



# HPS

Professional Archaeological Services

Land at Lostwood, Langford, North Somerset, BS40 5JG

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**Author:** Darren Baker, BA (Hons), PCIfA

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**Client:** Stokes Morgan Planning Ltd

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**Project:** Desk Based Assessment

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Client: Stokes Morgan Planning Ltd  
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### **Heritage Planning Services Ltd**

53 Marshfield Road, Chippenham, Wiltshire, SN15 1JS

Sam Driscoll (m) 07825 550271 (e) sam@heritageplan.co.uk



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## Non-Technical Summary

In July 2017 Heritage Planning Services Ltd was commissioned by Stokes Morgan Planning Ltd to undertake an archaeological Desk Based Assessment (DBA) on Land at Lostwood, Langford, North Somerset, BS40 5JG (hereafter referred to as the Project Site).

The objective of this DBA was to identify the nature, extent and significance of any archaeological resource within the Project Site and its environs (the Study Area) and to assess the impact that any development might have upon any known or unknown heritage assets.

The Project Site has historically been situated away from the main areas of settlement, occupying a rural location and in use for agriculture from potentially the Medieval Period to the Modern period. Field names indicate that the area has been wet or boggy and therefore possibly used for pasture for much of its history.

The Site appears to have changed little throughout its history and has seen minimal disturbance. As such there is always potential for unknown, undisturbed archaeological deposits to exist although the potential is considered low based on the available data.

# 1. Introduction

- 1.1. In July 2017 Heritage Planning Services Ltd was commissioned by Stokes Morgan Planning Ltd to undertake an archaeological Desk Based Assessment (DBA) on Land at Lostwood, Langford, North Somerset, BS40 5JG (hereafter referred to as the Project Site).
- 1.2. The objective of this DBA was to identify the nature, extent and significance of any archaeological resource within the Project Site and its environs (the Study Area) and to assess the impact that any development might have upon any known or unknown heritage assets.
- 1.3. This document has been compiled by Darren Baker BA (Hons), PCIfA under supervision of Sam Driscoll BA (Hons), MA, MCI/A and is completed under HPS project reference HPS222/17.

## The Project Site and Study Area

- 1.4. The Project Site is situated on the A38 at the southeast edge of the modern village of Langford, North Somerset, The Site lies within the parish of Churchill at the foot of the northern slopes of the Mendip Hills, 12 miles southwest of Bristol (figs 1,2).
- 1.5. The Site comprises two narrow tracts of pasture, divided by a drainage ditch, totalling c.3.9 acres. The Site is relatively level, slightly sloping to the east.
- 1.6. The Project Site is situated approximately 33m aOD. Geologically the area is defined by Mercia Mudstone group – Halite stone of the Triassic period. To the east of the site the bedrock is overlain by Clay, Silt, Sand and Gravel Head deposits.
- 1.7. A radius of 1000m has been given for the Study Area within this DBA.



Figure 1: General location of the Project Site

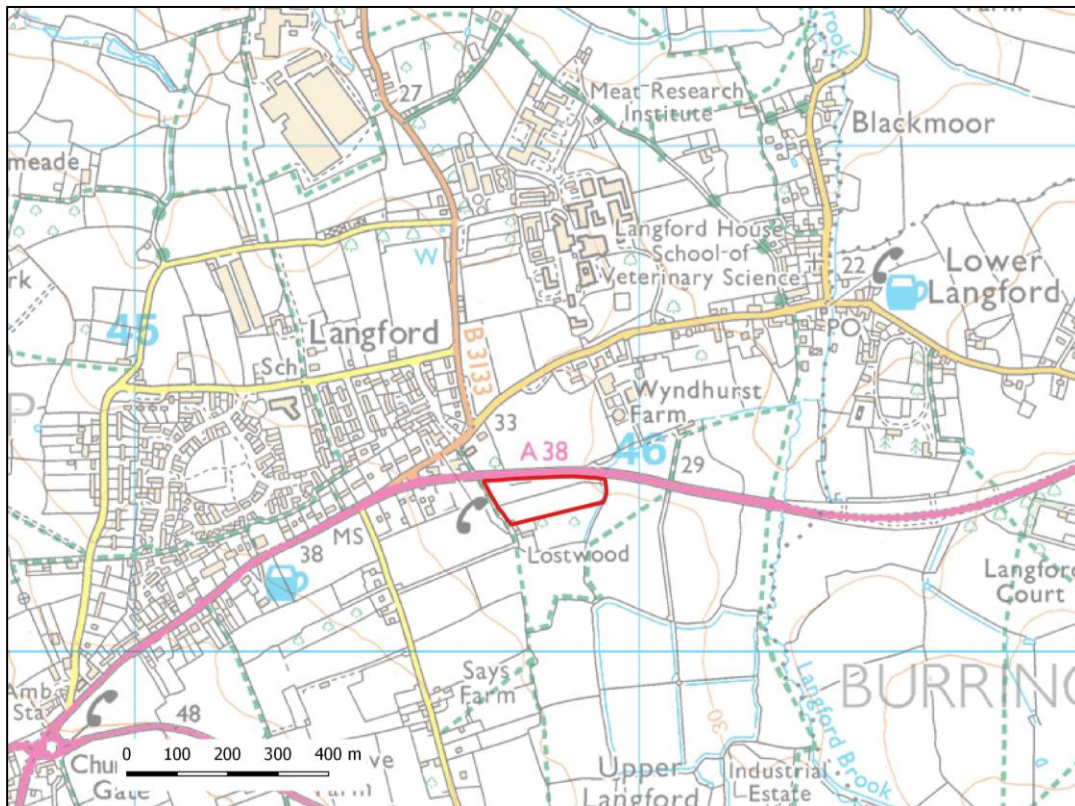
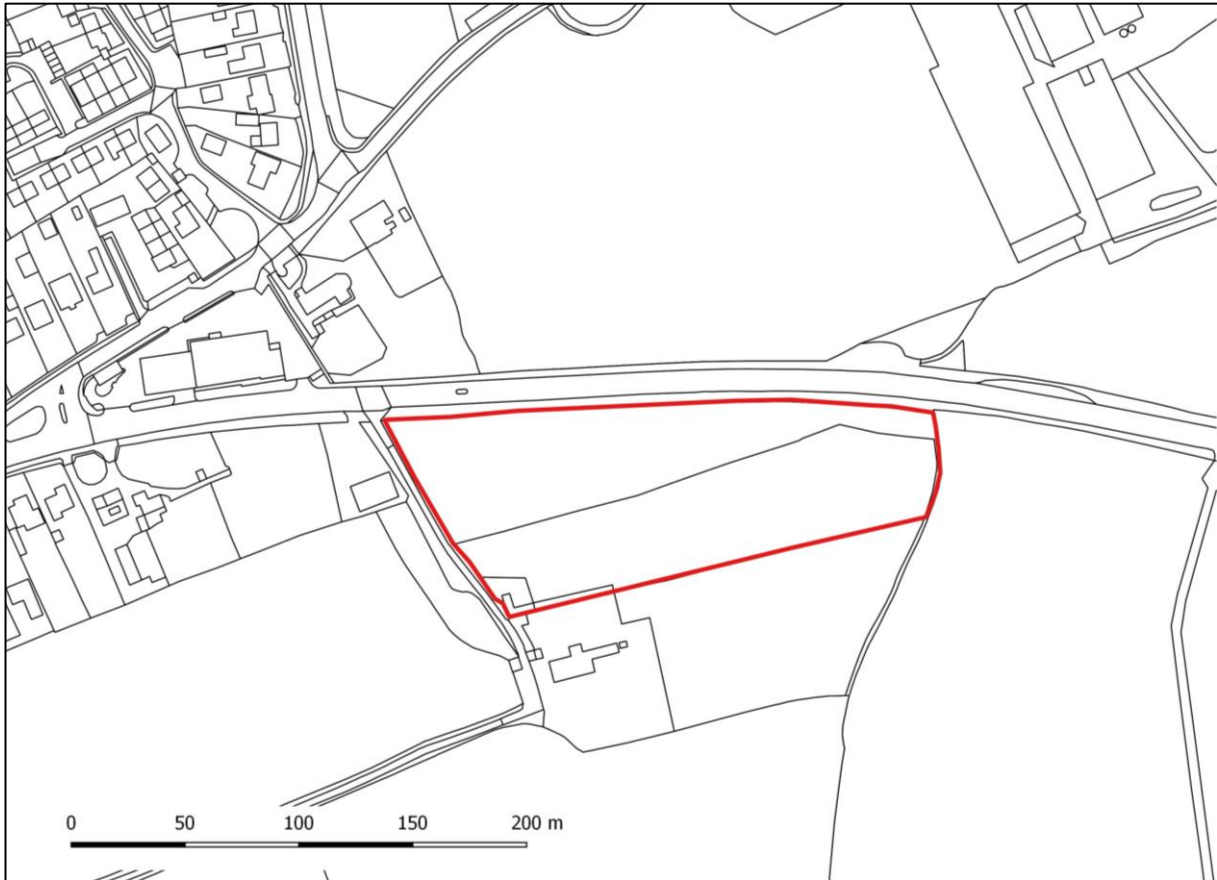


Figure 2 Location of the Project Site outlined in red



*Figure 3 Detailed location of the Project Site.*

## **Site Visit**

1.8. A visit to the Project Site was carried out on the 7th August 2017.

1.9. The Site is accessed via a private tarmac lane adjoining the south side of the A38, on the eastern limit of Langford village.

1.10. The lane runs in a SSE direction along the west boundary of the Project Site, terminating at Lostwood Cottage, the property occupying the land to the south. The eastern boundary with the Site is defined by wooden post and rail fencing.

1.11. The Site comprises broadly level ground laid to pasture with hedges defining the northern and eastern limit and a combination of hedge, post and rail and mature trees on the southern boundary. There are several mature trees along the boundary lines.





1.12. Formerly two narrow tracts of the land, the site is divided on a roughly east west access by a drainage ditch that once formed part of a hedge and ditch field boundary.

1.13. No previously unrecorded heritage assets were noted as a result of the site visit.



*Photo 1 North facing view of the lane and entrance onto the A38.*



*Photo 2 South east facing view toward Lostwood.*



*Photo 3 North east facing view towards boundary and A38.*



*Photo 4 Southeast facing view.*



*Photo 5 East facing view from boundary*



*Photo 6 Southeast facing view of boundary drainage.*



*Photo 7 Southeast facing view of outbuildings.*



## 2. Planning Policy

### NPPF

2.1. "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." Paragraph 128.

## 3. Aims

3.1. The aim of this Desk-Based Assessment is to:

- Identify the presence of designated and non-designated cultural heritage assets within the Study Area;
- Identify the potential of the Project Site to include archaeological deposits and to determine, where possible, their condition and likely level of survival;
- Provide an assessment of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests;
- Define the potential development impact to the archaeological resource.

## 4. Methodology

4.1. This Desk-Based Assessment has been undertaken in accordance with the CIfA Standard and Guidance for historic environment desk-based assessment, which states that a DBA '*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 that in '*development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact*' (CIfA 2014: 4).



4.2. All work was carried out in line with the following standards and guidance-

- *Standard and guidance for historic environment desk-based assessment*. The Chartered Institute for Archaeologists Guidance Document, University of Reading, Reading;
- *The Management of Archaeological Projects-2*. English Heritage, 1991;
- *National Planning Policy Framework (NPPF) Paragraph 128*. Communities and Local Government 2012.

4.3. The DBA involved consultation of available archaeological and historical information from documentary, cartographic and historic environment record sources, within a 1000m radius of the Project Site. This is the Study Area.

4.4. The aim was to produce a document that not only considered the potential for archaeological remains on the Project Site, but to also put these into their historical and archaeological context.

4.5. The primary repositories for information consulted comprised:

- North Somerset Environment Record;
- National Heritage List for England (NHLE);
- Geological Maps;
- Ordnance Survey maps of the site and its environs;
- Historical maps and documents held in the Somerset Record Office, local libraries or other archives (where relevant);
- Appropriate archaeological and historical journals and books;
- Unpublished research reports and archives, including those held by relevant museums and local societies.



## 5. Archaeological and Historical Baseline Survey

### Introduction

5.1. The information presented here is derived from sources including the North Somerset Environment Record, the Historic England AMIE database, the National Heritage List for England (NHLE) and surviving cartographic resources, along with other published or documentary sources.

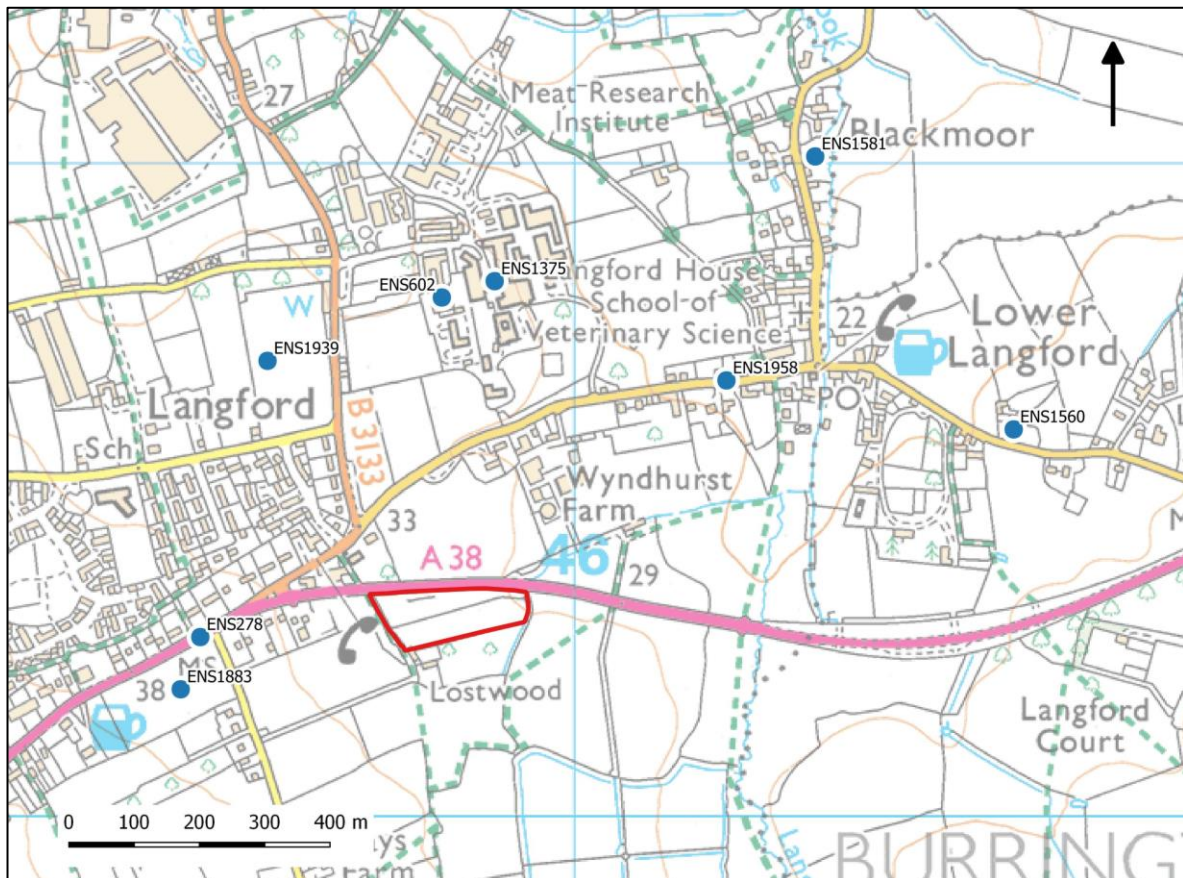


Figure 4 Archaeological events within the Study Area

### Events

5.2. No archaeological investigations have taken place within the Project Site. Although there are 8 archaeological events recorded within the Study Area, the results are limited and of little consequence to the Project Site.

5.3. Geophysical survey was undertaken c.325m west of the Project Site (event ref ENS1883). No features of archaeological origin were recorded.



5.4. A desk based assessment was carried out at Pudding Pie lane c.460m northwest of the Project Site (event ref ENS1939).

5.5. Field observations 280m west and 450m north of the Project Site (event refs ENS278 & ENS602) are also recorded.

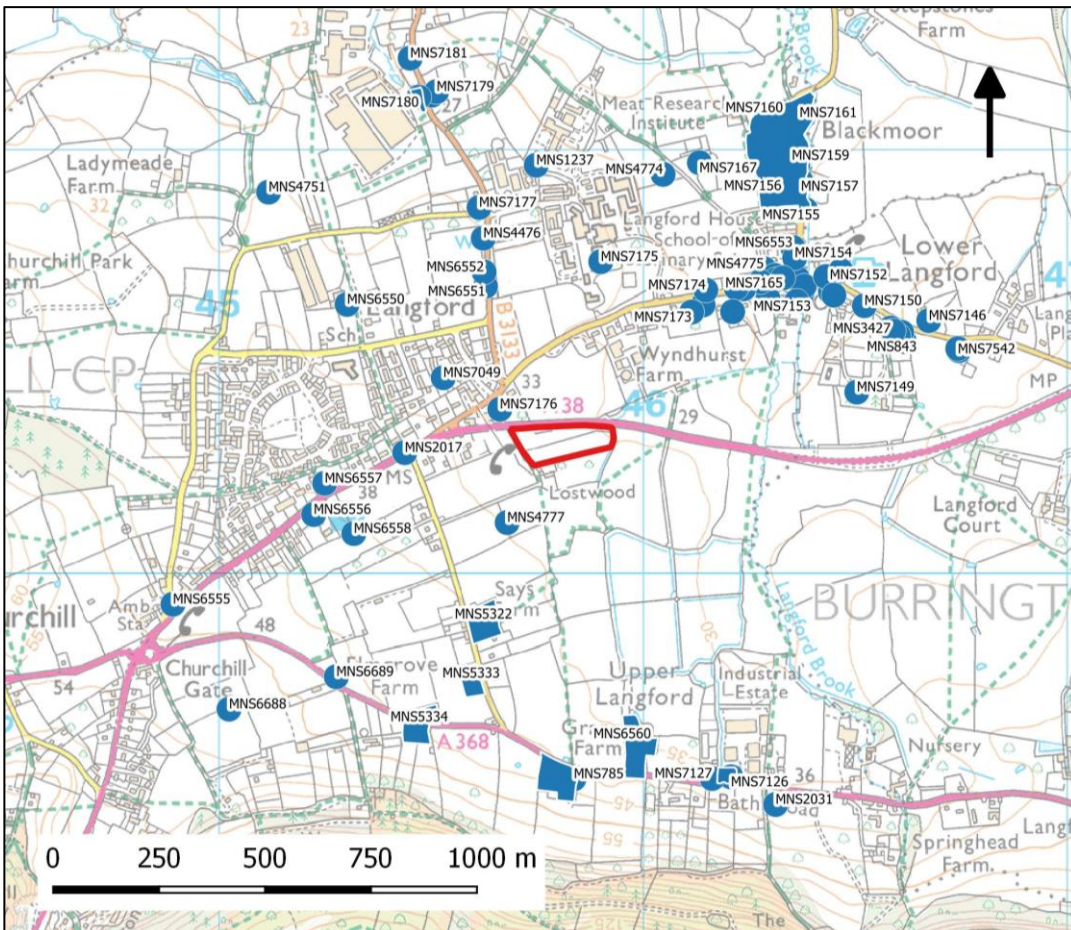


Figure 5 Heritage assets within the Study Area.

## Prehistoric

5.6. No heritage assets from the Prehistoric Period are recorded from within the confines of the Project Site or Study Area.

5.7. Although no Prehistoric assets are recorded from within the Study Area, Langford does lie at the foot of the Mendips which are rich in evidence from the Prehistoric period. Once such indicator of Prehistoric activity in the immediate area is the Iron Age Hillfort of Dolebury Warren that sits upon the hill in the south of the parish, c.1.5km southwest of the Project Site. The hinterland of hill forts





is known to have been settled in many instances and lack of evidence from the period may be in part due to the lack of intensive archaeological investigation in the area.

5.8. Given the dearth of recorded evidence from within the Study Area, the potential for Prehistoric deposits to be preserved on the Project Site is considered to be low.

### **Romano-British (AD 44 AD 410)**

5.9. No assets of Romano-British date are recorded in the HER from within the confines of the Project Site or Study Area.

5.10. Although not featured on the HER, there are mid-19<sup>th</sup> century reports of fragments of a Roman wall and tessellated pavement found at Langford House c.500m north of the Project Site. Romano-British settlement in the area is also evident from a villa site recorded c.2km northeast at Havyatt and Roman material recovered from Dolebury Warren.

5.11. Based on the available evidence, the potential for Roman-British deposits to be preserved on the Project Site is considered to be low.

### **Early Medieval (AD 410 – AD 1066)**

5.12. There are no heritage assets of Early Medieval Date recorded from within the Project Site or the Study Area. The parish of Churchill would have formed part of the large Manor of Banwell.

5.13. Based on the available evidence, the potential for Early Medieval deposits to be preserved on the Project Site is considered to be low.

### **Medieval (AD 1066 – AD 1539)**

5.14. There are no heritage assets dating to the Medieval Period recorded within the Project Site. However, there are several recorded Medieval farms and settlements within the Study Area.

5.15. Being part of the Manor of Banwell, Churchill is not specifically referred to in the Domesday survey of 1086. Banwell was among the possessions of the Bishop of Wells. The first mention of



“Land at Cherchille” exists from a Feet of Fines of AD 1205. In AD 1231 an award was made by Bishop Jocelyn, concerning “the chapel of Cerceles”. Robert Fitzpayne and John de la Stocke are recorded as local landowners of the period. In AD 1298 the name Roger Paganini, is given in the Perambulation of Mendip as the owner of the “Vill of Churchull and Langford”.

5.16. A group of farming settlements to south of the Project Site, on Says Lane (c.500-700m southwest) and the A368 (750m south) are potentially of Medieval origin (MNS5320, MNS5333, MNS5322, MNS5334, MNS5332, MNS5321). These core settlements depicted on 18<sup>th</sup> and 19<sup>th</sup> century cartographic sources may preserve Medieval outlines. Old Court also situated on the A368, 750m south of the Project Site (HER reference MNS785) is a Medieval hall with later additions.

5.17. A group of Auster tenements existed 650m northwest of the Project Site at Langford Cross roads (MNS7538, MNS7539, MNS7540, MNS7541, MNS7542).

5.18. The 1940s aerial photograph (fig 10) appears to show a continuation of the east boundary to the north, across the A38 into the field to the north and before dog legging west. It is possible that this represents the northern half of large hexagon shaped field of which the Project Site and Lostwood now forms the southern half. The features do not relate to field boundaries depicted in early cartographic sources, so may represent the Medieval open field arrangement prior to division.

5.19. Based on the available evidence, the potential for Medieval deposits to be preserved on the Project Site is considered to be low.

### **Post-Medieval (AD 1540 – AD 1900)**

5.20. There are no heritage assets dating to the Post Medieval Period recorded within the Project Site.

5.21. The majority of the numerous designated and non-designated assets within the Study Area are from this period. This includes 17 listed buildings. Much of this is located around Lower Langford c.600m northeast of the Project Site and the main settlement area of the period.

5.22. The area in which the Project sites sits is characterised as consisting of enclosed fields of the Post Medieval period.



- 5.23. The earliest cartographic source naming Langford is the Ogilby map of AD 1675 (fig 6)
- 5.24. The fieldname of 'Mill Ground' is recorded c.160m southwest which may indicate a site previously occupied by a mill.
- 5.25. Grade II Langford house c.500m north of the Project Site is a former country house and gardens originating in c.1860 and now forms part of the University of Bristol veterinary school.
- 5.26. The tithe map of 1842 illustrates that Lostwood cottage to the south of the Site is in existence. The area of the Project site appears much like it appears today, but the Lostwood property is divided into two paddocks. Both fields within the Site bear the name Frog Mead, perhaps indicating that the fields were marshy or wet, supported by the existing drainage. The fields are classed as pasture. The field to the south is similarly named - Toad Acre.
- 5.27. With the exception of boundaries relating to Post Medieval field division, the likelihood of archaeology of the period is considered low.

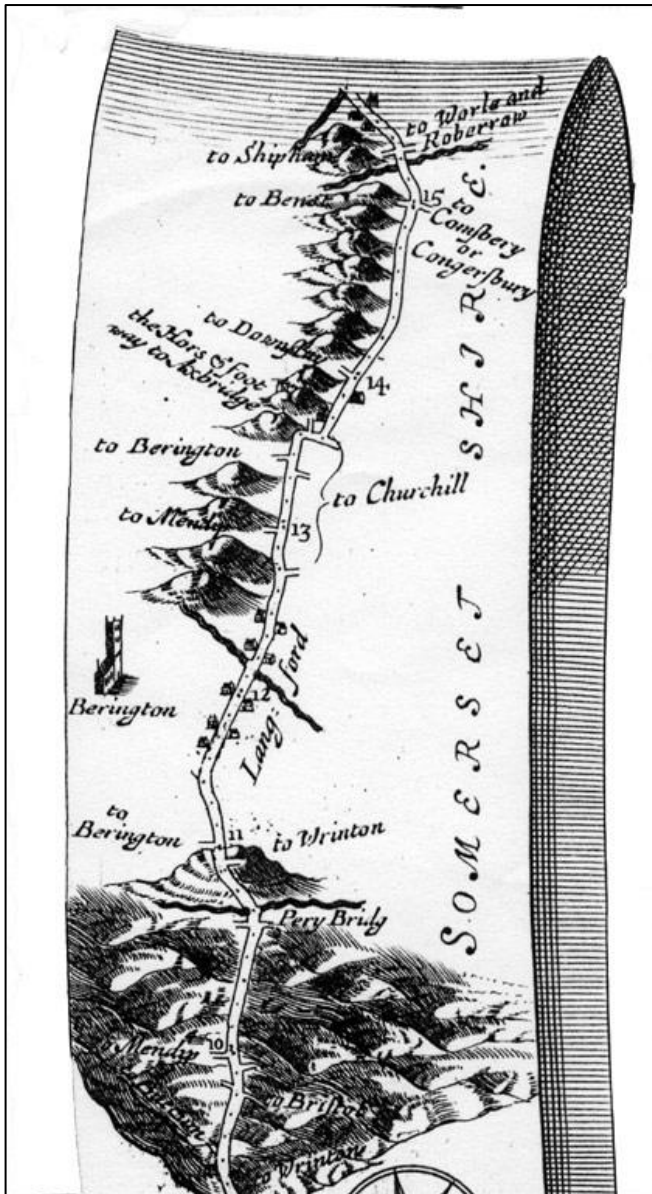


Figure 6 John Ogilby map 1675

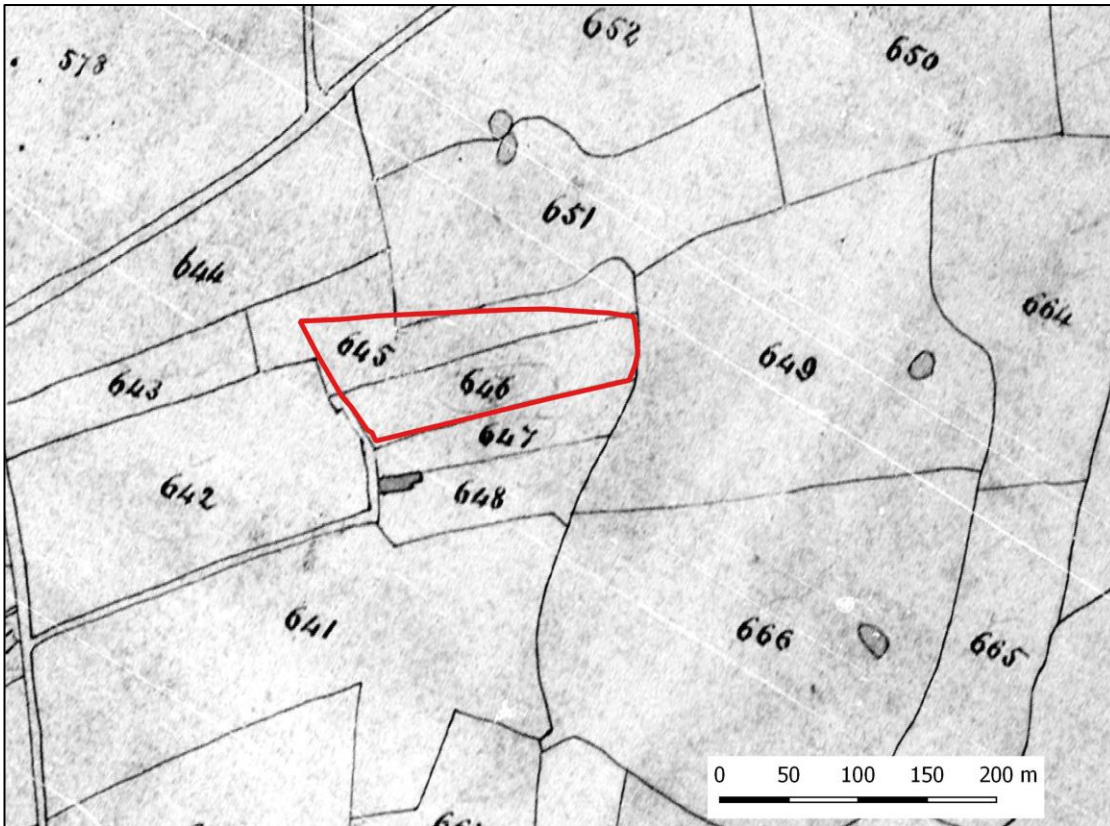


Figure 7 Tithe map 1842.

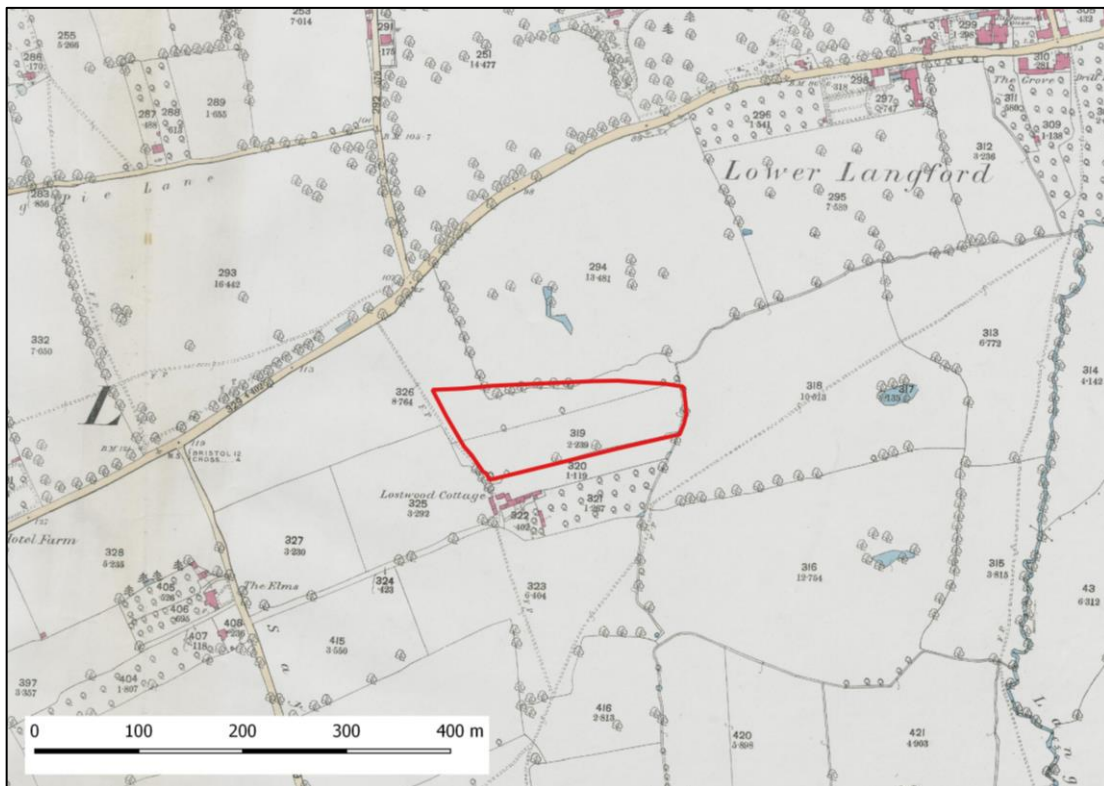


Figure 8 1884 Ordnance Survey map.

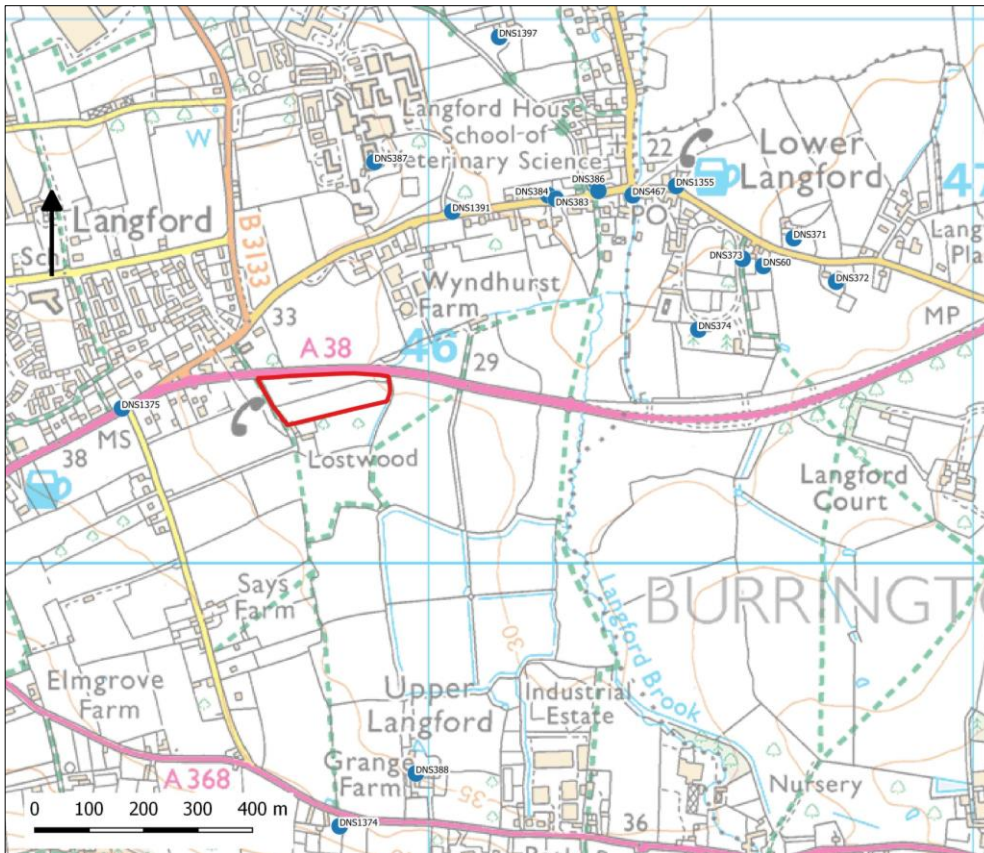
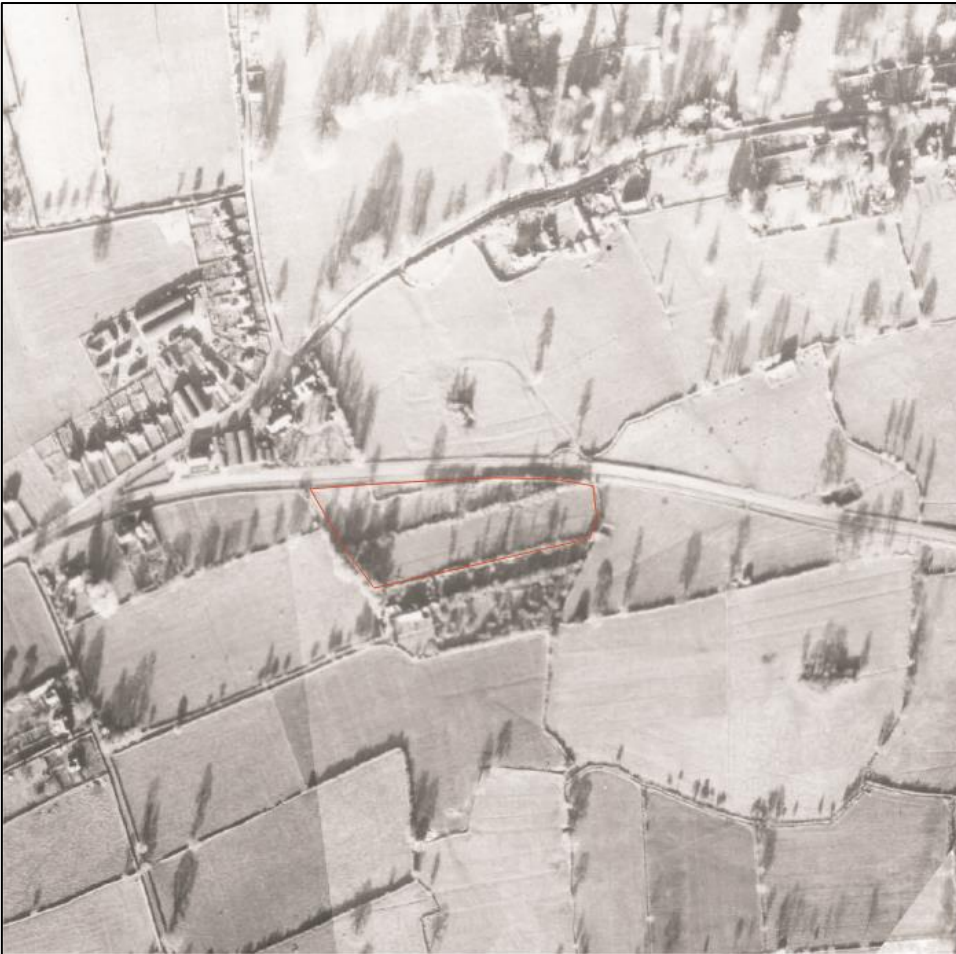


Figure 9 Listed buildings in the Study Area .

### Modern Development (AD 1900-Present)

- 5.28. There are no modern heritage assets within the Project Site and few within the Study Area.
- 5.29. St Mary Church lies c. 60m north of the Project Site. The church is a modern one, completed in 1900.
- 5.30. The beginnings of the modern settlement of Langford can be seen on the 1940s aerial photograph (fig 10) with houses lining the north side of the A38 and extending north along the B3133. The Project Site appears much like it does today.
- 5.31. The site of WWII Nissen huts are located c.450m north.
- 5.32. The potential for archaeology of the period to be present is considered low.



*Figure 10 1940s aerial photograph.*



## 6. Conclusion

- 6.1. There are no designated assets within the bounds of the Project Site.
- 6.2. Important activity from all periods is known from within the immediate area, but limited from within the confines of the Study Area. This may be in part due to a lack of intensive archaeological investigation.
- 6.3. The Project Site has historically been situated away from the main areas of settlement, occupying a rural location and in use for agriculture from potentially the Medieval Period to the Modern period. Field names indicate that the area has been wet or boggy and therefore possibly used for pasture for much of its history.
- 6.4. Aerial photographs suggest the area may have been part of a larger open field, but this is a common metamorphosis for land organisation from the later medieval period.
- 6.5. The cartographic sources suggest little change has occurred from the time the fields were arranged in the current configuration.
- 6.6. A nearby geophysical survey and one of the few archaeological investigations within the Study Area returned no results of an archaeological nature.
- 6.7. The Site appears to have changed little throughout its history and has seen minimal disturbance. As such there is always potential for unknown, undisturbed archaeological deposits to exist although the potential is considered low based on the available data.





## 7. Bibliography

BGS (British Geological Survey) 2017 Geology of Britain Viewer [http://maps.bgs.ac.uk/geology\\_viewer\\_google/googleviewer.html](http://maps.bgs.ac.uk/geology_viewer_google/googleviewer.html) Accessed 16 August 2017

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Tyler Grange 2015 Land to the West of Says Lane, Langford *Heritage statement*.

<http://www.bafhs.org.uk/our-parishes/other-parishes/71-churchill>

<http://langfordhistory.com/lhg/category/maps/>



## 8. Appendices

### Appendix 1 Event Gazetteer

Reference	Name
ENS278	Field Observation
ENS602	Field Observation
ENS1375	UNIVERSITY OF BRISTOL LANGFORD VETERINARY SCHOOL CONSERVATION STRATEGY OUTLINE
ENS1560	HISTORIC BUILDING REPORT ALDEN HOUSE LANGFORD BURREINGTON
ENS1581	LAND ADJACENT TO LOCKEMORE COTTAGE LOWER LANGFORD HERITAGE STATEMENT
ENS1883	Geophysical Survey - Land to the west of Says Lane, Langford
ENS1939	Archaeological desk based assessment: Pudding Pie Lane, Langford
ENS1958	Design Statement & Heritage Statement: Richmond House, Langford Road, Langford, Bristol

### Appendix 2: Monument Gazetteer

Reference	Name	Description
MNS1237	Langford House	FOUNTAIN, GARDEN, HA HA, POND
MNS1530	Mill	WATERMILL
MNS2017	Milestone at	MILEPOST, MILESTONE
MNS2031	?Moated site, west of Springhead Farm	MOAT?
MNS3427	Dring Cottage (form. Burgesville), Langford	HOUSE
MNS3432	Greystones, Lower Langford, Churchill	HOUSE
MNS4476	site of WW2 Nissan huts for R.A.S.C, Stock Lane, Langford	SITE
MNS4482	Drill Hall (3rd Vol.Batt.Somerset L.I.), c1880 Lower Langford	SITE



MNS4751	'Worthies' field names	FARMSTEAD?
MNS4774	'Burnt House' field name	HOUSE
MNS4775	'Cottage in ruins' field name	HOUSE
MNS4777	'Mill ground' field names, Lostwood	WINDMILL?
MNS5286	on Langford Road, Burrington, east of boundary with Churchill	BOUNDARY STONE
MNS5320	Grange Farm, Upper Langford	SETTLEMENT
MNS5321	Peartree House, Upper Langford	SETTLEMENT
MNS5322	Says Farm, Upper Langford	SETTLEMENT
MNS5332	The Old Courthouse, Langford	SETTLEMENT
MNS5333	near The Croft, Langford	SETTLEMENT
MNS5334	Laurel House, Nesta, Woodcroft, Langford	SETTLEMENT
MNS5340	Blackmoor, Lower Langford	SETTLEMENT
MNS5345	Poole Farm, Stock	SETTLEMENT
MNS6550	Chestnut Farm, Pudding Pie Lane	FARMSTEAD
MNS6551	Site of building, Stock Lane	HOUSE?
MNS6552	Site of building, Stock Lane	HOUSE?
MNS6553	Methodist chapel, Blackmoor	CHAPEL
MNS6554	Lodge Farm, Langford Road	FARMSTEAD
MNS6555	Churchill primary school, Bristol Road	SCHOOL
MNS6556	Churchill Inn, Bristol Road	PUBLIC HOUSE
MNS6557	Stag and Hounds (form. Hotel Farm)	PUBLIC HOUSE
MNS6558	Site of building 105m SE of Churchill Inn	BARN?
MNS6560	Grange Farm (form. 'The Grange')	FARMSTEAD
MNS6681	Site of the Green Well, Blackmoor	WELL
MNS6688	Site of windpump 250m SE of Churchill Gate	WIND PUMP



MNS6689	Elmgrove Farm, Bath Road	FARMSTEAD
MNS7049	Boundary stone 250m W of Charlton Farm	BOUNDARY STONE
MNS7126	Pear Tree Cottage (former Farm), Langford	FARMSTEAD
MNS7127	Grange Cottage, Upper Langford	BARN
MNS7146	Alden House (form. 'Mendip View'), Langford	HOUSE
MNS7147	Rose Cottage, Lower Langford	HOUSE
MNS7148	Site of demolished cottage, Lower Langford	HOUSE
MNS7149	Hylsbroke / Milfort House, Lower Langford	HOUSE
MNS7150	Hysbroke Lodge, Lower Langford	LODGE
MNS7151	Langford Inn, Lower Langford	PUBLIC HOUSE
MNS7152	Former farm site, Wistaria House, Langford	FARMSTEAD
MNS7153	Former wheelwrights shop, Langford	WHEELWRIGHTS WORKSHOP
MNS7154	Victoria Cottages, Blackmoor, Langford	HOUSE
MNS7155	Acacia House, Blackmoor, Langford	HOUSE
MNS7156	Devonshire House, Blackmoor, Langford	HOUSE
MNS7157	'Hopedale', Blackmoor, Langford	HOUSE
MNS7158	Laurel House (form. 'cottage') Blackmoor	HOUSE
MNS7159	Lockemore Cottage, Blackmoor, Langford	HOUSE
MNS7160	Chester House, Blackmoor, Langford	HOUSE
MNS7161	Sutledge House, Blackmoor, Langford	HOUSE
MNS7163	Victoria Jubilee Homes, Langford	ALMSHOUSE
MNS7164	Site of tanyard at Langford Road, Langford	TANNERY
MNS7165	Site of 'The Row', terrace of cottages	TERRACE
MNS7166	'The Forge', Langford	BLACKSMITHS WORKSHOP?
MNS7167	Maysmead Place, Maysmead Lane, Langford	HOUSE



MNS7168	York Cottage, Lower Langford	HOUSE
MNS7169	Richmond House, Lower Langford	HOUSE
MNS7170	St Mary's House, Lower Langford	HOUSE
MNS7171	Redstones, Lower Langford	HOUSE
MNS7172	'Somerlea', Lower Langford	HOUSE
MNS7173	Site of tannery, Lower Langford	TANNERY
MNS7174	Park House (form. Cottage), Lower Langford	HOUSE
MNS7175	Langford House, Lower Langford	HOUSE
MNS7176	St Mary's church, Lower Langford	CHURCH
MNS7177	Primrose Farm, Stock Lane, Langford	FARMSTEAD
MNS7178	Box Cottage, Stock Lane, Langford	FARMSTEAD
MNS7179	Sawpit at Box Cottage, Langford	SAW PIT
MNS7180	Pool Farm, Stock Lane, Langford	FARMSTEAD
MNS7181	South Hayes, Stock Lane, Langford	FARMSTEAD
MNS7538	Auster tenement at Langford crossroads	FARMSTEAD
MNS7539	Auster tenement NE of Wisteria House	FARMSTEAD
MNS7540	Auster tenement at the Langford Inn	FARMSTEAD
MNS7541	Auster tenement at Dring Cottage	FARMSTEAD
MNS7542	Auster tenement at Lodge Farm	FARMSTEAD
MNS785	Old Court	BUILDING, MANOR HOUSE
MNS843	Nash House	SITE, HOUSE



Appendix 3 Listed Buildings

reference	Grade	Name
DNS467	I	Turnpike Trust Parish Boundary Marker
DNS1355	DL	WISTERIA HOUSE
DNS1374	II	THE OLD COURTHOUSE
DNS1375	II	TURNPIKE TRUST MILE MARKER
DNS1391	II	LODGE, GATEPIERS AND WALLS TO SOUTH EAST OF LANGFORD HOUSE
DNS1397	II	MAYSMEAD PLACE
DNS387	II	Langford House
DNS384	II	ST MARY'S AND BOUNDARY RAILINGS AND GATES
DNS383	II	Richmond House
DNS386	II	Victoria Jubilee Langford Homes
DNS1395	II	BOUNDARY WALLS, RAILINGS AND GATES AT VICTORIA JUBILEE LANGFORD HOMES
DNS371	II	Alden House
DNS372	II	Lodge Farmhouse
DNS60	II	NASH HOUSE
DNS373	II	Dring Cottage
DNS388	II	GRANGE FARMHOUSE
DNS374	II	HYLSBROKE



## Methodology

The methodology employed in compiling this document is derived from a number of key sources.

This DBA has been undertaken in accordance with the *Standard and Guidance for historic environment desk-based assessment* (CIfA 2014), which states that a DBA '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 that in 'development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact (CIfA 2014: 4).

## Study Area

A 1000m Study Area was established for the site in order to contextualise the known and potential archaeological resource. All Heritage Assets, designated and non-designated, were considered within this 500m area.

## Data Collation

The DBA involved consultation of available archaeological and historical information from documentary, cartographic, photographic and historic environment record sources. The aim was to produce a document that not only considered the potential for archaeological remains on the Project Site, but to also put these into their historical and archaeological context.

This DBA has been undertaken in accordance with the Chartered Institute for Archaeologists, 2014. *Standard Guidance for Historic Environment Desk-Based Assessment*. Reading: CIfA.



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Heritage Planning Services Ltd  
53 Marshfield Road, Chippenham, Wiltshire, SN15 1JS  
T: 07825 550271 E: [info@heritageplan.co.uk](mailto:info@heritageplan.co.uk) [www.heritageplan.co.uk](http://www.heritageplan.co.uk)

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