



Cherry Trees

Swans Nest Lane, Stratford upon Avon
Warwickshire

Cherry Trees

Swans Nest Lane, Stratford upon Avon, Warwickshire

Historic environment desk based assessment

NGR: SP 20607 54666

Site code: SNL16

OASIS ID: 110archa1-270307

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Illustration by Jill Atherton MCIfA

December 2016

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Front cover; Cherry Trees, from the west

SUMMARY

An historic environment desk based assessment was carried out during November and December 2016 at Cherry Trees, Swans Nest Lane, Stratford upon Avon, Warwickshire, to support an application for demolition of the existing building and erection of seven apartments on the same footprint.

The assessment showed that the study site lies on the southern edge of Bridgetown, a suburb of Stratford centred around the junction of four roads at a ford across the River Avon. At present the earliest evidence is of a medieval chapel and hermitage which was established to the north of the study site on the site of the present Swans Nest Hotel. During the 17th century the study site would probably have been open fields marking the southern edge of the Bridgetown area between the flood plain to the west and the Shipston Road to the east.

Bridgetown expanded significantly during the industrial revolution following the construction of the canal and tramway between 1816 and 1826 leading to the creation of Swans Nest Lane connecting the Clopton Road bridgehead with the tramway and the range of industrial buildings established along the Bridgetown river frontage. The land to the south of the hotel between the Shipston Road and the tramway was subsequently divided into plots for residential development from the mid 19th century. The study site continued to remain as open ground until 1886 when it had become orchard.

The assessment concluded that there is unlikely to be significant archaeological deposits situated within the study site which appears to have been unsettled open ground until construction of the existing house in the late 20th century. The proposed development is therefore unlikely to have any impact and no further work was recommended.

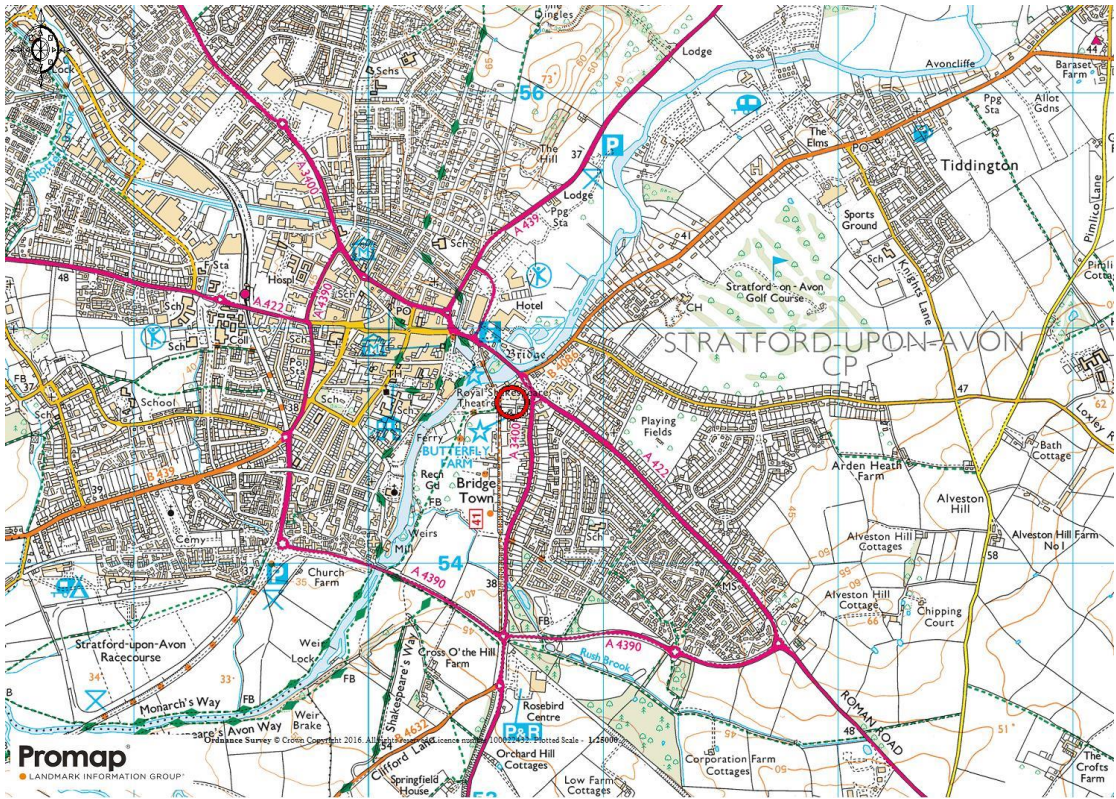


Fig.1; site location (circled in red)

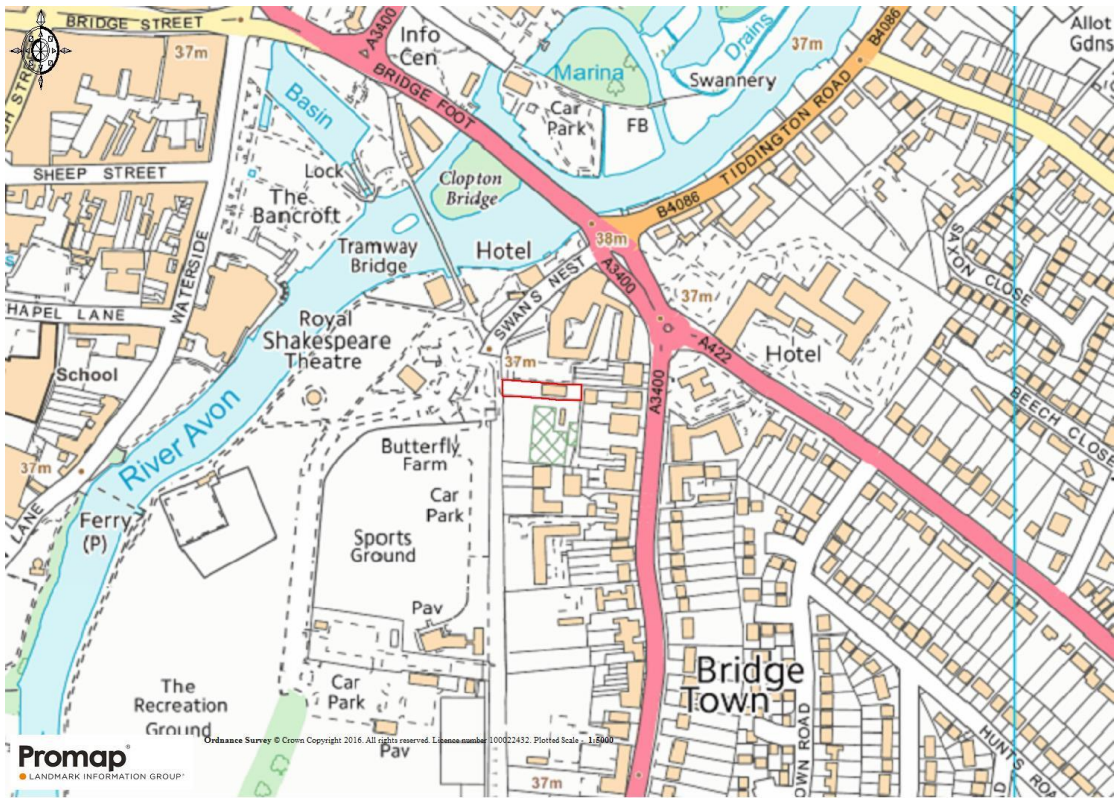


Fig. 2; study site (outlined in red)

INTRODUCTION

Location and scope of work (Figs. 1 & 2)

This document details the results of an historic environment desk based assessment during November and December 2016 at Cherry Trees, Swans Nest Lane, Stratford upon Avon, Warwickshire, CV37 7LS at the request of Visual Design Visual Architecture, on behalf of the owners Tony Godel and Royd Laidlow. The assessment was required by the Planning Department of Stratford upon Avon District Council in response to a proposal (planning ref: 16/03504/FUL) for the development of the site comprising demolition and replacement of the existing building with a new dwelling. It was recognised that there may be potential within the site for the presence archaeological remains that may be affected by the proposed development and therefore an assessment of the archaeological implications was required in advance of consideration of the proposals.

Geology and topography

The study site lies within the Bridgetown area of Stratford upon Avon, one of nine wards in the borough and is situated immediately south of the River Avon where four approach roads converge on Clopton Bridge, the main access into the town from the east. The study site comprises an rectangular east-west plot of 915m² measuring approx. 65m x 15m. Lying in the eastern half of the study site is Cherry trees, built between 1971 and 1986 whilst the west portion is garden and car-parking. The surrounding area is generally flat being on the edge of the river floodplain, the bulk of it lies on river terrace gravels.

Aims and objectives

The objective of the historic environment desk-based assessment is to define the likely extent, survival and significance of archaeological remains on the application site so that appropriate mitigation strategies can be devised. To aid the production of mitigation strategies the assessment will also include a plan showing the existing site lay out and a description of the proposed development indicating, where known, the predicted impact of the proposed foundations including drainage and services.

National Planning Policy Framework (NPPF) published in March 2012 provides guidance for planning authorities, property owners, developers and

others on the preservation and investigation of archaeological remains. The framework sets out the obligations placed on the local planning authority (Chapter 12, paragraphs 128 & 129) through the development and implementation of a local plan. (The Stratford on Avon District Local Plan which sets out the Council's policies and proposals for the development and use of land in the Stratford District, was adopted in 2006 and has been superseded in 2016 by the Adopted Core Strategy which conforms with NPPF). The framework also sets out the need for the determining authority to ensure that they have sufficient information when making decisions on applications affecting the historic environment. In accordance with NPPF an application should be accompanied by an assessment of significance (DBA) to inform the application process to an extent necessary to understand the potential impact (positive or negative) of the proposal on the heritage asset and its setting.

'A desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so (CIfA, 2014).'

NPPF Chapter 12; Paragraph 128 states:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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.'



Plate 1; area of proposed development, from the north



Plate 2; area of proposed development, from the south

Summary of archaeological results

A total of 45 monument records and 17 event records are identified from the Historic Environment Record (HER) within a 500m search area centred on the site. A summary of the more significant information is outlined below.

Prehistoric

MWA1065; Findspot - Neolithic to Bronze Age flint. A flint scatter, comprising numerous worked flints of Neolithic and Bronze Age date, was discovered scattered over a considerable area, to the east of Alveston Manor Hotel in 1934 during excavation of Anglo Saxon cemetery.

MWA6480; Flint artefacts of Mesolithic and Neolithic date were found during archaeological work to the rear of a house in Loxley Road (CAT, 1992).

MWA5161; A number of Bronze Age pits were found scattered over the whole area of the excavation when archaeological work was taking place at Alveston Manor, Stratford-on-Avon in 1970 during the excavation of a Saxon cemetery (Jones, 2010).

MWA1066; A ford across the River Avon. It carried the Roman road from Alcester (hence Straet-Ford) but it was in use both before and after this period. It was located in the area of the present Clopton Bridge. A trackway on the eastern side of Alveston Pasture is possibly of Roman origin and is mentioned in an Alveston Charter. The route continues to the fords at Stratford, Tiddington and Halton. By the late Iron Age the fording place at Stratford was already in use serving the routeway from the salt workings at Droitwich to East Anglia.

MWA4757; The Saltway, a major Roman road running east and southeast from Droitwich, which can be traced across much of Warwickshire.

MWA7243; 43 Loxley Rd. An archaeological evaluation uncovered features dating to the Iron Age/Roman period. The features, including pits and gullies, suggest that this may be the site of a settlement. The site is behind houses on the north side of the Loxley Road (CAT, 1992).

MWA8318; A single sherd of Iron Age pottery was found. This was a residual find and merely indicated a presence in the general area rather than implying a specific settlement site (Jones, 1998).

Roman

MWA4760; A road, possibly of Roman origin, parts of which are referred to in Early Medieval charters. Its probable course can be traced on aerial photographs.

MWA4764; The site of a probable Roman road on the Tiddington Road, Stratford upon Avon.

MWA5911; Findspot - a Roman coin was recovered from the Stratford upon Avon Canal Basin. A coin from the 3rd century recovered from the Basin during the 1976 drought.

MWA6479; An evaluation in Tiddington Road in June 1992 revealed evidence of activity from the Roman period to the 13th century (Warks. Museum, 1992).

Saxon/early medieval

MWA5162; The site of an Anglo Saxon burial site. Archaeological work has uncovered skeletons, cremation burials and hearths. The grave goods included jewellery, vessels and weapons. The cemetery was located to the north east of Alveston Manor Hotel (Jones, 2010).

MWA5163; The site of an Early Medieval settlement northeast of the Alveston Manor Hotel. Archaeological work has identified evidence of a palisade, a burial, and enclosures. Pottery was found in one of the palisade trenches.

1970: Four palisade trenches ran N-S at the W end of the excavation. Two of these cut an Anglo Saxon grave and the most W contained early Medieval pottery. The whole complex suggests replacement of a boundary fence covering a long period.

1971: The palisade trenches were seen to extend S and E and appear to be part of a series of conjoined enclosures dating from the end of the pagan Saxon period. Replacement palisades had been erected and indicate a considerable lifespan for these enclosures.

MWA8154; 10 Tiddington Road. In 1995 an archaeological evaluation found no archaeological features but did produce one abraded sherd of ?Saxon pottery (Langton, 1995).

MWA8155 Saxon Pottery from 6/7 Tiddington Road An evaluation in Tiddington Road in June 1992 revealed evidence of activity from the RB period to the 13th century (Warks. Museum, 1992).

Medieval

MWA9582; Stratford-upon-Avon Medieval Planned Borough The possible extent of the medieval settlement based on the OS map of 1886.

MWA8525; Alveston Manor, Bridgetown. Manor house which was built during the Medieval period. Later additions were made to the building.

MWA1021; Site of Possible Moat 400m E of Church. It was situated at the south-east end of the Recreation Ground at Stratford on Avon. Earthworks indicative of a moated site appear on aerial photographs. The site is marked on a map of 1599 and is marked as an osier bed and called the 'Hopyard'. An excavation was conducted in 1965 in advance of earth tipping. At this point is a clearly visible enclosure, approx. 91m by 60m, surrounded by a broad moat and bank. The relationship between this moated site and adjacent ridge and furrow suggests a Medieval date. The enclosure was sectioned on the east side and a trench dug into the interior to look for buildings. The moat was 1.2m deep and 10.7m wide. A bank was 0.9m high and at least 6m wide. The trench in the interior revealed no structures and only a few sherds of 13th-14th century pottery. These do no more than suggest a Medieval date. This could still represent a manor house.

MWA1027; Documentary evidence suggests that this is the site of the Chapel of St Mary Magdalene and of a hermitage, both of Medieval date. The site is at the north-east end of Swan's Nest Lane probably on the site of the present Swan's Nest Hotel. The Clopton Estate Map of 1599 marks two 'Armitage Fields' in this position.

MWA5910; Findspot - a Medieval coin was found in a garden in the Shipston Road area of Stratford upon Avon.

MWA8156; 6/7 Tiddington Road. An evaluation here in 1992 revealed evidence of activity from the Roman period to the 13th century.

Warwickshire Museum, 1992. Evaluation at 6 and 7 Tiddington Road, Stratford-upon-Avon, Warwickshire.

MWA8303; Alveston Manor Hotel. The remains of a Medieval ditch, possibly a field boundary, were found during an archaeological evaluation in 1998. The ditch contained fragments of skull which may have been disturbed material from the nearby Anglo-Saxon cemetery.

Post-medieval

MWA19130; site of historic public house in Bridge town close to the south east end of Clopton bridge where the Banbury, Shipston and Tiddington roads meet at the bridge. Now the Swan's Nest hotel. Recorded on F White & Co.'s, Pigot's, and Victuallers' databases. The latter shows it in existence in 1805. Listed building record (DWA1907) gives a date of c. 1673 for the public house, and pre-1673 for the building.

MWA4330; The Stratford-upon-Avon canal which runs from the river Avon at Bancroft Basin in Stratford-upon-Avon to the Worcester and Birmingham canal at Kings Norton junction. Constructed between 1796 and 1815.

MWA4339; Bancroft Basin, the site of a canal wharf, where vessels would have loaded and unloaded goods during the Imperial period. It is located 150m west of Clopton Bridge. The basins were surrounded by the lines of the Stratford on Avon and Moreton Tramway completed in 1826 and extended to Shipston in 1836.

MWA7543 The site of Cox's Timber Yard, which was in operation from the Imperial period until its closure in 1991, is marked as a timber wharf on the 1851 Board of Health Plan. It has been converted into a museum and other attractions and is located to the west of Clopton Bridge, Stratford.

UNDATED

MWA7896; A possible pit, ditch and gullies of unknown date were discovered during archaeological work. The site is at the intersection of the Banbury and Shipston Roads at Stratford-on-Avon (Meek, 1996)

MWA8725; undated gully at Saxon Close. A single archaeological feature found within the trench was visible as a 4m length of gully aligned north-east to south-west. Possibly represents the bottom of a field boundary ditch (Palmer, 1999).

MWA9680; Alveston Manor Hotel. Undated features, including post holes, pits and possible gullies, were recorded during the excavation of a trial trench. The site was adjacent to a known Anglo-Saxon cemetery. No dateable material was recovered from these features but they appeared to respect, and were probably contemporary with, known Anglo-Saxon boundaries. A few fragments of burnt bone were recovered from the fill of one of the pits and a post hole (Jones, 2002).

Development or other impact (Figs. 3 & 4)

Cherry Trees currently comprises a rectangular plot of land situated about half way along the east side of Swan's Nest Lane measuring approx. . Occupying most of the eastern half of the plot is the existing building which comprises a large two-storey residential dwelling built of brick between 1967 and 1986. The proposed development is to demolish the existing dwelling and replace it with a new building consisting of three storeys with seven apartments on almost the exact same footprint. The remainder of the site to the west is to be retained as car parking.

It is anticipated that the foundations will consist of strip footings replacing the existing foundations, probably of a similar design. At present, it is intended that the proposed services will link into the existing.



design Visual ARCHITECTS

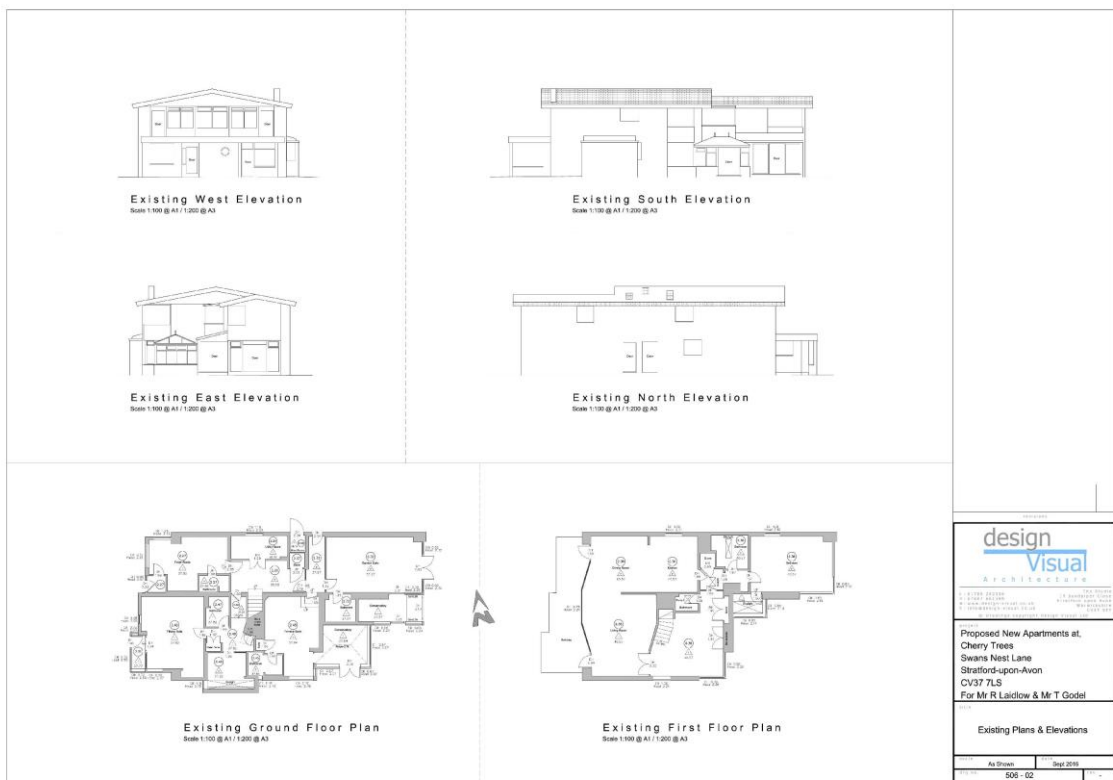
1. JAMES PEARCE
2. JAMES PEARCE
3. JAMES PEARCE

Proposed New Apartments at
Cherry Trees
Swans Nest Lane
Stratford-upon-Avon
CV37 7LS
For Mr R Laidlow & Mr T Godel

Existing Site Plans

As Drawn | Sept 2018
505 - 01

Fig. 3; existing site plan



design Visual ARCHITECTS

1. JAMES PEARCE
2. JAMES PEARCE
3. JAMES PEARCE

Proposed New Apartments at
Cherry Trees
Swans Nest Lane
Stratford-upon-Avon
CV37 7LS
For Mr R Laidlow & Mr T Godel

Existing Plans & Elevations

As Drawn | Sept 2018
505 - 02



Fig. 4; proposed replacement dwelling



DISCUSSION (Figs. 5 & 6)

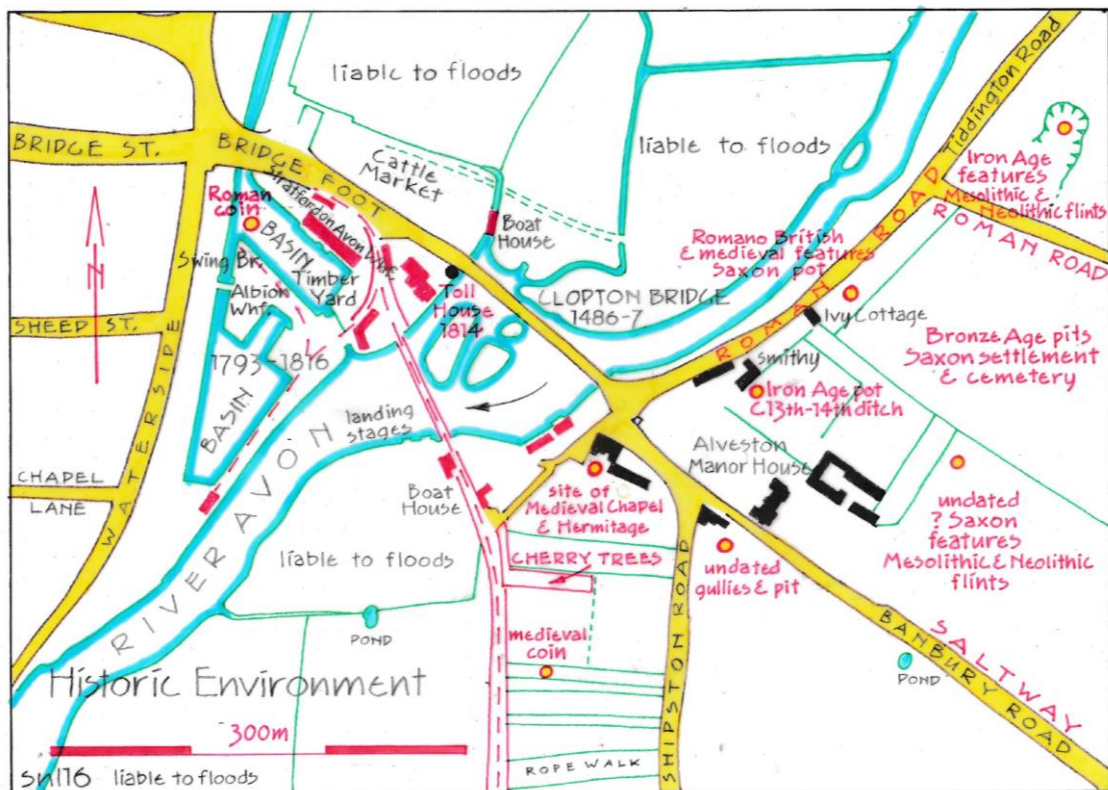


Fig. 5; historic environment plan showing main archaeological features

Prehistoric

Bridgetown developed mainly because it is strategically located where four approach roads converge on a ford across the river from which the town takes its name. One of the converging roads was also and long established and important routeway during the late Iron Age from the salt workings at Droitwich to East Anglia and later as Icknield Street, a Roman Road connecting Alcester to the Fosse Way. The Bridgetown area is liable to flooding which made it unsuitable as a focal point for early settlement. Instead, the place developed because of its unique location and ability to capitalise on the local trade carried in and out of the town.

The assessment has shown that the earliest evidence of settlement within the 500m search radius of the study site is to the north-east in Alveston between the Tiddington Road and the A422 Banbury Road (The Saltway) where the evidence has shown settlement of Neolithic and Bronze Age date is located scattered over a considerable area.

There is at present no evidence to suggest that similarly dated activity continues to the south and south-west into the Bridgetown area and the probability of prehistoric deposits situated within the study site is considered low to moderate.

Roman

Evidence of Romano-British settlement has also been found to the east and north-east of the study site along the Tiddington Road, believed to be a Roman Road linking the early-mid first to the mid fourth century Romano-British settlement at Tiddington with the Clopton bridgehead. Iron Age/Roman features suggesting a settlement were also found at Loxley Road.

There is at present no indication that the Romano-British settlement that continues north-east along the Tiddington Road, also spreads beyond the Banbury Road to the south and south-west and the probability of Romano-British deposits being situated with the study site is considered low to moderate.

Anglo-Saxon/early medieval

The evidence clearly indicates that significant archaeological deposits of this period survive approx. 300m to the north-east of the study site in the Alveston area between the Tiddington and Banbury Road. An Anglo-Saxon settlement and burial site truncated by early medieval occupation deposits has been found to the north-east of Alveston Manor and Saxon pottery has also been found at Tiddington Road (Warks. Museum, 1992 & Langton, 1995).

There is currently no evidence to suggest that Saxon or early medieval deposits are present within the study site and the probability of such deposits being present is considered low to moderate.

Medieval

There is some evidence of medieval occupation in Bridgetown. Documentary sources suggest that the location of the medieval Chapel of St Mary Magdalene and of a hermitage (MWA1027) is on the site of the present Swan's Nest Hotel. These buildings probably became established when a bridge was constructed to replace the ford which generated more traffic whilst leaving an area near the river that could be utilised. It may be that a small inn with stabling for horses was also established at the same time catering for the increased trade. The study site, which lies to the south of the hotel, may have been located in one of the two 'Armitage Fields' marked on the Clopton Estate Map of 1599.

A Medieval coin was found in a garden in the Shipston Road area (MWA5910).

The earthworks (MWA1021) The moated site at the south-east end of the Recreation Ground where excavation in 1965 revealed a 13th-14th century moat and bank, but no interior structures, may be the remains of a former manor house.

Alveston Manor is a large medieval house situated to the north-east in the area bounded by Tiddington Road and the Banbury Road. The remains of a medieval ditch, possibly a field boundary, were found during excavation work at site (Jones, 1998). Work at 6-7 Tiddington Road also revealed 13th century deposits which may be related to the occupation of the manor house.

There is currently no evidence to suggest that medieval deposits are present within the study site and the probability of such deposits is considered low to moderate.

Post-medieval

The existing Swan's Nest Hotel replaced an earlier inn documented on the site in 1662. This building, formerly known as the 'Bear', probably comprised a late 15th century timber-framed inn with stables that was replaced during the height of the coaching era by the existing masonry hotel c.1673. The rear south area of the inn, where the study site appears to have been remotely situated, probably remained as undeveloped open fields throughout most of the 16th-18th centuries marking the southern boundary of the developed Bridgetown area during this period. At this time, the river frontage appears to have been used as landing stages for small boats.

Despite Stratford's increase in trade, it barely grew between the middle of the 13th century and the end of the 16th century and growth continued to be slow throughout the 17th century. However, more substantial expansion began following several enclosure acts in the late 18th century and the effects of the industrial revolution. It was the construction of the Stratford-upon-Avon canal, basin and wharf in 1816, followed by the Stratford-upon-Avon & Moreton in the Marsh Tramway in 1826, that led to the industrialisation and expansion of the Bridgetown area. Following the tramway, Swan's Nest Lane was created, connecting it with the road junctions at Clopton Bridge whilst giving access to a range of new buildings along the river frontage.

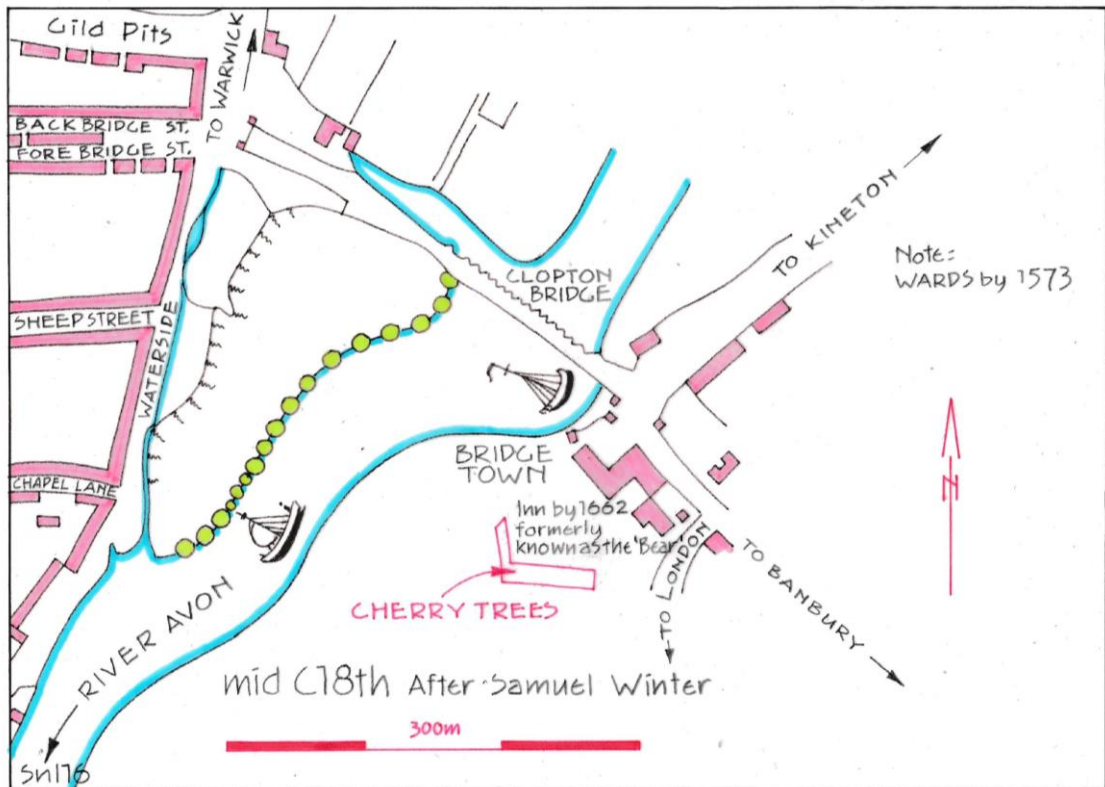


Figure 6; Bridgetown c.1750 after Samuel Winter



Fig. 7; Shoulder of Mutton 1673, north-east elevation

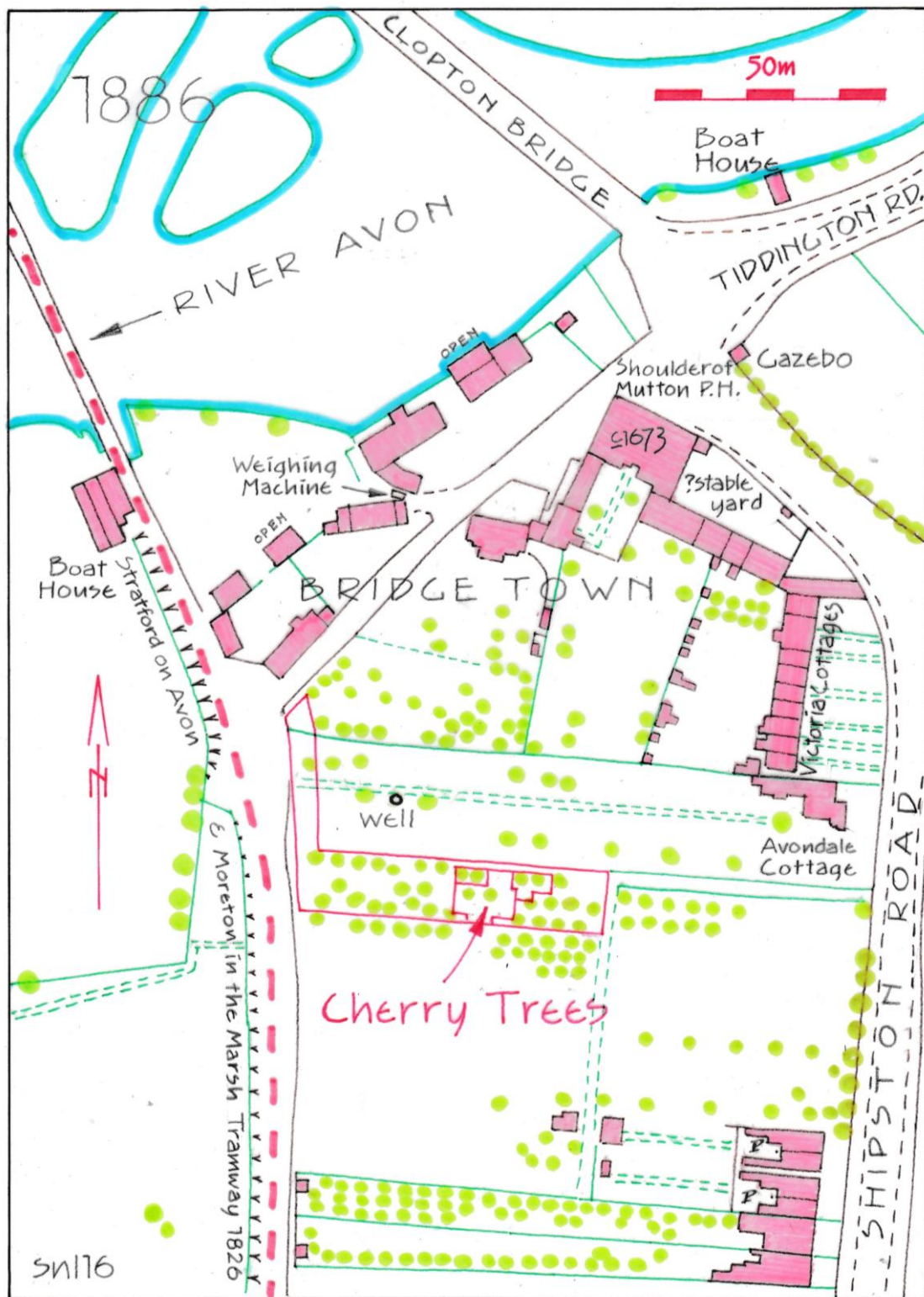


Fig. 7; based on OS 1886

During the mid 19th century after the tramway had been built, the area of land extending south of Bridgetown between the Shipston Road and the line was subsequently developed for residential housing. This was characterised by thin

linear plots between the Shipston Road and the edge of the tramway. The study site itself was one of these plots which in 1886 was orchard. This was subsequently subdivided for the erection of Cherry Trees.

The evidence suggests that the probability of post medieval deposits being present within the study site is considered low to moderate.

Undated

A possible pit, ditch and gullies were discovered to the east of the study site at the intersection of the Banbury and Shipston Roads (Meek, 1996), but these were of unknown date.

Conclusion

The assessment has shown that the study site lies on the southern edge of Bridgetown, a suburb of Stratford that probably began as a small nucleated focus of activity, the earliest evidence is of a medieval chapel and hermitage established to the north of the study site on the site of the present Swans Nest Hotel. The development of Bridgetown appears to have begun in the 17th century during the coaching era which is associated with an inn on the site, first recorded in 1622 and replaced by the existing hotel in 1673. During this period the study site would probably have been open fields marking the southern edge of the Bridgetown area between the flood plain to the west and the Shipston Road to the east.

Bridgetown expanded significantly during the industrial revolution following the construction of the canal and tramway between 1816 and 1826. This led to the creation of Swans Nest Lane connecting the Clopton Road bridgehead with the tramway and a range of industrial buildings were established along the Bridgetown river frontage. The land to the south of the hotel between the Shipston Road and the tramway was subsequently divided into plots for residential development from the mid 19th century. The study site continued to remain as open ground until 1886 when it had become orchard. It continued as undeveloped ground until after 1967 when Cheery Trees was constructed on the eastern half of the study site.

Recommendation

The assessment concluded that there is unlikely to be significant archaeological deposits situated within the study site which appears to have been unsettled open ground until the late 20th century. The proposed development, small in scope, is mostly within the footprint of an existing building (Cherry Trees) which was built

sometime between 1967 and 1987. Situated on the edge of the floodplain, underlying deposits, where intact, are likely to be alluvial and partially truncated by the existing foundations. The proposed development is therefore unlikely to have any impact and no further work is recommended.

Archive Location

The digital archive arising from the work will be deposited with the Warwickshire Historic Environment Record and the Archaeology Data Service (ADS) and an online form submitted to OASIS (Appendix 1).

Methodology

The assessment has been compiled in accordance with the Chartered Institute for Archaeologist's Guidance and Standards for an historic environment desk based assessment (CIFA, 2014).

The Historic Environment Record (HER) was consulted with a search carried out within a 500m radius centred on the site. No site specific geotechnical information was available at the time of the assessment.

A visit was made to the Warwickshire Record Office and the Shakespeare Birthplace Trust, Stratford upon Avon, followed by a visit to the study site. Significant information from the HER and the historic maps is incorporated into the Historic environment illustrations. An aerial photographic search was not carried out as the study site was largely orchard from 1886 until its development in the latter half of the 20th century.

Timescales used in this report:

Prehistoric BC450,000-AD43

Palaeolithic 450,000-12,000 BC

Mesolithic 12,000-4,000 BC

Neolithic 4,000-1,800 BC

Bronze Age 1,800-600 BC

Iron Age 600-AD43

Roman AD43-410

Saxon/early medieval AD410-1066

Medieval AD 1066-1530

Post-medieval AD 1531-1800

Modern AD 1800-present

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APPENDIX 1 OASIS

Project name	Cherry Trees, Swans Nest Lane, Stratford upon Avon, Warwickshire; historic environment desk based assessment
Project dates	Start: 15-11-2016 End: 09-12-2016
Previous/future work	No / Not known
Any associated project reference codes	SNL16 - Sitecode
Country	England
Site location	WARWICKSHIRE STRATFORD ON AVON STRATFORD UPON AVON Cherry Trees, Swans Nest Lane
Postcode	CV37 7LS
Study area	915 Square metres
Site coordinates	SP 20607 54666 52.189447844903 -1.698524088019 52 11 22 N 001 41 54 W Point
Height OD / Depth	Min: 0m Max: 0m
Name of Organisation	one ten archaeology
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	one ten archaeology
Project director/manager	sean cook
Project supervisor	sean cook
Type of sponsor/funding body	Landowner
Physical Archive Exists?	No
Digital Archive recipient	OASIS
Paper Archive Exists?	No
Paper Contents	"other"
Publication type	Grey literature (unpublished document/manuscript)
Title	Cherry Trees, Swans Nest Lane, Stratford upon Avon, Warwickshire; historic environment desk based assessment
Author(s)/Editor(s)	Cook, S
Date	2016
Issuer or publisher	one ten archaeology
Place of issue or publication	Warks.
URL	http://www.oasis.ac.uk

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