

**Vicarage Park, North of
Westerntown, Kingston,
Devon**

**Historic Environment
Desk Based
Assessment**

Client: VICARAGE PARK LTD

AB Heritage Project No:10791

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Vicarage Park, North of Westertown, Kingston, Devon

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Client	Vicarage Park Ltd
Project Number	10791
Prepared By	Kerry Kerr-Peterson
Illustrated By	Zoe Edwards
Approved By	Daniel Dodds

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Enquiries To:

AB Heritage Limited (Head Office)
Caerus Suite, 150 Priorswood Road,
Taunton, Somerset, TA2 8DU
Email: info@abheritage.co.uk
Tel: 03333 440 206



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EXECUTIVE SUMMARY

AB Heritage was commissioned to produce an Historic Environment Desk Based Assessment to accompany a full planning application for the proposed development of the site at Vicarage Park, North of Westertown, Kingston, Devon.

The known heritage resource includes the southern part of the green lane, that forms the southern end of the proposed development site, that is located within the western section of the Kingston Conservation Area [AB 18]. A post-medieval coin [AB 6] was found in the south-east corner of the proposed development site. A number of buildings are shown on the 1841 tithe map within the south-western part of the site. These include a smithy [AB 22] and a number of other buildings around a linear court [AB 23] that are likely to be agricultural in origin. The hedgerows that form the northern and western boundaries, as well as the central hedgerow within the site [AB 21] are considered to be important under the Hedgerow Regulations Act, 1997. The site lies within an area of historic landscape character defined as medieval strip-enclosure [AB 2].

Taking into consideration the presence of evidence for prehistoric settlement in the wider vicinity of the site, the potential for the survival of heritage features dating to the prehistoric or Roman period is thought to be medium – low, medieval, post-medieval and modern periods, particularly in relation to the former buildings identified from the historic maps located within the south-west part of the site, is considered to be high – medium.

Overall the predicted impacts of the proposed development are considered to be direct medium adverse with a direct minor adverse significance of effect. In line with NPPF the proposed development is thought to constitute less than significant harm.

It is recommended that a geophysical survey is undertaken. The results of the geophysical survey may be used to target a trench evaluation. The breaching and movement of the historic hedgerows may require archaeological monitoring.

These recommendations will need to be approved by the local planning authority.

1. INTRODUCTION

1.1 Project Background

1.1.1 AB Heritage Limited (hereafter AB Heritage) was commissioned by Vicarage Park Ltd to produce an Historic Environment Desk Based Assessment to accompany a full planning application for the proposed development of the site at Vicarage Park, North of Westertown, Kingston, Devon.

1.1.2 Devon County Council Historic Environment Team (hereafter DCCHET) made comments on the proposed development site (DCCHET Ref: arch/pl/sh/22843) in July 2016:

'This site is located close to the historic core of the village of Kingston and adjacent to the Conservation Area. The site is the location of medieval strip-fields. The Historic Environment Team would therefore advise that any planning application for the development of this area should be supported by an appropriately detailed programme of archaeological work to allow the impact of any development upon the heritage assets of the site to be understood and enable an informed and reasonable planning decision to be made'.

1.1.3 The southern part of the green lane, that forms the southern end of the proposed development site, is located within the western section of the Kingston Conservation Area [AB 18] (See Figure 2).

1.2 Site Location & Description

1.2.1 Centred on approximate National Grid Reference (NGR) SX 63817 48059, the proposed development site is located c. 8km to the south of Ivybridge in the South Hams district and consists of a single rectangular agricultural field and an existing green lane that covers an area of c. 2 hectares (ha). A remnant field boundary currently runs the majority of the length of the field, the southern end of which has previously been removed. The village of Great Torr is located c. 170m to the north of the site.

1.2.2 The site is located on the northern side of the village of Kingston, with the existing green lane, adjacent properties and associated gardens to the south. Further agricultural fields and a number of detached properties with associated gardens are located to the east. A single track lane runs along the northern boundary and continues along the western boundary. Dense residential development is situated adjacent to the southern part of the western boundary, with further agricultural land adjacent to the north-western part of the site.

1.3 Geology & Topography

1.3.1 The majority of the solid underlying geology of the site comprises sedimentary slate, siltstone and sandstone of the Dartmouth Group. Igneous basalt intrusions are present in the north-west part of the site and in the location of the green lane at the southern end of the site (British Geological Survey (BGS), 2016).

1.3.2 No known superficial geological deposits are recorded within the site boundary (ibid).

- 1.3.3 The topography of the site slopes down gently from 110m AOD (above ordnance datum) in the north-east corner to 98m AOD in the south-west corner of the site (Elevation Finder, 2016).

1.4 Proposed Development

- 1.4.1 The composition and details of the proposed development are currently at an early design stages. It is likely that the development will consist of approximately 40 residential units. These will be concentrated in the southern end of the site with the northern end retained as a green buffer area. The units at the northern end of the development area will have less density and the formality, with a denser, more formal layout at the southern end with more linear massing to correspond with the existing village vernacular buildings. The nature of the method of foundation construction is yet to be determined (Lee. M, 2016, *Pers comm*).
- 1.4.2 The site is to be accessed from a new entrance in the north-eastern corner of the site, with an access road running along the eastern side of the central hedgerow. The central hedgerow currently bisecting the site will remain as part of the scheme in order to maintain the character of the historic field system of which the site forms a part, although the hedgerow will be breached towards the centre to accommodate the access road into the western part of the site. This breach is anticipated to be no more than c. 6m in width. Part of the scheme may include the reinstatement of the southern part of the central field boundary (ibid).
- 1.4.3 In response to concerns raised by Kingston Parish Council about the visibility around the bend at the north-west corner of the site, it has been suggested that a widen verge is provided along the northern boundary as part of the scheme. To implement the widening of the verge it has been suggested that the entire northern hedgerow be moved to the south in order to maintain the existing character of the hedgerow and the surrounding area (ibid).
- 1.4.4 The green lane at the southern end of the site will be modified to create a pedestrian/cycle access (ibid).
- 1.4.5 Drainage within the site is proposed to include a private cellular soakaway to be located in the south-east part of the site and a cut off drain is proposed along the south-east boundary (Awcockward Partnership, 2016) (See Figure 3).

2. AIMS & METHODOLOGY

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Aims of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (December 2014).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.3 The Devon Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A);
 - The Historic England website professional pages, including the National Heritage List for England;
 - A site-walk over was undertaken on the 20th July 2016;
 - A visit to the Devon Heritage Centre on the 20th July 2016;
 - Additional relevant documentary and online historic sources;
- 2.2.4 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites;
 - Information on heritage assets recorded on the Devon HER;
 - Readily accessible information on the site's history from readily available historic maps and photographs held at the Devon Heritage Centre;

- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary;
- The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3 Consultation & Study Area

- 2.3.1 As well as the comments made by DCCHEP outlined in Section 1.1.2, in consultation undertaken by Kerry Kerr-Peterson (Assistant Heritage Consultant, AB Heritage) with Stephen Reed (Archaeologist, DDHET) via email on the 11th & 12th July 2016, Stephen commented that in relation to a 500m study area 'there are lots of cropmarks in the surrounding landscape...and the site occupies a south facing slope that would have been attractive for early settlement or farming'. Stephen suggested to 'consider the cropmark evidence in the wider landscape when considering the archaeological potential of the site'.
- 2.3.2 South Hams District Council was contacted via telephone and email on the 12th July 2016 in order to obtain a consultation response from the local Conservation Officer. However, no response was received by the time the report was completed.

2.4 Methodology of Works

- 2.4.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:
- | | | |
|--------|---|--|
| Low | - | Very unlikely to be encountered on site |
| Medium | - | Possibility that features may occur / be encountered on site |
| High | - | Remains almost certain to survive on site |
- 2.4.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.4.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.
- 2.4.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of

Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

- 2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

- 2.5.4 Paragraph 17 of the National Planning Policy Framework (NPPF) states that a proposal is considered to pose substantial harm if it directly or indirectly impacts upon the significance of a heritage asset (designated or non-designated). Importantly, it is the degree of harm to the asset's significance rather than the scale of the development that is relevant.
- 2.5.5 The assessment of substantial harm is a high benchmark, based on professional judgment, so it may not arise in many cases. For example, while partial demolition can involve considerable net change to a building it may actually only represent less than substantial harm to the heritage asset, or conceivably not be harmful at all, when such changes only remove later inappropriate additions that detract from the significance of a heritage asset.

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Vicarage Park Ltd, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (July/August 2016) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy Framework, 2012

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe 'the significance of any heritage assets affected, including any contribution made by their setting'. The level of detail required in the assessment should be 'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'. It goes on to say that 'where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

- 3.3.3 A key policy within the NPPF is that "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.
- 3.3.5 Paragraph 132 states that 'Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional'.
- 3.3.6 Paragraphs 133 & 134 explain that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.3.7 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.4 Plymouth and South West Devon Local Plan

- 3.4.1 Consultation is currently underway to create a joint local plan between Plymouth City Council, South Hams District Council and West Devon Borough Council. The consultation closes on the 12th August 2016. This plan will be implemented once the consultation process is complete (Plymouth City Council, 2016).

3.5 South Hams District Council Local Development Framework, 2006

- 3.5.1 The Local Development Framework currently provides policies to determine planning applications within the South Hams District. The Framework is made up of a number of documents including the Core Strategy (2006). This sets out the key element of the planning framework for South Hams and establishes a development strategy for the area (South Hams District Council, 2006).
- 3.5.2 Policy CS9 of the Core Strategy relates to Landscape and the Historic Environment. This encourages the conservation and enhancement of the quality, character, diversity and local distinctiveness of the historic environment, including archaeological features (ibid).
- 3.5.3 Policy CS13 of the Core Strategy refers to Rural Diversification. This policy emphasises that development in order to diversify the rural economy needs to be compatible with its location and setting and should not cause unacceptable harm to the surrounding historic or cultural heritage (ibid).

3.6 Hedgerow Regulations Act, 1997

- 3.6.1 Hedgerows can make an important contribution to the character of an area and may be historically (or archaeologically) important as indications of land use and previous land ownership (Historic England, 2016).
- 3.6.2 If removal is proposed as part of a planning application, then its impact on the heritage significance of the area and its impact on the setting of any heritage assets around may be taken into account in accordance with planning policies in NPPF and the local development plan (ibid).
- 3.6.3 The Hedgerow Regulations Act has a number of criteria for determining if a hedgerow is considered to be 'important'. Amongst other criteria, those that are relevant to this scheme state that a hedgerow is considered archaeologically or historically important if it is recorded on documents that show that the hedgerow was in existence before 1850 or if historic documents show that it is an integral part of a field system pre-dating the Inclosure Acts (1896) (Hedgerow Regulation Act, 2016).

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Known Heritage Assets

Within the Proposed Development Site

- 4.1.1 The southern part of the green lane, that forms the southern end of the proposed development site, is located within the western section of the Kingston Conservation Area [AB 18] (See Figure 2). There is currently no readily available information on the designation of the Kingston Conservation Area [AB 18]. The designation is likely to be associated with the core historic elements of the village.
- 4.1.2 A single, worn, hammered post-medieval coin of unknown date [AB 6] was found in the south-east corner of the proposed development site.
- 4.1.3 The hedgerows that form the northern and western boundaries, as well as the hedgerow that transects the site [AB 21] are considered to be important under the Hedgerow Regulations Act, 1997.
- 4.1.4 A number of buildings are shown on the 1841 tithe map within the south-western part of the site (Plate 1). These include a smithy [AB 22] and a number of other buildings around a linear court [AB 23] that are likely to be agricultural in origin.
- 4.1.5 The site lies within an area of historic landscape character (HLC) defined by Devon County Council as medieval strip-enclosure [AB 2]. This is characterised by narrow, curving strip-enclosures that derive from the enclosure of open-field strips with hedge-banks during the later middle ages (Devon County Council, 2016).

Within the Study Area

- 4.1.6 There are a further eight known designated heritage features within the 500m study area [AB 4 & 7-14]. These include the medieval Grade II* Listed parish Church of St James the Less [AB 4], located c. 350m to the south-west of the site. The majority of the designated heritage features are Grade II Listed domestic or amenity buildings. The closest of these is the 16th century Robins Farm with later Cottage and associated outbuildings [AB 9], located c. 30m to the south-west of the site.
- 4.1.7 An additional eight known non designated heritage features have been identified within the 500m study area [AB 1, 3, 5, 15-17, 19 & 20]. These features relate mostly to medieval and later settlement of the vicinity of the site. The closest of these is the site of a Church [AB 20] indicated by field name evidence, located c. 75m to the north of the site.

4.2 Previous Archaeological Works in the Study Area

- 4.2.1 No known previous archaeological works have been recorded within the proposed development site, within the surrounding 500m study area or the immediate vicinity.

4.3 Geotechnical Test Pit Survey

- 4.3.1 A geotechnical survey was undertaken within the boundary of the site on the 4th July 2016. An archaeologist does not appear to have been present during the survey. Four test pits were

excavated across the site during the survey (See Figure 3). The test pits measured c. 1.7-1.8m in length, 0.7m wide and were excavated to a maximum depth of 2.0 - 2.7m. The results of the test pits survey have been interpreted as consisting of 0.30 -0.60m of light brown silty clay topsoil directly above weathered shillet of the Dartmouth Group. Only test pit 1, located in the south-west corner of the site contained a 0.5m deep deposit interpreted as a subsoil beneath the topsoil. It is unclear from the photographs contained within the geotechnical report, whether archaeological deposits were present within the test pits (Ruddleston Geotechnical, 2016).

4.4 Archaeology & History Background

Prehistoric (c .500, 000 BC – AD 43)

- 4.4.1 Evidence for prehistoric activity has been identified within the wider South Hams region. This includes artefact scatters from the Mesolithic and Neolithic periods. Evidence for Neolithic settlement is rare in Devon although a number of Neolithic long barrow funerary monuments are known in the South Hams region. Evidence for later prehistoric activity in the form of settlements and field systems and find spots of Bronze Age metalwork have also been identified across the wider South Hams region, as well as the settlement of hillfort enclosures towards the end of the prehistoric period (South Devon AONB, 2005).
- 4.4.2 Although there are no known heritage features of prehistoric date located within the 500m study area, prehistoric enclosures have been identified from aerial photograph evidence c. 570m to the south-east and c. 740m to the south-west respectively.

Roman (c. AD 43 – AD 410)

- 4.4.3 Evidence for Roman settlement and land-use is also present across the wider South Hams region. The evidence suggests that these activities continued relatively unchanged from the later prehistoric period. No known heritage features of Roman date are located within the 500m study area or the immediate vicinity (ibid).

Medieval (AD 410 – AD 1536)

- 4.4.4 Kingston was first mentioned in a charter dated AD 846, in which the limits of the land held by King Aethelwulf of Wessex was defined by part of the parish boundary. Kingston was part of the manor of Ermington in the 1086 Domesday Survey and was owned by Walter of Douai [AB 3] (Kingston Parish Council, 2016).
- 4.4.5 The Kingston region was predominantly agricultural in nature during the medieval period. The manor lands, owned for two centuries by the Peverel family, were rented out to tenant farmers who cultivated a wide area of large open fields that were divided into strips (ibid). The proposed development site is part of one of these field systems and the site of another, the Piper Cross field system [AB 1] is located c. 260m to the north-east of the site.

Post Medieval (AD 1537 – AD 1900)

- 4.4.6 During the post-medieval period the village remained at the heart of an agricultural community with a number of farmhouses and associated buildings dating to this period [AB 5 & 9], the closest of these is Robins Farm [AB 9], located c. 30m to the south-west of the site. More

amenities developed for the growing population with trades including masons, a limeburner, carpenters, fishermen and coastguards, the undated station for which [AB 19] was located c. 400m to the south-west of the site. There were also tailors and dressmakers, cobblers, a maltster and blacksmiths [AB 11, 16 & 22], including one located within the site [AB 22] and c. 180m to the south-west. A number of inns [AB 8 & 17] were established during this period, both located c. 300m to the south-west of the site. During the 19th century a Methodist chapel was also established in the village [AB 15].

Modern Period (AD 1901 – present)

- 4.4.7 The Kingston region remains predominantly a rural economy in the modern period although the size of the holdings has reduced, with a larger majority consisting of smaller scale holdings. The scale of the agricultural activity in the region has declined during the 20th century, with more land now given over to woodland, equine facilities and development. No known heritage features dating to the modern period are located within the proposed development site.

Undated

- 4.4.8 Two known undated heritage features are located within the 500m study area. The closest of these is the site of a church [AB 20] indicated by field name evidence and situated c. 75m to the north of the site.

4.5 Historic Map Sources

Kingston Parish Tithe Map 1841 & Apportionment 1839 (Plate 1)

- 4.5.1 The earliest map that shows the area in detail is the tithe map of 1841. The tithe map shows the site located on the northern side of the village of Kingston consisting of five separate fields including two large rectangular fields with three small plots at the southern end of the western field, which were utilised as a nursery and orchard.
- 4.5.2 Four or five buildings are shown at the southern end of the western field, including a smithy [AB 22] adjacent to the western boundary and a number of buildings surrounding a linear court [AB 23] with a private road running to these buildings from the village (now the green lane). The rectangular fields that make up the majority of the site are called Long Field and Vicarage Park and were utilised as pasture.

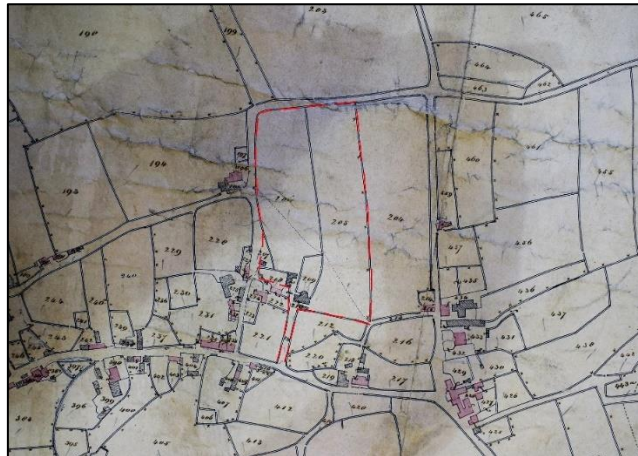


Plate 1: Kingston tithe map, 1841. Approx. location of site outlined in red (Devon Heritage Centre)

- 4.5.3 The surrounding area is suggestive of a landscape previously dominated by medieval strip fields, with surviving patches to the east and west as well as within the proposed development site.

1st edition 6" OS Devon Map Sheet 131 NE (Plate 2)

- 4.5.4 By the 1st edition of the 6" OS map the smithy and associated yard adjacent to the western boundary of the site is no longer extant. A number of the buildings shown on the tithe map surrounding a linear yard at the southern end of the western field are also no longer extant, with only one remaining. The majority of the site remains unchanged. The 2nd edition of 1890 and 1906 edition shows the area much as it is on the 1st edition. Patches of strip fields survive to the east of the site as late as the 1906 edition of the map.



Plate 2: 1st edition 6" OS Map Sheet 131 NW, 1885 (Devon Heritage Centre)

4.6 Site Visit

- 4.6.1 The proposed development site consists of a single rectangular field with a central hedgerow, the southern part of which has been removed. The fields were under short grass pasture with grazing cattle at the time of the site visit. The topography of the site slopes gently towards the south (Photo 1).



Photo 1: View of the western field from the north

- 4.6.2 The western, northern and eastern boundaries of the site, as well as the central hedgerow, consist of typical Devon hedges that are made up of an earthen bank faced with vertical courses of slabs of local slate. In places the central hedgerow survives to a height of c. 1.5m and is c. 2m wide. The facing stones survive well in patches but are absent from the majority of the central hedgerow (Photo 2 & 3). The southern boundaries are modern timber and wire fences.



Photo 2: View of the stone facing on the western side of the central hedgerow



Photo 3: Section of the central hedgerow (scale 1m)

- 4.6.3 A basalt constructed stile is present at the southern end of the central hedgerow, with a rounded corner of the adjacent wall bonded with white lime mortar (Photo 4). A large upright slate, previously used as a gatepost, is present at the southern end of the central hedgerow (Photo 5).



Photo 4: Basalt stile and rounded corner of wall at the southern end of the central hedgerow (scale 1m)



Photo 5: Large upright slate formerly used as a gate post (scale 1m)

- 4.6.4 Hollow ways bound the site to the north and west beyond the hedgerows. The hollow way on the western side is c. 3-4m deep (Photo 6).



Photo 6: Hollow way along the western boundary of the site

- 4.6.5 The green lane at the southern end of the site is currently an area of tree lined waste that is accessed from Westertown (Photo 7).

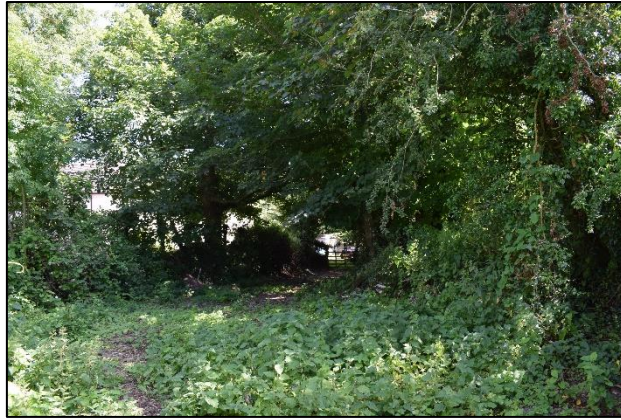


Photo 7: Green lane at the southern end of the site

- 4.6.6 The north-east part of the western section of the Kingston Conservation Area **[AB 18]**, bounds the southern end of the site and there is a degree of intervisibility with the rear of the cottages that occupy this part of the Conservation Area **[AB 18]**. The cottages obscure any further views into the Conservation Area **[AB 18]** (Photo 8).



Photo 8: View from the western field towards the western part of Kingston Conservation Area **[AB 18] (the cottages in the centre right)**

- 4.6.7 The mature hedgerows that surround the site currently obscure views into and out of the site. The views to and from the listed buildings within both the western and eastern part of the Conservation Area **[AB 18]** are limited due to the trees within the gardens as well as buildings and outbuildings within the surrounding area. Many of the listed buildings face inwards onto the streets on which they are situated and the views out beyond the immediate vicinity are likely to be limited. The roofs of a small number of houses within the western part of the Conservation Area **[AB 18]** are visible from the southern part of the site only and there are limited views of the tower of the parish Church of St John the Less **[AB 4]** from the southern part of the site only (Photo 9).



Photo 9: View towards the western part of the Conservation Area [AB 18]. The Church of St John the Less [AB 4] is located on the centre horizon

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Heritage Resource

- 5.1.1 The southern part of the green lane, that forms the southern end of the proposed development site, is located within the western section of the Kingston Conservation Area [AB 18] (See Figure 2). The designation is likely to be associated with the core historic elements of the village.
- 5.1.2 A single, worn, hammered post-medieval coin of unknown date [AB 6] was found in the south-east corner of the proposed development site.
- 5.1.3 The hedgerows that form the northern and western boundaries, as well as the central hedgerow within the site [AB 21] are considered to be important under the Hedgerow Regulations Act, 1997.
- 5.1.4 A number of buildings are shown on the 1841 tithe map within the south-western part of the site (Plate 1). These include a smithy [AB 22] and a number of other buildings around a linear court [AB 23] that are likely to be agricultural in origin.
- 5.1.5 The site lies within an area of historic landscape character (HLC) defined by Devon County Council as medieval strip-enclosure [AB 2], derived from the enclosure of open-field strips with hedge-banks, during the later middle ages (Devon County Council, 2016).
- 5.1.6 The remaining heritage features within the 500m study area relate to the medieval and post-medieval settlement and the agricultural nature of the region. The cropmark evidence in the surrounding landscape is suggestive of prehistoric settlement in the wider vicinity.

5.2 Past Impacts within the Site Boundary

- 5.2.1 The past impacts within the proposed development site are likely to be limited to the impacts associated with possible ridge and furrow ploughing during the medieval period.
- 5.2.2 There is likely to be localised past impacts associated with the construction, demolition and subsequent clearing of the smithy and other buildings and their associated yards and boundaries, within the south-west part of the site. The removal of the southern part of the central hedgerow may also have impacted upon this localised area.

5.3 Potential Archaeological Resource

- 5.3.1 Taking into consideration the presence of evidence for prehistoric settlement in the wider vicinity of the site but the absence of any prehistoric or Roman heritage features within the 500m study area, the potential for the survival of heritage features dating to the prehistoric or Roman period is thought to be medium – low (in line with Section 2.4.1). Should deposits survive within the site of prehistoric or Roman date, these are thought likely to be of local importance at most (in line with Table 1).
- 5.3.2 The survival of heritage features dating to the medieval, post-medieval and modern periods, particularly in relation to the former buildings identified from the historic maps as located within the south-west part of the site, is considered to be high – medium. Once again such

deposits of medieval, post-medieval or modern date should they survive within the site boundary, are considered to be of local importance at most.

5.4 Predicted Impact of Proposed Development

- 5.4.1 The majority of any archaeological deposits from the prehistoric – modern periods that may survive within the central and southern parts of the site boundary, will likely be removed by the creation of the house foundations, parking areas and access roads within the proposed development. This is likely to cause a direct adverse impact upon any deposits that may survive in these areas.
- 5.4.2 Any impacts upon surviving archaeological deposits within the northern part of the site are likely to be limited to the western part of the site and the creation of the access road. This is likely to cause a direct adverse impact upon any deposits that may survive within this localised area.
- 5.4.3 The impacts associated with the important hedgerows of the site are thought to be limited in extent to the suggested movement of the entire northern hedgerow [AB 21] further to the south. Although this is likely to create a direct adverse impact by moving the hedgerow from its original position within the surrounding landscape, this measure has been suggested in an attempt to mitigate creating unsympathetic bends in the hedgerow which would be detrimental to the character of the hedgerow and the surrounding area (Lee. M, 2016, *Pers comm*).
- 5.4.4 The movement of the hedgerow is thought to be a more appropriate mitigation to the initial suggestion that sections of the hedgerow were removed entirely to create visibility along the road from the new entrance. The movement of the hedgerow is thought to help to retain the character of the field system of which the site forms a part [AB 2] and the surrounding rural landscape.
- 5.4.5 The breaching of the central hedgerow [AB 21] for the creation of an access road into the eastern part of the site is likely to cause a direct adverse impact upon this localised section of the hedgerow. However, the breach will be limited to a width of c. 6m and there has been a suggestion to reinstate the missing southern section of central hedgerow as part of the scheme (ibid). This would likely help to mitigate the impact upon the hedgerow as it would help to maintain the character of the field system of which the site forms a part [AB 2].
- 5.4.6 The proposed residential development is considered to create a visual change to the agricultural character of the medieval field system of which the site forms a part [AB 2], something that is considered to be a dwindling heritage resource in the area and is therefore considered to be a direct adverse impact. However, the proposal will retain the existing hedgerows within the site and along its boundaries to maintain the character of the medieval field system [AB 2] and the surrounding area. The northern part of the site will be retained as a green buffer and open spaces will be included throughout the development, including the existing trees. This may help to mitigate the impact upon the landscape character to a degree. In addition, the proposal will bring the historic green lane at the southern end of the site back into use.
- 5.4.7 The potential direct adverse impact of the permanent alteration to a small part of the setting of the western part of the Kingston Conservation Area [AB 18] is thought to be minimal, as the

proposal seeks to create a development that reflects the existing village vernacular and will retain a degree of the existing green space and trees. This may mitigate the impact upon the Conservation Area [AB 18] to a degree. There is also the potential for a temporary increase in noise, dust and vibration (caused by heavy vehicular activity) during the construction works that may impact upon the Kingston Conservation Area [AB 18]. However, as this impact is temporary, the impact will be mitigated once the development is complete.

- 5.4.8 Overall the predicted impacts of the proposed development are considered to be direct medium adverse (in line with Table 2). In line with Table 3, there is thought to be a direct minor adverse significance of effect.
- 5.4.9 In line with NPPF, the potential impacts that may arise from the proposed development are considered to equate to less than substantial harm as they are not thought to be detrimental to the significance of the medieval historic landscape character [AB 2], the important hedgerows [AB 21], or the Kingston Conservation Area [AB 18].

5.5 Outline Recommendations

- 5.5.1 It is recommended that a geophysical survey is undertaken in order to identify the presence or absence of surviving archaeological features within the proposed development site. The results of the geophysical survey may be used to target a trench evaluation.
- 5.5.2 The breaching and movement of the historic hedgerows may require archaeological monitoring.
- 5.5.3 These recommendations will need to be approved by the local planning authority.

6. REFERENCES

6.1 Documentary & Cartographic Sources

- Awcockward Partnership, 2016, Drainage Constraints Plan
- Kingston Parish tithe map, 1841 & apportionment 1839 (Devon Heritage Centre)
- Ruddleson Geotechnical, 2016, Soakaway Test Report
- 1st edition 6" OS Devon Map Sheet 131 NE, surveyed 1885 & published 1885 (Devon Heritage Centre)
- 6" OS Devon Map Sheet 131 NE, surveyed 1884-5 & published 1890 (Devon Heritage Centre)
- 2nd edition 6" OS Devon Map Sheet 131 NE, surveyed 1884-5, revised 1905 & published 1906 (Devon Heritage Centre)

6.2 Online Sources

- British Geological Survey, 2016 <http://mapapps.bgs.ac.uk/geologyofbritain/home.html?>
- Elevation Finder, 2016
- Devon County Council Environment Viewer, 2016
<http://map.devon.gov.uk/DCCviewer/?bm=OSGreyscale&layers=Historic%20Environment;14&activeTab=Historic%20Environment&extent=219402;44202;325104;145934>
- Historic England – Hedgerow Regulations
<https://historicengland.org.uk/advice/hpg/consent/hedgerowregs/>
- Hedgerow Regulations Act, 1997
<http://www.legislation.gov.uk/ukxi/1997/1160/schedule/1/made>
- Plymouth and West Devon Local Plan, 2016 <http://www.plymouth.gov.uk/plymouthplan>
- South Devon AONB History & Heritage Fact Sheets, 2005
<http://www.southdevonaonb.org.uk/our-work/publications-resources/history-heritage-fact-sheets>
- South Hams Local Development Framework, 2016
<http://www.southhams.gov.uk/article/3234/Local-Development-Framework>
- South Hams Core Strategy, 2006
<http://www.southhams.gov.uk/CHttpHandler.ashx?id=3672&p=0>
- South Hams Maps, 2016
<http://mapping.southhams.gov.uk/shdcwebmappingnew/map.aspx?pin=yes&gridref=26378747930&scale=3&layername=Conservation Areas>

6.3 Correspondence

- Telephone conversation between Kerry Kerr-Peterson (Assistant Heritage Consultant, AB Heritage) and Martin Lee (Director, Martin S. Lee Associated Ltd) on the 12th & 25th July 2016.
- Email correspondence between Kerry Kerr-Peterson (Assistant Heritage Consultant, AB Heritage) and Stephen Reed (Archaeologist, DCCHET) on the 11th & 12th July 2016.

Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

The gazetteer identified heritage features that have been recorded on the Devon HER, Historic England Pastscape Webpage & Other Sources within a 500m radius from the centre of the proposed development site.

Abbreviations: MDV= Devon HER reference

NGR = National Grid Reference

NHLE = National Heritage List for England

HLC = Historic

Landscape Characterisation

CA = Conservation Area

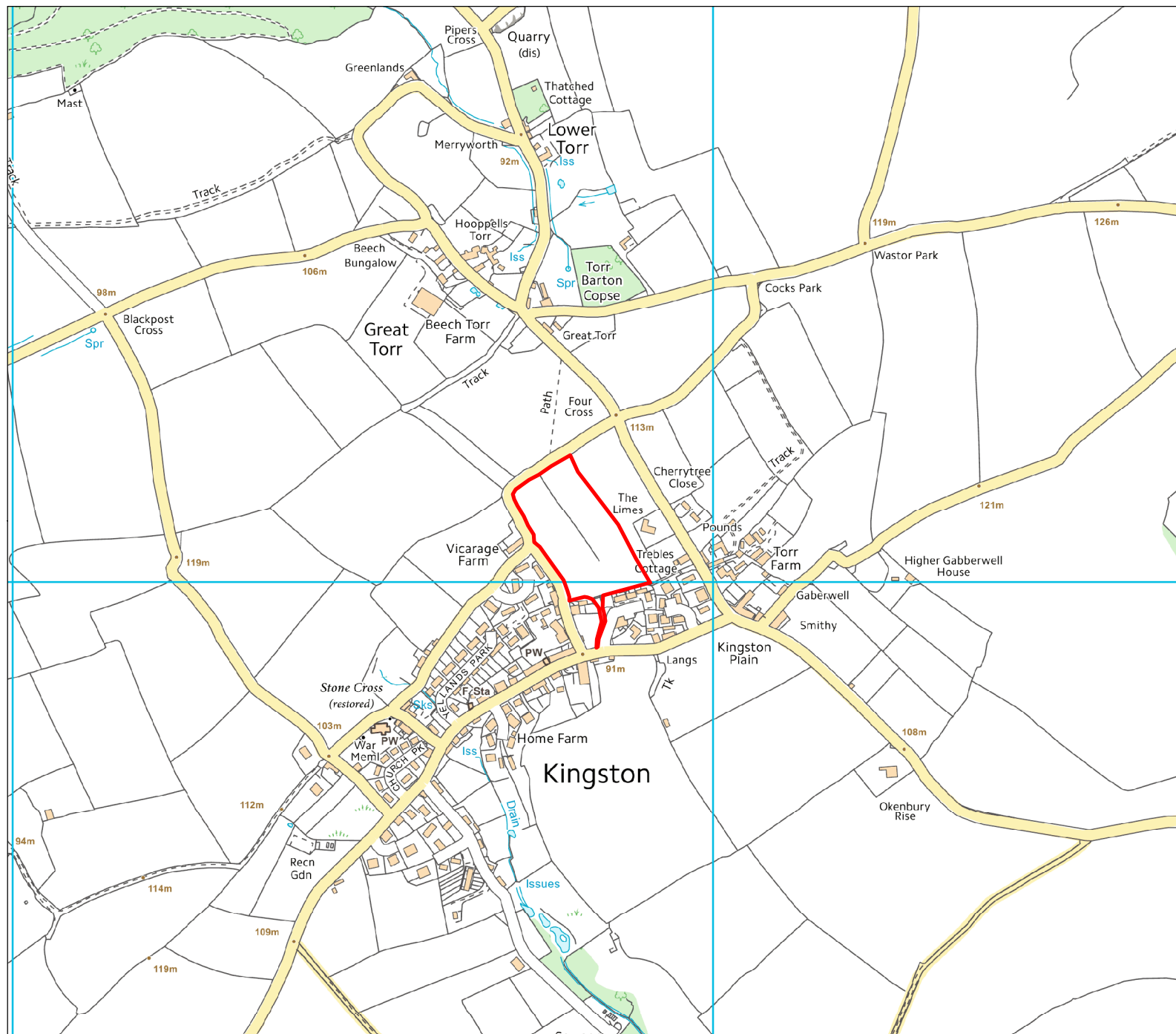
C12 etc = 12th century etc LB = Listed Building

AB No.	Period	Monument Type	Name/Description	Status	NGR	Ref. No.
1	Medieval	Field System	Pipers Cross Field System. Probable fossilized medieval strip fields shown on OS 6" 1967 map.		SX 6380 4893	MDV21376
2	Medieval	Historic Landscape Character	Medieval strip-enclosures consisting of narrow, curving strip-enclosures derive from the enclosure of open-field strips with hedge-banks during the later middle ages.	HLC		
3	Medieval - Modern	Settlement	Kingston was mentioned in the Domesday Survey as included in the hundred manor of Ermington, held by Walter of Douai. Before the conquest it was held by Ansgar the hunchback.		SX 636 478	MDV19442
4	Medieval - Modern	Church	Parish Church of St James the Less. C14 & C15, restored C19. Medieval Churchyard cross reconstructed 1902. War memorial commemorating fallen in both World Wars and conflict in Malaya. Church contains World War One role of honor and World War Two memorial plaque.	Grade II* & II	SX 6352 4779	MDV4857, 15231, 91502, 106824 & 106825, NHLE 1166006, 1325106 & 1428352
5	Post-Medieval	Farmhouse	Old Home Farm. Early C17 farmhouse with later alterations.		SX 6371 4781	MDV13727
6	Post-Medieval	Findspot	Findspot of a worn hammered silver post-medieval coin		SX 639 480	MDV66791
7	Post-Medieval	Cottages	1-5 Honeysuckle Cottage (now Chapel Row) with front boundary wall and steps. C17-19.	Grade II LB	SX 6380 4790	MDV91494, NHLE 1165947

8	Post-Medieval	Cottage & Inn	Dolphin Inn C16 or C17 & C19 Park Cottage attached to Dolphin Inn.	Grade II LB	SX 6357 4779	MDV91339 & 91496, NHLE 1166021 & 1108110
9	Post-Medieval	Cottage, Farmhouse, Stable & Butter Well	Robins Farm (farmhouse) C17 origins with possible cruck frame, much altered C20. Robins Cottage. C18. C19 Donkey Stable and butter well opposite.	Grade II LB	SX 6378 4793	MDV22073, 91497, 91499, 91503 & 91346, NHLE 1108112, 1309119, 1309084 & 1325108
10	Post-Medieval	Cottage	Bay Cottages. Early C19 corner house.	Grade II LB	SX 6363 4777	MDV91498, NHLE 1309114
11	Post-Medieval	Cottages	The Farriers & The Old Forge. Both have C16 origins and C18 & C19 alterations.	Grade II LB	SX 6403 4796	MDV91342 & 91500, NHLE 1108107 & 1309136
12	Post-Medieval	Villa	Lower Shearlangstone. C. 1840 detached villa.	Grade II LB	SX 6401 4801	MDV91501, NHLE 1325105
13	Post-Medieval	Cottage	Ivy Cottage C17.	Grade II LB	SX 6368 4783	MDV91345, NHLE 1108111
14	Post-Medieval	Building	Hillside. C18 detached cottage.	Grade II LB	SX 6354 4766	MDV91493, NHLE 1325107
15	Post-Medieval-Modern	Chapel	Methodist chapel recorded on OS 6" 1906 & 1967 maps.		SX 6375 4790	MDV45258
16	Post-Medieval-Modern	Smithy	Blacksmith's workshop		SX 6410 4795	MDV45257

VICARAGE PARK, NORTH OF WESTERTOWN, KINGSTON, DEVON
HISTORIC ENVIRONMENT DESK BASED ASSESSMENT

17	Modern	Site of Inn	Inn shown on 1906 6" OS map. Not shown on 1967 map.		SX 6357 4780	MDV45472
18	Undated	Conservation Area	Kingston Conservation Area	CA	SX 63772 47882 & SX 64049 48004	
19	Undated	Coastguard Station	Coastguard Station		SX 6354 4765	MDV45249
20	Undated	Site of Church	Field is named 'church park' on the tithe award		SX 6374 4825	MDV36037
21	Undated	Hedgerows	Hedgerows classed as 'important' under the Hedgerow Regulation Act, 1997. These are likely to have medieval or earlier origins.			
22	Undated	Site of Smithy	A smithy is shown on the 1841 tithe map but is gone by the 1st edition 6" OS map of 1885.		SX 63772 48016	
23	Undated	Site of Buildings	A group of four or five buildings is shown around a linear court on the 1841 tithe map. Only one remains on the 1885-1906 6" OS map. These are likely to be agricultural in origin.		SX 63837 48001	



Legend

Site Boundary

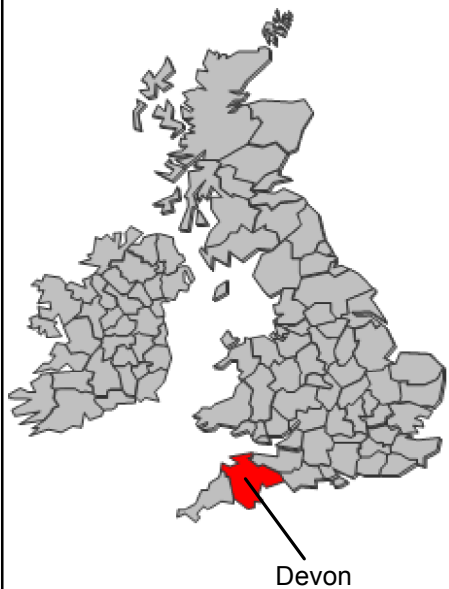


Figure 1: Site Location

Project: Vicarage Park

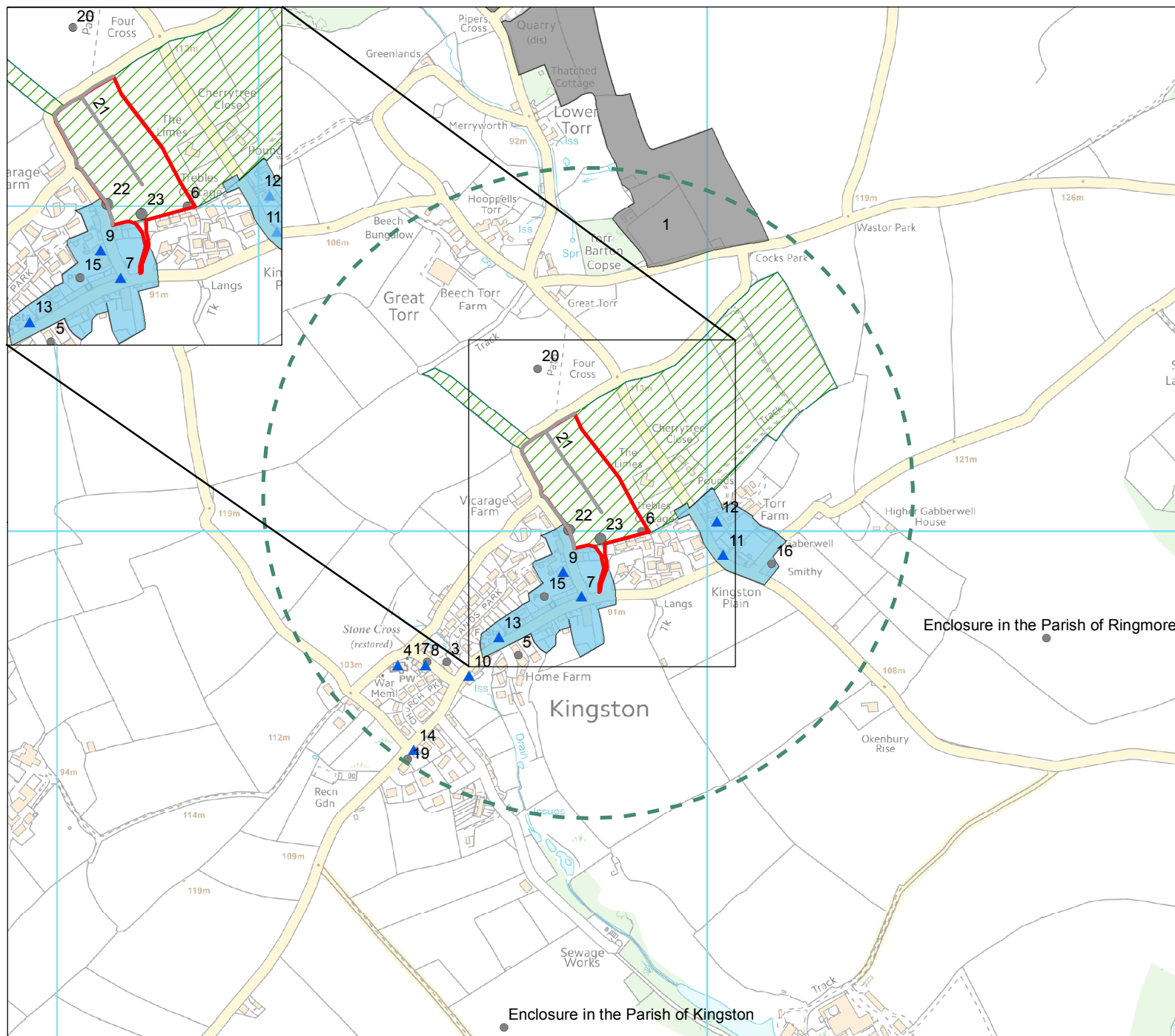
Date: 19/07/16

Job Number: 10791

Drawn by: ZE

Approved by: DD





Legend

- Monument Point
- ▲ Listed Building
- Historic Field Boundaries
- Monument Area
- ▨ Historic Landscape Character Area [AB2]
- Conservation Area [AB18]
- Site Boundary
- - - 500m Study Area

Figure 2: Map of Cultural Heritage Features

Project: Vicarage Park

Date: 29/07/16

Job Number: 10791

Drawn by: ZE

Approved by: DD



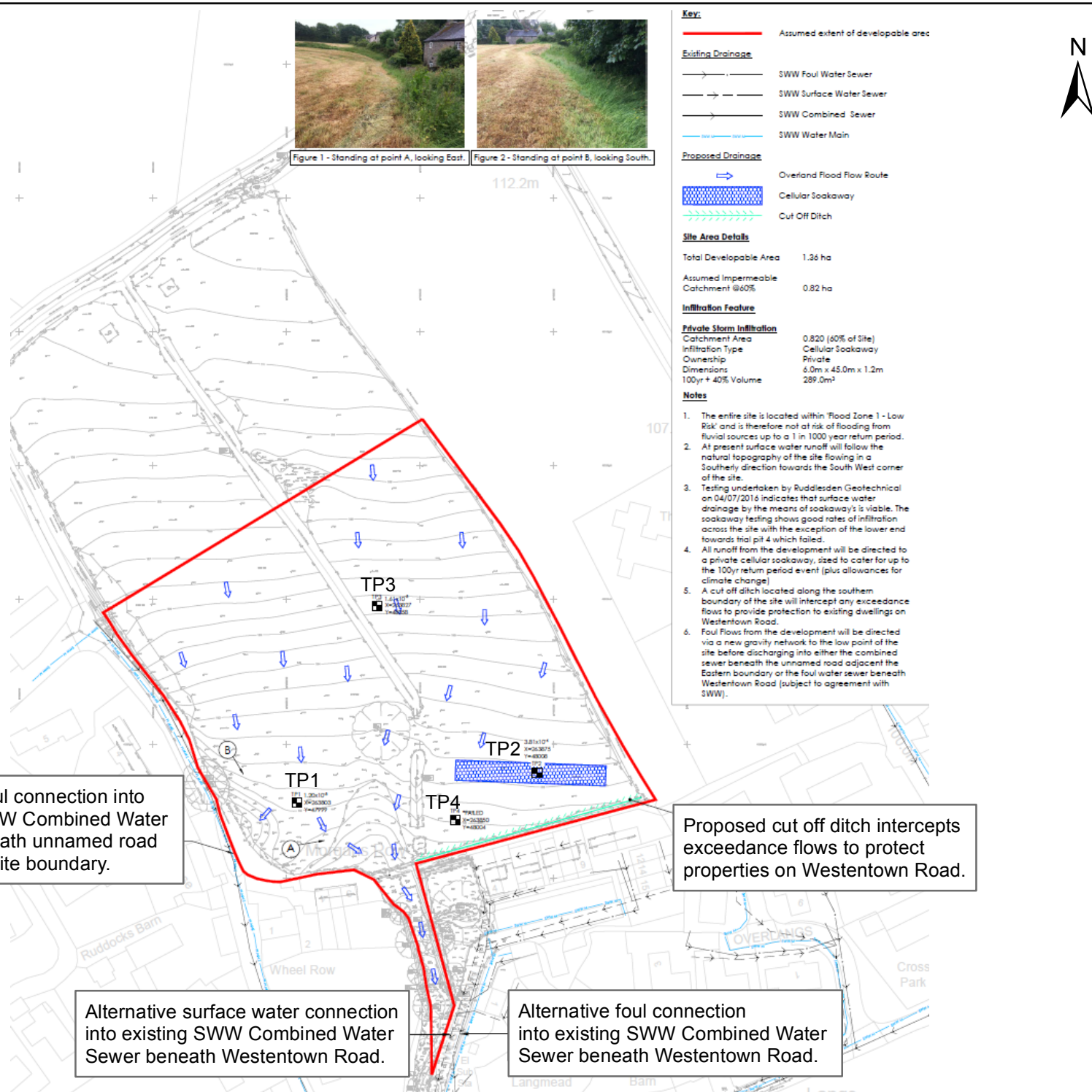
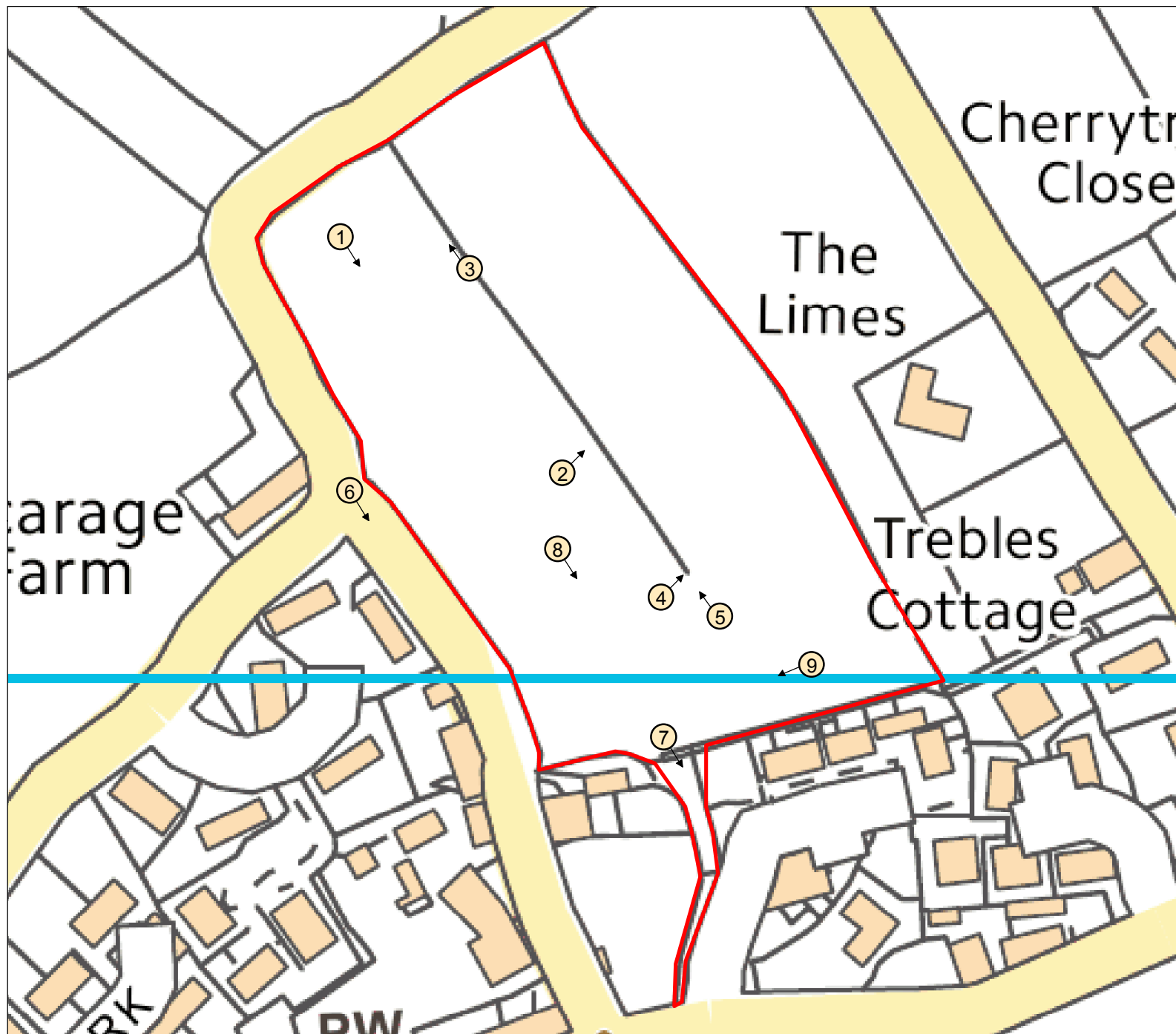


Figure 3: Geotechnical Pit Locations and Proposed Drainage

Project: Vicarage Park

Job Number: 10791

Reproduced from client's illustration, dated 25/07/16



Legend

- Site Boundary
- # Photograph Location & Orientation

Figure 4: Site Visit Photograph Locations & Orientations

Project: Vicarage Park

Date: 29/07/16

Job Number: 10791

Drawn by: ZE

Approved by: DD





AB Heritage Limited
Caerus Suite, 150 Priorswood Road,
Taunton, Somerset, TA2 8DU
Tel: 03333 440 206
e-mail: info@abheritage.co.uk