

# KDK ARCHAEOLOGY LTD

ARCHAEOLOGICAL EVALUATION:

FAWSLEY HALL  
FAWSLEY  
NORTHAMPTONSHIRE

on behalf of Hand Picked Hotels



NGR: 456200 256810

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KDK: 088/FFH/2

December 2014

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## Site Data

<i>KDK project code:</i>	088/FFH		
<i>OASIS ref:</i>	Kdkarcha1-193572	<i>Accession number:</i>	TBA
<i>County:</i>	Northamptonshire		
<i>Village/Town:</i>	Fawsley		
<i>Civil Parish:</i>	Fawsley		
<i>NGR (to 8 figs):</i>	456200 256810		
<i>Present use:</i>	Access and car park		
<i>Planning proposal:</i>	Install gas tanks and feed pipes		
<i>Local Planning Authority:</i>	Northamptonshire Council		
<i>Planning application ref/date:</i>	Pre-planning		
<i>Client:</i>	Hand Picked Hotels The Stables Crathorne Hall Hotel Crathorne Yarm North Yorkshire TS15 0AR		
<i>Commissioned by:</i>	Architecture Design Development Ltd Caledonian House Tatton Street Knutsford Cheshire WA16 6AG		
<i>Contact Name:</i>	Richard Taylor		
<i>KDK project code:</i>	088/FFH		

## Quality Check

<i>Primary Author:</i>	David Kaye BA AlfA	<i>Date:</i>	17 <sup>th</sup> December 2014
<i>Edited/Checked By:</i>	Karin Kaye MA MCIfA	<i>Date:</i>	17 <sup>th</sup> December 2014
<i>Revisions:</i>		<i>Date:</i>	

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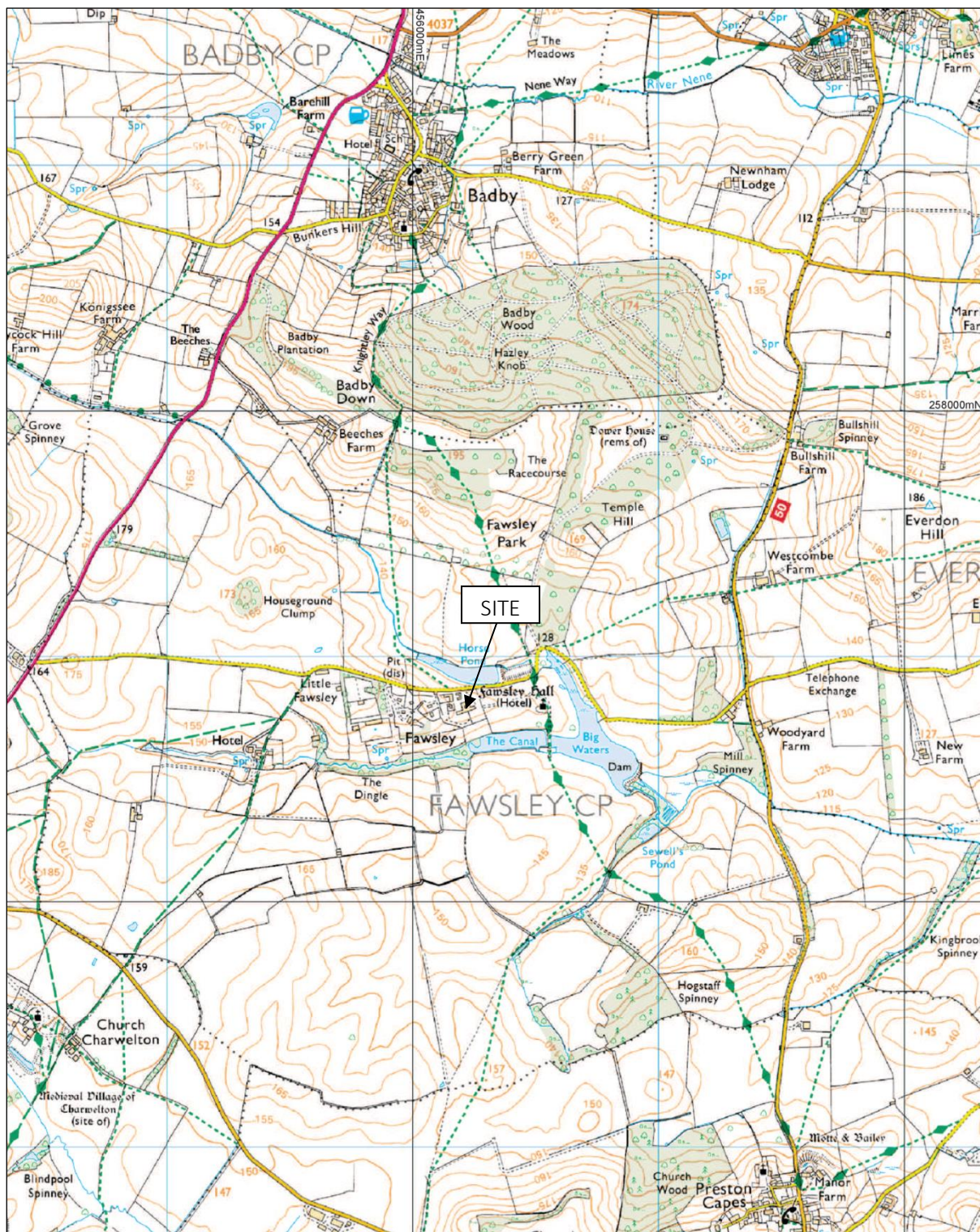


Figure 1: General location (scale 1:25,000)



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## Summary

*In November 2014 KDK Archaeology Ltd undertook an evaluation at Fawsley Hall Hotel, Northamptonshire prior to the construction of a plant room to house a new heating facility. As part of this process a new platform would be constructed to support gas tanks and cables would be re-routed across the site. Of the four proposed evaluation trenches, two were abandoned due to the presence of live cabling. The remaining two contained wall footings, some of which clearly related to the adjacent extant building. No datable artefacts were recovered.*

## 1 Introduction

1.1 In November 2014 KDK Archaeology Ltd undertook an archaeological evaluation of Fawsley Hall Hotel, Fawsley, Northamptonshire. The project was commissioned by Richard Taylor of Architecture Design Development Ltd, on behalf of Hand Picked Hotels, and was carried out according to a Written Scheme of Investigation prepared by KDK (Kaye 2014), and approved by Northamptonshire County Council, Assistant Archaeological Advisor (AA) to the local planning authority (LPA), Daventry District Council and forms part of a programme of archaeological and historical investigation being undertaken prior to the submission of a planning application for the re-development of the site.

### 1.2 *Planning Background*

This evaluation has been required in order to inform development proposals.

### 1.3 *The Site*

#### *Location*

The rural parish of Fawsley is in the southern part of the District of Daventry, equidistant between the villages of Charwelton, Badby and Everdon. Fawsley Hall is at the eastern end of the village. It is located at National Grid Reference 456208 256847 (Fig. 1)

#### *Description*

Fawsley Hall, in common with all the buildings in the village of Fawsley, lies south of the Fawsley Road. It is a Grade I Listed Building, now utilised as a luxury hotel, and lies within spacious grounds, which includes formal gardens to the south-east of the main building (Fig. 2). More recent out-buildings including The Stables and The Coach House, plus a car park and access driveways are situated on the west and northern sides.

#### *Geology & Topography*

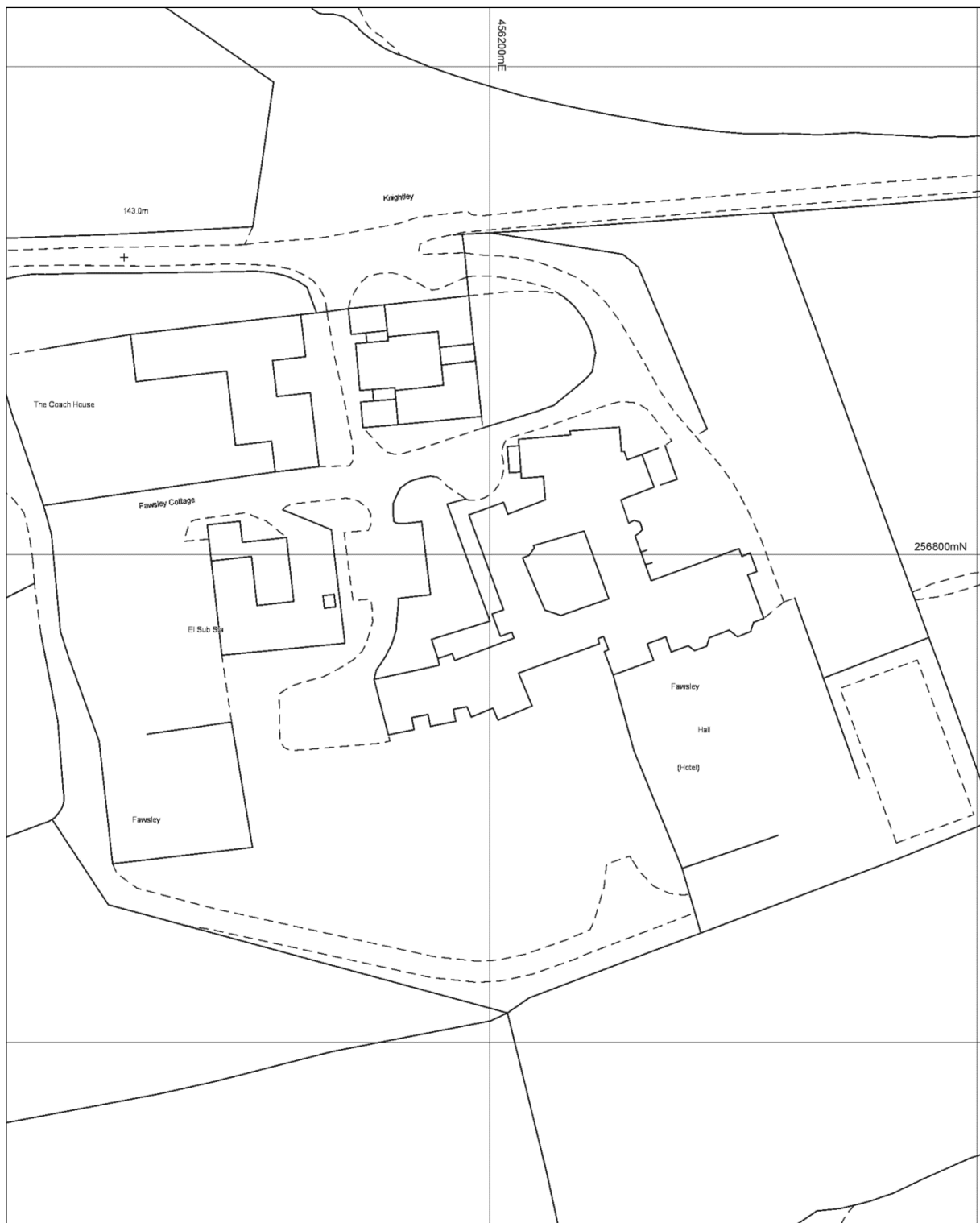
The site slopes slightly from west to east at an approximate height of between 142m AOD, on the southern face of a slope overlooking Grade II Listed parkland, which is currently farmed. The Hall and its grounds lie within a loop formed by two streams which feed the River Nene, around which are formed two large freshwater lakes. The Hall and its grounds may just be on the cusp of Oadby Member Diamacton deposits, the solid geology comprising the Dyrham Formation, of Jurassic, interbedded Siltstone and Mudstone (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

#### *Proposed Development*

The development proposal comprises the construction of a new Plant Room to enable the boilers to be maintained in one location. It is proposed to construct the new Plant Room within the southern part of an existing building in the Hall's grounds, currently located between two car parks westwards of the main building (Fig. 3). Three new gas tanks will also



be situated nearby and to the south of the new Plant Room. Two associated service trenches will be constructed out from the new Plant Room to connect to two pre-existing plant rooms in the main building.



**Figure 2:** Site layout (scale 1:1250)



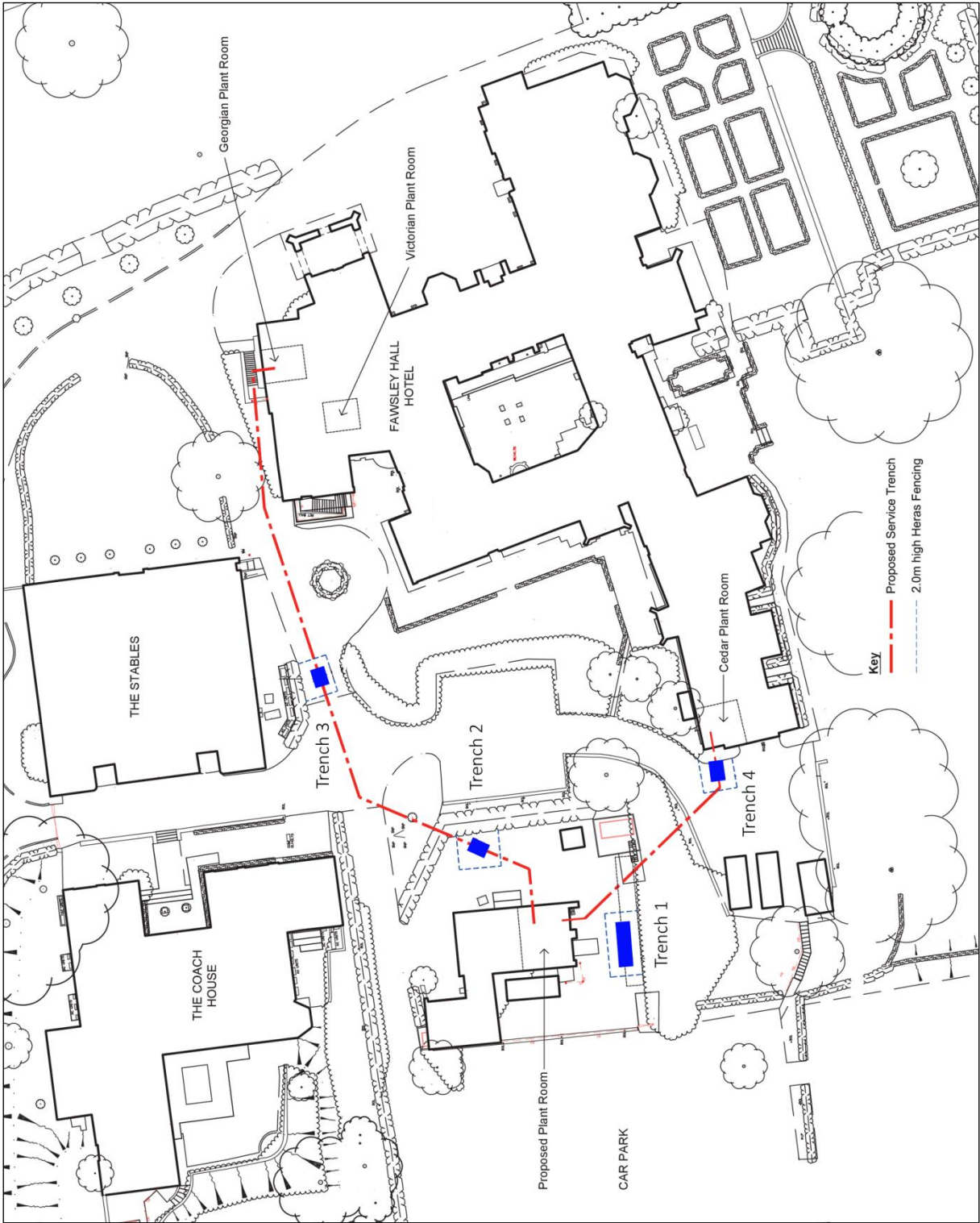


Figure 3: Proposed development with test pits marked in blue (scale 1:1000)



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## 2 Aims & Methods

2.1 The aims of this evaluation as defined in the approved WSI (Kaye 2014), were:

- To locate the extent, nature, and date of any archaeological features or deposits that may be present
- To identify the integrity and state of preservation of any archaeological features or deposits that may be present
- To recover artefacts to assist in the development of type series within the region;
- To recover palaeo-environmental remains to determine local environmental conditions.

The information required was to be acquired through a programme of archaeological research and fieldwork as outlined below.

### 2.2 *Methods*

In line with the requirements of the brief, the methods used were to be as follows:

- STAGE I: An archaeological field evaluation of the site to locate, define and characterise any archaeological remains that exist. In this case consisting of one 5m long trench and three 2m square test pits.
- STAGE II: An appraisal of the results of the field evaluation and their significance with regard to the proposed development.
- STAGE III: The implementation of an agreed programme of archaeological investigation and recording based on the Brief drawn up by the Assistant Archaeological Advisor.

### 2.3 *Standards*

The work conformed to the following requirements:

- The design brief
- The relevant sections of the Institute for Archaeologists' *Standard & Guidance Notes* (IFA 2008a)
- The Institute for Archaeologists' *Code of Conduct* (IFA 2013)
- Current English Heritage guidelines (EH 2006, 2008)





### 3 Archaeological and Historical Background

- 3.1 The Fawsley Hall hotel was built in the early 16<sup>th</sup> century, and has subsequently been widely altered and extended, particularly in the 19<sup>th</sup> century. It is Grade I listed. The Grade II\* Registered Parkland in which it stands dates from the 13<sup>th</sup> century, with additions made during the Elizabethan era and again in 1732 by Capability Brown. The remains of two deserted medieval villages lie between the Hall and the church, and to the south of the Hall. Part of one village, which probably includes the medieval manor, lies below the Hall and its gardens, and includes part of a 14<sup>th</sup>-15<sup>th</sup> century bakehouse excavated in the vicinity of the service wing of the Hall.

The section below has primarily used Northamptonshire County Council's Historic Environment Record (HER) archaeological and historical data, augmented by the Royal Commission of Historic Monuments England's (RCHME) publication on Northamptonshire's archaeological remains.

#### Undated

There are several undated boundaries at the western side of the Fawsley village/park area (HER 7860/0/1-3) which could be from any period from the prehistoric to the post-medieval eras.

#### *Roman* (AD43-c.450)

Two residual sherds of later Roman pottery were found in trial trench excavations at Fawsley Hall in 1989 (HER 459/2/4-5). Further finds of Romano-British grey ware pottery, hypocaust tile and burnt pottery have come from the south-east Deserted Medieval Village (DMV) area and metal-detected, mainly early Roman coins from the Horse Pond and Fawsley park area (HER 6086/0/0).

#### *Saxon* (c.450-1066)

Fawsley first appears in historical records in 944, whereby a Saxon Charter describes bounds of hides of land in Badby, Dodford and Everdon (RCHME 1981). Some associated extant banks are still present on the eastern boundaries of Fawsley (HER 8075).

#### *Medieval* (1066-1500)

The Domesday Survey of 1086 records a 1½ hide estate of Fawsley as being held by King Edward in 1066 and by King William in 1086 (Williams & Martin 2002: 591). In addition, Godwin the Priest is recorded as holding a small portion of land, equating to 4 parts of half a hide of the King (*ibid* 601). The manor's location is presumed to be centred on the site of the current Hall (HER 459).

The village of Fawsley, in the Hundred of Gravesend, is listed in the Domesday Book in 1086 as having a population of 17 (RCHME, HER 459). The associated manorial land was worth £15, comprising a total of land for 11 plough-teams of land, and 4 units of new land.

A ridge between two streams is occupied by Fawsley Hall and the parish church (HER 459/1), which is now isolated in the middle of a field. Between the two buildings, around and to the east of the church and a separate area to the south of the Hall, are the now mainly below-ground remains of two separate Deserted Medieval Villages (DMVs) both called Fawsley, so in all probability a double-village (HER 459, 459/0/2). The two DMVs are clearly separated by ridge-and-furrow earthworks.



Most of the first DMV probably lay below the Hall and its later grounds (RCHME; HER 459/0/1), and it also appears to predate one of the lakes (HER 478/0/8, *The Canal*, a duck-breeding pond) but be contemporaneous with the other, a medieval fishpond (HER 459/0/11, *Big Water*). Two hollow-ways emanated out from the Hall area towards the south-west and west (HER 459/0/10; 459/0/3 & 4).

Records of a grant dated 1224 allowed the lord of the manor to change Market day from Sunday to Thursday, for life (HER 459/3).

Three Lay Subsidy Returns dated 1301, 1327 and 1377, show that the population had risen to 44, then 52 and thence to 90 persons aged over 14, but then dropped slightly to 66 in 1379. The Manor of Fawsley was bought by Richard Knightley in 1415-16, and soon after that time his tenants appear to have begun being deliberately evicted, probably to enable Knightley to populate the manor with sheep. In 1524 just 5 villagers paid tax as opposed to a sheep population of 2,500 by 1547. Pottery recorded in mole-hills from the eastern DMV area dates from the 12-14<sup>th</sup> centuries (RCHME, NCC 459/0/0).

The church was founded in the early 13<sup>th</sup> century, and has 14<sup>th</sup>, 16<sup>th</sup> and 19<sup>th</sup> century alterations (NCC HER 459/1/1; Pevsner and Cherry 1973, 213-4). It is surrounded by a ha-ha.

A deer park had been created in Fawsley sometime after 1331, but was not as extensive as the area currently emparked. There are extensive areas of interlocked furlongs of ridge-and-furrow preserved in the grassland in the park (RCHME 1981; HER 7926/0/1-3), which also attest that there has been little later disturbance of the area since their disuse. A possible pillow mound near the Fawsley Dower House – and two more in Fawsley – may have been medieval rabbit warrens (RCHME 1981).

### ***Post-Medieval*** (1500-1900)

Fawsley Hall was constructed in the opening years of the 16th century (NCC HER 459/2/1; Gotch 1936, 80-2), of which the great hall and most of the western service wing (for the bakehouse, brewhouse and kitchens) are still extant. The north range was added in 1732; the site was remodelled in 1815 and in the mid 19<sup>th</sup> century. The east-wing was built in 1867-8. In addition there is an 18<sup>th</sup> coach house and stable block (HER 459/2/2-3). Archaeological remains of part of a bakehouse, known from plans dating from 1678, were excavated in 1989, suggesting a wider area of buildings and/or an earlier, 14-15<sup>th</sup> century medieval building on the same alignment (HER 459/2/4). A second trench placed to the south of the Hall recovered drains and other possible garden features and landscaping dating from the 18th or 19th century (HER 459/2/5). A rectangular walled garden is otherwise known around the west side of the Hall (HER 459/2/7).

Fawsley village remained shrunken in the post-medieval period, with only 8 houses, including the Hall, paying Hearth Tax in 1674. The 1741 map of Fawsley apparently shows the area of emparkment. The area occupied by at least two DMV house platforms was called *The Lawn*, and the area between two holloways, *Chain piece*. The date of enclosure of the common fields in Fawsley may be 15th or 16th century, but was clearly in place pre-1741. A brickyard was apparently in operation on the estate, but its location has not yet been pinpointed (HER 6369/1). Industrial quarry pits are known to have existed in the fields NW of the Hall complex (HER 7861/0/1-3).

The registered, Grade II\* landscaped parkland was enlarged from its 1331 boundaries during the Elizabethan period, and called "New Park". The full extent of the park seen today however is attributed to Capability Brown c 1763 and incorporate c 120 ha (HER 458); it surrounds



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Fawsley Hall and indeed occupies the majority of the parish of Fawsley. The pond known as *Big Waters* in 1741 may also form part of the re-design, whereas *The Canal* may have been a new addition. The DMVs lie within the parkland. A tree-lined avenue and a trackway are also featured in the parkland (HER 478/0/1 and 13; 478/0/6). The ha-has around the church and the Dower House were needed as the park was re-stocked with deer.

The Dower House was built in the 1520s as a small brick hunting lodge but was quickly extended to a larger H-shaped house for the first Dowager Knightley in around 1542 (Thompson, forthcoming). Surrounding it are the remains of a probable formal garden extant in 1741 together with an outbuilding (RCHME 1981, 91). The house was last inhabited in 1702 and is now ruinous and surrounded by a ha-ha, possibly made when it was included in the New Park area.

In 1801 most of the village's population of 29 lived at the Hall, the remainder being at either the vicarage or in estate cottages.

**Modern** (1900-present)

During WW1 the park was used for training exercises, as evidenced by graffiti in the Dower House (Thompson, forthcoming, Plate 16). In WW2 troops were stationed in Fawsley Hall, and caused damage to the interior of the great hall; concrete hard standings at the roadside between near the church gate, tank tracks in Badby Wood, near the Dower House also date to this area (HER 458, 8564/0/1) as do concrete-lined slit trenches noted behind the Dower House. The last Knightley died in 1913 but the Hall passed to the Gage family of Sussex, who still own the lands. The Hall is now used as Country Hotel and Spa.



## 4 Results

### *Introduction*

The intended trench locations had to be altered once the excavation areas had been scanned for modern services. Trench 1 was moved 2m further west than originally proposed to avoid live cables. Trenches 3 and 4 clearly had multiple live cables within their footprints, and in the case of Trench 4, possibly a live fuel line. Neither of these trenches were excavated, and a more suitable area to relocate them to could not be identified.

### *Trench 1* (Fig.4: Plates 1 & 2)

Trench 1 was located immediately south of the proposed pump room. It measured 5m by 2m and was 0.65-0.75m in depth. Its stratigraphy consisted of the modern gravel surface overlying made ground, below which was the stoney clay natural geology.

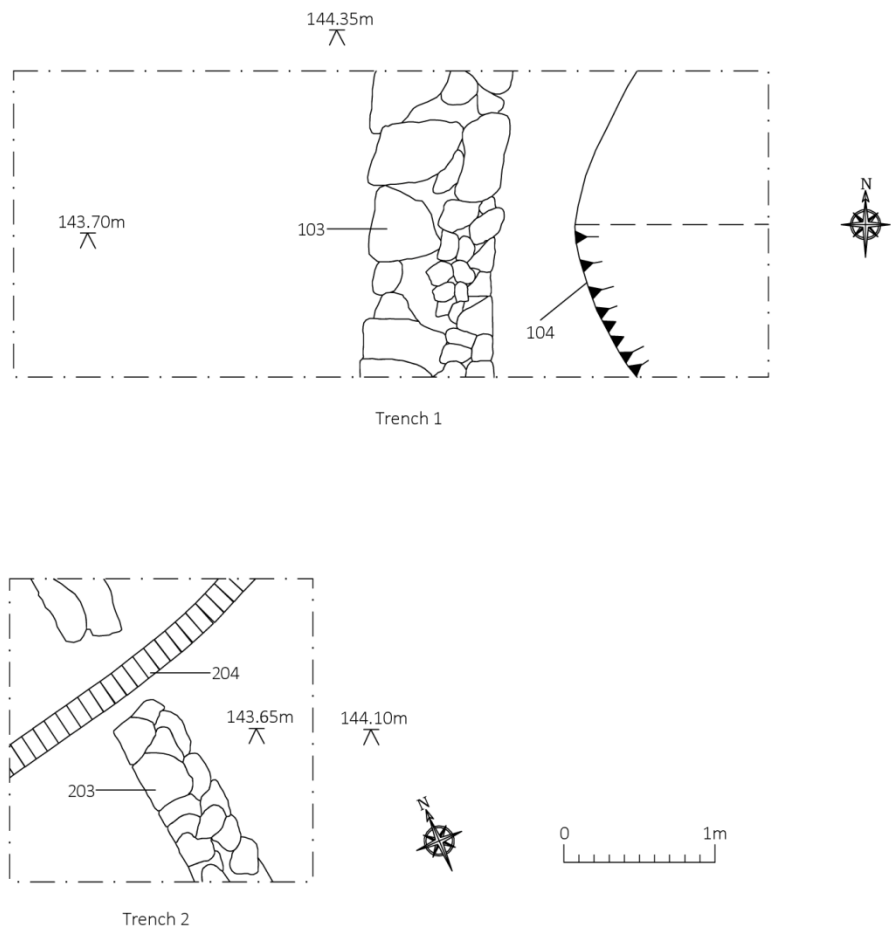
Two features were identified and investigated. Located in the centre of the trench and orientated north-south, were the remnants of a wall footing made of local, unmortared stone [103]. It measured 0.9m in width, was at least 2m long and over 0.2m high. There was a small quantity of demolition rubble associated, but no datable artefacts were recovered from this area.

The second feature consisted of probably a sub-circular cut located at the eastern end of the trench [104]. Measuring at least 2m in diameter and extending beyond the limits of the current excavation, it had a relatively clear edge though that part of the base which was excavated was irregular pitted. It is very likely this feature was a tree throw.

### *Trench 2* (Fig.4: Plates 1 & 2)

Trench 2 was located immediately east of the proposed pump room, and consisted of a 2m square test pit. The stratigraphy was identical to that of Trench 1, though only reaching a depth of 0.45m.

A second wall [203] was evident in the trench, measuring 0.45m in width, at least 2.3m in length, and over 0.3m in height. Orientated north-south, the upper stones were as little as 0.2m below the existing surface. It was transected by a 19<sup>th</sup> or 20<sup>th</sup> century, brick covered pipe cut [204], which probably carried water to the extant building.



**Figure 4:** Trench plans (scale 1:50)





**Plate 1:** Trench 1, facing east



**Plate 2:** Wall [103], facing east



**Plate 3:** Trench 2, facing northeast



**Plate 4:** Wall [203], facing east



**Plate 5:** Gable end of extant building



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## 5 Conclusions

The wall identified in the Trench 1 is clearly related to the adjacent extant building, which has evidently been truncated to the south (Plate 5). A cursory examination of historic maps showed that there was a building on the site which extended at least as much again to the south earlier than 1885. However, no buildings could be identified which might correspond to the wall footing in Trench 2.

No datable artefactual evidence was recovered from this excavation, so without a thorough examination of archived plans of Fawsley Hall, a precise date cannot be attributed to the recorded features.



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## 6 Acknowledgements

KDK Archaeology is grateful to Richard Taylor for commissioning this report on behalf of Hand Picked Hotels. Thanks are also due to Katherine Daws of Northamptonshire County Council for providing historic environment records and other relevant documents; the staff of Northamptonshire County Record Office for their assistance in the historic research and to Terry Maddock and the staff of Anglia Crane & Plant hire for their help on site. The project was monitored by Liz Mordue, Assistant Archaeological Advisor, Northamptonshire County Council.

The fieldwork was carried out by David Kaye BA ACIfA and Nigel Wilson, HND. The report was written by David Kaye and Alex Thompson MA ACIfA and edited by Karin Kaye MA MCIfA.



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## **7 Archive**

7.1 The project archive will comprise:

1. Brief
2. Written Scheme of Investigation
3. Initial report
4. Trench recording sheets
5. Site drawings
6. List of photographs
7. B/W prints & negatives
8. CDROM with copies of all digital files.

7.2 As the local depository, Northampton Borough Museum, is currently unable to accept archives, the archive will be stored by KDK Archaeology Ltd.



## 8 References

### ***Standards & Specifications***

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- Brickley M & McKinley J I 2004 *Guidelines to the Standards for Recording Human Remains*. Reading: Institute for Archaeologists Technical Paper.
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### ***Books and Historical Sources***

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- Deegan A 2008 Late Bronze Age, Iron Age and Roman settlements and landscapes. In, Deegan A & F Foard (eds) 2008 *Mapping Ancient Landscapes in Northamptonshire*, 81-124. Swindon: English Heritage.
- Greenall, R. L. 1979 *A History of Northamptonshire*. Northampton: Phillimore & Company
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- Thompson, A forthcoming Survey of the Historic Fabric and Watching Brief on The Stair Turret Test Pits in July 1998 and 1999. Northamptonshire Archaeology
- Williams, A & Martin GH 2002 *Domesday Book: a complete translation* London: Penguin

### ***Online Sources***

- British Geological Society: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>
- RCHME 1981 *An Inventory of the Historical Monuments in the County of Northamptonshire, Volume 3, Archaeological Sites in North-West Northamptonshire*:  
<http://www.british-history.ac.uk/rchme/northants/vol3/pp88-91>



## Appendix 1: Photograph List

SITE NO/CODE: 088/FFH			Site Name:: Fawsley Hall Hotel, Fawsley, Northamptonshire
Shot	B&W	Digital	Subject
1	X	X	Trench 1, facing west
	X		Trench 1, facing west
2		X	Wall [103], facing east
3		X	Wall [103], facing east
4		X	Wall [103], facing east
5		X	Wall [103], facing east
6		X	Wall [103], facing east
7		X	Gable end and wall [103], facing northeast
8		X	Gable end and wall [103], facing northeast
9		X	Gable end and wall [103], facing northeast
10		X	Gable end detail, facing northeast
11		X	Gable end detail, facing northeast
12		X	Gable end, facing northeast
13		X	Gable end, facing northeast
14	X	X	Trench 2, facing northeast
15	X	X	Trench 2, facing northeast
16		X	Trench 2, facing northeast
17		X	Wall [203], facing northeast
18		X	Wall [203], detail, facing northeast
19		X	Wall [203], detail, facing northeast



## Appendix 4: KDK OASIS Sheet

PROJECT DETAILS			
Project Name:	Fawsley Hall Hotel	OASIS reference:	Kdkarcha1-193572
Short Description:	In November 2014 KDK Archaeology Ltd undertook an evaluation at Fawsley Hall Hotel, Northamptonshire, prior to the construction of a plant room to house a new heating facility. As part of this process a new platform would be constructed to support gas tanks and cables would be re-routed across the site. Of the four proposed evaluation trenches, two were abandoned due to the presence of live cabling. The remaining two contained wall footings some of which clearly related to the adjacent extant building. No datable artefacts were recovered.		
Project Type:	Field evaluation		
Previous work: (eg. SMR refs)	Registered Park or Garden (II*) - GD2035 HER 459/2 - MNN8368 459 Fawsley 459/2/4 Post Medieval Bakehouse 459/2/5 Post Medieval/Modern Garden Features 459/2/6 Probable C19th Bee Boles 459/2/1 Fawsley Hall 459/2/2 Stable Block, Fawsley Hall 459/2/3 The Coach House, Fawsley Hall 459/2/7 Post Medieval/Modern Kitchen Garden	Site status: (eg. none, SAM, listed)	Grade I Listed
Current land use:	Car park and access road	Future work: (yes/no/unknown)	Unknown
Monument type:	Wall footings	Monument period:	Unknown
Significant finds: (artefact type & period)	None		
PROJECT LOCATION			
County:	Northamptonshire	OS reference: (8 figs min)	456200 256810
Site address: (+ postcode if known)	Fawsley Hall Hotel, Fawsley,		
Study area: (sq. m. / ha)	14 sq. m	Height OD: (metres)	c. 144mAOD
PROJECT CREATORS			
Organisation:	KDK Archaeology Ltd		
Project brief originator:	Northamptonshire County Council	Project design originator:	KDK Archaeology Ltd
Project Manager:	Karin Kaye	Director/Supervisor:	David Kaye
Sponsor / funding body:	Hand Picked Hotels		
PROJECT DATE			
Start date:	1.12.2014	End date:	1.12.2014
PROJECT ARCHIVES			
	Location (Accession no.)	Content (eg. pottery, animal bone, files/sheets)	
Physical:	KDK Archaeology Ltd	None	
Paper:		Record sheets, drawings, report	
Digital:		CD of photos	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title:	Archaeological Evaluation: Fawsley Hall, Fawsley, Northamptonshire		
Serial title & volume:	KDK Archaeology Ltd Report ref. 088/FFH/2		



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