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ARCHAEOLOGICAL SOLUTIONS LTD

**LAND AT 52 NORTHWOOD END ROAD, HAYNES,  
BEDFORDSHIRE MK45 3QB**

**AN ARCHAEOLOGICAL EVALUATION**

Authors: Mark Blagg-Newsome (Fieldwork and report)	
Illustrations: Thomas Light	
NGR: TL 1034 4174	Report No: 5214
District: Central Bedfordshire	Site Code: AS 1848
Approved: Claire Halpin MCIfA	Project No: P6680
	Date: 26 September 2016

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**ARCHAEOLOGICAL SOLUTIONS LTD**

**PI House, 23 Clifton Road, Shefford, Bedfordshire SG17 5AF  
Tel 01462 850483**

**Unit 6, Brunel Business Court, Eastern Way,  
Bury St Edmunds IP32 7AJ  
Tel 01284 765210**

**e-mail [info@ascontracts.co.uk](mailto:info@ascontracts.co.uk)  
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#### ***SUMMARY***

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**OASIS SUMMARY SHEET**

<b>Project details</b>			
<i>Project name</i>	<i>LAND AT 52 NORTHWOOD END ROAD, HAYNES, BEDFORDSHIRE MK45 3QB</i>		
<p><i>In September 2016 Archaeological Solutions Ltd (AS) carried out an archaeological evaluation on land at 52 Northwood End Road, Haynes, Bedfordshire MK45 3QB (NGR TL 1034 4174; Figs. 1-2). The evaluation was undertaken in compliance with a condition attached to planning approval to build a new detached dwelling (Central Bedfordshire Council Planning Reference CB/16/01479/FULL), based on the advice of the Central Bedfordshire Council (CBC) Archaeologists.</i></p> <p><i>The evaluation revealed an undated pit. There was no evidence of significant ground disturbance and therefore had archaeological remains been present they would likely have been preserved.</i></p>			
<i>Project dates</i>	<i>September 2016</i>		
<i>Previous work (Y/N)</i>	<i>N</i>	<i>Future work</i>	<i>TBC</i>
<i>P. number</i>	<i>6680</i>	<i>Site code</i>	<i>AS1848</i>
<i>Type of project</i>	<i>Archaeological Trial Trench Evaluation</i>		
<i>Site status</i>	<i>-</i>		
<i>Current land use</i>	<i>Garden</i>		
<i>Planned development</i>	<i>Residential</i>		
<i>Main features (dates)</i>	<i>Undated pit</i>		
<i>Significant finds</i>	<i>Animal bone</i>		
<i>Project location</i>			
<i>County/ District/ Parish</i>	<i>Bedfordshire</i>	<i>Central Bedfordshire</i>	<i>Haynes</i>
<i>HER/ SMR for area</i>	<i>Central Bedfordshire Council Historic Environment Record</i>		
<i>Post code (if known)</i>	<i>MK45 3QB</i>		
<i>Area of site</i>	<i>650m2</i>		
<i>NGR</i>	<i>TL 1034 4174</i>		
<i>Height AOD (max/min)</i>	<i>c.85m AOD</i>		
<i>Brief issued by</i>	<i>Advice from Central Bedfordshire Council</i>		
<i>Project Supervisor</i>	<i>Archaeological Solutions Ltd</i>		
<i>Funded by</i>	<i>PRJ Developments Ltd</i>		
<i>Full title</i>	<i>Land at 52 Northwood End Road, Haynes, Bedfordshire MK45 3QB. An Archaeological Evaluation</i>		
<i>Authors</i>	<i>Blagg-Newsome, M.</i>		
<i>Report No.</i>	<i>5214</i>		
<i>Date (of report)</i>	<i>September 2016</i>		

**LAND AT 52 NORTHWOOD END ROAD, HAYNES,  
BEDFORDSHIRE MK45 3QB**

**AN ARCHAEOLOGICAL EVALUATION**

**SUMMARY**

*In September 2016 Archaeological Solutions Ltd (AS) carried out an archaeological evaluation on land at 52 Northwood End Road, Haynes, Bedfordshire MK45 3QB (NGR TL 1034 4174; Figs. 1-2). The evaluation was undertaken in compliance with a condition attached to planning approval to build a new detached dwelling (Central Bedfordshire Council Planning Reference CB/16/01479/FULL), based on the advice of the Central Bedfordshire Council (CBC) Archaeologists.*

*The evaluation revealed an undated pit. There was no evidence of significant ground disturbance and therefore had archaeological remains been present they would likely have been preserved.*

**1 INTRODUCTION**

1.1 In September 2016 Archaeological Solutions Ltd (AS) carried out an archaeological evaluation on land at 52 Northwood End Road, Haynes, Bedfordshire MK45 3QB (NGR TL 1034 4174; Figs. 1-2). The evaluation was undertaken in compliance with a condition attached to planning approval to build a new detached dwelling (Central Bedfordshire Council Planning Reference CB/16/01479/FULL), based on the advice of the Central Bedfordshire Council (CBC) Archaeologists.

1.2 The evaluation was undertaken in response to advice received by the client and AS from the Central Bedfordshire Council Archaeologists (CBC). The evaluation was undertaken in accordance with a written scheme of investigation (specification) prepared by AS (dated 5<sup>h</sup> July 2016), and approved by CBC. The project conformed to the Chartered Institute for Archaeologists (CIfA) *Code of Conduct and Standard and Guidance for an Archaeological Evaluation* (2014), and the document *Standards for Field Archaeology in the East of England* (Gurney 2003).

1.3 The evaluation aimed to:

- to determine the location, extent, nature and date of any archaeological features or deposits that may be present; and
- to provide information on the integrity and state of preservation of

any archaeological features or deposits that may be present

1.4 The Stage 1 evaluation was to be carried out as the initial stage of a planning condition (No. 10) on the planning approval. If significant archaeological remains were revealed, further archaeological investigation, in accordance with an additional brief, may have been required by the CBC Archaeologists.

## **Planning Policy Context**

1.5 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.6 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

## **2 SITE DESCRIPTION**

2.1 Haynes is a dispersed settlement divided between the village, Haynes Church End c. 2km to its south-west and Haynes West End beyond. The site lies towards the eastern extent of Haynes, in the area known as Northwood End, which is also recorded as a medieval settlement (HER 17043).

2.2 The site fronts Northwood End Road which runs on a roughly north-west to south-eastern alignment from Haynes. To the immediate north-west of the site is Hill Farm. The site covers an area of approximately 650m<sup>2</sup> and comprises former garden associated with No. 52 Northwood End Road.

### **3 TOPOGRAPHY, GEOLOGY AND SOILS**

3.1 Haynes is situated on the Bedfordshire Greensand Ridge, which comprises a sandstone escarpment located to the north of the Chiltern Hills and south of the valley of the Great River Ouse. The ridge is an area of gently rolling hills and small valleys, and is heavily wooded in parts. The site lies at c.85m AOD and the surrounding relief slopes southwards. A small watercourse flows west to eastwards 600m to the south of the site and drains into the River Flit, which is situated 3.5km to the south-south-east. The site lies on bedrock geology of Woburn Sands Formation, which is sandstone sedimentary bedrock formed approximately 100 - 125 million years ago during the Cretaceous Period. It is overlain by a drift geology of Oadby Member Diamicton, which are superficial Quaternary deposits.

### **4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

4.1 A desk-based assessment was prepared by AS prior to determination of the planning application (Higgs 2016). In summary:

#### *Prehistoric*

*There is a paucity of information regarding the prehistory and history of the parish and village as a whole. Whilst the fertile floodplains of watercourses such as the Great River Ouse would have been subject to the earliest exploitation and occupation, it is known from elsewhere along the Bedfordshire Greensand Ridge that the uplands were occupied from probably the Mesolithic, and certainly the Bronze Age, onwards.*

*However, no prehistoric artefacts are known from the vicinity of the site and evidence of prehistoric activity is attested only by cropmark and earthwork evidence. A rectilinear cropmark enclosure with smaller enclosures attached located to the south-west of Northwood End Farm and 800m to the north-west of the site (HER 1636). A fairly large polygonal enclosure cropmark has been identified at Northwood End and 300m to the site's east (HER 10155), whilst further cropmark enclosures are known at North Lane (HER 16704) and Silver End (HER 16708 & 16709). A further rectilinear enclosure and other cropmarks are recorded 400m to the south-west of the site and whilst undated, have the potential to add to the archaeological record for the prehistoric period in Haynes (HER 19626).*

#### *Roman*

Until recently, there is little evidence for Romano-British occupation in the vicinity of Haynes, with activity presumably focussed upon the Roman villa and cemetery at Shefford 4.5km to the south-east. Roman finds were limited to a late Roman corn-drying oven found in antiquity to the west of St Mary's Church (Page 1908), isolated coin finds including one of Constantius (AD 293 – 306) found at Silver End (HER 16289), and scatters of pottery, such as those found at Silver End (HER 10474) and at Northwood End and 220m to the south-east of the site (HER 3468).

However, there was notable evidence to grant Haynes a prominent location within the Roman landscape on the basis of its proximity to the Roman road network. The Viatores have suggested that the course of the supposed Ickleford to Medford Roman road follows the present-day route of the A600, which runs roughly north to southwards 800m to the site's north-east (Viatores No. 210; HER 10480). The possible alignment of another Roman road between Bedford and Haynes has been traced using cropmark and earthwork evidence to the west of the village and may have run within 250m of the site (HER 3639). The site of a Roman ditch and/or agger, and thus possibly a road, is also recorded at Silver End (HER 10478).

Most significant for the understanding of the Romano-British period in Haynes was the discovery of the 'Haynes Hoard' by metal detecting in 1998 (HER 748). Found 600m to the west of the site, it comprised a large hoard of silver coins, mainly 4<sup>th</sup> century in date, found with three silver spoons, two gold rings, three silver rings, three silver ring fragments and two fragments of a silver necklace clasp. The excavation conducted after the discovery of the Haynes Hoard (HER EBD843) also yielded nine silver coins and other assorted metal artefacts, two small sherds of Nene Valley ware and numerous fragments of tile. The natural stratigraphy surrounding the findspot appeared undisturbed, and there was no evidence of any other features associated with the deposition of the hoard.

#### Anglo-Saxon

No Anglo-Saxon finds are recorded in the Haynes area, yet place name evidence suggests a Saxon origin for Haynes either from Hagen-naess, meaning a 'spur of land belonging to Hagen' or Hawe-naess; 'an enclosure or yard on a spur of land'. The Domesday Book also confirms the 11<sup>th</sup> century existence of manors at Hagenes or Haynes, the largest of which was assessed at five hides with land for eight ploughs and was held by Hugh de Beauchamp. The core of the early settlement of Haynes is judged to have lain at Church End c. 2km to the south-west, but it is possible the site lay within the smaller manor of Haynes Grange, which is first mentioned in 1150, when it was presented by Pain and Rose de Beauchamp to the priory of Chicksands.

#### Medieval

During the medieval period, the focus of settlement remained on Church End, which itself was dominated by Haynes Park (HER 13958). A park at Haynes is first mentioned in 1312, and in 1368 it is recorded that there was insufficient woodland to enable its enclosure. An increasing population from the later 11<sup>th</sup> century onwards led to pressure on such existing settlement patterns and the establishment of satellite settlements, frequently on the edge of parishes. Such settlements are often known as 'Ends' and Northwood End is an example of settlement expansion in the medieval period, probably 12<sup>th</sup> – 13<sup>th</sup> centuries (HER 17043). Place-name evidence from the 1839 tithe map also suggests that a village green existed just to the west of the road intersection at Northwood End (HER 14973).

The HER database reveals that the site lies within the medieval settlement of Northwood End, which was centred on the Northwood End Road (HER 17043). However, only limited evidence of medieval occupation is known, including pottery and traces of medieval buildings identified 180m to the north-west of the site (HER



10183). Two clay banks enclosing a cobbled yard, which had been resurfaced many times, were recorded during pipe laying less than 150m to the north (HER 14969). The banks produced small amounts of 16<sup>th</sup> – 17<sup>th</sup> century pottery, whilst a 14<sup>th</sup> century windmill at Northwood End is judged to have stood 350m to the north-west (HER 3177).

In common with much of the Bedfordshire Greensand Ridge, the medieval landscape of the wider Haynes area was dominated by woodland such as Pedley Wood, Chicksands Wood and Warren Great Wood, which are ancient woodlands (HERs 9142 & 13188). To the south-east also lies Rowney Warren, which was part of Rowney Grange and to which a grant of free warren was granted in 1252 (HER 14565), whilst place-name evidence also indicates a medieval origin for Deadmans, Deadmans Croft Field and Deadman's Cross, which stand to the east (HER 14972).

#### Post-medieval & early modern

As suggested previously, the post-medieval and early modern history of Haynes is relatively unexplored, cartographic evidence attests to its dispersed settlement form with extensive roadside squatting. The parish was never subject to enclosure and the manor of Haynes Grange, which may have incorporated Northwood End and thus the site, was held in undisturbed possession of the priory of Chicksands until Dissolution. In 1587, both manor of Haynes Grange and Chicksands were sold to Peter Osborn and have remained in the Osborn family. The parish of Haynes tithe map, which dates to 1839, confirms that Hill Farm and thus the land that later became the site, was owned by Sir John Osbourne, 5<sup>th</sup> Baronet.

The post-medieval period is represented in Haynes by a significant number of findspots. Three Grade II listed post-medieval dwellings are recorded, comprising Nos. 3, 28 and 78 - 80 Northwood End Road (HERs DBD10, 4976, DBD1210, 13138, DBD2124 & 4974), whilst No. 16 Plummers Lane is the site of a post-medieval cottage, now demolished (HER 12708). A pre-1839 farmstead of Hill Farm, which lies to the immediate north-west of the site, is indicated to the north of the extant farm complex (HER 19624). The post-medieval period is also represented by industrial activity in the form of a sand pit, brickworks and water mill (HERs 2553, 7132 & 14970).

A large number of extant, early modern residential dwellings are also recorded in the vicinity of the site and include the Grade II listed 18<sup>th</sup> and 19<sup>th</sup> century house of No 10 Northwood End Road, which is known as The Old Mill House (HERs DBD187 & 4961). Hill Farm, which lies to the immediate north-west of the site, is a mid 19<sup>th</sup> century farmhouse and farmstead of Model Farm plan (HER 15536), whilst to the south-east Standalone Farm is an 18<sup>th</sup> century farmhouse and formerly Grade III listed (HER 4971). Also to the south-east of the site stands The Greyhound public house, which is 18<sup>th</sup> – 19<sup>th</sup> century and formerly Grade III listed (HER 4970), whilst its competitors The Red Lion and The White Horse are 18<sup>th</sup> century in origin (HERs 4972 & 13147).

#### Modern

Both the parish and village of Haynes have been subject to only small-scale development in the 20<sup>th</sup> century. The Haynes Estate was sold at auction in 1914 and sales particulars and associated plans reveal that the estate was centred on Haynes Park and Church End, and thus neither Hill Farm nor the site were included in the estate. Lot 194 was listed as Nos. 52, 53, 54, 55 & 56 Northwood End, yet they were described as 'an imposing terrace of five freehold cottages built in white stock brick with tiled roofs, with neat front gardens, situated between Pudding Bag Lane and the entrance drive to Haynes Park', rather than the site itself; thereby suggesting a renumbering of the street properties.

As noted previously, Hill Farm and thus the site were owned by the Osborn family, and at the time of the Victoria County History was held, as part of the wider Chicksands estate, by Sir Algernon Kerr Butler Osborn. On 29<sup>th</sup> September 1920, 97 acres of this land was purchased from Sir Algernon Kerr Butler Osbourne, 7<sup>th</sup> Baronet of Chicksands, by Bedfordshire County Council under the Smallholdings and Allotment Act 1908, and the subsequent Smallholdings Report map, which dates to 1925, indicates this included both Hill Farm and the site. Little is known about the later 20<sup>th</sup> century development of the site, although the detached dwelling of No. 52 Northwood End Road dates to the early 1950s. It is possible the property was developed by Bedfordshire County Council in association with the multiple tenancy of Hill Farm, such as that depicted by the 1925 Smallholdings Report

## 5 METHODOLOGY

5.1 As required by CBC, a 5% sample of the site of the new dwelling and access was subject to trial trenching, with a further c.1% contingency for further trenching to further investigate features/deposits as necessary. Two trenches of 10m x 1.6m were excavated under close archaeological supervision using a mechanical excavator fitted with a toothless ditching bucket (Fig. 3).

5.2 Exposed sections were cleaned by hand and examined for archaeological features. Deposits were recorded using *pro forma* recording sheets, drawn to scale and photographed as appropriate. Excavated spoil was searched for archaeological finds and the excavated trenches were scanned with a metal detector.

## 6 DESCRIPTION OF RESULTS

6.1 The trench description is presented below:

### Trench 1 (Figs. 3-4)

Sample section 1A: north west end, south west facing 0.00 = 85.25m AOD		
0.00 – 0.20m	L1000	Topsoil. Firm, dark grey brown clay silt with occasional small, sub-angular and sub-rounded flint.
0.20 - 0.71m	L1001	Subsoil. Firm, mid red brown clay silt with moderate small, sub-angular and sub-rounded flint.
0.71m+	L1002	Natural deposits. Compact, light grey yellow chalky clay with frequent small, sub-angular and sub-rounded flint.

Sample section 1B: south east end, north east facing 0.00 = 85.09m AOD		
0.00 – 0.15m	L1000	Topsoil. As above
0.15 - 0.50m	L1001	Subsoil. As above
0.50m+	L1002	Natural deposits. As above

*Description: Trench 1 contained undated Pit F1003.*

Pit F1003 was sub circular in plan (1.71 x 0.40+ x 0.31m). It had gently sloping, slightly irregular sides and a concave base. Its fill, L1004, was a compact, light grey brown clay silt with moderate small, sub-rounded and sub-angular flint. It contained animal bone (38g).

## **Trench 2** (Figs. 3-4)

Sample section 2A: south west end, north west facing		
0.00 = 84.87m AOD		
0.00 – 0.24m	L1000	Topsoil. As above
0.24 - 0.47m	L1001	Subsoil. As above
0.47m+	L1002	Natural deposits. As above

Sample section 2B: north west end, south east facing		
0.00 = 85.12m AOD		
0.00 – 0.23m	L1000	Topsoil. As above
0.23 - 0.39m	L1001	Subsoil. As above
0.23m+	L1002	Natural deposits. As above

*Description: Trench 2 contained no archaeological features or finds.*

## **7 CONFIDENCE RATING**

7.1 It is not felt that any factors inhibited the identification of archaeological features or finds.

## **8 DEPOSIT MODEL**

8.1 Uppermost Topsoil L1000 was a firm, dark grey brown clay silt with occasional small, sub-angular and sub-rounded flint. L1000 overlay Subsoil L1001, a firm, mid red brown clay silt with moderate small, sub-angular and sub-rounded flint. The underlying natural geology, L1002, was a compact, light grey yellow chalky clay with frequent small, sub-angular and sub-rounded flint (0.23 – 0.71m below the current ground surface).

## **9 DISCUSSION**

9.1 There is a paucity of information regarding the prehistory and history of the parish and village. While the fertile floodplains of watercourses such as the Great River Ouse would have been subject to the earliest exploitation and occupation, it is known from elsewhere along the Bedfordshire Greensand Ridge that the uplands were occupied from probably the Mesolithic, and certainly the Bronze Age,

onwards. During the medieval period, the focus of settlement remained on Church End, which itself was dominated by Haynes Park (HER 13958), and the HER database reveals that the site lies within the medieval settlement of Northwood End, which was centred on the Northwood End Road (HER 17043).

9.2 The evaluation revealed an undated pit. There was no evidence of significant ground disturbance and therefore had archaeological remains been present they would likely have been preserved.

## **10 DEPOSITION OF THE ARCHIVE**

10.1 A full archive will be prepared for all work undertaken, and deposited with the local museum (Bedford – Accession No. BEDFM:2016.48).

## **ACKNOWLEDGEMENTS**

Archaeological Solutions Ltd (AS) would like to thank Mr Robbie Scott of PRJ Developments Ltd for funding the evaluation and for assistance on site.

AS is also pleased to acknowledge the input and advice of Mr Martin Oake and Mr Bill Boismier of Central Bedfordshire Council (CBC).

## **BIBLIOGRAPHY**

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Soil Survey of England and Wales, 1983  
*Legend for the 1:250,000 Soil Map of England and Wales* (Harpenden, Soil Survey of England and Wales)

PHOTOGRAPHIC INDEX



1  
View of Trench 1 looking south-east



2  
F1003 in Trench 1 looking north-east



3  
Sample Section 1A in trench 1 looking north-east



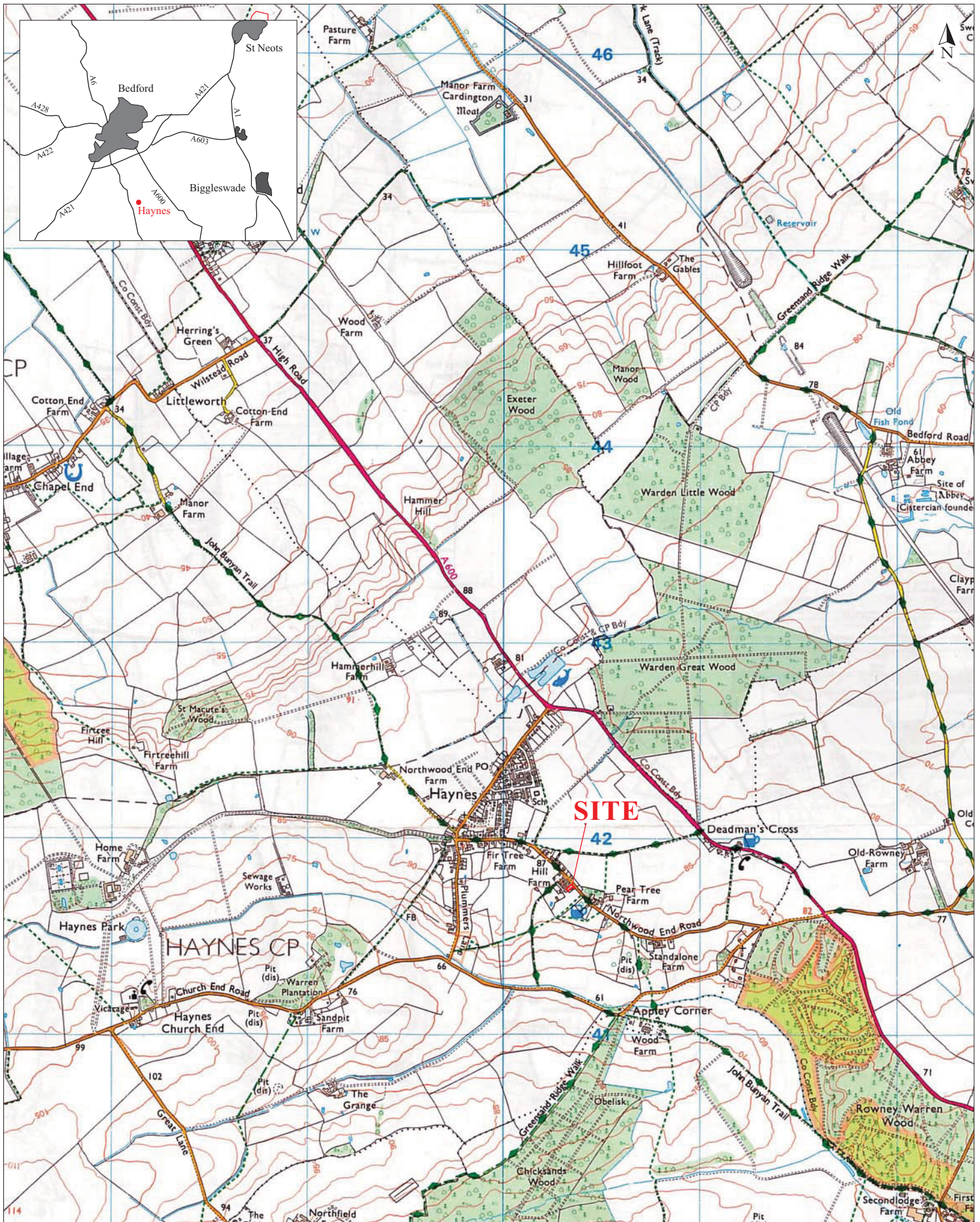
4  
Sample Section 1B in Trench 1 looking south-west



5  
View of Trench 2 looking north-east

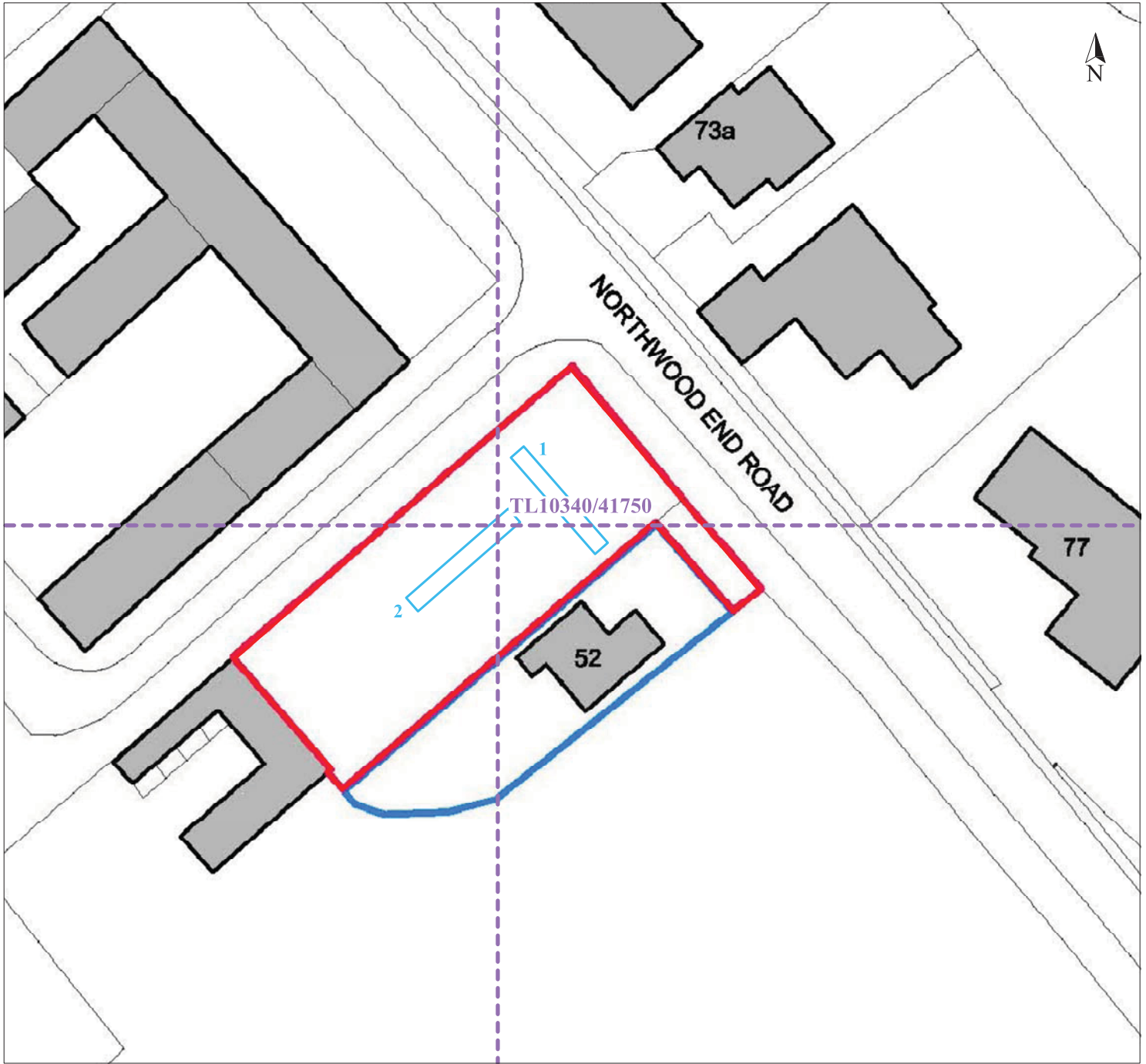


6  
Sample Section 2A in Trench 2 looking north-west



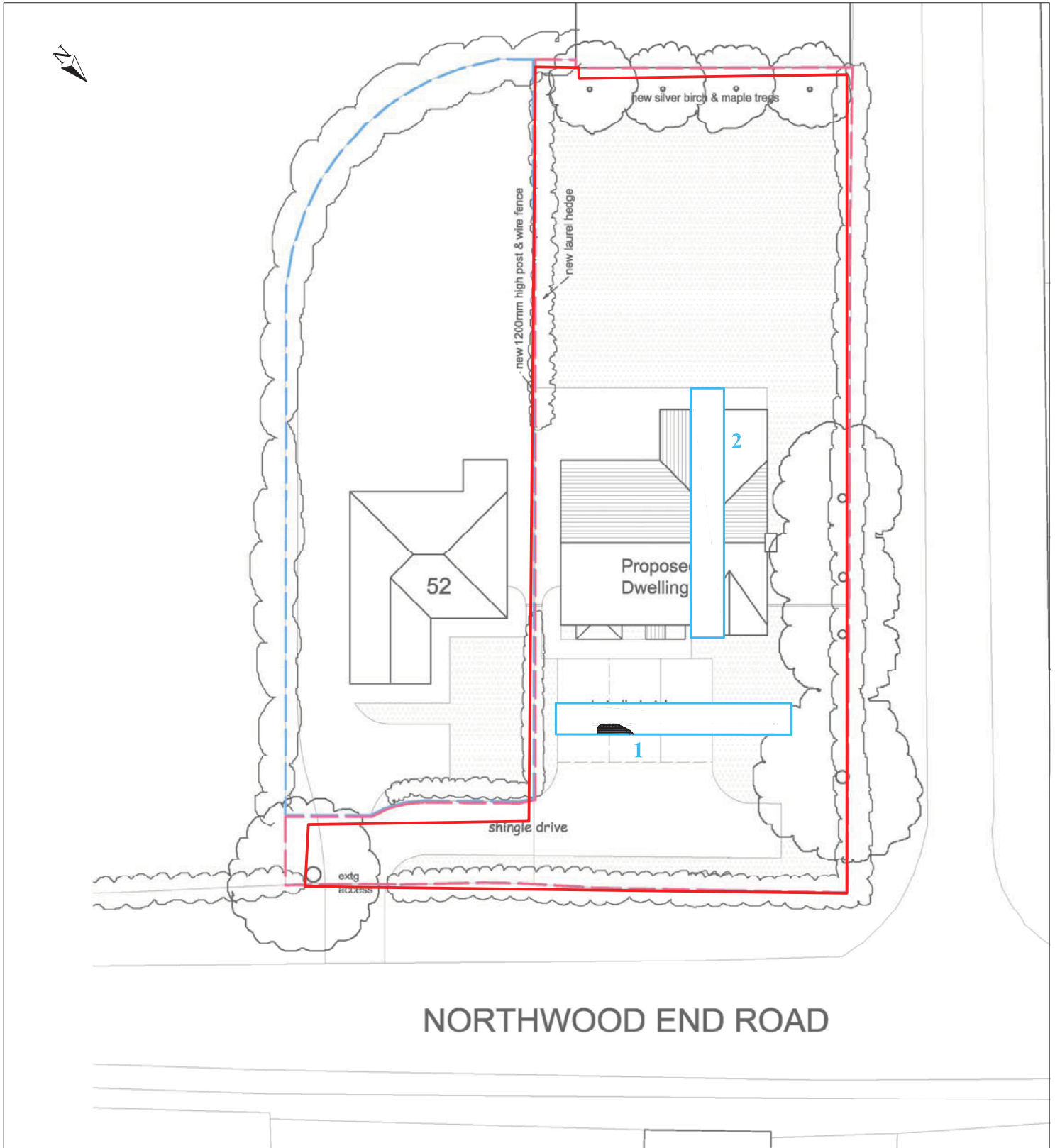
Reproduced from the 1999 Ordnance Survey 1:25000 map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

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**Fig. 1 Site location plan**  
 Scale 1:25,000 at A4  
 Northwood End Road, Haynes, Bedfordshire (P6680)



<i>Archaeological Solutions Ltd</i>
<b>Fig. 2 Detailed site location plan</b>
Scale 1:500 at A4
Northwood End Road, Haynes, Bedfordshire (P6680)

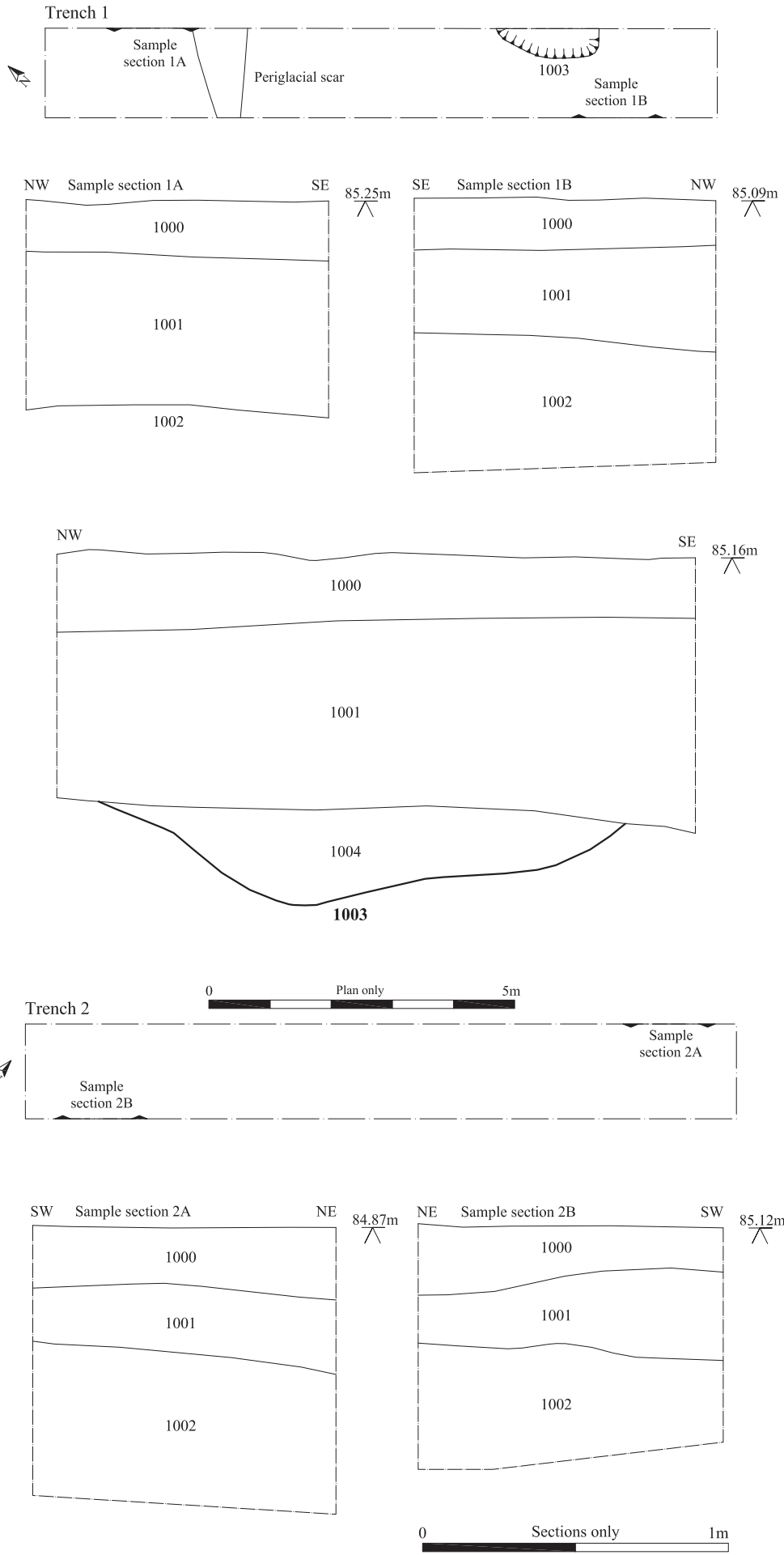




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**Fig. 3 Trench locations on proposed plan**

Scale 1:250 at A4  
 Northwood End Road, Haynes, Bedfordshire (P6680)



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**Fig. 4 Trench plans and sections**

Scale 1:100 and 1:20 at A4

Northwood End Road, Haynes, Bedfordshire (P6680)