

Land North of Lugtrout Lane, Solihull

Archaeology and Heritage Assessment

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Land North of Lugtrout Lane, Solihull

Archaeology and Heritage Assessment

Client: Rosconn Strategic Land

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Contents

Section 1: Introduction and Methodology.....	1
Section 2: Policy Context	2
Section 3: Existing Baseline.....	4
Section 4: Site Visit	7
Section 5: Impact Assessment and Conclusions.....	8
Section 6: References and Sources	9

Appendix

Appendix 1: Warwickshire Historic Environment Record Gazetteer

Figure

Figure 1: Site and Identified Heritage

Plates

Plate 1: 239 Lugtrout Lane from south

Plate 2: View east across site main field

Plate 3: View across site from north east corner

Plate 4: Buildings in north west of site

Plate 5: Edwardian terrace south west of site

Plate 6: View of canal from site

Section 1: Introduction and Methodology

- 1.1. This Archaeology and Heritage Assessment has been prepared by BSA Heritage Limited on behalf of Rosconn Strategic Land to support development of land lying north of Lugtrout Lane, Solihull. The assessment informs the drafting of a deliverable master plan for residential units, infrastructure, landscaping and related development in light of the site being part of a potential allocation.
- 1.2. The Assessment considers land lying in the east of Solihull Borough and between Elmdon Heath to the west and Catherine-de-Barnes. The site lies immediately south of the Grand Union Canal and as shown on Figure 1. The overall area considered totals approximately two hectares. The site consists of a single rough grass field and small area of modern sheds and outbuildings to its north west.
- 1.3. The site is defined by the canal to the north, by Lugtrout Lane to the south and by a further pasture field beyond a hedgerow to the east. To the west lie a terrace of early 20th century houses and their gardens and further small fields.
- 1.4. The site is generally level and lies at circa 120m AOD in a gentle east to west valley from which the ground rises up gently to north and south. The site's centre point is located at NGR SP 1680 8070. The British Geological Survey records the whole site as Branscombe Mudstone Formation mudstone, with sand and gravel Mid Pleistocene glaciofluvial superficial deposits. West of the site, the geology is overlain by alluvium marking the historical course a north to south aligned stream.
- 1.5. A number of existing sources of information have been consulted to inform this desk based assessment. These include the Warwickshire Historic Environment Record (HER) which holds records relating to known or suspected archaeological and heritage sites, findspots¹ and the results of past archaeological investigations. Warwickshire Record Office, which holds copies of historic maps and secondary sources was also consulted. Aerial photographs of the site and secondary sources were consulted at Historic England's Archive in Swindon.
- 1.6. Both the HER and Historic England's online National Heritage List for England hold details of designated heritage assets including listed buildings, conservation areas, scheduled monuments and registered landscapes. Solihull Metropolitan Borough Council was also consulted as to further information relating to planning policy and local heritage assets. Section 3 summarises previously recorded heritage for the site and a wider study area surrounding it and Section 4 the findings of a site walkover.

¹ Findspots are the location of the recovery of archaeological material only, without associated features.

Section 2: Policy Context

Legislation

- 2.1. The 1990 Planning (Listed Buildings and Conservation Areas) Act, as amended, confirms that in reaching planning decisions, the local planning authority should have special regard to preserving listed buildings and their settings and preserving or enhancing the character and appearance in conservation areas (HMSO 1990).
- 2.2. A 2014 Court of Appeal ruling in *Barnwell Manor Wind Energy Ltd v East Northants District Council*, English Heritage and the National Trust made clear that to discharge this responsibility, decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise of judging harm against other planning considerations, as required under the National Planning Policy Framework. By implication and subsequent legal decision, preserving the character and appearance within conservation areas also has to be given considerable weight.

National Policy

- 2.3. The National Planning Policy Framework (NPPF) has just been revised, the second updating since it was published in 2012 (DCLG 2012, MHCLG 2019). The policy wording for Historic Environment remains unchanged since 2018 when it was tweaked and the order of paragraphs and numbering was changed.
- 2.4. Heritage assets are still defined in the NPPF glossary as any designated or undesignated element of the historic environment which is identified as being of such significance that it is a material consideration in the planning process. In determining applications which cause harm to heritage assets directly, or indirectly, through affecting a complementary setting, the NPPF now recommends that 'great weight' should be given to their conservation when reaching a planning decision (Paragraph 193).
- 2.5. The more important the asset, the greater the weight that should be ascribed. As heritage assets are irreplaceable, it is noted that any harm or loss should require clear and convincing justification. It notes that 'substantial harm' to or loss of designated heritage assets of the highest significance should be wholly exceptional and exceptional for Grade II listed buildings and conservation areas (Paragraph 194).
- 2.6. Paragraph 196 clarifies that, where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing an optimal viable use.
- 2.7. Paragraph 197 notes that effects on the significance of non-designated heritage assets, which confusingly includes 'locally listed buildings', require a balanced judgement weighing the scale of impact on the significance of the heritage asset against the benefits of the proposed development. Where heritage assets are to be lost, Paragraph 199 confirms that an appropriate record of the elements to be lost should be provided and both disseminated and archived by the developer.

Local Policy

- 2.8. The current local policy consists of relevant policy in the 2013 Solihull Local Plan (SMBC 2013). In particular, Policy P16: Conservation of Heritage Assets and Local Distinctiveness confirms that distinctive fieldscapes and the canal network are two aspects of the Borough's historic environment which make a significant contribution to the local character and distinctiveness.
- 2.10. It is also noted that new development will be expected to preserve or enhance heritage assets as appropriate to their significance, conserve local character and distinctiveness and create or sustain a sense of place. Significant development proposals will need to be supported by a Heritage Statement which considers a site's heritage and confirms that this has informed the proposals.
- 2.11. The site and a wider area to its south and east has been identified by Solihull Metropolitan Borough Council as a potential residential allocation (SMBC 2018). The setting of both 239 Lugtrout Lane and Field Farm farmhouse, both listed buildings, is noted to be a key consideration for any future development.

Guidance

- 2.12. The Department for Communities and Local Government has produced Planning Practice Guidance which supports the NPPF (DCLG 2014). This includes a section titled *Conserving and Enhancing the Historic Environment*. More recently, Historic England has produced more detailed guidance on decision making: *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015). Where relevant, this guidance has informed the assessment.
- 2.13. Historic England has also recently released an updated version of its *The Setting of Heritage Assets* which is designed to guide their own staff, local planning advisors and specialists in determining what forms a setting and how it adds to or detracts from the significance of a heritage asset or assets (Historic England 2017). It also advises on assessing the effect of development proposals and how to avoid or minimise loss of or enhance significance.
- 2.14. The Guidance confirms that the consideration of setting is a matter of 'informed judgement' and sets out five stages involved in robust assessment of setting. The heritage assets which have a setting, whether designated or undesignated, have to be defined through a suitable level of research. However, the Guidance confirms that setting is not a heritage asset or designation in itself.
- 2.15. The Guidance highlights the fundamental basis of current policy; that although setting can cover a large area, not all of it is positive or anything other than neutral in relation to the significance of the heritage assets concerned. It sets out in detail the aspects of setting which may have a bearing on a heritage asset's significance.

Section 3: Existing Baseline

- 3.1. This section details key sites and finds recorded by the Warwickshire Historic Environment Record (HER) for the site and its environs. These records were complemented by information available online from Historic England's National Heritage List for England. Aerial photographs, and historic maps were also consulted at Warwickshire Record Office in Warwick and the Historic England Archive in Swindon and this information is also summarised below. Figure 1 marks the location of key assets and records.

Designated Heritage Assets

- 3.2. No designated heritage assets lie within the site. The closest is the Grade II listed 239 Lugtrout Lane which lies more than 150 metres east of the site (Figure 1, HER 1287, Plate 1). This is a likely 17th century single storey house with attic. As with other such houses in the area, it is built in a mixture of timber, brick and has a tile roof. It was partly re-fronted in brick in the 19th century.
- 3.3. Within the kilometre HER study area there are only two further designated heritage assets; both are Grade II listed and thought to have 17th century origins. Approximately 400 metres south east of the site lies Field Farm farmhouse (HER 1247). This is also a mix of timber framing, brick noggin infill and has a tiled roof. It was also 'improved' by brick re-facing in the 19th century.
- 3.4. More than 700 metres south west of the site lies 32A Hampton Lane which is an 'L' shaped house which is also timber framed with brick infill, with later re-fronting.
- 3.5. Solihull Metropolitan Borough Council also maintains a 'Local List of Heritage Assets', but none lie close to the site or on Lugtrout Lane (SMBC n.d.). Amongst the local assets are a flight of five locks and wharf at Knowle on the Grand Union Canal, but these are the only canal structures so designated. The closest local heritage asset to the site appears to be a Victorian church and school on Catherine de Barnes.

Other HER Records

- 3.6. Very few HER records are held for the kilometre study area. Only one lies partially within the site, given a vague extent provided for it. This is HER 15075 which records the 'former site' of Wherrits Well, a source of water feeding into the Grand Union Canal north of the site. As Wherrits Well is known from a large scale 19th century map, its position is not precise and hence extends into the site itself. Indeed, the extent of this canal 'feeder's' catchment is noted to be more than 400 acres.
- 3.7. Potentially the earliest record within the study area is to a faint 'cropmark' irregular enclosure seen under pasture in the field north east of the site and canal (HER 18582). Irregular enclosures can be caused by prehistoric remains, but can be later or the result of over-enthusiastic interpretation. Cropmarks are normally seen in arable fields, so it is unclear if this site was actually caused by a parch mark or upstanding bank. If the latter, it is likely to be a relatively recent creation, as it would not have survived later ploughing.
- 3.8. A second cropmark also noted on aerial photographs east of HER 18582 has been ascribed a probable medieval date. This is described as a likely moated site which is typical of the period and has a distinctive, small rectangular form (HER 19065).

- 3.9. More definitely of medieval origin are upstanding vestiges of ridge and furrow ploughing recorded as HER 19064 east of the site. More than half a kilometre to the south, HER 1376 records the origins of the east to west Hampton Lane as a medieval saltway: 'Salter's Street'. This has been traced from Droitwich, an important centre for salt production.
- 3.10. The only 'investigation' recorded as completed within the study area is work which examined the origins of a stretch of 'Beechnut Lane' well to the south west of the site (HER 14003). This is described as a 'holloway', despite it not actually being sunken. Either way, it lies at too great a distance to be affected by development of the site or have a bearing on the site's own potential.
- 3.11. North of the site and the canal, Hampton and Elmdon coppices are recorded as post-medieval in origin (HER 14543). It is noted that less than half of their original extent survives. South of the site and Salter Street, HER 1417 records an extensive late 19th century park and gardens which were laid out around New Berry Hall. The hall has since been demolished, but HER 1418 records the survival of 'South Lodge', confusingly in its north.
- 3.12. The HER also holds a small number of other post-medieval records. These include the sites of World War Two air raid shelters and bomb strikes, a 19th century bridge over the canal and brick production sites. However, these all lie at some distance from the site, would be unaffected and do not inform an understanding of the site's archaeological potential.
- 3.13. The HER also supplied information on the Historic Landscape Characterisation (HLC) of the study area. This does not suggest that the area retains an early or valuable fieldscape, but that there is a patchwork of suburban land use types. The site itself and open land to its west and east between Lugtrout Lane and the canal is recorded as 'paddocks and closes' and as 'small rectilinear and irregular fields with straight and curvilinear boundaries'.
- 3.14. Land north of the canal is recorded as both 'large irregular fields' and the result of assarting, or clearance of woodland, namely Elmdon and Hampton coppices, to create agricultural land. Areas of 19th century and later housing are recorded south and east of the site, as well as sports fields to the south east, south of Lugtrout Lane. Where fields survive south of Lugtrout Lane, these are identified as 'planned enclosure' and probably post-medieval in date and created from common or heathland.

Historic Maps

- 3.15. The earliest plans available for the site are large scale maps of Warwickshire dating to 1728 and the 1780s. Although Lugtrout Lane is not marked explicitly, Elmdon and Catherine de Barnes help locate the site area. On the earlier map the canal was not in place and on the later map it is.
- 3.16. The earliest detailed map for the site is the Hampton in Arden Tithe Map available as a digital version at WRO. Lugtrout Lane was the boundary between Solihull and Hampton at this time, with Elmdon not far to the west. The site would have likely lain wholly in 'Little Field' at this time and was arable and owned and occupied by a Henry Whittern who also owned and farmed 'House Croft' to the east as pasture. Although what is now 239 Lugtrout Lane is shown in place east of this, it was owned and tenanted by others.

- 3.17. The earliest detailed Ordnance Survey map dates to 1886 and shows the field system to differ given the absence of the terrace to the west (Figure 1). A single building lies to the west and 239 Lugtrout Lane is shown to the east as a single east to west range.
- 3.18. One small cottage lies south of the site and Lugtrout Lane. The canal is shown as slightly embanked in the north east of the site. The north western boundary appears to include a watercourse. This is noted as Low Brook well to the north, but is interrupted by the canal.
- 3.19. By the second edition map of 1905, boundaries remained the same, but a small square structure is shown in the site's north east corner and additional structures had been built west of 239 Lugtrout Lane which itself had an added north south range. Additional houses also lay south of the lane and site, with the earlier one enlarged.
- 3.20. No substantive change is shown on the 1938 edition OS map apart from the terrace to the west being in place, with a further shorter terrace to its south. Despite this, the same arrangement of property boundaries is shown west of the site.

Other Sources

- 3.21. Secondary sources held by Warwickshire Record Office and the Historic England Archive add little to the HER's information. This may in part reflect the site's location on the boundary of two parishes and close to another. Hampton in Arden and Elmdon parishes are documented in the Domesday Survey, but the first reference to Solihull is in the late 13th century (Gover *et al* 1936). Elmdon Heath is first noted in the early 17th century as is Catherine de Barnes Heath.
- 3.22. The canal was built in the late 18th century as indicated by the map evidence (Hadfield 1966). The parish was enclosed in 1812 (Salzman 1947). Lugtrout Lane is first mentioned in 1615. As there was not an obvious location from which fish would be hauled nearby, it is suggested the name may stem from a surname.

Aerial Photographs

- 3.23. Aerial photographs of the site held by Historic England in Swindon were considered. More than sixty vertical images were available, dating from 1948 through to 2005 with some from every decade in between. Images confirm that the site was predominantly under pasture throughout the period covered. On one or two images there is the suggestion of features within the main field area, although these are most likely to be animal tracks or 'fairy rings' given their irregular shape and small size.
- 3.24. Short linear features on some photographs form no discernible pattern and may be land drains. Interestingly, the most recent Google Earth image of the site does show a broadly north south linear feature which is joined by a curved linear in the centre north of the site. This looks man – made and is at odds with a regular agricultural patterning likely due harrowing. However, it would be odd if it was not modern in origin given the site is grass covered.
- 3.25. Linear features which could be interpreted as an 'enclosure' are visible where recorded as HER 18582, albeit in the east of the field identified by the HER. No evidence for the putative moat was evident in the adjacent field which was arable (HER 19065). Expansion of the urban edge of Solihull is evident more widely, with Damson Way to the west only constructed between 1971 and 1987.

Section 4: Site Visit

- 4.1. The site was visited in March 2019. The walkover confirmed that the site area is predominantly composed of a single field under rough pasture (Plates 2 & 3). The land is generally level, although the tussocky nature of the field's surface made it difficult to see if any gullies or other negative features survive.
- 4.2. One small mound was evident in the north west, showing as greener grass than its surroundings. It was only two to three metres wide and less than a metre high and most likely the result of modern dumped soil. The hedgerows marking the site's southern, north western and eastern boundaries were in good condition and help to enclose the site from wider views.
- 4.3. In the north, the ground rises to form the embankment to the canal, as shown on historic Ordnance Survey maps. There was no evidence for the structure shown on historic maps as lying in the north east corner of the site. There was also no evidence for any canal related structures such as elements related to the Wherrits Well feeder.
- 4.4. In the west, a track is demarcated by wooden post and rail fencing and leads to a small group of single storey modern outbuildings with no intrinsic interest (Plate 4).
- 4.5. A fine 1907 dated terrace lies south west of the site, but faces onto Lugtrout Lane (Plate 5). Other likely 19th century houses lie south of Lugtrout Lane (Plate 3). The site lies above the Grand Union Canal to its north, with a steep bank down and the canal screened from the site by a line of trees and other vegetation. The canal section north of the site does not have any related structures and the northern side, along which the tow path runs, consists of modern sheet metal revetting (Plate 6).
- 4.6. There is no inter-visibility with any of the nearest listed buildings or other heritage assets. The eastern site boundary hedgerow provides a good screen, but beyond that a new house behind an evergreen screen and a further detached property in well vegetated grounds add an extra buffer between the site and 239 Lugtrout Lane. This single storey listed building is, in any event, well screened by its own grounds (Plate 1).
- 4.7. Well to the south of 239 Lugtrout Lane, off Field Lane, Field Farm has a complex of modern farm buildings to its north west and between it and the site.

Section 5: Impact Assessment and Conclusions

- 5.1. This Archaeology and Heritage Assessment supports promotion of land north of Lugtrout Lane, Solihull for future housing and related development on behalf of Rosconn Strategic Land. The implications of initial desk-based assessment and a site walkover are confirmed in accordance with current policy and guidance.
- 5.2. The assessment has been informed by consultation with the Warwickshire Historic Environment Record and Record Office, as well as Historic England and online sources. The background research informed a site walkover in March 2019 which also took in the site's surroundings.
- 5.3. No extant features of interest lie within the site. It is recommended that hedgerows in the north west, east and bordering Lugtrout Lane should be retained s far as possible as they mark historic field boundaries shown on the 1840 Tithe Map.
- 5.4. Post-war structures in the north west of the site and a small mound, as well as any sub-surface remains of a structure in the north east shown on historic maps do not warrant any further investigation in themselves.
- 5.5. Indeed, the area does not appear to have high archaeological potential, with few records and those which there are limited to medieval or later evidence for dispersed settlement. This correlates with an understanding of the Forest of Arden having been sparsely settled in the post Roman period. The site's peripheral medieval location might also indicate low potential, probably being heathland or part of an open field as ridge and furrow to the east indicates.
- 5.6. However, it is the case that an absence of development in recent decades means that the study area has not benefited from archaeological investigation. Given the enigmatic features evident on aerial photographs both north of and within the site, some further work may be required to support the site's development.
- 5.7. As the site has certainly been cultivated in the 19th century, it is unlikely that any sub-surface remains would rate as of greater than local significance or would require preservation *in situ*. If further archaeological fieldwork is required, it is suggested that this could reasonably be secured as a condition of planning permission.
- 5.8. Research and the site visit have confirmed that there is no inter-visibility between any of the small number of Grade II listed buildings in the area and the site. Although that would not in itself rule out harm to a listed building's significance, none has a functional or associative relationship with the site and all have more recent intervening development.
- 5.9. The Grand Union Canal to the north of the site could be considered a heritage asset, although it is neither formally designated, nor locally listed. The section north of the site does not have any associated features or structures and is limited to the tow path on the far side and the canal waterbody itself. It is understood that the strong belt of vegetation which already screens the site from the canal would be reinforced by additional planting if the site was developed.
- 5.6. The Edwardian terrace south west of the site is a fine example of its type, but faces away from the site which over looked by a range of late Victorian houses south of Lugtrout Lane. These are typical of the suburban character of the site context. Suburban encroachment means that the site is not of historical landscape interest. Good design of new houses and environs would ensure that the site could be developed in accordance with the Solihull Local Plan in heritage terms.

Section 6: References and Sources

Adams J. C. 1951 *Hampton-in-Arden – a Warwickshire Village* Birmingham

English Heritage 2008 *Conservation Principles* London

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Salzman L. F. (ed.) 1947 *The Victoria County History of Warwickshire: Hemlingford Hundred* London

Solihull Metropolitan Borough Council (SMBC) n.d. *List of Local Heritage Assets* Solihull

Solihull Metropolitan Borough Council (SMBC) 2013 *Solihull Local Plan – Shaping a Sustainable Future* Solihull

Solihull Metropolitan Borough Council (SMBC) 2018 *Solihull Local Plan – Supplementary Housing Allocation Document* Solihull

Maps

Henry Beighton's Map of Warwickshire of 1728 (one inch to the mile)

Yates and Sons Map of Warwickshire, 1787 - 1789

Hampton in Arden Tithe map and award of circa 1840

Six inches to the mile Ordnance Survey maps of 1886, 1905 & 1938 (Sheet XX NW)

Web Sources

British Geological Survey Geology Viewer accessed at www.bgs.ac.uk

Historic England's National Heritage List for England accessed at www.historicengland.org.uk/professional/protection/process/national-heritage-list-for-england

OS maps of site accessed at National Library of Scotland at www.nls.uk

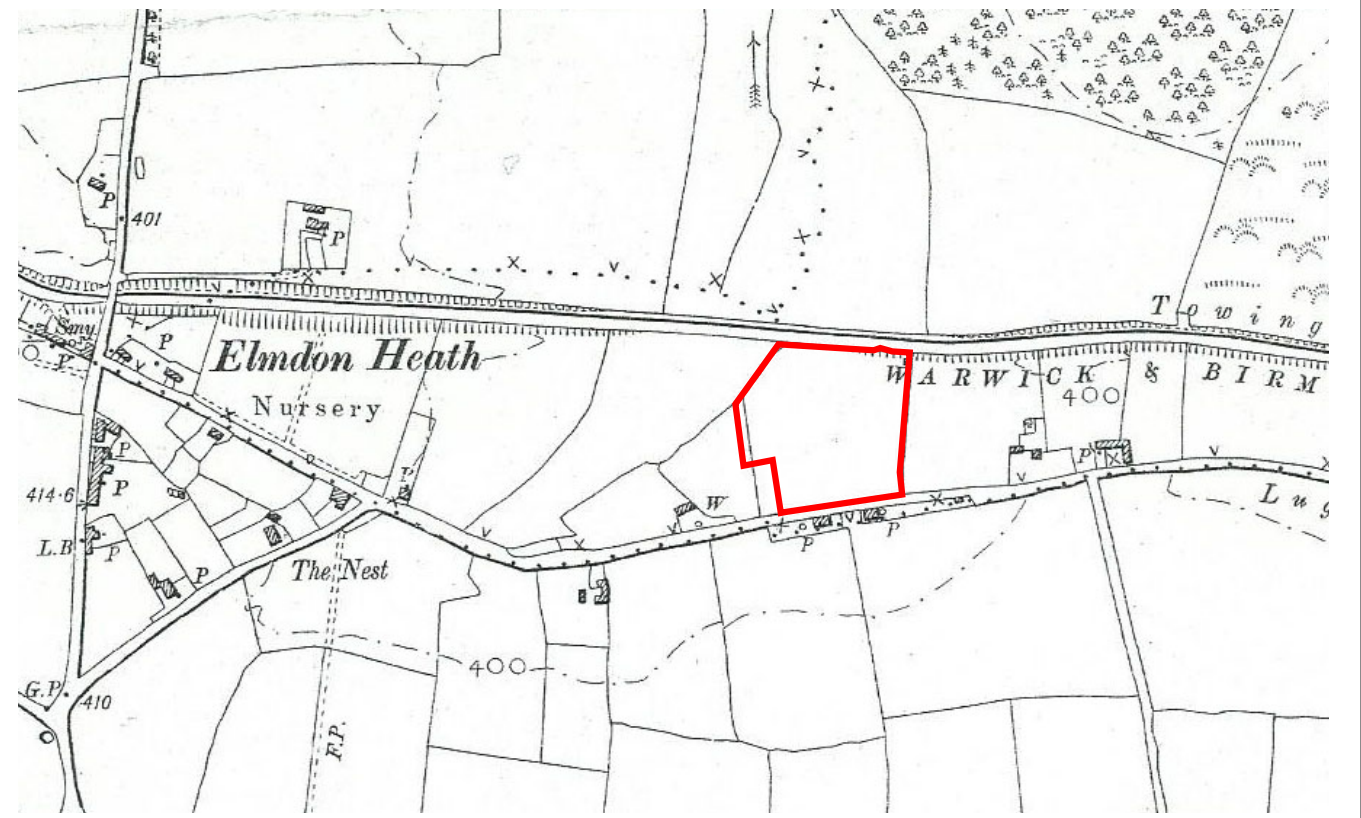
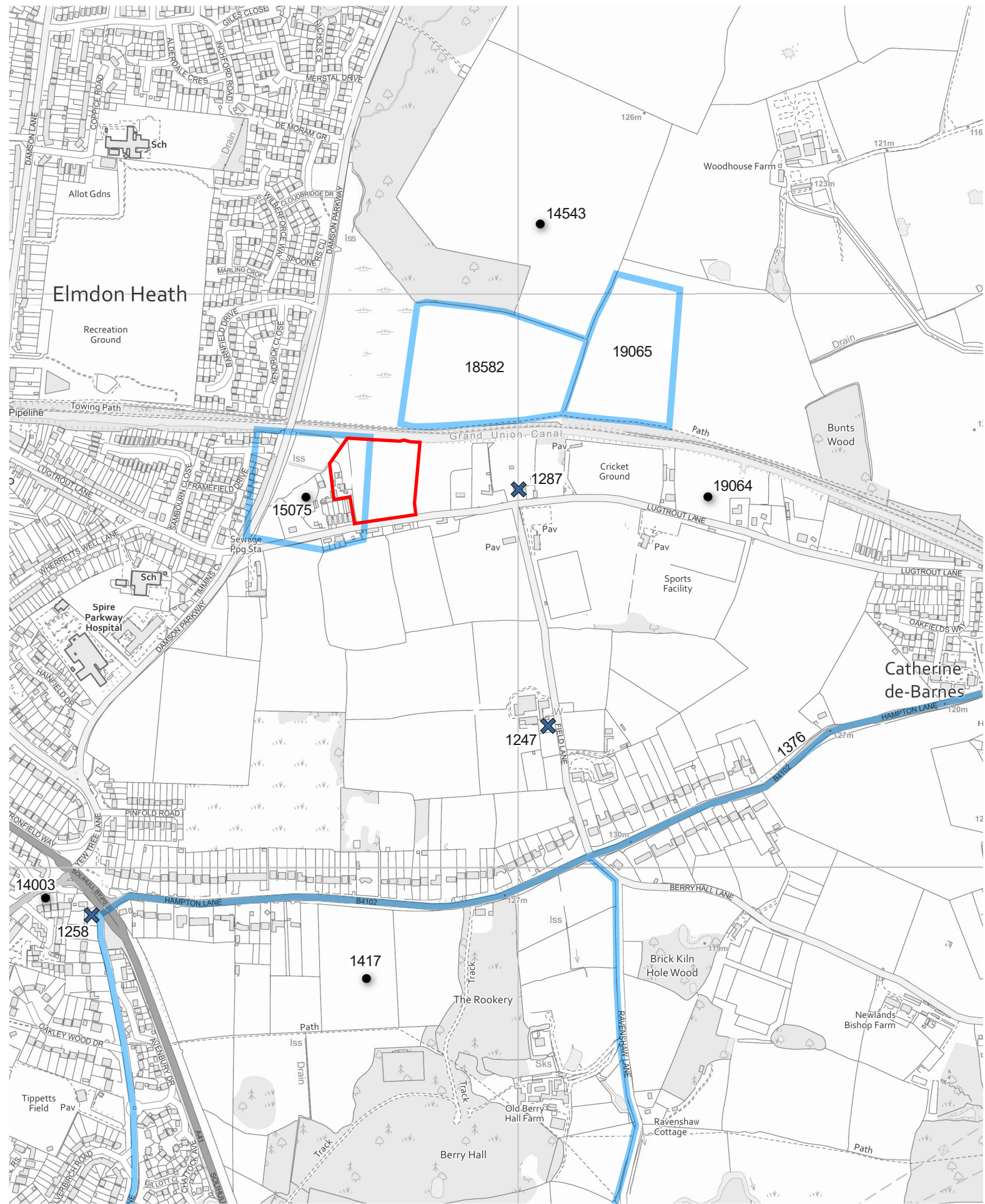
Solihull Metropolitan Borough Council website accessed at www.solihull.gov.uk/planning

Street Map Ordnance Survey map of site and environs accessed at www.streetmap.co.uk

Appendix 1: Warwickshire Historic Environment Record Gazetteer

HER ref.	NGR (SP Prefix)	Period	Notes
1247	1704 8028	17 th century	Grade II listed Field farmhouse has timber frame, brick noggin and tiled roof. 19 th century brick re-fronting.
1258	1625 7990	17 th century	32 A Hampton Lane is a Grade II timber framed, brick and tile roofed 'L' shaped house with later brick re-fronting and extensions.
1287	1700 8066	17 th century	239 Lugtrout Lane is Grade II listed single storey and attic house. Timber frame, noggin and tile, but with 19 th century brick re-fronting.
1376	n/a	Medieval	'Salter's Street' is a saltway which can be traced from Droitwich westwards across the Forest of Arden.
1417	1674 7948	19 th century	Site of New Berry Hall and related park and gardens south of Hampton Lane and created for Joseph Gillott Junior. HER 1418 records 'South Lodge' to park (confusingly in north) and dating to 1905. New Berry Hall was demolished in 1990s.
14003	1603 8000	Medieval?	Length of Beechnut Lane interpreted as medieval Holloway through focussed research, albeit only hedged and not sunken as might be expected. Research recorded as Event 656.
14543	1698 8138	Post-medieval	Semi-natural ancient woodland in Hampton and Elmdon coppices extended over 46 ha, but 27 ha cleared since.
15075	1665 8064	18 th century	Former site of Wherrits Well, a feeder for the Grand Union Canal. Had catchment of more than 400 acres.
18582	1696 1887	Unknown	Large irregular enclosure seen as 'cropmark' under pasture on aerial photographs and south of Hampton Coppice.
19064	1735 8068	Medieval	North west to south east aligned ridge and furrow earthworks noted south of canal and north of Lugtrout Lane.
19065	1719 8088	Medieval?	Enclosure observed as cropmark on aerial photographs and interpreted as likely medieval moated/defensive site. Detail suggests only faint and tentative interpretation.

Figure 1: Site and Identified Heritage



OS map of 1905 (not to scale)



Project Land North of Lugtrout Lane, Solihull

Drawing Title **Figure 1: Site and Identified Heritage**

Scale As shown (approximate at A3)

Drawing No. BSA 1911/1

Date March 2019

Checked BS/KJ

KEY

-  Site area
-  Listed building
-  Other HER records



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Plates



Plate 1: 239 Lugtrout Lane from south



Plate 2: View east across site main field



Plate 3: View across site from north east corner



Plate 4: Buildings in north west of site



Plate 5: Edwardian terrace south west of site



Plate 6: View of canal from site