

# ARCHAEOLOGICAL MONITORING: 3 NORTHWOOD LODGE SILVEREND ROAD HAYNES BEDS MK45 3PP

NGR: TL 0971 4199

on behalf of Mr Gordon Taylor & Mrs Jean Gadsden



(CBLHER ref. 201920/046)

SEPTEMBER 2019

Ref: BHS/0084/LTE/2 rev



### **Site Data**

Project no / code:	0098 / HN	L				
Project name:	3 Northwood Lodge, Silverend Road, Haynes, Beds MK45 3PP					
OASIS ref:	353416		Event/Accession No:	BEDFM 2019.58		
County:		Bedford	shire			
Village/Town:		Haynes				
Civil Parish:		Haynes				
NGR (to 8 figs):		TL 0971	4199			
Extent of development:		c.70 sq r	n total (west and south e	extensions)		
Present use:		Garden & detached garage				
Planning proposal:		Side and rear extensions to existing detached house: demolition of existing garage and replacement with a car port and storage shed				
Local Planning Authority	:	Central	Bedfordshire			
Planning application refs	5 <i>:</i>	CB/18/0	4764/FULL			
Dates of archaeological	monitoring:	9-13 September 2019				
Clients:		Mr Gordon Taylor & Mrs Jean Gadsden 3 Northwood Lodge Silverend Road Haynes Beds MK45 3PP				
Contact name:		Mr Gordon Taylor & Mrs Jean Gadsden				

Cover: General view of site at start of monitoring, from south

Prepared by Bob Zeepvat BA FSA MCIfA

**Bancroft Heritage Services** 

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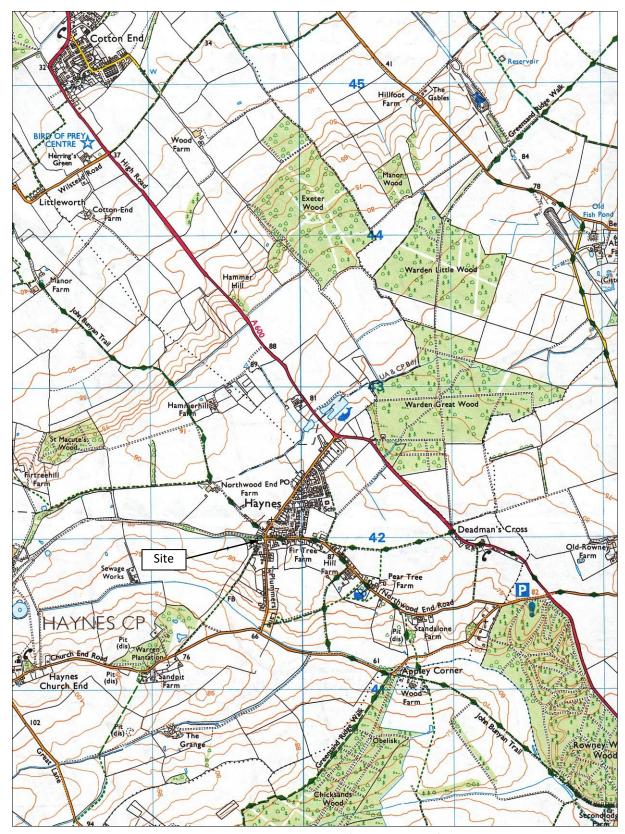


Figure 1: General location (scale 1:25,000)

# **Summary**

In September 2019, a programme of archaeological monitoring was undertaken during the construction of side and rear extensions to 3 Northwood Lodge, Silverend Road, Haynes. The property lies close to the core of one of the historic 'ends' of Haynes, with the possibility that evidence of medieval occupation might have survived there. The available cartographic evidence suggested that the site had remained undeveloped until the 20<sup>th</sup> century, forming part of a wooded area adjacent to the former drive to Haynes Park.

Monitoring of the footings for the rear extension only revealed two brick-filled soakaways associated with the construction of the present house in the mid-late 20<sup>th</sup> century. Monitoring of the footings for the side extension revealed several modern buried services, running parallel to the west side of the house. No buried heritage assets were noted during the monitoring programme.

## 1. Introduction

1.1 In September 2019, *Bancroft Heritage Services* (BHS) undertook a programme of archaeological monitoring at 3 Northwood Lodge, Silverend Road, Haynes, Bedfordshire MK45 3PP. The project was commissioned by the clients, Mr Gordon Taylor & Mrs Jean Gadsden, and was carried out under the terms of the *National Planning Policy Framework* (NPPF) as a condition of planning permission for development of the site. The methodology for the project was described in a written scheme of investigation (WSI: Zeepvat 2019), approved by the Central Bedfordshire Council Archaeologist, archaeological advisor (AA) to the local planning authority (LPA), Central Bedfordshire Council. The relevant planning application reference is CB/18/04764/FULL.

#### 1.2 The Author

**Bob Zeepvat** BA FSA MCIFA is an established archaeologist with extensive experience in managing archaeological projects, of preparing initial assessments and undertaking a wide range of fieldwork for sites in both rural and urban environments, of post-excavation, publication and presentation projects, and of work on a wide range of historic buildings and structures. He holds a first degree from the University of Leicester, and has been a validated Member of the Chartered Institute for Archaeologists since 1986. Bob has been involved in the management of archaeological projects since the late 1970s, notably as Senior Field Archaeologist for the *Milton Keynes Archaeology Unit* (1986-94), as Project Manager for *Hertfordshire Archaeological Trust* (1994-97), and as Manager and Historic Buildings Consultant for *Archaeological Services & Consultancy Ltd* (1998-2014).

#### 1.3 The Site

#### 1.3.1 Location & Description

Northwood Lodge (henceforth 'the site') is situated in the village and civil parish of Haynes, in the administrative district of Central Bedfordshire. It lies on the eastern edge of the village, on a private road off Silverend Road and is centred on Ordnance Survey national grid reference TL 0971 4199 (Fig. 1). The site comprises a small rectangular plot containing the existing garage on the north side of the private road and a larger L-shaped plot on the south side of the road, containing the existing house (Fig. 2). Access is from Silverend Road to the east.

#### 1.3.2 Topography & Geology

The site is level and lies at an elevation of *c*.90m OD. The natural soils of the site belong to the Ashley association, described as 'Fine loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging associated with similar but wetter soils. Some calcareous and non-calcareous slowly permeable clayey soils,' over chalky till (Soil Survey 1983, BGS Sheet 203, 572q).

#### 1.3.3 Proposed Development

The development comprised the following (Fig. 3):

- Demolition of existing extensions to the south and east of the existing house, rebuilding of the east extension (1) and construction of new extensions to the west and south.
- Demolition of existing garage opposite the house and construction of a car port and storage shed on the site (2).

#### Notes:

- 1. The eastern extension was rebuilt on a concrete slab the same size as the footprint of the original extension, so archaeological monitoring was not feasible.
- Construction of the car port and storage shed may not take place for some time.
   When it does, it is intended that footings for the new structures will comprise new
   concrete slabs, within the footprint of the existing shed foundation slab, which will
   be broken up and removed. It is envisaged that this will cause minimal ground
   disturbance.

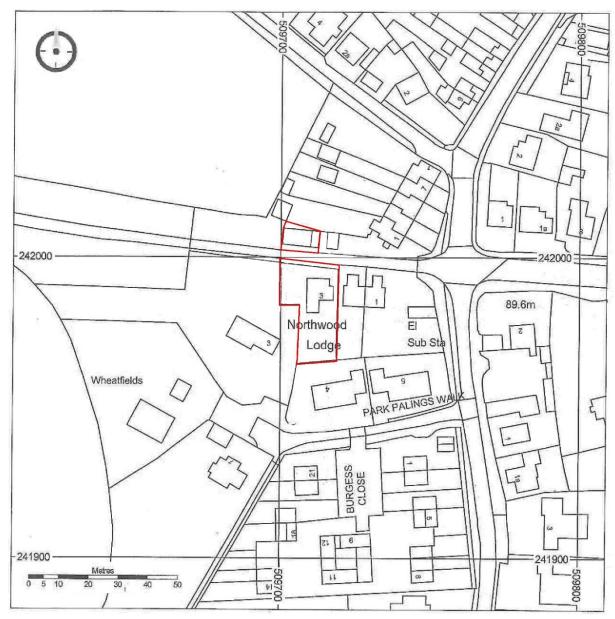
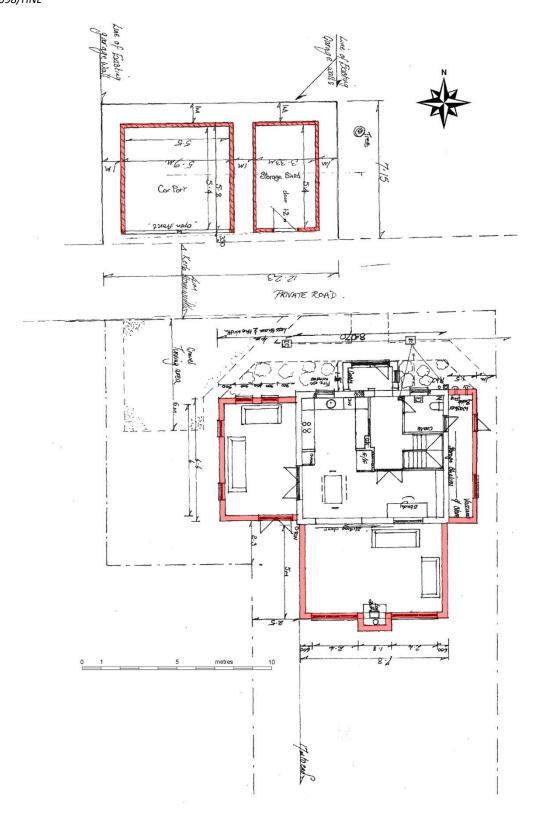


Figure 2: Site location (scale 1:1250)



**Figure 3:** Site plan, showing location and extent of proposed development (scale 1:200) (Red = proposed new build)

## 2. Aims & Methods

#### 2.1 **Aims**

As described in the WSI, the aims of the project were:

- To establish the date, nature and extent of activity or occupation on the development site
- To establish the relationship of any remains found to the surrounding contemporary landscapes
- To recover palaeo-environmental remains to determine local environmental conditions
- The investigation of rural Saxon and medieval settlements to examine diversity, characterise settlement forms and understand how they appear, grow, shift and disappear is a local and regional archaeological research objective (Wade 2000, 24-25; Oake 2007; 14; Medlycott 2011, 70).

#### 2.2 Standards

The work conformed to the WSI, to the Chartered Institute for Archaeologists' *Code of Conduct* (CIfA 2014a), to relevant CIfA *Standard & Guidance Notes* (CIfA 2014b-d), 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 current Historic England guidelines (HE 2015).

#### 2.3 Methods

The project was carried out according to the WSI, which described:

 Any groundworks likely to have an impact on archaeological deposits will be undertaken under continuous and constant archaeological supervision.

#### 2.4 Constraints

No constraints were encountered during the monitoring programme.

# 3. Archaeological & Historical Background

3.1 The following section provides a summary of the readily available archaeological and historical background to the development site and its environs. The development site is in an area of archaeological and historical interest, and has the potential to reveal evidence of a range of periods.

This section has been compiled with information from the *Central Bedfordshire and Luton Historic Environment Record* (CBLHER: search ref. 201920/046) and other readily available sources. HER asset numbers are prefixed 'HER': events are prefixed 'EBD'; listed buildings are prefixed 'DBD'.

#### 3.2 **Prehistoric & Iron Age** (before AD43)

Early settlement and activity in the Haynes area is not fully understood and evidence from this period is sparse. The rivers in the vicinity of Haynes form part of the Great Ouse catchment. During the prehistoric period, the Ouse valley was a centre of intense activity and a number of curvilinear and linear cropmarks visible on aerial photographs suggest that prehistoric settlement (enclosures) existed within bounds of Haynes (HER1636). However, there is little archaeological evidence for prehistoric activity within the immediate vicinity of the development site, with the exception of a few faint cropmarks (HER16704) on North Lane, c.200m north-west of the site, which may indicate the presence of a sub-rectangular enclosure.

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

During the Roman period, there was a significant Roman presence in the Ouse valley, north of Haynes. The nearest Roman settlement of any size was probably that at Sandy, 11km to the north-east, on the road linking *Londinivm* and *Eboracvm* (York). Evidence of activity of this period in the vicinity of the site is provided by the discovery of an assemblage of late Roman finds, known as the 'Haynes Hoard' in 1997 by metal detectorists. This included 449 Roman silver coins, three silver spoons, two gold rings and three silver rings along with other fragments of gold and silver jewellery (HER748). A follow-up excavation was later carried out at the same spot (EBD843), uncovering more coins and assorted other articles, but no evidence of any archaeological features. It is likely that this assemblage was a 5<sup>th</sup>-century founder's hoard (Oake *et al* 2007, 75). Cropmarks and earthwork evidence in the area also suggest a possible Roman road between Bedford and Haynes (HER3639), and, to the north-west, cropmarks on North Lane (HER16704) are probably Roman rather than prehistoric date (Jones & Ashworth 2013, 3).

#### 3.4 **Saxon & Medieval** (c.450-1500)

No evidence for Saxon activity has been recorded within the vicinity of the site, but Haynes appears in the Domesday Survey (1086) as a '5 hide' manor (approximately 600 acres) held by Aki and worth £7 (Williams & Martin 2002, 572). The name 'Haynes' derives from the Old English word 'Hægen' meaning enclosures (Mawer & Stenton 1926), which could be a reference to a predecessor of Haynes Park. The Domesday entry for Haynes suggests the village had access to an area of woodland large enough to hold 500 pigs, which may have been within the area of what is now the Park.

The origins of Haynes Park (HER13958) lie in the 14<sup>th</sup> century. It was first recorded as a deer park in 1312. At this time it is thought to have contained a deer park and possible rabbit warren. Archaeological work in the 1990s, prior to the construction of a new access road for the park, found a number of Saxo-Norman features including the remains of three timber-

framed buildings, land boundaries and a water-management system (HER13958). The location of the associated medieval manor is not currently known (Jones & Ashworth 2013, 4).

Remnants of ridge-and-furrow cultivation are evident in the Haynes area, suggesting plough cultivation in the medieval period (HER3283). Linear cropmarks observed on an aerial photograph taken in 1974 are believed to be representative of the deserted medieval village at Church End (HER5481, HER17042). During this period, it is likely that the population of the parish lived in a series of small hamlets or 'ends', reflected in the modern names Church End, Northwood End and Silverend, rather than in one main settlement.

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

During the post-medieval period, the commercial centre of the village was at Northwood End, which at this time was beginning to amalgamate into a single settlement, with development along the village roads. A number of listed buildings are situated along Northwood End Road (DBD10, DBD187, DBD1210): a windmill was also located there (HER3177) and may have survived into the 19<sup>th</sup> century. Two of the locally important buildings also date to the 19<sup>th</sup> century; the Methodist Chapel at Silver End (HER13148) and St Mary's Mission Hall (HER15351).

Today, much of the land around Haynes Park is dedicated arable farmland, though many post-medieval features survive. Substantial landscaping of the park was undertaken in the 17<sup>th</sup> and 18<sup>th</sup> centuries, and in 1720 building works were undertaken on Haynes House for the Carteret family. The mansion then passed to Lord John Thynne, who was responsible for establishing a school in Haynes and for the restoration of the church of St Mary the Virgin. During the 20<sup>th</sup> century the mansion was turned into a boarding school for girls, before becoming the Clarendon independent school in 1975. This institution went into liquidation in 1992: now (2019) the house is owned by an Indian mystic sect.

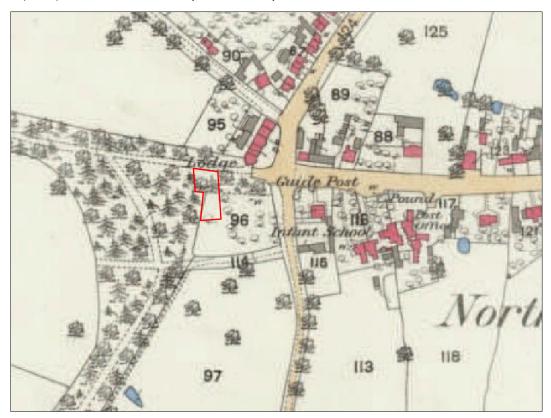


Figure 4: Extract from Ordnance Survey First Edition 25" sheet, 1883 (not to scale) (Development site outlined in red)

The Ordnance Survey First Edition 25" sheet of 1883 shows the site prior to development (Fig. 4). At that time the Northwood Lodge area was the eastern entrance to the Haynes Park estate. An entrance lodge stood at the south end of the row of cottages to the north of the site, which itself lay within the band of trees flanking the drive to Haynes Park, extending southwards into the enclosure numbered 96. Based on more recent OS editions, the present house on the site, 3 Northwood Lodge, appears to date from the mid-20<sup>th</sup> century, with later south and east extensions. The trees were removed from the present site between 1948 and 1960. The drive to Haynes Park, which separates the two parts of the site, survives to the west of the Northwood Lodge development, but is little used.

# 4 Results & Conclusions

#### 4.1 Results

Monitoring of excavations for the footings of the rear and side extensions was undertaken over three days (see Appendix 1 for monitoring record sheets). Prior to the start of archaeological monitoring, external paved surfaces were lifted, the original rear extension was demolished and its reinforced strip footings broken out (Fig. 6): the north-south footing trenches of the original extension were re-used for the larger new extension, though they had to be deepened to comply with current planning requirements. The footing trenches on the south extension were 1.2m deep and 0.6m wide, except for the location of a chimney base on the south wall of the new rear extension (Fig. 5). On the west extension, the footing trenches were excavated to c.2m depth because of adjacent trees in the neighbouring garden.

Stratigraphy encountered throughout the site (Fig. 7) was as follows:

0 – 25cm Dark brown organic clayey soil, with frequent roots

25 – 65cm Stiff mid-brown clay, few inclusions

65cm+ Very stiff buff clay containing frequent flints

Excavations for the footings of the south extension encountered only two brick-filled soakaway pits, evidently related to the construction of the original house, as one had already been disturbed by the west footing of the original extension. After concreting, the oversite level of the south extension was reduced by 350-400mm (Fig. 8) to accommodate the concrete floor beams: observations revealed no buried heritage assets in this area.

Excavations for the footings of the west extension encountered only a third brick-filled soakaway pit in the south-west corner, evidently related to the construction of the original house, and a number of buried services, running north-south alongside the west wall of the house. The largest of these (shown on Fig. 5) was an iron pipe, c.75mm diameter, c.400mm out from the house wall. Other services (water, electricity) were present only in the northern footing trench (Fig. 10); depths and locations were not plotted.

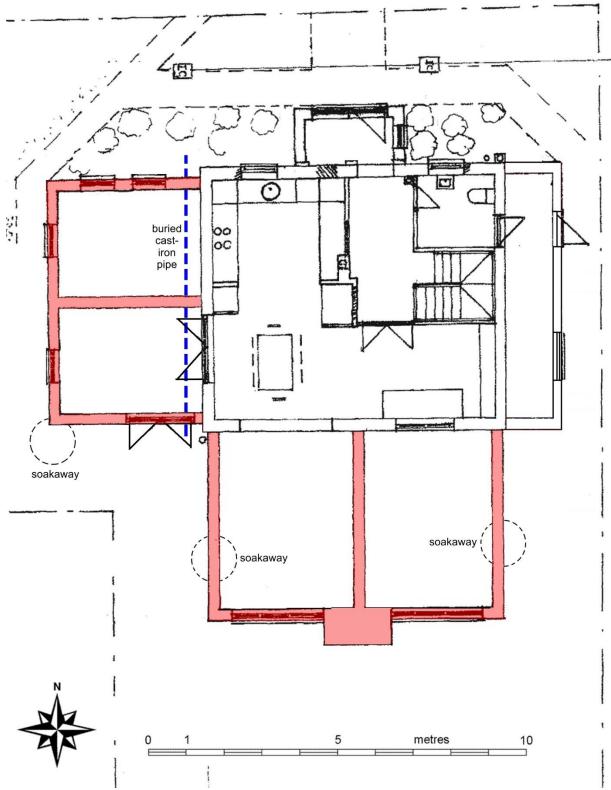
#### 4.2 **Conclusions**

Excavations for the footings of the two extensions at 3 Northwood Lodge revealed only soakaways and buried services, mostly related to the present house on the site. Subsequent reduction of the oversites did not reveal any buried heritage assets, though this process did not wholly remove the upper layer of organic soil covering the site. The stratigraphy revealed in the footing trenches was hard to excavate and was evidently undisturbed, apart from those modern features mentioned above. While the development site is within one of the historic 'ends' of Haynes, it seems likely that this area was not developed until the 20<sup>th</sup> century, having previously formed part of a wooded area alongside the drive to Haynes Park.

Significant buried heritage assets (i.e. archaeological deposits, features or artefacts) were not observed during the monitoring programme. While the existence of buried heritage assets away from the observed areas cannot be specifically excluded, it is unlikely that large numbers of buried heritage assets are present on the site. It is highly unlikely that the development has had any impact on buried heritage assets.

#### 4.3 Confidence Rating

The on-site works were undertaken in good weather, with the full co-operation of the clients and their contractor. A high confidence rating is therefore assigned to the results.



**Figure 5:** Extent of archaeological monitoring (scale 1:100) (Footing trenches shaded red)



Figure 6: Excavating south extension footings: general view from south-east



Figure 7: South extension footings: stratigraphy, looking north



Figure 8: South extension footings with oversite reduced, from south



Figure 9: General view during excavation of west extension footings, from north



Figure 10: West extension footings: north trench, from north-west



Figure 11: West extension footings: south trench, from north-west

#### 5. References

#### Standards & Specifications

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

Bedford Museum 2010 Preparing Archaeological Archives for Deposition in Registered Museums in Bedfordshire.

CIfA 2014a Code of Conduct. Chartered Institute for Archaeologists (Reading)

- CIFA 2014b Standard & Guidance for an Archaeological Watching Brief. Chartered Institute for Archaeologists (Reading)
- CIFA 2014c Standard & Guidance for an Archaeological Excavation. Chartered Institute for Archaeologists (Reading)
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- HE 2011 Environmental Archaeology: A Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-Excavation. Historic England (London).
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- Zeepvat B 2019 3 Northwood Lodge, Silverend Road, Haynes, Beds MK45 3PP: Written Scheme of Investigation for Archaeological Monitoring. Bancroft Heritage Services, ref. BHS/0084/LTE/2

#### **Secondary Sources**

BGS British Geological Survey 1:50,000 Series, Solid & Drift Geology.

- Brown N & Glazebrook J (eds) 2000 Research and Archaeology: a Framework for the Eastern Counties, 2: Research Agenda and Strategy. East Anglian Archaeology Occasional Paper 8
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- Mawer & Stenton 1926 The Placenames of Bedfordshire. English Place Names Survey 3 (Cambridge)
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Soil Survey 1983 1:250,000 Soil Map of England and Wales, and accompanying legend (Harpenden)

Williams A & Martin GH 2003 Domesday Book. A Complete Translation. Penguin

#### Internet Sources

www.old-maps.co.uk www.heritagegateway.org.uk www.landis.org.uk/services/soilsguide

# **Appendix 1: Monitoring Sheets**

BANCROFT HERITAGE SERVICES	WATCHING BRIEF RECORD						
Project No/Code/Name: O98/HNL HMNCS	Sheet:						
Client/Developer							
Contact:	Phone:						
Ouration of Visit (inc. travel): Start: 0845	Finish: 1630						
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## WATCHING BRIEF RECORD

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# **Appendix 2: Archive**

The project archive will comprise:

- 1. Written Scheme of Investigation
- 2. Initial Report
- 3. Clients site plans
- 4. Site Monitoring Sheets
- 5. List of photographs
- 6. Original specialist reports and supporting information
- 7. CDROM with copies of all digital files.

The archive will be deposited with the Higgins Art Gallery & Museum, Bedford (acc. No. BEDFM 2019.58)

# **Appendix 3: List of Photographs**

Site Nam	Proj. no/Code: 0098/HNL						
Shot	Digital	Subject					
1	8418	General view of site at start of monitoring, fro	om south				
2	8419	Excavating south extension footings: east tren	nch, looking south				
3	8420	Excavating south extension footings: south tre	ench, looking west				
4	8421	Excavating south extension footings: south tre	ench				
5	8422	Excavating south extension footings: south trench					
6	8423	South extension footings: stratigraphy, looking north					
7	8424	Excavating south extension footings: general view from south-east					
8	8425	South extension footings: stratigraphy, looking south					
9	8426	Excavating south extension footings: west trench, looking south-west					
10	8427	South extension footings with oversite reduced, from south					
11	8428	General view during excavation of west extension footings, from south-east					
12	8429	West extension footings: south trench, from south-west					
13	8430	West extension footings: north trench, from north-west					
14	8431	General view during excavation of west extension footings, from north					
15	8432	West extension footings: south trench, from north-west					

# **Appendix 4: OASIS Form**

PROJECT DETAILS							
Project Name:	3 Northwood Lodge, Silverend Rd, Haynes OASIS reference: 353416						
Short Description:	A programme of archaeological monitoring was undertaken during the construction of side and rear extensions to 3 Northwood Lodge, Silverend Road, Haynes. The property lies close to the core of one of the historic 'ends' of Haynes, with the possibility that evidence of medieval occupation might have survived there. The available cartographic evidence suggested that the site had remained undeveloped until the 20th century, forming part of a wooded area adjacent to the former drive to Haynes Park.  Monitoring of the footings for the rear extension only revealed two brick-filled soakaways associated						
	with the construction of the present house in the mid-late 20 <sup>th</sup> century. Monitoring of the footings for the side extension revealed several modern buried services, running parallel to the west side of the house. No buried heritage assets were noted during the monitoring programme.						
Project Type:	Watching Brief						
Previous work:	None		Site status:	None			
Current land use:	Garden		Future work:	None			
Monument type:	n/a		Monument period:	n/a			
Significant finds:	none						
PROJECT LOCATION							
County:	Bedfordshire	OS reference: (8 figs min) TL 0971 4199					
Site address:	3 Northwood Lodge, Silverend Road, Haynes, Beds MK45 3PP						
Study area: (sq. m.)	70 Height OD: (metres) 90						
PROJECT CREATORS							
Organisation:	Bancroft Heritage Services						
Project brief originator:	Central Beds Archaeologists	Project	design originator:	Bob Zeepvat BA FSA MCIfA			
Project Manager:	Bob Zeepvat BA FSA MCIfA	Director	/Supervisor:	Bob Zeepvat BA FSA MCIfA			
Sponsor / funding body:	Owners	I.					
	PROJEC	T DATE					
Start date:	9 Sept 2019	End dat	e:	13 Sept 2019			
	PROJECT	ARCHIVE	:S				
	Location (Accession no.)	Content	(e.g. pottery, animal	bone, files/sheets)			
Physical:	Libraria - Art Oallana O Marana	None					
Paper:	Higgins Art Gallery & Museum, Bedford WSI, monitoring sheets, photo lists, report			o lists, report			
Digital:	acc. No. BEDFM 2019.58	CD with all digital files					
BIBLIOGR	BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report)						
Title:	Archaeological Monitoring: 3 North	wood Lod	ge, Silverend Road, H	laynes, Beds MK45 3PP			
Serial title & volume:	Report ref. 0098/HNL/2						
Author(s):	Bob Zeepvat BA FSA MCIfA						
Page nos	21	Date: 19 September 2019					