

TLSH/01



THE LAKES, SWAINSHILL, HEREFORDSHIRE

Archaeological Desk-Based Assessment

commissioned by Foxley Tagg Planning Ltd

July 2014

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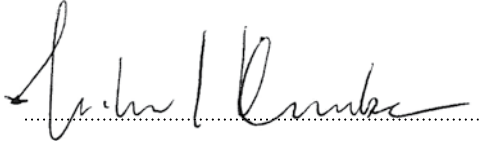
July 2014

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project team

PROJECT MANAGER Mike Kimber
AUTHOR Simon Mayes
GRAPHICS Caroline Norrman
APPROVED BY Mike Kimber – Project Manager



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Headland Archaeology
Midlands & West

Unit 1, Premier Business Park, Faraday Road
Hereford HR4 9NZ

01432 364 901
midlandsandwest@headlandarchaeology.com

www.headlandarchaeology.com



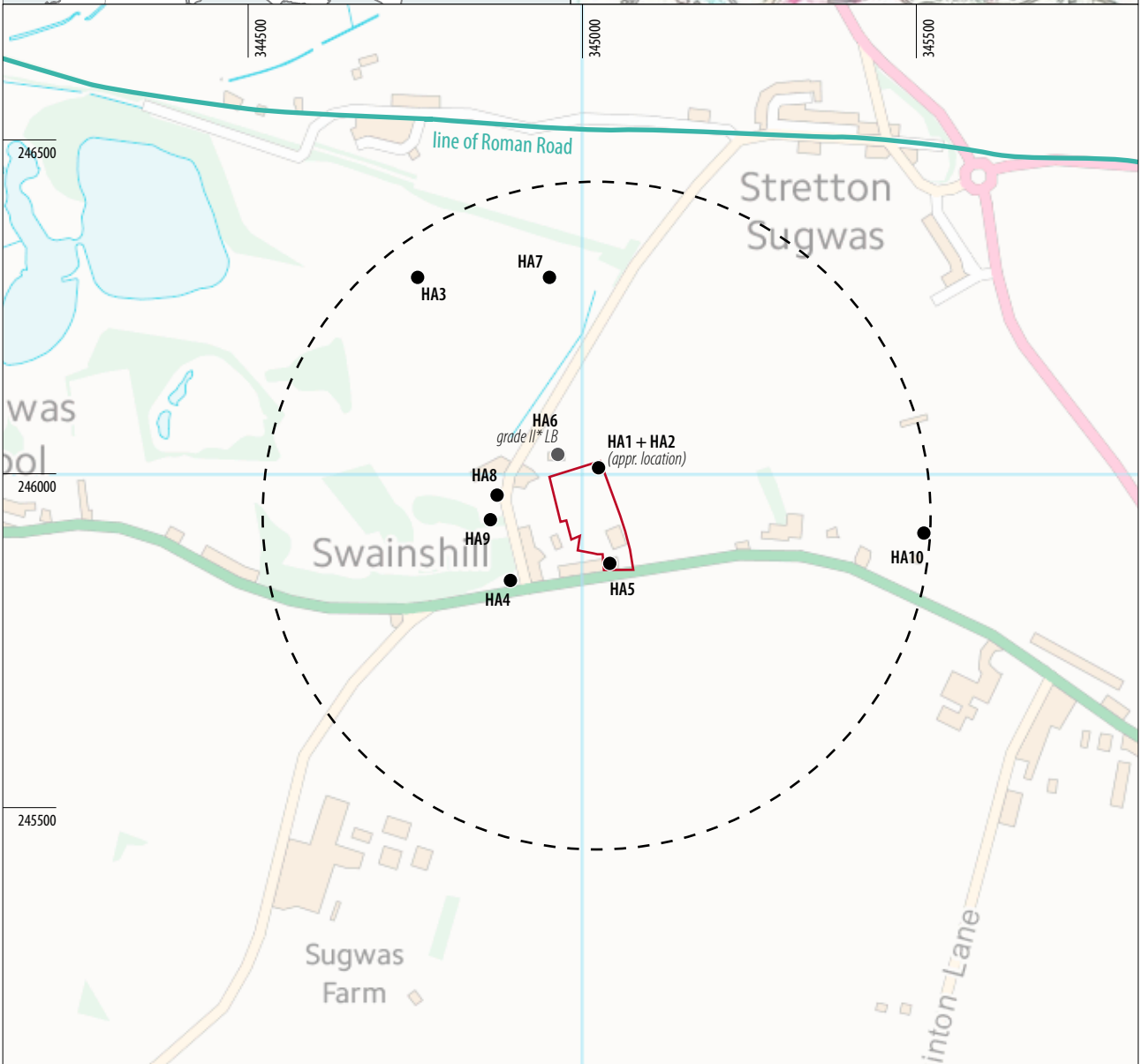
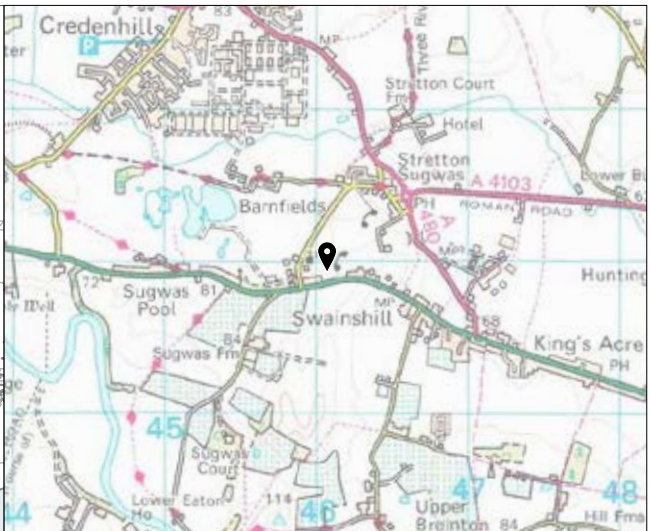
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scale 1:10,000 @ A4



ILLUS 1
Site location

THE LAKES, SWAINSHILL, HEREFORDSHIRE

Archaeological Desk-Based Assessment

In preparation for the application of outline planning permission, Headland Archaeology was commissioned by Foxley Tagg Planning Ltd to undertake an archaeological desk-based assessment on an area of land located at NGR SO 460419 (site centre).

The proposed development site is located within the curtilage of an industrial complex with mature trees forming screening to the west and north.

The desk based assessment has identified Roman activity within the wider area, and the presence of the post-medieval Lake Farm within the proposed development area. The farmhouse appears to have undergone significant modern internal alterations.

1 INTRODUCTION

This report presents the results of an archaeological desk-based assessment in relation to an application for outline planning permission to be submitted to Herefordshire Council for the proposed residential development of land to the north of the A483 at Swainshill, Herefordshire.

In preparation for the application, Headland Archaeology was commissioned by Foxley Tagg Planning Ltd on behalf of the applicant to undertake an archaeological desk-based assessment. This comprised a search for known heritage assets that might be affected by development, and an assessment of the potential for previously unknown heritage assets to occur within the site.

1.1 SITE LOCATION, DESCRIPTION AND SETTING

The proposed development site comprises an area of land located at NGR SO 460 419 (site centre). The site occupies approximately 1.17 hectares. The site comprises an area of hard standing towards the north forming a slightly raised area; while a series of industrial units and a converted domestic dwelling with associated outbuildings and shipping containers occupy the south half of the proposed site.

The boundaries of the proposed development are as follows:

- To the north, the area is bounded by a substantial hedge line and row of mature trees which obscure the site from the grade II* listed church of St Mary Magdalene (listing number 1296537).
- To the east the site is bounded by a substantial hedge line with mature trees that separate the proposed site from cultivated farm land.
- To the south the area is bounded by hedges that follow the line of the A438 main road between Hereford and Brecon.

The western boundary is defined by a considerable hedge line and row of mature trees which obscure the proposed development site from a number of relatively modern residential developments that have in-filled the area between the junction of the A4103 and the A438.

The site has been deliberately shielded from view through the planned planting of hedge lines, trees and the construction of raised earth bunds. The trees and hedge lines represent mature examples and provide a barrier that currently alleviates the impact of any industrial activity with the site as well as restricting views both to and from the site.

2 LEGISLATION, POLICY AND GUIDANCE

2.1 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

With regard to development proposals affecting listed buildings, Section 66 of the act requires local planning authorities to have '*special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'.

With regard to development within a conservation area, Section 77 requires that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.



2.2 NATIONAL POLICY FRAMEWORK

National Planning Policy in England is set out in the National Planning Policy Framework (NPPF) published in March 2012. The policies in the NPPF are a material consideration that must be taken into account in development management decisions and in the development of Local Plans, where relevant. Therefore, the development management policies in the NPPF can be applied directly by the decision-maker when determining whether development should proceed.

The NPPF supports a presumption in favour of sustainable development, and sets out the definitions of sustainability including protecting and enhancing the historic environment. P131 of the NPPF states that:

In determining planning applications, local planning authorities should take account of:

- The desirability of sustaining or enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

The NPPF defines 'heritage assets' as *'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'*.

The more important classes of heritage asset benefit from a presumption against harm. Broadly speaking, the categories of heritage asset are identified as:

Designated heritage assets A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. The NPPF contains an almost overbearing presumption against allowing development proposals that would cause 'substantial harm' to such assets (para 132–133). Any lesser degree of harm must be weighed against the public benefits of the proposals (para 134) – and decision-makers must give 'great weight' to the asset's conservation (para 132).

Non-designated assets of archaeological interest that are demonstrably of equivalent significance to a scheduled ancient monument. Such assets have the policies for designated heritage assets extended to them.

All other non-designated heritage assets. *'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'* (para 135).

2.3 REGIONAL AND LOCAL POLICY FRAMEWORK

The Herefordshire Unitary Development Plan (UDP) was adopted in March 2007 and guides development within the county. The UDP has the status of a Development Plan Document. It is operative as parts of the Local Development Framework and most of its policies

have now been 'saved' (March 2010) until they are superseded by other emerging Development Plan Documents in the Local Development Framework.

Of the saved policies, the following are relevant to the protection of heritage assets within the proposed development area;

ARCH1 Archaeological Assessments and Field Evaluations

Prior to the determination of applications for development on sites where there is a reason to believe there are remains of archaeological importance, an archaeological field evaluation may be required. In addition where proposals are put forward within AIUA's (Archaeologically Important Urban Areas) that may affect the integrity of the historic character of such settlements a historic landscape appraisal will be expected.

S7 Natural and Historic Heritage

The historic heritage including archaeology, buildings and areas of historic or architectural importance, will be protected, restored, or enhanced.

HBA6 New Development within Conservation Areas

Where the setting of and views into and out of the conservation area, including vistas and landmarks, are important to the character and appearance of the area they should be safeguarded.

HBA8 Locally Important Buildings

Development proposals which would adversely affect the appearance or setting of locally important buildings of architectural or historic interest, or buildings that make a valuable contribution to the character and appearance of the area, will not be permitted.

2.4 GUIDANCE

Guidance to help practitioners implement this policy, including the legislative requirements that underpin it, is provided in *Planning for the Historic Environment Practice Guide* produced to support the previous Planning Policy Statement 5 (2010) but presently confirmed as relevant pending the release of updated guidance by English Heritage.

More recently English Heritage has issued detailed guidance on the *Setting of Heritage Assets* (2011). This guidance is based on principles and guidance already issued by English Heritage in the *Historic Environment Planning Practice Guide* (2010), *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). It provides a framework for assessing impacts based on the identification of an individual asset's cultural significance and the relationship between that and its surroundings followed by assessment of the degree to which change in the surroundings affects significance. Setting is often assessed in terms of visual relationships; however other relevant factors can include noise, smell, or the way in which an asset is encountered within its surroundings.

2.5 RESEARCH FRAMEWORKS

The relevant research framework is *The Archaeology of the West Midlands* (Watt (ed.) 2006).

3 OBJECTIVES OF THIS DOCUMENT

The purpose of this document is to satisfy the requirements of the National Planning Policy Framework. In doing so, the document will;

- identify and describe the significance of known heritage assets that might be affected by the proposed development;
- assess the potential presence and significance of previously unknown heritage assets that might be affected by the proposed development;
- assess the effects the proposed development would have on the fabric and settings of known and potential heritage assets.

Furthermore, the document is intended to provide sufficient evidence for confident prediction of the impact of the proposed development by establishing the extent, nature and importance of any heritage assets within the affected area (following *Planning for the Historic Environment Historic Environment Planning Practice Guide* 2010).

3.1 SCOPE

This assessment comprises a baseline survey (documentary research and site visit) followed by an initial assessment of the potential direct and indirect impacts of the proposed development on the cultural heritage resource. Desk based work has been carried out in accordance with the Institute for Archaeologists (IfA) *Standard and Guidance for Archaeological Desk-Based Assessment* (2011). Heritage assets are here as defined by the NPPF with a presumption that all pre-1st edition OS features are of historic interest. Selected later features (wartime, industrial etc.) are included in the definition if their particular circumstances merit it.

The assessment utilised the following study areas (**Illus 1**):

Development area, The potential for both the known buried archaeological remains and previously unrecorded assets to be affected by the development were considered.

Study area, extending 500m from the centre of the proposed development area. Designated and non-designated cultural heritage assets recorded in the Herefordshire Sites and Monuments Record (SMR) and national databases were considered to further inform the assessment of the potential for previously unrecorded cultural heritage assets to exist within the Study Area; designated assets were considered in relation to potential effects upon setting.

4 METHODS

The desk-based study has been based on readily available and relevant documentary sources. The following sources were consulted:

- Databases of designated assets held by English Heritage;
- Herefordshire Sites and Monuments Record (SMR);
- Records of archaeological sites and events held by the National Monuments Record (NMR);

- Aerial photographs held by the County Historic Environment Record [and by the National Library of Air Photos, Swindon];
- Historic mapping held by Hereford library;
- Other readily accessible published and online sources;
- Site visit on 16th July 2014.

In carrying out this assessment, the cultural significance of assets has been considered in relation to the definition of significance provided in the NPPF;

The value of a heritage asset to this and future generations is due to its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.

The above values have been used to identify the overall cultural significance of assets. This may be:

Very High Assets of exceptional significance that may be valued internationally.

High Assets that are of importance at a national scale. These are frequently designated, e.g. scheduled or listed, but may be undesignated.

Moderate Assets that are of importance at a regional scale.

Low Assets that are of importance at a local scale.

Negligible Very poorly preserved or extremely common assets that are unlikely to be valued at any scale.

Effects are described in terms of the development's effect on the asset's cultural significance and the extent to which it will degrade or enhance the asset's significance. This report considers only potential direct impacts upon the significance of cultural heritage assets – i.e. impacts that could result from the physical presence of the proposed development.

5 HERITAGE ASSESSMENT

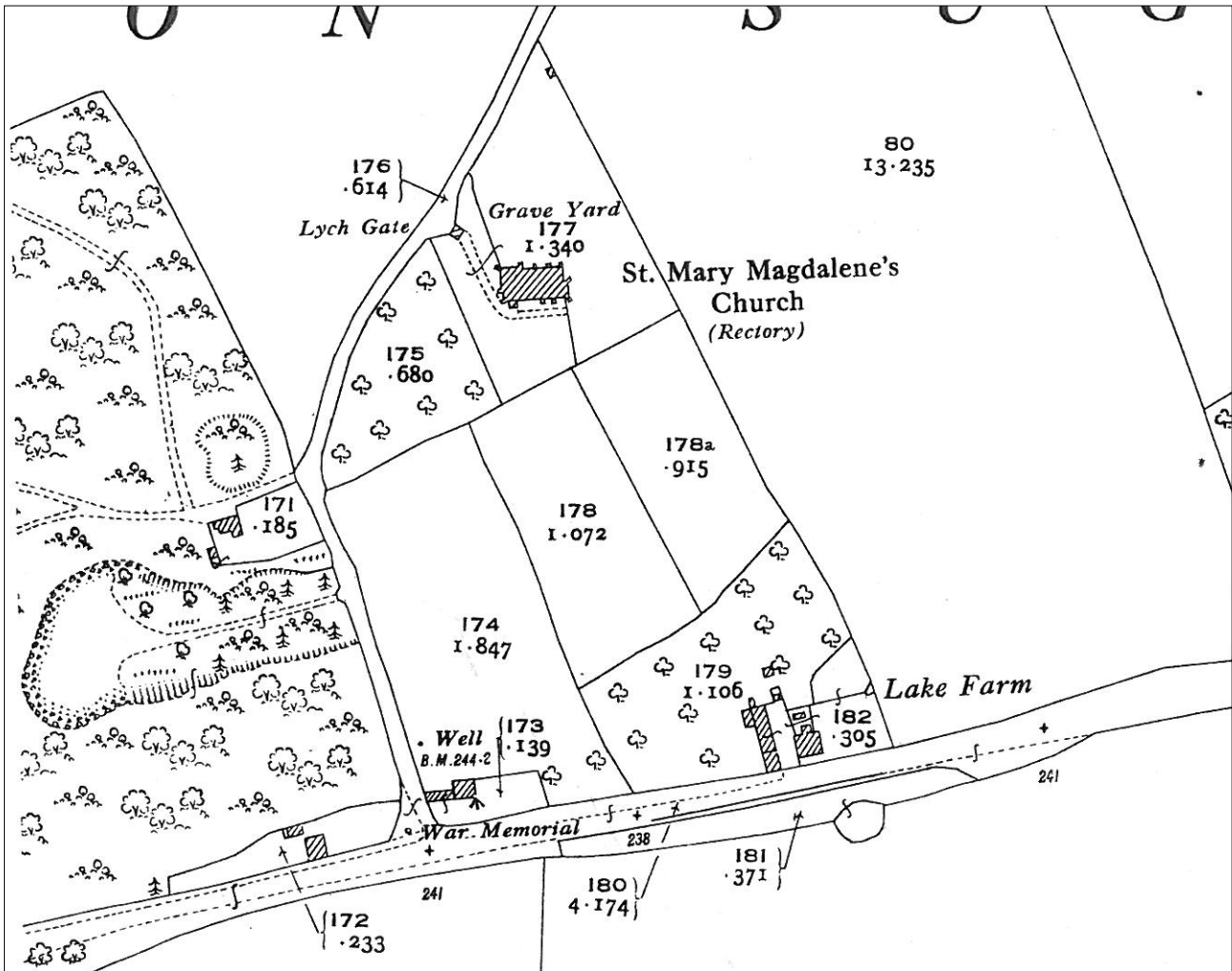
5.1 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Prehistory

There are no known assets of prehistoric date within the search area. The nearest major prehistoric feature is the Iron Age Camp Credehill (HER906), located approximately 2.5km towards the north west of the proposed development area

Romano-British

Within the study area a number of archaeological assets were identified dating to the Romano-British period.



ILLUS 2

Ordnance Survey 1st Edition (1887)

HA1 and HA2 represent discoveries of a Roman coin, a Roman coin hoard, Roman Bronzes and other Roman finds. These are noted as having been found within the extent of the 500m search radius (indeed within the site boundary itself). However the recorded grid reference is stated only to kilometre accuracy, so the exact locations of these is therefore speculative at best. They appear to represent metal-detectorist discoveries from the wider area.

The Roman coin hoard was purchased in 1965 by Hereford museum (accession no 8360) from the widow of the finder who described the location of the find as being within the grounds of the priory in Stretton Sugwas.

The SMR search identified a find spot recorded via the Portable Antiquities Scheme as which located a Roman finger ring (43AD–409AD) and a scabbard (14th to 15th century) no grid references were given for the location of either of these artefacts.

Approximately 1km to the west of the proposed development site lies the Roman town of Kenchester; the site covers approximately 17–20 acres. The course of the A4103 located approximately 850m north of the proposed development site follows the line of a former Roman road that once formed part of the network of roads that led to and from Kenchester.

Medieval

There are no known sites or monuments of medieval date within the search area.

Post-medieval

Within the study area two Post medieval assets were identified from the SMR search.

Located approximately 400m to the west on the line of the A438, HA4 refers to Turnpike House which is a Toll House of post medieval date (1540AD to 1900AD).

Lake Farm (HA5) is located within site of the proposed development and was identified as a Historic Farm and recorded as part of the Herefordshire Historic Farmsteads Characterisation Project, Stage 1. The building is not listed and a brief internal inspection showed that the internal fabric has been modernised to provide office space.

Sharing the northern boundary of the proposed development site the Parish Church of St Mary Magdalene (HA6) is recorded as having been built in 1877, the church was constructed on this site and incorporated a number of re-used materials taken from the original medieval church, located approximately one mile to the north in



3



4

ILLUS 3

View of the site from the A438, facing NW

ILLUS 4

View showing the boundary between the churchyard and the proposed development, facing S

Stretton Sugwas. The church is constructed in coursed and squared sandstone rubble with ashlar dressings the roof is of Welsh slate. The north-west tower is of four stages with a pyramidal roof with sandstone rubble to lower stage and again incorporating close-studded timber-framing to upper sections re-using timbers.

5.2 CARTOGRAPHIC HISTORY OF THE DEVELOPMENT AREA

Due to the closure of the Herefordshire records office at the time of the production of this report the map progression for the site was limited to the available resources at Hereford library and the company library.

The first map to show detailed coverage of the site is the 1887 1:2500 scale OS map (Illus 2). The proposed development area is identified open fields belonging to Lake Farm. Lake Farm is represented as a large rectangular structure with a series of barns and out buildings forming a yard complex located along the line of the A438.

The structure identified as Lake Farm on the first edition OS map probably represents the existing building present within the

proposed development site which is currently used as offices for T. J. Crump Oakwrights Ltd.

Located towards west of the proposed development site, near the junction between the A438 and the A4103, a small dwelling with associated outbuildings is mapped within a small rectangular enclosure. The 1887 map also records an area map as "Gravel pit" on the western boundary of the proposed site while the eastern boundary is recorded as a large open field.

The northern boundary of the proposed development site is shown as being partially wooded to the north east while directly north the boundary shared with the southern boundary of the Church of St Mary Magdalene.

Examination of the 1970 1:2500 Ordnance Survey map indicates a possible location for the original sighting of the Church of St Mary



ILLUS 5

View showing the boundary between the proposed development site and the Churchyard, facing N

ILLUS 6

View showing Lake farm and entrance to proposed development site, facing NW

Magdalene's close to Stretton Court farm (SO 467 429), one mile to the north.

The 1929 Ordnance Survey map shows identical details to that of the 1887 map within the exception of the field to the north of Lake Farm, the field has now been subdivided, forming two long rectangular fields with an approximate north-west south-east alignment.

No change is recorded on the 1930-1931 or the 1964 1:10,560 Scale Ordnance Survey maps, the first signs of development occur on the 1973-1986 1:10,000 scale map with the division of the former gravel pit field into two sections and the construction of a number of dwellings following the alignment of the A4013. The orchard field to the west of Lake Farm has been divided and a single dwelling has been built.

5.3 ANALYSIS OF AERIAL PHOTOGRAPHS

The historical aerial photographic search identified that a total of 19 images of the 500m study area and its surroundings were present within the English Heritage archive, the archive records were vertical prints, no oblique images of the site were identified.

The date range of the images spanned a period of 43 years, the earliest being 1946, the latest 1989, 13 taken by the RAF and the most recent by the Ordnance survey.

It was noted that a series of rectangular crop marks were recorded approximately 500m southeast of the proposed development area, HA10 (Cambridgeshire University Collection FB0002) however this feature was not visible on the vertical prints that were examined.

5.4 KNOWN ARCHAEOLOGICAL WORK CONDUCTED WITHIN THE VICINITY OF THE PROPOSED DEVELOPMENT AREA

A search of the National Monuments Record Excavation Index (NMR) and the Archaeological Data Service repository for Archaeological Grey literature (ADS) was conducted that identified previous archaeological works that have been conducted within close proximity to the proposed development site, generally concentrating on the A4103 Roman Road to the north. (see Appendix 2)

5.5 DESIGNATED HERITAGE ASSETS

There are no Scheduled Monuments within either the proposed development area or within the search area.

Conservation areas

The proposed development site is located not located within a conservation area

5.6 LISTED BUILDINGS

There is one entry in the listed buildings register held by English Heritage for the within the extent of the 500m search area.

Name	LB no.	Grade	Description
Church of St Mary Magdalene	1296537	II*	Parish church. 1877 - 80 by Cheiake, built on new site incorporating a number of old pieces from the demolished church. The original church was located approximately 1 mile north of the new location. Constructed in coursed and squared sandstone rubble with ashlar dressings; Welsh slate roof. The North-west tower, nave with north aisle and south porch, chancel and north vestry. North-west tower: four stages with pyramidal roof, sandstone rubble to lower stage, close-studded timber-framing to upper sections, re-using old timbers.

6 DISCUSSION

6.1 POTENTIAL FOR AND EFFECTS ON PREVIOUSLY UNKNOWN HERITAGE ASSETS

There is a low possibility of remains dating to the prehistoric period. The nearest area of activity dating to this period has been identified some 2.5 km towards the north west of the site, however it is likely that settlement in this area pre-dates the Roman period.

There is a medium possibility of remains dating to the Romano-British as Romano-British heritage assets have been previously identified within close proximity to the area of proposed development.

The potential for medieval activity is considered negligible; the nature of any activity is likely to be agricultural such as drainage or field boundaries.

Within the area of the proposed development there is a high probability of post medieval activity occurring, the nature of which would most likely also be associated with Lake Farm and represent agricultural activity such as field boundaries or land drainage.

The proposed development will inevitably involve ground-disturbing activities that would have a destructive effect upon any unknown archaeological remains within the footprint of the development.

Description of potential HA	Significance (High, Medium, Low, Negligible)	Likelihood of it occurring within the development area (High, Medium, Low, Negligible)
Possible remains of prehistoric date	Medium	Low
Possible remains of Romano-British date	Medium	Medium
Possible medieval settlement	Medium	Negligible
Possible post-medieval remains	Low	High

6.2 EFFECTS ON KNOWN HERITAGE ASSETS

Within close proximity of the proposed development site the Grade II* listed building St Mary Magdalene's shares the northern boundary of the proposed development site, however due to this extensive tree planting and hedge line, there are no sight-lines between this building and proposed development. The proposed development therefore appears unlikely to cause any significant changes to the setting of the structure.

The potential for harmful effects to the setting of this building is therefore considered negligible.

Lake Farm's heritage value appears already to have been compromised by modern alterations to its interior, and now relates only to its external structure and appearance. It is therefore assessed to be an asset of low significance. Retention of Lake Farm is not currently a feature of the proposals. This heritage asset would therefore suffer total loss.

Description of potential HA	Significance of potential HA (High, Medium, Low, Negligible)	Negative impacts of development on HA (None, Low, Medium, High)	Positive impacts of development on HA (None, Low, Medium, High)
Church of St Mary Magdalene	High	None	None
The Lakes	Low	High	None



7 CONCLUSION

The overall potential for previously unknown archaeological remains occurring within the development area is considered low despite the HER listing a Roman coin hoard, a Roman coin find spot and a find of Roman bronzes in the vicinity as the locations are only stated to an accuracy of 1000m.

However, given the location of the site within close proximity to a number of Roman sites and roads the potential for previously unknown archaeological remains must be considered when commencing any development due to the destructive effect ground-disturbing activities would have upon any unknown archaeological remains within the footprint of the development.

8 BIBLIOGRAPHY

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- Page, W (Ed.) 1908 *The Victorian History of the County of Hereford Vol. I, II, III*. Archibald Constable and Company
- Smith, B 2004 *Herefordshire Maps 1577 to 1800*, Logaston Press.
- Somerville, C 1991 *Welsh Borders, Landscape, Architecture, History*, Georges Philip's London.
- Various 1934 *An Inventory of the Historical Monuments In Herefordshire, Vol. III North-West*, His Majesty's Stationary Office.

8.1 ONLINE SOURCES

Black and White Tail, <http://www.blackandwhitetrail.org/>

British History Online, www.british-history.ac.uk

8.2 CARTOGRAPHIC SOURCES

Ordnance Survey map 1904

Ordnance Survey map 1905

Ordnance Survey map 1953

Ordnance Survey map 1963

Ordnance Survey map 1980

9 APPENDICES

APPENDIX 1 TABLE OF HERITAGE ASSETS

HA No	ID no. NMR/HER no	Description	Grid ref:
HA1	NMR-108069 SMR-6298	A Roman coin Hoard, found at Stretton Sugwas, was purchased by Hereford City Museum, in 1965 from the widow of the finder. Accession number 8360. Stated to have come from the grounds of The Priory, Stretton Sugwas. 170 coins about 20 of which are probably strays as they date to the C1–2, while the bulk consists of bronze denominations from Constantine the Great to Theodosius.	SO 46 42
HA1	SMR-84466	Find spot, Roman Bronzes	SO 46 42
HA1	HER-49611	Find spot – 3rd to 18th century – multiple finds	SO 46 42
HA2	NMR-108058 SMR-62986297	Coin of Carausius (Roman Find spot).	SO 46 42
HA3	NMR-108056 SMR-6297	Romano British pottery finds spot, located in Hereford Museum.	SO 458 423
HA3	SMR-49505	Find spot, Roman and medieval – Portable Antiquities scheme.	No grid reference given
HA4	SMR-18570	Tumpike House – Toll House.	SO 4587 4183
HA5	SMR-45687	The Lakes Farm, Hereford Historic Farmstead Characterisation Project, stage 1(SMR 8661).	SO 46046 41863
HA6	II*	Church of St Mary Magdalene	
HA7	HER-41190	Gravel pit – identified on the first edition OS map (Post-medieval – 1540 AD to 1900 AD)	SO 4590 4230
HA8	HER-41192	Gravel pit – identified on the first edition OS map (Post-medieval – 1540 AD to 1900 AD)	SO 4586 4196
HA9	HER-41193	Gravel pit – identified on the first edition OS map (Post-medieval – 1540 AD to 1900 AD)	SO 4587 4192
HA10	NMR-108043	Rectangular Crop marks seen on aerial photographs. (Cambridgeshire University Collection FB0002)	SO 465/419

APPENDIX 2 NMR EXCAVATION INDEX

ID no.	Description	NGR
[ADS] Depositor ID - 1409328	A geophysical survey along the A4103 Roman Road, Hereford, Herefordshire. Northamptonshire Archaeology [assessment & evaluation reports].	SO 46500 42400
[ADS] Depositor ID - 1504740	Monitoring of test-pitting recorded the well-preserved surface of the Roman road.	SO 46500 42400
SMR-38193	Vaughan T/2004/Archaeological investigation on the A4103, Roman Road, Herefordshire/	
SMR-38194	Report No 1254. Worcestershire County Council, Archaeological Service reports.	
SMR-38195		
SMR-38917		
[ADS] Depositor ID - 1435922	Evaluation comprising radar survey and trial trenching revealed a 5m wide section of the Roman road and its flanking ditches. A pit and mound were also associated with the road.	SO 46500 42400
AIP Record Number: C.60.H002		
SMR-31203		
SMR-31204		



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**Headland Archaeology
North East**

13 Jane Street
Edinburgh EH6 5HE

0131 467 7705
northeast@headlandarchaeology.com

**Headland Archaeology
North West**

10 Payne Street
Glasgow G4 0LF

0141 354 8100
northwest@headlandarchaeology.com

**Headland Archaeology
Midlands & West**

Unit 1, Premier Business Park, Faraday Road
Hereford HR4 9NZ

01432 364 901
midlandsandwest@headlandarchaeology.com

**Headland Archaeology
South & East**

Building 68C, Wrest Park, Silsoe
Bedfordshire MK45 4HS

01525 861 578
southandeast@headlandarchaeology.com

www.headlandarchaeology.com