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DESK BASED ASSESSMENTS  
ARCHAEOLOGICAL EVALUATION  
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HISTORIC BUILDING RECORDING  
ENVIRONMENTAL SERVICES



**WSM 68004**

**PERSIMMON HOMES SOUTH MIDLANDS**

**LAND AT BRANSFORD ROAD, RUSHWICK, WORCESTERSHIRE**

**HERITAGE IMPACT ASSESSMENT**

**November 2016**

**DATE ISSUED:** November 2016  
**JOB NUMBER:** BM11234  
**HER REFERENCE** **WSM 68004**  
**OASIS REFERENCE:** **wardella2-266286**  
**REPORT NUMBER:** RPT-002  
**GRID REFERENCE:** SO 82685 53693

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**HERITAGE IMPACT ASSESSMENT**

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## CONTENTS

SUMMARY .....	1
1 INTRODUCTION.....	3
1.1 Circumstances of Project .....	3
1.2 The Purpose of the Heritage Impact Assessment .....	3
1.3 National Planning Policy and Legislative Framework .....	3
1.4 Local Planning Policy .....	4
2 METHODOLOGY .....	6
2.1 Introduction .....	6
2.2 Documentary Sources .....	6
2.3 Site Visit .....	6
2.4 Impact Assessment Tables .....	6
3 BACKGROUND.....	8
3.1 Location, Topography and Geology .....	8
3.2 Archaeological and Historical Background .....	8
3.3 Previous Archaeological Works .....	17
3.4 Designated Heritage Assets .....	20
3.5 Undesignated Heritage Assets.....	20
4 SITE VISIT .....	21
4.1 Site Conditions .....	21
4.2 Potential for Archaeological Features within the Site .....	22
5 DISCUSSION .....	24
5.1 Summary of Heritage Asset Significance .....	24
5.2 Magnitude of Impact on Heritage Assets .....	25
5.3 Heritage Statement .....	25
6 BIBLIOGRAPHY .....	27
6.1 Primary Sources .....	27
6.2 Secondary Sources .....	27
6.3 Websites.....	28
6.4 Other Sources.....	28
APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES.....	29
APPENDIX 2: HERITAGE ASSET GAZETTEER.....	32
APPENDIX 3: FIGURES .....	39

## ILLUSTRATIONS

### FIGURES

Figure 1: Site location

Figure 2: Detailed site location

Figure 3: Location of heritage assets within the 500m study area

Figure 4: Extract from Isaac Taylor's Map of Worcestershire, 1772

Figure 5: Estate Plan of Rushwick, 1828

Figure 6: Copy of Tithe Award Plan for St John in Bedwardine, 1840

Figure 7: Plan of the Goodere's Estate, Upper Wick, 1859

Figure 8: First Edition Ordnance Survey Map, 1888 (25" to 1 mile scale)

Figure 9: Second Edition Ordnance Survey Map, 1904 (25" to 1 mile scale)

Figure 10: Third Edition Ordnance Survey Map, 1928 (25" to 1 mile scale)

Figure 11: Fourth Edition Ordnance Survey Map, 1940 (25" to 1 mile scale)

Figure 12: Ordnance Survey Map, 1962 (25" to 1 mile scale)

Figure 13: Ordnance Survey Map, 1990 (1:2500 scale)

Figure 14: Site showing location of known heritage assets and 2003 archaeological trenches

### PLATES

Plate 1: Google Earth Imagery, 1st January 1945	15
Plate 2: Google Earth Imagery, 1st January 1999	16
Plate 3: Google Earth Imagery, 1st January 2005	17
Plate 4: Google Earth Imagery, 13th July 2013	17
Plate 5: South-western part of the proposed development site, facing south-east	21
Plate 6: Western part of proposed development site, facing north-east	21
Plate 7: North-western part of proposed development site, facing east	22
Plate 8: North-eastern part of proposed development site, facing north-east	22
Plate 9: Northernmost of the surviving allotment buildings, facing north-west	22



## SUMMARY

Wardell Armstrong Archaeology was commissioned by Persimmon Homes South Midlands to prepare a heritage impact assessment for a proposed new development on land at Bransford Road, Rushwick, Worcestershire (NGR SO 82685 53793). This is an assessment based on a desk-based consultation of sources relating to the setting of the site and its history combined with the results of a site visit.

The purpose of this heritage impact assessment is, primarily, to assess the potential for archaeological deposits to survive within the proposed development site and to assess the impacts on the upstanding designated heritage assets within a 500m radius centred on the site.

The research found that the proposed development site lies in an area of Palaeolithic potential based on local geologies and discoveries from the area. It seems that the site remained in agricultural use throughout the medieval and post-medieval periods. In the early 20<sup>th</sup> century, the land was segregated into large allotment plots, and a commercial business utilised the north-westernmost of these. The construction of the western bypass of Worcester has affected the setting of the site, and it appears to have been abandoned post-2013, becoming heavily overgrown.

There is not likely to be any significant impact by future development on the setting of the seven designated heritage assets outside the site boundary.

Three former historic field boundaries are known from within the proposed development site, and these may require archaeological mitigation through design or recording, especially since one may survive as a partial hedgerow. Also known to have existed within the proposed development site are two former tracks and boundaries and allotment buildings relating to early 20<sup>th</sup> century and subsequent use of the site.

The site has previously been evaluated by fieldwalking and trial trenching which only identified a series of shallow postholes of modern date, plough scars and residual artefacts including a single worked flint and sherds of roman, medieval, post-medieval and modern pottery. No archaeological features were identified.

There is a possibility that as-yet unknown archaeological features may survive within the proposed development site.

## **ACKNOWLEDGEMENTS**

Wardell Armstrong Archaeology thank Persimmon Homes South Midlands who commissioned the project. Wardell Armstrong Archaeology thank the staff at Worcestershire Archive and Archaeology Service for all assistance during the desk-based research, as well as Andie Webley, Historic Environment Record Assistant at Worcestershire Archive and Archaeology Service, for access to data from the Worcestershire Historic Environment Record.

The site visit and the documentary research was completed by Cat Peters.

The report was written by Cat Peters and the figures were produced by Helen Phillips. Nick Daffern managed the project and Richard Newman edited the report.

## **1 INTRODUCTION**

### **1.1 Circumstances of Project**

1.1.1 Wardell Armstrong Archaeology was commissioned by Persimmon Homes South Midlands, to undertake a heritage impact assessment for land at Bransford Road, Rushwick, in relation to a proposed new development.

1.1.2 The term '*site*' is used throughout the report to refer to the proposed development site. The term '*study area*' refers to a 500m radius, centred on the proposed development site. This provides a heritage context to the proposed development site.

### **1.2 The Purpose of the Heritage Impact Assessment**

1.2.1 This heritage impact assessment is designed to assess the potential for sub-surface archaeological features to survive within the proposed development site. It is also designed to clearly show the impact on the heritage significance of the heritage assets within a specific search area (the study area) affected by the proposed development.

1.2.2 The heritage impact assessment seeks to address in detail the issues of impacts on heritage significance and to do this it seeks to understand the significance of the assets, then evaluate the impact of the development proposals upon the assets.

### **1.3 National Planning Policy and Legislative Framework**

1.3.1 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework* (NPPF), which was published by the Department of Communities and Local Government (DCLG) in March 2012. Sites of archaeological or cultural heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as '*heritage assets*'; '*heritage assets are an irreplaceable resource*', the conservation of which can bring '*wider social, cultural, economic and environmental benefits...*' (DCLG 2012, Section 12.126). The policy framework states that the "*significance of any heritage assets affected, including any contribution made by their setting*" should be understood in order to assess the potential impact" (DCLG 2012, Section 12.128). "*In addition to standing remains, heritage assets of archaeological interest can comprise sub-surface remains and, therefore, assessments should be undertaken for a site that includes or has the potential to include heritage assets with archaeological interest*" (DCLG 2012, Section 12.128).

1.3.2 NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; *“great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be; substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings and grade I and II\* registered parks and gardens and World Heritage Sites, should be wholly exceptional” (DCLG 2012, Section 12.132).* Therefore, preservation in-situ is the preferred course in relation to such sites unless exception circumstances exist.

1.3.3 It is normally accepted that non-designated sites will be preserved by record, in accordance with their significance and the magnitude of the harm to or loss of the site as a result of the proposals, to *“avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposals” (DCLG 2012, Section 12.129).* *“Non-designated heritage assets of archaeological interest will also be subject to the policies reserved for designated heritage assets if they are of equivalent significance to scheduled monuments” (DCLG 2012; Section 12.132).*

#### 1.4 Local Planning Policy

1.4.1 The South Worcestershire Development Plan (SWPD) was adopted and published on 25<sup>th</sup> February 2016. The SWPD is an integral part of the Development Plan for the administrative areas of the Malvern Hills District, Worcester City and Wychavon District (Worcester City Council, Malvern Hills District Council and Wychavon District Council 2016).

1.4.2 Strategic Policy SWDP 6 relates to *“Historic Environment”*, and states that *“development proposals should conserve and enhance heritage assets, including assets of potential archaeological interest, subject to the provisions of SWPD 24 [Management of the Historic Environment]”. Their contribution to the character of the landscape or townscape should be protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of south Worcestershire. Development proposals will be supported where they conserve and enhance the significance of heritage assets, including their setting...”* including *“archaeological remains of all periods”* (Worcester City Council, Malvern Hills District Council and Wychavon District Council 2016, 91-2).

1.4.3 Strategic Policy SWDP 24 relates to ‘Management of the Historic Environment’, and includes that *“proposals likely to affect the significance of a heritage asset, including the contribution made by its setting, should be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed. Where there is potential for heritage assets with archaeological interest to be affected, this description should be informed by available evidence, desk-based assessment and, where appropriate, field evaluation to establish the significance of known or potential heritage assets”* (Worcester City Council, Malvern Hills District Council and Wychavon District Council 2016, 149).

## **2 METHODOLOGY**

### **2.1 Introduction**

2.1.1 All work undertaken was consistent with the relevant standards and procedures of the Chartered Institute for Archaeologists, as set out in *Standard and Guidance for Historic Environment Desk-Based Assessment* (CIfA 2014).

2.1.2 The data underlying the heritage impact assessment was gathered through desk-based study of documentary sources and via a site visit. The impact of the development on the heritage assets was assessed using standardised heritage impact tables (*confer* Appendix 1).

### **2.2 Documentary Sources**

2.2.1 The primary and secondary sources used were derived from Worcestershire Library and Archaeology Service (WLAS), as well as from online sources, including The Archaeology Data Service (<http://archaeologydataservice.ac.uk/ifp/wiki.pdf>), the National Heritage List (<https://historicengland.org.uk/listing/the-list/>) and PastScape (<http://www.pastscape.org.uk/>). The historic maps and primary sources were consulted in October 2016.

### **2.3 Site Visit**

2.3.1 The site and its environs were visited on the 18<sup>th</sup> October 2016.

2.3.2 The study area was inspected to:

- examine the impact on the setting of heritage assets of future development;
- assess the nature of the landscape of the current site with regard to previous landscaping and levelling activities and their impact on any potential buried archaeological remains.

### **2.4 Impact Assessment Tables**

2.4.1 The assessment of the impact of development proposals is undertaken using a series of heritage impact tables (Appendix 2). These tables use standard assessment methods as used by Government agencies, as for example those used in the Highway Agency's *Design Manual for Roads and Bridges* (2007). These tables first establish the significance of the heritage asset against set criteria, secondly the magnitude of impact and taking the results of these two together allow a calculation of impact on heritage significance.

## 2.5 Reporting

2.5.1 Once approved by the client, a copy of the report will be deposited with the Worcestershire Historic Environment Record under reference **WSM68004**, where viewing will be made available on request.

2.5.2 Wardell Armstrong Archaeology supports the Online Access to the Index of archaeological investigationS (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. As a result, details of the results of this study will be made available by WAA, as a part of this national scheme. This project has the unique identifier of **wardella2-266286**.

## 2.6 Glossary

2.6.1 The following standard terms for compiling the heritage impact assessment are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- Historic Environment Record (HER) – an information service, usually utilizing a database, which provides public access to up-to-date and dynamic resources relating to the historic environment of a defined geographic area.
- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.
- Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the evolution of its surroundings.
- Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological, architectural, artistic or historic (including historical associations).

### 3 BACKGROUND

#### 3.1 Location, Topography and Geology

3.1.1 The proposed development site is centred on SO 82685 53793, and is located to the east of the centre of the village of Rushwick and west of the centre of the western Worcester suburb of St John's, on land to the east of the Hams Way Worcester western bypass and south of Bransford Road (Figure 1). It comprises land south of Bransford Road, west and north of the western bypass and west of Laugherne Brook (Figure 2).

3.1.2 The site has solid geology comprised of the Sidmouth Mudstone Formation, consisting of mudstone, a sedimentary bedrock, formed in the Triassic period approximately 217 to 250 million years ago (BGS 2016).

3.1.3 Holocene alluvium associated with the Laugherne Brook is the sole superficial deposit located within the site although deposits of the Holt Heath Sand and Gravel Member are located to the north, south, east and west, dated to Marine Isotope Stages (MIS) 5d – 2 (115,000 – 29,000 years ago).

#### 3.2 Archaeological and Historical Background

3.2.1 This historical and archaeological background is compiled from secondary sources and primary records consulted during the desk based research. It is intended only as a summary of historical developments around the site. The location of known heritage assets within the approximate 500m study area are illustrated in Figure 3, and summarised in Appendix 2.

3.2.2 **Prehistoric (up to c. AD 45):** the Holt Heath Sand and Gravel Member (Asset 50) is known to contain significant interbedded organic beds with the best example being the nationally significant faunal and palaeoenvironmental remains from Upton Warren (Coope *et al* 1961). It is also known that this member directly overlies faunal beds of Ipswichian date (MIS 5e; 130,000 – 115,000 years ago) in the Stour Valley including hippopotamus.

3.2.3 Due to a hiatus in the artefactual record, there is thought to be an abandonment of Britain by hominins between approximately 200,000 – 60,000 years ago due to the cold climate of the Saalian glaciation and the subsequent formation of the English Channel and therefore the recovery of in-situ lithic material from this period is extremely unlikely although there is still potential for reworked/ residual artefacts to be present. This is evidenced by the recovery of a number of possible Middle



Palaeolithic flints during recent fieldwalking further up the Laugherne Brook to the north of the present site (Nick Daffern pers. comm. 2016).

- 3.2.4 Possible Neolithic or Bronze Age flint scrapers have been recovered as stray/unstratified finds during the mid-20<sup>th</sup> century within the Parish of Rushwick, including from Crown East (Asset 42).
- 3.2.5 A single, broadly-dated prehistoric knapped flint flake, 22mm long, was recovered from an evaluation trench towards the centre of the proposed development site during archaeological work in 2003 (Vaughan, Crawford and Pearson 2003, 9).
- 3.2.6 **Roman Period (AD 45 to c. 410):** there are no known assets of the Roman period within the 500m study area, though six sherds of Roman pottery were recovered from the proposed development site during fieldwalking, five of which were of Severn Valley ware dating to the mid 1<sup>st</sup> to 4<sup>th</sup> century, and one was Sandy oxidised ware dating to the mid 1<sup>st</sup> to 2<sup>nd</sup> century (Vaughan, Crawford and Pearson 2003, 9). A further seven pieces of Roman pottery and four fragments of Roman tile were recovered from the associated trial trenching in 2003 (*ibid*, 10). These may represent stray finds from minor activity on site, heavily impacted upon by later intensive ploughing, or it may be that they were brought in by manuring. A Roman road has been postulated linking Worcester and Kenchester (*ibid*, 4), which may have run in the vicinity of the site.
- 3.2.7 **Early Medieval (c. 410 to 1066):** the proposed development site lies within an area of land once known as Wick or Wican, described as “*a great and ancient tract of land on the west side of the Severn*” (Sudworth and Sudworth 1990, 1). It was granted to Bishop Mildred of Worcester by King Offa of Mercia in 775 AD, and was a flourishing community by the time of Domesday in 1086 (*ibid*). The Laugherne Brook, forming the eastern boundary of the proposed development site, was first recorded as ‘Laure’ or ‘Lawern’ in a document of 816 (Mawer and Stenton 1927, 12, referenced in Vaughan, Crawford and Pearson 2003, 4), and is of British derivation.
- 3.2.8 **Medieval (1066-1540):** after the Norman conquest, Wick continued as church lands, the farms having tenants who sublet the properties, and in the survey of the Oswaldslow Hundred (1108-15) it was valued at 15 hides, of which Walter de Beauchamp held 10.5 (Sudworth and Sudworth 1990, 1). Some of the lands in the southern part were granted to Osbert D’Abitot, becoming Upper Wick (*ibid*). Wick Episcopi, just to the south of the study area, was the Bishop of Worcester’s country house, and was ransacked during the uprising of 1088. It had a private chapel,

extensive gardens with fishponds, a large kitchen and bakehouse, and subsequently a hall of three bays (*ibid*, 8). There was also a mill. By the 14<sup>th</sup> century it was surrounded by a park, and in later days it was used by the bishops as a Summer retreat rather than permanent residence. In 1349, there were 28 free tenants at Wick Episcopi, 4 arkmens and 12 cottagers (*ibid*). At the Dissolution, the lands passed to the Crown, though Wick Episcopi appears to have still been occupied by the Bishops of Worcester until 1586, when it was granted to Sir Thomas Bromley, whose descendants held it until 1743 (*ibid*, 9). Richard Vernon bought the large part of the estate, with William Bund purchasing the smaller part.

3.2.9 Laugherne Brook (first mentioned in 816, *confer* 3.2.4) was utilised during the medieval period by mills (Asset 38). As well as the mill at Wick Episcopi, medieval mills are also known from the north of the proposed development site (Assets 4, 33/34), with a weir and leat to the south-east (Assets 36 and 37). The tithe award map of 1840 (Figure 6) illustrates a field named 'millfield' which may suggest a further earlier mill site (Asset 56). The land to the south of the proposed development site was also utilised during the medieval period, with drainage ditches and a pond demonstrating historic water management (Asset 43).

3.2.10 Medieval moated manor sites are also known from the study area, indicative of wealth and status in the area, at Grove Farm (Assets 1 and 2) to the north of the proposed development site, the name grove dating back to the 10<sup>th</sup> century. A moated site is also shown on an 1812 plan of Boughton House, to the east of the proposed development site, which may be medieval in origin (Asset 25). There was also once a medieval settlement at Boughton, since deserted (Asset 20).

3.2.11 **Post Medieval (1540-1900):** the 16<sup>th</sup> century seems to have been a period in which there was "*an increase in the amount of larger properties built in the area, which was probably in favour as a dormer district for the wealthy merchants of Worcester*" (Sudworth and Sudworth 1990, 9). John Leland mentions one such house at Boughton (Asset 3), later including a park with pond (Asset 19). The later house (Asset 18), walled garden and gate piers at Boughton are listed (Asset 29 and 30). The house at 172 Bromyard Road, though 19<sup>th</sup> century, is thought to be the site of an earlier timber-framed building (Asset 22) and Upper Wick farm also dates to this period (Asset 54).

3.2.12 Several buildings in the study area date to the 18<sup>th</sup> century, including 28 Bransford Road, formerly Laugherne House (Asset 24), New Cottage and Old Cottage (Asset

39), Upper Wick Cottage (Asset 45) and Grove Farm house and farm buildings (Assets 48 and 53). An 18<sup>th</sup> century map, Isaac Taylor's Map of Worcestershire of 1772 (Figure 4), shows a building in the vicinity of Bedwardine Villa, as denoted on later mapping (e.g. Figure 8). This is west of Upper Wick Lane to the west of the proposed development site. Further buildings are shown towards the southern extent of the lane, presumably Stanfield House (Asset 35) and Manor House, as shown on later mapping. 'Louhern bridge' is denoted to the north-east of the proposed development site, and the brook is clearly shown, but no buildings or features are shown in the proposed development site itself (Figure 4), suggesting it remained as agricultural land.

3.2.13 The Bunds and Vernon families extended their estates in the 18<sup>th</sup> century, with the Bunds owning much of Wick Episcopi and inhabiting the house, and the Vernons holding Lower Wick (Sudworth and Sudworth 1990, 11). An Estate Plan of Rushwick, dating to 1828, shows some parcels of land for sale in the vicinity of the proposed development site (Figure 5). Although no detail of the site itself is shown, the map does show the lands were held by Thomas Henry Bund. White Hall public house is shown on Bransford Road, to the north-west of the proposed development site, as are Tanhouse farm, annotated as the late residence of Dr Barnes, and Stanfield House, tenanted by Captain Eyre at this date (Asset 35). These names suggest an early tannery in the vicinity. Wick Episcopi, to the south, is known as Wick House by this date, and was the seat of 'Thomas Henry Bund Esq' (Figure 5). A will for Thomas Henry Bund of Great Malvern dates to 1853 (NA PROB/11/2165/i). A small park was associated with Wick House, shown on the First Edition Ordnance Survey map (Asset 40). 'Laughern Bridge' is shown on the 1828 Estate Map, to the north-east of the proposed development site. No buildings or features are shown within the proposed development site itself.

3.2.14 The earliest map located during the research to show the proposed development site in detail was the Tithe Award Plan for St John in Bedwardine of 1840 (Figure 6). This shows the proposed development site as incorporating areas of four fields, the names of which were 'Laugherne Meadow Piece', 'Laugherne Meadow', 'Stanfield' and 'Little Stanfield', the latter two presumably associated with the house at one time (Asset 35). These plots were all owned by Thomas Henry Bund and tenanted by John Dowding and all were in use as arable land. Traces of these post medieval field boundaries separating the fields may survive within the proposed development site (Assets 60, 61 and 62). Traces of the boundary separating 'Laugherne Meadow Piece'

from 'Laugherne Meadow' (Asset 62) may have still been visible at the time of the site visit in October 2016. In the wider area, fieldnames such as 'Millfield', 'Brickhill', 'Coal Pit Orchard' and 'Pounce Hall', suggest the earlier sites of a mill (Asset 56), brickworks or extraction pit (Asset 57), coal pit (Asset 58) and, perhaps even a hall to the west of the proposed development site (Asset 59).

3.2.15 A memorandum of an agreement covering the sale of land to the Worcester and Hereford Railway of land near Bromyard Road is dated to 1858 (WLAS, Bundle BA 5589/140 (i) 705:192), and suggests the railway line was constructed at around this date to the north and north-west of the proposed development site (Asset 41). Other industrial developments in the study area include the establishment of a corn mill in c. 1868 (Asset 21). Otherwise, the area seems to have remained largely agricultural during the 19<sup>th</sup> century, with the known assets in the study area of the period largely restricted to farmsteads (Assets 46, 47, 49, 51, 52 and 55), although the first permanent pavilion for the Worcestershire County Cricket Club was built to the north-east of the proposed development site in c. 1875 (Asset 23).

3.2.16 The Plan of Goodere's Estate at Upper Wick of 1859 (Figure 7) shows some parcels of land which must have been for sale at this time. It shows that since 1828 (Figure 5), more building had occurred towards the southern end of Upper Wick Lane, in the vicinity of Stanfield House, Manor Farm and Tanhouse Farm to the south-west of the proposed development site. Wick Episcopi is labelled as 'Upper Wick House' on this plan. This is also the earliest map to show the Worcester and Hereford Railway (Asset 41), though this may have been the postulated route, as a milestone to the south of White Hall, '2 miles to Worcester Cross' (Figure 7) is shown further to the east on the First Edition Ordnance Survey map of 1888, suggesting it had to be moved once the line was built. 'Lot 9' on the plan, includes part of the proposed development site, and is referred to in the accompanying sales particulars as 'Dark Lane Piece', not 'Stanfield' as on the earlier Tithe Award Plan (Figure 6). It was arable at the time of the sale. The lane to the west is labelled 'Dark Lane' (Figure 7). This plot, and the surrounding land was occupied by 'John Walpole Willis Esqre.' at this date. John Walpole Willis married the daughter of Thomas Henry Bund, Ann Susanna Kent, in 1836, and died in 1877. John William Willis Bund succeeded him (Sudworth and Sudworth 1990, 14). There is a will of J.W. Willis Bund (1843-1928) of Wick Episcopi, Rushwick, dating to 1928 (WLAS, BA 14868, 399:1584).

- 3.2.17 The tract of land formerly for sale as 'Lot 9', and known as 'Dark Lane Piece' or 'Stanfield' (*confer* 3.2.12 and 3.2.13), is only demarked by trees on the First Edition Ordnance Survey map of 1888 (Figure 8), only the irregular north-eastern extent of the former boundary existing (Asset 60). Dark Lane is also no longer depicted. In addition, the boundary, separating the fields 'Little Stanfield', 'Stanfield' and 'Laugherne Meadow' (Asset 61) on the Tithe Award Plan of 1840 (Figure 6), no longer survived in 1888 (Figure 8), the proposed development site itself only consisting of parts of two fields by this date. The First Edition Ordnance Survey map (Figure 8) is the first to show Bedwardine villa, to the west of the proposed development site, west of Upper Wick Lane, though the Tithe Award Plan of 1840 had a field labelled 'Great Bedwardine', and it is possible a house existed at this date (Figure 6). Boughton House and associated grounds are clearly shown to the east of Laugherne Brook (Assets 18, 19, 29 and 30).
- 3.2.18 **Modern (1900-present):** the Second Edition Ordnance Survey map of 1904 (Figure 9) shows that the earlier north-easternmost section of the field boundary marking the extents of 'Dark Lane Piece' or 'Stanfield' had been removed (Asset 60), with the boundary earlier separating 'Laugherne Meadow Piece' from 'Laugherne Meadow' having been straightened (Asset 63). The trees formerly shown marking the former boundary of 'Dark Lane Piece' or 'Stanfield' no longer survived. Otherwise the area remained mostly unchanged since 1888 (Figure 8).
- 3.2.19 Between 1904 (Figure 9) and the Third Edition Ordnance Survey map of 1928 (Figure 10), new housing had been constructed to the north and west of the Recreation Ground containing the Cricket Pavilion (Asset 23) on the north side of Bransford Road (Whitmore Road and Boughton Avenue). To the north of this, and east side of the Laugherne Brook, a large valve works, 'Sentinel Valve Works' (Asset 26) had also been established. In the wider study area, a glove and sportswear manufactory had also been constructed in the 1920s (Asset 28), and the present bridge over the Laugherne Brook dates to this period (Asset 27).
- 3.2.20 Under construction at the time of the Third Edition Ordnance Survey map, published in 1928 (Figure 10), were a pair of semi-detached houses (Asset 63) on the south side of Bransford Road and to the west of the proposed development site, and a post office and further housing had been established to the west of these. The proposed development site itself also saw some changes between 1904 (Figure 9) and 1928 (Figure 10), with a track created (Asset 64) following the earlier field boundary (Asset

62) and a further track (Asset 65) heading at right-angles from this, south-westwards to meet Upper Wick Lane to the south of Bedwardine House, following the earlier Dark Lane route at its western extent. Four new boundaries are also shown within the proposed development site, providing five separate areas, the western four each having a small north-west south-east orientated rectangular building (Asset 66) close to the track (Asset 64). These plots are described as being “*between 1 and 3.5 acres*” and the buildings as “*allotment buildings*” (Vaughan, Crawford and Pearson 2003, 5).

3.2.21 By 1940 and the publication of the Fourth Edition Ordnance Survey Map (Figure 11), the semi-detached buildings to the west had been completed (Asset 63), with boundaries and gardens depicted. To the west of the proposed development site, the former ground associated with Boughton House had been transformed into a golf course, and to the north of the proposed development site, new houses had been constructed on the north side of Bransford Road, with a nursery behind (Figure 11). In the wider study area, two shops were built to the north of the railway line (Asset 32), and some gates and railings date to this period (Asset 31).

3.2.22 Within the proposed development site itself, the period between 1928 (Figure 10) and 1940 (Figure 11), brought overhead electricity cables (with an associated pylon) running north-west to south-east across the site, and slight additions to the allotment buildings.

3.2.23 This period also brought defensive measures to the wider study area, as a reaction to the threat of invasion in 1940. These came in the form of road blocks (Assets 6, 7 and 13), two anti-tank flame fougasse weapons (Assets 8 and 44), aircraft landing obstacles on the golf course (Asset 14) and a spigot mortar emplacement (Asset 11). Royal Airforce (RAF) personnel were billeted on the third floor of Boughton House (Asset 15) during the Second World War, there was an ammunition store (Asset 10), and a number of air raid shelters were provided in the locality (Assets 5, 9, 12, 16 and 17).

3.2.24 Between 1940 (Figure 11) and the production of the Ordnance Survey map of 1962 (Figure 12), more enclosures and buildings had been established close to the track (Asset 64), associated with the allotment areas (Asset 66). This was particularly true of the north-western two allotment plots which saw the most development. Some of these developments must have occurred by 1945, as Google Earth imagery of that date shows some additional buildings and enclosures in the north-westernmost plot (Plate 1).



*Plate 1: Google Earth Imagery, 1st January 1945*

3.2.25 The 1990 edition of the Ordnance Survey series (Figure 12) shows the same layout of the proposed development site as the earlier 1962 map (Figure 11). Between 1990 (Figure 12) and 2003 (Vaughan, Crawford and Pearson 2003, Figure 1), the Worcester western bypass had been constructed, Hams Way, with associated roundabout to the immediate west of the proposed development site. The realignment of Bransford Road along the northern boundary allowed easier vehicular access from the Bransford Road into the north-western allotment plot of the proposed development site. In addition, at some time after 1990, the allotment boundaries within the site had been removed. This appears to have occurred by 1999, as shown on Google Earth Imagery (Plate 2), which depicts a hedged trace of the former field boundary (Asset 62) with adjacent track (Asset 64) and a building, perhaps one of the former allotment buildings (Asset 66), at the south-eastern extent of this. The area to the west of this seems to have been farmed separately, in a similar manner to the far south-eastern extent of the site, at this date. Much of the central part of the site was cultivated on a north-east south-west alignment at this time, except the far northern extent which was ploughed separately, and the far north-western extent which seemed to have containers and larger buildings, with a tarmacked area for vehicles (Plate 2).



*Plate 2: Google Earth Imagery, 1st January 1999*

3.2.26 In 2003, the proposed development site was proposed as a possible new Park and Ride location (Vaughan, Crawford and Pearson 2003). This never occurred, with this, and other Park and Ride plans for Worcester aborted as the existing ones were deemed to be under-used.

3.2.27 By 2005 (Plate 3), the whole proposed development site appears to have been incorporated as one area of cultivation, though the hedged trace of the former field boundary (Asset 62) with adjacent track (Asset 64) and building (Asset 66) at the south-eastern extent of this, and further probable allotment building within the south-eastern part of the proposed development site (Asset 66) still surviving. The far north-western corner remained in use as some kind of commercial business, perhaps agricultural, in 2005. By 2013 (Plate 4), this business seems to have diminished, but the rest of the proposed development site remained much unchanged.





*Plate 3: Google Earth Imagery, 1st January 2005*



*Plate 4: Google Earth Imagery, 13th July 2013*

### 3.3 Previous Archaeological Works

3.3.1 A number of previous archaeological works have occurred in the 500m study area, the results of which have been included, where relevant, above. The most relevant was work undertaken for the proposed park and ride development at the site in 2003, elements of which have been incorporated into the discussion above (Vaughan, Crawford and Pearson 2003). Previous archaeological works which have been undertaken in the wider 500m study area are summarised in the table below:

<b>HER Reference</b>	<b>Summary of Archaeological Work</b>
WSM17800	Field walking in 1993 for the Worcester Western Bypass at the proposed junction to the south of Bransford Road at Upper Wick encountered no more than background levels of 17 <sup>th</sup> to 20 <sup>th</sup> century activity with occasional medieval and Roman sherds, as well as a single flint scraper (38240,25360)
WSM29659	Sample excavation for the Worcester Western Bypass revealed two post medieval boundary ditches and an earlier settlement on old Claphill Lane. Some late Neolithic to Bronze Age scrapers were also found
WSM29687	A watching brief and metal detector survey for the Worcester Western Bypass revealed evidence for a former lane leading to Powick Bridge but no evidence for the Civil War battlefield. The whole bypass route was monitored but nothing of significance was observed, though monitoring conditions were not ideal
WSM33362	Field walking for a proposed park and ride at the present proposed development site produced an assemblage from the Roman to modern periods, the majority dating to more recent periods. The low, fairly even distribution may suggest that early finds were the result of manuring (Vaughan, Crawford and Pearson 2003)
WSM33362	Associated trial trenching for the proposed park and ride of 25 trenches across the present proposed development site, excluding the north-western corner which was in commercial use, encountered a single knapped flint, seven pieces of Roman pottery and four pieces of Roman tile, as well as 84 sherds of post medieval or modern origin. A small number of shallow post-holes were found to be of modern date, probably relating to agricultural activity. Alluvial deposits were identified along the floodplain of the Laugherne Brook, though these were undated and did not contain any organic material (Vaughan, Crawford and Pearson 2003)
WSM45799	A desk based assessment was undertaken by AMEC in 2011 of land around Powick Bridge, though the results are not yet known
WSM1000078	A watching brief was undertaken in 1992 at Grove Farm. Red sandstone blocks were observed, interpreted as the remains of an earlier building, possibly medieval
WSM100641	A desk-based assessment was undertaken in 2005 on land at Grove Farm, which revealed that surviving boundaries were recorded on a map of 1741, that features relating to the medieval moated site may survive, but that as large areas had been subjected to orchard, associated deep ploughing and grubbing may have affected the potential for archaeological features to survive
WSM100642	A watching brief was undertaken at Grove Farm in 1990, monitoring three test pits. An abundance of 19 <sup>th</sup> and 20 <sup>th</sup> century pottery was encountered in the topsoil of one of the pits, but no archaeological features were observed

<b>HER Reference</b>	<b>Summary of Archaeological Work</b>
WCM100692	A number of flint implements of several periods have been encountered in the area of St John's Nurseries from c. 1910 until 1969, and dating from the Bronze Age, Neolithic and Mesolithic periods
WCM100697	Three Romano-British pottery vessels were found during building operations at Boughton Close, Bromyard Road in c. 1934
WCM100762	A watching brief monitored the excavation of a trench for gas main replacement in 2000 on Bransford Road west of the junction with Graham Road. No archaeological features were noted
WCM101253	The monitoring of building work at 172 Bromyard Road in 2004 revealed that the building stands on a sandstone plinth, which suggests the present building may have replaced an earlier timber-framed structure (Asset 22)
WCM101279	A geophysical survey was undertaken in 2006 showed the area to be dominated by anomalies of modern origin, with agricultural marks running east to west. A faint positive anomaly at the centre was thought to have a pedological origin
WCM101290	A desk based assessment of 202 Bransford Road in 2004 concluded that the site had moderate potential for prehistoric artefactual evidence, although settlement remains were not anticipated
WCM101413	An evaluation was undertaken in 2006 at Grove Farm. The 38 trenches encountered only treeholes and modern postholes relating to the recent orchards. No artefacts predating the post medieval period were recovered
WCM101420	Documentary research was undertaken of land at Grove Farm in 2005 but no results have been provided
WCM101529	A desk based assessment of land at 250 Bransford Road in 2007 concluded that the site had undergone significant ground reduction in the 20 <sup>th</sup> century and that archaeological remains were unlikely to survive intact
WCM101610	A building recording in 2007 focused on the remaining buildings associated with the Sentinel Valve Works (Asset 26)
WCM101643	In 2008 an evaluation undertaken at 202 Bransford Road encountered a predominantly modern finds assemblage. It was found that the ground had been reduced, which would have removed archaeological deposits associated with the shoe factory (WCM98492)
WCM101872	Test pits were excavated to the south of Grove Farm by students in 2011. One small pit of charcoal and burnt stone was encountered
WCM101873	A partial geophysical survey was undertaken at Grove Farm by students in 2011, the results of which have not yet been disseminated
WCM101914	In 2013, an evaluation at St John's Medical Centre on Bromyard Road encountered no archaeological features

<b>HER Reference</b>	<b>Summary of Archaeological Work</b>
WCM101960	An archaeological watching brief and evaluation was undertaken at Boughton Park in 2013. It encountered the moat on the east of the manor house, with evidence that it had been in use and cleaned until the late 18 <sup>th</sup> to early 19 <sup>th</sup> centuries, after which it was filled in (Asset 25). A later small gully and a brick lined well were cut into this backfill, used until the late 19 <sup>th</sup> or early 20 <sup>th</sup> century, before the area was covered with further demolition material and a range of buildings associated with the golf club was constructed
WCM101967	In 2012, an archaeological evaluation was undertaken at University Park, Bromyard Road. No features of archaeological interest were encountered
WCM102090	A heritage statement and evaluation were undertaken in 2015 at Harrow Croft, Grove Farm. The evaluation identified a number of archaeological features and recovered tile and pottery suggesting a tile kiln in the vicinity
WCM102093	In 2015, a desk based assessment and building recording was carried out at the former Ice Works (Asset 21)

### 3.4 Designated Heritage Assets

- 3.4.1 There are no designated heritage assets within the proposed development site.
- 3.4.2 There are seven designated heritage assets within the 500m study area, all of which are Grade II listed buildings (Assets 18, 24, 29, 30, 35, 46 and 48).

### 3.5 Undesignated Heritage Assets

- 3.5.1 There are 59 known undesignated heritage assets within the 500m study area, 55 of which are detailed in the Historic Environment Record (Appendix 2). The majority of these 59 are of local significance, except for two assets which are locally listed (Assets 21 and 27) and are therefore of district or county (lesser) significance and one findspot (Asset 42) which is of negligible significance.
- 3.5.2 There are six known heritage assets within the site boundary, all of probable post-medieval or modern origin; three former field boundaries (Assets 60, 61 and 62), two former tracks (Assets 64 and 65) and enclosures and buildings relating to the early 20<sup>th</sup> century divisions of the site into five allotment-type plots (Asset 66).

## 4 SITE VISIT

### 4.1 Site Conditions

- 4.1.1 The site was visited on 25<sup>th</sup> October 2016. At the time of the site visit the visibility was poor, with much of the proposed development site heavily overgrown. The south-western area had old unharvested crop growing in a north-west south-east orientated rows near a large tree (Plate 5).



*Plate 5: South-western part of the proposed development site, facing south-east*

- 4.1.2 The area to the south-west of the former field boundary (Asset 62)/ trackway (Asset 64) was heavily overgrown and difficult to access (Plate 6). The north-western part of the site had buildings, lorry trailers and tarmacked areas, relating to the former business, though even this had weed spread (Plate 7; confer 3.2.22 and 3.2.24). The north-eastern part of the proposed development site was covered in tall weeds and brambles (Plate 8).



*Plate 6: Western part of proposed development site, facing north-east*



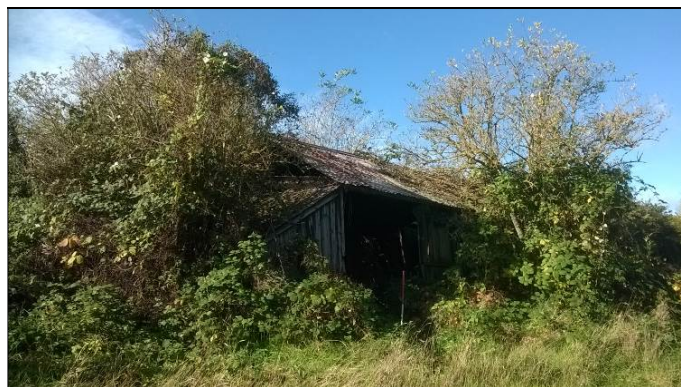


*Plate 7: North-western part of proposed development site, facing east*



*Plate 8: North-eastern part of proposed development site, facing north-east*

4.1.3 There were the remains of two corrugated iron buildings within the proposed development site, which may be the two southernmost buildings associated with the early 20<sup>th</sup> century allotment phase of the site (Asset 66; Plates 5 and 9), first depicted on the Third Edition Ordnance Survey map of 1928 (Figure 10). There was also a hedgerow, which may be a surviving part of the field boundary (Asset 62) first shown on the Tithe Award Plan of 1840 (Figure 6).



*Plate 9: Northernmost of the surviving allotment buildings, facing north-west*

## 4.2 Potential for Archaeological Features within the Site

- 4.2.1 No otherwise unknown archaeological features were observed during the site visit, except traces of the early 20<sup>th</sup> century use of the site as allotments, in the form of the surviving two buildings (Asset 66) and the surviving remnants of the hedge which may be a surviving part of the field boundary (Asset 62) first shown on the Tithe Award Plan of 1840 (*confer* 4.1.3).
- 4.2.2 The site has previously been subject to an archaeological evaluation by fieldwalking and trial trenching which identified a series of shallow postholes of modern date, plough scars and residual artefacts including a single worked flint and sherds of roman, medieval, post-medieval and modern pottery. No archaeological features were identified.
- 4.2.3 There is a possibility that as-yet unknown archaeological features may survive within the proposed development site, possibly in the form of organic remains within alluvial deposits known to exist within the floodplain of the Laugherne Brook, as evidenced by previous archaeological work.
- 4.2.4 The potential for hitherto unidentified sub-surface archaeological remains within the site boundary could not be ruled out, though the land has been subject to agricultural improvement which may have had an impact on their survival.

## DISCUSSION

### 4.3 Summary of Heritage Asset Significance

- 4.3.1 Heritage asset significance is assessed in relation to the criteria set out in Appendix 1, Table 1.
- 4.3.2 There are seven grade II listed assets within the 500m study area, Boughton House (Asset 18), 28 Bransford Road (Asset 24), walled gardens of Boughton House (Asset 29), gate piers to Boughton House (Asset 30), Stanfield House (Asset 35), Upper Wick Cottage (Asset 45) and Grove Farm Farmhouse (Asset 48), none of which are intervisible with the proposed development site. As grade II listed buildings, these seven assets are of district or county (higher) significance.
- 4.3.3 Of the remaining 59 assets within the study area, two assets are locally listed (Assets 21 and 27) and one is an historic hedgerow (Asset 62) and these three are therefore of district or county (lesser) significance and one is a findspot (Asset 42) which is of negligible significance. The remaining 55 are of local significance.
- 4.3.4 Of the total 66 heritage assets encountered by the research, six may lie within the proposed development site boundary. These include three former field boundaries (Assets 60, 61 and 62; Figure 14), shown on the Tithe Award plan of 1840, the upstanding traces of one of which may still survive within the site (Asset 62), and therefore may be considered as an important hedgerow under the Hedgerow Regulations 1997. The assets within the proposed development site also include early 20<sup>th</sup> century assets; two former tracks (Assets 64 and 65), shown on the Third Edition Ordnance Survey map of 1928, and features relating to the use of the site as allotments (Asset 66). Two surviving buildings on the site may be upstanding remains of the latter.
- 4.3.5 The risk of encountering other archaeological remains cannot be ruled out, and these would be of at least local significance. The site is within an area of Palaeolithic potential, and some Romano-British and post medieval pottery and tile fragments have been encountered during previous works within the site boundary in 2003. No features were encountered, leading to the conclusion that the finds assemblage was a probable result of continued manuring over the decades. These previous works did not encounter any deposits of palaeoenvironmental potential.



#### **4.4 Magnitude of Impact on Heritage Assets**

- 4.4.1 The magnitude of impact is assessed in relation to the criteria set out in Appendix 1, Table 2.
- 4.4.2 As the proposed development site is bounded by high hedging in places, and surrounded by road schemes and other buildings on all sides, the magnitude of impact would result only in minor change to the landscape context of the seven designated assets within the study area and outside the site boundary, all of which are within 500m of the development site.
- 4.4.3 For the known former field boundaries and early 20<sup>th</sup> century features within the site boundary, the magnitude of impact would be at least substantial, directly impacting on them, and may result in their loss, depending on the nature of any future development. This is of particular significance for the upstanding remains of one of the field boundaries, surviving as a partial hedgerow, which may be considered an historic hedgerow under the Hedgerow Regulations 1997 (Asset 62).

#### **4.5 Heritage Statement**

- 4.5.1 As any development within the site boundary is likely to result in minor changes with regard to the designated heritage assets within 500m of the development site, the impact on their heritage significance by the proposed development would be at most, very limited (Appendix 1, Table 3). For the other assets outside the site boundary, the impact would result in no change (Appendix 1, Table 3).
- 4.5.2 As future development within the site boundary is likely to result in the loss, or have a substantial impact upon, one heritage asset of county or district significance, this would result in a major or limited impact on heritage significance, depending on the design of the development (Appendix 1, Table 3). Future development would also be likely to result in the loss, or have a substantial impact upon five heritage assets of local significance, this would result in a limited impact on heritage significance (Appendix 1, Table 3). Such impacts will require mitigation, and it may be that future development plans may need to avoid any groundworks occurring in the vicinity of the known assets. This is particularly true of the surviving remnant of a hedgerow, which may require further recording and analysis.
- 4.5.3 There is a possibility that further as-yet unknown archaeological features may survive within the proposed development site including palaeoenvironmental remains associated with alluvial deposits known to exist within the site boundary.

However, earlier work on the site did not encounter such remains, and finds encountered during this trial trenching are thought to have been the result of continued manuring of the site.

- 4.5.4 The site remains within an area of archaeological potential, however, and to clarify the presence and extent, an archaeological evaluation or watching brief may be required, as has occurred in the past, though this should take into account the earlier archaeological works and location of trenches (Figure 14). A geophysical survey may be deemed worthwhile prior to any intrusive works, though the present extent of undergrowth across the site would need to first be addressed. Any future archaeological work would be contingent upon the advice of Worcestershire Archive and Archaeology Service.

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## APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

**Table 1 Measuring Significance**

Significance	Designation	Asset types and justification	Preferred response to negative impact
International	Non-statutorily designated heritage assets	World Heritage Site (NPPF s132)	Avoid negative impact where asset contributes to the WHS's defined outstanding universal values (NPPF s138)
National	Statutorily designated heritage assets	Scheduled monuments, grade I and II* listed buildings (NPPF s132). Grade A Listed Buildings in Scotland	Avoid negative impact
National	Non-statutorily designated heritage assets	Registered battlefields, grade I and II* Registered Parks and Gardens (NPPF s132)	Avoid negative impact
National	Non-designated heritage assets of demonstrable equivalence to a scheduled monument (NPPF s138)	Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act (NPPF s139)	Avoid negative impact
District or County (Higher)	Statutorily designated heritage assets	Grade II listed buildings (NPPF s132). Grade B Listed Buildings in Scotland	Limit negative impact (avoid substantial harm) and mitigate
District or County (Higher)	Non-statutorily designated heritage assets	Conservation area (NPPF s127), grade II registered park and garden (NPPF s132)	Limit negative impact (avoid substantial harm) and mitigate
District or County (Lesser)	Non-designated heritage assets within a national park or AONB	Any extant heritage assets (NPPF s115)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Heritage assets placed on a local planning authority list (NPPG). Grade C Listed Buildings in Scotland	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Any area of potential listed in a local plan (NPPG)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Historic Hedgerow as defined under the Hedgerow Regulations 1997	Limit negative impact and mitigate
Local	Non-designated heritage assets	Any extant heritage assets outside of a national park or AONB.	Mitigate
Negligible	Non-designated heritage assets	Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value	No action

**Table 2: Establishing the Magnitude of Impact**

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Loss	<ul style="list-style-type: none"> <li>Change to most or all key archaeological materials, such that the resource is totally altered</li> <li>Comprehensive changes to setting</li> </ul>	<ul style="list-style-type: none"> <li>Change to key historic building elements, such that the resource is totally altered</li> <li>Comprehensive changes to setting</li> </ul>	<p>Major change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> <li>Changes to most key historic landscape elements, parcels or components</li> <li>Extreme visual effects</li> <li>Major change to noise or change to sound quality</li> <li>Major changes to use or access</li> </ul>
Substantial	<ul style="list-style-type: none"> <li>Changes to many key archaeological materials, such that the resource is clearly modified</li> <li>Considerable changes to setting that affect the character of the asset</li> </ul>	<ul style="list-style-type: none"> <li>Changes to many key historic building elements, such that the resource is significantly modified</li> <li>Changes to setting of an historic building such that it is significantly modified</li> </ul>	<p>Moderate change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> <li>Changes to many key historic landscape elements, parcels or components</li> <li>Visual change to many key aspects of the historic landscape</li> <li>Noticeable differences in noise or sound quality</li> <li>Considerable changes to use or access</li> </ul>
Less than substantial	<ul style="list-style-type: none"> <li>Changes to key archaeological materials, such that the asset is slightly altered</li> <li>Slight changes to setting</li> </ul>	<ul style="list-style-type: none"> <li>Change to key historic building elements, such that the asset is slightly different</li> <li>Changes to setting of an historic building such that it is noticeably changed</li> </ul>	<p>Limited change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> <li>Changes to few key historic landscape elements, parcels or components</li> <li>Slight visual changes to few key aspects of the historic landscape</li> <li>Limited changes to noise levels or sound quality</li> <li>Slight changes to use or access</li> </ul>
Minor	<ul style="list-style-type: none"> <li>Very minor changes to archaeological materials</li> </ul>	<ul style="list-style-type: none"> <li>Slight changes to historic buildings elements or setting that hardly affect it</li> </ul>	<p>Very small change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> <li>Very minor changes to key historic landscape elements, parcels or components</li> <li>Virtually unchanged visual effects</li> <li>Very slight changes to noise levels or sound quality</li> <li>Very slight changes to use or access</li> </ul>
No change	No change		

**Table 3 Impact on Heritage Significance**

Assessment Matrix to define the degree of impact on heritage asset significance		Magnitude of impact				
		No change	Minor alteration with no reduction in significance	Less than substantial	Substantial	Loss
Significance of Heritage Asset	National	Blue	Yellow	Dark green	Red	Red
	District/County (Higher)	Blue	Yellow	Light green	Dark green	Red
	District/County (Lesser)	Blue	Yellow	Light green	Light green	Dark green
	Local	Blue	Blue	Yellow	Light green	Light green
	Negligible	Blue	Blue	Blue	Blue	Blue

Blue (no appreciable impact) = no mitigation necessary

Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc

Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc

Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation

Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

## APPENDIX 2: HERITAGE ASSET GAZETTEER

*Heritage Assets within the 500m search radius (study area):*

Asset No.	Reference	Site Name	Description	Grid Reference	Period
1	WCM91067/ WSM56001/ WSM09914	Grove Farm Moat	Grove Farm moat, still seen in shape on current maps and up until the 1950s most of it was visible at Grove Farm. Hughes dates it back to at least the 15 <sup>th</sup> century and suggested it was practical rather than defensive	382440,254280	Medieval
2	WCM91068	Grove Farm	The name 'grove' for this area dates back to as far as the 10 <sup>th</sup> century, from an Anglo-Saxon charter describing the bunds of the manor of Laugherne. This former manor seems to have been divided up by the medieval period. Evidence for early buildings remains scarce. There was a house there from 1579, and stone blocks found in the moat in 1992 may have been foundations. The modern farm dates to the 18 <sup>th</sup> century	382420,254290	Medieval; Post Medieval
3	WCM91080; WSM28816	Boughton Park	Early 20 <sup>th</sup> century park shown on 1905 OS 6 inch map. Boughton House was inhabited by Elias Isaac in the 1820s, and John Leland in the 16 <sup>th</sup> century referenced a 'fair house' going with the manor	383234,253665	Post Medieval
4	WCM91145	New Mill	The Victoria County History suggests the New Mill in Laughern D'Abitot was probably the mill that formed part of the manor in 1086, granted before 1294 to the cathedral monastery, on the site of St John's Mill (Asset 21)	382870,254310	Medieval
5	WCM92172	Air Raid Shelter	Site of a brick-built air raid shelter, built for about 50 people, at Isaac Walk, Bromyard Road	383160,254180	Modern
6	WCM92265	Road Block	Site of a road block, probably a vertical rail block supplemented by anti-tank cylinders	382810,253960	Modern
7	WCM92266	Road Block	Site of a road block, probably a vertical rail block supplemented by anti-tank cylinders	382730,254270	Modern
8	WCM92272	Proposed Flame Fougasse Site	A flame fougasse (weapon) was proposed to be sited at the Iceworks, hidden between the railway embankment and the building	382890,254290	Modern
9	WCM92309	Air Raid Shelter	Site of brick shelter, partly located on the pavement and partly on the road	382830,254380	Modern



<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
10	WCM92310	Ammunition Store	Ruined remains of an ammunition store, constructed from Anderson shelter sections mounted on a brick plinth; the plinth still survived in 1998	382750,254200	Modern
11	WCM92311	Spigot Mortar Site	Site of a spigot mortar emplacement on open land to south of bridge over Laugherne Brook	382760,254200	Modern
12	WCM92313	Air Raid Shelters	Site of three trench shelters dug in 1939 but collapsed after first winter	382750,254380	Modern
13	WCM92314	Road Block	Concrete anti-tank cylinders were stored on the south side of the A403 to create a block between golf course on south side and recreation ground on north side of road	383210,254030	Modern
14	WCM92367	Aircraft Landing Obstacles	In 1940, 15 obstacles of old tram rails cut set in concrete were placed on the golf course to prevent aircraft from landing	383280,254060	Modern
15	WCM92368	RAF Billet Site	During World War II, RAF personnel were billeted on the third floor of Boughton House	383230,253700	Modern
16	WCM92497	Air Raid Shelter	Site of a communal air raid shelter on Boughton Avenue outside Nos. 5-7	383090,254230	Modern
17	WCM92498	Air Raid Shelters	Site of three communal air raid shelters in field at end of Whitmore Road	382900,254040	Modern
18	WCM96601; NHL 1063917	Boughton House	Small country house, now golf club house (since 1928), c. 1814 for Elias Isaac with later alterations and restorations, c. 1948 following fire. Grade II listed	383273,253721	19 <sup>th</sup> century
19	WCM96602	Pond, Boughton Park	Post medieval pond, associated with Boughton Park (Asset 3)	383273,253721	Post Medieval
20	WCM96603	Deserted Medieval Settlement	Site of Boughton deserted medieval settlement	383273,253721	Medieval
21	WCM98206	St John's Mill/ Ice Works	Corn mill, built c. 1868 for W. Hadley & Son, remodelled in 1894 for operation as an ice works. Locally listed	382890,254300	19 <sup>th</sup> century
22	WCM98438	172 Bromyard Road	19 <sup>th</sup> century cottage, standing on sandstone plinth which may have belonged to earlier timber-framed building	383020,254290	Post Medieval

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
23	WCM98588	Cricket Pavilion	First permanent pavilion of Worcestershire County Cricket Club, c. 1875. Refused listing in 2006	383102,254119	19 <sup>th</sup> century
24	WCM98718; NHL 1963907	28 Bransford Road	Formerly Laugherne House, late 18 <sup>th</sup> century and grade II listed	382325,253830	18 <sup>th</sup> century
25	WCM99090	Moated Site	On 1812 Ordnance Survey surveyors map, Boughton House is shown with large enclosing moat, not shown on 1885 25 inch OS map	383210,253700	Medieval
26	WCM99096	Alley & McLellan Factory	Site of factory which produced a patented piston valve for steam engines, the 'Sentinel Valve'. The business moved from Glasgow in 1919, and the works sold in 1954	383000,254253	Modern
27	WCM99138	Bridge over Laugherne Brook	Brick bridge with brick piers carrying the A44 Bromyard Road. Locally listed	382736,254272	Modern
28	WCM99237	Frank Bryan's Manufactory	Glove and sportwear manufactory, built 1920 for a company, originating in London in the 19 <sup>th</sup> century and set up in Worcester in 1911. It eventually closed in 1986	383141,254234	Modern
29	WCM99494; NHL 1063917	Walled Garden, Boughton House	Walled garden immediately to the east of Boughton House, now occupied by tennis courts. Walls are listed grade II	383260,253730	19 <sup>th</sup> century
30	WCM99495; NHL 1063916	Gate Piers to Boughton House	Pair of gate piers to former Boughton Park, c. 1814 with later restorations. Grade II listed	383270,254050	19 <sup>th</sup> century
31	WCM99503	Gates and Railings	20 <sup>th</sup> century gates and railings to Kays	382890,254080	20 <sup>th</sup> century
32	WCM99694	Shops	Two shops, built c. 1937, of a planned five, with first floor living accommodation	382740,254310	20 <sup>th</sup> century
33	WCM99756	Mill Pond	Possible medieval mill pond, shown on a plan of 1729 and now infilled	382910,254320	Medieval
34	WCM99758	Weir	Possible medieval weir, shown on a plan of 1729, still shown on modern map	382940,254350	Medieval
35	WSM00961; NHL 1098717	Stanfield House	Brick-built house, c. 1800, extended early to mid 19 <sup>th</sup> century. Tenanted by Captain Eyre in 1828. Grade II listed	382510,253260	19 <sup>th</sup> century

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
36	WSM08604	Weir, River Teme	Three visible phases of the weir from c. 1795 to recent times, on site of medieval weir	383180,252900	Medieval to Modern
37	WSM08605	Mill Leat	Leat, known from 1475 and subsequently widened and deepened for 18 <sup>th</sup> and 19 <sup>th</sup> century ironworks and power station	383290,253010	Medieval to Modern
38	WSM17320	Mills	A number of mills are known from the Laugherne Brook from the 13 <sup>th</sup> and 14 <sup>th</sup> centuries	382850,254150	Medieval
39	WSM26921; NHL 1349260	New Cottage and Old Cottage	Two early 18 <sup>th</sup> century houses	382570,253180	18 <sup>th</sup> century
40	WSM29005	Park	A small park, depicted on First Ed 6inch OS map as a narrow strip of planting along the north side of a large fishpond. This was part of the Upper Wick Estate, which in 1836 was 6 acres, including House, Gardens, Lawns and Plantations, with the pool being 4.6 acres. The park is more substantial on earlier maps of 1830 (Murray) and 1835 (Walker)	382880,253120	19 <sup>th</sup> century
41	WSM31668	Railway Line	Railway line between Worcester and Hereford	380570,250480	19 <sup>th</sup> century
42	WSM32432	Unstratified and unlocated Finds, Rushwick	In 1949, Bowen referenced the discovery of flint scrapers from a number of sites including Crown East. Smith, in 1957, noted a flint site at Crown East, referencing Bowen. No further details are given	381850,253820	Prehistoric
43	WSM34433	Drainage Ditches and Pond	Countryside Stewardship Scheme noted a complex of drainage ditches and a pond, demonstrating historic water management across natural flood meadows	382470,252940	Medieval; Post Medieval
44	WSM36467	Flame Fougasse	A flame fougasse was situated alongside the Bransford Road and would have been associated with the road block on the bridge over Laugherne Brook	382680,253940	Modern
45	WSM38899	Upper Wick Cottage	House, c. 1700, timber-framed with tile roof. Grade II listed	382560,253200	18 <sup>th</sup> century

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
46	WSM50928	Site of Farm Buildings	Site of farm buildings associated with two adjacent outfarms, both with loose courtyard character, now demolished	382790,254140	19 <sup>th</sup> century
47	WSM50930	Site of Outfarm	Site of 19 <sup>th</sup> century outfarm, possibly associated with St. John's Nurseries	383210,254220	19 <sup>th</sup> century
48	WSM51828/ WCM91144/ NHL 1389873	Farmhouse	Grove Farm farmhouse, now house, dating to 18 <sup>th</sup> century. Grade II listed	382410,254270	18 <sup>th</sup> century
49	WSM53345	Linear Farmstead	Site of 19 <sup>th</sup> century farmstead with linear plan	383030,254240	19 <sup>th</sup> century
50	WSM56937	Area of Palaeolithic Potential	Holt Heath sand and gravel member known to contain interbedded organic beds in places. In some of these beds, faunal and palaeoenvironmental remains have been recovered, including hippopotamus remains	384750,258110	Palaeolithic
51	WSM58578	Site of Outfarms	Site of two adjacent 19 <sup>th</sup> century outfarms, both with loose courtyard character	382790,254140	19 <sup>th</sup> century
52	WSM58580	Site of Outfarm	Site of 19 <sup>th</sup> century outfarm, possibly associated with St. John's Nurseries	383210,254210	19 <sup>th</sup> century
53	WSM59478	Grove Farm	Partially extant 18 <sup>th</sup> century farmstead with converted buildings on site of former medieval manor, associated with farmhouse (Asset 49)	382420,254260	18 <sup>th</sup> century
54	WSM59637	Upper Wick Farm	Extant 17 <sup>th</sup> century listed farmstead with converted buildings	382511,253137	17 <sup>th</sup> century
55	WSM60995	Site of Farmstead	Site of 19 <sup>th</sup> century farmstead	383000,254250	19 <sup>th</sup> century
56	Tithe Map	Millfield	The fieldname 'millfield' on the Tithe Award Plan for St John in Bedwardine, 1840, may suggest a mill in the vicinity. Mills are documented along the Laugherne Brook from the medieval period	382803,254031	Possibly medieval
57	Tithe Map	Brickhill	The fieldname 'brickhill' on the Tithe Award Plan for St John in Bedwardine, 1840, may suggest the site of an earlier brickworks or extraction pit in the vicinity	382527,254093	Post Medieval
58	Tithe Map	Coal Pit	The fieldname 'coal pit orchard' on the Tithe Award Plan for St John in Bedwardine, 1840, may suggest a former coal pit in the vicinity	382325,253862	Post Medieval

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
59	Tithe Map	Pounce Hall	The fieldname pounce hall ground' on the Tithe Award Plan for St John in Bedwardine, 1840, may suggest a former hall, Pounce Hall, in the vicinity, though no other evidence has been found	382319,253759	Post Medieval
60	Tithe Map	Former Field Boundary	The Tithe Award Plan for St John in Bedwardine, 1840, shows an irregular shaped field boundary, with the field name 'Stanfield', shown as 'Dead Lane Piece' on the Goodere Estate plan of 1859. Only trees survived, no boundary, by First Edition OS map of 1888	382706,253751	Post Medieval
61	Tithe Map	Former Field Boundary	The Tithe Award Plan for St John in Bedwardine, 1840, shows a north-west and south-east orientated field boundary, separating the fields 'Little Stanfield', to the south, from 'Stanfield' and 'Laugherne Meadow' to the north. Not shown on the First Edition OS map of 1888	382746,253700	Post Medieval
62	Tithe Map	Former Field Boundary	The Tithe Award Plan for St John in Bedwardine, 1840, shows a north-west south-east orientated field boundary south of Bransford Road, separating the fields 'Laugherne Meadow Piece' and 'Laugherne Meadow'. Still partially extant	382599,253794	Post Medieval
63	Third Ed OS, 1928	Pair of semi-detached houses	A pair of semi-detached houses shown on Bransford Road on the Third Edition OS map, perhaps under construction in 1928 as gardens and boundaries are not yet shown. Still extant	382524,253838	Early 20 <sup>th</sup> century
64	Third Ed OS, 1928	Former Track	A track, shown following earlier field boundary (Asset 62) on the Third Edition OS map. Not visible during site visit in October 2016	382622,253750	Early 20 <sup>th</sup> century
65	Third Ed OS, 1928	Former Track	A track, shown heading at right angles from Asset 65, south-westwards towards Upper Wick Lane, shown on the Third Edition OS map. Not visible during site visit in October 2016	382626,253677	Early 20 <sup>th</sup> century

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
66	Third Ed OS, 1928	Allotment Buildings	Four allotment buildings with associated separate boundaries are depicted on the Third Edition OS map (Vaughan, Crawford and Pearson 2003, 5). The southernmost two may still survive, though heavily overgrown at time of site visit in October 2016 (382745,253654 and 382653,253735)	382745,253654; 382653,253735; 382602,253791; 382570,253822	Early 20 <sup>th</sup> century

## APPENDIX 3: FIGURES



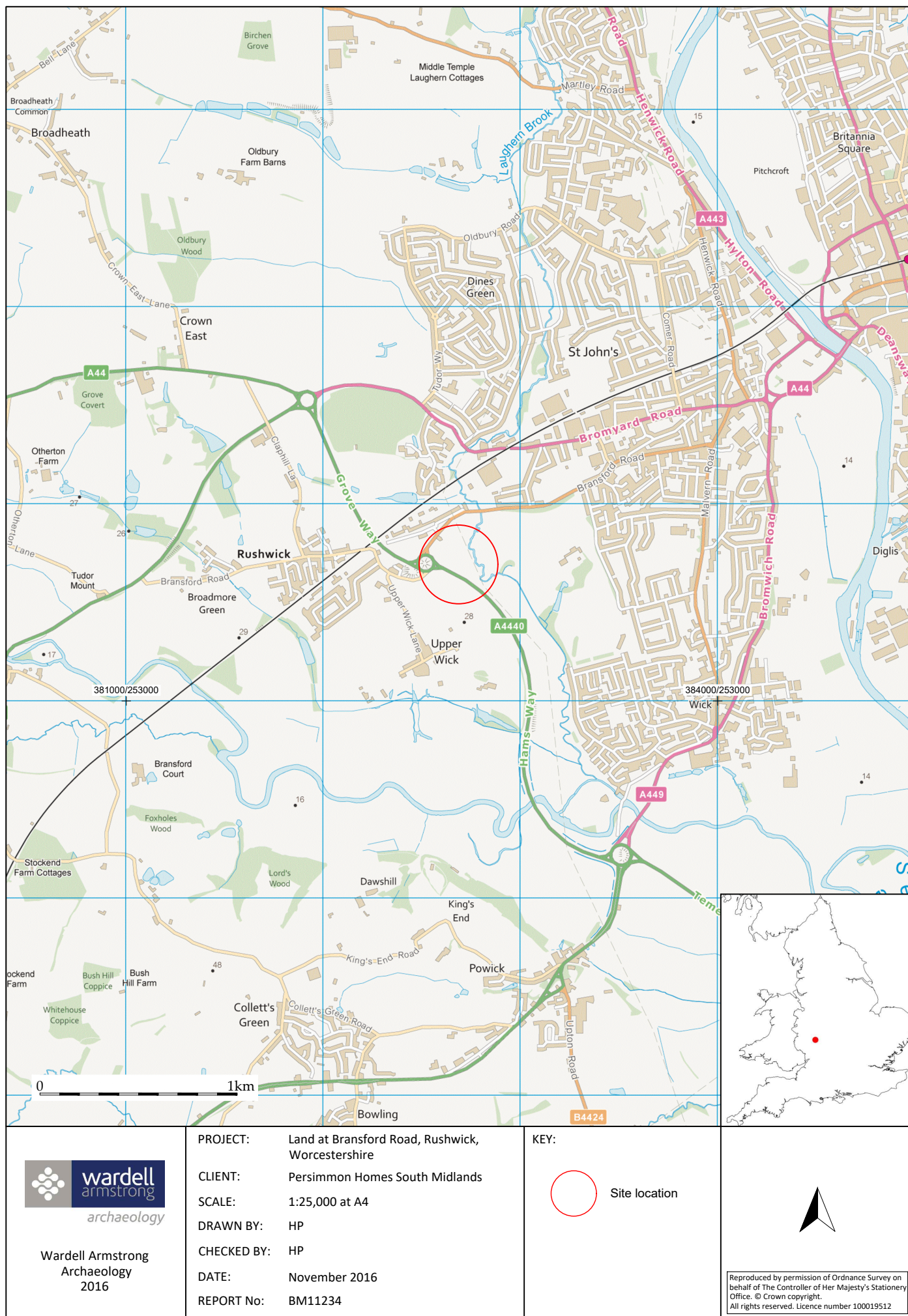
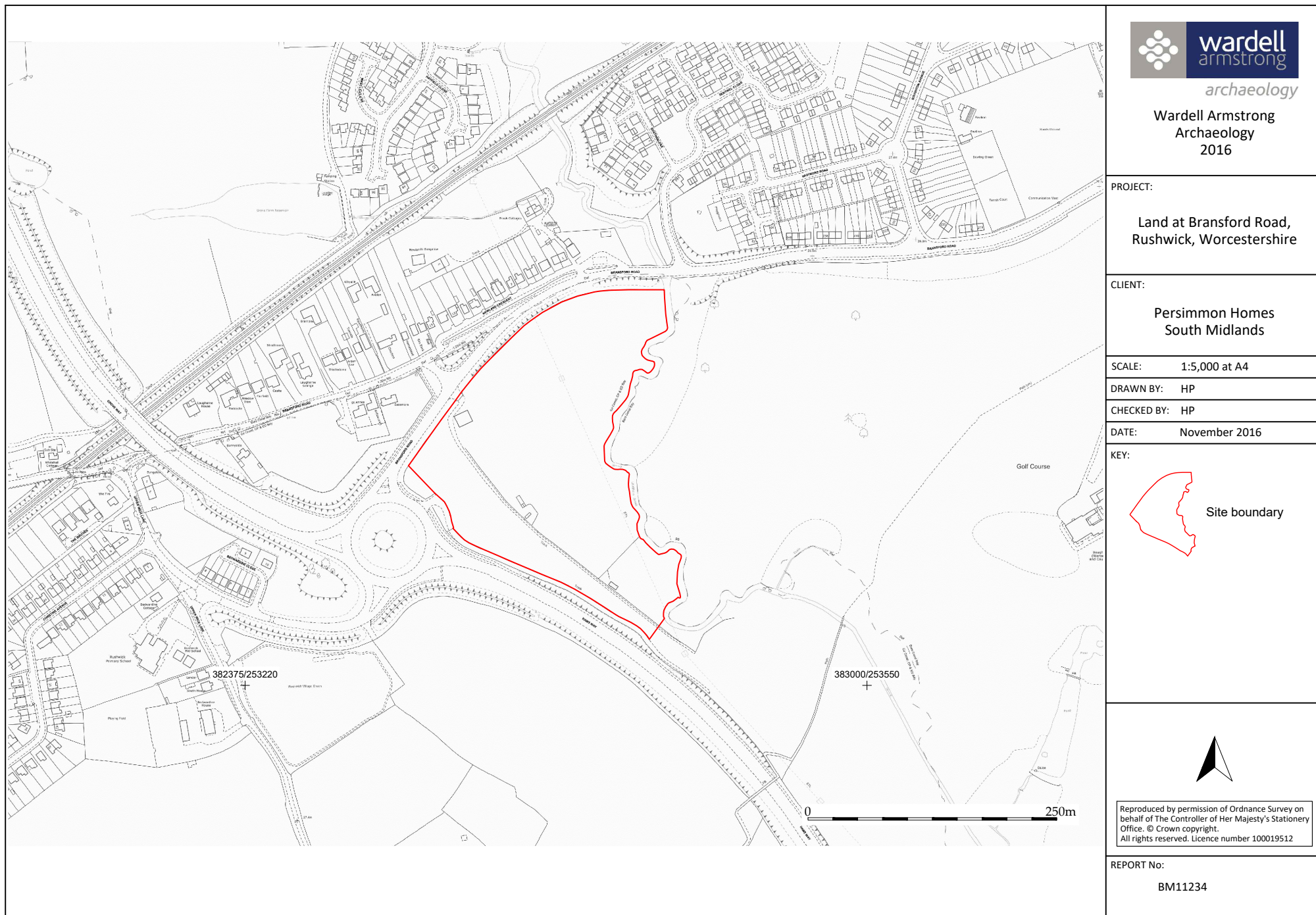


Figure 1: Site location.





PROJECT:

Land at Bransford Road,  
Rushwick, Worcestershire

CLIENT:

Persimmon Homes  
South Midlands

SCALE: 1:5,000 at A4

DRAWN BY: HP

CHECKED BY: HP

DATE: November 2016

KEY:



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BM11234

Figure 2: Detailed site location.










<div><p>Wardell Armstrong Archaeology 2016</p></div>	<div><p>PROJECT: Land at Bransford Road, Rushwick, Worcestershire</p><p>CLIENT: Persimmon Homes South Midlands</p><p>SCALE: 1:7,500 at A3</p><p>DRAWN BY: HP</p><p>CHECKED BY: HP</p><p>DATE: November 2016</p><p>REPORT No: BM11234</p></div>	<div><p>KEY:</p><div><p>Site boundary</p><p>500m radius</p><p>Heritage assets</p></div></div>	<div><div>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100019512.</div></div>
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Figure 3: Location of heritage assets within the 500m study area.



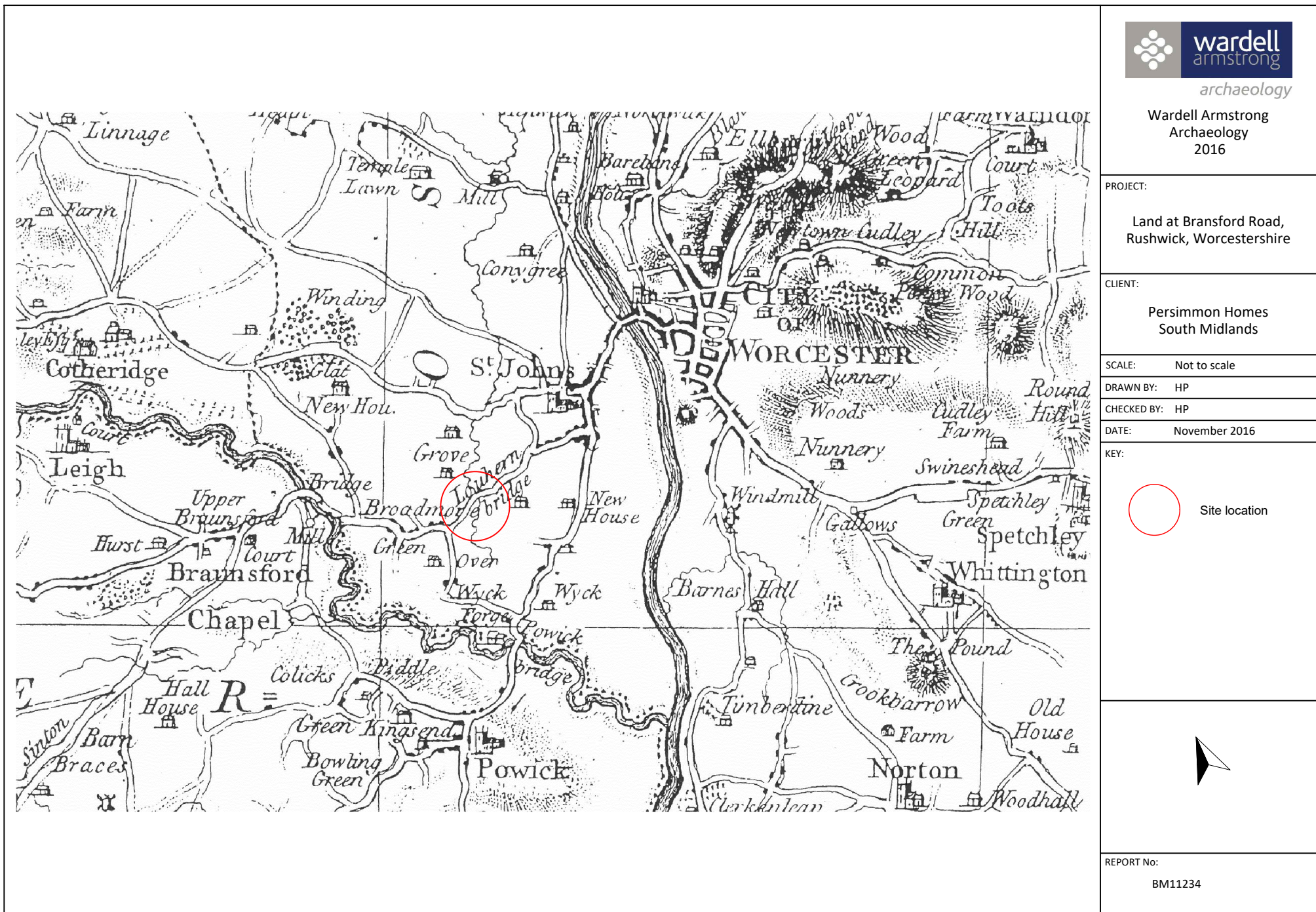


Figure 4: Extract from Isaac Taylor's Map of Worcestershire, 1772.





PROJECT:

Land at Bransford Road,  
Rushwick, Worcestershire

CLIENT:

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Figure 6: Copy of Tithe Award Plan for St John in Bedwardine, 1840.



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CLIENT:

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South Midlands

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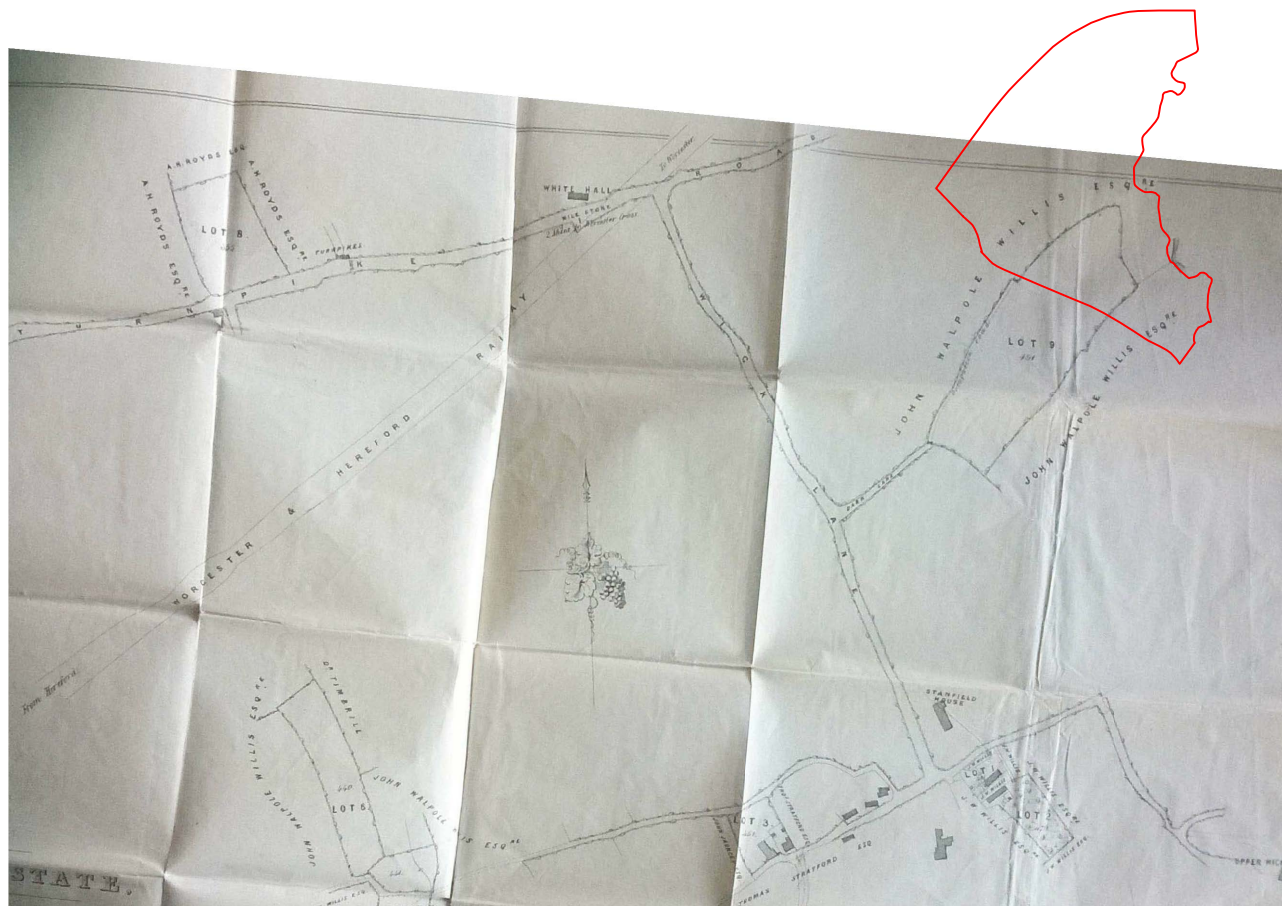
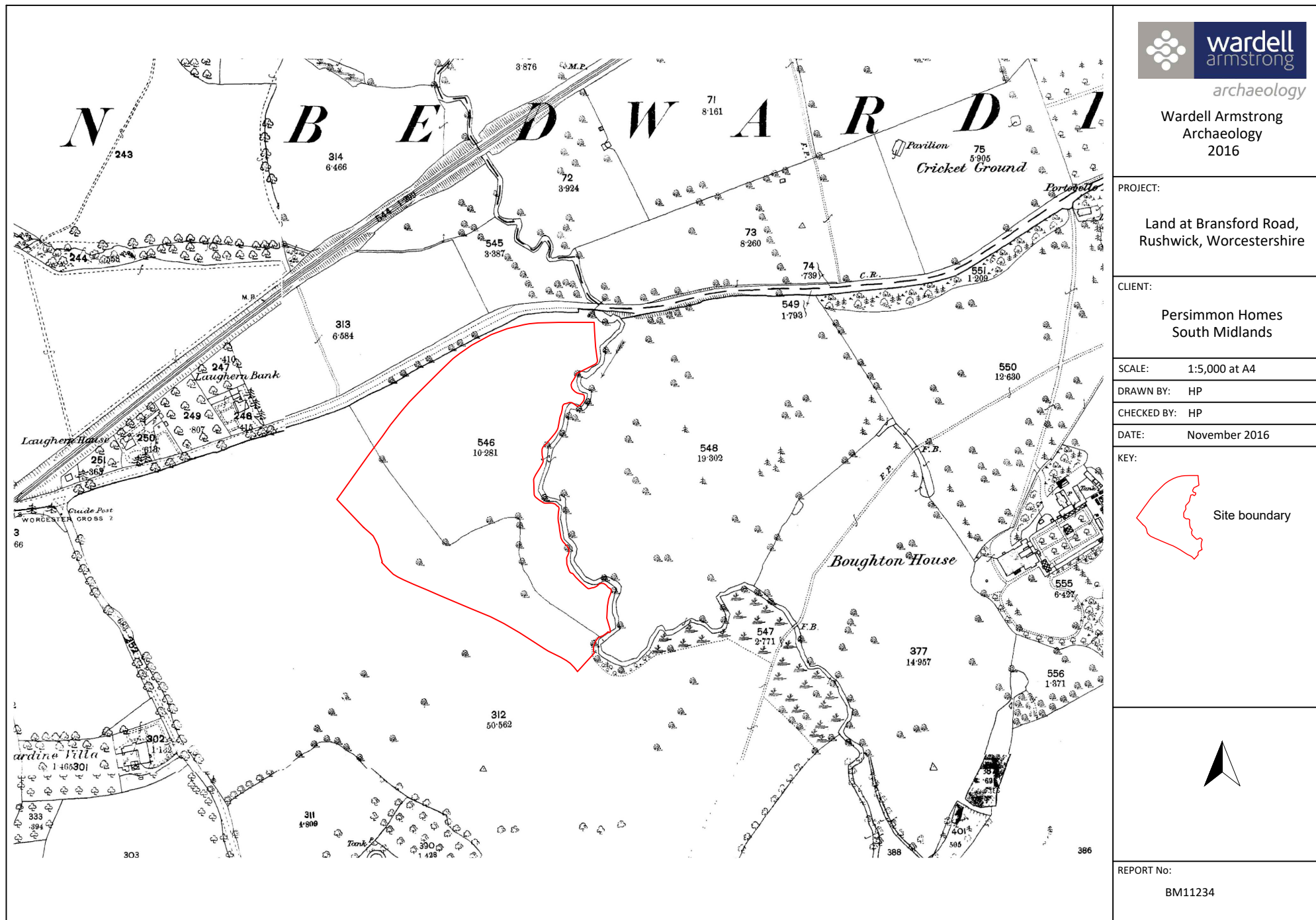
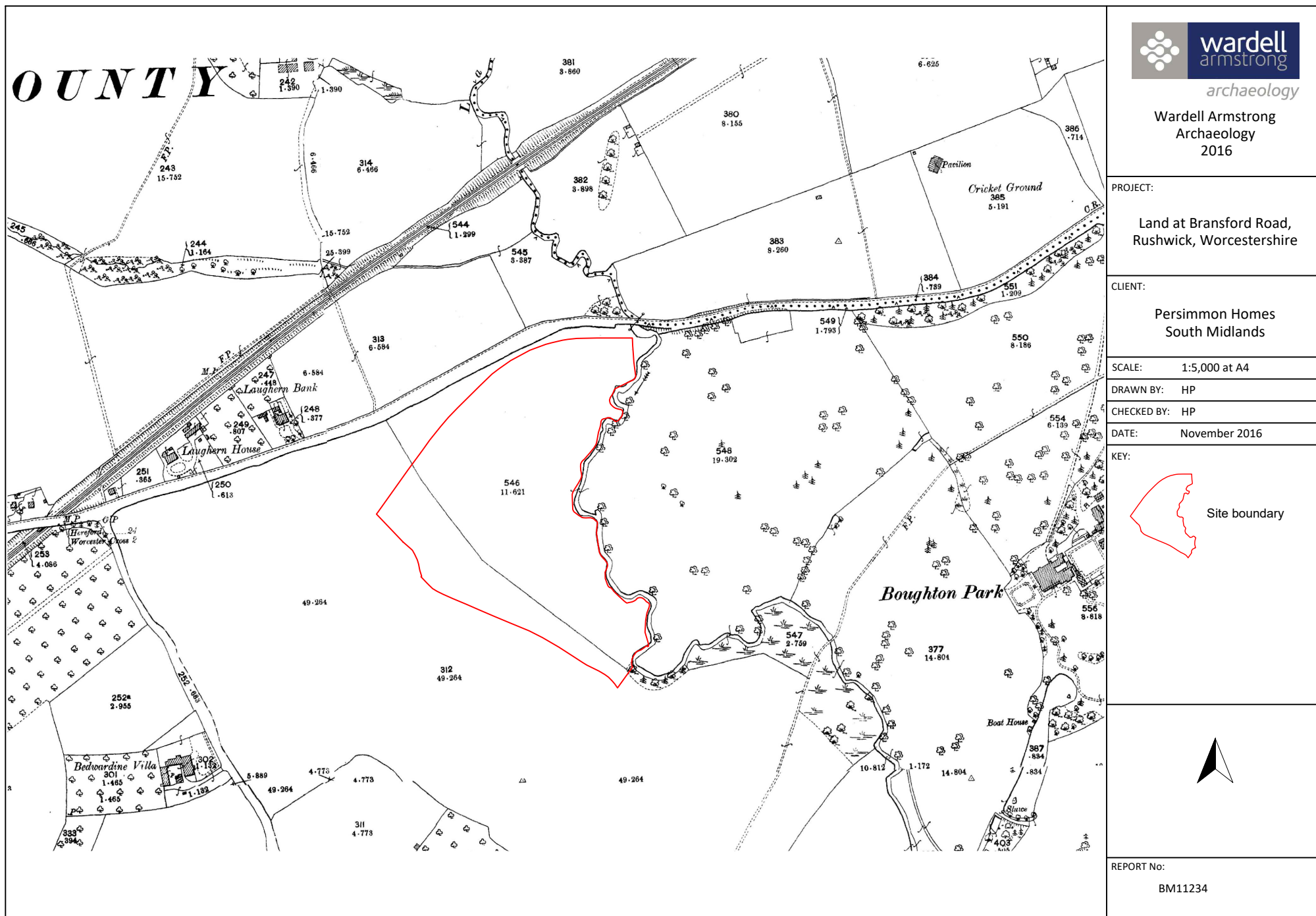


Figure 7: Plan of the Goodere's Estate, Upper Wick, 1859.







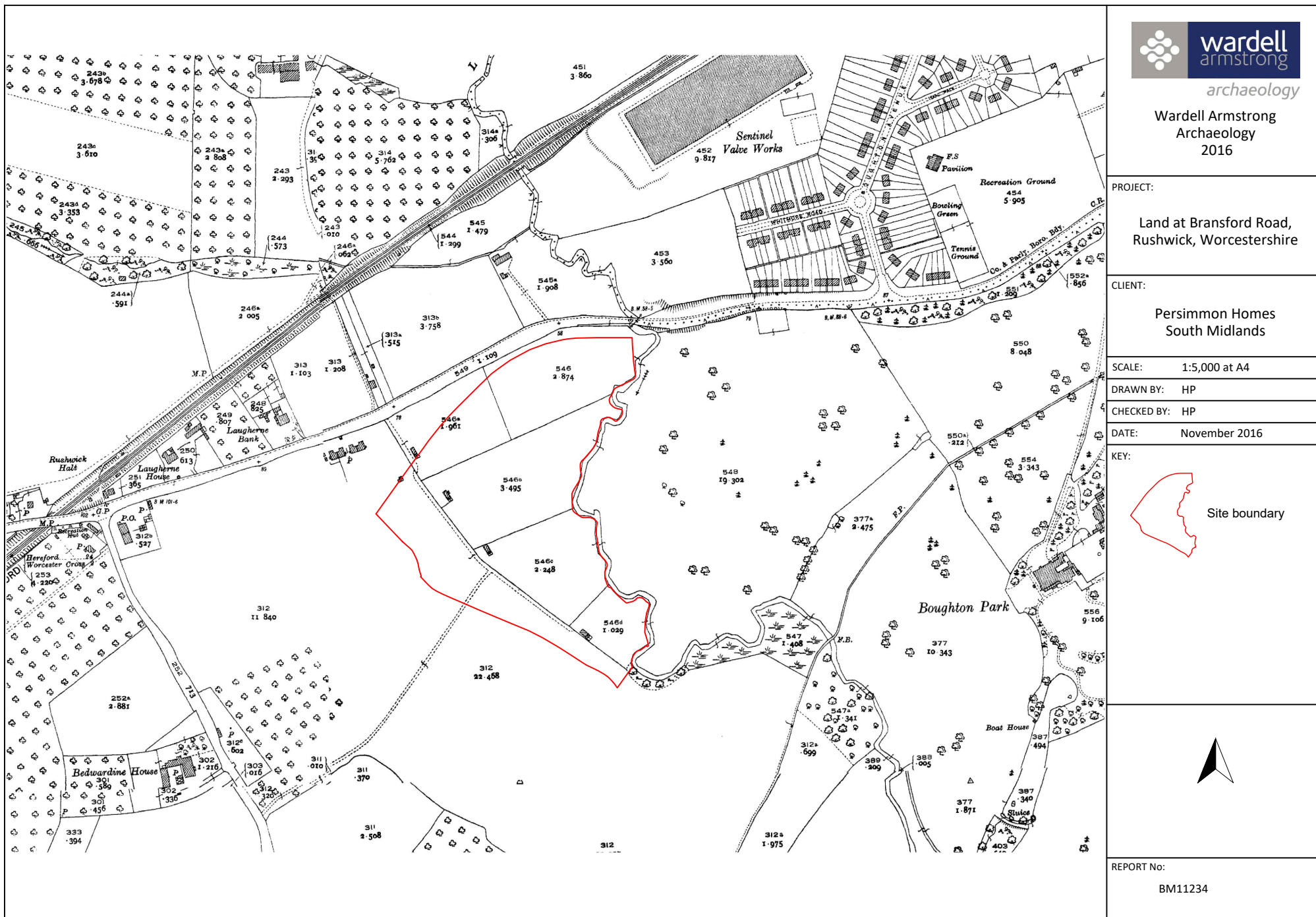
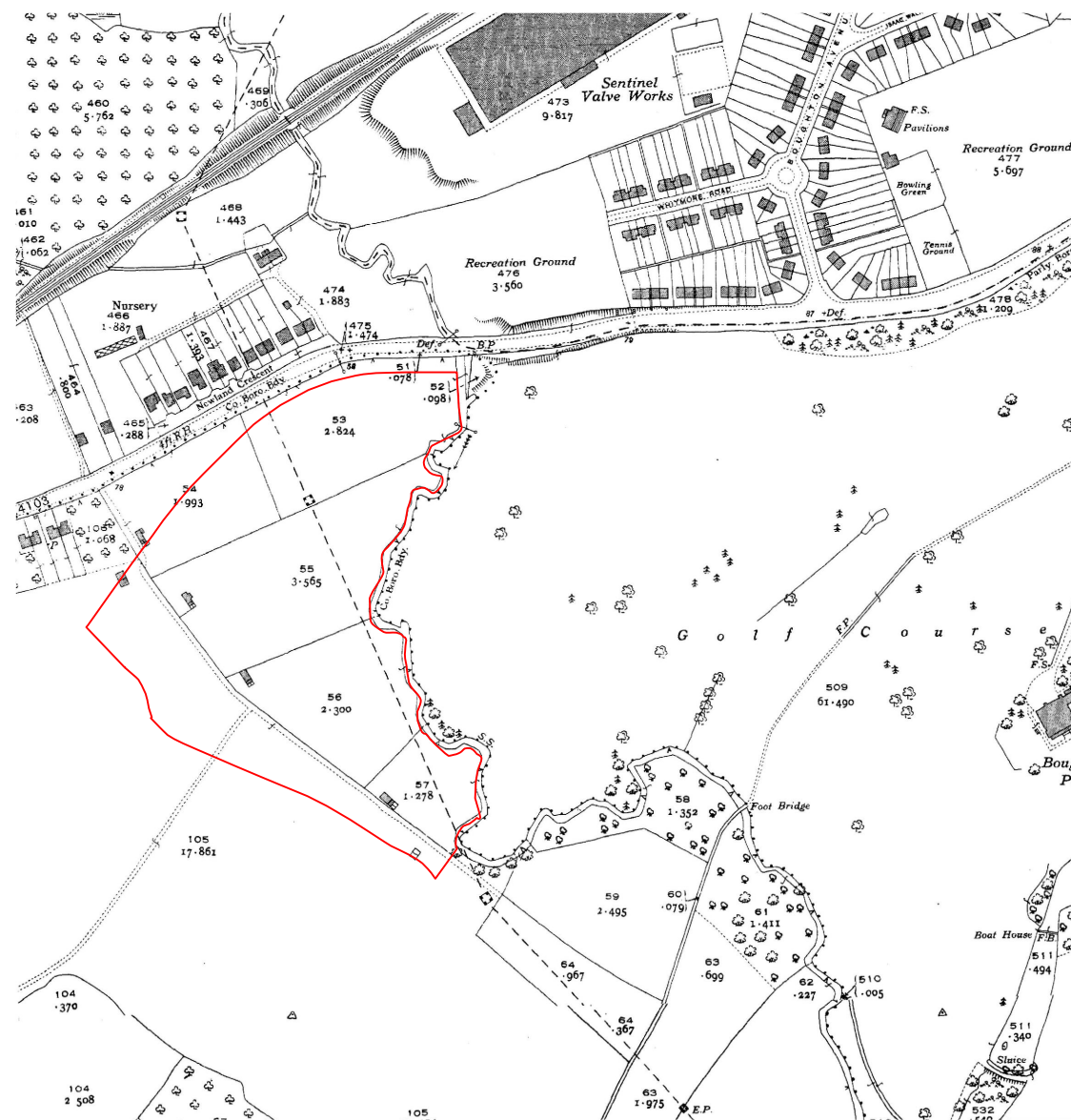


Figure 10: Third Edition Ordnance Survey Map, 1928 (25 inches to 1 mile scale).



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 Rushwick, Worcestershire

CLIENT:

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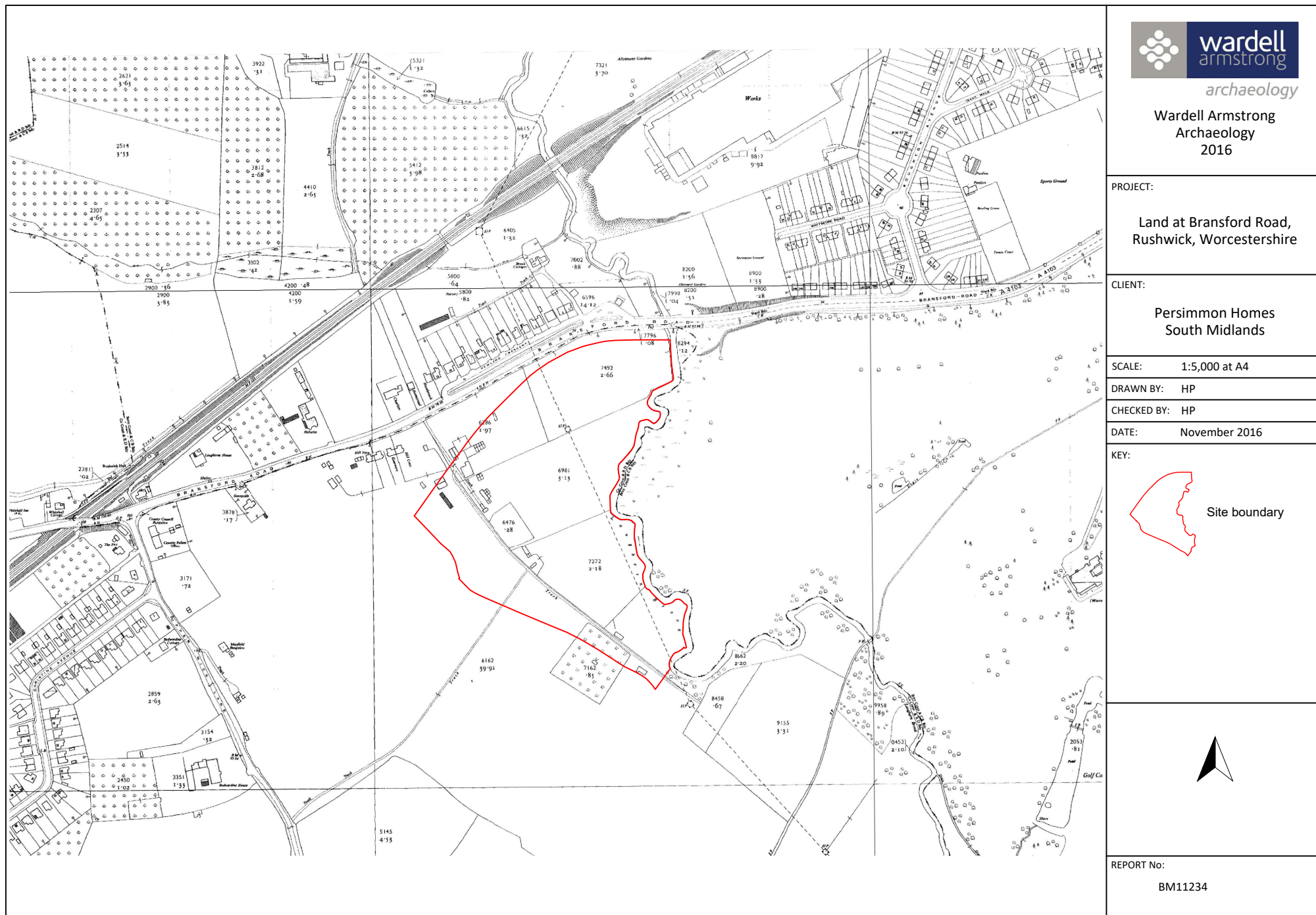
KEY:



REPORT No:

BM11234

Figure 11: Fourth Edition Ordnance Survey Map, 1940 (25 inches to 1 mile scale).



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Land at Bransford Road,  
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CLIENT:

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South Midlands

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KEY:

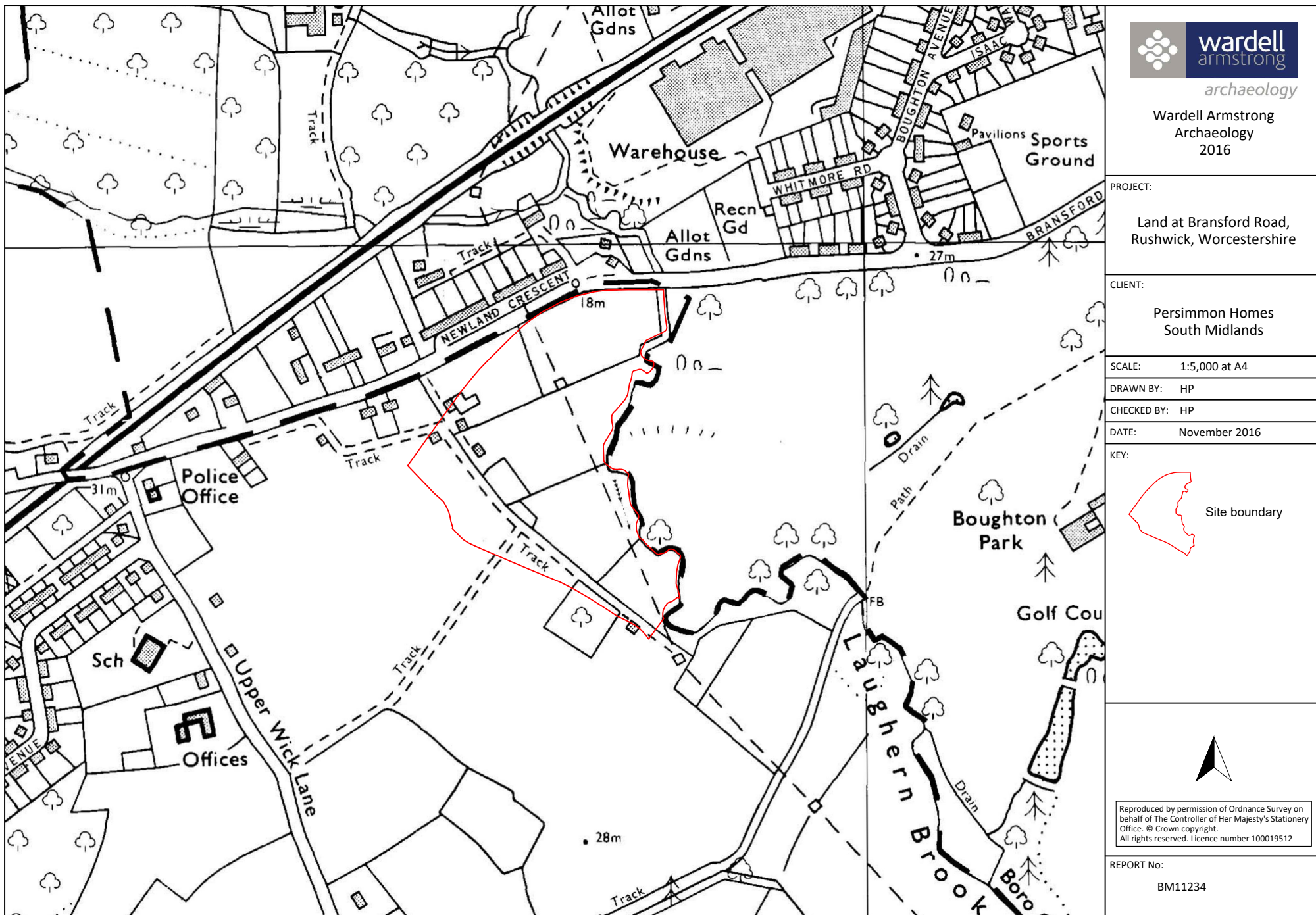


REPORT No:

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Figure 12: Ordnance Survey Map, 1962 (25 inches to 1 mile scale).





PROJECT:

Land at Bransford Road,  
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CLIENT:

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Figure 13: Ordnance Survey Map, 1990 (1:2500 scale).



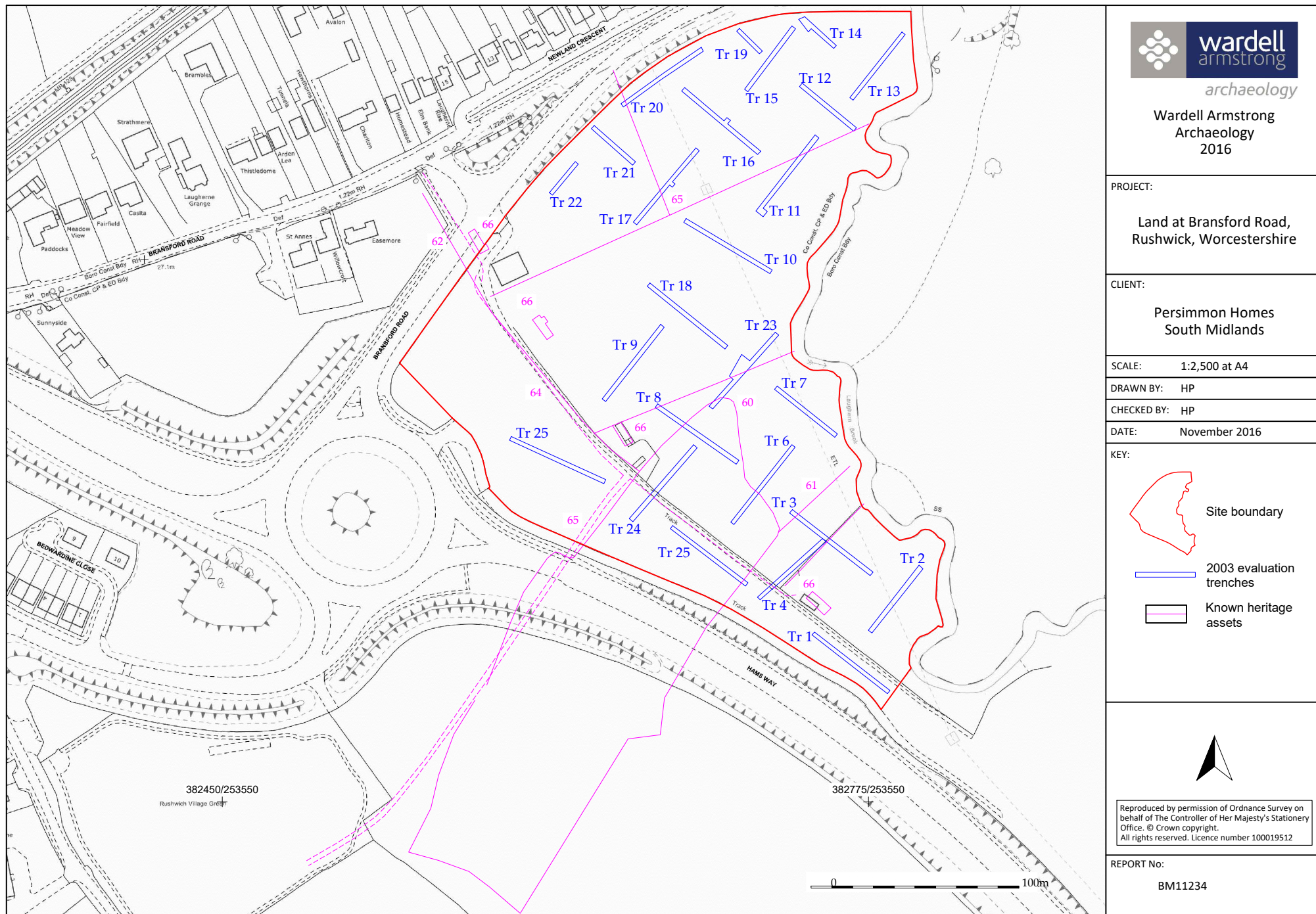


Figure 14: Site showing location of known heritage assets and 2003 archaeological trenches.

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Forge Lane  
Etruria  
Stoke-on-Trent  
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Longbridge Technology Park  
Longbridge  
Birmingham  
B31 2TS  
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Cardiff  
CF10 3BY  
Tel: +44 (0)292 072 9191

CROYDON  
Suite 8 Suffolk House  
College Road  
Croydon  
Surrey  
CR0 1PE  
Tel: +44 (0)208 680 7600

EDINBURGH  
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Edinburgh  
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Tel: +44 (0)131 555 3311

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Leigh  
Greater Manchester  
WN7 1ES  
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SHEFFIELD  
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Thorncliffe Park Chapelton  
Sheffield  
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TAUNTON  
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Wheal Jane Earth Science Park  
Baldhu  
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