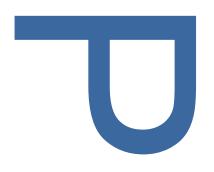
COWMAN'S COTTAGE, OLD
CHURCH LANE, STANMORE, HA7
2QX
AN ARCHAEOLOGICAL WATCHING
BRIEF

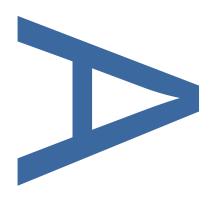




LOCAL PLANNING AUTHORITY: LONDON BOROUGH OF HARROW

SITE CODE: OLC16

FEBRUARY 2017



PRE-CONSTRUCT ARCHAEOLOGY

COWMAN'S COTTAGE, OLD CHURCH LANE, STANMORE, HA7 2QX AN ARCHAEOLOGICAL WATCHING BRIEF

Local Planning Authority: London Borough of Harrow

Planning Ref: P/2466/16

Site Code: OLC16

Central National Grid Reference: TQ 1681 9212

Written by: James Langthorne

Project Manager: Helen Hawkins MCIfA

Commissioning Client: Mrs Omolara Oyesanya

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February 2017

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PCA Report No: R12799

DOCUMENT VERIFICATION

COWMAN'S COTTAGE, OLD CHURCH LANE, STANMORE, HA7 2QX

Type of project

AN ARCHAEOLOGICAL WATCHING BRIEF Quality Control

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1 ABSTRACT

- 1.1 Pre-Construct Archaeology Ltd. conducted an archaeological watching brief during excavation work for the building that will replace the Cowshed at Cowman's Cottage, Old Church Lane, Stanmore, London Borough of Harrow HA7 2QX. The work was carried out between 10th February and 13th February 2017. This work follows on from the earlier Historic Building Recording exercise carried out by PCA in 2016 (Thompson, Bower & Matthews 2016). The watching brief was carried out as part of an archaeological planning condition placed on the development by the London Borough of Harrow.
- 1.2 The archaeological monitoring of the foundation excavation, Trench 1, revealed that there had been significant truncation of underlying natural clay deposits, probably caused by terracing and construction works in the first half of the 20th century. This assertion was supported by the presence of modern made ground deposits directly overlying the natural clay.
- 1.3 No archaeological features or deposits were encountered during the archaeological investigation.
- 1.4 Because of the extent of truncation and the absence of any potential for archaeological survival across the rest of the site, it was agreed with the archaeological advisor to the London Borough of Harrow that continuation of the archaeological watching brief was not necessary beyond those areas encompassed by Trench 1 that had already been monitored.

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2 INTRODUCTION

- 2.1 Pre-Construct Archaeology Ltd. (PCA) carried out an archaeological watching brief at Cowman's Cottage, Old Church Road, Stanmore, London Borough of Harrow HA7 2QX (Figure 1) between 10th-13th February 2017.
- 2.2 The boundaries to the site were defined to the north and east by Bernays Gardens, to the south by the Church House Cottage property and to the west by Old Church Lane. The site encompassed an area of approximately 320m².
- 2.3 Following completion of an earlier Historic Building Recording exercise performed by PCA in 2016 (Thompson, Bower & Matthews 2016) the 1930s Cowshed building had been demolished. Prior to a replacement being constructed, a new building of a similar character to the original that would link to the Cowman's Cottage thereby providing an extension to that property, a planning condition placed on the development required that an archaeological watching brief was carried out during the course of excavation work. Excavation work was defined as all below ground works including new service runs and areas of ground reduction and foundation excavation.
- 2.4 The work was commissioned by Mrs Omolara Oyesanya and comprised the archaeological monitoring of the excavation of the foundation trench for the new building. The foundation trench was designated Trench 1 (Figure 2).
- 2.5 The project was monitored by Laura O'Gorman of Historic England's Greater London Archaeological Advisory Service, one of the Archaeology Advisors to the London Borough of Harrow. Project management of the investigation was undertaken for PCA by Helen Hawkins and the monitoring itself performed by James Langthorne.
- 2.6 The works followed the methodology detailed in an approved Written Scheme of Investigation (Hawkins 2016).
- 2.7 The site was located at National Grid Reference TQ 1681 9212 and the project was allocated the site code OLC16.

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3 PLANNING BACKGROUND

3.1 National Planning Policy Framework (NPPF)

- 3.1.1 In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF). It provides guidance for planning authorities, property owners, developers and others on the investigation and preservation of heritage assets.
- 3.1.2 In considering any planning application for development, the local planning authority will be guided by the policy framework set by government guidance, in this instance NPPF, by current Unitary Development Plan policy and by other material considerations.

3.2 Regional Guidance: The London Plan

3.2.1 The over-arching strategies and policies for the whole of the Greater London area are contained within the Greater London Authority's London Plan (2016), which includes the following statement relating to archaeology.

Policy 7.8 Heritage Assets and Archaeology

Strategic

A London's heritage assets and historic 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 of utilising their positive role in place shaping can be taken into account. B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology. Planning decisions C Development should identify, value, conserve, restore, re-use and incorporate heritage

assets, where appropriate.

D Development affecting heritage assets and their settings 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 asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset. 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 organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

3.3 Local Policy: Archaeology in the London Borough of Harrow

3.3.1 The recording aimed to satisfy the objectives of the London Borough of Harrow, which fully recognises the importance of the heritage assets or which they are the custodians. The Harrow's 'Core Strategy' (CS), adopted in 2012 contains policy statements in respect of protecting Heritage Assets.

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Core Policy CS 1

Proposals that would harm the significance of heritage assets including their setting will be resisted. The enhancement of heritage assets will be supported and encouraged.

3.3.2 Harrow's 'Development Management Policies' (DMP), adopted in July 2013 contains policy statements in respect of protecting Heritage Assets.

Policy DM 7: Heritage Assets

Managing Heritage Assets

A. When assessing proposals affecting heritage assets, including non-designated heritage assets, priority over other policies in the DPD will be afforded to the conservation of the assets affected and their setting as appropriate to the significance of the assets. Proposals that secure the preservation, conservation or enhancement of a heritage asset and its setting, or which secure opportunities for sustainable enjoyment of the historic environment, will be approved. B. The impact of proposals affecting heritage assets will be assessed having regard to:

- a. emerging or adopted supplementary planning documents, including character appraisals and management plans or other relevant documents:
- b. relevant issues of design, appearance and character including proportion, scale, height, massing, bulk, alignment, materials, historic fabric, use, features, location, relationship with adjacent assets, setting, layout, plan form and landscaping;
- c. the preference to be afforded to proposals that both conserve and sustain heritage assets and their setting;
- d. any sustainable economic benefits;
- e. the need to mitigate climate change and to ensure that heritage assets are resilient to the effects of climate change; and
- f. the desirability of increasing understanding and interpretation of heritage assets; and
- g. the reversibility of any change.
- C. The Council will use planning conditions and planning obligations where necessary to secure the exploitation of opportunities for sustainable public access to the historic environment. Conservation Areas
- D. In addition to (A) and (B) above, when considering proposals within conservation areas, the Council will: a. support the redevelopment of sites that detract from the character or appearance of the conservation area; and b. exploit opportunities to restore lost features or introduce new ones that would enhance the character and appearance of the conservation area. Listed Buildings
- E. In addition to (A) and (B) above, when considering proposals affecting listed buildings and their setting, the Council will: a. pay special attention to the building's character and any features of special architectural or historic interest which it possesses, and the role of the building's setting in these regards; and b. exploit all opportunities to secure the future of listed buildings particularly those on the 'heritage at risk' register.

3.4 Site Specific Planning Constraints

- 3.4.1 Cowman's Cottage itself is a Grade II listed building but the Cowshed, prior to its demolition, was not.
- 3.4.2 Full planning permission has been granted for the development (P/2466/16) by the London Borough of Harrow. The permission included the following archaeological planning condition:

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person (s) or organisation to undertake the agreed works.

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B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

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4 GEOLOGY AND TOPOGRAPHY

- 4.1 According to the British Geological Survey (Sheet 256; North London) the underlying geology of the site comprises sand, silt and clay of the London Clay formation, deposited between *c*. 34 and 56 million years ago in a local environment previously dominated by deep seas. No superficial overlying deposits are recorded.
- 4.2 The site is located on relatively level ground surface at an approximate height of 82.40m OD (Kennedy O' Callaghan Architects 2015).

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5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.1 The following chapter detailing the archaeological and historical background to the Cowman's Cottage site is a summary of the material detailed in the Written Scheme of Investigation (Hawkins 2016) and the Historic Building Recording report (Thompson, Bower & Matthews 2016):
- 5.2 The first reference to Stanmore appeared in the Domesday Book as *Stanmere*, a stony pool. It was later known as Great Stanmore, to distinguish it from the separate settlement of Little Stanmore, which was located to the south-east.
- 5.3 Thomas Walsingham referred to a manor-house built by John of Hertford, the abbot of St. Albans between 1235 and 1263. It is considered likely that it occupied a moated site in the medieval village between Old Church Lane to the east and the Stanburn to the west. Four sides of the moat enclosed a rick-yard in 1838 but only two survived in 1865. Traces were visible in private gardens on the northern corner of Old Church Lane and Wolverton Road in the 1930s.
- 5.4 The 'capital mansion-house' recorded in 1587-8 may have been a new building, ancestor of the later Manor House which stood at the northern end of Old Church Lane, opposite the Rectory. John Burnell (died 1605) was said by his son to have spent over £800 in reconstructing and repairing his residence there. It was assessed at 16 hearths in 1664, again restored in 1682 and much altered in the 18th or early 19th century, but was leased out after its acquisition by the owners of Canons: Humphrey Walcot held the lease in 1734 and there was a yearly tenant in 1837, when this house and the property at 14a. were put up for sale. The Manor House was demolished in 1930.
- 5.5 The historic Ordnance Survey maps show a manor-house was present on the site in the area where Cowman's Cottage and the Cowshed are now located in 1865. The Manor House is still apparent on the map of 1914, but by 1935, the Manor House has been demolished and replaced by Cowman's Cottage and the Cowshed.
- Around 1930 Cowman's Cottage and the Park Shelter were constructed using 17th century materials, reconfiguring cottages and outbuildings, probably of the old Manor, to form a 'Tudorbethan' development that was typical of Stanmore during the interwar period.
- 5.7 There is a Grade II listed 19th century wall running from the parade of shops that front onto Church Road to the north and west of the gardens round to the west gable of Cowman's Cottage.

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6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The Written Scheme of Investigation for the Cowman's Cottage site (Hawkins 2016) outlined the methodology for the archaeological watching brief.
- 6.2 The watching brief was to monitor all below ground works including areas of ground reduction, foundation excavations and new service runs in order to answer the following research questions:
 - What is the surviving extent of the archaeological deposits?
 - What is the potential for deposits surviving from the prehistoric to medieval periods?
 - What is the nature of any medieval or post-medieval evidence that may survive on this part of the Site, specifically relating to the possible Tudor and later Manor House?
- 6.3 During the course of the watching brief a single large, linear sub rectangular trench was monitored (Figures 2 & 3): Trench 1. The ultimate purpose of Trench 1 was to accommodate the foundations for the new building.
- 6.4 Trench 1 was excavated by a mechanical mini excavator under archaeological supervision. The table below summarises the dimensions of the trench:

Trench	Orientation	Length (m)	Width (m)	Max. Depth (m)	
Number					
1	NNW-SSE	12.63	4.90	2.30	

- 6.5 All deposits were recorded on pro forma context sheets. A plan of Trench 1 was drawn at a scale at 1:50 and sections were drawn at a scale of 1:10. The location of Trench 1 was determined using map detail. A digital photographic record was also kept of the trench.
- A temporary benchmark at a height of 83.13m OD was established on site for levelling purposes using survey data indicated on the proposed site plan provided by the client (Kennedy O' Callaghan Architects 2015).
- 6.7 The complete archive produced during the watching brief, comprising written, drawn and photographic records will be deposited with LAARC, identified by site code OLC16.
- 6.8 Pre-Construct Archaeology Limited is a Registered Archaeological Organisation (number 23) with the Institute of Field Archaeologists and operates within the Institute's 'Code of Practice'.

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7 ARCHAEOLOGICAL RESULTS

7.1 Phase 1: Natural (Figure 4)

7.1.1 The earliest deposit found during the excavation of Trench 1 was firm, light greyish orange brown clay with occasional-moderate bands of small sub-angular, sub-rounded and rounded pebbles [3]. This layer of naturally deposited clay was seen in the northern half of the trench and was encountered at heights between 81.88-82.23m OD.

7.2 Phase 2: Modern (Figures 3 & 4)

7.2.1 Truncating natural clay [3] in the southern part of the trench was a large cut for services [5] backfilled with a made ground deposit [4]. Made ground [4] was described as a fairly firm but friable, mottled light greyish orange brown and mid grey brown mixture of redeposited natural silty clay and sandy silt with occasional-moderate small pebbles, CBM and metal fragments and root activity. In the northern part of the trench natural clay [3] was overlain by made ground [2], a fairly firm but friable, mid-light greyish brown sandy clay silt with moderate-frequent brick, CBM and concrete rubble, occasional root activity and an early-mid 20th century milk bottle. Both made ground deposits [2] and [4] backfilled ceramic service pipes and their respective dimensions are outlined in the table below:

Context	Cut	North- South (m)	East-West (m)	Max. Depth seen (m)	Min. Height (m OD)	Max. Height (m OD)
2	n/a	6.58	4.90	0.55	82.43	82.50
4	5	6.05	1.00	1.44	81.99	82.05

- 7.2.2 Due to access issues it was not possible to enter Trench 1 to further investigate modern made ground deposit [2] and service cut [5] and confirm the precise relationship between the two.
- 7.2.3 Sealing all deposits to the north and east of Trench 1 was a fairly firm and friable, black brown silty clay with moderate CBM and brick fragments and root activity [1]. Garden soil [1] was up to 0.62m thick and seen at heights between 82.45 -83.10m OD. Made ground deposits [2] and [4] were overlain by the concrete surface of the recently demolished Cowshed [+] in all other parts of the trench.

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8 DISCUSSION AND CONCLUSIONS

- 8.1 The archaeological watching brief during excavation work for the new build at the Cowman's Cottage site revealed that there had been extensive truncation of underlying deposits, probably by terracing of the area and construction activities associated with the Cowshed and service installation in the early part of the 20th century.
- 8.2 Natural clay was recorded in Trench 1 but had been truncated, particularly in the southern part of the trench. Furthermore the natural clay was directly overlain by recent layers of made ground associated with the 20th century development of the site.
- 8.3 No features or deposits of archaeological interest were observed during the watching brief and given the level of truncation presented within Trench 1 none are likely to be extant anywhere on the Cowman's Cottage site. It is therefore considered unlikely that further archaeological investigations will be required.
- 8.4 The results of the site investigation will be published as a brief note by PCA in the annual 'Round-Up' of *London Archaeologist*.
- 8.5 Following approval of this report the archive will be deposited with The London Archaeological Archive and Research Centre (LAARC) identified by the unique site code OLC16. Until then the archive (which contains site records and digital photographs) will be stored at PCA's head office in Brockley, London.

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9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Ltd. would like to thank Mrs Omolara Oyesanya for commissioning and funding the work and Laura O'Gorman who monitored the project on behalf of the London Borough of Harrow.
- 9.2 The author wishes to thank Helen Hawkins for project management and editing this report and Hayley Baxter for preparing the illustrations.

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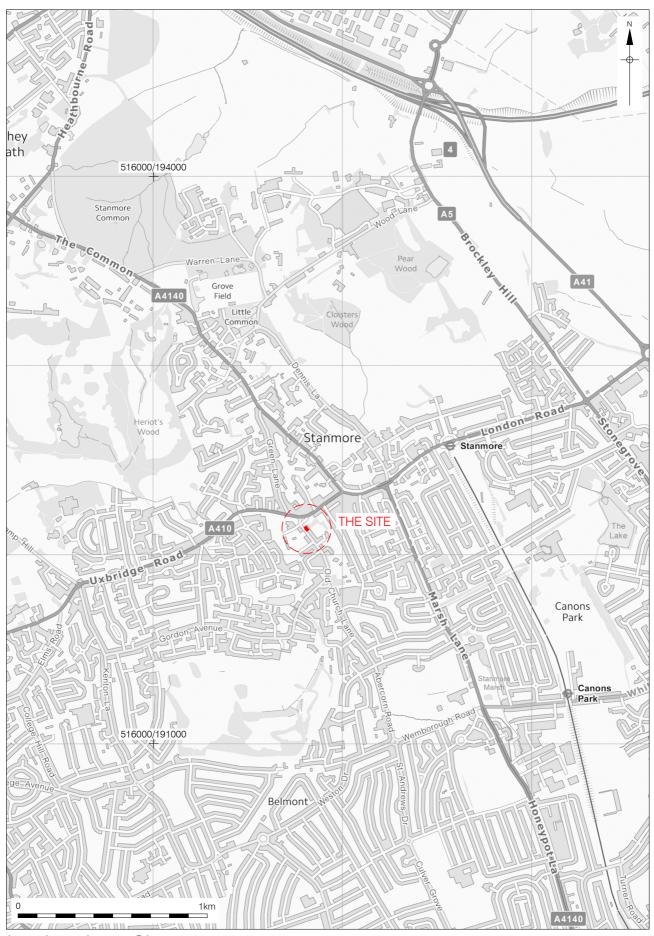
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Cartographic Sources:

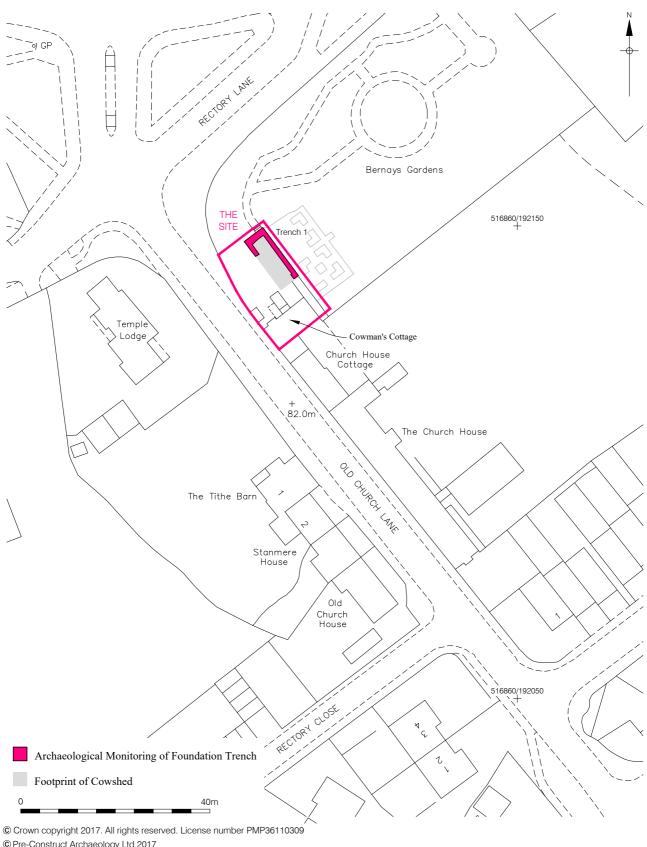
British Geological Survey Map Sheet 256 (North London)

Kennedy O' Callaghan Architects. Proposed Site Plan with Re-built Cowshed (May 2015)

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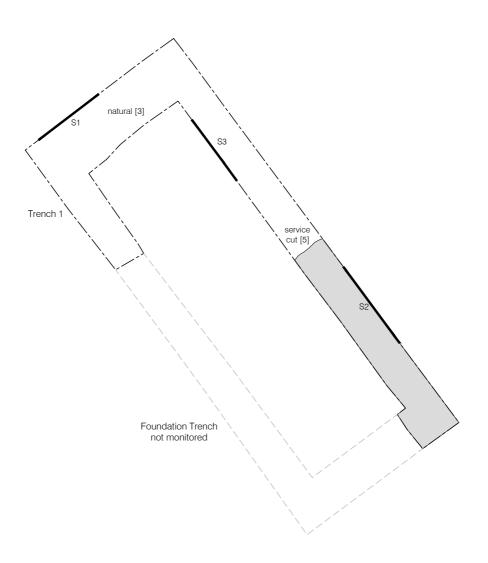


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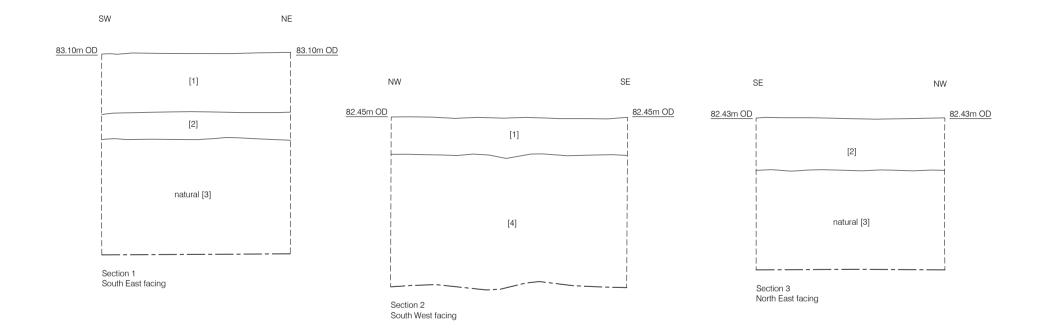
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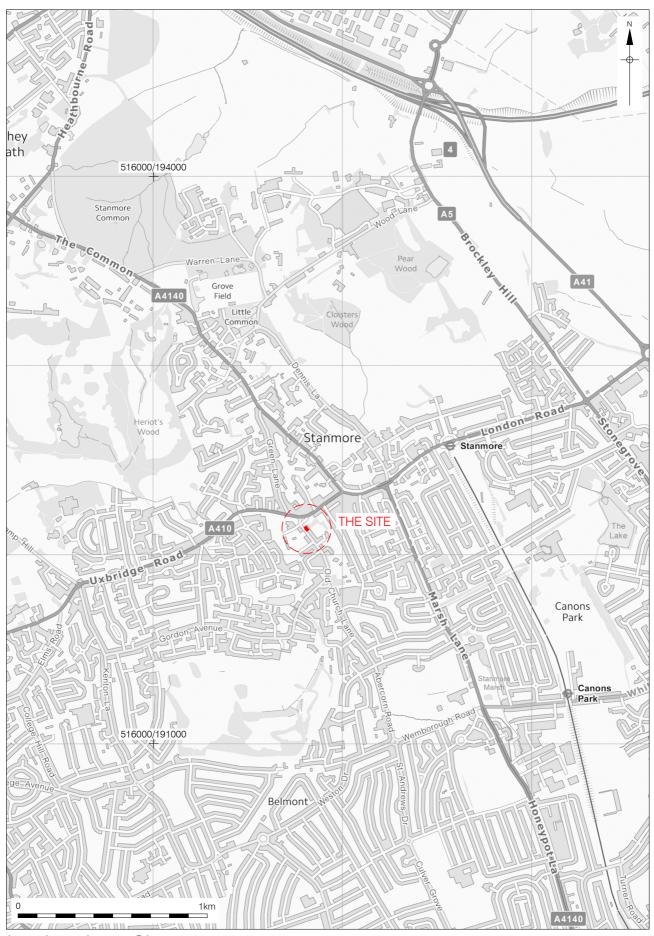




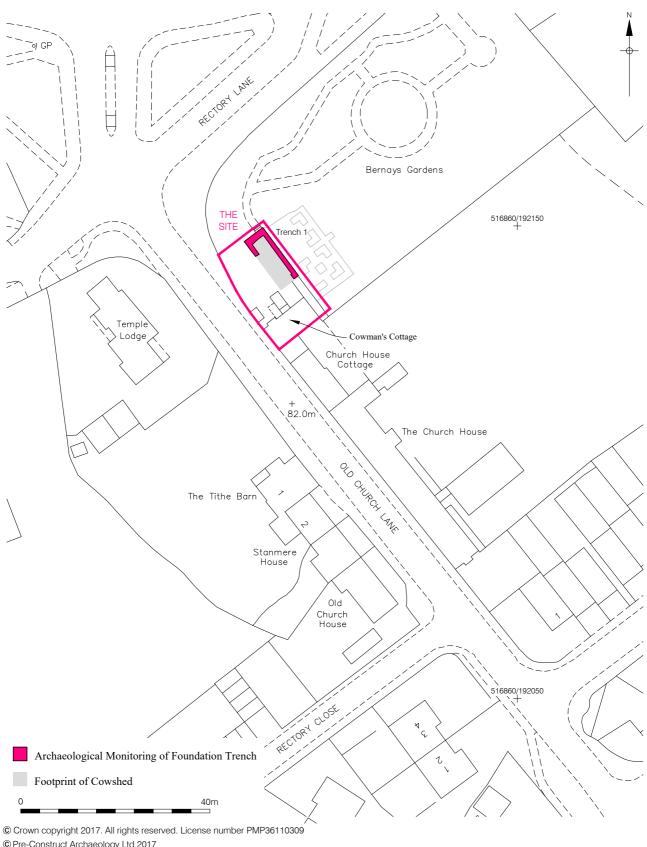


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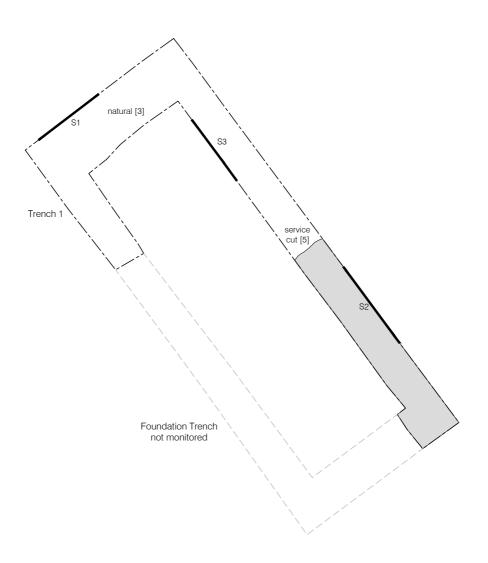


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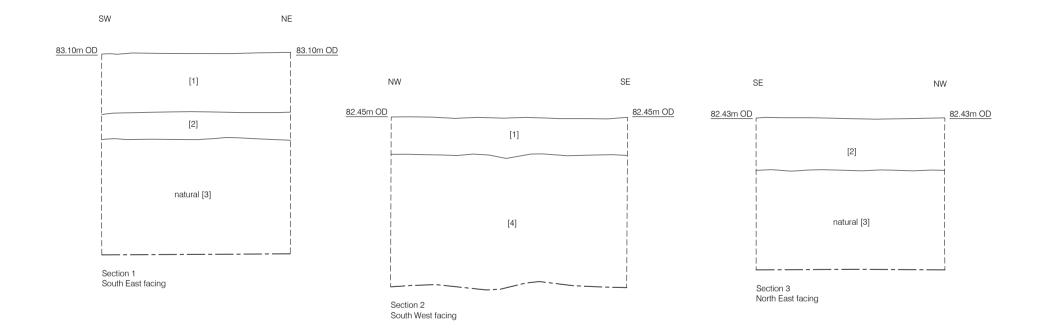
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APPENDIX 1: PLATES

Plate 1: Working shot of excavation at the northern end of Trench 1.



Plate 2: North facing view of Trench 1



Plate 3 – South facing section in north-east corner of Trench 1 showing garden soil [1], made ground [2] and natural clay [3].



Plate 4 – West facing section in Trench 1 showing garden soil [1] and redeposited clay/ made ground [4].

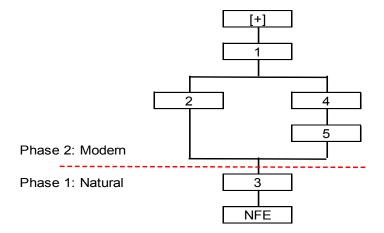


APPENDIX 2: CONTEXT INDEX

Site Code	Context	Туре	Area	Description	Date	Phase
OLC16	1	Layer	Trench 1	Garden soil	Modern	2
OLC16	2	Layer	Trench 1	Made ground	Modern	2
OLC16	3	Natural	Trench 1	Natural clay	N/A	1
OLC16	4	Layer	Trench 1	Made ground / redeposited natural clay	Modern	2
OLC16	5	Cut	Trench 1	Services cut	Modern	2

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APPENDIX 3: SITE MATRIX



APPENDIX 4: OASIS FORM

OASIS ID: preconst1-276492

Project details

Project name An Archaeological Watching Brief at Cowman's Cottage, Old Church Lane,

Stanmore

Short description of

the project

The archaeological monitoring of a foundation excavation for a building replacing the demolished Cowshed revealed that there had been significant truncation of underlying natural clay deposits probably caused by terracing and construction works in the first half of the 20th century. This assertion was supported by the presence of modern made ground deposits directly overlying the natural clay. No archaeological features or deposits were

encountered during the archaeological investigation.

Project dates Start: 10-02-2017 End: 13-02-2017

Previous/future work Yes / Not known

Any associated project reference

codes

OLC16 - Sitecode

Type of project Recording project

Site status Listed Building

Current Land use Residential 1 - General Residential

Monument type NATURAL CLAY None

Monument type MADE GROUND Modern

Monument type SERVICES CUT Modern

Monument type GARDEN SOIL Modern

Significant Finds NONE None

Investigation type "Watching Brief"

Prompt Planning condition

Project location

Country England

Site location GREATER LONDON HARROW STANMORE Cowman's Cottage, Old

Church Lane

Postcode HA7 2QX

Study area 320 Square metres

Site coordinates TQ 1681 9212 51.615291958514 -0.312689181168 51 36 55 N 000 18 45

W Point

Height OD / Depth Min: 81.88m Max: 82.23m

Project creators

Name of Organisation Pre-Construct Archaeology Limited

Project brief originator

Mrs Omolara Oyesanya

Project design originator

Helen Hawkins

Project

director/manager

Helen Hawkins

Project supervisor James Langthorne

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sponsor/funding

body

Client

Name of

sponsor/funding

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Project archives

Physical Archive

Exists?

No

Digital Archive recipient

LAARC

"none"

Digital Archive ID OLC16

Digital Contents

Digital Media available

"Images raster / digital photography"

Paper Archive

recipient

LAARC

Paper Archive ID

OLC16

Paper Contents

"none"

Paper Media available

"Context sheet","Map","Plan","Report","Section"

Project bibliography 1

A forthcoming report

Publication type

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