LAND AT WHITE GABLES BROOKS ROAD RAUNDS NORTHAMPTONSHIRE

ARCHAEOLOGICAL STRIP, MAP AND SAMPLE INVESTIGATION

Albion archaeology





LAND AT WHITE GABLES BROOKS ROAD RAUNDS NORTHAMPTONSHIRE

ARCHAEOLOGICAL STRIP, MAP AND SAMPLE INVESTIGATION

Project: WG2308 OASIS ref: albionar1-166837

> Document: 2014/13 Version 1.0

Compiled by	Checked by	Approved by	
Marcin Koziminski	Christiane Meckseper	Drew Shotliff	

4th February 2014

Produced for:

Donna and Brian Gavin

© Copyright Albion Archaeology 2014, all rights reserved



Contents

1	INT	RODUCTION	4	
	1.1	Project Background	4	
	1.2	Site Location, Topography and Geology	4	
	1.3	Archaeological Background	5	
	1.4	Project Objectives	5	
2	ME	THODOLOGY	7	
	2.1	Standards	7	
	2.2	Archaeological Investigation and Recording	7	
	2.3	Archive	8	
3	RES	SULTS	9	
	3.1	Introduction	9	
	3.2	Building Footprint	9	
	3.3	Test Pit on Site of Garages	10	
	3.4	Artefacts	10	
4	COI	NCLUSIONS AND SIGNIFICANCE	13	
5	5 BIBLIOGRAPHY 14			

LIST OF FIGURES

Figure 1: Site location plan

Figure 2: All features plan, sections and photographs

Figure 3: Selected late Saxon and medieval heritage assets near the development site

The figures are bound at the back of the report.



Preface

Every effort has been made in the preparation of this document to provide as complete a summary as possible within the terms of the method statement. All statements and opinions in this document are offered in good faith. Albion Archaeology cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.

Acknowledgements

The project was commissioned by Donna and Brian Gavin of White Gables, Brooks Road, Raunds and monitored on behalf of the Local Planning Authority by Liz Mordue, Assistant Archaeological Advisor for Northamptonshire County Council.

This report has been prepared by Marcin Koziminski (Archaeological Supervisor), who also undertook the fieldwork. The finds were analysed by Jackie Wells (Artefacts Officer) and illustrations prepared by Joan Lightning (CAD Technician). Environmental soil sample processing was by Slawomir Utrata (Assistant Supervisor).

Albion Archaeology St Mary's Church St Mary's Street Bedford, MK42 0AS 2: 0300 300 4937

Fax: 0300 300 8209

E-mail: office@albion-arch.com Website: www.albion-arch.com

Version History

Version	Issue date	Reason for re-issue	
1.0	04/02/2014	n/a	

Key Terms

The following terms or abbreviations are used throughout this report:

AAA	Assistant Archaeological Advisor for NCC

DBA Desk-based assessment
DS Development site

HER Historic Environment Record
IfA Institute for Archaeologists

NCC Northamptonshire County Council WSI Written scheme of investigation



Non-Technical Summary

Planning permission (EN/13/01575/FUL) was granted by East Northamptonshire Council for the erection of a new house with two associated garages at White Gables, Brooks Road, Raunds, Northamptonshire.

Because the proposed development lies in an archaeologically sensitive area of medieval and post-medieval activity, the Assistant Archaeological Advisor for Northamptonshire County Council (AAA) advised that a condition should be attached to the planning permission requiring the implementation of a mitigation programme of archaeological strip, map and sample investigation.

Albion Archaeology was commissioned to carry out the archaeological works, the approach to which was specified in a written scheme of investigation that was approved by the AAA prior to commencement of fieldwork.

The investigations revealed medieval and post-medieval ditches on a NW-SE alignment within the footprint of the proposed building. The function of the ditches is uncertain. It is likely that they represent boundary and/or drainage ditches. Remains of a modern hedgerow were also recorded.

A test pit excavated within the footprint of the proposed new garages revealed no archaeological remains.

No evidence for medieval or post-medieval settlement was revealed within the investigation area. However, the good preservation of pottery within the ditch fills and a moderate assemblage of charred plant remains suggest the presence of a focus of domestic activity in the vicinity. In 2010, evidence for medieval settlement was revealed within evaluation trenches dug 50–100m to the NE and SE of the current investigations.

The ditches on the development site are roughly parallel to current property boundaries. This could indicate that plots existed along Brooks Road from the medieval period onwards. The lack of settlement features on the site suggests that the area was part of a backyard or garden plot in between Brooks Road and the settlement to the east.

The late Saxon pottery recovered from the subsoil is the north-easternmost discovery of remains of this period within Raunds. While it was residual in a medieval context it is nevertheless of importance as it indicates some level of Saxon activity in the vicinity of the development site.

The results of the archaeological investigation have added to the knowledge and understanding of the origin and development of nucleated and dispersed medieval settlements in eastern Northamptonshire. However, in the context of Raunds itself, the discovered remains are of local significance only.



1 INTRODUCTION

1.1 Project Background

Planning permission (EN/13/01575/FUL) was granted by East Northamptonshire Council for the erection of a new dwelling at White Gables, Brooks Road, Raunds, Northamptonshire. The new dwelling will incorporate the conversion of an existing outbuilding and be accompanied by the construction of associated garages.

As the proposed development lies in an archaeologically sensitive area, a condition was attached to the planning permission requiring the implementation of a programme of archaeological work. This condition was in accordance with *National Planning Policy Framework – Section 12: Conserving and enhancing the historic environment*¹.

A brief was issued by the Assistant Archaeological Advisor (AAA) for Northamptonshire County Council requiring a mitigation programme of archaeological strip, map and sample investigation, concentrating on the areas of new construction (NCC 2013).

Albion Archaeology was commissioned to carry out the strip, map and sample investigation, the approach to which was specified in a written scheme of investigation (WSI) (Albion Archaeology 2013), which was approved by the AAA prior to commencement of fieldwork.

1.2 Site Location, Topography and Geology

Raunds lies in the eastern part of Northamptonshire to the east of the River Nene and the immediate south-east of the A45. Brooks Road leads north-eastwards out of Raunds, off the B633 Midland Road. White Gables is one of a small number of properties that lie on the south side of Brooks Road just beyond its junction with Midland Road (Figure 1).

The development site (DS) consists of the White Gables private dwelling, a modern two-storey building, with an existing outbuilding / garage to its rear. Both buildings have a wide driveway and are set in a landscaped garden. Low hedges surround the property and it is bordered to the west by a further residential property and to the east by an open field.

Raunds lies near the top of a small limestone plateau on the eastern flanks of the River Nene valley. The development site is mainly level ground with a gentle, SE-NW slope, changing from 60–55m OD. It is centred on national grid reference TL 003 733.

The underlying bedrock geology consists of an outcrop of the Great Oolite Group of sandstone, limestone and argillaceous rocks by the sides of the river

¹ National Planning Policy Framework, published by the Department for Communities and Local Government (2012). Available at:

http://www.communities.gov.uk/publications/planningandbuilding/nppf.



Nene's alluvial banks. At the edges of Raunds, and including the area of the DS, this changes to Oxford Clay Formation mudstone. There are no superficial deposits recorded².

1.3 Archaeological Background

Raunds is a small town that originated as a series of medieval villages or hamlets, focussing on the confluence of several small tributaries of the River Nene. The archaeology of the town has been described in detail in the publication of the Raunds Area Project investigations undertaken between 1977 and 1987 (Audouy and Chapman 2009). Saxon settlement at Raunds seemed to consist of two foci, a southern one at Thorpe End and a further one in the northern part of Raunds. The latter has its origin in two manorial sites, Furnells Manor to the west of the High Street and Burystead Manor to the east. A third manor, Gages Manor, was located to the south of the parish church.

Furnells and Burystead Manors were subject to extensive excavations as part of the Raunds Area Project. Burystead manor was located to the south of Midland Road, *c*. 250m to the SW of the development site (Figure 3). A transcription of Faden's *The County of Northampton Map* of 1779 (2nd edition of 1791) in a desk-based assessment (DBA) of Northale End (Capita Symonds 2009) shows the main elongated settlement surrounded by agricultural fields. A road leads from the core of the settlement north-eastwards, following the line of the brook; it is lined intermittently with small conglomerations of buildings. It is likely that this road follows the line of Brooks Road.

An evaluation in 2010 revealed evidence for medieval settlement c. 50–100m to the NW, as well as immediately to the SE, of the DS. The trenches nearest to the DS (Trench 18 and 20a) contained pits and ditches which produced medieval pottery. A post-medieval hearth was also recorded, cutting into a layer sealing further medieval deposits (Coates and Richmond 2011; NCC 2013). There was, therefore, a high potential that similar remains might extend into the DS itself.

1.4 Project Objectives

The research agenda and strategy for investigations within Northamptonshire are provided by Cooper (2006) and supplemented by Knight *et al* (2012): *East Midlands Heritage: An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands*. These documents are a vital tool for the assessment of any heritage asset within its local, regional and national historic environment setting.

Based on the results of the adjacent evaluation, it was anticipated that the DS would provide evidence of at least two phases of activity: medieval and post-medieval.

The research agenda for the East Midlands states that more work is needed to understand the origin and development of all types of nucleated and dispersed medieval settlement in Northamptonshire (Knight *et al* 2012 Objectives 7.2.1

_

² Contains British Geological Survey materials © NERC [2013]



and 7.2.2), this also includes the detailed study of manors and manorial estates (Knight *et al* 2012 Objectives 7.3) and their relationship with surrounding and later settlement.

The specific project research objectives for the archaeological investigations were therefore formulated as follows:

The general aims of the excavation programme were:

- To determine and understand the date, nature, function and character of any past activity within the development site, in terms of its cultural and environmental setting;
- To establish whether and how far the medieval and post-medieval settlement evidence, that was revealed to the NW and SE of the site, extended into the DS:
- To determine the nature of the potential medieval and post-medieval activity on the site and any break/continuity between them;
- To recover artefactual and environmental materials to assist in understanding the cultural and economic basis of former settlements, and indications of change over time;
- To produce a site archive for future deposition with an appropriate museum, and to provide information for accession to the Northamptonshire HER.

The research aims were reviewed throughout the project to ensure that:

- they were still relevant to the data being uncovered;
- methodologies were still appropriate.

A preliminary key review stage took place once all overburden had been removed. It was at that stage that all features were visible and, once planned, detailed strategies for their sample excavation were established.

The principal outcome of the works was the production of a report that fully described the results of all the archaeological works and findings (this document).



2 METHODOLOGY

2.1 Standards

The standards and requirements set out in the following documents were adhered to throughout the project:

•	Albion Archaeology	Procedures Manual: Volume 1 Fieldwork (2nd edition, 2001).
•	English Heritage	Management of Research Projects in the Historic Environment (MoRPHE) Project Managers' Guide (2006)
		Environmental Archaeology: A Guide to the Theory and Practice of Methods, from sampling and recovery to post-excavation (2011)
•	Archaeological Archives Forum	Archaeological Archives: A Guide to best practice in creation, compilation, transfer and curation (updated 2011)
•	IfA	By-Laws and Code of Conduct Standard and Guidance for Archaeological Excavation (updated 2008), an Archaeological Watching Brief (updated 2008), finds (updated 2008) and archives (2007)

2.2 Archaeological Investigation and Recording

Archaeological works took place between 14th and 16th January 2014. The extent of the works was agreed in advance by the AAA. There were two components (Figure 1):

- 1. The strip, map and sample investigation was undertaken within the footprint of a proposed new house and encompassed an area of *c*. 9.5m by 14.5m.
- 2. The excavation of a test pit was monitored within the existing access drive in the area of proposed two new garages. It was *c*. 1.8m x 1.8m x 0.5m deep.

The overburden was removed by a mechanical excavator fitted with a flat-edged 'ditching' bucket, operating under close archaeological supervision. Once archaeological remains or the upper surface of undisturbed geological strata were reached, machine excavation ceased and no machine movement across the stripped area was permitted. The spoil heaps were scanned for artefacts recovery on a regular basis and a metal detector was used routinely both to check spoil and to locate potential metal artefacts in advance of the excavation of features.

All archaeological features were investigated by hand and recorded using Albion Archaeology's *pro formae* sheets; they were also drawn and photographed as appropriate. All deposits revealed were recorded using a unique number sequence, commencing at 1. Context numbers in square brackets refer to the cuts [**] and round brackets to fills or layers (**). The development site was



inspected by the AAA on the first day of investigation. A full methodology is provided in the WSI (Albion 2013).

2.3 Archive

An integrated project archive (including both artefacts/ecofacts and project documentation) was prepared on completion of the project. As the AAA brief notes (NCC 2013, p. 7), there is currently no archaeological archive depository able to accept material from this part of the county, although the issue is being actively addressed and it is hoped that suitable facilities will be available within 3–5 years.

Details of the project and its findings will be submitted to the OASIS database (ref: albionar1-166837) in accordance with the guidelines issued by English Heritage and the Archaeology Data Service.



3 RESULTS

3.1 Introduction

All deposits and features revealed within the DS are described below and discussed by area and chronology. Plans, sections and photographs are shown on Figure 2.

3.2 Building Footprint

Overburden comprised dark brown-grey clay silt topsoil that was 0.12–0.33m thick over paler subsoil that consisted of brown-grey silty clay and was 0.08–0.23m thick. Both deposits contained occasional to moderate amounts of small to large limestone inclusions. The subsoil contained several fragments of late Saxon and medieval pottery.

Topsoil and subsoil were also equally rooted, particularly in the NE part of trench, where two tree stumps were removed during stripping. The combined thickness of overburden varied significantly from 0.2–0.56m in the western and eastern corner of the trench respectively.

Undisturbed geological strata predominantly comprised mid grey-yellow to blue-yellow clay with concentrations of small to large limestone inclusions.

3.2.1 Early medieval ditches

Two closely spaced, NW-SE aligned ditches [4] and [6] were revealed along the NE edge of the excavation area. They were parallel and separated by a narrow gap that was less than 0.5m wide. Ditch [6] to the NE was at least 1.18m wide and had a gradually sloping shallow profile; it was at least 0.24m deep. Ditch [4] was smaller and shallower; it was 0.66m wide and 0.22m deep with a concave profile.

Both ditches were filled by mid grey silty clay with yellow mottling, formed through natural erosion and silting. Fill (7) within ditch [6] contained several limestone slabs on the SW side; they were most likely deliberately placed to allow more efficient down-slope drainage. Both ditches contained fragments of early medieval pottery.

3.2.2 Post-medieval ditches

Two parallel ditches [8] and [10], c. 2m apart, followed the natural slope of the terrain on a NW-SE alignment. Ditch [8] to the NE had an asymmetrical profile; it was 1.2m wide and up to 0.24m deep. Ditch [10] was more substantial; it was up to 1.35m wide and at least 0.4m deep, with a regular, V-shaped profile.

The ditches were infilled by homogenous brown-grey silty clays, derived from natural weathering. Both fills produced fragments of post-medieval pottery and ceramic roof tile. They also contained concentrations of limestone slabs, which were most likely purposely deposited within the features to facilitate better water collection and drainage from the higher ground to the SE. In addition, clay field drain pipes were laid on top of ditch [8], which suggests that the ditch may have existed as a linear depression in the ground in the modern period.



3.2.3 Modern activity

Along the SW limit of the excavation area was an irregular but roughly linear feature [12]. It was 0.42m wide and had an asymmetrical profile that was up to 0.12m deep. It contained post-medieval and modern pottery and ceramic roof tile.

Because of its irregular shape in plan and profile the remains are believed to represent a garden feature, most likely a hedgerow. All the datable evidence yielded from [12] seems residual in this context as its fill was identical to the modern-day topsoil (1), from which it probably derived.

3.3 Test Pit on Site of Garages

Archaeological monitoring revealed modern deposits as follows:

- Tarmac (14). This was 0.1m thick and represents an external surface of the present-day driveway;
- Levelling layer (15). This was 0.1m thick and comprised loose gravel with tarmac inclusions that was laid prior to construction of surface (14);
- Make-up deposit (16). This was up to 0.25m thick and comprised yellow sand with moderate amounts of ceramic building material; it represents the earliest landscaping and levelling activity associated with the construction of the driveway.
- Geological deposits of mid grey-yellow to blue-yellow clay

3.4 Artefacts

3.4.1 Introduction

A finds assemblage comprising pottery, ceramic roof tile, and animal bone was recovered from six deposits. The material was scanned to ascertain its nature, condition and, where possible date range (Table 1).

Feature	Description	Context	Date Range	Finds Summary
2	Subsoil	2	Late Saxon to late medieval	Pottery (113g)
4	Ditch	5	Early medieval	Pottery (94g); animal bone (115g)
6	Ditch	7	Early medieval	Pottery (295g); animal bone (121g)
8	Ditch	9	Post-medieval	Ceramic roof tile (45g); coal (3g)
10	Ditch	11	Post-medieval	Pottery (34g); ceramic roof tile (163g); animal bone (107g)
12	Garden feature	13	Post-medieval/modern	Pottery (22g); ceramic roof tile (22g); animal bone (29g)

Table 1: Artefact Summary by feature

3.4.2 Pottery and ceramic building material

Thirty-three pottery sherds, representing twenty-seven vessels (558g) were recovered. The material is moderately fragmented, with an average sherd weight of 16g, and survives in good condition. Eight fabric types were identified in accordance with the Northamptonshire Ceramic Type Series (Table 2).



Fabric Code	Common Name	Sherd No.	Context / Sherd
200	T1 (2) type St Neots ware	2	(5):1, (7):1
205	Stamford ware	2	(2):2
207	Oolitic ware	2	(5):1, (13):1
320	Lyveden/Stanion ware	1	(2):1
329	Potterspury ware	3	(2):2, (13):1
330	Shelly coarse ware	21	(2):1, (5):4, (7):13, (11):2, (13):1
360	Sandy coarse ware	1	(7):1
365	Late medieval reduced ware	1	(2):1

Table 2: Pottery Type Series

Collected from subsoil (2), the earliest pottery comprises two unglazed Stamford ware sherds (9g), datable to the late Saxon period. Two sherds (56g) of wheel-thrown, shell-tempered St Neots ware were recovered from the fills of ditches [4] and [6]. The ware is represented by variant T1 (2), datable to *c*. 1000–1200. A shallow base angle, probably from a bowl, is the sole diagnostic element.

Twenty-one wheel-thrown shelly coarse ware sherds (343g) of 12th–13th-century date constitute the majority of the assemblage. Likely to derive from production sites on the Bedfordshire / Northamptonshire border, diagnostic forms are jars, ranging in diameter from 140–180mm, single examples respectively with thumbed and rouletted decoration. Three sherds are sooted, suggesting their derivation from cooking vessels. An early medieval sand-tempered coarse ware sherd with combed decoration (9g) derived from ditch [6]. Two oolitic sherds (40g) of similar date, including a rouletted jug rim (diameter 120mm), were collected from ditches [4] and [12].

Late 12th- to early 14th-century fine wares comprise three glazed Potterspury ware sherds (60g) and a sherd of Lyveden / Stanion ware (13g) — all likely to derive from jugs. Three are unstratified, and one occurs as a residual find in former hedgerow [12]. A late medieval reduced ware bowl rim (diameter 320mm) was collected from subsoil (2).

Five sand-tempered pieces of post-medieval peg tile (230g) were recovered from ditches [8], [10] and [12].

3.4.3 Animal bone

Animal bone collected from linear features [4], [6], [10] and [12] totals nine fragments (372g). Pieces are moderately sized, with an average weight of 42g, and survive in fair condition. Diagnostic bone elements are limb bones, vertebra, scapula and mandible fragments, from medium-sized mammals of indeterminate species.

3.4.4 Ecofacts

A single sample was taken from ditch [5] for assessment of ecofacts. The sample contained a moderately sized charred plant assemblage (over 50 items) comprising cereal grains and other seeds, including weeds. Occasional very small charcoal flecks were present as was a single small fragment of hazelnut shell.



The sample residues also contained bone, both burnt and unburnt, including probable amphibian bones, together with fired clay and slag (probably fuel ash). A small quantity of tiny fragments of coal was also present, suggesting the intrusive, downwards movement of material.

Although the sample produced a modest assemblage of ecofacts, the limited opportunities for sampling within such a small investigation area means that the single sample on its own has limited analytical potential. However, like the pottery assemblage, it does suggest the presence of a domestic focus within the vicinity of the development site.



4 CONCLUSIONS AND SIGNIFICANCE

The investigations revealed two NW-SE aligned ditches dating to the medieval period and two ditches on a parallel alignment dating to the post-medieval period. The function of the ditches is uncertain. It is likely that they represent boundary and/or drainage ditches.

The alignment of the ditches — following the natural slope of the ground — as well as the nature of deposits within them (in particular the deliberately placed limestone slabs as well as a land drain pipe) indicates that efficient water drainage on these heavy clay soils has been an important issue from the early medieval period onwards.

No evidence for medieval or post-medieval settlement was revealed but the good preservation of pottery within the ditch fills and a moderate assemblage of charred plant remains suggest the presence of a focus of domestic activity in the vicinity. Evidence for medieval settlement was revealed in evaluation trenches dug 50–100m to the NE and SE of the current investigations (Coates and Richmond 2011).

The ditches on the DS are approximately parallel to current property boundaries. This could indicate that plots existed along Brooks Road from the medieval period onwards. The lack of settlement features on the DS suggests that the area was part of a backyard or garden plot between Brooks Road and the settlement to the east.

A possible hedgerow represents the most recent phase of activity within the DS. It was probably associated with gardening within the site prior to the construction of the garage to the SW.

The archaeological remains displayed a moderate level of sub-surface preservation, suggesting that the DS has been out of agricultural use for some time. Archaeological investigation of the test pit within the area of the proposed two new garages confirmed that recent works would have removed, or at least heavily damaged, any potential archaeological remains in the area.

The results of the archaeological work within the DS add to the knowledge and understanding of the origin and development of nucleated and dispersed medieval settlements in eastern Northamptonshire (Knight et al 2012 Objectives 7.2.1 and 7.2.2). However, in the context of Raunds itself, the discovered remains are of local significance only.

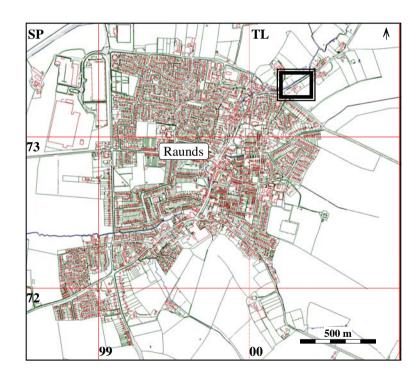


5 BIBLIOGRAPHY

- Albion Archaeology 2013, Land at White Gables, Brooks Road, Raunds, Northamptonshire: Written Scheme of Investigation for Archaeological Strip, Map and Sample Investigation and Publication. Report No. 2013/199, v. 1.0.
- Audouy, M. and Chapman, A., 2009, *Raunds. The origin and growth of a midland village AD450-1500.* Oxbow Books (Oxford).
- Capita Symonds 2009, Archaeological Desk Based Assessment Northdale End, A New Sustainable Addition to Raunds. Reference No. CS/029367.
- Coates, G. & Richmond A., 2011, *Northdale End, Raunds, Northamptonshire.*Archaeological Evaluation, Trial Trenching. PCAL Report PC 348c (unpublished Phoenix Consulting Archaeology client report).
- Cooper, NJ (ed), 2006, *The Archaeology of the East Midlands: an archaeological resource assessment and research agenda.* University of Leicester/ English Heritage.
- DCLG 2012, National Planning Policy Framework.
- Knight, D. Vyner, B. and Allen, C., 2012, *East Midlands: an archaeological resource assessment and research agenda*. University of Nottingham and York Archaeological Trust.
- NCC 2013, Brief for a Programme of Archaeological Strip, Map and Sample Investigation and Publication at Land at White Gables, Brooks Road, Raunds, Northamptonshire. V1 22nd Nov 2013.
- Parry, S., 1993, Raunds Area Survey Report (First Draft).







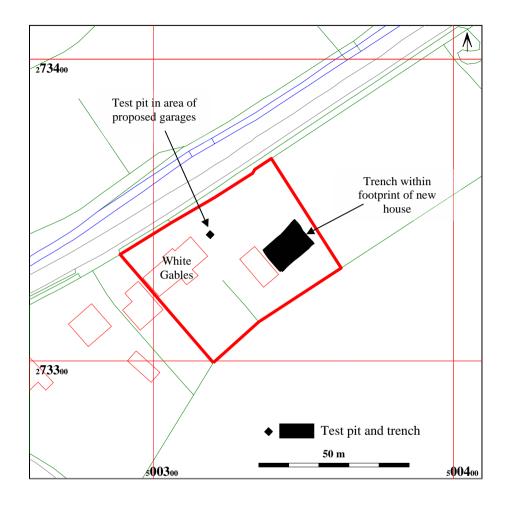
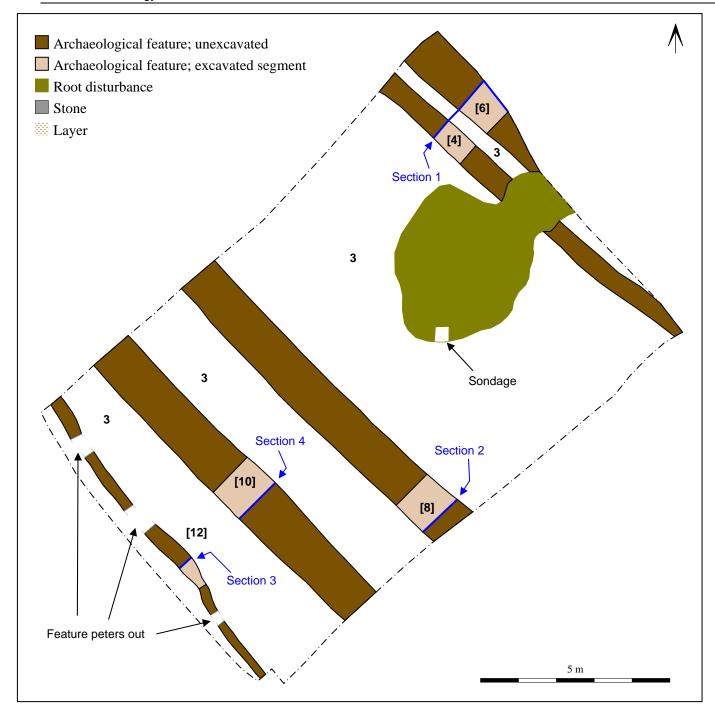


Figure 1: Site location plan

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Central Bedfordshire Council. Licence No. 100049029 (2011)







Trench within footprint of new house, looking north. Scale 1m



Test pit in site of garages, looking north. Scale 1m



Ditches [4] and [6], looking north-west.

Scale 1m

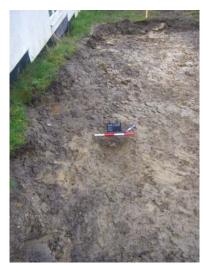


Ditch [10], looking south-east. Scale 1m

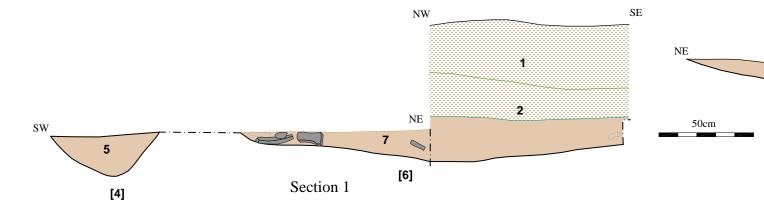
Section 2



Ditch [8] looking, south-east. Scale 1m



Hedgerow [12], looking northwest. Scale 40cm



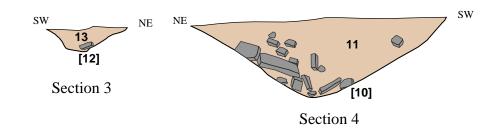


Figure 2: All features plan, sections and photographs



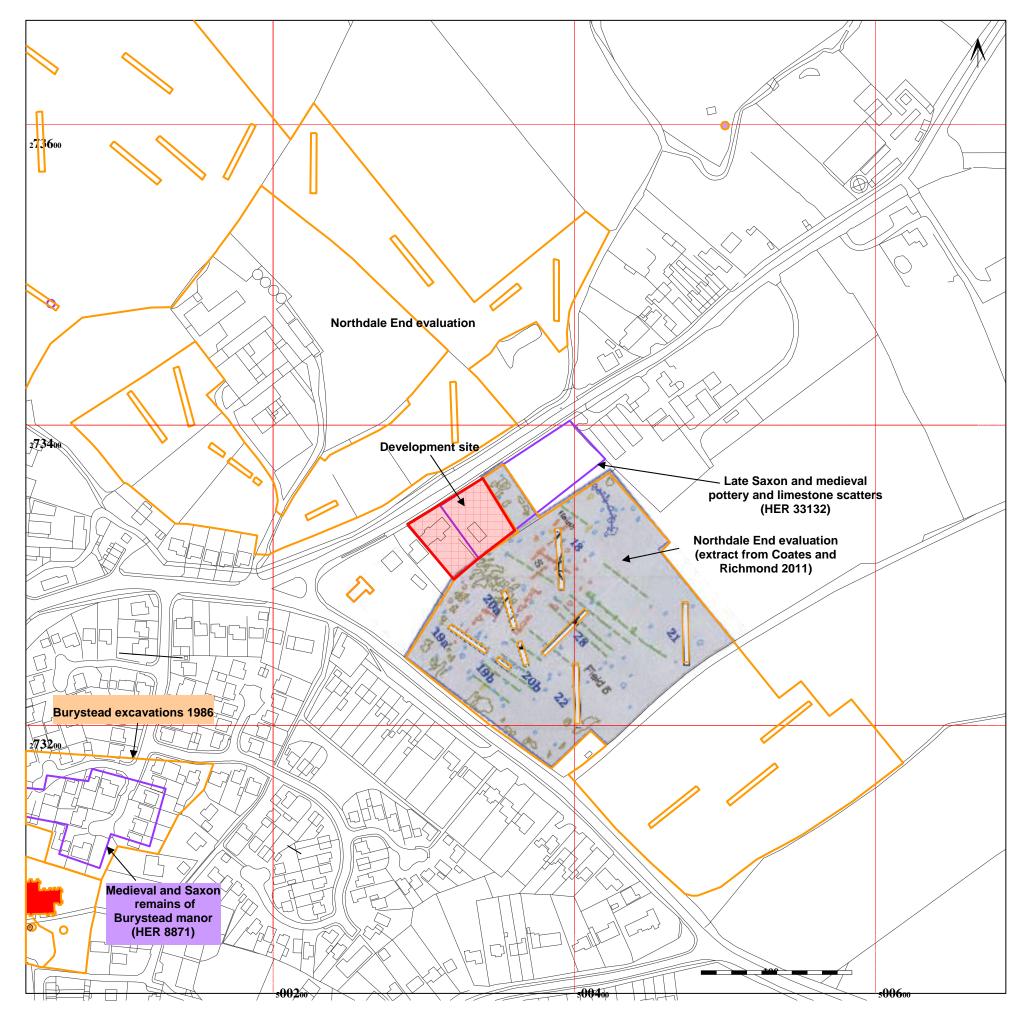


Figure 3: Selected late Saxon and medieval heritage assets near the development site



Albion archaeology



Albion Archaeology St Mary's Church St Mary's Street Bedford MK42 0AS **Telephone** 01234 294000 **Email** office@albion-arch.com www.albion-arch.com

