancy Ltd					
Project brief originator:	Beds CC		Project design originator:		ASC Ltd	
Project Manager:	Bob Zeepvat BA MIFA		Director/Supervisor:		David Fell MA MIFA	
Sponsor / funding body:	Greenways Properties (Tilsworth) Ltd					
PROJECT DATE						
Start date:	19/04/05		End date:		9/12/05	
PROJECT ARCHIVES						
	Location (Accession no.)		Content (eg. pottery, animal bone, files/sheets)			
Physical:						
Paper:	Bedford Museum		(brief, PD, report, monitoring sheets, photographs)			
Digital:	Bedford Museum		(PD, report, photographs)			
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)						
Title:	Wood Farm Barns, Dickens Lane, Tilsworth. Project Design for Archaeological Watching brief					
Serial title & volume:	Archaeological Services and Consultancy Report 660/TDL/2					

Author(s):	David Fell		
Page nos		Date:	