
ARCHAEOLOGICAL SOLUTIONS LTD

FORMER CO-OP SITE, STAR STREET, WARE, HERTFORDSHIRE

ARCHAEOLOGICAL INVESTIGATION VIA 'STRIP, MAP & RECORD' AND MONITORING & RECORDING

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NGR: TL 3604 1422		Report No: 4840
District: East Herts		Site Code: AS 1709
Approved: Claire Halpin		Project No: 5160
Signed:		Date: 6 May 2015 Revised: 03/07/2015

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CONTENTS

OASIS SUMMARY SHEET

SUMMARY

- 1 INTRODUCTION**
- 2 DESCRIPTION OF THE SITE**
- 3 TOPOGRAPHY, GEOLOGY AND SOILS**
- 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**
- 5 METHODOLOGY**
- 6 DESCRIPTION OF RESULTS**
- 7 CONFIDENCE RATING**
- 8 DISCUSSION**
- 9 DEPOSITION OF THE ARCHIVE**

ACKNOWLEDGEMENTS

BIBLIOGRAPHY

APPENDICES

- 1 CONTENTS OF THE ARCHIVE**
- 2 HER SUMMARY SHEET**

OASIS SUMMARY SHEET

Project details			
Project name	<i>Former Co-op site, Star Street, Ware, Hertfordshire</i>		
<p><i>In August and September 2014 Archaeological Solutions (AS) carried out an archaeological investigation via 'strip, map & record' and monitoring and recording at the former Co-op site, Star Street, Ware, Hertfordshire (NGR TL 3604 1422). The monitoring was commissioned by Hastingwood Estates Ltd in compliance with a planning condition attached to planning permission for demolition of existing buildings and construction of new flats and retail units (East Herts District Council Planning Ref. 3/13/0513-1).</i></p> <p><i>The site lies within an area of archaeological potential, within Area of Archaeological Significance No.177 as identified on the EHDC Local Plan. The latter encompasses the historic urban core of the late Saxon, medieval and post-medieval town of Ware, in addition to the preceding Roman settlement on the western edge of the town, and areas of prehistoric activity.</i></p> <p><i>In the event the monitoring revealed no archaeological features or finds. The site proved to be heavily truncated in the modern era.</i></p>			
Project dates (fieldwork)	<i>29/08/2014 and 02/09/2015</i>		
Previous work (Y/N/?)	<i>Y</i>	Future work (Y/N/?)	<i>N</i>
P. number	<i>5160</i>	Site code	<i>AS 1709</i>
Type of project	<i>Archaeological Investigation via 'Strip, Map & Record' and Monitoring & Recording</i>		
Site status	<i>Within Area of Archaeological Significance No.177</i>		
Current land use	<i>Former bakery complex</i>		
Planned development	<i>Demolition of existing buildings and construction of new flats and retail units.</i>		
Main features (+dates)	<i>-</i>		
Significant finds (+dates)	<i>-</i>		
Project location			
County/ District/ Parish	<i>Hertfordshire</i>	<i>East Herts</i>	<i>Ware</i>
HER/ SMR for area	<i>Hertfordshire HER</i>		
Post code (if known)			
Area of site	<i>c.1000m²</i>		
NGR	<i>TL 3604 1422</i>		
Height AOD (min/max)	<i>c.33m AOD</i>		
Project creators			
Brief issued by	<i>HCC HEU</i>		
Project supervisor/s (PO)	<i>Andrew Newton; Zbigniew Pozorski</i>		
Funded by	<i>Hastingwood Estates Ltd</i>		
Full title	<i>Former Co-op site, Star Street, Ware, Hertfordshire. Archaeological Investigation via 'Strip, Map & Record' and Monitoring & Recording</i>		
Authors	<i>Pozorski, Z.</i>		
Report no.	<i>4840</i>		
Date (of report)	<i>May 2015 (Revised 03/07/2015)</i>		

FORMER CO-OP SITE, STAR STREET, WARE, HERTFORDSHIRE

ARCHAEOLOGICAL INVESTIGATION VIA 'STRIP, MAP & RECORD' AND MONITORING & RECORDING

SUMMARY

In August and September 2014 Archaeological Solutions (AS) carried out an archaeological investigation via 'strip, map & record' and monitoring and recording at the former Co-op site, Star Street, Ware, Hertfordshire (NGR TL 3604 1422). The monitoring was commissioned by Hastingwood Estates Ltd in compliance with a planning condition attached to planning permission for demolition of existing buildings and construction of new flats and retail units (East Herts District Council Planning Ref. 3/13/0513-1).

The site lies within an area of archaeological potential, within Area of Archaeological Significance No.177 as identified on the EHDC Local Plan. The latter encompasses the historic urban core of the late Saxon, medieval and post-medieval town of Ware, in addition to the preceding Roman settlement on the western edge of the town, and areas of prehistoric activity.

In the event the monitoring revealed no archaeological features or finds. The site proved to be heavily truncated in the modern era.

1 INTRODUCTION

1.1 In August and September 2014 Archaeological Solutions (AS) carried out an archaeological investigation via 'strip, map & record' and monitoring and recording at former Co-op site, Star Street, Ware, Hertfordshire (NGR TL 3604 1422; Figs. 1 & 2). The monitoring was commissioned by Hastingwood Estates Ltd in compliance with a planning condition attached to planning permission for demolition of existing buildings and construction of new flats and retail units (East Herts District Council Planning Ref. 3/13/0513-1).

1.2 The monitoring was undertaken in accordance to requirements of Hertfordshire County Council Historic Environment Unit (HCC HEU), and a written scheme of investigation (specification) prepared by AS (dated 15/07/2013), and approved by HCC HEU. The project conformed to the Institute for Archaeologists (IfA) *Code of Conduct* and *Standard and Guidance for Archaeological Excavation* (revised 2008), *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 objectives of the project were:

- archaeological investigation by a programme of 'strip, map & record' during demolition and development groundworks, with the investigation and recording of any archaeology thereby revealed; and

- the archaeological monitoring of all other groundworks associated with the scheme likely to have an impact on any remains.

Planning Policy Context

1.4 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.

1.5 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 The site is located in the centre of Ware town and occupies a corner plot and is irregular in shape, fronting Star Street (B1004) to the south and bounded to the east by Bowling Road. It lies at c.100m AOD, north of the river Lea close to the principal bridge which crosses the river in this area. There are five structures arrayed around an irregular yard.

3 TOPOGRAPHY, GEOLOGY AND SOILS

3.1 Ware is situated alongside the wide floodplain of the river Lea, which runs a west-east course c. 250m to the south of the site. To the north, the land slopes gently from c.60m AOD to c.32.50m AOD at Star Street.

3.2 The solid geology of the area comprises (Cretaceous) Upper Chalk with river gravel terraces, overlain by varying deposits of alluvium close to the river and its minor tributaries (British Geological Survey 1978). Soils on the site are those of the

Fladbury I association, described as calcareous and variously affected by flooding and groundwater (Soil Survey of England and Wales 1983).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Prehistoric

4.1 Neolithic archaeological remains in the area are limited to occasional finds of flint implements and include a stone axe (HHER 2096) discovered near the railway line to the south of the site. Residual late Neolithic flint implements (HHER 6439) were discovered during excavations (EHTs 5375 & 4083) at West Street c.200m to the west (Partridge 1979; Chapman 1997). Land at Foxholes Farm on higher ground c.2.5km to the south-west provides evidence of settlement from at least the 3rd millennium BC.

4.2 Bronze Age and early Iron Age settlement sites have been discovered at Foxholes Farm to the south-west, Moles Farm to the north-west and at the Cole Green bypass to the west of Hertford. An excavation at the GlaxoSmithKline (GSK) site situated along the line of Roman Ermine Street in Ware to the west of the site revealed a large quantity of Bronze Age struck flint and a small assemblage of pottery (Hounsell & Roberts 2003). Evidence of Iron Age settlement comprises largely scattered finds but a major settlement or small town possibly existed by the 1st century BC, acting as a staging point from the south to the important late Iron Age settlement at Braughing (Bryant *et al* 1998). Rescue excavations to the rear of West Street c.300m to the west revealed a series of late Iron Age ditches (HHER 9140; HHER 6439) containing pottery (Chapman 1997; Shaw 1997).

Romano-British

4.3 Archaeological investigations at the GSK site c.750m to the west of the site revealed evidence for the presence of a small Roman town. The settlement was established alongside Ermine Street, a major route way which ran from London to Lincoln and York. Archaeological investigations conducted in the vicinity of the Ware Lock c.600m to the west revealed building foundations, a possible timber river frontage and burials. Evidence for iron-working and pottery production has also been identified.

4.4 Evidence of Romano-British settlement is scarce within a 250m radius of the site. A coin of Constantius II (HHER 1539; 337 – 361 AD) was discovered at 25 High Street c.100m to the west. A small assemblage of Romano-British artefacts, including roof and flue tiles as well as ‘hipposandals’, or temporary iron horseshoes, (HHER 1542) was found in Star Street c. 50m to the east. Residual Roman finds (HHER 6439) were retrieved during an archaeological evaluation at West Street c. 300m to the north-west (Chapman 1997).

Anglo-Saxon – medieval

4.5 There is little evidence of earlier Saxon activity in Hertfordshire, although discoveries of several isolated finds reveal traces of early activity in the town. A

sceat or 8th century Saxon coin and a bronze strap-end were discovered in the High Street (HHER 2119) c.300m to the west of the site. By the late Saxon period, Ware was already an important estate. Despite its strategic location, the settlement was over shadowed by the growth in importance of neighbouring Hertford in the mid to late Saxon period, which, in the late 10th or early 11th century had become the centre of the new shire from which it is named. Late Saxon pottery (HHER 6439) was recovered from excavations to the rear of West Street c. 250m to the west (Partridge 1979).

4.6 At the time of the Domesday survey the manor of Ware, situated in the Braughing Hundred, was held by Hugh de Grantmesil and was valued at 24 hides (Williams & Martin 2002, 383). The 12th century was a period of tremendous growth and prosperity for the town (HHER 20) with the establishment of a market. The 13th century manorial hall (Place House; HHER 9190) was situated c.200m to the west of the site. Other surviving 13th century buildings include a timber-framed house (HHER 9141) located 250m to the west.

4.7 Evidence of medieval settlement activity is abundant. Archaeological investigations to the rear of West Street c.250m to the west (EHTs 5375 & 4083) revealed a small rectangular building (HHER 6439), pits and brick walls as well as a significant quantity of pottery (Borill 1998; Chapman 1997; Partridge 1979). The sites of three burgage plots (HHERs 9168, 9169 & 9170) are situated c. 200m to the north-east (HHERs 9168 & 9169) and it seems that early plots or boundaries extended into the area of the assessment site (HHER 9170). An archaeological evaluation at 31 High Street c.150m to the west (EHT 4089) revealed medieval pottery and tile (HHER 9194; Murray 1994).

4.8 During the 14th century, a Benedictine Priory was established to the west of the site. Ware became a quasi-borough, with unofficial rights and commercial privileges, attracting merchants, travellers and pilgrims. This prosperity continued throughout the 15th and 16th centuries. Ware became a major stopping point, with the proliferation of inns and hostleries becoming known as the 'guested town of Ware', and famous for the Great Bed, which was located in the Saracen's Head Inn (HHER 9355) and even warranted a mention by Shakespeare. Other late medieval inns included Hall House, the George Inn, the Bear Inn and the Cardinal's Hat (HHERs 9310 & 9311, 9312, 9309 & 9356).

Post-Medieval and Later

4.9 Ware's prosperity continued into the early modern era. Despite the dissolution of the priory and the decline of the pilgrim trade, the town continued to be an important stopping point on the journey north, hosting passing travellers and merchants in inns and taverns such as the Horn Inn, the Raven, the French Horn, the Bull and the Victoria public house (HHERs 9308, 9313, 9322, 9375 & 13490).

4.10 The 17th and 18th centuries brought new improvements to the town, influenced by the rapidly expanding metropolis of London to the south. Infrastructural projects within Ware included the canalisation of the river Lea and the construction of several bridges (HHER 5083). This resulted in greater navigability and also accessibility to the town. During the late 18th and early 19th centuries, the brewing and malt trade

developed as a major industry in the town (HHER 9174; Edwards & Perman 1995). By the late 18th century, Ware was producing c. 5,000 quarters of malt a week for numerous London breweries and in 1880 there were c.80 maltings in the town (Branch Johnson 1970; Buchanan 1972).

The Site

4.11 A historic building appraisal was carried out for the site prior to determination of the planning application (Collins 2013). This summarised:

The earliest buildings on the site comprise Ranges 1 and 2, constructed in 1920s or 30s by the Enfield Highway Co-operative as part of a bakery complex and the well-executed sign on the southern front is a good survival of this light-industrial complex. Evidence suggests the ranges were limited to use as storage and probably small-scale preliminary processes. Although much of the original fabric is lost, the surviving pattern does not suggest the presence of ovens in these areas perhaps indicating the bakehouse and other large equipment or machinery lay in the western portion of the site. The 1950s saw the construction of Ranges 3 and 4 utilising an atcost-type construction and the rest of the site enclosed by concrete post and panel fencing. At some point the site was converted for use as a dairy facility, which saw further alteration and the introduction of modern partitions, refrigeration units etc.

5 METHODOLOGY

5.1 The archaeological investigation 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. 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 the removal of hard surfaces and ground reduction within the footprints of the proposed new buildings, which took place following piling (Fig. 2).

6 DESCRIPTION OF RESULTS

6.1 No archaeological features or finds were identified. The excavations revealed only deep deposits of relatively modern backfill and made ground. The area of investigation was likely truncated during the 20th century development of the site as the bakery complex.

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 DISCUSSION

8.1 The site had a potential for archaeological remains. It lies within an area of archaeological potential, within Area of Archaeological Significance No.177 as identified on the EHDC Local Plan. This latter encompasses the historic urban core of the late Saxon, medieval and post-medieval town of Ware, in addition to the preceding Roman settlement on the western edge of the town, and areas of prehistoric activity.

8.2 In the event no archaeological features or finds were revealed. No indication of any previous development of the site was identified with the exception of the 20th century development of the Co-op bakery complex. No residual finds were recovered.

9 DEPOSITION OF THE ARCHIVE

9.1 Archive records, with an inventory, will be deposited with any donated finds from the site at Ware Museum. The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency.

ACKNOWLEDGEMENTS

Archaeological Solutions Ltd (AS) is grateful to Mr Phil Roberts of Hastingwood Estates Ltd for commissioning the project and for assistance. AS would also like to acknowledge Mr Terry Smith of Design & Build Developments Ltd.

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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APPENDIX 1**CONTENTS OF THE ARCHIVE**

Records	Number
Brief	N
Specification	Y
Registers	2 (Context, Digital Photo)
Context Sheets	3
Site drawings A1	0
Site drawings A3	0
Site drawings A4	1
Site photographs b/w	0
Site photographs colour slides	0
Digital Photographs	11

APPENDIX 2

HER SUMMARY SHEET

Site name and address:	Former Co-op site, Star Street, Ware, Hertfordshire
County: Herts	District: East Herts
Village/Town:	Parish: Ware
Planning application reference:	East Herts District Council Planning Ref. 3/13/0513-1
Client name/address/tel:	Hastingwood Estates Ltd
Nature of application:	Demolition of existing buildings and construction of new flats and retail units.
Present land use:	Former bakery complex
Size of application area: c.1000m ²	Size of area investigated 400m ²
NGR (8 figures):	TL 3604 1422
Site Code:	AS1709
Site director/Organization:	Archaeological Solutions Ltd
Type of work:	Archaeological Investigation via 'Strip, Map & Record' and Monitoring & Recording
Date of work:	29/08/2014 and 02/09/2014
Location of finds/Curating museum:	Ware
Related SMR Nos:	Periods represented: None
Relevant previous summaries/reports: -	Collins, T & Henry, K, 2013, <i>Land at Star Street, Ware, Hertfordshire; Historic Building Recording</i> , AS Report 4256
Summary of fieldwork results:	<p><i>In August and September 2014 Archaeological Solutions (AS) carried out an archaeological investigation via 'strip, map & record' and monitoring and recording at the former Co-op site, Star Street, Ware, Hertfordshire (NGR TL 3604 1422). The monitoring was commissioned by Hastingwood Estates Ltd in compliance with a planning condition attached to planning permission for demolition of existing buildings and construction of new flats and retail units (East Herts District Council Planning Ref. 3/13/0513-1).</i></p> <p><i>In the event the monitoring revealed no archaeological features or finds. The site proved to be heavily truncated in the modern era.</i></p>
Author of summary: Z Pozorski	Date of Summary: May 2015

PHOTOGRAPHIC INDEX



DP1: Breaking up of yard surface, looking WNW



DP2: Breaking up of yard surface, looking NW



DP3: Breaking up of yard surface, looking NW



DP4: Reduced ground in the western site area, looking SW



DP5: Reduced ground in the western site area, looking SW



DP6: Ground reduction in the north-western site area, looking W



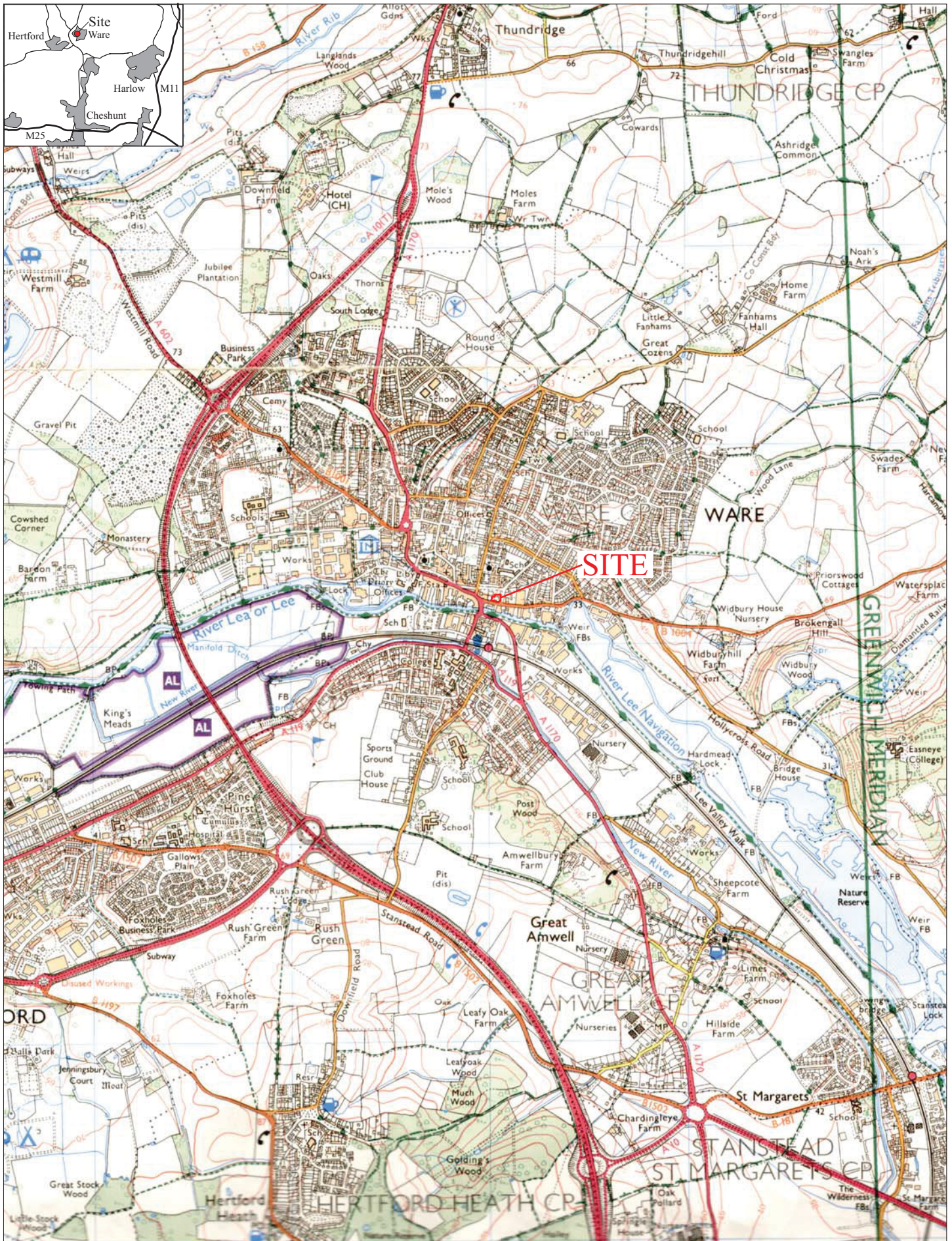
DP7: Reduced ground in the north-western site area, looking W



DP8: Reduced ground in the W/ NW site area, looking N

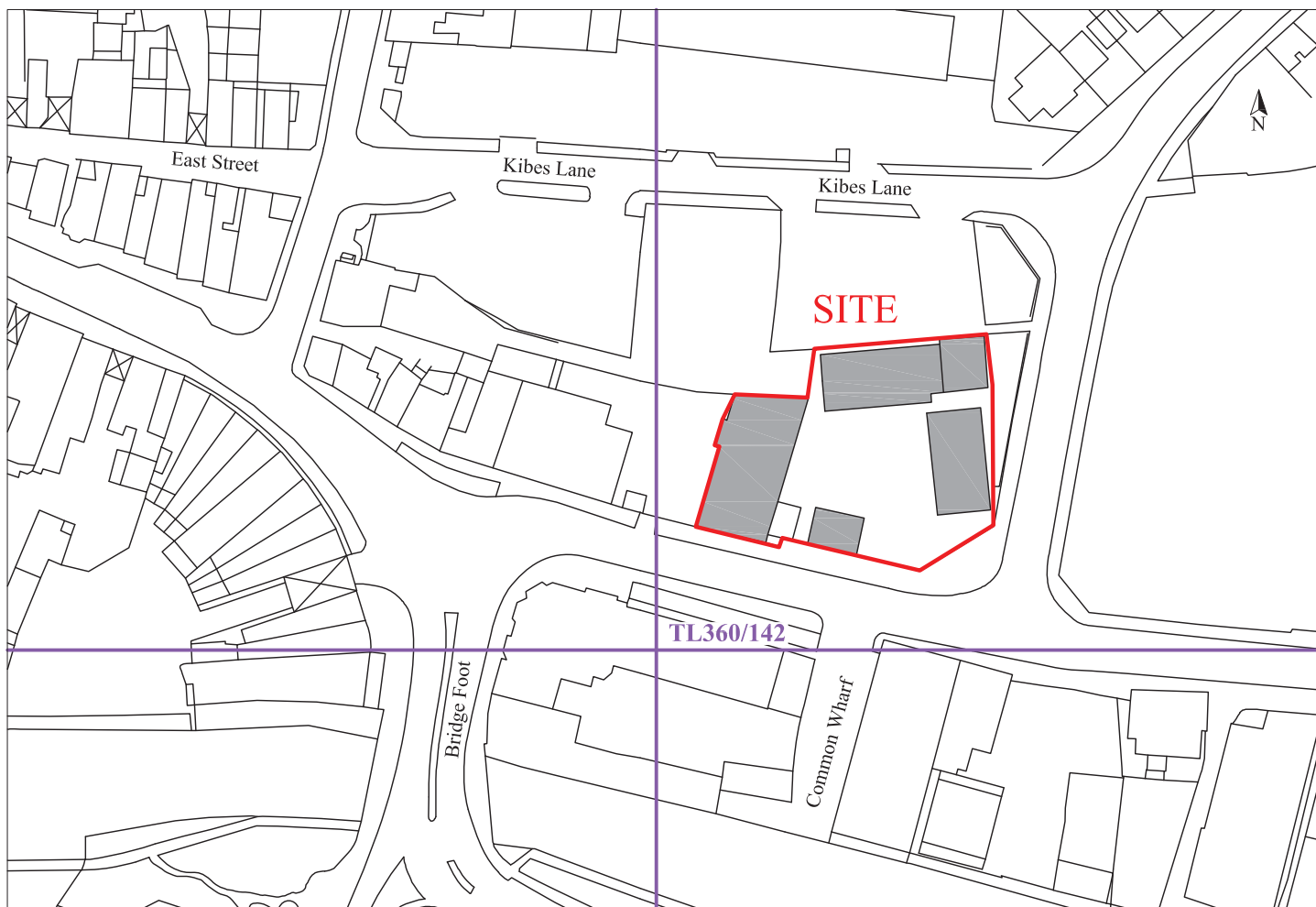


DP9: Reduced ground in the southern site area, looking E



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



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0 75m

<p><i>Archaeological Solutions Ltd</i></p> <p>Fig. 2 Detailed site location plan</p> <p>Scale 1:1250 at A4</p>

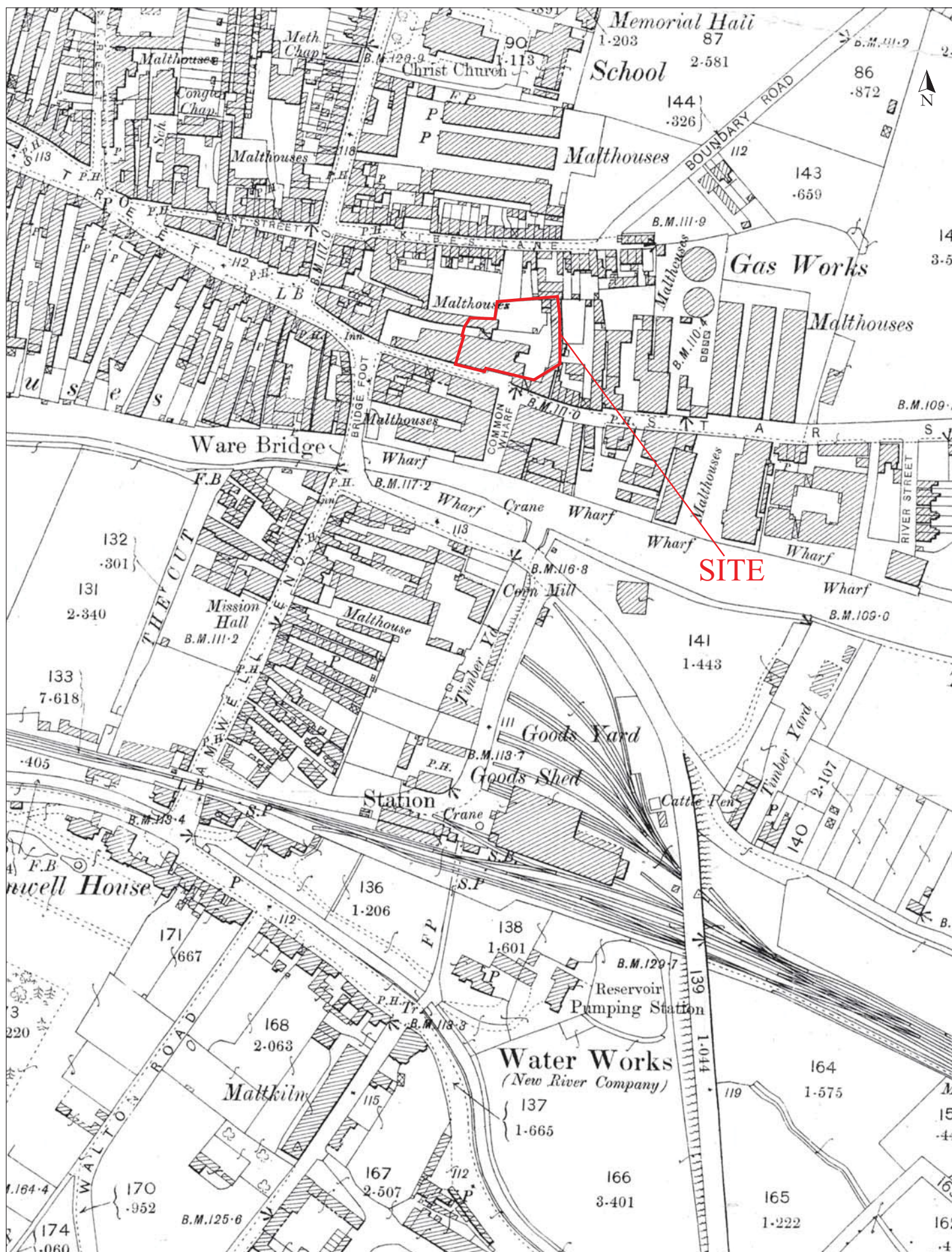


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Fig. 3 HER Data

Scale 1:10,000 at A4

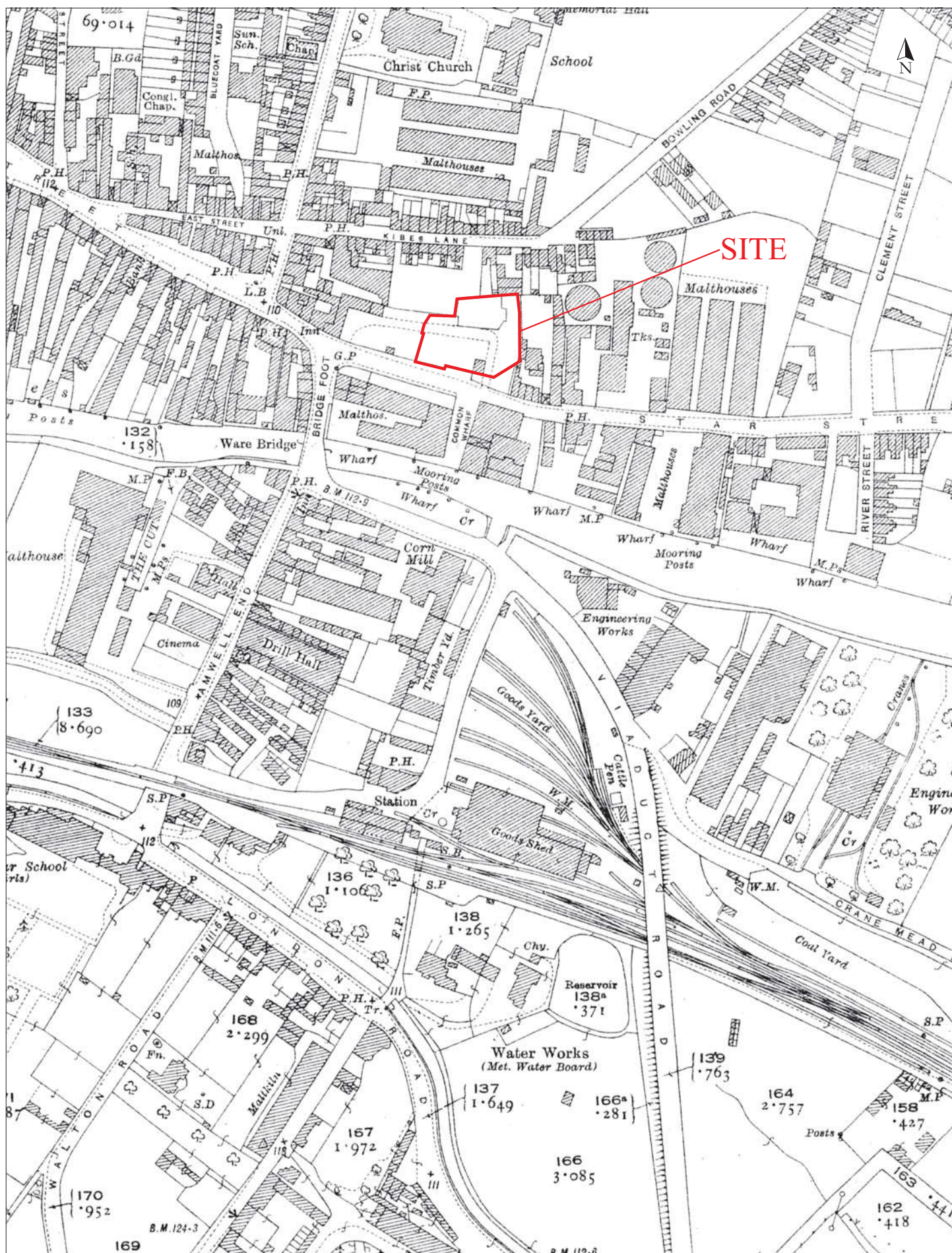


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Fig. 4 1898 OS map

Scale 25" to 1 mile at A4



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Fig. 5 1923 OS map
 Scale 25" to 1 mile at A4

