













Archaeological Watching Brief

Spring Farm, Withybrooke Lane, Hopsford, Warwickshire

Client: Howkins and Harrison.

HOPS13

Archaeological Watching Brief

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Client: Howkins & Harrison

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Grid Reference: NGR SP 4265 8378

Address: Spring Farm, Withybrook Lane, Hopsford, CV7 9LL

Parish: Withybrook

Council: Rugby Borough Council Project Manager: Antony Walsh

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Fieldwork: Emma Jeffery, Julian Newman, Stephen Thomson and Astrid L. Nathan

Schedule

Fieldwork dates: May 2014-September 2016

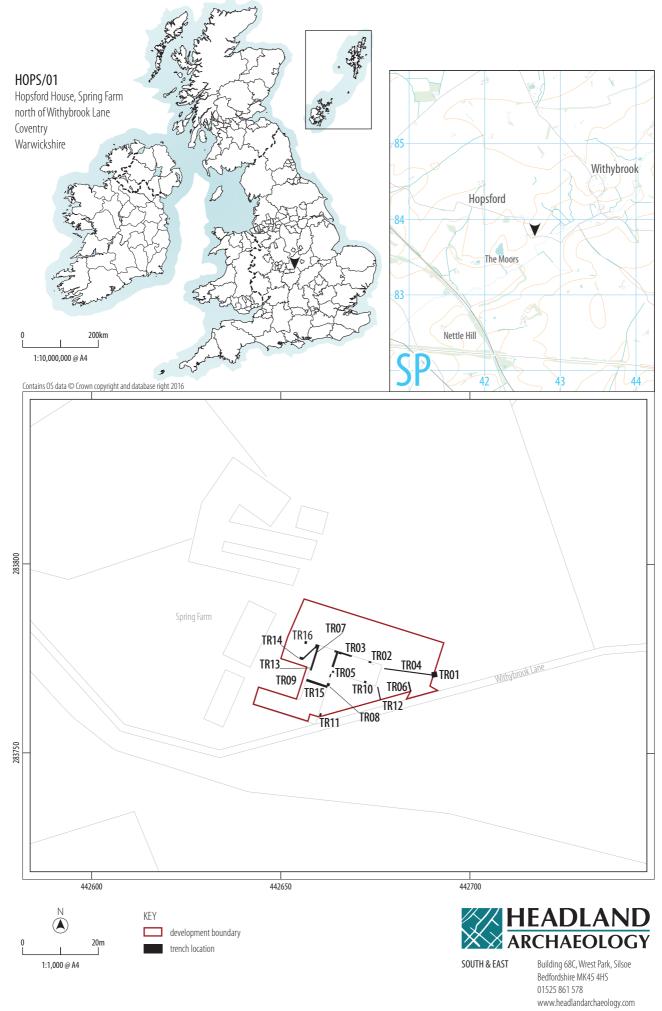
Report dates: October 2016

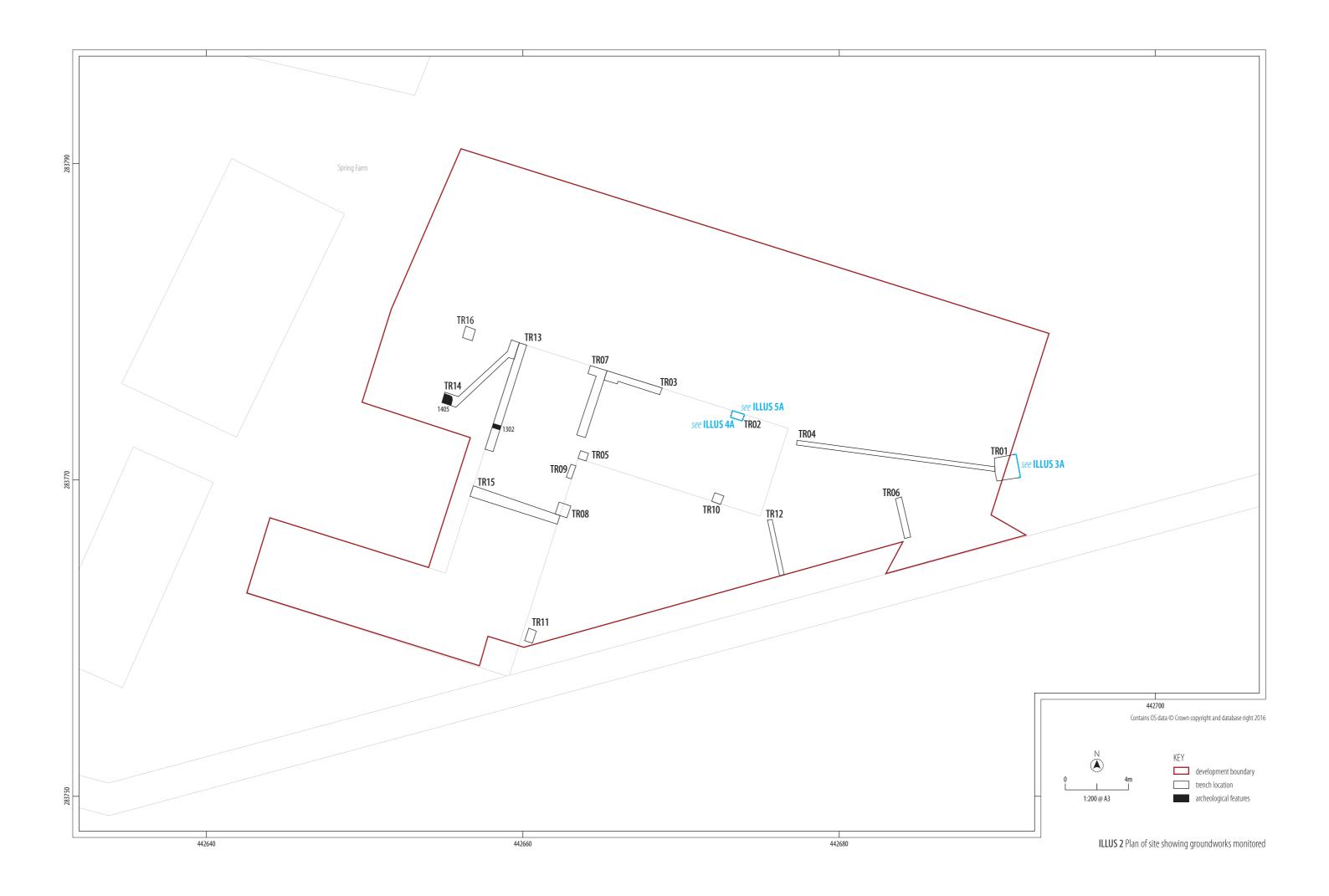
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SPRING FARM, WITHYBROOK LANE, HOPSFORD, WARWICKSHIRE

ARCHAEOLOGICAL WATCHING BRIEF

Summary

Between 6th May 2014 and 05th September 2016, Headland Archaeology (UK) Ltd undertook archaeological monitoring of groundworks associated with the conversion of an agricultural building into a residential annex at Spring Farm, Withybrook Lane, Hopsford, Warwickshire. This work was undertaken as a condition of planning consent in order to provide information on its archaeological potential.

The groundworks included test pits for underpinning and removal of existing contrete floors. Below those modern floors previous brick floors and the remains of a cobble surface which were recorded.

No earlier archaeological remains or finds were revealed.

1. INTRODUCTION

1.1 Planning Background

Headland Archaeology Ltd was commissioned by Howkins and Harrison, on behalf of Mrs JE Radmall, to undertake a programme of archaeological works in connection with the conversion of a barn at Spring Farm, Withybrook Lane, Hopsford.

1.2 Planning permission for the development was granted by Rugby Borough Council (RBC) (App.no. R12/2330) subject to a number of conditions, including one relating to archaeological works (no. 5):

"No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority"

A Two briefs were prepared by Warwickshire County Council's Planning Archaeologist (WCPA 2013a&b), outlining the archaeological works need to fulfil this condition. This consisted of:

"Brief A details a programme of archaeological work which is to be undertaken during the development works." (WCPA 2013a) (for which this document forms the report).

"Brief B details a programme of photographic recording of the existing building. This work will not necessarily require recourse to a professional photographer or specialist equipment. The results of this work should, however, be submitted to, and approved by, me, or the Assistant Historic Environment Officer, prior to the commencement of works in order to ensure that they are fit for purpose." (WCPA 2013b).

Headland Archaeology prepared a Written Scheme of Investigation (WSI) (2013) on behalf of Howkins and Harrison; setting out the proposed strategy for archaeological mitigation to meet Brief A.

This consisted of archaeological monitoring of all groundworks associated with the conversion of the building. The WSI was submitted to and agreed with WCPA who advise RBC on archaeological matters. This report details the results of the work.

1.2 Site Description

The site was located to the northeast of Coventry, approximately 900m southwest of the village of Withybrook (NGR: SP 4265 8378; Illus 1). It is bounded by Withybrook Lane to the south, farm buildings to the northwest, and open farmland to the northeast. The land on which the DA sits is at 95mOD, rising gently to the northwest and the southeast. The underlying geology is Mercia Mudstone and superficial deposits are listed as Oadby Member Diamicton (British Geological Survey). The current use of the DA is a barn surrounded by arable fields, with further farm buildings to the northwest.

1.3 Archaeological Background

The DA lay within an area of archaeological potential particularly dating to the medieval period.

No evidence for any prehistoric or Roman features had been uncovered in the vicinity of the DA, although the Fosse Way (the Roman road linking Exeter to Lincoln) was c2.5km to the east.

The DA was positioned close to, or possibly within, the medieval settlement of Hopsford, c1km southwest of Withybrook. This was first mentioned in the Domesday Book, when it was recorded as "Apleford", containing 3 hides of land (Victoria County History 1951). The earthwork remains of this (raised platforms representing the locations of houses, and a deep hollow representing the ford / street) could be seen some 100-150m to the north-west of the DA (MWA4218).

These have been scheduled (SAM1005731). The manor house for this hamlet was also recorded in documentary evidence, although no evidence for its precise location survives (MWA4219). This hamlet was deserted in the post-medieval period with Dugdale, in 1656, stating that it was "little better than a depopulated place" (Dugdale 1656: 217). In 1730 it was recorded as having six houses, and was completely deserted soon after this (Victoria County History 1951).

- 1.3.2 Some archaeological evidence for medieval activity had been uncovered in the vicinity of the DA. For example, a trial-trench evaluation at Hilltop cottage (to the north of Withybrook) uncovered evidence for 13th-15th century occupation layers (NMR: 1485926); and another evaluation 200m to the northwest of the church in Withybrook uncovered a medieval gully (MWA7184). Although this evidence is concentrated in Withybrook, this is probably partly because archaeological work to date has been focused here and similar remains could be uncovered in Hopsford.
- 1.3.3 The Following the desertion of the medieval hamlet in the 18th century, the area around the DA remained broadly as open arable fields. The farm at Hopsford Springs, including the barn itself, was constructed in the 19th century, and is shown in broadly the same way on all maps since the 1888 OS. It was therefore possible that remains associated with the 19th century occupation (boundary features, rubbish pits, etc) could be uncovered in the DA.

2. OBJECTIVES

2.1 General

The methodology followed was outlined in the WSI (Headland Archaeology ref) and designed to meet the requirements of the project brief (WCPA 2013a).

Generally, the archaeological monitoring was undertaken in order to:

- Assess the extent, structure and date of any archaeological features and deposits of archaeological interest;
- Place, where possible, the archaeological features within their local and regional context;
- Establish any constraints to further fieldwork (e.g. services) and factors concerning the survival of archaeological remains (e.g. natural and human disturbance);
- Place the findings of the investigation within the context of previous work undertaken within the vicinity of the site.

2.2 Specific

More specifically, the Research Framework for the West Midlands Region is provided by The Archaeology of the West Midlands: An Archaeological Resource Assessment and Research Agenda (Watt 2011). This will form the basis for any judgement of value or significance of remains covered by this report.

The resulting archive will be organised and deposited in Warwickshire Museum Store (Accession Number: T/1514) to facilitate access for future research and interpretation for public benefit (ClfA 2014a; Headland Archaeology 2013). An online OASIS form has been completed and will be ultimately submitted with the approved version of the report (OASIS ID: headland4-184836).

3. METHODOLOGY

Archaeological monitoring was undertaken over the course of three visits between 6th May 2014 and 13th February 2015. This observed the excavation of footings to underpin the existing walls, service trenches and trial pits, parts of the internal floors, and of the area where the driveway was to be lain (see Illus. 2).

Monitoring was carried out in accordance with the WSI (Headland Archaeology 2013) and involved archaeological observation and recording during all groundworks.

3.1 Recording

All recording was in accordance with the code of practice of the Chartered Institute for Archaeologists (ClfA 2014b). Contexts were given unique numbers. All recording was undertaken on pro forma record cards that conform to accepted archaeological standards. All stratigraphic relationships were recorded.

An overall site plan at an appropriate scale and relative to the National Grid was compiled. The site plan was accurately tied in to the National Grid and a scale version is shown in Illus. 1 and 2.

A digital photographic record, supplemented by black and white prints where appropriate, was taken and a metric scale was clearly visible in record photographs.

3.2 Reporting and archives

The results of the works are presented below. A summary report has been prepared for submission to the OASIS database (headland4-184836).

There resultant archive will be deposited at Warwickshire Museum Store. All archive preparation will be undertaken in accordance with guidelines published by the CIfA (2014a).

4. RESULTS

4.1 Introduction

The technical detail of contextual information can be found in Appendix 1. The following narrative is designed to interpret that technical detail and attempt to categorise its significance. Context numbers for deposits are expressed in parenthesis, i.e. (001), cuts of features are expressed in brackets, i.e. [003].

Selected technical detail is utilised below in order to describe the remains found and to inform the interpretation and dating we have completed and presented in this report. This structure reflects our adherence to the ClfA guidance on report production, which states that "descriptive material should be clearly separated from interpretative statements" (ClfA 2014b, 15, Section 5).

Drawing upon the same document, we feel it is imperative to create a narrative which uses the evidence we gather to assign significance to heritage assets (remains) we encounter.

"The purpose of a watching brief is to allow, within the resources available, the preservation by record of archaeological deposits, the presence and nature of which could not be established (or established

with sufficient accuracy) in advance of development or other potentially disruptive works (ClfA December 2014, 1, Section 2).

We always utilise multiple data-sources when phasing and interpreting remains. This includes feature morphology (recognisable and datable feature types), datable artefactual material, stratigraphic position of features, the relative stratigraphic position of features (cutting or cut by). A range of other considerations also come into play. The limitation of datable artefactual material is recognised and we reflect on the possibility of intrusive material and the presence of residual material. We also recognise that most archaeological features are 'filled' by disuse fills and disused artefacts.

Monitoring of works associated with the conversion of the building revealed no evidence of the land use of the DA prior to the construction of the extant barn. There was clear evidence of alterations to the barn since its construction, in the form of a concrete floor within much of the building and a concrete surface in the mostly enclosed courtyard area immediately to the north of Withybrook lane. What follows is a description of the ground makeup in the various areas where groundworks took place.

4.2 Discussion

At the eastern boundary of the DA, where a pit was excavated for a septic tank, dark grey brown silt topsoil (101), 0.4m thick, overlay mid orange brown sandy clay subsoil (102), 0.45m thick, which overlay mid orange brown natural clay (103).

At the entrance to the courtyard, where a service trench was excavated, a mid grey brown rubbly silt levelling deposit (1200), 0.4m thick, overlay a mid orange brown sandy clay subsoil (1201), 0.2m thick, which overlay mid orange brown natural clay (1202).

Within the courtyard, where a service access pit was excavated, a concrete surface (1100), 0.2m thick, overlay a mid grey brown rubbly silt levelling deposit (1101), 0.4m thick, which overlay mid orange brown natural clay (1102) (see Illus. 3).

Inside the barn, where multiple footings were excavated, a concrete floor (201), 0.05m thick, covered much of the original brick floor surface (202)/(203), 0.2m thick, which overlay mid red brown sand made-up ground (204), 0.05m thick, which overlay mid yellow brown natural clay (206) (see Illus. 4). The original floor consisted mostly of black bricks (202) with probably decorative lines of red bricks (203) at a 45° angle to the run of the black bricks. The foundations of the walls (206) consisted of an extension of the courses of bricks 0.32m below the floor surface (see Illus. 5).

Inside the immediately adjacent barn building, where a further series of test pits for underpinning were excavated, a concrete floor covered a prevous brick floor (1301)/(1308) and the remains of a directly abutting partition wall (1302) integrated into the floor itself (see Illus. 5). The brick floor overlay a dark grey ash, sand and rubble deposit (1304) at the south of the partition wall and a mid red brown sand at the north (1303); both deposits were made-up grounds for the brick flooring and overlay the natural mid yellow brown clay (1306).

Inside the area currently used as toolshed and workshop, where a diagonal trench and underpinning test pits were excavated a concrete floor covered a 0.7 m wide concrete platform edged with red bricks. This might have been used to hold an animal feeding trough which ran along the northern wall. At the center of the room, the remnants of a red brick floor (1403) were uncovered and were shown abutting a modern drain (1406). At the southwest corner, lay the remains of a cobble floor (1405) (see Illus. 6) which appeared to have been patched up with concrete overtime. This lay over sand and rubble made-up ground (1407) directly overlaying the natural clays (1409).

No earlier archaeological remains were uncovered.

4.3 Description of heritage assets and impact assessment

Heritage Asset	Significance of heritage asset on Local, Regional, National, International scale
HA 1 – 19 th Century unlisted Barns	Medium significance of Local interest

Table 1 Significance of the Heritage Assets (HA)

HA1 comprises the 19th Century unlisted barn. This is considered to have medium significance of local interest.

5. CONCLUSION

No earlier archaeological remains were found during the monitoring of the works associated with the conversion of the 19th century barn buildings. Any remains which may have existed would likely have been truncated by the construction of the barn but no evidence for this has been found. As no further groundworks are required as part of the development, the potential damage to any unidentified heritage assets is negligible.

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WCPA 2013b. Brief for photographic records of standing structures (basic level).

7. APPENDICES

Appendix I - Context Register

Context no. Area		Trench	Description	Depth (m)
101	Septic Tank	1	Dark brown grey silt topsoil	0-0.4
102	•		Mid orange brown sandy clay subsoil	0.4-0.85
103	Septic Tank	1	Mid orange brown natural clay	0.85+
201	Barn	2	Concrete forming barn floor	0-0.05
202	Barn	2	Black brick floor	0.05-0.2
203	Barn	2	Red brick line in floor	0.05-0.2
204	Barn	2	Mid red brown sand - made up ground	0.2-0.25
205	Barn	2	Brick wall foundation	0.05- 0.32
206	Barn	2	Mid yellow brown natural sandy clay	0.25-0.5
301	Barn	3	Concrete forming barn floor	0-0.05
302	Barn	3	Black brick floor	0.05-0.2
303	Barn	3	Red brick line in floor	0.05-0.2
304	Barn	3	Brick wall foundation	0.05-0.4
305	305 Barn		Mid yellow brown natural sandy clay	0.2-0.4
401	Trench for septic tank		Dark brown grey silt topsoil	0-0.3
402	2 Trench for septic tank		Mid orange brown silty sand subsoil	0.3-0.7
403 Trench for septic tank		4	Mid orange brown natural sandy clay	0.7+
501			Concrete forming barn floor	0-0.05
502	Barn	5	Red brick floor	0.05-0.2
503	Barn	5 Mid yellow brown natural sandy clay		0.2-0.4
Driveway		6	Dark brown grey silt topsoil	0-0.4
Driveway		6	Mid yellow brown silty sand subsoil	0.4-0.65
700	Barn	7	Concrete forming barn floor	0-0.2
701	Barn	7	Mid orange brown silty sand subsoil	0.2-0.6
702	Barn	7	Mid yellow brown natural sandy clay	0.6+
800	Barn	8	Concrete forming barn floor	0-0.2
801	Barn	8	Mid orange brown silty sand subsoil	0.2-0.55
802	Barn	8	Mid yellow brown natural sandy clay	0.55+
900	Barn		Concrete forming barn floor	0-0.2
901	Barn	9	Mid orange brown silty sand subsoil	0.2-0.6
902	Barn	9	Mid yellow brown natural sandy clay	0.6+
1000	Barn	10	Concrete forming barn floor	0-0.2
1001	Barn	10	Mid yellow brown natural sandy clay	0.2-0.85
1100	Courtyard	11	Concrete forming courtyard surface	0-0.2

1101	Courtyard	11	Mid grey brown sandy clay rubbly hard-core levelling	0.2-0.6
1102	Courtyard	11	Mid yellow brown natural sandy clay	0.6+
1200	Courtyard	12	Dark brown grey silt rubbly topsoil	0-0.4
1201	Courtyard	12	Mid orange brown sandy clay subsoil	0.4-0.6
1202	Courtyard	12	Mid yellow brown natural sandy clay	0.6+
1301	Barn	13	Inside floor made of black bricks	0.05-0.2
1302	Barn	13	remains of partition wall- Red bricks	0.41
1303	Barn	13	Mid orange brown silty sand subsoil	0.14
1304	Barn	13	Ash, sand and rubble deposit	0.12
1305	Barn	13	Mid orange brown silty sand found under brick floor	0.10
1306	Barn	13	Mid yellow brown natural sandy clay	0.43-0.5
1307	Barn	13	Dark grey silty sandy clay natural (below 1306)	0.08+
1308	Barn	13	Red brick floor	0.05-0.2
1401	Barn -pig shed	14	Concrete forming barn pig shed floor	0.09
1402	Barn -pig shed	14	Patch of concrete under flooring	0.03
1403	Barn -pig shed	14	Red brick platform	0.05- 0.08
1404	Barn -pig shed	14	Brick line along concrete trough platform	0.05-0.2
1405	Barn -pig shed	14	Remains of cobble floor	0.10
1406	Barn -pig shed	14	Modern pig shed drain	N/A
1407	Barn -pig shed	14	Sand, rubble and ash surface (below cobbles)	0.22
1408	Barn -pig shed	14	remains of concrete floor	0.02
1409	Barn -pig shed	14	Mid orange brown sandy clay subsoil	0.41- 0.55
1410	Barn -pig shed	14	Dark grey silty sandy clay natural (below 1409)	0.09+
1501	Barn	15	Inside floor made of black bricks	0.05-0.2
1502	Barn	15	Sand and rubble	0.05
1503	Barn	15	Ash, sand and rubble deposit	0.15
1504	Barn	15	Mid orange brown sandy clay subsoil	0.27
1505	Barn	15	Dark grey silty sandy clay natural (below 1505)	0.23+
1601	Barn -pig shed	16	Concrete forming barn floor	0.09
1602	Barn -pig shed	16	concrete animal trough platform	0.05
1603	Barn -pig shed	16	Rubble, sand and ash	0.18
1604	Barn -pig shed	16	Mid orange brown sandy clay subsoil	0.12
1605	Barn -pig shed	16	Dark grey silty sandy clay natural (below 1505)	0.05+

Appendix II – Photographic Register

Photo no.	Direction facing	Description	
001		ID shot	
002	E	W facing section of septic tank pit	
003	E	W facing section of septic tank pit	
004	W	E facing section of septic tank pit	
005	S	N facing section of septic tank pit	
006	NW	Septic tank pit	
007	N	Existing floor at location of underpinning	
008	N	Existing floor at location of underpinning	
009	N	Section showing wall foundation	
010	S	Section showing floor layers	
011	W	Underpinning - working shot	
012	W	Underpinning - working shot	
013	W	Excavation of pipe trench - working shot	
014	W	Underpinning - working shot	
015	SW	Underpinning - working shot	
016	NW	Section of cable trench	
017	NW	Section of cable trench	
018	E	Section of trench through driveway	
019	N	Underpinning - working shot	
020	N	Underpinning - working shot	
021	W	Underpinning - working shot	
022	W	Underpinning - working shot	
023	N	Underpinning - working shot	
024	N	Underpinning - working shot	
025	W	Underpinning - working shot	
026	N	Underpinning - working shot	
027	N	Underpinning - working shot	
028	N	Underpinning - working shot	
029	W	Underpinning - working shot	
030	W	Service access pit - working shot	
031	W	Service access pit	
032	N	Section of service access pit	
033	SE	Service trench	
034	NE	SW facing section of service trench	
035	SE	Service trench	
036	NW	Underpinning - trench 15- inside building	
037	SW	Test pit in underpinning trench 15	

038	SW	Test pit in underpinning trench 15
039	NE	Underpinning trench 13
040	NE	Underpinning trench 13
041	WNW	Underpinning trench 13
042	WNW	Test pit in underpinning trench 13
043	NE	Wall -1302 in trench 13
044	WNW	Wall -1302 in trench 13
045	WNW	Deposit (1304)
046	WNW	Clay/ sand (1303)
047	WNW	General view of (1301), (1302) and (1308)
048	ESE	Underpinning trench 14.
049	SE	Brick floor (1403) in underpinning trench 14
050	SE	Concrete deposit above drain. Trench 14
051	SE	(1403) and (1402)in underpinning trench 14
052	NW	Parts of (1408) Trench 14
053	WNW	Remnants of cobble floor in trench 14
054	WNW	Cobble floor (1405)
055	ENE	Test pit -Trench 14
056	NE	General view of (1407)- Trench 14
057	NE	Modern drain (1406)
058	NE	Detail of drain (1406)
	NNE	Test pit in NE corner of trench 14
059		
060	NNE	Test pit in NE corner of trench 14
061	NW	Test pit- trench 16
062		Deposit (1407) Trench 14
063	NE NE	Underpinning trench and test pit- Trench 13
		Underpinning trench and test pit- Trench 13
065	NW	Test into brick floors 1301 and 1308
066	NW	Test into brick floors 1301 and 1308
067	NE	General view of northern end of building
068	SW	Test into brick floors 1301 and 1308
069	SSW	Test into brick floors 1301 and 1308
070	SSW	Modern concrete animal trough
071	WNW	View of building in use- trench 16
072	NNE	General view of building and trench 13
073	NNE	General view of building and trench 13
074	WNW	View of building in use- trench 14
075	NE	View of building in use- trench 14
076	N	General view of building
077	ESE	Northern end showing new concrete underpinning
078	SSW	General view of building
079	SSW	General view of building
080	NW	General view of building
081	N	General view inside shed. With trench 14

Appendix III—Drawing Register

Drawing no.	Plan or section	Description
001	Section	S facing section of service pit
002	Section	N facing section of underpinning trench
003	Section	S facing section of underpinning trench

7.1 OASIS Form ID:headland4-184836

Project details

Project name Spring Farm, Hopsford

Short description of the Archaeological watching brief on groundworks associated with the

project

conversion of a barn into a residential dwelling.

Project dates Start: 06-05-2014 End: 13-02-2015

Previous/future work No / No

Type of project Recording project

Site status None

Current Land use Other 2 - In use as a building

Investigation type "Watching Brief" **Prompt** Planning condition

Project location

Country England

Site location WARWICKSHIRE RUGBY WITHYBROOK Hopsford, Spring Farm,

Withybrook

Postcode CV7 9LL

Study area 800 Square metres

Site coordinates SP 4265 8378 52.449938846318 -1.372362706052 52 26 59 N 001 22

20 W Point

Height OD / Depth Min: 95m Max: 96m

Project creators

Name of Organisation Headland Archaeology Ltd

Project brief originator Local Authority Archaeologist and/or Planning Authority/advisory body

Project design

originator

James Newboult

Project

Antony Walsh director/manager

Project supervisor Joe Berry

Type of sponsor/funding body Developer

Project bibliography

Grey literature (unpublished document/manuscript)

Publication type

Title Hopsford Spring Farm

Author(s)/Editor(s) Berry, J. Date 2016

Issuer or publisher Headland Archaeology

Place of issue or publication

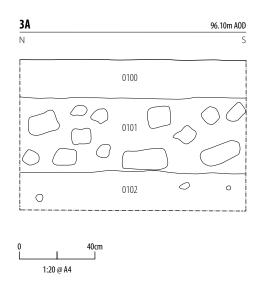
Bedfordshire

Description Grey Literature report of monitoring of groundworks associated with

the conversion of a barn into a residential building.

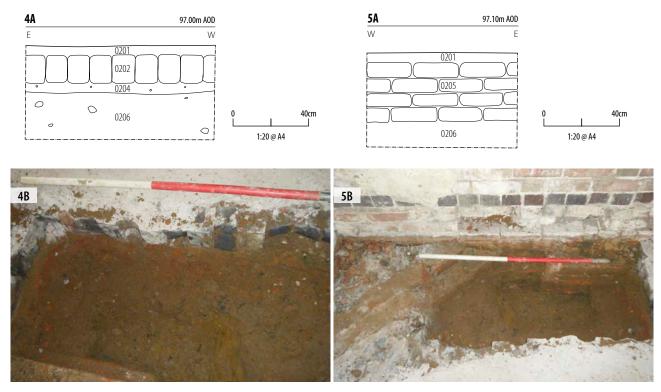
Entered by Joe Berry (joe.berry@headlandarchaeology.com)

Entered on 15 January 2016





ILLUS 3A-B W facing section of service pit



ILLUS 4A—B N facing section of underpinning in Trench 2 **ILLUS 5A—B** S facing section of underpinning in Trench 2



ILLUS 6 Cobble floor looking ESE (1405) underpinnig in Trench 14 **ILLUS 7** Partition wall looking ENE (1302) underpinning in Trench 13