



KDK Archaeology Ltd

## Archaeological Evaluation Report

The Gables  
Lower End Road  
Wavendon  
Milton Keynes



### Quality Check

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



## Summary

In April and September 2016 KDK Archaeology Ltd undertook an Archaeological Evaluation of the Gables, Lower End Road, Wavendon, Milton Keynes as a condition of planning permission for the development of the site. Six trenches were excavated revealing a single, undated posthole on the eastern side of the site.

Much of the site appears to have been truncated, probably prior to the construction of the hauliers yard and depot which previously occupied the site.

## 1 Introduction

1.1 In April 2016 KDK Archaeology Ltd undertook an Archaeological Evaluation of the Gables, Lower End Road Wavendon, Milton Keynes. The project was commissioned by Neil Sivins of Aldwyck Housing Ground LTD and was carried out according to a Written Scheme of Investigation prepared by KDK (189/WTG), and approved by Nick Crank Senior Archaeological Advisor (AA) to the Local Planning Authority (LPA), Milton Keynes Council. The relevant planning application reference is 15/01492/FUL.

### 1.2 *Planning Background*

This evaluation has been required under the terms of National Planning Policy Framework (NPPF) as a condition of planning permission for the development of the site.

### 1.3 *The Site*

#### *Location*

The site lies within the administrative district of Milton Keynes, in the north-east part of the village and civil parish of Wavendon. It is situated at National Grid Reference (NGR) SP 91491 37553 (Fig. 1).

#### *Description*

The development area is triangular in shape, and is bounded along the south-east side by Lower End Lane. The north-east side is bounded by fields, and the north-west side is bounded by fields and the A5130 Newport Road (Fig. 2). The site lies at a height of approximately 77mAOD.

#### *Geology & Topography*

The bedrock geology of the site is formed of mudstone, from the Oxford Clay Formation. There are no recorded overlying superficial deposits (BGS 2016).

#### *Proposed Development*

The proposal is for the erection of 34 dwellings, with associated infrastructure, landscaping, and relocated site access (Fig. 3).

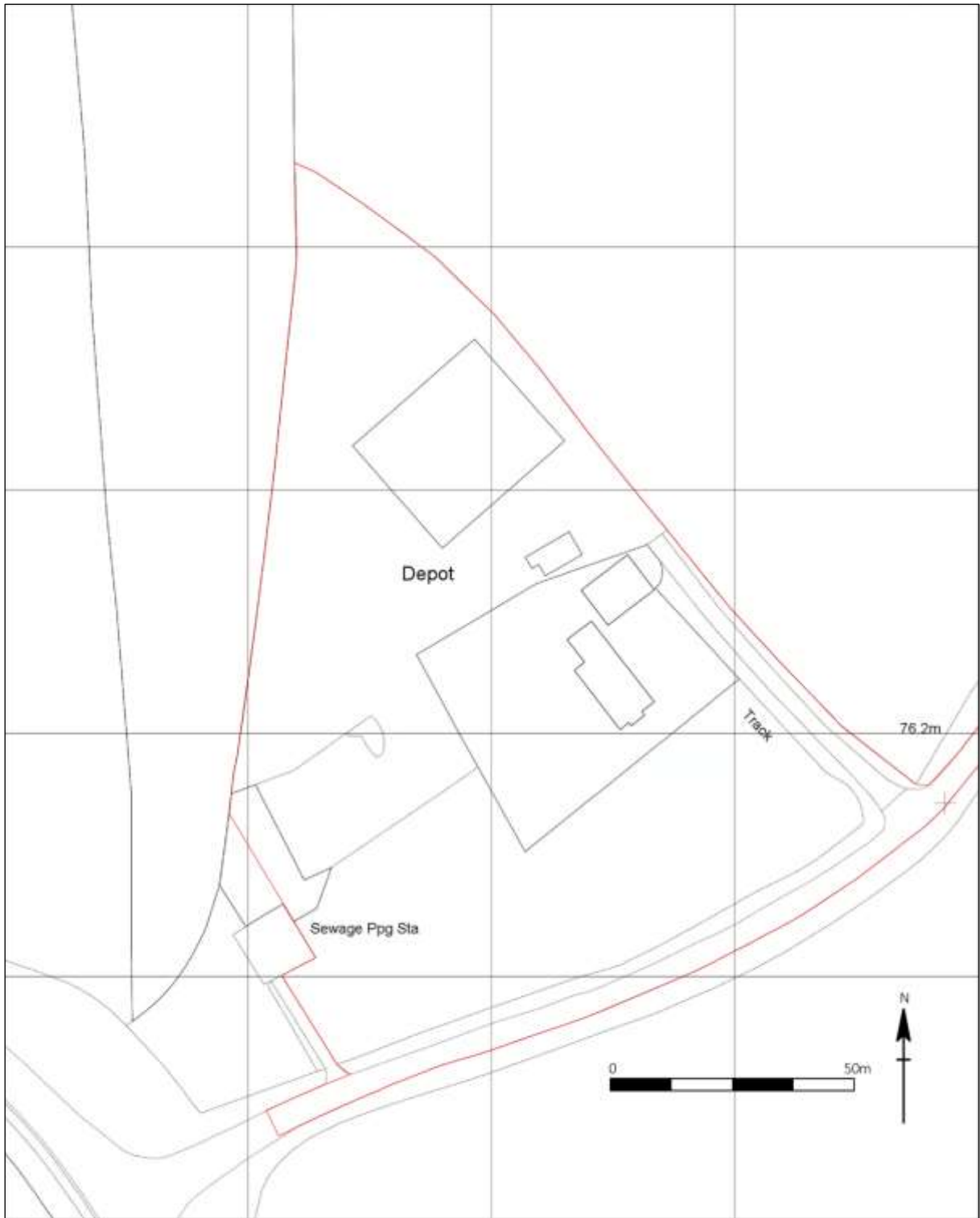


Figure 2: Site location (scale 1:1250)





Figure 3: Proposed development (scale: 1:1250)



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## 2 Aims & Methods

### 2.1 Aims

The aims of this evaluation as defined in the approved WSI (189/WTG/1) were:

- To establish the date, nature and extent of activity or occupation within the development area
- To establish the relationship of any remains found to the surrounding contemporary landscape
- To recover palaeo-environmental remains to determine local environmental conditions

### 2.2 Methods

In line with the requirements of the WSI, the methods used were as follows:

- A series of 6 trenches were excavated, between 38 and 50m long by a minimum of 1.6m wide, comprising a 4% sample of the site (Fig. 4).
- Trenches were pulled over two sessions due the presence, and subsequent removal of, contaminated ground

### 2.3 Standards

The work conformed to the following requirements:

- The brief
- The relevant sections of the Chartered Institute for Archaeologists' *Standard & Guidance Notes* (CIfA 2014)
- The Chartered Institute for Archaeologists' *Code of Conduct* (CIfA 2014)
- Current Historic England guidelines (HE 2015, 2008)
- The Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003)





Figure 4: Trench layout (scale: 1:1250)



### 3 Archaeological & Historical Background

3.1 Although no prehistoric features have been archaeologically excavated in Wavendon, a geophysical survey has suggested there is late Iron Age occupation and land use immediately to the north-west of the proposed development site (EMK 975, Simmons *et al.* 2008). The name 'Wavendon' is thought to originate from Old English, meaning 'Hill of a man called Wafa' (Mills 1991: 349), and it is mentioned in the Domesday Survey as having two manors (Williams & Martin 2002). In 1740, there were many named hamlets in Wavendon, including Church End, Cross End, East End and Green End (Page 1927). The main foci for Wavendon during the medieval and post-medieval periods appears to be Church End, in the vicinity of St Mary's Church and the site of Passelewes manor, and Cross End, where Mordaunts Manor and the grange were. During the 18<sup>th</sup> and 19<sup>th</sup> centuries the toll road from Woburn to Newport Pagnell was constructed through Wavendon (MMK 5881), and by this time the Hoare family had the avowedson of the church, the Earl of Devonshires Manor, the grange and the associated earth pits (Page 1927).

This section has been compiled with information from the Milton Keynes Historic Environment Records (MMK), reliable internet sources, and KDKs own library.

#### 3.2 *Prehistoric to Roman* (before 600BC – c.AD450)

Relatively little is known about Wavendon between the prehistoric and Roman periods. No archaeological excavations have been recorded, although a geophysical survey of the land immediately north-east of the development site showed evidence of rectangular enclosures, one 110m in length, D-shaped enclosures and another subcircular enclosure in the Glebe Farm area. During the same survey, a series of intercutting ditches were identified on the adjacent Eagle Farm suggesting many phases of occupation in the area. Due to the morphology of these features, they have been dated to the Iron Age or Romano-British periods (EMK 975, Simmons *et al.* 2008). Furthermore, aerial photographs of the area taken in 1999 identified a possible rectilinear enclosure c.150 x 80m in the same area, however this is currently undated (MMK 5972).

#### 3.3 *Saxon to Medieval* (c.450 - 1500)

The name 'Wavendon' is thought to be of Old English origin, meaning 'Hill of a man called Wafa' (Mills 1991: 349). It is mentioned in the Domesday Survey as having two manors. The first was in the land of the Count of Mortain in the Moulsoe Hundred, and was held by Ralph in 1086 (MMK 3589). This manor, located to the south-west of the development site, was worth 40s, with meadow for 2 ploughs and woodland for 15 pigs, although its value dropped after the Conquest. Prior to the Conquest the manor was held by a housecarl of King Edward, Goldnir (Williams & Martin 2002: 403). By 1243, this manor was held by the Pever family, until 1314, when the manor was amalgamated with the Passelewes Manor estate, henceforth being known as 'the manor of Wavendon' (Page 1927). This lasted until the late 15<sup>th</sup> century, when they were again separated, and the first manor passed into the Mordaunt family, giving it the name Mordaunts Manor (*ibid.*). During the 14<sup>th</sup> century, a new manor house was built at Passelewes Manor on the site of the previous house, across from the church to the south-east of the development site (MMK 3592).

Also in the Moulsoe Hundred was 1 virgate of land with enough meadow for 4 oxen, that was held by the priest, Godwine, of Leofwine of Nuneham Courtenay. After the William the Conqueror's ascent to the throne, the value of this land dropped from 5 to 2s (Page 1927; Williams & Martin 2002: 421).

The second manor during the Saxon period was in the land of Hugh de Bolbec in the Seckley hundred. This manor was valued at 60s in the time of King Edward, however this, too, dropped in value after the Conquest. There was land for 3 ploughs and there were 4 oxen, all



held by Ansel in 1086 (Williams & Martin: 414). This manor became known as the Earl of Devonshire's Manor and passed into the Courtenay family in the late 13<sup>th</sup> century, who held the estate on and off until 1556 (Page 1927). By 1208, some of the land owned by the de Bolbec family, to the south-east of the development site, became property of Woburn Abbey, until the Dissolution (MMK 3589, *ibid.*).

There is a tentative mention of a shrunken medieval village of Wavendon just north of the church, possibly indicating that Wavendon was slightly larger than once thought (MMK 3588). There certainly was extensive ridge and furrow cultivation as far as the proposed development site, as this was discovered during the previously mentioned geological survey (EMK 975).

The oldest extant building in Wavendon is the Grade II\* listed St Mary the Virgin's Church, to the south-west of the development site (MMK 3772). Likely built in the 13<sup>th</sup>/14<sup>th</sup> century, it was largely rebuilt in the 19<sup>th</sup> century. Archaeological interventions at the church have unearthed burials from the 13<sup>th</sup> century, predating the church tower's construction in the 15<sup>th</sup> century (EMK 1172 & 1216, Page 1927). The advowson of the church was with the Passelewe family until the late 14<sup>th</sup> century when it passed into the Green family. There was a vicarage in the early 13<sup>th</sup> century patroned by the Passelewe family until 1230 when Gilbert Passelewe resigned, and no further mention is made. During the mid-19<sup>th</sup> century, the St Mary's Church was completely restored (Page 1927).

### 3.5 ***Post-medieval to Modern*** (1500 - present)

Mordaunts Manor changed hands many times until it was sold to the later sheriff of Wavendon, John Cullen, in 1672 who at this time also owned Passelewes Manor, and the two were combined once again (Page 1927). The estates split for the second time in the 18<sup>th</sup> century when Mordaunts Manor passed through hands and families, until the late 19<sup>th</sup> century when the majority of the property was purchased by Eastwood and Company Ltd (*ibid.*). In the 17<sup>th</sup> century, a new house was built on the site of the 14<sup>th</sup> century Passelewes Manor, now called Old Manor (MMK 3593), and in the 19<sup>th</sup> century a two storey building was added, possibly for servant accommodations (MMK 5612).

The Earl of Devonshire's Manor passed through many hands until the 19<sup>th</sup> century when it was owned by the Hoare family into the early 20<sup>th</sup> century, the chief landowners of the parish at the time (Page 1927).

After the Dissolution (1536 – 1541), Woburn Abbey's manor was known as the 'grange or manor house', and was granted to the Thompson family (MMK 3591). In 1544 the fullers earth pits and the grange were leased to Richard Hull for 21 years, although it is unclear when these pits came in and out of use (Page 1927). The land changed hands until the late 18<sup>th</sup> century when evidence of ownership disappears, however it is thought to have been bought by the Hoare family around the same time as the Earl of Devonshire's Manor (Page 1927).

Part of the grange was obtained by James Selby in 1660, as well as a third of the Mordaunts Manor, to create another Wavendon estate with a manor house which stayed in the Selby family until 1772 (Page 1927). The manor house is located to the south-east of the development site, and was built in the early 17<sup>th</sup> century, with some 20<sup>th</sup> century additions (MMK 3590). Other aspects of this estate have also been recognised for their historical value; a 17<sup>th</sup> century garden wall (MMK 5850), two ornamental ponds (MMK 5851 & 5852), an early 20<sup>th</sup> century Grade II listed billiard room extension (MMK 5853), an 18<sup>th</sup> century outbuilding (MMK 5854), 19<sup>th</sup> century Grade II listed stables (MMK 5855), 19<sup>th</sup> century gardens (MMK 5856), the south drive (MMK 5857), the remains of a 19<sup>th</sup> century forcing pit (MMK 5858), and the remains of farm buildings to the west of the manor (MMK 5859). The estate was passed to the Hoare family in the late 19<sup>th</sup> century, and the manor house is now Grade II listed as Manor House (MMK 3590, Page 1927).

In the vicinity of the 17<sup>th</sup> century Manor House (MMK 3590) are a few extant post-medieval Grade II listed buildings, including the 17<sup>th</sup> century property at 14 Cross End Road (MMK



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5183), and Number 2 and 4 of the same road (MMK 5181 & 5182, respectively) both built in the 18<sup>th</sup> century. There are also three buildings represented on a previous Ordnance Survey sheet from 1815 that are no longer extant (MMK 7619, 7620, & 7621).

In 1740, there were many named hamlets in Wavendon, including Church End, Cross End, East End and Green End (Page 1927). The main foci for Wavendon during the post-medieval period appear to be Church End, in the vicinity of St Mary's Church and the site of Passelewes manor, and Cross End, where Mordaunts Manor and the grange were. During the 18<sup>th</sup> and 19<sup>th</sup> centuries the toll road from Woburn to Newport Pagnell was set up through Wavendon (MMK 5881), and by this time the Hoare family had the avowedson of the church, the Earl of Devonshire's Manor, the grange and the associated earth pits (Page 1927).

In the 20<sup>th</sup> century, a war memorial was added to St Mary's churchyard (MMK 7952).



## 4 Results

### 4.1 Introduction

The evaluation was conducted in two stages due to the necessity to remove asbestos contamination on the northern part of the site. A layer containing fragmented asbestos sheet was present, covering part of the footprint of the former hauliers' depot, which occupied the site immediately prior to the start of this development. Consequently, Trenches 5 and 6 were excavated first, but for the purposes of this report they are presented in numerical order. All trenches were 50m x 1.8m.

### 4.2 Trenches 1, 2 and 4

Trench 1, 2 and 4 were located in the northern and central portion of the site, in the area most disturbed by the presence of the hauliers' depot and yard which previously occupied the site (Fig. 4). The trenches varied in depth between 0.75m, 73.935mAOD (Trench 1) and 1.1m, 73.995mAOD (Trench 2). The stratigraphy was consistent throughout the trenches with up to 0.29m of topsoil, covering up to 0.6m of modern made ground which was overlying firm, blue/grey natural clay.

No archaeological cut features, deposits or artefacts were present in any of the trenches, though Trench 4 contained modern services and rooting (Plates 1-4).

### 4.3 Trench 3

Trench 3, which was located on the eastern side of the site, orientated north-northwest - south-southeast, was 50m in length and up to 0.75m deep, at 74.345mAOD (Fig. 4). The stratigraphy consisted of a light rubble layer, over more solid made ground and blue/grey clay natural (Plates 5 & 6). The ground was contaminated with diesel, almost certainly derived from the operations of the hauliers who once occupied the site.

Trench 3 contained the only archaeological feature noted on the site, the base of a single posthole [303] (Plate 7). It was slightly oval in shape, measuring 0.46m x 0.35m, was 0.2m in depth and contained a single, dark, bluish-black silty clay fill. No artefacts were recovered from this feature.

<i>Context no.</i>	<i>Type</i>	<i>Dimensions(m)</i>	<i>Description</i>
300	Topsoil	0.15	Light grey, stony, sandy gravel
301	Made ground	0.32	Demolition layer, containing brick, plastics and other modern material
302	Natural	>0.28	Natural
303	Cut	0.35m W x 0.46m L x 0.2m D	Cut of posthole
304	Fill	0.35m W x >0.46m L x 0.2m D	Dark, bluish-black, friable, silty clay. Sole fill of Posthole [303]

### 4.4 Trenches 5 and 6

Trenches 5 and 6 were located on the southern side of the site in an area that had been used as garden during the time the hauliers were in residence (Fig. 4). Trench 5 was orientated east-northeast - west-southwest, and was up to 0.45m deep at 75.880mAOD (Plate 8). No material or features of archaeological interest were encountered. The whole trench displayed



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a great degree of disturbance due to tree roots from a large hedge at the northern end and a small plantation towards the south.

Trench 6 was orientated perpendicular to Trench 5, located to the west, and 0.6m in depth at 74.937m AOD (Plate 9). The trench had to be shortened on its northern end by 15m due to the quantity of contamination in the ground.

The stratigraphy of both Trenches 5 and 6 were virtually identical with between 0.15-0.2m of topsoil, covering 0.15-0.4m of subsoil, which overlay a more varied natural clay than further north on the site, changing to a more brownish-grey in colour (Plate 10).

No archaeological cut features, deposits or artefacts were encountered, though a modern drainage gully/soak away containing modern brick fragments was present.





Plate 1: Trench 1, facing southeast



Plate 2: Trench 2, facing northeast



Plate 3: Trench 4, facing northeast



Plate 4: Representative stratigraphy



Plate 5: Trench 3 stratigraphy



Plate 6: Trench 3 facing south-southeast



**Plate 7:** Posthole [303], facing southeast



**Plate 8:** Trench 5, facing east-northeast



**Plate 9:** Trench 6, facing north-northwest



**Plate 10:** Trench 6 stratigraphy



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## 5 Conclusions

The site lies within an area with rich archaeological resources, notably to the east and the north. However, the evaluation process yielded only a single, undated posthole located in Trench 3 on the eastern side of the site. As no artefacts were recovered from its sole fill little can be concluded about it.

The site as a whole has been severely affected by the presence of the former hauliers' yard, with areas being contaminated with both asbestos and fuel, though this was not evident on the southern side of the site in Trenches 5 and 6. Here the ground had been left undisturbed and used as a garden, though the trenches showed that the ground had been affected by significant rooting as a result.

The absence of archaeological features on the site may be a result of the ground having been truncated, on all but the southern-most area, probably when the hauliers depot and yard were constructed. The subsequent contamination of the land with asbestos and fuel may also have derived from the same source.

It might also be that the trenches were located between very dispersed features. If this were the case it would suggest the level of human activity in the immediate vicinity was not significant.

It is, however, also possible that the site simply lies outside the core settlement areas for any period, notably beyond the Roman occupation to the north and east, and not far enough south to be incorporated within the medieval settlement that made up early Wavendon.

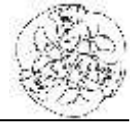


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## 6 Acknowledgements

KDK Archaeology is grateful to Neil Sivins for commissioning this report on behalf of Aldwyck Housing Group Ltd. Thanks are also due to Nick Crank of Milton Keynes Council for monitoring the project and for providing the Historic Environment Records.

The fieldwork was carried out by Tim Lewis, BA Carina Summerfield-Hill, MSC ACIfA Laura Dodd MSc and Barney King. The report was written by David Kaye BA ACIfA and edited by Karin Kaye MA MCIfA.



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## 7 Archive

7.1 The project archive will comprise:

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

7.2 The archive will be deposited with Buckinghamshire County Museum.





## 8 References

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

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## Appendix 1: Photograph List

SITE NO/CODE:189/WTG			Site Name: The Gables, Lower End Road, Wavendon, Milton Keynes
Shot	B&W	Digital	Subject
1	✓	1	Trench 1, facing southeast
2	✓	2	Trench 2, facing northeast
3	✓	3	Trench 3, facing southeast
4	✓	4	Trench 3, facing northwest
5		5	Trench 3 stratigraphy
6	✓	6	Posthole [303], facing southeast
7	✓	7	Posthole [303], facing southeast
8	✓	8	Trench 4, facing southeast
9		9	Trench 4 stratigraphy
10	✓	10	Trench 5, facing northeast
11		11	Trench 5 stratigraphy
12	✓	12	Trench 6, facing northwest
13		13	Trench 6 stratigraphy



## Appendix 2: OASIS and Site Data

PROJECT DETAILS			
Project Name & Address	Archaeological Evaluation at The Gables, Lower End Road, Wavendon, Milton Keynes	Project Site Code	189/WTG
OASIS reference	kdkarcha1-236242	Event/Accession no	AYBCM : 2016.7
OS reference	SP 91491 37553	Study area size	c.15,300 sq m
Project Type	Evaluation	Height (mAOD)	77mAOD
Short Description	In April and September 2016 KDK Archaeology Ltd undertook an Archaeological Evaluation of the Gables, Lower End Road, Wavendon, Milton Keynes. Six trenches were excavated revealing a single, undated posthole on the eastern side of the site. Much of the site appears to have been truncated, probably prior to the construction of the hauliers yard and depot which previously occupied the site.		
Previous work	None	Site status	None
Planning proposal	Erection of 34 dwellings with infrastructure and landscaping	Current land use	Gardens and former haulier's yard.
Local Planning Authority	Milton Keynes Council	Planning application ref.	15/01492/FUL.
Monument type	Posthole	Monument period	Undated
Significant finds	None	Future work	Not known
PROJECT CREATORS			
Organisation	KDK Archaeology Ltd		
Project Brief originator	None	Project Design originator	KDK Archaeology Ltd
Project Manager	David Kaye BA ACIfA	Director/Supervisor	Laura Dodd MSc
Sponsor/funding body	Aldwyck Housing Group Ltd		
PROJECT DATE			
Start date	26/04/2016	End date	13/09/2016
PROJECT ARCHIVES			
	Location	Content (e.g. pottery, animal bone, files/sheets)	
Physical	Buckinghamshire County Museum		
Paper		WSI, report, site records, b&w photographs	
Digital		CD containing all digital data	
BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)			
Title	Archaeological Evaluation at The Gables, Lower End Road, Wavendon, Milton Keynes		
Serial title & volume	KDK Archaeology Ltd Report ref. 189/WTG		
Author(s)	David Kaye BA ACIfA		
Page no's	21	Date	23.09.16