
ARCHAEOLOGICAL SOLUTIONS LTD

**ACTON'S FARM, ACTON'S LANE, HIGH WYCH,
SAWBRIDGEWORTH, HERTFORDSHIRE**

ARCHAEOLOGICAL MONITORING & RECORDING

HER request No. 181/13

Authors: Zbigniew Pozorski	
NGR: TL 44224 14876	Report No: 4495
District: East Herts	Site Code: AS 1645
Approved: Claire Halpin	Project No: 5476
Signed:	Date: 19 March 2014

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OASIS SUMMARY SHEET

Project details			
Project name	<i>Acton's Farm, Acton's Lane, High Wych, Sawbridgeworth, Hertfordshire</i>		
<i>In September 2013 Archaeological Solutions (AS) carried out an archaeological monitoring and recording at Acton's Farm, Acton's Lane, High Wych, Sawbridgeworth, Hertfordshire (NGR TL 44224 14876). The monitoring was commissioned by Mr Lawrie Howard on behalf of the client Mr Nick Mynott in compliance with a planning condition attached to planning permission for the conversion of the redundant barn to a single residential unit and the demolition of a modern lean-to to the rear.</i>			
<i>The site lies within the farm complex which is a part of a medieval moated site, with surviving water-filled elements of the latter. The redundant barn proposed for conversion is of 19th century date, with possibly earlier origins and fabric. The site had a potential for medieval and post-medieval archaeological remains including remains of earlier farm buildings.</i>			
<i>In the event the monitoring revealed no archaeological features or finds.</i>			
Project dates (fieldwork)	<i>26/09/2013</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>N</i>
P. number	<i>5476</i>	Site code	<i>AS 1645</i>
Type of project	<i>Archaeological/Building Monitoring & Recording</i>		
Site status	<i>-</i>		
Current land use	<i>Disused farm</i>		
Planned development	<i>Residential conversion</i>		
Main features (+dates)	<i>-</i>		
Significant finds (+dates)	<i>-</i>		
Project location			
County/ District/ Parish	<i>Hertfordshire</i>	<i>East Herts</i>	<i>High Wych</i>
HER/ SMR for area	<i>Hertfordshire HER</i>		
Post code (if known)	<i>CM21 0LA</i>		
Area of site	<i>c. 4900m²</i>		
NGR	<i>TL 44224 14876</i>		
Height AOD (min/max)	<i>c. 73m AOD</i>		
Project creators			
Brief issued by	<i>Advice from HCC HEU</i>		
Project supervisor/s (PO)	<i>Kamil Orzechowski</i>		
Funded by	<i>Mr Nick Mynott</i>		
Full title	<i>Acton's Farm, Acton's Lane, High Wych, Sawbridgeworth, Hertfordshire: Archaeological Monitoring & Recording</i>		
Authors	<i>Pozorski, Z.</i>		
Report no.	<i>4495</i>		
Date (of report)	<i>March 2014</i>		

ACTON'S FARM, ACTON'S LANE, HIGH WYCH, SAWBRIDGECORTH, HERTFORDSHIRE

ARCHAEOLOGICAL MONITORING & RECORDING

SUMMARY

In September 2013 Archaeological Solutions (AS) carried out an archaeological monitoring and recording at Acton's Farm, Acton's Lane, High Wych, Sawbridgeworth, Hertfordshire (NGR TL 44224 14876). The monitoring was commissioned by Mr Lawrie Howard on behalf of the client Mr Nick Mynott in compliance with a planning condition attached to planning permission for the conversion of the redundant barn to a single residential unit and the demolition of a modern lean-to to the rear.

The site lies within the farm complex which is a part of a medieval moated site, with surviving water-filled elements of the latter. The redundant barn proposed for conversion is of 19th century date, with possibly earlier origins and fabric. The site had a potential for medieval and post-medieval archaeological remains including remains of earlier farm buildings.

In the event the monitoring revealed no archaeological features or finds.

1 INTRODUCTION

1.1 In September 2013 Archaeological Solutions (AS) carried out an archaeological monitoring and recording at Acton's Farm, Acton's Lane, High Wych, Sawbridgeworth, Hertfordshire (NGR TL 44224 14876; Figs. 1 & 2). The monitoring was commissioned by Mr Lawrie Howard on behalf of the client Mr Nick Mynott in compliance with a planning condition attached to planning permission for the conversion of the redundant barn to a single residential unit and the demolition of a modern lean-to to the rear (East Herts Planning Ref. 3/10/1386/FN).

1.2 The monitoring was undertaken in accordance to an advice from Hertfordshire County Council Historic Environment Unit (HCC HEU), and a written scheme of investigation (specification) prepared by AS (dated 11/09/2013), and approved by HCC HEU. The project conformed to the Institute for Archaeologists (IfA) *Code of Conduct and Standard and Guidance for An Archaeological Watching Brief* (revised 2008), and the document *Standards for Field Archaeology in the East of England* (Gurney 2003).

1.3 The project required the archaeological monitoring of all groundworks and fabric alterations associated with the scheme (including any site investigation works carried out in order to assess the nature and degree of any repair works likely to have an impact on the fabric of the structure), with the recording of any significant archaeology thereby revealed, and analysis of

the results with provision for report and/or publication of the results, and the production of an archive.

1.4 The project also included provision for historic building recording of the barn building. This was carried out by AS in November 2013 and the results were presented in separate report (Prosser *et al* 2013).

Planning policy context

1.5 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.6 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE

2.1 Acton's Farm is located in the parish of High Wych, which lies in the district of East Hertfordshire (Fig. 1). The village of High Wych lies some 2.4km to the south-east, whilst the village of Widford is located 2.3km to the north-west. The current parish of High Wych was formerly part of Sawbridgeworth. The site lies along the northern side of Acton's Lane, which meanders north-westwards from the village of High Wych.

2.2 The site covers a portion of the original farm, comprising a large plot of land of approximately 4,900m² (Fig. 2), incorporating several farm buildings. It is defined on the south and west by Acton's Lane and to the east by Acton's

Farm with agricultural land to the north. A pond also lies to the south, whilst a number of existing driveways and tracks criss-cross the yard. The site is occupied by three standing buildings, including a modern concrete Dutch barn. It is proposed to demolish two of the structures and convert the surviving historic building.

2.3 The main farmhouse and adjoining property, High Trees, are both Grade II listed, the farmhouse described as 16th century in date, and possibly built for the Leventhorpe family. High Trees is listed as 17th or early 18th century in date (LB No. 1220427 & 1220404).

3 TOPOGRAPHY, GEOLOGY AND SOILS

3.1 The site lies at c. 73m AOD on a land gently descending towards the east where Fiddler's brook flows in the north to south direction. The solid geology of the area is Eocene Clay of the Thames Group (British Geological Survey 1978). Soils on the site are clayey soils the Hanslope association, described mainly as slowly permeable calcareous clayey soils (Soil Survey of England and Wales 1983).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 The prehistory of the High Wych area is relatively unknown and there is little to suggest that it was occupied to any degree in the prehistoric, Romano-British and Anglo-Saxon periods, with the focus of activity centred along the River Stort to the south. No prehistoric remains are recorded in the area surrounding the site, whilst a single find of a late Roman bronze coin found nearby by Antiquarians attests to the site's location in an area traversed by a number of Roman roads (HER 23582). No Anglo-Saxon finds are known from the area, and there is no mention of either High Wych or Gilston, which lies to the south, in Domesday Book; it is presumed that they were probably part of the vill of Sawbridgeworth held by Geoffrey de Mandeville (Page 1912).

4.2 The church of St James, which stands in High Wych 2.4km to the east-south-east of the site, is known to date to the 13th century (Page 1912) and the High Wych area is still characterised by isolated dwellings and farmsteads, many of which have medieval origins. Whilst one leg of a cast copper-alloy cooking vessel, probably of the period AD 1400-1600, was found at High Wych (HER 22205), the majority of medieval finds comprise cropmarks. Medieval ridge and furrow fields are recorded to the south at Gilston and between Great Pennys Farm and Golden Brook (HERs 16839 & 16841). Within the complex of Actons Farm, former medieval ridge and furrow fields previously lay in the field to the north of the site (HER 16860), whilst a possible moat has been identified to the immediate south-east of the site (HER 6386).

4.3 The High Wych area is still dominated by its surviving post-medieval and early modern farmsteads, and did not become a separate ecclesiastical

district until 1862 (Page 1912). Remains dating from the period include the post-medieval timber-framed High Trees (HER 30176), the late 19th century Fryars Farm to the north-east (HER 12782) and Victorian Great Pennys Farm to the south (HER 13283). Two house plots also formerly stood to the south-east of the site and near Battles Wood, but were removed for road straightening in the mid 19th century (HER 30175).

4.4 The *Victoria County History* reveals that in the parish of Sawbridgeworth there was a reputed manor known as Actons, which was held by the Leventhorpe family in the 16th century (Page 1912). This was held in the possession of John Leventhorpe and passed to his descendants until 1570, when it was granted to Oliver Lord St. John and others, probably trustees in a sale. By 1636, *'the manor or farm of Actons'* was held by the late Sir John Fowle (*ibid.*). The HER database confirms Actons Farm as a post-medieval farmstead with 16th century timber-framed farmhouse and possible medieval origins (HER 30177), which refers to the possible moat to the immediate south-east of the site. The assessment area does not incorporate either the 16th century timber-framed farmhouse or possible medieval moat.

4.5 Dury and Andrews' map of 1766 does not appear to show Actons farm (Fig. 4) however by 1822, Bryant's map of Hertfordshire reveals that the complex consisted of at least five structures, three of which may have stood within the site (Fig. 5). The larger scale Sawbridgeworth tithe map, which dates to 1839, clearly depicts Actons Farm comprising a farmhouse and surrounding outbuildings, a number of which once stood within the current site footprint, yet none of the existing buildings are depicted at that date (Fig. 6; Ref. DSA4/93/2). The accompanying tithe award reveals that Actons was part of the estate of Coles Farm, which was owned by Rowland Alston Esq. (Ref. DSA4/93/1). In 1838, Actons was occupied by Joseph Acres and much of the site formed part of the homestead (#975), whilst its northern section (#974) comprised an orchard. A third plot of land (#976) formed the southern section of the site, yet it was not listed in the tithe award.

4.6 Later 19th century cartographic sources suggest that the farm was extensively redeveloped after 1839, possibly in accordance with ideas of the Victorian 'model farm', with attendant rationalisation of the layout. The 1st edition Ordnance Survey map, which dates to 1880, is the earliest cartographic source to depict the extant barn (Fig. 7). However, in 1880 the barn originally formed part of a larger range of outbuildings extending eastwards to form a central farm yard. Two small outbuildings also stood to the south beside a pond.

4.7 By 1898, the 2nd edition Ordnance Survey map shows that the barn had been enlarged by the addition of a two-bay cart-shed (Fig. 8). By this time the two small outbuildings depicted on the earlier map had been demolished. The 3rd edition Ordnance Survey map, which dates to 1921, shows the addition of the lean-to to the rear of the barn.

4.8 A document held by Hertfordshire Archives and Local Studies (HALS) reveals that planning permission was granted in March 1937 for a barn at

Actons Farm (Ref. RDC/3/42/99). It indicates that Actons Farm formed part of the Gilston Estate, which was owned by F. E. S. Bowlby Esq, who resided at Gilston Park, and was occupied by Mr. W. Mynott. The 1937 planning application was for a 6-bay Dutch barn consisting of iron stanchions on concrete, with a corrugated iron roof, to the west of Actons Farm (Fig. 10). However, a letter from Hertfordshire County Council requested that the building was 'set back a minimum distance of 45 feet from the centre of the existing road'. This may be the existing Dutch barn which lies adjacent to the building.

4.9 The historic building monitoring and recording on the barn carried out by AS in 2013 (Prosser *et al* 2013) revealed that:

Despite superficial external decay to the weather-board cladding and a proliferation of vegetation, the timber-frame is well-preserved. The latter is of five bays, dating to the latter part of the 19th century, and constructed in a highly consistent and systematic style common to the period, when timber was often delivered ready-cut from the saw-mill. The principal material is softwood. There is little use of pegging or subsidiary ironwork, and no assembly marks, suggesting an industrial, kit-form building which could be erected without further modification. The adjoining open-fronted cart-shed is constructed in similar style, and appears to be broadly contemporary or constructed a little after. A rear lean-to is of modern date, and built of ephemeral materials.

5 METHODOLOGY

5.1. The archaeological monitoring comprised the observation of all groundworks, the inspection of the subsoil and natural deposits for archaeological features and the examination of spoil heaps and the recording of soil profiles. Any alterations to the building were also monitored. Archaeological features and deposits were recorded using *pro-forma* recording sheets, drawn to scale and photographed as appropriate. Excavated spoil was checked for finds and the excavated area was scanned by metal detector.

5.2 The principal element monitored was mechanically-excavated trench for a new drainage (Fig. 2).

6 DESCRIPTION OF RESULTS

6.1 No archaeological features or finds were identified. Deposits located within area of excavation were recorded in sample section presented below.

<i>Sample section 1 (DP 4)</i>		
<i>Drainage trench, north part, facing east</i>		
<i>0.00 = 73.24m AOD</i>		
0.00 – 0.10m	L1000	Topsoil. Mid brownish grey, friable, silty sand.
0.10 – 0.50m	L1001	Subsoil. Light yellowish grey, friable, silty sand with moderate chalk chunks and occasional large flints.
0.50m+	L1002	Natural mid brownish grey, compact, clay

7 CONFIDENCE RATING

7.1 It is not felt that any factors inhibited the recognition of archaeological features or finds during the programme of archaeological monitoring and recording.

8 DEPOSIT MODEL

8.1 The area of groundworks was located within yard/garden and therefore the site was commonly overlain by garden Topsoil L1000, (0.10m thick). It overlay Subsoil L1001, and the natural clay (L1002) was present at 0.50 – 0.60m below existing ground level.

9 DISCUSSION

9.1 The site had a potential for archaeological remains, in particular for the medieval and post-medieval archaeology. It lies within the medieval moated site and elements of medieval or later farm complex may have survived.

9.2 In the event no archaeological features or finds were revealed. No indication of any previous development of the site was identified except the modern drainage. Little evidence of previous truncation appeared to have taken place. No residual finds were recovered.

10 DEPOSITION OF THE ARCHIVE

10.1 Archive records, with an inventory, will be deposited with any donated finds from the site with Hertfordshire Archives and Local Studies (HALS). The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency.

ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Mr Lawrie Howard for commissioning the project, and Mr Nick Mynott for funding the work.

AS would also like to acknowledge the input and advice of Ms Alison Tinniswood of Hertfordshire County Council Historic Environment Unit.

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Soil Survey of England and Wales (SSEW), 1983, *Legend for the 1:250,000 Soil Map of England and Wales*. SSEW, Harpenden

APPENDIX 1 HISTORIC ENVIRONMENT RECORD DATA (HER)

The following sites are those that lie within a 750m radius of the assessment site. The table has been compiled from data held by the Hertfordshire Historic Environment Record (HHER).

HER	NGR TL	Description
Romano-British		
23582	43 14	Late Roman bronze coin of House of Constantine nummus, AD 330-35 found at High Wych
Medieval		
6386	4420 1486	Watercourse of uncertain date at 16th century farmstead of Actons Farm, possibly a moat
16839	43933 14360	Cropmarks show buried ditched features and eroded medieval fields at Gilston
16841	44727 14668	Cropmarks of ploughed-out medieval ridge and furrow, between Great Pennys Farm and Golden Brook
16860	44315 15037	Medieval ridge and furrow fields, now ploughed out at Actons Farm
22205	43 15	One leg of a cast copper-alloy cooking vessel, probably of the period AD 1400-1600, found at High Wych
Post-medieval & later		
12782	4460 1517	Fryars Farm is a planned farmstead, built between 1860 and 1879, but succeeding a much older farm on a different site
13283	44633 14589	Great Pennys Farm is a good example of largely unaltered post-medieval farmstead, not much affected by Victorian high farming
30175	43864 14495	Two house plots beside a lane to the south-east of Battles Wood, removed for road straightening in the mid 19th century
30176	43832 14888	High Trees is a small post-medieval timber-framed house built in the 17th or early 18th century
30177	4420 1490	Actons Farm is a post-medieval farmstead with 16th century farmhouse and possible medieval origins
Undated		
7515	43762 14968	Cropmarks of three sides of rectangular enclosure to the west of Actons Farm
9022	43930 14253	Cropmarks of a curving double ditched feature observable for about 300m, which probably represents the remains of a trackway at Gilston

APPENDIX 2 CONTENTS OF THE ARCHIVE

Records	Number
Brief	N
Specification	Y
Registers	4 (Context, Drawing, Photo, Digital Photo)
Context Sheets	3
Site drawings A1	0
Site drawings A3	0
Site drawings A4	1
Site photographs b/w	1
Site photographs colour slides	0
Digital Photographs	5

APPENDIX 3 HER SUMMARY SHEET

Site name and address:	Acton's Farm, Acton's Lane, High Wych, Sawbridgeworth, Hertfordshire
County: Herts	District: East Herts
Village/Town:	Parish: High Wych
Planning application reference:	East Herts Planning Ref. 3/10/1386/FN
Client name/address/tel:	Mr Nick Mynott
Nature of application:	Residential conversion
Present land use:	Garden
Size of application area: c.4900m ²	Size of area investigated 20m ²
NGR (8 figures):	TL 44224 14876
Site Code:	AS 1645
Site director/Organization:	Archaeological Solutions Ltd
Type of work:	Archaeological Monitoring & Recording
Date of work:	26/09/2013
Location of finds/Curating museum:	HALS
Related SMR Nos:	Periods represented: None
Relevant previous summaries/reports: -	Prosser, L., Smith, L. & Higgs, K., 2013, <i>The Barn at Actons Farm, High Wych, Hertfordshire. Historic Building Recording</i> , AS report No 4464
Summary of fieldwork results:	<p>In September 2013 Archaeological Solutions (AS) carried out an archaeological monitoring and recording at Acton's Farm, Acton's Lane, High Wych, Sawbridgeworth, Hertfordshire (NGR TL 44224 14876). The monitoring was commissioned by Mr Lawrie Howard on behalf of the client Mr Nick Mynott in compliance with a planning condition attached to planning permission for the conversion of the redundant barn to a single residential unit and the demolition of a modern lean-to to the rear.</p> <p>The site lies within the farm complex which is a part of a medieval moated site, with surviving water-filled elements of the latter. The redundant barn proposed for conversion is of 19th century date, with possibly earlier origins and fabric. The site had a potential for medieval and post-medieval archaeological remains including remains of earlier farm buildings.</p> <p>In the event the monitoring revealed no archaeological features or finds.</p>
Author of summary: Z Pozorski	Date of Summary: March 2014

PHOTOGRAPHIC INDEX



DP 1. The site. Looking south-east.



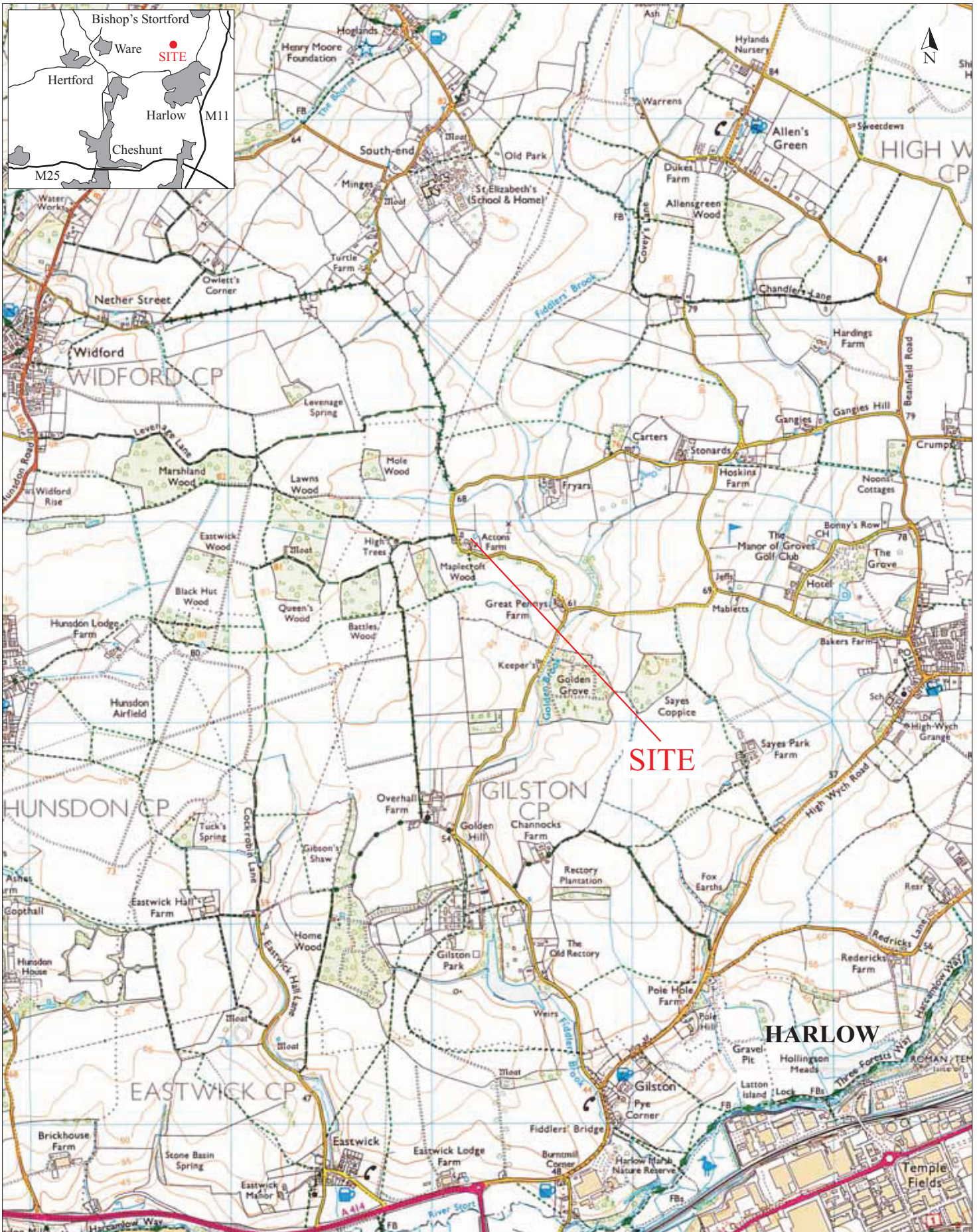
DP 2. The site. Looking north-west.



DP 3. Drainage trench. Looking south.

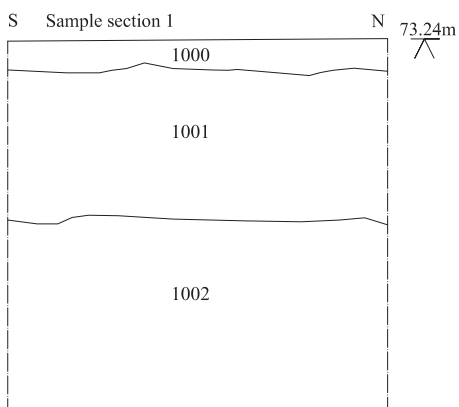
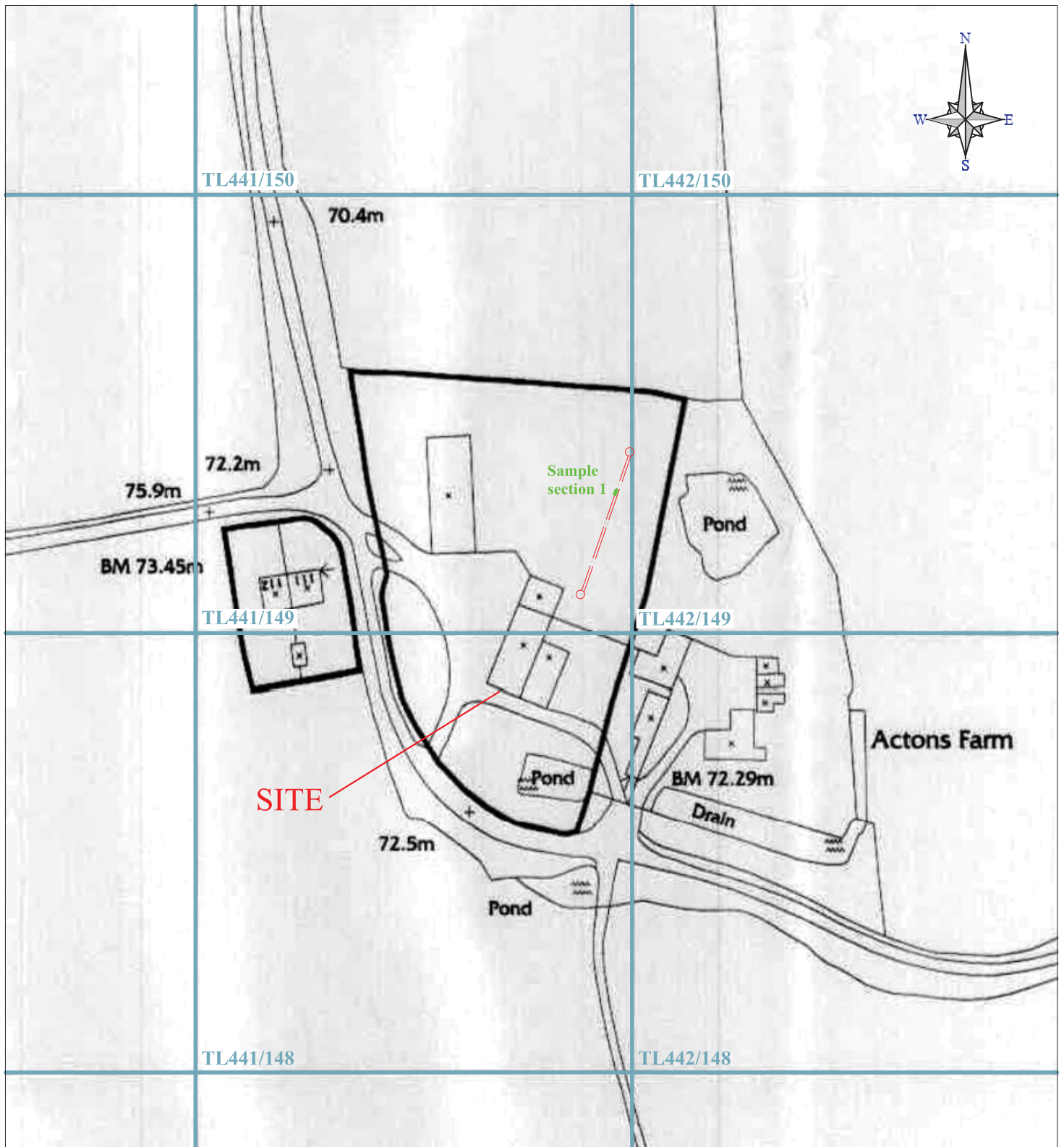


DP 4. Drainage trench. Sample section 1. Looking west.



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Fig. 1 Site location plan
 Scale 1:25,000 at A4



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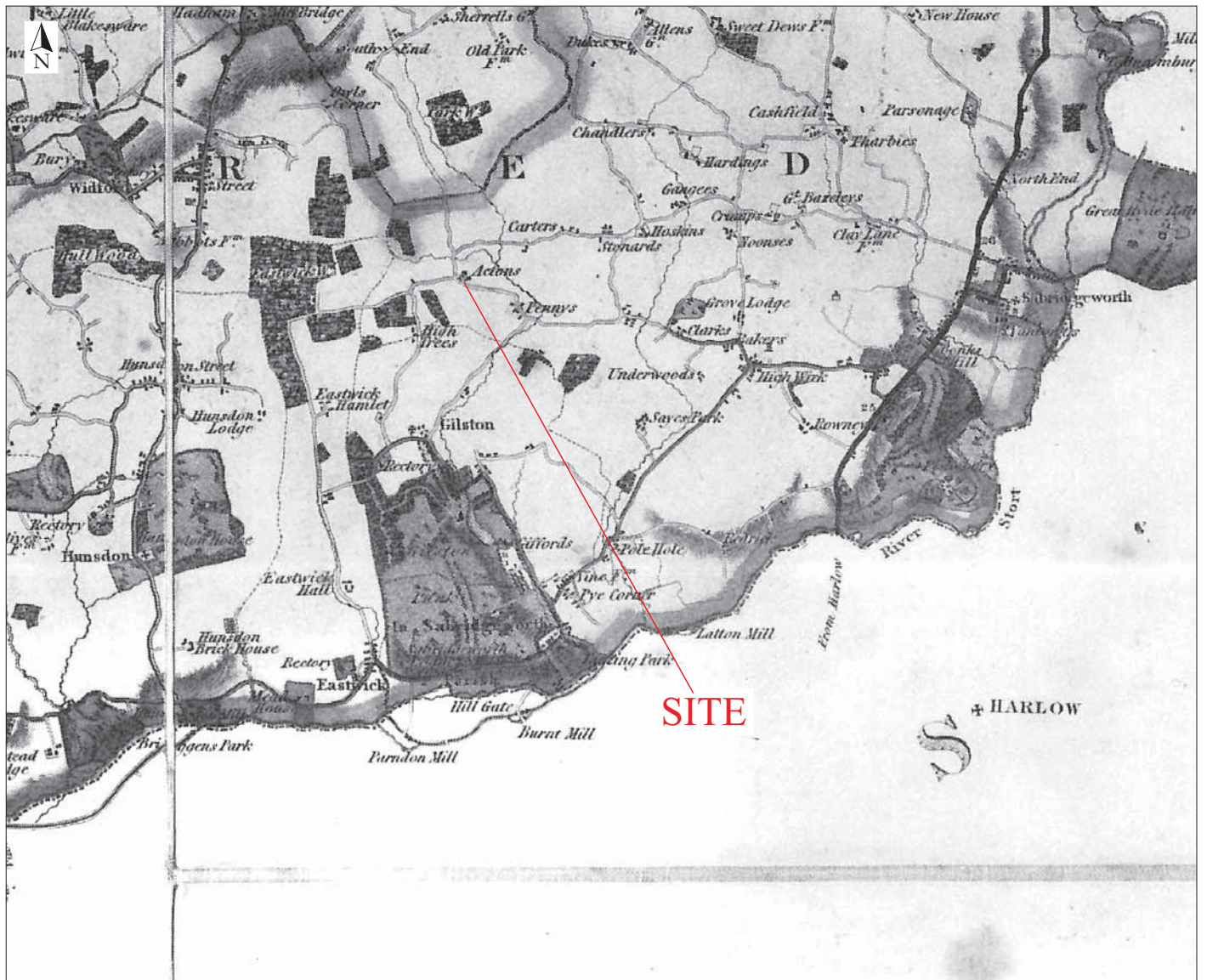
Fig. 2 Location of drainage ditch

Scale 1:1250 at A4



Approximate site location

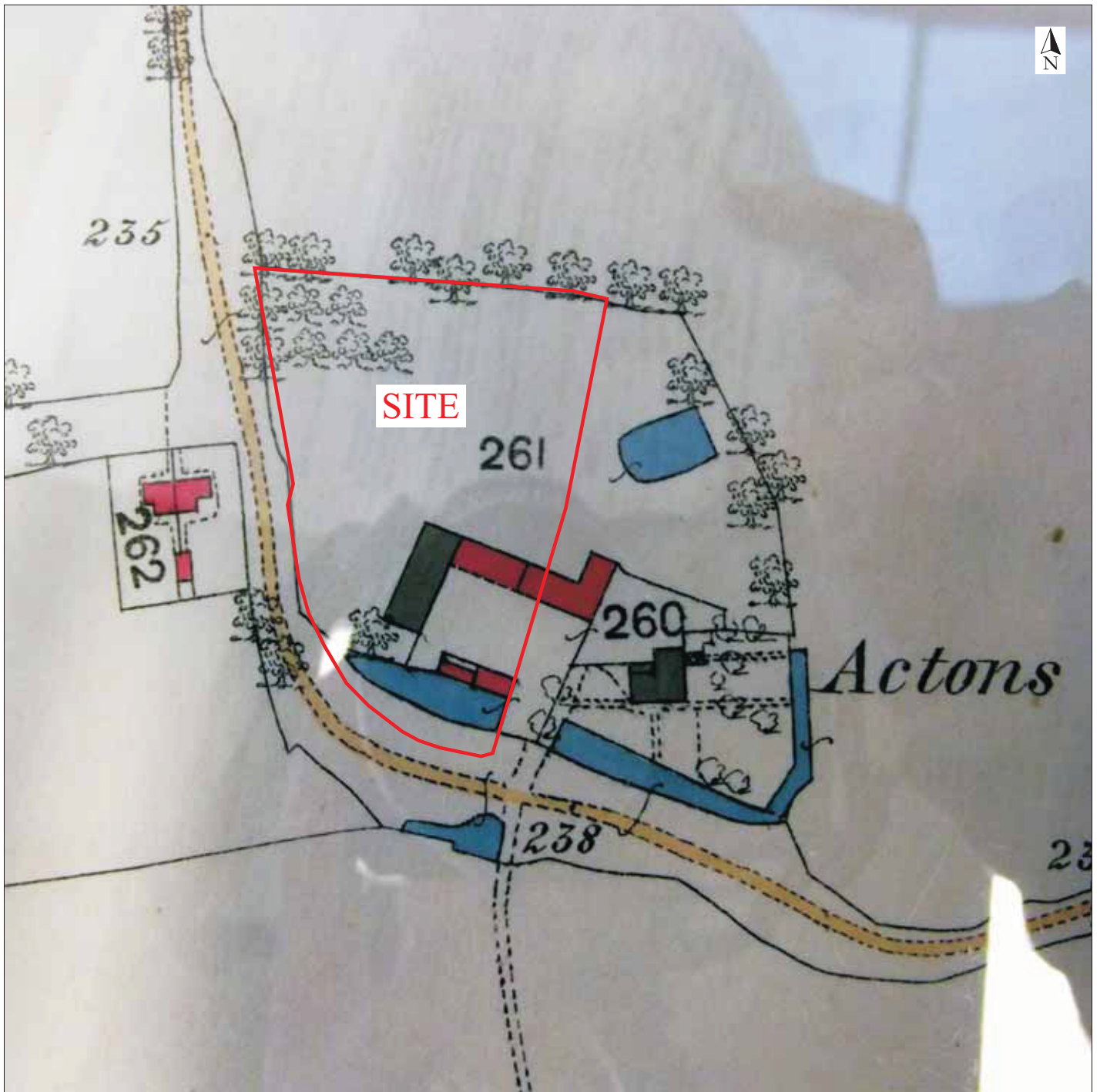
<i>Archaeological Solutions Ltd</i>
Fig. 3 Dury & Andrews' map, 1766
Not to scale



Archaeological Solutions Ltd
Fig. 4 Bryant's map, 1822
Not to scale

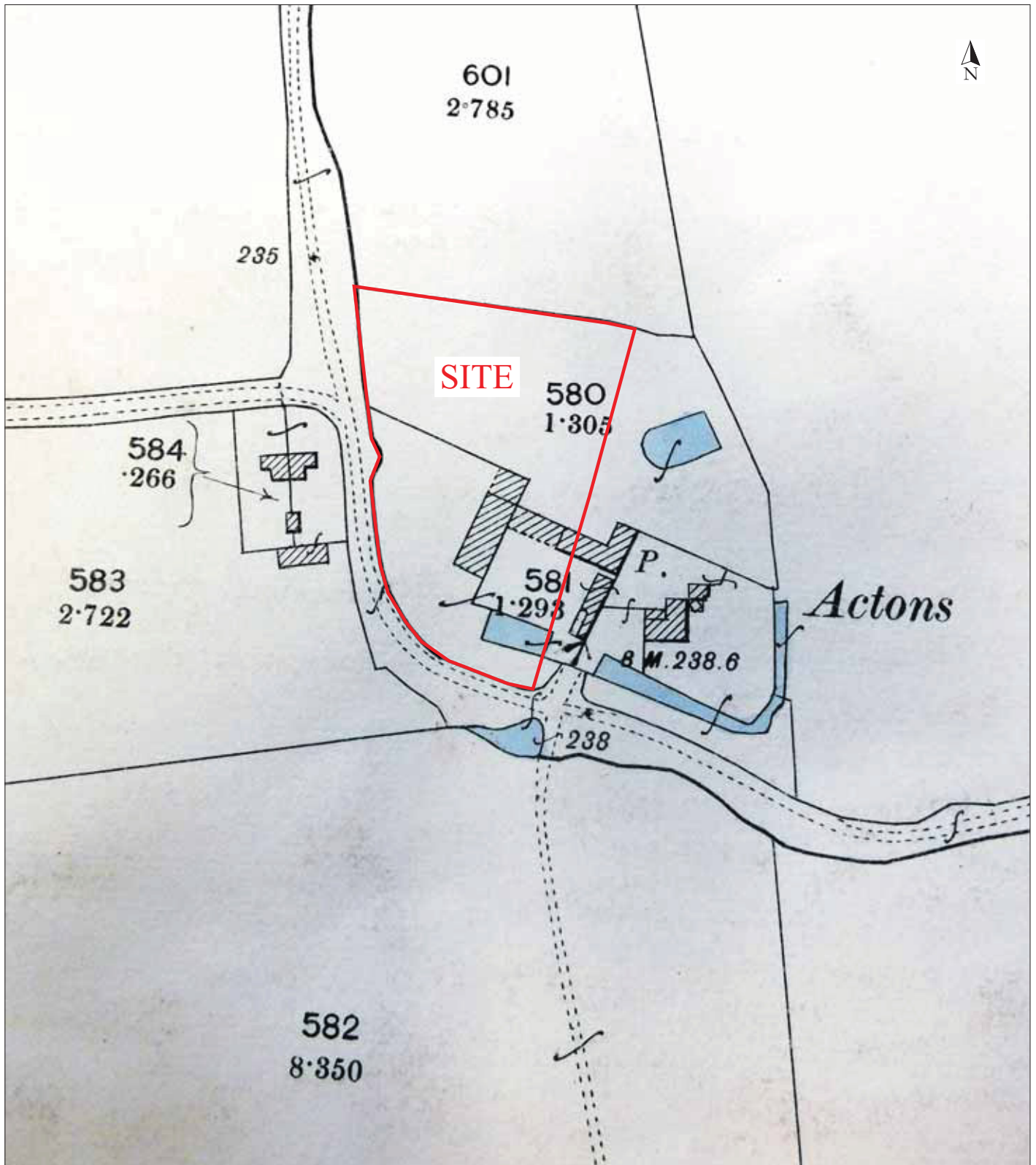


Archaeological Solutions Ltd
Fig. 5 Tithe map, 1839
Not to scale



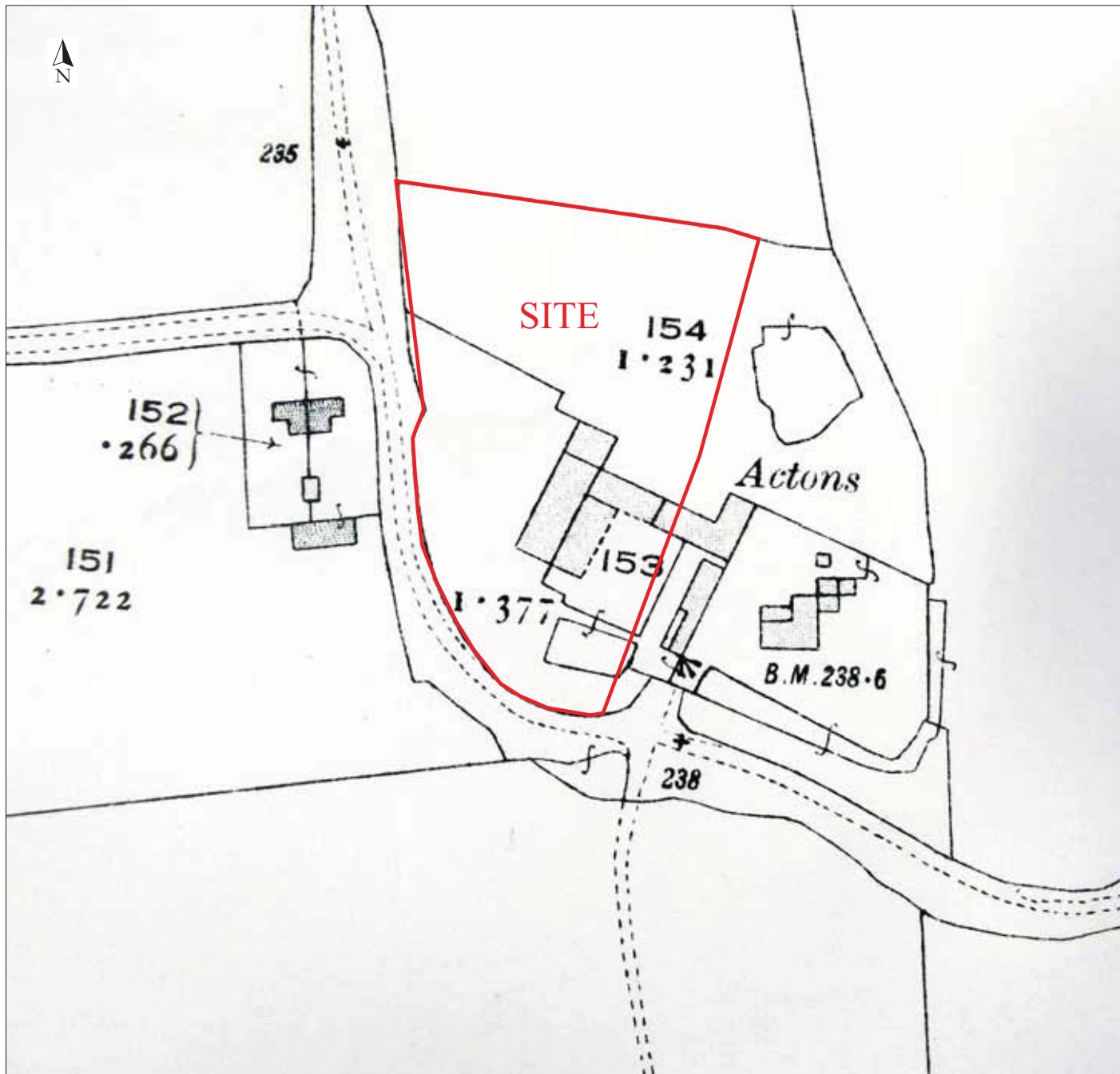
Reproduced from the 1880 Ordnance Survey 6" to 1 mile map with the permission of Her Majesty's Stationery Office. © Crown copyright Archaeological Solutions Ltd Licence number 100036680

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Fig. 6 OS map, 1880
Not to scale



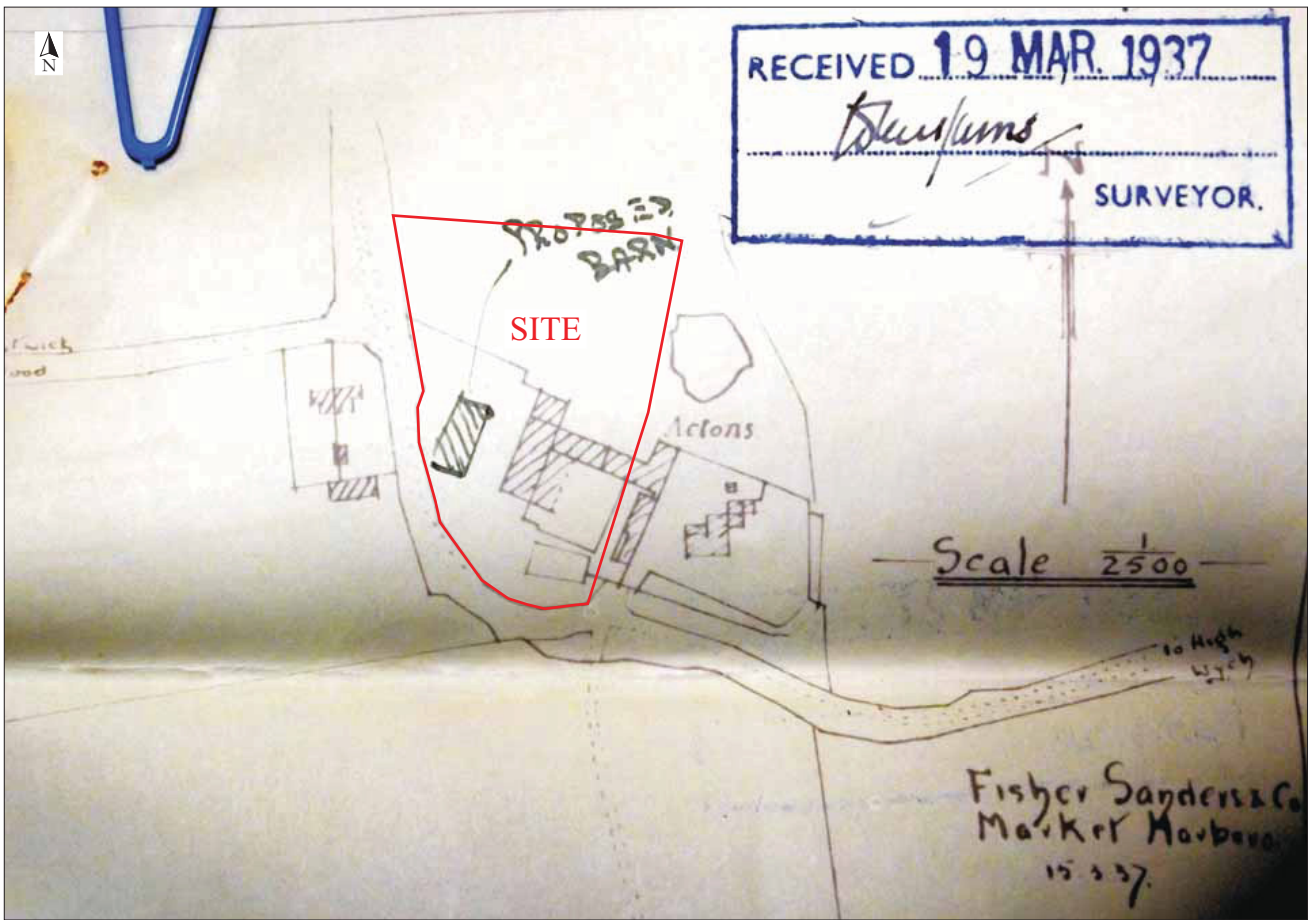
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Archaeological Solutions Ltd
Fig. 7 OS map, 1898
 Not to scale



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Fig. 8 OS map, 1921
Not to scale



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Fig. 9 1937 site plan
Not to scale