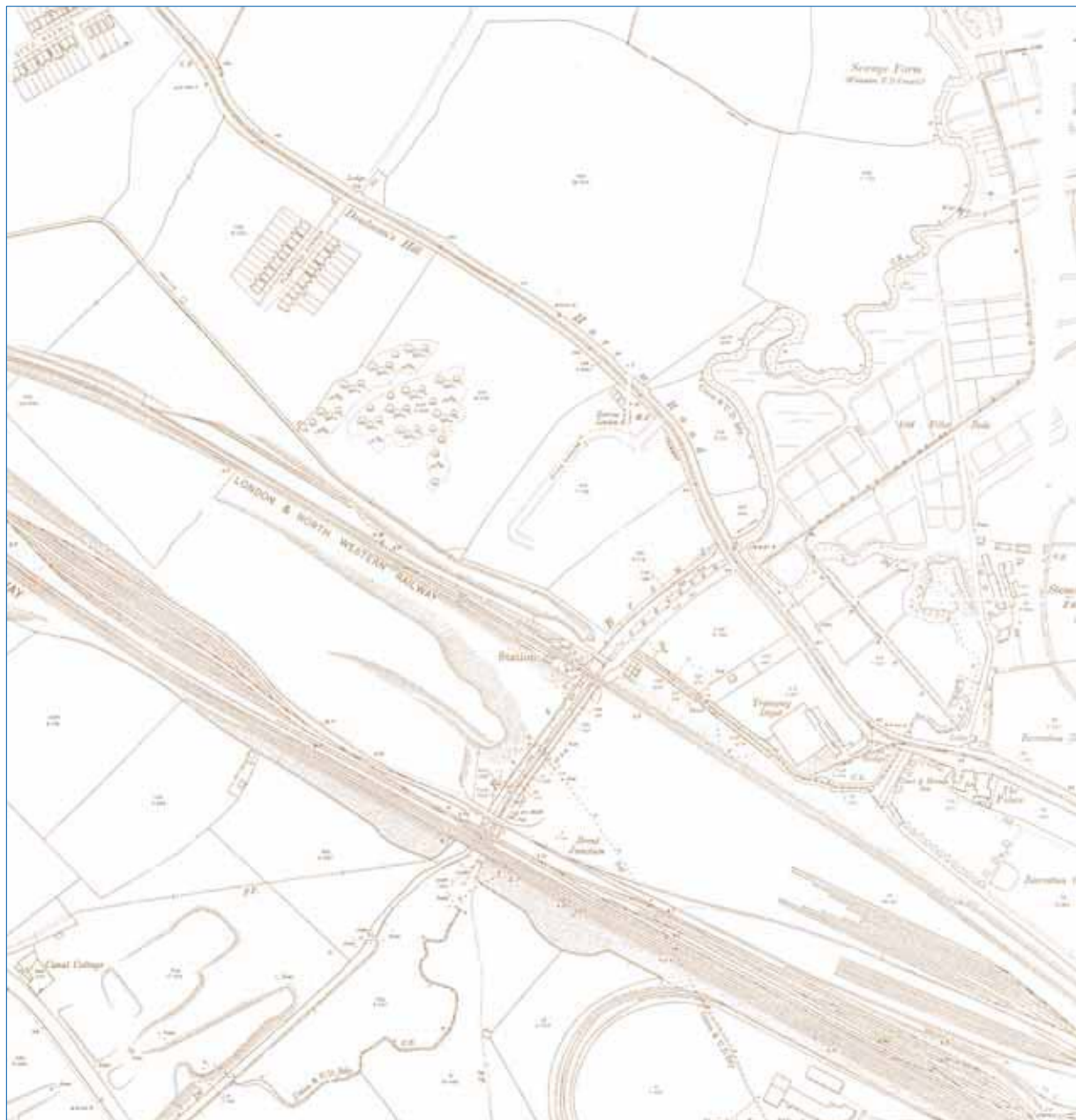


ARGENTA HOUSE, ARGENTA WAY NW10 LONDON BOROUGH OF BRENT

Archaeological Desk-Based Assessment



**ARGENTA HOUSE, ARGENTA WAY, NW10
LONDON BOROUGH OF BRENT**

Archaeological Desk-Based Assessment

Prepared on behalf of

Environ UK Ltd

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by

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Report reference: 62640.01

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ARGENTA HOUSE, ARGENTA WAY, NW10 LONDON BOROUGH OF BRENT

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

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ARGENTA HOUSE, ARGENTA WAY, NW10 LONDON BOROUGH OF BRENT

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Non Technical Summary

Environ UK Ltd (the Client) commissioned Wessex Archaeology to undertake an archaeological desk-based assessment of Argenta House, Argenta Way, NW10 (hereafter the Site) in the London Borough of Brent. The Site encompasses an area of just over 0.2 ha and is centred on NGR 519710/184217.

There is a considerable body of archaeological statute, planning guidance and policy potentially relevant to the Site, principal amongst which are the DoE's Planning Policy Guidance Notes (PPG) 15 and 16.

The study has involved consultation of the Greater London Sites and Monuments Record (GLSMR) and Brent Archive at Cricklewood Library for cartographic sources. The Study Area encompassed 1km² around the centre of the Site. The sources consulted record a number of archaeological finds and sites within or proximate to the Study Area.

The Study Area contains minimal archaeological evidence for any period and it is unlikely that there was any significant human activity on the Site before the Post-medieval period. The most significant events within the Study Area have been the construction of major communications and transport routes: the Grand Union Canal (1805), the London and North Western Railway (1846) and the North Circular Road (1929). These have defined the landscape area around the Site.

The Site itself has been open land or fields for most of its history until the 20th century when there were various industrial buildings built here before the construction of Argenta House.

Using the evidence contained in this assessment it is recommended that no archaeological mitigation is needed as part of the planning conditions for the proposed development. This is due to the low archaeological potential of the Site and the adverse impacts of previous development on the Site.

Acknowledgements

This assessment was commissioned by the Client, Environ UK Ltd. Research for the assessment was carried out by Hilary Valler and the report was written by Hilary Valler and Neil Rushton. Mark Roughley produced the figures. The project was managed by Lawrence Pontin for Wessex Archaeology (London).

Wessex Archaeology would like to thank Mr Barry Taylor of the Greater London Sites and Monuments Record (GLSMR) and all the staff at Brent Archive, Cricklewood Library for their assistance.

ARGENTA HOUSE, ARGENTA WAY, NW10 LONDON BOROUGH OF BRENT

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Wessex Archaeology (London) was commissioned by Environ UK Ltd (the Client), to undertake an Archaeological Desk-Based Assessment of Argenta House, Argenta Way, NW10 (hereafter the Site) in the Borough of Brent, London.
- 1.1.2 The Site currently comprises a 1960s two-storey industrial building within a fenced compound adjacent to Wembley Point car park. Wembley Brook runs to the north side of the building. The Site is proposed for redevelopment as a tower block with retail and residential use, including basement car parking facilities.

1.2 Site Location, Geology and Topography

- 1.2.1 The Site encompasses a little over 0.2 ha, centred on NGR 519710/184217 and is situated on the north side of Argenta Way at *c.* 25.2m aOD. It is also bounded to the east and west by roads: to the east by a slip road on to the North Circular road (A406) and to the west by Point Place. To the north is a car park which serves the land mark office building, Wembley Point. On the opposing side to the Site over Argenta Way is Stonebridge Station (Figure 1).
- 1.2.2 The underlying solid geology consists of London Clay Formation overlaid by Taplow Gravels with made ground (BGS Sheet 256 – North London).

1.3 The Study Area

- 1.3.1 For the purposes of this desk-based assessment a Study Area forming a 1km square centred on the Site was identified.

2 PLANNING AND LEGISLATIVE BACKGROUND

2.1 National Planning Guidance

- 2.1.1 The Department of the Environments Planning Policy Guidance Note 16 (PPG16) sets out the guidance of the Secretary of State on archaeological remains on land, which provides many recommendations that have subsequently been integrated into Local Development Plans (LDP)
- 2.1.2 PPG16 acknowledges the potentially fragile, finite, nature of archaeological remains (para. 6) and establishes the principle of preservation of such remains and their settings, as a material consideration within the planning process (para. 18).

2.1.3 In addition, Paragraph 19 states:

“ in their own interests... prospective developers should in all cases include as part of their research into the development potential of a site... an initial assessment of whether the site is known or likely to contain archaeological remains.”

2.1.4 Further, Paragraph 19 adds:

“Where planning authorities decide that...(the) preservation in-situ of archaeological remains is not justified.... and that development resulting in the destruction of the remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself, before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. Such excavation and recording should be carried out before the development commences, working to a project brief prepared by the planning authority and taking advice from archaeological consultants.”

2.2 Regional Planning Guidance

2.2.1 The Mayor of London’s *The London Plan: Spatial Development Strategy for Greater London* was published in 2004 and sets out the Mayor’s strategic plan for “an integrated social, economic and environmental framework for the future development of London, looking forward 15–20 years.” The legislative onus is devolved to unitary borough councils to ensure that the strategic plan is implemented. Sections 4.60-62 deal with the management of the built heritage and archaeology of London. The relevant policies are summarised below:

2.2.2 Policy 4B.10 sets out the Mayor’s strategic plan to protect the built environment, stating that “UDP policies should seek to maintain and increase the contribution of the built heritage to London’s environmental quality, to the economy, both through tourism and the beneficial use of historic assets.”

2.2.3 Policy 4B.11 covers heritage conservation and states that the enhancement of the historic environment is based on a full understanding of the special character of historic assets and their landscape setting.

2.2.4 Policy 4B.14 states that the Mayor in conjunction with borough councils and English Heritage will protect the archaeological resource in London. UDPs are to contain adequate legislative provision to ensure the protection of archaeological remains and the enhancement of their interpretation.

2.3 Local Planning Guidance

2.3.1 The London Borough of Brent’s Unitary Development Plan (UDP), adopted in 2004 contains policies and explanatory text relating to the management and preservation of the archaeological and built heritage resource.

2.3.2 Policy BE31 covers sites of archaeological interest and states:

For developments involving groundwork on Sites Of Archaeological Importance or in Archaeological Priority Areas, the following is required: (a) That applicants have the archaeological implications of their proposals assessed by means of a recognised archaeological group (if necessary by a preliminary site investigation); (b) Nationally important archaeological remains and their settings are permanently preserved in situ, and where practicable, made available for public display and access; (c) For archaeological remains of regional importance, the desirability of this will be weighed against other factors such as the need for the proposed development; (d) Otherwise provision is made so that sites are properly investigated and excavated before development begins; and (e) Landowners and developers work in accordance with the British archaeologists' and developers' code of practice.

2.3.3 Policy BE30 covers heritage asset conservation. The policy states:

Enabling development to secure the future of heritage assets will only be acceptable where all of the following are met: (a) The enabling development will not materially detract from the archaeological, architectural, historic or landscape interest, or materially harm its setting; (b) The proposal avoids the fragmentation of management of the heritage asset; (c) The enabling development will secure the long term future of the heritage asset, and where applicable, its continued use for a sympathetic purpose; (d) The problem arises from the inherent needs of the heritage asset, rather than the circumstances of the present owner or the purchase price paid; (e) Financial assistance is not available from any other source; (f) It is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset, and that its form minimises dis-benefits; and (g) The value or benefit of the survival or enhancement of the heritage asset outweighs the long-term cost to the community (i.e. the dis-benefits) of providing the enabling development.

2.3.4 Policy BE22 covers the Listed Buildings under statutory protection:

The demolition or unsympathetic alteration of buildings (including interiors and parts of buildings) on the Statutory List will be strongly resisted. Applications for planning permission and/or Listed Building Consent affecting the extension, future use, or appearance of a Listed Building shall have special regard to the desirability of preserving its special character.

2.3.5 Policy BE23 also states that development that would adversely affect the setting of Listed Buildings will not be permitted.

2.4 Statutory Designations

2.4.1 The Site does not contain any buildings or areas protected by Scheduled Monument or Listed Building Legislation. However, Grade II Listed Buildings do exist close to the Study Area (see **Appendix 1**) and any effect on their setting will have to be analysed as part of a visual impact assessment.

3 METHODOLOGY

3.1 Aims and Objectives

- 3.1.1 A desk-based assessment (*Archaeological Assessment*), as defined by the Institute of Field Archaeologists, (IFA 1999) will:

determine, as far as is reasonably possible from existing records, the nature of the archaeological resource within a specified area. It will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of Conduct, Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology, and other relevant By-laws of the Institute of Field Archaeologists.

A desk-based assessment represents:

a programme of assessment of the known or potential archaeological resource within a specified area or site on land, inter-tidal zone or underwater. It consists of a collation of existing written, graphic, photographic and electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate.

- 3.1.2 The purpose of desk-based assessment is to:

gain information about the known or potential archaeological resource within a given area or site, (including its presence or absence, character and extent, date, integrity, state of preservation and relative quality of the potential archaeological resource) in order to make an assessment of its merit in context, leading to one or more of the following:

- the formulation of a strategy to ensure the recording, preservation or management of the resource
- the formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised
- the formulation of a proposal for further archaeological investigation within a programme of research.

- 3.1.3 The submission of a desk-based assessment to accompany a Planning Application also conforms to the intent of paragraph 7 (under ‘The Role of Public Authorities and Planners’) of the *Code of Good Practice* established by the Cultural Heritage Committee of the Council of Europe (CHCE 2000), which states that *before taking decisions affecting the archaeological*

heritage, planners should obtain adequate information and advice, applying non-destructive methods of investigation wherever possible.

3.2 Research Methodology and Sources Consulted

- 3.2.1 Publicly available, written and cartographic, primary and secondary, sources of information were consulted and are detailed below. All sites referred to in the text are outlined in Appendix 1.

Written Sources

Greater London Sites and Monuments Record

- 3.2.2 The Greater London Sites and Monuments Record (GLSMR) is compiled and maintained by English Heritage at 1 Waterhouse Square, 138-42 Holborn, London. It comprises a register of all known archaeological and historic sites and find-spots within the Greater London Boroughs. The GLSMR was consulted for all information it holds regarding The Site, the Study Area, and sites proximitous to the Study Area. This information has been synthesised and appears in Figure 1. A gazetteer of archaeological sites and find-spots is presented in **Appendix 1**. Sites and finds have been assigned a unique Wessex Archaeology (WA) number for the purposes of this report. Concordances with the GLSMR entry are also detailed in **Appendix 1**.

- 3.2.3 Full GLSMR listings have not been reproduced here, but form part of the project archive. It should be noted, however, that the GLSMR has a backlog in accessioning information and that ‘not all relevant archaeological data may yet be available’. For the purposes of this Assessment, no attempt has been made to address any material not yet accessioned though every effort has been made to provide as full coverage as is possible.

Published and Unpublished Sources

- 3.2.4 Published and unpublished sources were consulted at the Brent Archive, Cricklewood Library. Details and references are given in the Bibliography at the end of this report.

Cartographic Sources

- 3.2.5 The map regression at **4.5** uses appropriate mapping in order to demonstrate the changing land-use and development history of the Site.
- 3.2.6 Reproductions of historic, published, manuscript maps have been consulted. Ordnance Survey 1:2,500 and 1:10,000 Series maps, which detail significant site details and/or structural changes, were consulted at the Brent Archive, Cricklewood Library and are presented in **Appendix 2**.

4 ARCHAEOLOGICAL AND HISTORIC DEVELOPMENT

4.1 Prehistoric (c. 500,000 – c.AD43)

- 4.1.1 The area of London Clay geology above the alluvial floodplains of the Thames has extremely limited Palaeo-environmental potential and there have

been no Palaeolithic finds within the London Borough of Brent (MoLAS 2000).

- 4.1.2 Only one post-glacial prehistoric findspot has been located in the Study Area. This was a piece of worked flint that has not been dated any closer than 'prehistoric' (**WA 01**). It is likely that the Study Area was part of the floodplain of the River Brent during most of the prehistoric period, and while it may have been occupied by humans on a seasonal basis there is no evidence for long-term settlement or land use.

4.2 Romano-British (c.AD 43 – AD 410)

- 4.2.1 There is some evidence for Romano-British farmstead buildings to the north of the Study Area in Salmon Street, Hendon (MoLAS 2000, 162) but there is no evidence for Romano-British occupation or land use within or proximate to the Study Area itself. It is likely that the London Clay areas of Brent and Harrow remained heavily forested throughout the period and that settlement took place mostly to the south in the Thames valley.

4.3 Saxon and Medieval (c. AD 410 - AD 1538)

- 4.3.1 The settlement of Wembley Green (**WA 02**) is recorded in an Anglo-Saxon charter dating to 825. This document is a record of a dispute between Archbishop Wulfred and Cenwulf, king of Mercia whereby land in Harrow was supposed to be transferred to the king in order that he could endow the minster of Reculver in Kent. The Archbishop disputed the transfer claiming that the land had been granted to the archbishopric at an earlier date (Sawyer 1968, no. 1436). In this document the settlement is called *Wemba Lea*, meaning 'Wemba's forest clearing' suggesting that the area had only been recently cleared and settled.
- 4.3.2 Wembley Green is not recorded in Domesday Book, but it probably fell within the manor of Harrow on the Hill, owned by the Archbishop of Canterbury and recorded as having a relatively large population of c. 500 people in 1086.
- 4.3.3 The settlement was classed as a township in a tax assessment of 1212 with four head tenements. By this time the settlement was known as *Wemblea Green*, suggesting that the original village was formed around a common green. By the 15th century the manor and much of the surrounding landscape belonged to the Page family, whose main house and residence was on the south side of Wembley Green (**WA 04**).
- 4.3.4 Despite there being no physical archaeological evidence for medieval settlement and land use within the Study Area it is likely that the resources of the River Brent were utilised by the occupants of Wembley Green. However, the common fields of the settlement were located away from the Study Area to the north west of the village (VCH 1971).

- 4.3.5 Two shards of Saxon pottery were found at Twyford Abbey Road (**WA 03**) during an archaeological evaluation in 1995, but it is likely that these were residual finds from 19th-century landscaping.

4.4 Post-Medieval (AD 1538 - present)

- 4.4.1 The Page family continued to occupy their main residence at Wembley Green (**WA 04**) until the later part of the 18th century, after which they moved to a new house at Wembley Park, the name of which derived from the landscaped grounds of the property.
- 4.4.2 To the north east of the Site a road, Deadman's Hill (later the Harrow Road), led to Tokyngton and Willesden, bridging the Brent at Stonebridge in Tokyngton (**WA 05**). In 1820 the two-arched bridge of brick and stone was described as an ancient one, built by the lords of Tokyngton and East Twyford manors (VCH 1971).
- 4.4.3 Another major development within the Study Area during the early part of the 19th century was the construction of the Grand Union Canal, originally known as the Grand Junction Canal. This passed to the south of the Study Area, within which there were three bridges (not extant) (**WA 06-08**) and a canal feeder (extant) (**WA 09**) built by the Grand Junction Canal Co. in 1809.
- 4.4.4 The Brent Viaduct (**WA 10**) was constructed by Robert Stephenson in 1838 and carried the canal over the lower reaches of the Brent Valley. It is constructed of stock bricks and contains arches with modillioned capitals and a corniced parapet along its length. It is a Grade II Listed Building.
- 4.4.5 More important for the development of the Study Area was the construction of the London and North Western Railway in 1846 (<http://www.lnwr.org.uk>). This would have radically changed the landscape of the Study Area, including the making up of marshy ground, culverting of streams and the building up of embankments to the south of the Site. By 1914 an extension branch of the railway came even closer to the Site, with Stonebridge Station being located just to the south of the Site.
- 4.4.6 The North Circular Road was constructed in 1929 to the immediate east of the Site and Argenta House and the supply road was built in the 1960s.

4.5 Site Map Regression (Figures 2-3)

- 4.5.1 The first accurate largescale map of this part of London is Rocque's survey of 1746. This shows the Site to the south of the Harrow Road and just to the west of the River Brent within partially enclosed fields. At this time the Site was within the parish of Harrow on the Hill in the county of Middlesex.
- 4.5.2 The OS 1st-edition of 1864 demonstrates that the Site was still located within an enclosed field but shows a trackway (coming from the Harrow Road to the north) running through the centre of the field to the north and east of a meander of the River Brent and a small stream emptying into the river. The

symbols suggest that the field was enclosed by hedgerows and that it was in part marshy ground.

- 4.5.3 By 1895 the OS map shows that the track now led to a small building called Brent Cottage, the boundary of which seems to have further enclosed the field. At this time the watercourses were much the same as they had been in the 1860s.
- 4.5.4 However, by 1914 an extension branch of the London and North Western Railway had been cut just to the south of the Site. This involved an extensive reordering of the River Brent and its stream-tributaries and the demolition of Brent Cottage.
- 4.5.5 From this point through to 1929 the Site remained open ground. In this year the North Circular Road was constructed to the east of the Site and some industrial buildings appear north east of the Site (in the current location of Wembley Point car park) in the 1954 OS map.

5 DISCUSSION AND RECOMMENDATIONS

5.1 Archaeological potential and significance

- 5.1.1 This assessment asserts, as a basis for discussion, that:
 - The potential for the preservation of remains dating to the prehistoric is **Low**. (see section 4.1)
 - The potential for the preservation of remains dating to the Romano-British period is **Low**. (see section 4.2)
 - The potential for the preservation of remains dating to the Saxon to Medieval period is **Low**. (see section 4.3)
 - The potential for the preservation of remains dating to the Post-medieval and modern periods is **Low**. (see section 4.4)
- 5.1.2 The Study Area contains minimal archaeological evidence for any period and it is unlikely that there was any significant human activity on the Site before the Post-medieval period. The most significant events proximitous to the Study Area have been the construction of major communications and transport routes: the Grand Union Canal (1805), the London and North Western Railway (1846) and the North Circular Road (1929). These have defined the landscape area around the Site.
- 5.1.3 The Site itself has been open land or fields for most of its history until the 20th century when there were various industrial buildings built here before the construction of Argenta House.

5.2 Previous development impacts

- 5.2.1 Previous to the 19th century there is unlikely to have been any development impact on the Site.

- 5.2.2 The structure called ‘Brent Cottage’ on the 1896 OS map is just within the Site, but it was probably a shallow-founded building and is unlikely to have made any development impact.
- 5.2.3 Industrial buildings to the north of the Site shown on the 1954 OS map may have been deep-founded, causing impact on any surviving archaeology.
- 5.2.4 The construction of Argenta House and its supply road in the 1960s would have had an adverse impact on any surviving archaeological remains due to the clearance of land and the deep foundations needed for the building.

5.3 Proposed development impacts

- 5.3.1 The proposed tower-block development of housing, retail and car park facilities will include the construction of deep-piling excavations for the new building. It will also include general landscaping around the development. The archaeological impacts of the development are tabulated below:

Archaeological Potential	Sensitivity of resource	Extent of Impact	Impact Assessment	Archaeological Mitigation	Residual Effect
Prehistoric – Medieval deposits	Low	Slight	Non-significant	None	Negligible
Post-Medieval deposits	Low	Slight	Non-significant	None	Negligible
Modern deposits	Low	Slight	Non-significant	None	Negligible

Summary of the Archaeological Impact of the Proposed Development

5.4 Deposit Survival and Recommendations

- 5.4.1 There is limited potential for the survival of any archaeological remains on the site of the proposed development. Deposits may survive in pockets of ground between the foundations of the 1960s development but it is likely that they have been intensively impacted.
- 5.4.2 Using the evidence contained in this assessment it is recommended that no archaeological mitigation is needed as part of the planning conditions for the proposed development. This is due to the low archaeological potential of the Site and the adverse impacts of previous development on the Site.

6 BIBLIOGRAPHY

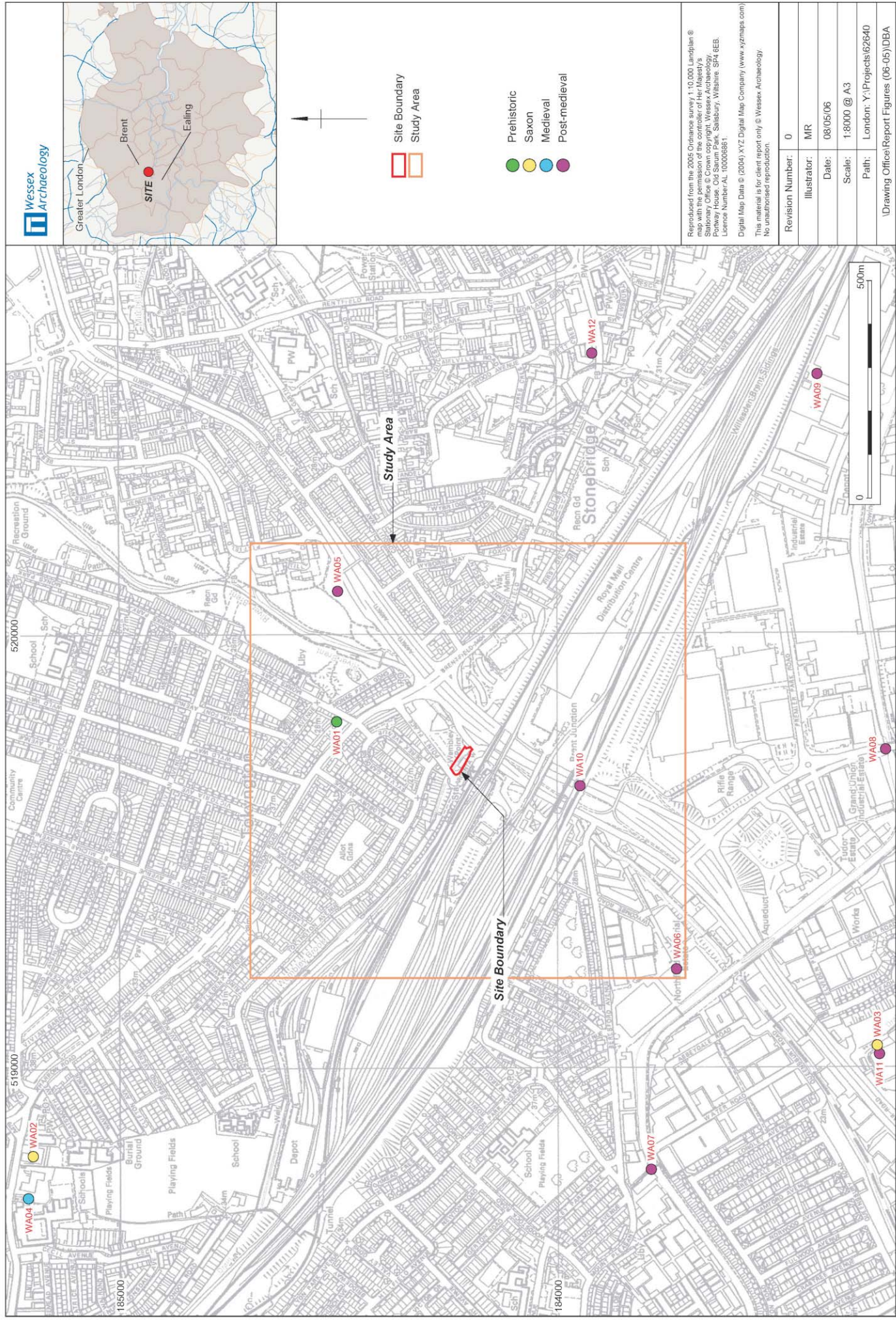
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APPENDIX 1. GAZETTEER OF SITES AND LISTED BUILDINGS REFERRED TO IN THE TEXT

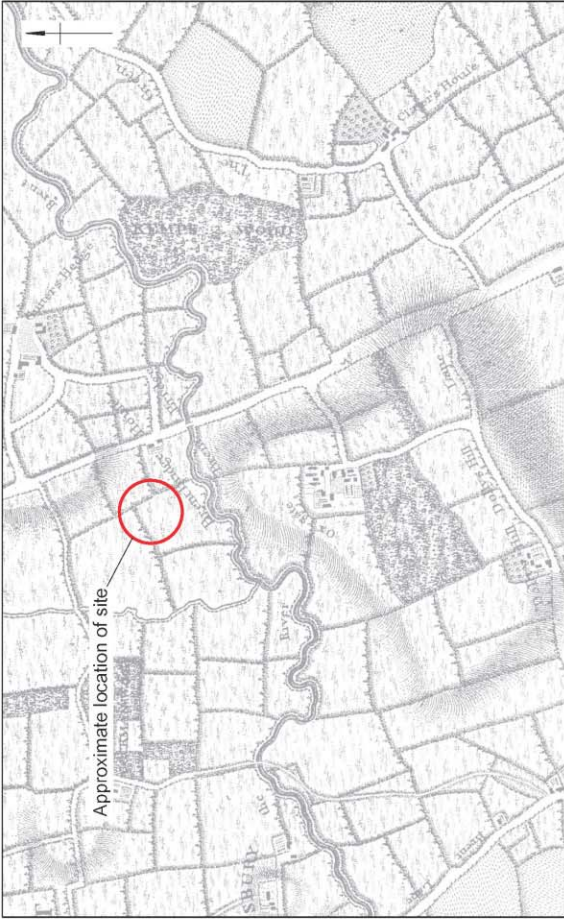
WA no.	SMR No	Easting	Northing	Period	Class	Description	Other References
01	050429/00/00	519800	184502	Prehistoric	Findspot	Worked flint	
02	051052/00/00	518800	185200	Saxon	Settlement	Wembley Green. Placename first appeared in 825, settlement probably earlier.	
03	052669/00/00	519051	183259	Saxon	Pottery shards	Saxon pottery as part of evaluation. Probably residual	site code MoLAS TWA95
04	051054/00/00	518703	185211	Medieval	House site	Site of manorial residence of the Page family	
05	050750/00/00	520100	184500	Post-medieval	Bridge	Stonebridge, first recorded in Rocque's survey of 1746	
06	054620/00/00	519232	183721	Post-medieval	Footbridge	Footbridge on Grand Union Canal	
07	054621/00/00	518771	183779	Post-medieval	Footbridge	Footbridge on Grand Union Canal	
08	054619/00/00	519738	183240	Post-medieval	Bridge	Footbridge on Grand Union Canal	
09	800038/01/00	520601	183398	Post-medieval	Canal feed sluice	Lower Place canal feeder	
10	MLO79278	519653	183943	Post-medieval	Viaduct	Grand Union Canal brick viaduct built in 1838 by Robert Stephenson	Grade II Listed Building
11	MLO82520	519043	183255	Post-medieval	Garden wall	Garden wall to north of Twyford Abbey. Red brick, mid-18 th century	Grade II Listed Building
12	MLO78491	520648	183916	Post-medieval	House	Stonebridge Park public house, mid-19 th century	Grade II Listed Building

APPENDIX 2. LIST OF CARTOGRAPHIC SOURCES CONSULTED

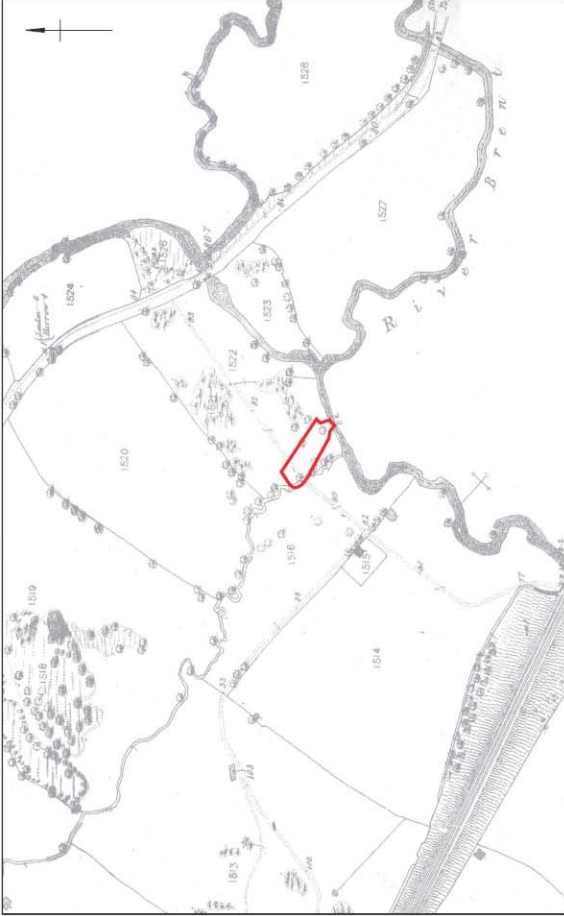
Date	Title	Scale	Surveyor	Copied
1756	Topographical map of the county of Middlesex		Rocque	YES
1817	Harrow Enclosure (Greenhill & Harrow Weald)			YES
1864	Ordnance Survey	6":1mile	OS	YES
1896	Ordnance Survey	6":1mile	OS	YES
1914	Ordnance Survey	6":1mile	OS	YES
1936	Ordnance Survey	1:1250	OS	YES
1954	Ordnance Survey	1:1250	OS	YES
2003	Ordnance Survey	1:1250	OS	YES



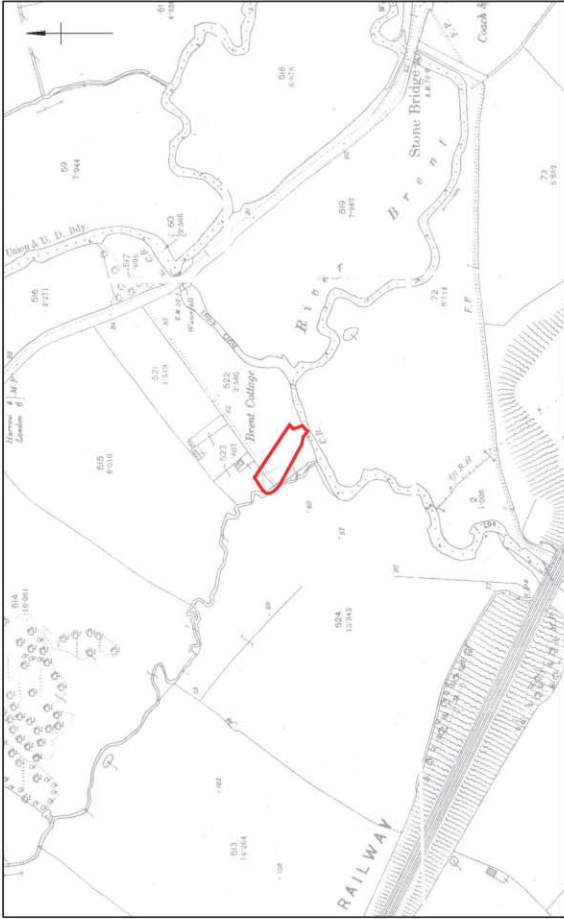
Site location map showing the Site, Study Area and data synthesised from the GLSMR



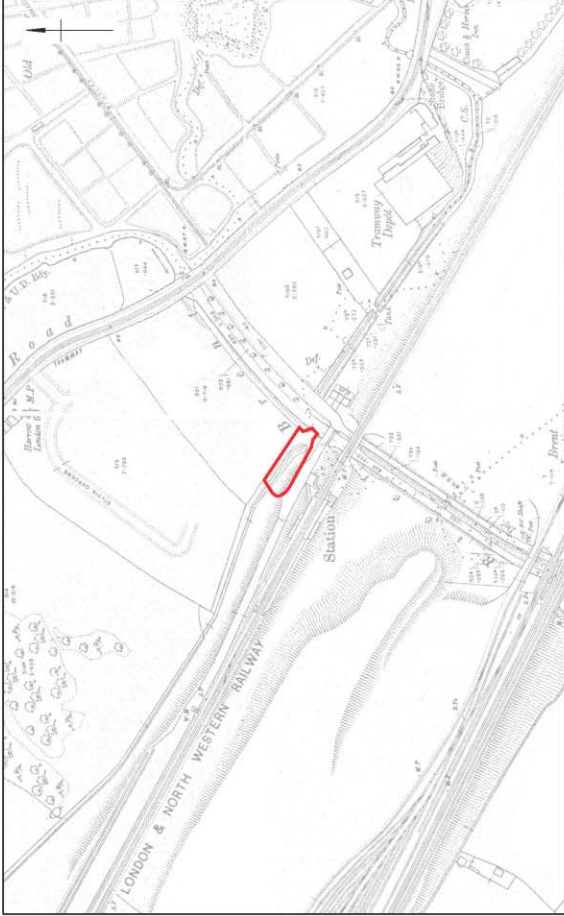
Roque map 1745 (not to scale)



Ordnance Survey map 1864



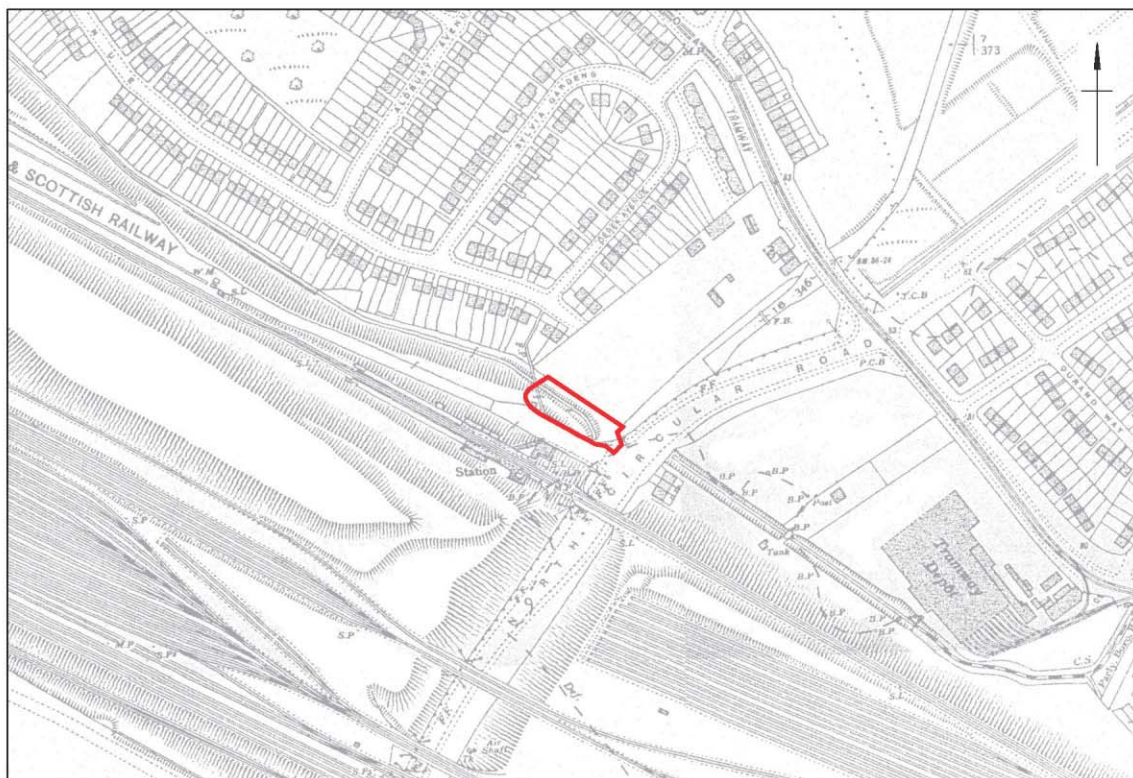
Ordnance Survey Map 1894-96



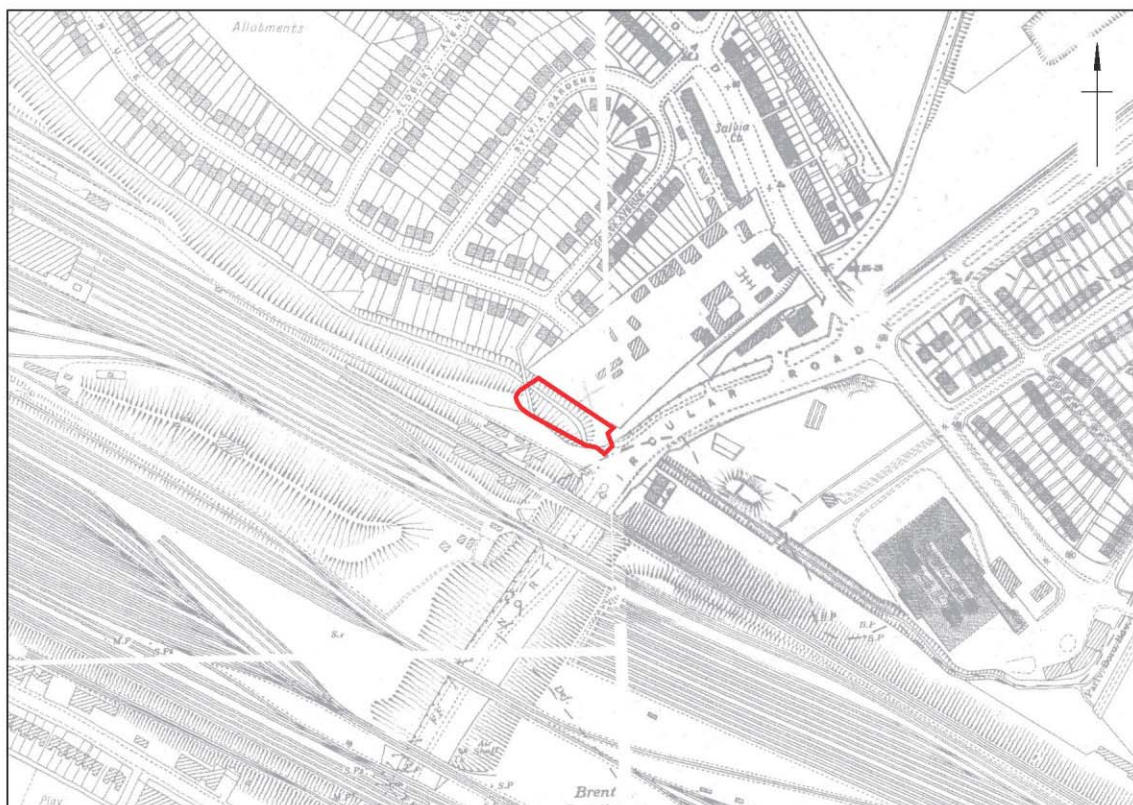
Ordnance Survey Map 1914

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Ordnance Survey Map 1936



Ordnance Survey Map 1954

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Date: 08/05/06

Revision Number: 0

Scale: c.1:5000 @ A4

Illustrator: MR

Path: London: Y:\Projects\62640\Drawing Office\Report Figures (06-05)\DBA



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Date:	15/05/06	Revision Number:	0
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Aerial Photograph of the Site

Figure 4



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