

Land to the Rear of 35-39 High Street Stoke Goldington Milton Keynes

Archaeological Watching Brief



for
HFB Developments

CA Project: MK0051
CA Report: MK0051_1
Event Number: EMK1381
October 2019



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SUMMARY

Project Name:	Land to the Rear of 35-39 High Street
Location:	Stoke Goldington, Milton Keynes
NGR:	483777 248713
Type:	Watching Brief
Date:	13 March 2019
Planning Reference:	17/03258/FUL
Event number:	EMK1381
Location of Archive:	Milton Keynes Museum

An archaeological watching brief was undertaken by Cotswold Archaeology during groundworks associated with the construction of a new three bedroom dwelling at 35-39 High Street, Stoke Goldington, Milton Keynes.

Monitored groundworks comprised the reduction of ground levels in order to create a level surface for the laying of a pile mat. The dwelling was subsequently constructed on beam foundations supported on piles.

An area measuring approximately 14m by 10m, located at the front of the property, was reduced in height by a maximum depth of 0.6m in the west, decreasing to 0.1m in the east. The natural geology was not encountered during the ground works. Made ground comprising mixed blue grey and yellow brown silty clay was encountered in the southern part of the excavated area. This was sealed by a 0.1m thick layer of hardcore, followed by a 0.1m thick layer of concrete, forming the present yard surface. A modern pit, marking the location of an old, now removed, petrol tank, covered the northern three quarters of the area exposed, and had truncated/ removed any earlier deposits that may have been present.

No features or deposits of archaeological interest were observed during the monitoring works, and no artefactual material pre-dating the modern period was recovered.



1. INTRODUCTION

- 1.1 In March 2019 Cotswold Archaeology (CA) carried out an archaeological watching brief for HFB Developments Ltd. on land to the rear of 35-39 High Street, Stoke Goldington, Milton Keynes (centred at NGR: 483777 248713; Fig. 1). The watching brief was undertaken to fulfil a condition attached to planning consent granted by Milton Keynes Council (MKC; the local planning authority) for the conversion of an existing car sales office to a two bedroom dwelling; the demolition of the existing single storey car showroom; the erection of a three bedroom dwelling; and a revised access and parking plan (Planning ref: 17/03258/FUL). The planning condition (Condition 4) states that:

(4) Prior to the commencement of development hereby approved, a Written Scheme of Investigation for a programme of archaeological monitoring and recording (a watching brief) shall be submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details and the Local Planning Authority given five days' notice of the commencement of the watching brief. A report with plans, sections, and detailed drawings of the findings shall be produced within three months of the completion of the works. Two copies of the report will be provided to the Council's Historic Environment Record.

Reason: To ensure that a proper record is produced of any archaeological remains affected by the development in accordance with: Paragraph 141 of the National Planning Policy Framework; Policy CS19 of the Milton Keynes Core Strategy 2013; and Saved Policy HE1 of the Milton Keynes Local Plan 2001-2011

- 1.2 The scope of this watching brief was defined through discussions with Nick Crank Senior Archaeological Officer for MKC (SAO). The archaeological works were carried out in accordance with a with a subsequent detailed *Written Scheme of Investigation* (WSI) produced by CA (2018) and approved by the LPA acting on the advice of the SAO. The fieldwork also followed the *Standard and guidance for an archaeological watching brief* (ClfA 2014).

The site

- 1.3 The site comprises a car showroom, sales office and associated forecourt measuring approximately 0.2ha. It is bounded by the High Street to the east, a large garage building to the west and residential properties and their associated gardens

to the north and south (Fig. 2). The area slopes down from west to east with levels between approximately 65m and 70m aOD.

- 1.4 The underlying bedrock geology of the area is mapped as argillaceous rocks with subordinate sandstone and limestone of the Rutland Formation, laid down during the Jurassic period (BGS 2018).

2. ARCHAEOLOGICAL BACKGROUND

- 2.1 The development site is located within an Archaeological Notification Area identified by Milton Keynes Council, encompassing the historic core of the village of Stoke Goldington. The Grade I Listed 12th century and later Church of St Peter (NHLE 1289474) is situated to the northwest of the current village core, where it forms part of a church and manor complex with the former manor house now known as Church Farmhouse (NHLE 1115879). The church-manor complex is suggested to have been the original focus for the settlement, which is of Saxon origin, although the settlement subsequently shifted and the existing village core is located in a natural hollow on the B526, approximately 400m to the south-east of the church and manor.
- 2.2 Stoke Goldington has two entries in Domesday (1086), where it is referred to as Stocche, suggesting two manors. In 1066 the larger of the two manors was held by Countess Gytha of Hereford and comprised 11 households, consisting of 5 villagers, 4 smallholders and 2 slaves, with 4 ploughlands, meadow and woodland. The second, smaller manor was held by two un-named thanes and comprised 4 smallholders with 1 ploughland, meadow and woodland (Open Domesday – accessed 12/09/2018).
- 2.3 Very little archaeological work has taken place within the historic core of the village to date. An archaeological evaluation in 2016 on land adjacent to 19 High Street, to the southeast of the current site, revealed only one small pit of 18th century date (MOLA Northampton 2016). The village contains a number of Listed Buildings which collectively attest to the development of the settlement in the 17th and 18th centuries, when the village was a centre for lace-making and also an important stop on the coach route between Northampton and London. No. 41 High Street, which is situated within the development site, is a Grade II Listed late 17th century cottage (NHLE 1365717), while No. 33 High Street, to the immediate south, is also Grade II



Listed and of 18th century date (NHLE 1115882). These properties likely replaced earlier, medieval dwellings.

3. AIMS AND OBJECTIVES

3.1 The objectives of the archaeological works were:

- to monitor all intrusive groundworks, including but not limited to the excavation of all foundations and service trenches, areas of ground reduction and landscaping, and to identify, investigate and record all significant buried archaeological deposits revealed on the site during the course of the development groundworks;
- at the conclusion of the project, to produce an integrated archive for the project work and a report setting out the results of the project and the archaeological conclusions that can be drawn from the recorded data.

4. METHODOLOGY

4.1 An Event Number for the project was issued by the Milton Keynes Historic Environment Record - EMK1381. The fieldwork followed the methodology set out within the WSI (CA 2018). An archaeologist was present during intrusive groundworks which comprised ground reduction along the eastern half of the area for the installation of a piling mat (Fig. 2). The new dwelling was then constructed on concrete beam foundations supported on piles, with the ring beams wholly within the imported pile mat material.

4.2 Written, graphic and photographic records were compiled in accordance with CA Technical Manual 1: *Fieldwork Recording Manual*.

4.3 The archive from the evaluation is currently held by CA at their offices in Milton Keynes and will be deposited with Milton Keynes Museum. A summary of information from this project, set out within Appendix B, will be entered onto the OASIS online database of archaeological projects in Britain.



5. RESULTS (FIGS 2-3)

- 5.1 The ground works involved the reduction of an area, measuring approximately 14m by 10m at the front of the property, to the level of the High Street for the installation of a pile mat. The reduced area had a maximum depth of 0.6m in the west which decreased to 0.1m in the east. The natural geology was not encountered during the ground works. Made ground (102), comprising mixed blue grey and yellow brown silty clay was encountered in the southern end of the trench. This was sealed by a 0.1m thick layer of hardcore (101), followed by a 0.1m thick layer of concrete (100), forming the yard surface. Modern pit 103, marking the location of an old, now removed, petrol tank, covered the northern three quarters of the area exposed and had truncated/ removed any earlier deposits that may have been present. The tank pit had been backfilled with sand and rubble at the point the tanks were removed.
- 5.2 No features or deposits of archaeological interest were observed during groundworks and, despite visual scanning of spoil, no artefactual material pre-dating the modern period was recovered.

6. DISCUSSION

- 6.1 Despite the archaeological potential of the application area (see archaeological background above), the watching brief identified no archaeological remains within the area of observed groundworks. The absence of archaeological deposits may indicate that remains associated with the Medieval and post-medieval development of the village were either not exposed by the relatively shallow groundworks undertaken as part of the current development or, perhaps more likely, they were removed during the original development of the garage and showroom currently occupying the site, particularly during groundworks for the installation of the now-removed underground petrol tanks, or their subsequent removal and any associated remediation works.

7. CA PROJECT TEAM

- 7.1 Fieldwork was undertaken by Dale Langford. The report was written by Dale Langford. The illustrations were prepared by Ryan Wilson. The archive has been

compiled by Emily Evans, and prepared for deposition by Hazel O'Neill. The project was managed for CA by Adrian Scruby.

8. REFERENCES

- BGS (British Geological Survey) 2018 *Geology of Britain Viewer* <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> Accessed 12 September 2018
- CA (Cotswold Archaeology) 2018 *Land to the Rear of 35-39 High Street, Stoke Goldington, Newport Pagnell: Written Scheme of Investigation for an Archaeological Watching Brief*
- ClfA (Chartered Institute for Archaeologists), 2014. *Standards and Guidance for an Archaeological Watching Brief*
- MHCLG (Ministry of Housing, Communities and Local Government). 2019. *National Planning Policy Framework*.
- MOLA Northampton, 2016. *Archaeological trial trench evaluation at 19 High Street, Stoke Goldington, Milton Keynes, Buckinghamshire*. MOLA Northampton Report No. 16/16

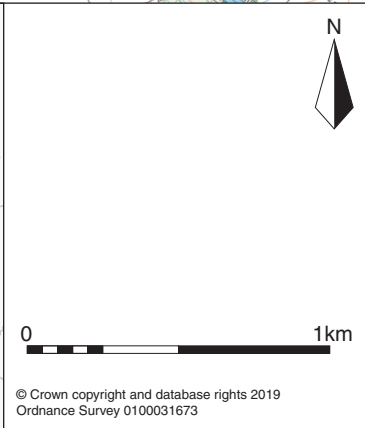
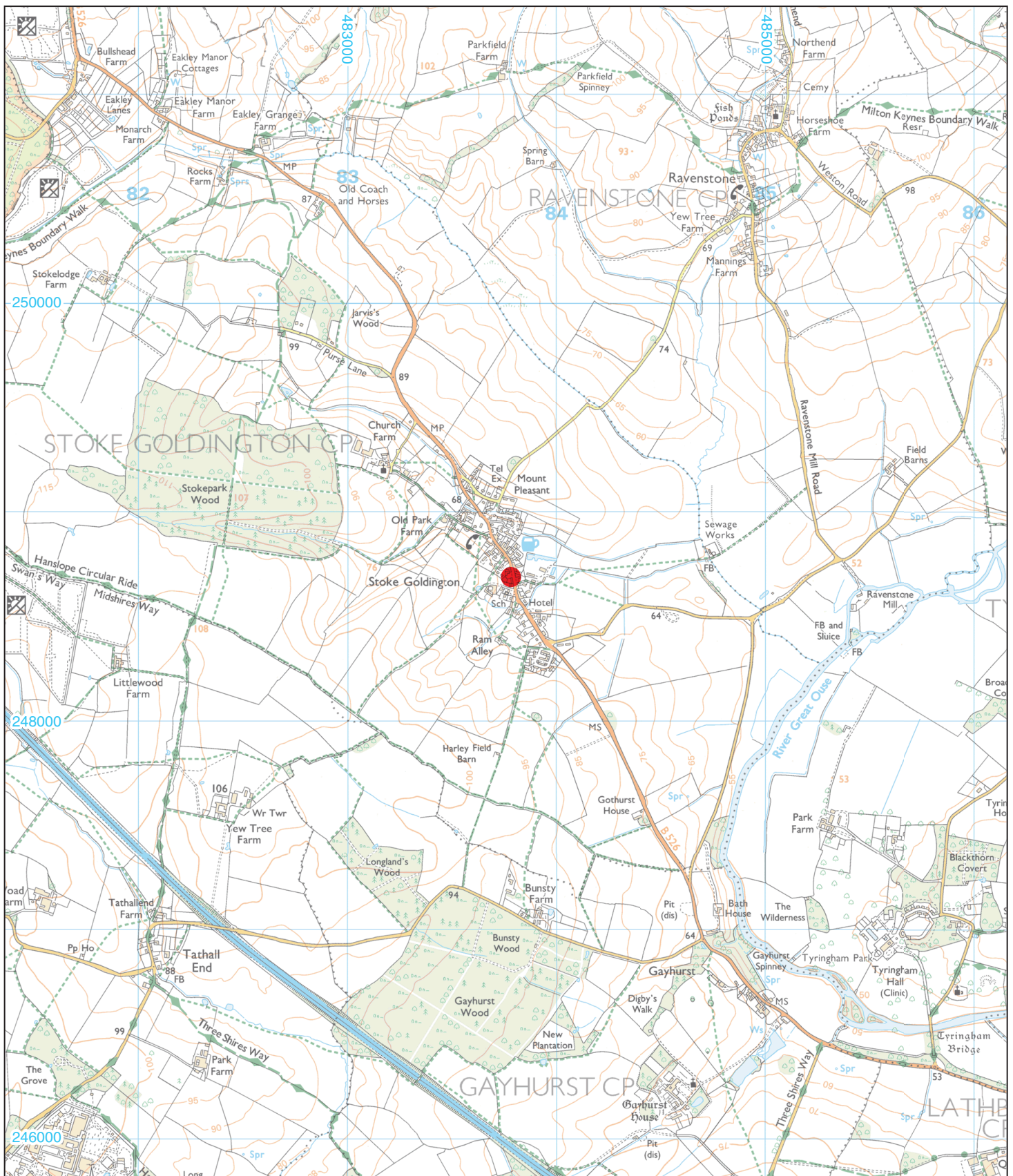


APPENDIX A: CONTEXT DESCRIPTIONS

Trench No.	Context No.	Type	Fill of	Context interpretation	Description	L (m)	W (m)	Depth /thickness (m)
1	100	Layer		Yard surface	Concrete	>14	>10	0.1
1	101	Layer		Made ground	Firm mid pink grey sand and stone	>14	>10	0.1
1	102	Layer		Made ground	Firm mixed blue grey and yellow brown silty clay	>3	>10	>0.4
1	103	Cut		Old petrol tank	Sub rectangular as seen, not excavated	>11	>10	>0.4
1	104	Fill	103	Deliberate backfill	Firm mid red brown sand and rubble	>1.8	0.65	0.05

APPENDIX E: OASIS REPORT FORM

PROJECT DETAILS		
Project Name	Land to the Rear of 35-39 High Street, Stoke Goldington Buckinghamshire: Archaeological Watching Brief	
Short description	<p>An archaeological watching brief was undertaken by Cotswold Archaeology during groundworks associated with the construction of a new three bedroom dwelling at 35-39 High Street, Stoke Goldington, Buckinghamshire.</p> <p>Monitored groundworks comprised the reduction of ground levels in order to create a level surface for the laying of a pile mat. The dwelling was subsequently constructed on beam foundations supported on piles.</p> <p>An area measuring approximately 14m by 10m, located at the front of the property, was reduced in height by a maximum depth of 0.6m in the west, decreasing to 0.1m in the east. The natural geology was not encountered during the ground works. Made ground comprising mixed blue grey and yellow brown silty clay was encountered in the southern part of the excavated area. This was sealed by a 0.1m thick layer of hardcore, followed by a 0.1m thick layer of concrete, forming the present yard surface. A modern pit, marking the location of an old, now removed, petrol tank, covered the northern three quarters of the area exposed, and had truncated/ removed any earlier deposits that may have been present.</p> <p>No features or deposits of archaeological interest were observed during the monitoring works, and no artefactual material pre-dating the modern period was recovered.</p>	
Project dates	13/03/19	
Project type	Watching Brief	
Previous work	none	
Future work	none	
PROJECT LOCATION		
Site Location	Land to the Rear of 35-39 High Street, Stoke Goldington, Newport Pagnell	
Study area (M ² /ha)	0.2ha	
Site co-ordinates	483777 248713	
PROJECT CREATORS		
Name of organisation	Cotswold Archaeology	
Project Brief originator	-	
Project Design (WSI) originator	Cotswold Archaeology	
Project Manager	Adrian Scruby	
Project Supervisor	Dale Langford	
MONUMENT TYPE	none	
SIGNIFICANT FINDS	none	
PROJECT ARCHIVES		
	Intended final location of archive (museum/Accession no.)	Content (e.g. pottery, animal bone etc)
Physical	Milton Keynes Museum	none
Paper	Milton Keynes Museum	Trench Sheets, photo register report
Digital	Milton Keynes Museum	Digital photos report
BIBLIOGRAPHY		
CA (Cotswold Archaeology) 2019 <i>Land to the Rear of 35-39 High Street, Stoke Goldington: Archaeological Watching Brief</i> . CA typescript report MK0051_1		



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PROJECT TITLE
 Land to the Rear of 35-39 High Street,
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FIGURE TITLE
 Site location plan

DRAWN BY	RW	PROJECT NO.	MK0051	FIGURE NO.
CHECKED BY	DJB	DATE	25/11/2019	
APPROVED BY	RB	SCALE@A4	1:25,000	1



 Watching brief area



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PROJECT TITLE
 Land to the Rear of 35-39 High Street,
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FIGURE TITLE
Watching brief area location plan

<small>DRAWN BY</small> RW	<small>PROJECT NO.</small> MK0051	<small>FIGURE NO.</small>
<small>CHECKED BY</small> DJB	<small>DATE</small> 25/11/2019	2
<small>APPROVED BY</small> RB	<small>SCALE@A3</small> 1:200	



Removal of concrete



Excavated area, looking north



Excavated area, looking south


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PROJECT TITLE
 Land to the Rear of 35-39 High Street,
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FIGURE TITLE
Photographs

DRAWN BY	RW	PROJECT NO.	MK0051	FIGURE NO.
CHECKED BY	DJB	DATE	25/11/2019	3
APPROVED BY	RB	SCALE@A3	NA	

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