



Archaeological Services & Consultancy Ltd

**WATCHING BRIEF:
CLARENDON ARMS
CHANDLERS CROSS
HERTFORDSHIRE**

NGR: SP 8354 3763

on behalf of David Cowham



J Richards BA PIFA

April 2008

ASC: 997/CCC/2

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Site Data

| | | | |
|---------------------------------------|--|----------------------------|-----|
| <i>ASC project code:</i> | CCC | <i>ASC Project No:</i> | 997 |
| <i>OASIS ref:</i> | | <i>Event/Accession no:</i> | |
| <i>County:</i> | Hertfordshire | | |
| <i>Village/Town:</i> | Chandlers Cross | | |
| <i>Civil Parish:</i> | Sarratt | | |
| <i>NGR (to 8 figs):</i> | TQ 0658 9824 | | |
| <i>Extent of site:</i> | c. 0.2ha | | |
| <i>Present use:</i> | Public House & outbuildings | | |
| <i>Planning proposal:</i> | Extension of building and improved parking area | | |
| <i>Planning application ref/date:</i> | 8/07/1206/FUL | | |
| <i>Local Planning Authority:</i> | Three Rivers District Council | | |
| <i>Date of fieldwork:</i> | November 2007 to April 2008 | | |
| <i>Commissioned by:</i> | David Cowham Great Westwood Old House Lane Bucks Hill Kings Langley WD4 9AD | | |
| <i>Client:</i> | As above | | |
| <i>Contact name:</i> | Shaun Gamble – Chandlers Pubs Limited | | |

Internal Quality Check

| | | | |
|---------------------------|--------------------|--------------|-----------------------------|
| <i>Primary Author:</i> | J Richards BA PIFA | <i>Date:</i> | 29 th April 2008 |
| <i>Revisions:</i> | | <i>Date:</i> | |
| <i>Edited/Checked By:</i> | | <i>Date:</i> | |

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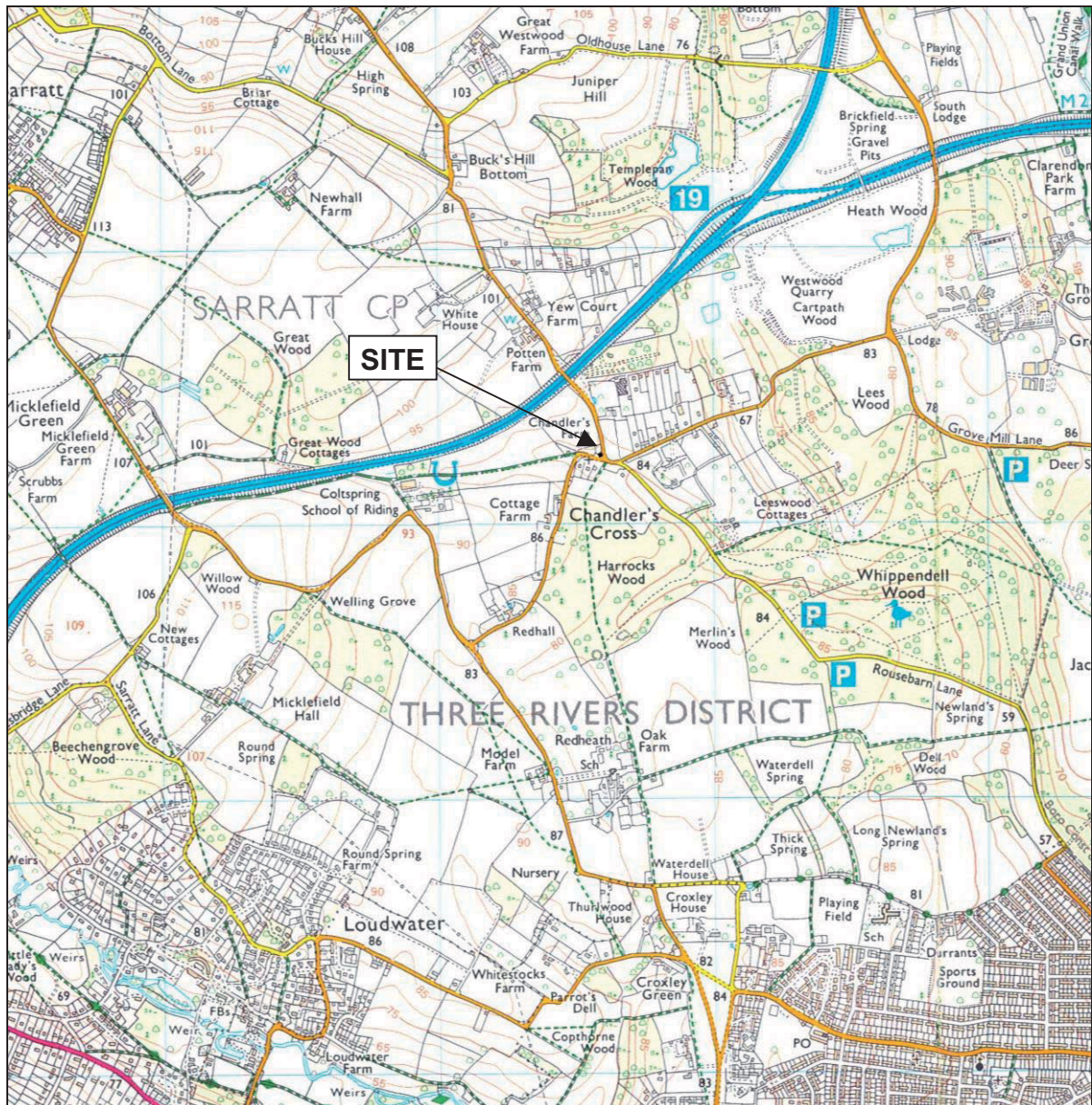


Figure 1: General location (*scale 1:25,000*)

Summary

Between November 2007 and April 2008 ASC Ltd carried out an archaeological watching brief at The Clarendon Arms, Chandlers Cross, during groundworks for the extension of the building and improvement of the car parking area, as a condition of planning permission for the development of the site. Two brick lined wells were observed within the area of the existing car park. A third well shaft was also observed within the public house building. The excavation of footing trenches for a new retaining wall to the north side of the carpark, and the removal of the tarmac overburden from the existing carpark revealed that the existing carpark level was below the subsoil horizon and lay directly on natural strata. No archaeological features predating the 19th century were observed and the archaeological impact of the development is negligible.

1. Introduction

1.1 Between November 2007 and April 2008 *Archaeological Services and Consultancy Ltd* (ASC) carried out a watching brief at the Clarendon Arms, Chandlers Cross, Hertfordshire. The project was commissioned by David Cowham, and was carried out according to a project design prepared by ASC (Rouse 2007) following consultation with the Archaeological Advisor (AA) to *Three Rivers District Council*. The relevant planning application reference is 8/07/1206/FUL.

1.2 *Planning Background*

This watching brief was required under the terms of *Planning Policy Guidance Note 16* (PPG16), as a condition of planning permission for the development of the site.

1.3 *Archaeological Services & Consultancy Ltd*

Archaeological Services & Consultancy Ltd (ASC) is an independent archaeological practice providing a full range of archaeological services including consultancy, field evaluation, mitigation and post-excavation studies, historic building recording and analysis. ASC is recognised as a *Registered Archaeological Organisation* by the Institute of Field Archaeologists, in recognition of its high standards and working practices.

1.4 *Management*

The watching brief was managed by **Karin Semmelmann** BA MA AIFA, and was carried out under the overall direction of **Bob Zeepvat** BA MIFA.

1.5 *The Site*

1.5.1 *Location & Description*

The Clarendon Arms public house is situated in the hamlet of Chandlers Cross, in the civil parish of Sarratt, in the administrative district of Three Rivers, at National Grid Reference (NGR) TQ 0658 9824 (Fig. 1). It stands at the junction of Redhall Lane, Chandlers Lane and Rousebarn Lane.

The site (Fig. 2) consists of a triangular area of c. 0.2ha, largely occupied by an extensive car park. There are three buildings on the site: the pub itself, located

at the south-east corner; a two-storey building known as the 'Coach House', in the centre of the south side, and a small building ('The Bothy') on the north side. The entrance to the car park is at the west end of the site, from Redhall Road. On the south side of the site, west of the Coach House, is a narrow strip of grass, formerly the site of Church Cottages.

1.5.2 *Geology & Topography*

The soils of the area are of the *Sonning 1 Association*, which comprise *well drained flinty coarse loamy and sandy soils, mainly over gravel. Some coarse loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging* over plateau gravel and river terrace drift (Soil Survey 1983). The site lies at an elevation of *c.77m AOD*, on the north side of a valley that follows the course of Rousebarn Lane north-westward, turning to the west at the aforementioned road junction. The site rises from south to north by about *c.3-4m*: both the pub and the Coach House are terraced into the slope.

1.5.3 *Proposed Development*

The proposed development comprises the refurbishment of the Clarendon Arms and its associated car park (Fig. 3).

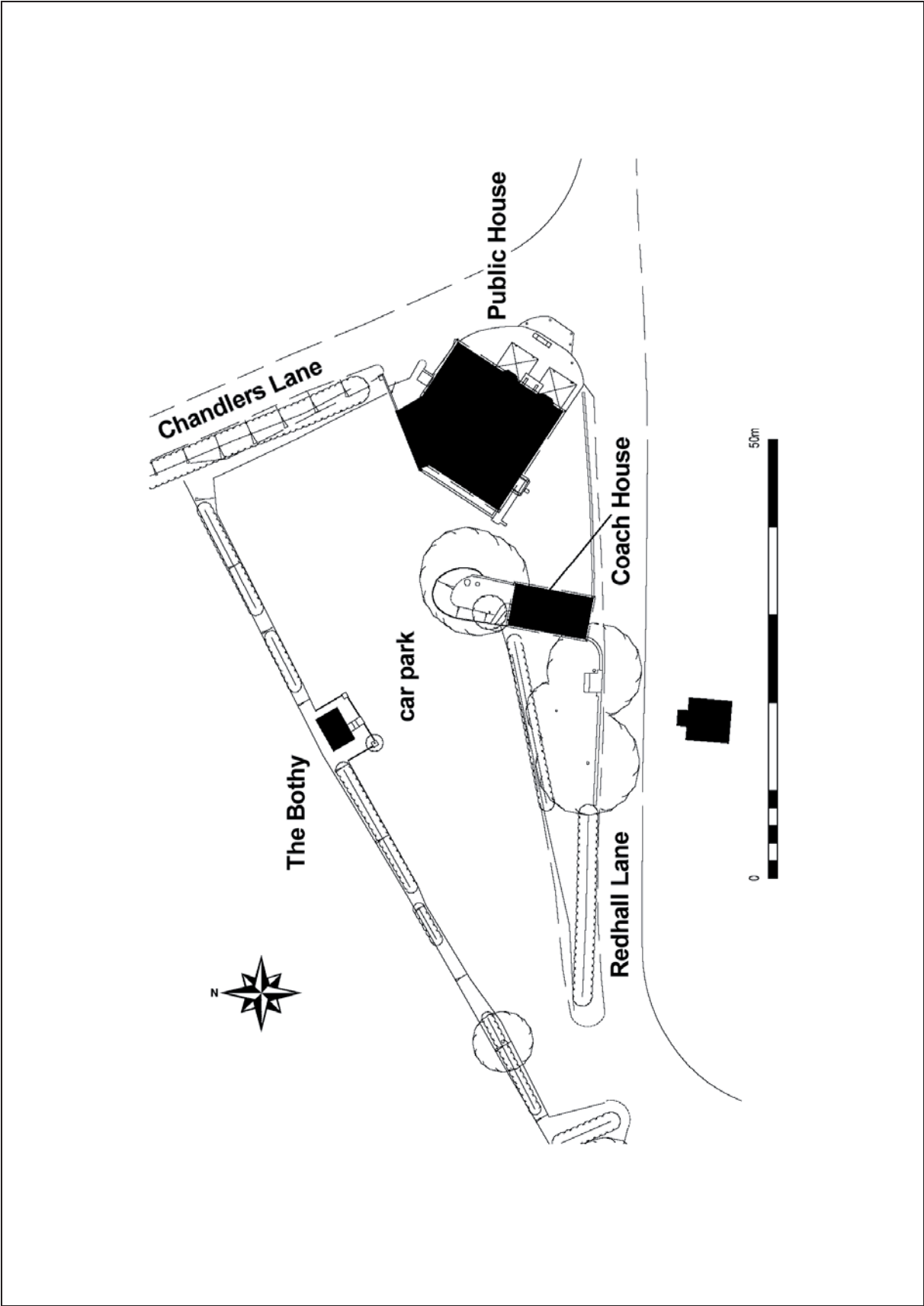


Figure 2: Site plan (scale 1:500)

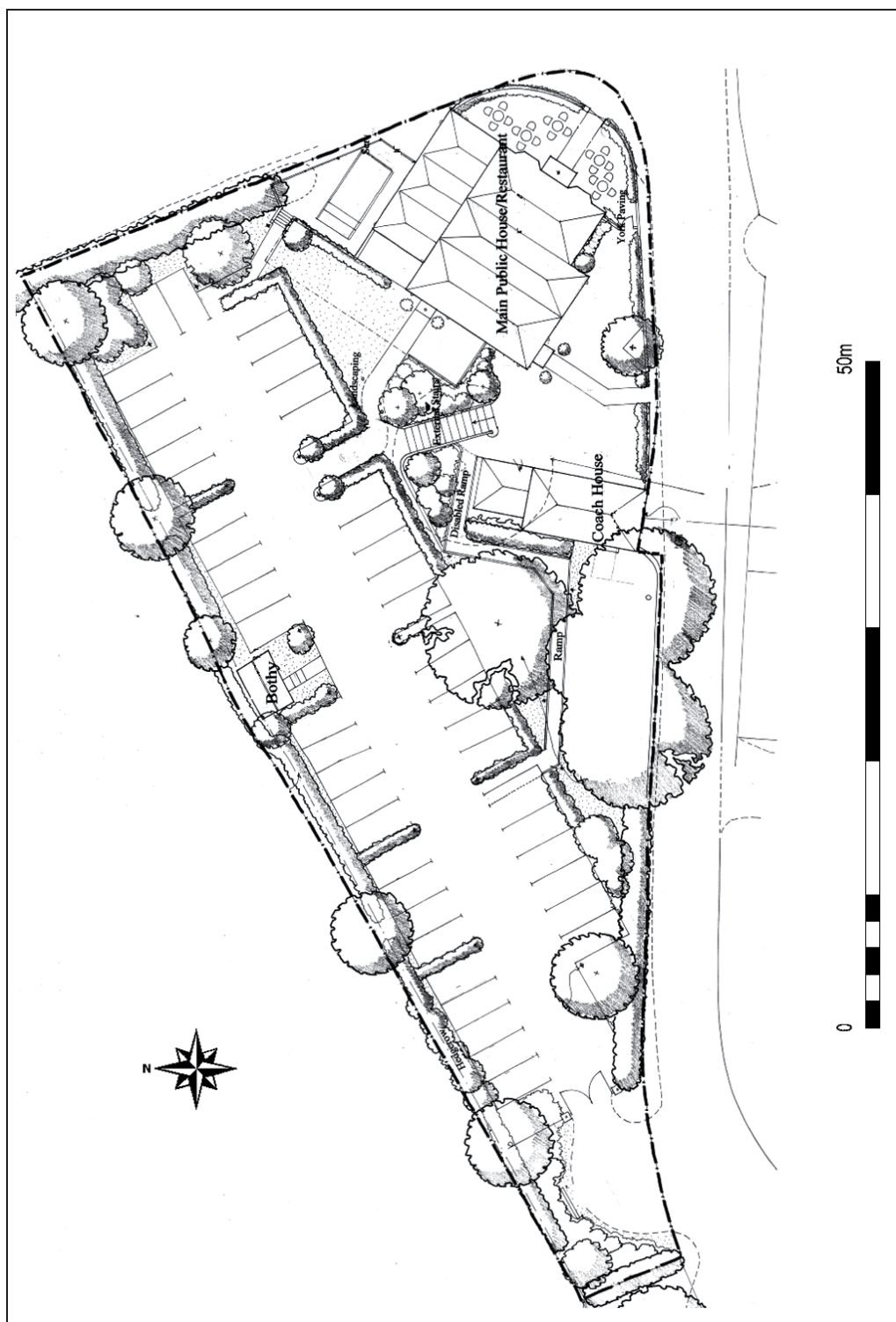


Figure 3: Plan of the proposed development (*Scale 1:500*)

2. Aims & Methods

2.1 *Aims*

As agreed with the archaeological advisor (AA) the aims of the watching brief were:

- To establish the date, nature and extent of activity or occupation in the development site
- To establish the relationship of any remains found to the surrounding contemporary landscapes
- To recover artefacts to assist in the development of type series within the region
- To recover palaeo-environmental remains to determine local environmental conditions.

2.2 *Standards*

The work conformed to the project design, to the relevant sections of the Institute of Archaeologists' *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), to the Association of Local Government Archaeological Officers East of England Region *Standards for Field Archaeology in the East of England* (ALGAO 2003), and to the relevant sections of ASC's own *Operations Manual*.

2.3 *Methods*

In line with the requirements of the AA, the methods adopted for this project were:

- Soil and overburden stripping under archaeological supervision.
- Inspection of sub-soil deposits for archaeological features.
- The rapid investigation and recording of any archaeological features/deposits.
- Subsoil stripping under archaeological supervision.
- Examination of any service and foundation trenches and the subsequent recording of and exposed archaeological deposits.

3. Archaeological & Historical Background

- 3.1 The following section provides a summary of the readily available archaeological and historical background to the development site and its environs. The site lies within an area of archaeological and historical interest, and has the potential to reveal evidence of a range of periods.

This section has been compiled with information from the project design for this project, produced by ASC Ltd in 2007 (Rouse 2007).

- 3.2 Chandlers Cross is a farming hamlet at the crossroads of four lanes, which converge at the Clarendon Arms public house. It is not mentioned in the Domesday Survey of 1086, and it is likely that the current settlement developed sometime after this period.
- 3.3 Roman pottery has been found c.0.3km to the north east of the site (HER896), but does not suggest occupation in this area. Later remains, in the form of a medieval pottery kiln, were found during the construction of the M25 motorway, c.0.5km to the north west of the site.
- 3.4 The main focus of archaeological activity in the area lies c.1.5km to the north east of the site, at the Grove Estate. Human activity is recorded from as early as the Mesolithic period, with particular emphasis during the Saxon period (c.450-1066). Twelve possible Saxon buildings were recorded on the site (HER11495), of which five were Grubenhauser (sunken floored buildings) and the remaining seven were rectangular post built structures. Two Saxon burials were also recovered from the site (HER11496). Occupation continued into the late medieval period, with evidence suggesting there was a modest manorial farming settlement on the site (HER11497).

In March 2007 ASC undertook an historic building assessment of the Clarendon Arms, Chandlers Cross, to inform proposals for refurbishment (Zeepvat 2007).

- 3.6 The Clarendon Arms was built in the first half of the 19th century by a local brewery, Clutterbuck's: the precise date remains uncertain. It was extended in the second half of the century, and two ranges of outbuildings were constructed to the west, including the present Coach House. In the early-mid 20th century two large slate-clad canopies were added to the east-facing frontage of the pub, to provide a covered drinking area. A second extension was added to the pub in c.1973, to provide a modern kitchen and toilet facilities. The latter had hitherto been located in the Coach House. In 1978 the two adjoining properties, known as Church Cottages, were purchased by the brewery and demolished, and the land was used to extend the pub car park. The small outbuilding, known as The Bothy, originally stood at the rear of one of those gardens. As a result of successive alterations and refurbishments, no features or fittings of any great age or significance were identified by the assessment.

4. Results

- 4.1 Three site visits were made between 13th November and 4th December 2007 to monitor the groundworks for the extension to the building. A further three visits were made between 26th March and 2nd April 2008 to monitor the groundworks for the construction of a new retaining wall to the north of the carpark and the reduction in ground level in the carpark.
- 4.2 The natural strata was a mid orange sandy clay with frequent inclusions of gravel, which overlay chalk bedrock (Plate 1). The only archaeological features observed were three wells (Fig. 4). Two were located to the north of the site, one 4m east of The Bothy, the other 4m west of it. Both of these were visible in plan within the surface of the car park (Plate 2), they were lined with similar unfrogged, red bricks to those used in the walls of the public house. The third well was located within the existing public house building.
- 4.3 After the removal of the hedge forming the northern boundary of the site, it was clear that the existing carpark level was at least 0.10m below the subsoil horizon, increasing to 0.30m at the eastern edge of the site. It appears that a great deal of ground disturbance had already taken place prior to the current scheme of refurbishment and ground reduction (Plate 3).

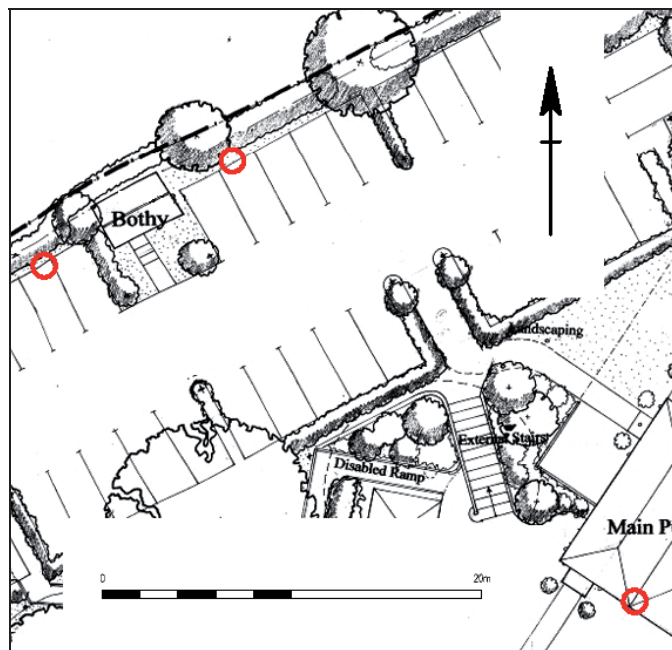


Figure 4: Site plan showing location of wells in red (Scale 1:400)



Plate 1: View of stratigraphy within cut for lower ground floor level



Plate 2: Brick lined well to west of The Bothy



Plate 3: Reduced ground level to north of site

5. Conclusions

- 5.1 The only archaeological features observed were three wells, two in the northern part of the site close to The Bothy, the third inside the existing public house building. All three were lined with unfrosted red bricks similar to those in the walls of the pub building. These wells are likely to be contemporary with the original construction of the public house in the 19th century.
- 5.2 The northern part of the site was occupied by houses, known as Church Cottages until the pub car park was extended in 1978. The Bothy formed an out building to one of these cottages, indicating that the two wells also belonged to either one or more of these cottages.
- 5.3 The existing public house was built in the 19th century by Clutterbuck's brewery. The well observed inside the current building is likely to be earlier than this, and may represent earlier occupation of the site.
- 5.4 No significant archaeological finds or features predating the 19th century were observed. The extensions to the building in the late 19th to 20th centuries and the extension to the carpark appear to have damaged any earlier remains on the site.
- 5.5 *Confidence Rating*
Full co-operation was received from *Chandlers Pubs Ltd* and their contractors *Capital Services (Watford) Ltd*. As the existing car park level was below the subsoil horizon, no further monitoring visits were made once the footing trench for the retaining wall had been excavated.

6. Acknowledgements

The evaluation was commissioned by David Cowham. The writer is grateful to Shaun Gamble of *Chanlers Pubs Ltd*, and Roy Jones of *Capital Services (Watford) Ltd*, for their assistance. The project was monitored by Andy Instone on behalf of the local planning authority.

The project was managed for ASC by Karin Semmelmann BA MA AIFA. Fieldwork was carried out by Jenny Richards BA PIFA, Karin Semmelmann and Jonathan Hunn PhD MIFA. The report was prepared by Jenny Richards and edited by Bob Zeepvat MA MIFA.

7. Archive

7.1 The project archive will comprise:

1. Brief
2. Project Design
3. Initial Report
4. Clients site plans
5. Site Monitoring Sheets
6. List of photographs
7. B/W prints & negatives
8. CDROM with copies of all digital files.

7.2 The archive will be deposited with *Three Rivers Museum*.

8. References

Standards & Specifications

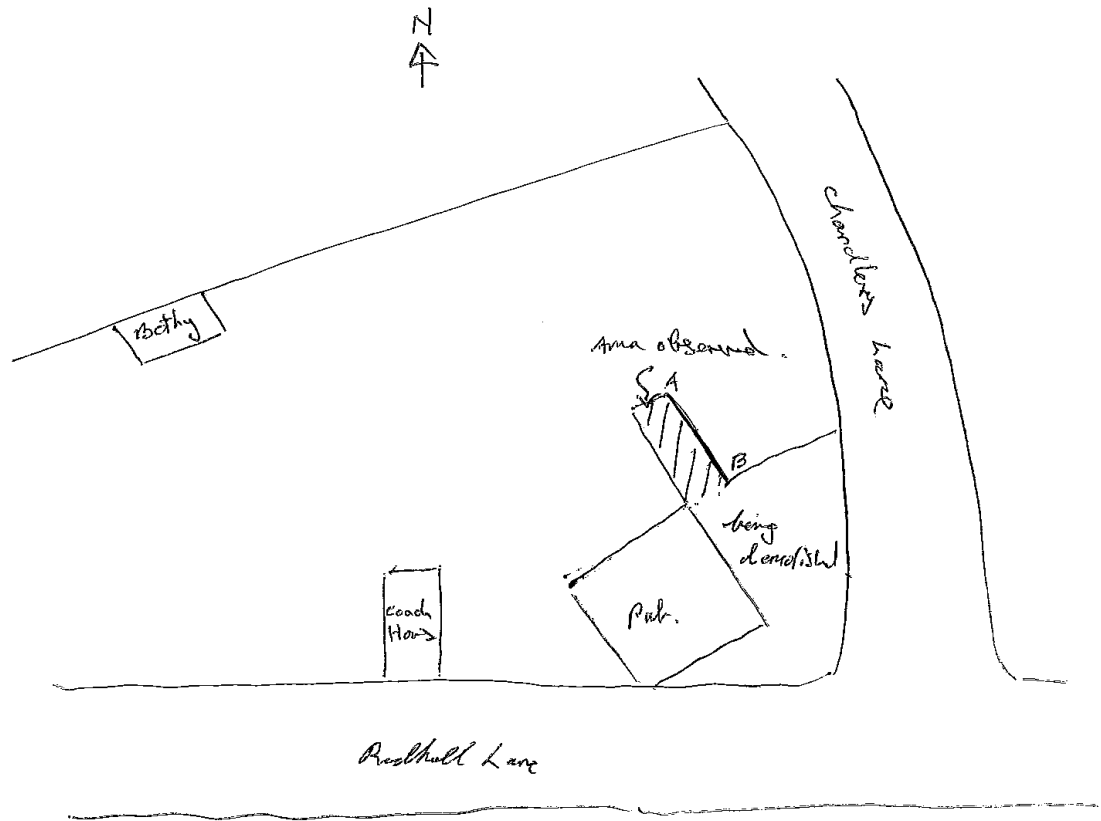
- ALGAO 2003 *Standards for Field Archaeology in the East of England*. East Anglian Archaeology Occasional Paper 14.
- EH 1991 *The Management of Archaeological Projects*, 2nd edition. English Heritage (London).
- IFA 2000a Institute of Field Archaeologists' *Code of Conduct*.
- IFA 2000b Institute of Field Archaeologists' *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.
- IFA 2001 Institute of Field Archaeologists' *Standard & Guidance documents (Desk-Based Assessments, Watching Briefs, Evaluations, Excavations, Investigation and Recording of Standing Buildings, Finds)*.
- Rouse, C. 2007 *Project Design for Watching Brief at Clarendon Arms, Chandlers Cross, Hertfordshire* (ASC Ltd Client Report 997/CCC/1)

Secondary Sources

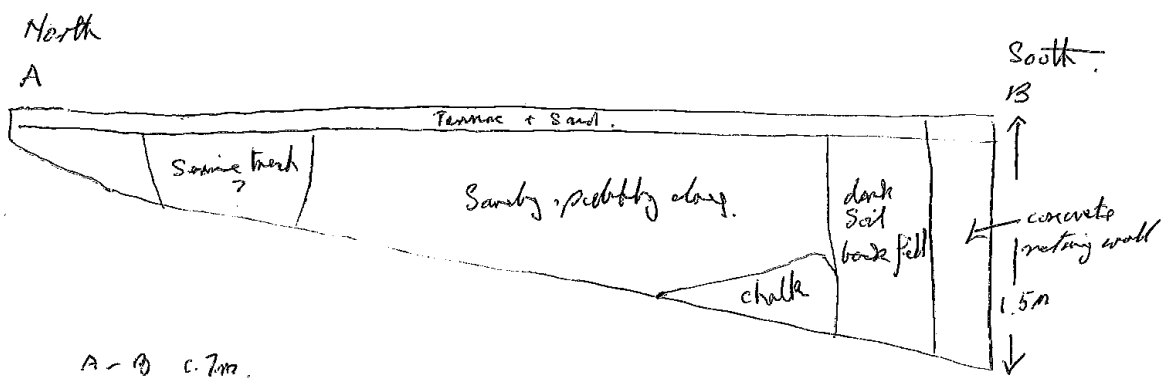
- BGS *British Geological Survey 1:50,000 Series, Solid & Drift Geology*.
- Soil Survey 1983 *1:250,000 Soil Map of England and Wales, and accompanying legend* (Harpenden).
- Zeepvat, R J 2007 *Historic Building Assessment at Clarendon Arms, Chandlers Cross, Hertfordshire* ASC/895/CCC/1

ARCHAEOLOGICAL FIELD MONITORING RECORD

©ASC. 2003



13/11/07 JRA





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ARCHAEOLOGICAL FIELD MONITORING RECORD

| | | | |
|---|---------------|-------------------------------|------------------|
| Project: Clarendon Arms, Chandlers Cross | | Project No/Code: 997 / CCC | Sheet: of |
| | | Date of visit: 28-11-07 | |
| Client/Developer David Cowham | | | |
| Contact: Roy Jones | | Phone: 07855 841162 | |
| Duration of Visit (Inc. travel): | Start: 830 | Finish: 1130 | |
| Completed by: RL | | | |
| Development Type: | | | |
| Footings <input checked="" type="checkbox"/> | Services | Roads | Levelling |
| | | | Quarrying |
| | | | Pipelines |
| | | | Other (specify): |
| Site & weather conditions: Overcast | | | |
| Observations: | | | |
| Area more open than anticipated. Two of the gabled roofs + associated buildings had been demolished to the N of the main building. Ground reduced there by up to 1m below the ceiling floor. Underpinning pits dug connected around the building. | | | |
| A trench (80 x 10m) was being dug along the south wall that consisted of reddish brown sandy made ground. Odd patches of chalk also present in the area N of pit. | | | |
| No arch observed - site heavily disturbed in past and now so in present. | | | |
| Northern extension to be demolished + rebuilt. | | | |
| Comments: | | | |
| The car park is to be reduced by 400m ² + two backwashes dug into it. Have asked the Site Agent to inform us when this will take place as that will be more useful to monitor than any more work around the building. | | | |

For sketch plan, use reverse

©ASC, 2003



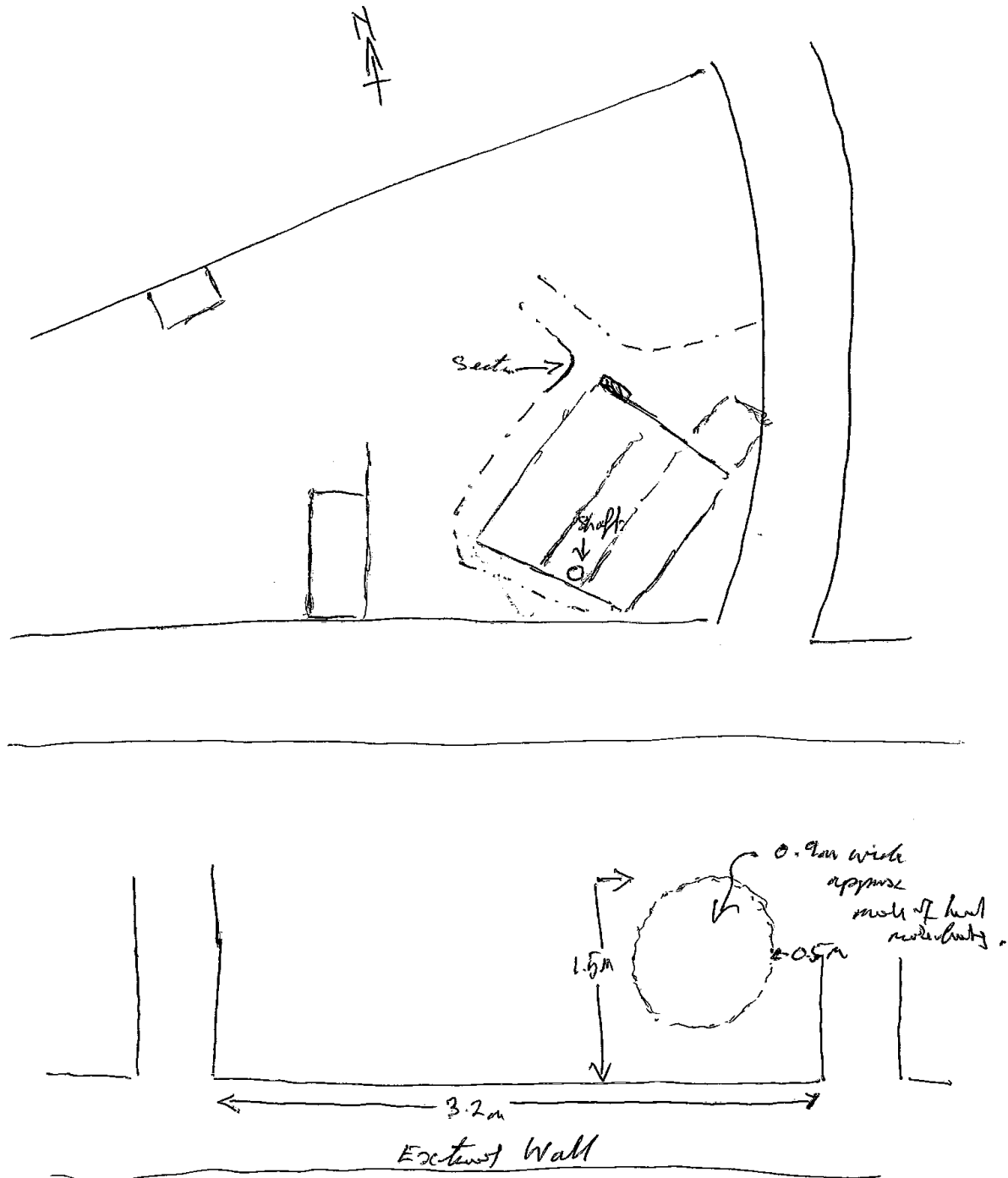
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ARCHAEOLOGICAL FIELD MONITORING RECORD

| | | | |
|--|--------------------------|--------------------------------------|--|
| Project: <i>Chandlers Arms, Chandlers Cross</i> | | Project No/Code: <i>997 1 CCC</i> | Sheet: <i>2</i> of <i>2</i> |
| Client/Developer <i>David Cowham</i> | | Date of visit: <i>4/12/07</i> | |
| Contact: <i>Ray Jones</i> | | Phone: <i>07855-841162</i> | |
| Duration of Visit (inc. travel): | Start: <i>11.30am</i> | Finish: <i>1.00pm</i> | |
| Completed by: <i>JRM</i> | | | |
| Development Type: | | | |
| Footings | Services | Roads | Levelling <input checked="" type="checkbox"/> |
| | | | Quarrying |
| | | | Pipelines |
| | | | Other (specify): |
| Site & weather conditions: <i>Dull & wet.</i> | | | |
| Observations: <i>Observed the excavation of the ground to the rear of the old pub, that is, on its northern side. The ground had been dug out some 2m from chippings & was being used as a temporary storage for building material. Work progressing in the old main building where an old Sump/Well was located (See over). No other man made features observed. The ground being made of rotund chalk with solution hollows filled with orange-brown clay silt.</i> | | | |
| Comments: <i>The main forming in the carpark area will not commence until after Christmas 07.</i> | | | |

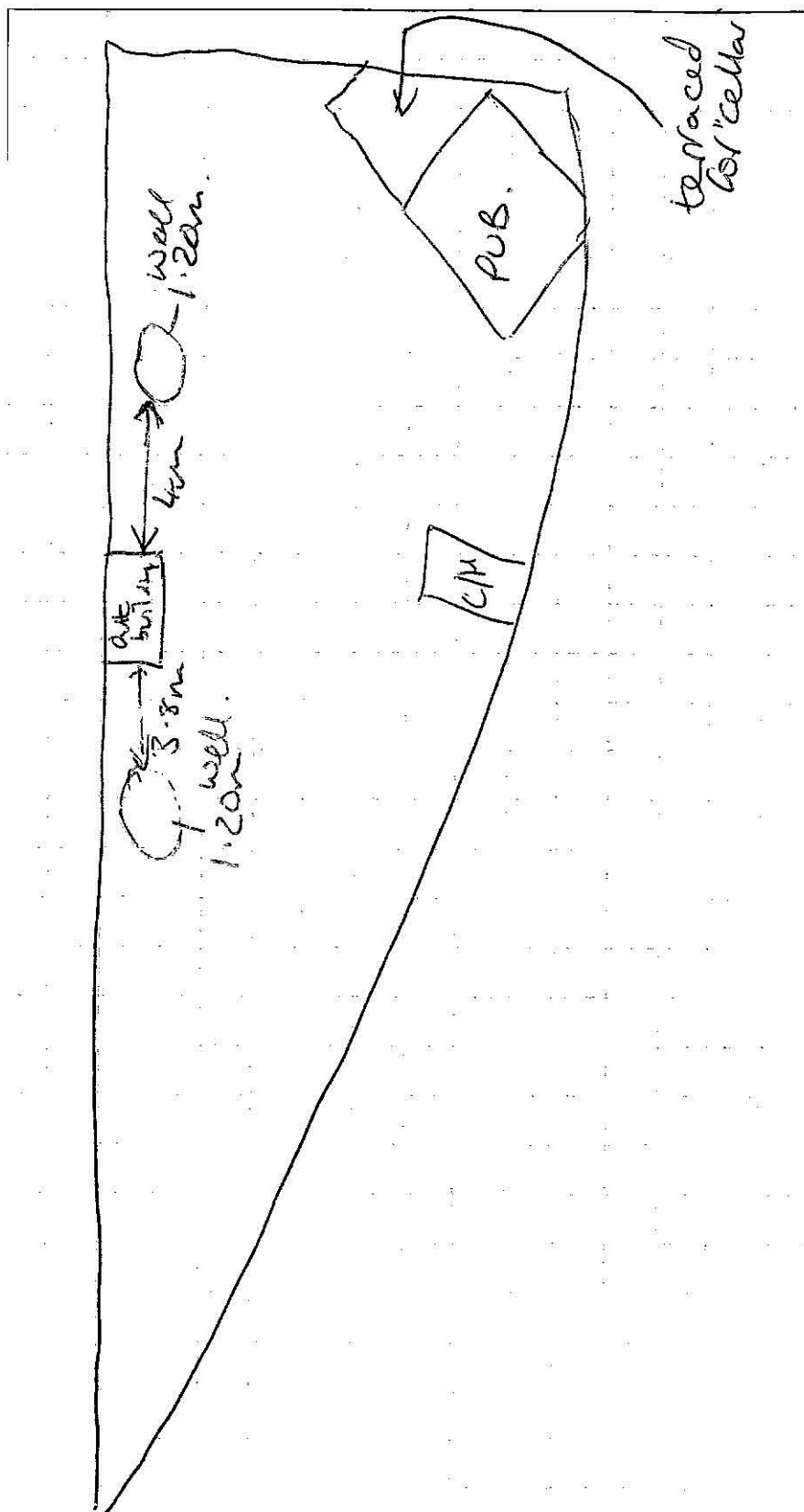
For sketch plan, use reverse

©ASC, 2003



Bricks lost only C/P.

4/12/17





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ARCHAEOLOGICAL FIELD MONITORING RECORD

| | | | | | |
|--|----------|-------------------------------|--|--------------|-----------|
| Project: CLARENDON ARMS | | Project No/Code: 997 / CCC | | Sheet: of | |
| | | Date of visit: 26/03/08. | | | |
| Client/Developer | | | | | |
| Contact: Shawn Grumble / Roy Jones | | | Phone: 07914 574 592 09855841162 | | |
| Duration of Visit (inc. travel): | | Start: 12:30. | | Finish: | |
| Completed by: JR | | | | | |
| Development Type: | | | | | |
| Footings <input checked="" type="checkbox"/> | Services | Roads | Levelling <input checked="" type="checkbox"/> | Quarrying | Pipelines |
| Other (specify): | | | | | |
| Site & weather conditions: OVERCAST → RAINING. | | | | | |
| Observations: | | | | | |
| EXCAVATION OF FOOTINGS FOR RETAINING WALL AGAINST NORTH BR BOUNDARY. | | | | | |
| HEDGES HAVE BEEN REMOVED REVEALING 0.20M TOPSOIL (DARK GREY BROWN SILTY CLAY) | | | | | |
| OVER 0.10M GRAVELLY LIGHT GREY BROWN SUBSOIL OVER ORANGE GRAVELLY SAND. | | | | | |
| CELLARS REVEAL THIS OVERLIES CHALK WITH FLINT INCLUSIONS AT LEVEL OF CURRENT ROAD SURFACE. | | | | | |
| TWO WELLS OBSERVED - BRICK LINED ^{UNRECORDED} 2 1/2" AT LEVEL OF EXISTING CARPARK SURFACE | | | | | |
| 10CM TARMAC LIES OVER ORANGE GRAVELLY SAND (NATURAL). | | | | | |
| Comments: | | | | | |
| FOOTING TRENCH WILL BE OPEN BY FRIDAY CONCRETING FRIDAY PM. VISIT FRIDAY AM | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
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For sketch plan, use reverse

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ARCHAEOLOGICAL FIELD MONITORING RECORD

| | | | |
|--|----------------|-------------------------------|---|
| Project: CLARENDON ARMS. | | Project No/Code: 997 / CCC | Sheet: of |
| | | Date of visit: 28/03/08. | |
| Client/Developer David Coughlin | | | |
| Contact: Ray Jones | | Phone: 07855 841162 | |
| Duration of Visit (inc. travel): | Start: 8:30 | Finish: | |
| Completed by: JR | | | |
| Development Type: | | | |
| Footings <input checked="" type="checkbox"/> | Services | Roads | Levelling <input checked="" type="checkbox"/> |
| | | Quarrying | Pipelines |
| Other (specify): | | | |
| Site & weather conditions: DAMP, RAINING. | | | |
| Observations: FOOTINGS FOR RETAINING WALL IN NE HAVE BEEN DUG. TARMAC CARPARK SURFACE REMOVED. THE CARPARK SURFACE OVERLIES NATURAL DEBRIS SANDY GRAVEL. SITE HAS BEEN TERRACED, UNLIKELY TO BE ANY ARCHAEOLOGY SURVIVING. | | | |
| Comments: NO FURTHER VISITS | | | |

For sketch plan, use reverse

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ARCHAEOLOGICAL FIELD MONITORING RECORD

| | | | |
|--|------------------------|-----------------------------|------------------|
| Project: CLARENDON ARMS, CHANDLERS CROSS. | | Project No/Code: 997/CCC | Sheet: of |
| Client/Developer David Coulson | | Date of visit: 2/4/08. | |
| Contact: Roy Jones | Phone: 07855 841162 | | |
| Duration of Visit (inc. travel): | Start: 12:30. | Finish: | |
| Completed by: JR | | | |
| Development Type: | | | |
| Footings <input checked="" type="checkbox"/> | Services | Roads | Levelling |
| | | | Quarrying |
| | | | Pipelines |
| | | | Other (specify): |
| Site & weather conditions: DRY, SUNNY. | | | |
| Observations: | | | |
| WEST FOOTING TRENCH NOW OPEN. SECTION SHOWS THAT UP TO 0.50m OF TOPSOIL OVERLIES ORANGE SANDY GRAVEL, AND THAT CURRENT CAR PARK LEVEL IS 0.30m BELOW THIS HORIZON AT WEST AND 0.50m AT E. ORANGE SANDY GRAVEL OVERLIES CHALK OUTCROPS. | | | |
| NO ARCHAEOLOGY. | | | |
| Comments: | | | |

For sketch plan, use separate sheet

©ASC 2007

Appendix 2: List of Photographs

| SITE NAME: Clarendon Arms, Chandlers Cross | | | SITE NO/CODE: 997/CCC |
|--|-----|---------|--|
| Shot | B&W | Digital | Subject |
| 1 | ✓ | ✓ | Stratigraphy from south |
| 2 | ✓ | ✓ | Stratigraphy from southwest |
| 3 | ✓ | ✓ | Stratigraphy from southeast |
| 4 | ✓ | ✓ | Stratigraphy at north of site from southwest |
| 5 | ✓ | ✓ | Well to east of The Bothy |
| 6 | ✓ | ✓ | Well to west of The Bothy |
| 7 | ✓ | ✓ | Retaining wall footings |
| 8 | ✓ | ✓ | North of site after removal of tarmac |
| 9 | ✓ | ✓ | Retaining wall footings |

Appendix 3: ASC OASIS Form

| PROJECT DETAILS | | | |
|--|---|---|-----------------------------|
| Project Name: | Clarendon Arms, Chandlers Cross | | |
| Short Description: | Between November 2007 and April 2008 ASC Ltd carried out an archaeological watching brief at The Clarendon Arms, Chandlers Cross, during groundworks for the extension of the building and improvement of the car parking area, as a condition of planning permission for the development of the site. Two brick lined wells were observed within the area of the existing car park. A third well shaft was also observed within the public house building. The excavation of footing trenches for a new retaining wall to the north side of the carpark, and the removal of the tarmac overburden from the existing carpark revealed that the existing carpark level was below the subsoil horizon and lay directly on natural strata. No archaeological features predating the 19 th century were observed and the archaeological impact of the development is negligible. | | |
| Project Type: (indicate all that apply) | Watching Brief | | |
| Site status: (eg. none, SAM, Listed) | None | Previous work: (eg. SMR refs) | None |
| Current land use: | Public House | Future work: (yes / no / unknown) | No |
| Monument type: | None | Monument period: | None |
| Significant finds: (artefact type & period) | C19th wells | | |
| PROJECT LOCATION | | | |
| County: | Hertfordshire | OS reference: (8 figs min) | SP 8354 3763 |
| District: | Three Rivers | Parish: | Sarratt |
| Site address: (with postcode if known) | Clarendon Arms, Chandlers Cross, Sarratt | | |
| Study area: (sq. m. or ha) | c. 0.2ha | Height OD: (metres) | c. 77 |
| PROJECT CREATORS | | | |
| Organisation: | Archaeological Services & Consultancy Ltd | | |
| Project brief originator: | None | Project design originator: | C. Rouse BA PIFA |
| Project Manager: | K. Semmelmann MA AIFA | Director/Supervisor: | J. Richards BA PIFA |
| Sponsor / funding body: | David Cowham | | |
| PROJECT DATE | | | |
| Start date: | 13 th November 2007 | End date: | 2 nd April 2008 |
| PROJECT ARCHIVES | | | |
| | Location (Accession no.) | Content (eg. pottery, animal bone, files/sheets) | |
| Physical: | N/A | None | |
| Paper: | Three Rivers Museum | Monitoring sheets, report, B&W photos and negatives | |
| Digital: | Three Rivers Museum | CDROM with copies of all digital files | |
| BIBLIOGRAPHY (Journal/monograph, published or forthcoming, or unpublished client report) | | | |
| Title: | Watching Brief: Clarendon Arms, Chandlers Cross, Hertfordshire | | |
| Serial title & volume: | ASC Ltd Report ref. 997/CCC/2 | | |
| Author(s): | J. Richards BA PIFA | | |
| Page nos | 25 | Date: | 30 th April 2008 |