LAND AT SUMMIT HOUSE, GLEBE WAY, WICKHAM, KENT BR4 0RT

AN ARCHAEOLOGICAL EVALUATION



LOCAL PLANNING AUTHORITY:
LONDON BOROUGH OF BROMLEY

PLANNING APPLICATION NUMBER: 14/03324/FULL1

PCA REPORT NO: 12187

SITE CODE: GBW15

AUGUST 2015

PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

LAND AT SUMMIT HOUSE, GLEBE WAY, WICKHAM, KENT BR4 0RT

AN ARCHAEOLOGICAL EVALUATION

Quality Control

Pre-Construct Archaeology Ltd				
Project Number	K4114			
Report Number	R12187			

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LAND AT SUMMIT HOUSE, GLEBE WAY, WICKHAM, KENT BR4 0RT

AN ARCHAEOLOGICAL EVALUATION

Site Code: GBW15

Central NGR: TQ 3841 6599 (538410,165995)

Local Planning Authority: London Borough of Bromley

Planning Application Number: 14/03324/FULL1

Commissioning Client: CgMs Consulting

on behalf of Crest Nicholson Eastern

Written By: Gemma Stevenson

Date: August 2015

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August 2015

PCA Report No: R12187

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1 ABSTRACT

- 1.1 An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited between the 3rd and 4th August 2015 on land formerly occupied by Summit House, Glebe Way, Wickham in the London Borough of Bromley.
- 1.2 A total of four archaeological evaluation trenches were excavated, positioned around the footprints of the proposed buildings on the site. The trenches were so arranged to maximise coverage within the area. The aim of the trenching strategy was to evaluate the archaeological potential of the site, to determine the presence (or absence) of any surviving archaeology and to understand how the proposed works would or would not affect those remains.
- 1.3 Modern development and clearance of the site has had a severe impact upon any archaeological horizons which may have been present. No remains, deposits or finds of any period other than the modern were found in the trenches.

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2 INTRODUCTION

- An archaeological evaluation was undertaken by Pre-Construct Archaeology Limited between the 4th and 5th August 2015 on land formerly occupied by Summit House, Glebe Way, Wickham, Kent (Figure 1). The project was designed and managed by Chris Mayo of Pre-Construct Archaeology Ltd and was commissioned by Duncan Hawkins of CgMs Consulting, on behalf of Crest Nicholson Eastern. The archaeological work was supervised by Gemma Stevenson of Pre-Construct Archaeology Limited.
- 2.2 The site is centred at National Grid Reference TQ 4658 6728, and comprises a rectangular parcel of land which is bounded to the north by Glebe Way, to the south by residential units and to the east and west by commercial units and an access lane to the east (Figure 2). The site, measuring approximately c. 1,623m², had until very recently been occupied by Summit House, now demolished and cleared.
- 2.3 Planning permission to develop the site had been granted by the London Borough of Bromley under application number 14/03324/FULL1. The consented development is for the "Demolition of existing buildings and redevelopment to provide a four storey building comprising 1,623sqm Class A1 (retail) use at ground floor and 54 residential units at first, second and third floor (8x1 bedroom, 43x2 bedroom and 3x3 bedroom) with associated car parking, landscaping and infrastructure". PCA were instructed by CgMs Consulting to undertake an evaluation investigation, in line with advice received from the Archaeology Advisor to the London Borough of Bromley, Mark Stevenson of the Greater London Archaeological Advisory Service (GLAAS) at Historic England. The primary objective of the evaluation was to establish the presence or absence of any archaeological remains. Mr Stevenson monitored the project on behalf of the LPA.
- 2.4 The site does not lie within an Area of Archaeological Significance as defined by the London Borough of Bromley; nor does it lie within the vicinity of a Scheduled Ancient Monument, Historic Battlefield or Historic Wreck site.
- 2.5 All works were undertaken in accordance with the following documents:
 - An approved Written Scheme of Investigation (Mayo 2015)
 - Greater London Archaeology Advisory Service: Standards for Archaeological Work (GLAAS 2015)
 - MoRPHE (English Heritage, 2006).
- 2.6 The site was allocated the unique site code GBW15, obtained from the Museum of London.

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3 PLANNING BACKGROUND

3.1 National Guidance: National Planning Policy Framework

- 3.1.1 The National Planning Policy Framework (NPPF) was adopted on March 27 2012, and now supersedes the Planning Policy Statements (PPSs). The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications. Chapter 12 of the NPPF concerns the conservation and enhancement of the historic environment.
- 3.1.2 In considering any proposal for development, including allocations in emerging development plans, the local planning authority will be mindful of the policy framework set by government guidance, existing development plan policy and of other material considerations.

3.2 Regional Guidance: The London Plan

3.2.1 Additional relevant planning strategy framework is provided by The London Plan, published January 2011. It includes the following policy of relevance to archaeology within central London:

Historic environments and landscapes POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

- A London's heritage assets and historical environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and utilising their positive role in place shaping can be taken into account.
- B Development should incorporate measures that identify, record, interpret, protect and, were appropriate, present the site's archaeology.

Planning decision

- Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D Development affecting heritage assets and their setting should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological assets or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that assets.

LDF preparation

- F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
- G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organizations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their setting where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

3.3 London Borough of Bromley, Local Plan: Strategic Policies

3.3.1 The local planning authority responsible for the study site is the London Borough of Bromley whose policy stipulates as follows:

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POLICY BE16

Planning permission will not be granted for development that would adversely affect scheduled ancient monuments or other nationally important archaeological sites, involve significant alterations to them or harm their settings.

When considering planning applications for development involving excavation or other ground works the Council will require that:

- (i) within Areas of Archaeological Significance, as defined on the Proposals Map and listed in Appendix IV, a written statement of the likely is submitted in the form of an archaeological assessment (which can be desk based); where necessary information cannot be obtained by other means, an archaeological field evaluation should be carried out prior to determination;
- (ii) at sites of potential archaeological importance (as defined below), where permanent preservation in situ is not justified, provision shall be made for an appropriate level of investigation and recording to be is undertaken by a recognised archaeological organisation before any development commences.

Where investigations indicate that in situ preservation is inappropriate, excavation and recovery should be carried out by a reputable archaeological body, before development commences. Any such investigations shall be in accordance with a detailed scheme to be approved in advance by the Council and the results shall be subsequently published.

Where in situ preservation is appropriate, suitable designs, land uses and management strategies will be required and the Council's archaeology strategy promoted.

- 6.41 Ancient monuments and archaeological remains constitute the principal surviving evidence of the Borough's past. However they are vulnerable to modern development and changes in land use and are easily lost or damaged. The Council considers that preservation of archaeological sites and ancient monuments is a legitimate objective against which the demands of development must be balanced and fully assessed. The destruction of such remains should be avoided and should never take place without prior archaeological excavation and record.
- In addition to Areas of Archaeological Significance, there are locations outside these defined boundaries where archaeological remains have been found and where there may be potential for further finds. Where development is proposed within an Area of Archaeological Significance (as shown on the Proposals Map), or near a site of archaeological potential, the Council will require a preliminary archaeological site evaluation before proposals are considered. The council will seek the appropriate professional advice and will require applicants proposing development to do the same. Where the Council considers it appropriate, detailed investigation shall be carried out to an agreed written specification of work by a professionally qualified archaeological organisation or archaeological consultant.
- 6.43 The Council will encourage early co-operation between landowners, developers and archaeologists in accordance with the Developers Liaison Group Code of Practice, and by attaching appropriate conditions to planning consents, and/or negotiate appropriate planning obligations (section 106 agreements).
- 6.44 It is important to increase public awareness of the historical and archaeological heritage of the Borough and to encourage its effective management as an educational and recreational resource. The Council will promote the conservation, protection and enhancement of ancient monuments and archaeological sites and their interpretation and presentation to the public.
- 6.45 The following sites in the Borough have been scheduled as Ancient Monuments:
 - (i) Fordcroft, Poverest Road, Orpington Romano-British Site/Anglo Saxon Cemeterv
 - (ii) Caesar's Camp, Holwood Park, Keston Iron Age hill fort
 - (iii) Camp on Keston Common, Keston earthworks
 - (iv) The Temple, west of Keston Court, Westerham Road, Keston Romano British mausoleum
 - (v) Romano-British villa, Crofton Road, Orpington
 - (vi) St. Botolph's Church, Ruxley former mediaeval church on site of earlier church
 - (vii) Romano-British site, Wickham Court Farm, West Wickham site of substantial Romano British settlement
 - (viii) Ice Well at High Elms.

Sites (i), (iii), (iv), (v), (vii) and (viii) are owned by the Council.

6.46 The Council has published its Archaeological Strategy and will seek to use the planning process to implement its objectives. The Strategy provides a framework for dealing with archaeological issues and draws upon Planning Policy Guidance Note 16: Archaeology and Planning published by the Department of the Environment in 1990. Supplementary planning guidance will be prepared on archaeological issues and the preparation of statements.

3.4 Site Specific Planning Background

- 3.4.1 Planning permission to develop the site has been granted by the London Borough of Bromley under application number 14/03324/FULL1. The consented development is for the "Demolition of existing buildings and redevelopment to provide a four storey building comprising 1,623sqm Class A1 (retail) use at ground floor and 54 residential units at first, second and third floor (8x1 bedroom, 43x2 bedroom and 3x3 bedroom) with associated car parking, landscaping and infrastructure"
- 3.4.2 The planning consent, secured under a Section 106 agreement, includes the following condition relating to archaeology:

25 A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological site work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to and approved by the local planning authority in writing. B) Under Part A, the applicant (or their heirs and successors in title) shall implement a programme of archaeological site work in accordance with a Written Scheme of Investigation. C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part A, and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: To ensure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Policy7.8 of the London Plan Section 12 of the NPPF.

- 3.4.3 The client's archaeological consultants, CgMs Consulting, have produced an archaeological desk-based assessment for the site (Hawkins 2014). Prior to the evaluation fieldwork PCA produced a Written Scheme of Investigation for the investigation (Mayo 2015), which was approved by GLAAS on behalf of the LPA.
- 3.4.4 The site does not lie within an Area of Archaeological Significance as defined by the London Borough of Bromley; nor does it lie within the vicinity of a Scheduled Ancient Monument, Historic Battlefield or Historic Wreck site.

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4 GEOLOGY AND TOPOGRAPHY

- 4.1 The Desk-Based Assessment for the site (Hawkins 2014) states that the site is located at the interface of Harwich Formation sand and gravel with Lambeth Group Clay Silt and Sand.
- 4.2 At the time of the evaluation the site had been cleared of previous structures a d levelled so that ground level at the site was generally flat at approximately 77.33m OD.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 The Desk-Based Assessment for the site (Hawkins 2014) sets out the archaeological and historical background to the site. That document made the following conclusions:
 - The study site has a good archaeological potential for the Roman period. The alignment of the London-Lewes Roman Road crosses the east of the site.
 - The study site has a low archaeological potential for all other periods of human activity.
 - Past archaeological impacts can be characterised as severe and widespread.

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6 METHODOLOGY

- 6.1 The evaluation was conducted according to an approved Written Scheme of Investigation prepared by Pre-Construct Archaeology Ltd (Mayo 2015). The fieldwork was designed to determine the presence or absence of surviving archaeological remains at the site and, if present, to assist in formulating an appropriate archaeological mitigation strategy.
- A JCB 3CX mechanical excavator fitted with a flat-bladed ditching bucket 1.8m wide was used under archaeological supervision to remove non-archaeological soils down to the highest archaeological horizon or natural level. All trenches were c. 20m long. Excavation extended to around 1.2m bgl, although in each trench a deeper sondage was also excavated by machine to test the geological deposits. These sondages did not exceed 2.0m bgl.
- 6.3 Investigation was intended to identify the extent and nature of the deposits and to recover dating evidence. All deposits were assigned individual context numbers.
- All recording systems adopted during the investigations were fully compatible with those most widely used elsewhere in London; that is those developed out of the Department of Urban Archaeology Site Manual and presented in PCAs Fieldwork Operations Manual 1 (Taylor 2009). Individual descriptions of all archaeological and geological strata and features excavated and exposed were entered onto pro-forma recording sheets. All plans and sections of archaeological deposits were recorded on polyester based drawing film, the plans being at scale of 1:20 and the sections at 1:10.
- 6.5 A photographic record of the investigations was made in digital format.
- Trenches were located by measuring them to fixed points on the OS basemap. Levels in this report were calculated by measuring from ground level, which sat at approximately 77.33m OD.
- 6.7 Upon the completion of the archaeological work the trenches were backfilled under archaeological supervision.
- The complete site archive including site records, photographs and finds will be deposited at the London Archaeological Archive Research Centre (LAARC) under the site code GBW15.

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7 PHASED ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Natural Deposits

7.1.1 The natural deposits at the site consisted of natural gravel over clayey sands that continued below the basal limit of excavation. This gravel was found in Trenches 1 and 2 above the sands, but was absent in Trenches 3 and 4.

Trench 1

Loose light yellow sand [3], >0.25m thick from an upper height of approximately 76.13m OD *Overlain by*

Compact mid-reddish brown sandy gravel [2], 0.4m thick from an upper height of approximately 76.53m OD

Trench 2

Loose light yellow sand [6], >0.25m thick from an upper height of approximately 76.33m OD Overlain by

Compact mid-reddish brown sandy gravel [5], 0.7m thick from an upper height of approximately 77.03m OD

Trench 3

Loose light yellow sand [8], >1.20m thick from an upper height of approximately 77.13m OD Trench 4

Loose light yellow sand [9], >1.00m thick from an upper height of approximately 77.23m OD

7.1.2 The natural strata as found accords well with the description of the Harwich Formation Sand and Gravel with Lambeth Group Clay Silt and Sand described by the British Geological Survey on their website and referred to in the Desk-Based Assessment (Hawkins 2014).

7.2 Phase 2: Modern Deposits

7.2.1 Sealing the natural strata in Trenches 1, 2 and 3 was a layer of modern demolition makeup and debris ([1], [4] and [7] respectively). The layer comprised loose mid-grey sandy rubble and contained frequent brick and concrete fragments. It was of variable thickness, generally being around 0.30m but in places extending to 2.00m where it filled truncations, and was recorded at around 77.33m OD. This was the approximate level from which the trenches were excavated.

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Plate 1: Trench 1, Natural [2] looking W



Plate 2: Trench 2 looking SW (Scale 1m)



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Plate 3: Trench 3 looking NW



Plate 4: Trench 4 Made ground on natural geology looking NW



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8 INTERPRETATION AND CONCLUSIONS

8.1 Original Research Objectives

- 8.1.1 The following research objectives were put forth in the Written Scheme of Investigation (Mayo 2015):
 - To determine the palaeotopography of the site.
 - To determine the presence or absence of palaeoenvironmental remains.
 - Does the London to Lewes Roman Road cross the site as projected? If so, how is it constructed? Is there any evidence for resurfacing? Is there any evidence for roadside activity or settlement? Are there any roadside ditches present?
 - To determine the natural topography and geology of the site, and the height at which it survives.
 - To establish the presence or absence of prehistoric and Roman activity.
 - To establish the presence or absence of medieval activity.
 - To establish the presence or absence of post-medieval activity at the site.
 - To establish the extent of all past post-depositional impacts on the archaeological resource.
- 8.1.2 It is apparent from the evaluation that the modern development and clearance of the site has had a severe impact upon any archaeological horizons which may have been present. The evaluation was unable to detect whether any archaeology may once have been present.
- 8.1.3 No remains, deposits or finds of any period other than the modern were found in the trenches.

8.2 Conclusions and Recommendations

- 8.2.1 The evaluation has demonstrated a truncated natural horizon across the site. No archaeological remains, deposits or finds of any period other than the modern were found in the trenches, and it is clear that the site has been subject to severe impact from the 20th century and its removal.
- 8.2.2 Given the level of truncation demonstrated by the evaluation, no further work is recommended for this development.

8.3 Publication and Archive

- 8.3.1 Upon approval this report and with confirmation that the condition is discharged the complete archive will be deposited with the London Archaeological Archive and Research Centre under the unique site code GBW15.
- 8.3.2 The work will be published as an entry in the annual Fieldwork Round-up of the *London Archaeologist*.

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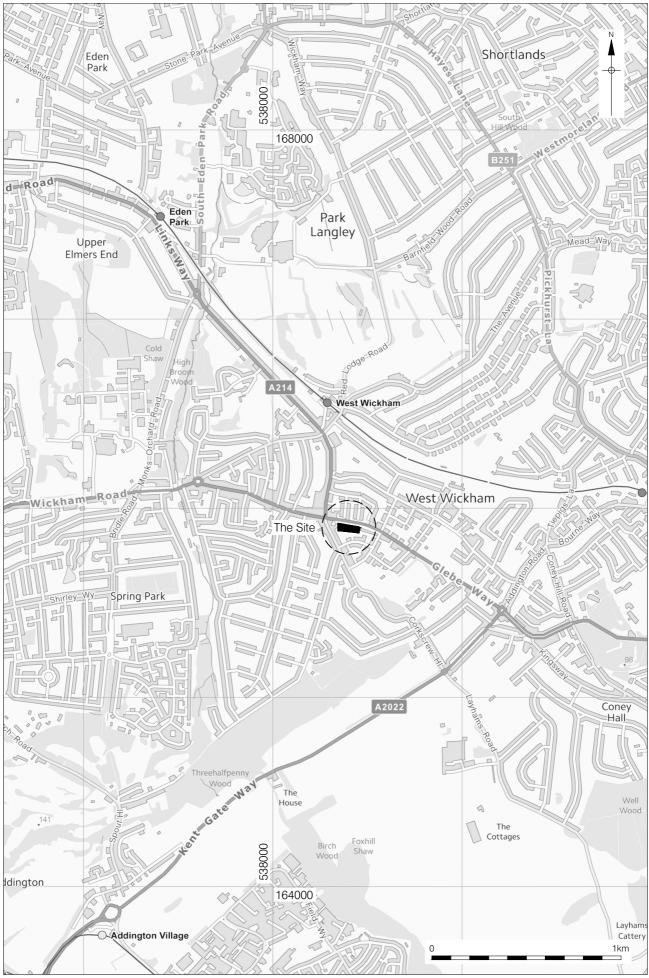
9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank Duncan Hawkins of CgMs for commissioning the work on behalf of Crest Nicholson Eastern. We would also like to thank Mark Stevenson of Historic England for monitoring the project.
- 9.2 The author would like to thank Aidan Turner for his help in the field, Jennifer Simonson for the illustrations and Chris Mayo for his project management and editing.

10 BIBLIOGRAPHY

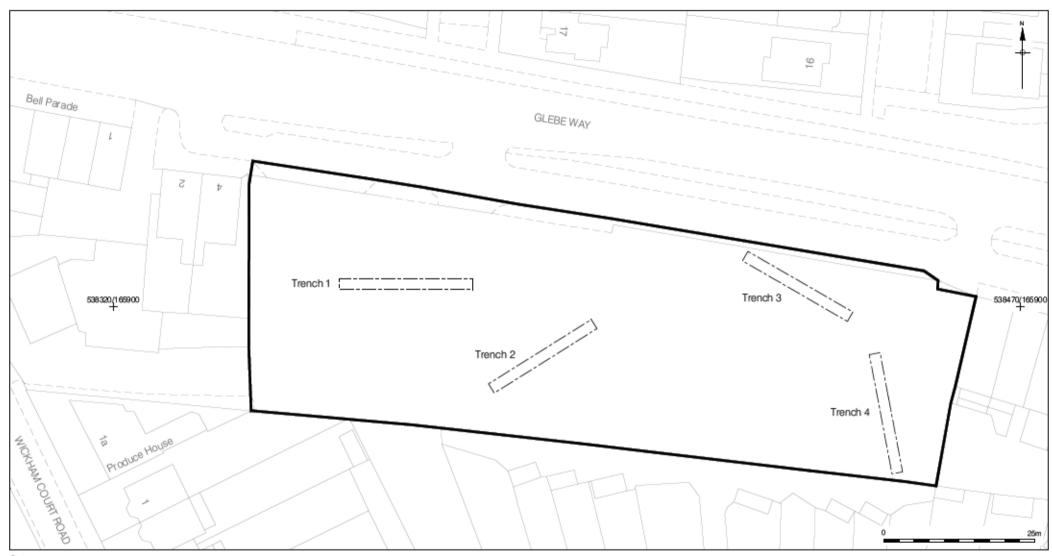
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Figure 1 Site Location 1:20,000 at A4



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APPENDIX 1: CONTEXT INDEX

Site Code	Context No.	Trench	Plan	Section	Туре	Description	Phase
GBW15	1	1	TR1	1	Layer	Modern debris	2
GBW15	2	1	TR1	1	Layer	Natural strata	1
GBW15	3	1	TR1	1	Layer	Natural strata	1
GBW15	4	2	TR2	2	Layer	Modern debris	2
GBW15	5	2	TR2	2	Layer	Natural strata	1
GBW15	6	2	TR2	2	Layer	Natural strata	1
GBW15	7	3	TR3	3	Layer	Modern debris	2
GBW15	8	3	TR3	3	Layer	Natural strata	1
GBW15	9	4	TR4	-	Layer	Natural strata	1

PHASES

- 1. Natural
- 2. Modern (1901 Present)

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APPENDIX 2: OASIS FORM

OASIS ID: preconst1-220725

Project details			

Project name Land At Summit House, Glebe Way, Wickham: An Archaeological

Evaluation

Short description of the project A total of four archaeological evaluation trenches were excavated,

positioned around the footprints of the proposed buildings on the site. The trenches were so arranged to maximise coverage within the area. The aim of the trenching strategy was to evaluate the archaeological potential of the site, to determine the presence (or absence) of any surviving archaeology and to understand how the proposed works would or would not affect those remains. Modern development and clearance of the site has had a severe impact upon any archaeological horizons which may have been present. No remains, deposits or finds of any period other than the modern

were found in the trenches.

Project dates Start: 03-08-2015 End: 04-08-2015

Previous/future work No / No

Any associated project reference

codes

GBW15 - Sitecode

Any associated project reference

codes

14/03324/FULL1 - Planning Application No.

Type of project Field evaluation

Site status None

Current Land use Vacant Land 1 - Vacant land previously developed

Monument type NONE None Significant Finds NONE None

Methods & techniques "Sample Trenches"

Development type Urban residential (e.g. flats, houses, etc.)

Prompt Planning condition

Position in the planning process After full determination (eg. As a condition)

Project location

Country England

Site location GREATER LONDON BROMLEY BROMLEY Land At Summit

House, Glebe Way, Wickham

Postcode BR4 0RT

Study area 1623.00 Square metres

Site coordinates TQ 4658 6728 51.3850910824 0.106731800192 51 23 06 N 000

06 24 E Point

Lat/Long Datum Unknown

Height OD / Depth Min: 76.53m Max: 77.33m

Project creators

Name of Organisation Pre-Construct Archaeology Limited

Project brief originator Consultant

Project design originator Pre-Construct Archaeology Limited

Project director/manager Chris Mayo

Project supervisor Gemma Stevenson

Type of sponsor/funding body Client

Project archives

Physical Archive Exists? No

Digital Archive recipient LAARC
Digital Archive ID GBW15

Digital Contents "Stratigraphic"

Digital Media available "Text", "Images raster / digital photography", "Images vector"

Paper Archive recipient LAARC
Paper Archive ID GBW15

Paper Contents "Stratigraphic"

Paper Media available "Context sheet", "Notebook - Excavation', 'Research', 'General

Notes", "Plan", "Section"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

Title Land At Summit House, Glebe Way, Wickham, Kent BR4 0RT: An

Archaeological Evaluation

Author(s)/Editor(s) Stevenson, G.
Other bibliographic details PCA R12187

Date 2015

Issuer or publisher Pre Construct Archaeology Limited

Place of issue or publication London

Description A4 grey literature report with PCA covers

Entered by Chris Mayo (cmayo@pre-construct.com)

Entered on 13 August 2015

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