

King Edward VII Country Club Development, Stanmore

An Archaeological Assessment

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KING EDWARD VII COUNTRY CLUB DEVELOPMENT, STANMORE
ARCHAEOLOGICAL ASSESSMENT

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Fig. 1 : Map of the Parishes of Great and Little Stanmore c 1835

Fig. 2 : Location of Archaeological Historic Features

Fig. 3 : Map of Roman site and excavations at Brockley Hill

Fig. 4 : Location of Scheduled Ancient Monument 120 (Grim's Ditch)

Fig. 5 : Sites excavated along Grim's Ditch, Pear Wood

Fig. 6 : Aerial Photographs showing curvilinear cropmarks west of Pear Wood (1947)

Fig. 7 : Aerial Photographs showing dumping west of Pear Wood (1991)

Gazetteer of Sites

Appendix 1 : Maps consulted

Appendix 2 : Aerial Photographs

Appendix 3 : Harrow Unitary Development Plan (Deposit Version) : Archaeological Policies

Bibliography

1. Scope

- 1.1 This specialist study concerns archaeological remains and the historic landscape.
- 1.2 Relevant planning policies have been consulted and the guidance set out in PPG16 (Archaeology and Planning) has been followed. This report constitutes a desk-top assessment of the archaeological evidence for the area of the proposed King Edward VII Country Club Development. The aim is to establish a framework to ensure that archaeological remains are not needlessly or thoughtlessly destroyed (PPG16, A6), so that the impact of the development on archaeological remains can be minimised and the historic landscape features enhanced where possible.

2. Sources of Data

- 2.1 The following sources of data have been consulted:
- National Archaeological Record;
 - English Heritage;
 - Museum of London;
 - Published lists of Scheduled Ancient Monuments;
 - Royal Commission on Historical Monuments (England) National Monuments Record Air Photography Collection (Acton and Swindon);
 - Cambridge University Air Photography Collection;
 - University of Oxford, Earth Sciences Department;
 - Stanmore and Harrow Historical Society (Mr A Porter and Dr I Thompson);
 - British Museum (Mr S Castle);
 - For Maps and Aerial Photographs see Appendices ...
- 2.2 In addition the site has been examined on the ground.

3. Geology and Topography

- 3.1 The site occupies the south facing slope of Brockley Hill and the fringe of the high ridge along which runs Wood Lane. It has spectacular views south into the London Basin. To the north the land falls away into the valley towards St Albans.
- 3.2 The hill is formed of Claygate Beds and is capped with a layer of pebble gravel, which runs in an irregular band along the ridge through Pear Wood.
- 3.3 This gravel band provides a more free-draining area for settlement on Brockley Hill. The impermeability of the clay beds is shown by the number of ponds or meres from which Stanmore gets its name.
- 3.4 The site rises from about 300 feet (91 m) above sea level at the foot of Brockley Hill to 400 feet (122 m) at Wood Lane and a maximum of 475 feet (145 m) in the NW corner.

4. Historical Background (Fig. 1)

- 4.1 Historically the site lies mainly within the parish of Little Stanmore. The parish boundary with Great Stanmore runs across the site, east of Warren House (Springbok House) and around the eastern edge of Cloisters Wood to join Dennis Lane north of the junction with Marsh Lane.
- 4.2 Both parishes are elongated rectangles running NNW-SSE. The parishes lie almost mid-way between the City of London and St Albans (17 km to the latter and 20 km to the City).
- 4.3 At the Norman Conquest the estates at Stanmore reflected the later parishes of Great and Little Stanmore. Their northern boundaries are the County boundary with Hertfordshire.
- 4.4 The place-name Stanmore refers to a stony mere or pond Great Stanmore is first referred to in 1354. Brockley Hill is probably derived from the Old English brōc-leah, 'the hilltop clearing in the wood with a stream'. The 'broch' element may alternatively relate to badgers.
- 4.5 Offa, King of Mercia, is said to have granted land in Stanmore to St Albans Abbey on its foundation about AD 793. William the Conqueror took this land away from the monks but it was restored to them in 1106.
- 4.6 The division of Stanmore is first recorded in Domesday Book but in 1274 the property of the Abbey is said to be in Great Stanmore and in 1354 was called the Manor of Great Stanmore.
- 4.7 The medieval settlement of Great Stanmore was focused on the manor house and the Old Church Lane area. The settlement history is complex and ill understood. The church has shifted several times. St Mary's Church originally stood north of the 13th Century moated site near Old Church Farm (from c. 1300-1632). The ruin of the Church of St John, consecrated about 1632, stands to the west of the present church of St John the Evangelist (built on a larger scale in 1849).
- 4.8 The reasons for the shifting settlement focus of Great Stanmore are uncertain. Since the church was relocated to the north settlement spread eastward to the junction with Dennis Lane, around the SW corner of the proposed development site (see Map of c 1835).
- 4.9 The main settlement of Little Stanmore was shared with Edgware and ran along Watling Street (later A5).
- 4.10 From the Middle Ages to this century there was little building between the east and west boundaries of Little Stanmore except for the church and adjacent buildings on Whitchurch Lane. By 1538 Little Stanmore was known as Whitchurch, probably because of the colour of the church. Medieval settlement may have focused on the

church, but it has not been located.

- 4.11 The Duke of Chandos' famous mansion of Canons was erected between 1713 and 1725. ^{David} Defoe called it 'the most magnificent house in England'. Canons proved to be expensive and short-lived. However, the house and park had a long-term impact upon the layout and road pattern of Stanmore. Elements within the proposed development site relate to Canon's once spectacular landscaped park.
- 4.12 The Inclosure of Great Stanmore took place in 1839 under an Act of 1813. The fields appear to have been confined to the south of the parish. In both 1838 and 1972 Stanmore Common covered 120 acres.

Roads

- 4.13 The grain of the parishes lies NNW-SSE. The eastern boundary of Little Stanmore and the proposed development site is formed by what has traditionally been the main road, Watling Street or the A5. Other roads of historical importance, Marsh Lane/Dennis Lane and Old Church Lane/Green Lane run parallel to Watling Street to the west.
- 4.14 Dennis Lane, the western boundary of the site, was so called in 1578 and it has been suggested that it may be of much greater antiquity (Garrett 1935).
- 4.15 The road which runs close to the southern site boundary was a link road to Watling Street across Little Stanmore created after the establishment of the Duke of Chandos' mansion and park.
- 4.16 Wood Lane, the northern boundary, crosses the ridge from Brockley Hill. It is known to have existed in 1754, but may be of much greater antiquity.

Woodland

- 4.17 Stanmore has traditionally contained a substantial proportion of wood and pasture, in part because of the character of its soils and topography, and in part because of the demands of London for hay in the Middle Ages and Early Modern Period.
- 4.18 The location of the major Roman pottery industry at Brockley Hill (see para 5.8-5.9) will have been in part because of the plentiful supply, at least initially, of timber. In 1335 15% of the 957 acre estate of Little Stanmore was wooded.
- 4.19 Pear Wood was part of the former monastic property granted to Hugh Loss in 1552. A wood was recorded there in 1538. The wood covered 200 acres but by 1640 had been reduced in size: Pear Wood and Bromfield Heath then together covered 180 acres.
- 4.20 Cloisters Wood is first recorded in 1541 and by 1691 was part of the Canons Estate.

- 4.21 By 1838 the woods, plantations and nurseries in Little Stanmore had been reduced to 58 acres. Of these the largest were Pear Wood (31 acres) and Cloisters Wood (12 acres). Both remained the same size in 1971, but have been depleted since.
- 4.22 In 1888 William Morris wrote that Stanmore was 'pretty after a fashion, very well wooded but much beset with "gentlemen's houses". Nothing but grass fields everywhere.' One of these "gentlemen's houses" included Warren House which was often visited by King Edward VII, when owned by the banker Henry Bischoffsheim.
- 4.23 Warren House was sold in 1951 and later used as a hospital renamed Springbok House. The use of the area for the large houses and the emergence of the Royal National Orthopaedic Hospital with extensive grounds has in part maintained its relatively rural wooded character.

5. Archaeology (Fig. 2)

- 5.1 The proposed development area is a complex historic landscape. It contains two well-known sites which over the past four decades have received a great deal of investigation though of a piece-meal and small-scale nature.

Sulloniacis (Fig. 3)

- 5.2 The first of these sites is an extensive Romano-British industrial settlement complex at Brockley Hill. There has been a great deal of debate about the character of this site. It is now generally agreed that this is the site of Sulloniacis (the place-name means 'the estate of the family of Sullonios') (Rivet and Smith 1979).
- 5.3 Watling Street (A5) was constituted as a main road from London to St Albans (Verulamium) in the early years after the Roman Conquest of AD43. Sulloniacis is listed as a post on Iter II of the Antonine Itinerary, but it is not mentioned in Iters VII or VIII. Branigan (1985) suggests that its omission indicates that the settlement was not regarded by the Romans as very significant. Its location almost half way between, and relatively close to London and Verulamium would also mitigate against its development as a major settlement.
- 5.4 The Roman remains on Brockley Hill have been known since at least the 16th Century. Nordern in his *Description of Hertfordshire* (1598) referred to an 'old cittie or famous place'. This is probably an exaggeration. The evidence of excavations since the 1940's indicates an unplanned ribbon development along Watling Street of pottery kilns, cobbled areas, simple houses, trackways and enclosures with claypits, puddling holes and some cemeteries.
- 5.5 Peacock (1982) has suggested that the Brockley Hill-Radlett-Aldenham complex was part of an extensive pottery production system based on Verulamium, but with kilns extending over a 20 km long ribbon development.

- 5.6 Brockley Hill was the earliest of these new Roman pottery industries with kilns in use by the 60's when pottery named Albinus, Oastrius and Secundus produced mortaria. Production declined and ceased by the mid-2nd Century as areas such as the Nene Valley and Mancetter expanded. Settlement probably continued, however, until late in the Roman period.
- 5.7 The place-name *Sulloniacis* is of a type more common in Gaul. The 'acu' suffix means 'estate of'. It may indicate that the Sullonios family rented out plots to potters, who may have come over from the continent to launch the new industry. Initially this was one of the most successful pottery centres in Britain supplying much of the north and into Wales, as well as London and the south-east.
- 5.8 The extent and plan of Sulloniacis is not known. The incorrect belief that the settlement was on the eastern side of Watling Street is reflected in the present Scheduled Area (SAM 119, see Fig. 4).
- 5.9 Excavations between 1949 and 1974 have shown that Roman settlement and industrial areas extend along the western side of Watling Street, under the Royal National Orthopaedic Hospital across Wood Lane into Field 157, the north-eastern field of the proposed development area. Settlement also continues along Watling Street (A5) for about 300 m SE of the junction with Wood Lane. Excavations further south alongside Watling Street have produced no evidence of settlement, but a cremation was found 800 m south east of the Wood Lane junction (Figs. 2 and 3).
- 5.10 It is uncertain to whether Roman activity extends over most of field 157. Trenches A-F (see Fig. 3) have located activity along the western edge of the field adjacent to Watling Street. A kiln has also been located more centrally placed in the northern part of the field. The central area was trial trenched in 1968 in order to investigate the possible line of the Grim's Ditch. This part of the field was marshy with little evidence of archaeological deposits.
- 5.11 Trenches in Sites A-F (Fig. 3) have produced evidence that Roman Watling Street lay slightly to the west of the present A5, with part of its rammed gravel and clay construction and side ditch running into Field 157. A hollow-way which ran along the edge of the field was probably the result of continued use in medieval and later times. This has been infilled by dumping (Fig. 3).

Grim's Ditch (Figs. 2, 3, 4)

- 5.12 The second well-known archaeological feature on the proposed development site is the Grim's Dyke or Ditch. This linear earthwork runs north-east south-west through Pear Wood and is a Scheduled Ancient Monument (SAM 120, Fig. 4).
- 5.13 The present state of knowledge of Grim's Ditch based on excavations in 1948-49, 1954-59 and 1973 has been summarised by Castle (1975) (Fig.5).
- 5.14 The earthwork is about 90 feet wide with a V-shaped ditch varying from 14-23 feet

wide and 5 to 6 feet deep. The large bank is on the north side with a much smaller outer bank to the south.

- 5.15 Excavations in 1960 and 1968 in Field 157, east of Pear Wood, indicates that Grim's Ditch does not continue through the field towards Watling Street.
- 5.16 To the west Castle noted 'a wide dark line visible on an aerial photograph' (Castle 1975) (not numbered but seen by him in Harrow Reference Library). He speculates that this may indicate a continuation of the Ditch west of Pear Wood. No trace of this dark line or any other indication of a continuation of the Grim's Ditch was observed during the examination of aerial photographs for this report.
- 5.17 There has been much speculation about the origins and purpose of Grim's Ditch. Following his 1973 excavations Castle tentatively suggests that the Ditch is part of the Harrow and Pinner Dyke system, 5th Century in date, and represents a territorial boundary, at least 6 miles long, between the Sub-Roman communities of London and Verulamium. On present evidence this remains the most reasonable theory.

Prehistoric Finds (Fig. 2)

- 5.18 Several excavations on the site and nearby have produced finds of prehistoric date. These include Mesolithic and Bronze Age flints, and a fragment of a bucket urn from near Canons Corner (Sugget 1958, 73). There is no clear evidence from excavations of pre-Roman settlement, but the finds suggest that pre-Roman sites probably exist in the area.

A Possible Cropmark Enclosure (Figs. 2 and 6)

- 5.19 Photographs taken in June 1947 in dry conditions clearly show four curving lines against a background of parched grass (Fig. 6) on the site of the present day pig farm buildings. The outer line appears to stop before the inner three. These form an arc which covers the whole of the parched area and disappear where the pasture is no longer parched.
- 5.20 These marks are caused by differential moisture conditions in the subsoil. The underlying geology at this point is pebble gravel which is free draining and hence promotes parching in the grass. The lines themselves appear to be the result of more moist conditions promoting crop marks.
- 5.21 There are two explanations of these cropmarks. Either they are the result of geological anomalies or they indicate a large man-made enclosure.
- 5.22 Geological anomalies, that is stratified clay and gravel bands, usually on a slope, can create marks of this kind that have the appearance of man-made features (Wilson 1982, Fig. 87). Because of recent changes to the surface of the land at Wood Farm it is difficult to judge, on visiting the site, whether the original topography was appropriate to generate such marks. Dr David Wilson of Cambridge University is

of the opinion that these marks may be of geological origin.

- 5.23 The curvilinear shape of the cropmark features is consistent with the defensive ditches of a large prehistoric enclosure. If the lines are extended to form concentric rings then they indicate an enclosure about 250 m long and 150 m across. The siting on the crest of the ridge, close to an ancient communicator's route, with spectacular views to the south into the London Basin, is appropriate for a prehistoric fortified enclosure.
- 5.24 There is, however, no record of Late Bronze Age/Iron Age artefacts, no sighting of features, place-name evidence nor any surface indications to indicate the presence of a prehistoric enclosure. The interpretation of the cropmarks remains uncertain on the basis of present evidence.

Other Historic Landscape Features (Fig. 2)

- 5.25 Ridge and furrow of medieval or more recent date is visible on aerial photographs in Woodgate Field, Pears Wood Field and in the extreme south-east corner of the proposed development area. None appears to be well preserved at the present time.
- 5.26 The proposed development area has many field boundaries which appear on historic maps and are therefore of some antiquity. Several field boundaries which appear on historic maps are no longer visible on the ground but can be seen as soil or crop marks on aerial photographs. These are indicated on Fig. 2.
- 5.27 Warren House was sold by James Forbes of the East India Company in 1813. The earlier history of the site is uncertain but in the later Medieval/Early Modern Period there were buildings on or near to the site of the later Warren House (VCH 1976, 92-3).
- 5.28 Gravel was dug in the area near Pear Wood in 1538 (VCH 1976, 119) and bricks were dug and manufactured at Brockley Hill before 1725 (Brick Field is south-west of Brockley Hill Farm); in 1744 the Duke of Chandos owned a brick kiln in Stanmore.
- 5.29 A reservoir in 'Forty Acre Field' (the south eastern area of the site?) was constructed for the Duke of Chandos. An avenue from Canons led up the hill to a pavilion or banqueting house near which was a bowling green. These were in the grounds of Warren House (Druett 1938, 185). The location is uncertain but topographically the most appropriate area would be on the flat summit of Brockley Hill at the northern end of the Canons Vista. The Canons Vista or Avenue ran across Pear Wood. Today it is partly overgrown and a rectangular fishpond impinges upon it. The fishpond is marked on a map of 1851 but does not appear on earlier maps.
- 5.30 Several features in Pear Wood Field, visible on aerial photographs, bear a superficial resemblance to prehistoric enclosures/earthworks. These are almost certainly bunkers and tees associated with the golf course which occupied the site before the last war.

6. The Present Condition of the Site

- 6.1 In many respects the site is a fortuitous survival of historic landscape. It includes woods, fields and ponds of considerable historic and landscape value in a prominent and attractive setting. As the aerial photographs indicate the main change to the landscape has been due to dumping in the area of Wood Farm and east of Pear Wood (see Fig. 7).
- 6.2 The depth of the dumping over the site as a whole is uncertain. South of Wood Farm and between Cloisters Wood and Pear Wood it is 2-5 m deep with individual spoil heaps of considerable height.
- 6.3 The older dumping (since the late 1960's in the area between Pear Wood and Watling Street is overgrown and it is difficult to estimate depth. Local sources and contour maps suggest a depth of about 2 m, but Castle and Warbis (1973, 92) reported 'Immense quantity of soil and rubble, in places 15-20 feet thick ... therefore future excavation will be impracticable'. Mr Castle has recently confirmed that he observed dumping of 4 feet along the eastern edge of the site rapidly rising to 10 feet and up to 20 feet in the centre of Field 157.
- 6.3 Dumping itself need not destroy buried archaeology but local reports suggest that in places topsoil was stripped prior to dumping. This could have damaged buried archaeology as for the most part in the Brockley Hill area archaeological deposits are shallow (0.3-0.5 m deep).
- 6.4 It is clear on the aerial photographs (Fig. 7), although harder to assess on the ground, that the western edge of Pear Wood has been affected by heavy earth-moving machinery and dumping. It is probable that the western end of the Grim's Ditch has been damaged, (where Trench G in Fig. 5 was excavated) when the distinctive right angled section of Pear Wood's western boundary was altered.
- 6.5 Wood Farm's buildings have extended to the south over the site of the curving linear features. If these features are archaeological then the buildings will have had some impact. However, it is probably that the majority of the features will survive.
- 6.6 Pear Wood has been reduced slightly on the western side but is largely intact. It is now very dense, overgrown, and invaded by nettles and rhododendron. It is difficult, and in places impossible, to examine the Grim's Ditch earthwork in the summer months (when this report was compiled). At present the Grim's Ditch earthwork cannot be appreciated by the public and it may be being damaged by tree roots, the expansion of scrub onto the earthwork and fallen trees.

7. Potential Impacts

- 7.1 The principle potential impact of the scheme on the archaeological resource will be at the construction stage. Any ground work has the potential to disturb archaeological deposits.

7.2 The following primary impacts require consideration:

- i. the scheme's infrastructure: road building, services, etc;
- ii. creation of features that require subsoil disturbance: greens, bunkers, etc;
- iii. provision of golf course drainage;
- iv. general landscaping and tree planting;
- v. visual intrusion of the development on the setting of visible archaeological monuments.

8. Assessment Criteria

8.1 The importance of sites or deposits potentially affected by the development has been considered against the standard non-statutory criteria used for judging the importance of sites, as modified for English Heritage's Monuments Protection Programme:

- i. survival/condition;
- ii. period;
- iii. rarity;
- iv. fragility/vulnerability;
- v. diversity;
- vi. documentation;
- vii. group value;
- viii. potential;
- ix. amenity value;
- x. conservation value.

8.2 These have been used to provide a general framework rather than being used as a formal scoring system. Features are graded as of national, county (regional or local importance).

Occurrence and Severity of Impacts

8.3 The occurrence of impacts is predicted in the light of:

- i. whether features are likely by their nature to be affected by particular types of impact;
- ii. the known, estimated or suspected extent of the affected features;
- iii. the extent and character of the impact source.

8.4 The severity of impacts is judged with reference to:

- i. the proportion of the features affected;
- ii. the type, survival/condition, fragility/vulnerability, potential and

amenity value of the feature affected.

Beneficial Effects

- 8.5 Beneficial effects are also considered. Although development impacts on archaeology are usually destructive (archaeological sites cannot be created like ecological habitats) gains are possible both in the management of archaeological sites and landscapes and in their increased amenity value and presentation. Investigations to mitigate impacts can also result in significant gains in knowledge about past human activity in the area and to better public understanding of the heritage.

Mitigation Measures

- 8.6 Archaeological constraints have already influenced the design process of the scheme.
- 8.7 The assessment has been carried out taking into account proposed measures which will avoid, reduce or remedy adverse impacts. These measures include *in-situ* preservation, restrictions in landscaping, the limitations of disturbance to buried archaeology and improved management and presentation of archaeological and historic landscape features.

9. Assessment

Grim's Ditch

- 9.1 As a Scheduled Ancient Monument the earthwork is of national importance. Excavations indicate a possible 5th Century date. Its state of preservation is relatively good within Pear Wood but subject to deterioration. At the west end the earthwork has been damaged in recent years. It is uncertain whether Grim's Ditch continues to the west into Woodgate Field. If so it would be deeply buried beneath dumped material.

Scheme Modification, Mitigation

- 9.2 The positions of tees for Hole 1 have been modified to avoid the potential line of Grim's Ditch. The SAM will not be affected by the proposed development. Pear Wood will have limited access so erosion from visitors should not be a problem. Consideration should be given to reinstating the line of Grim's Ditch at its western end, where it has been destroyed in recent years. An earthwork could be constructed in the appropriate place to indicate the original line and shape of the monument.

Beneficial Effects

- 9.3 Improved management of the woods would benefit the site. Judicious scrub clearance and selective felling of juvenile standards will assist regeneration. The Grim's Ditch monument could be cleared of scrub and saplings and the debris in the ditch cleared under archaeological supervision. The laying out of the adjacent area to grass will

improve the setting of the SAM. The possible construction of an earthwork over the destroyed section of Grim's Ditch would clarify the original line of the monument for visitors.

The Roman site of Brockley Hill (Sulloniacis)

- 9.4 Although this area is not Scheduled it is a continuation of the Roman industrial settlement on the east of Watling Street which is a Scheduled Monument. The present Scheduled area is rather arbitrary. However, as part of a major Roman industrial site the area within the proposed development is of national importance. Its extent is uncertain but it is probable that most of the Roman site is buried at least 2 m deep beneath dumped material. Trenching south of the dumping area alongside Roman Watling Street has produced no evidence of substantial Roman settlement though burials were located about 800 m south-east of Wood Lane on the east side of Watling Street.

Scheme Impact

- 9.5 The trees and greens and bunkers will lie over this area and considerable new tree planting is proposed. However, in view of the dumping over the Roman site none of the proposed landscaping should penetrate buried archaeological features. Consideration will need to be given to landscaping, tree planting and the depth of bunkers in the south-eastern area close to Watling Street and south of Tee 6.

Beneficial Effects

- 9.6 The laying down to grass and treeplanting will improve the setting of the archaeological site. The impact of tree planting should be considered south of Green 6 where dumping material may be less or non-existent.

Woodgates Field/Wood Farm

- 9.7 A possible archaeological feature (the curving linear cropmarks) may exist under the buildings of the old pig farm. This is likely to survive to a considerable extent, albeit damaged by the farm buildings. There will be some dumping on the southern area. If the features represent geological variation then they are of no archaeological significance. If they represent late prehistoric enclosure then they may be of regional or national importance.

Scheme Impact

- 9.8 This is the area of proposed stables and menage yard. The impact cannot be quantified at this stage without further archaeological evaluation.

Other Landscape Features

- 9.9 This is traditionally an area of pasture and woodland. The woodland has been

reduced in part and the present scheme is an opportunity to enhance it. Field boundaries have regularly shifted over the past two centuries but consideration will be given to the preservation and enhancement of traditional landscape features. Between 1947 and the present day the northern section of the Canons Vista has become overgrown and less distinct as a landscape feature. The woodland across the original Vista line, north and west of the fishpond, is good quality and will be retained. North and south of this area the line of the Vista could be enhanced to highlight this important vestige of the Canons landscaped park. Also on the line of the Vista to the south, the site of the Duke of Chando's claypit will be retained as a wetland nature reserve.

Possible Existence of Unidentified Archaeological Sites

- 9.10 There is an identifiable risk of significant unknown archaeological sites occurring within the application area. Although strictly unquantifiable (human behaviour and settlement patterns are not governed by strict physical laws) the importance of this risk can be considered in relation to previous observations and underlying geology.
- 9.11 Over the area of highest potential substantial dumping has taken place which serves to blanket any archaeological deposits.
- 9.12 Within the woods there may be unknown archaeological sites and features associated with ancient woodland management which have not been located. The proposed development includes the improved management of the woods and care will be taken to locate potential archaeological features and avoid causing damage to them.
- 9.13 There is little archaeological data for the southern area of the site. No important sites are known. Documentary evidence indicates possible structures associated with Canons in Forty Acre Field. Their location and condition is unknown. The proposed use as a country park should have relatively little impact on buried features and should enhance the value of the historic landscape.
- 9.14 The proposed visitor centre near Dennis Lane will have displays which will interpret the ecology and landscape history of the site. The centre will be supplemented by trails and guided walks. This will be an opportunity to promote public awareness and appreciation of an important archaeological area which has not in the past received due care and attention.

GREAT STANMORE, LITTLE STANMORE AND EDGWARE c.1835

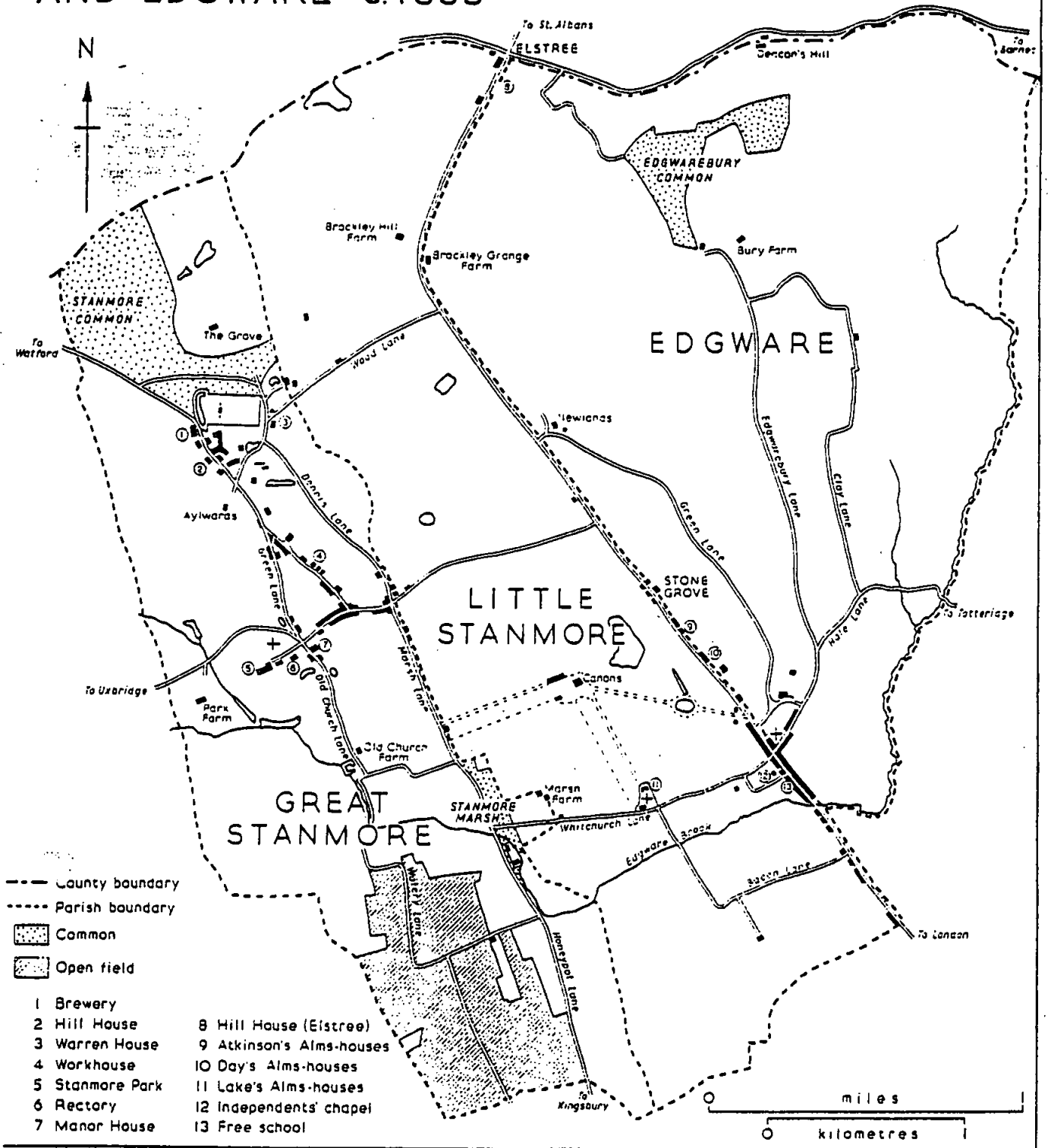
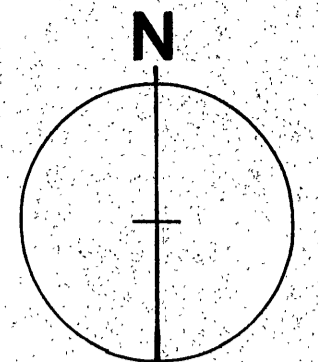


Fig. 1



DO NOT SCALE
CONTRACTORS TO CHECK ALL DIMENSIONS
ON SITE BEFORE PUTTING WORK IN HAND

- SMR DATA
- + SINGLE FIND
- ⊕ FINDS SCATTER
- ARCHAEOLOGICAL SITE
- NAR DATA
- △ ARCHAEOLOGICAL SITE

- PARISH BOUNDARY
- - - FIELD BOUNDARY (1728)
- - - FIELD BOUNDARY (1827)
- ||||| RIDGE & FURROW
- ||||| RIDGE & FURROW (NARROW RIG ? EARLY MODERN)
- MARSHY AREA

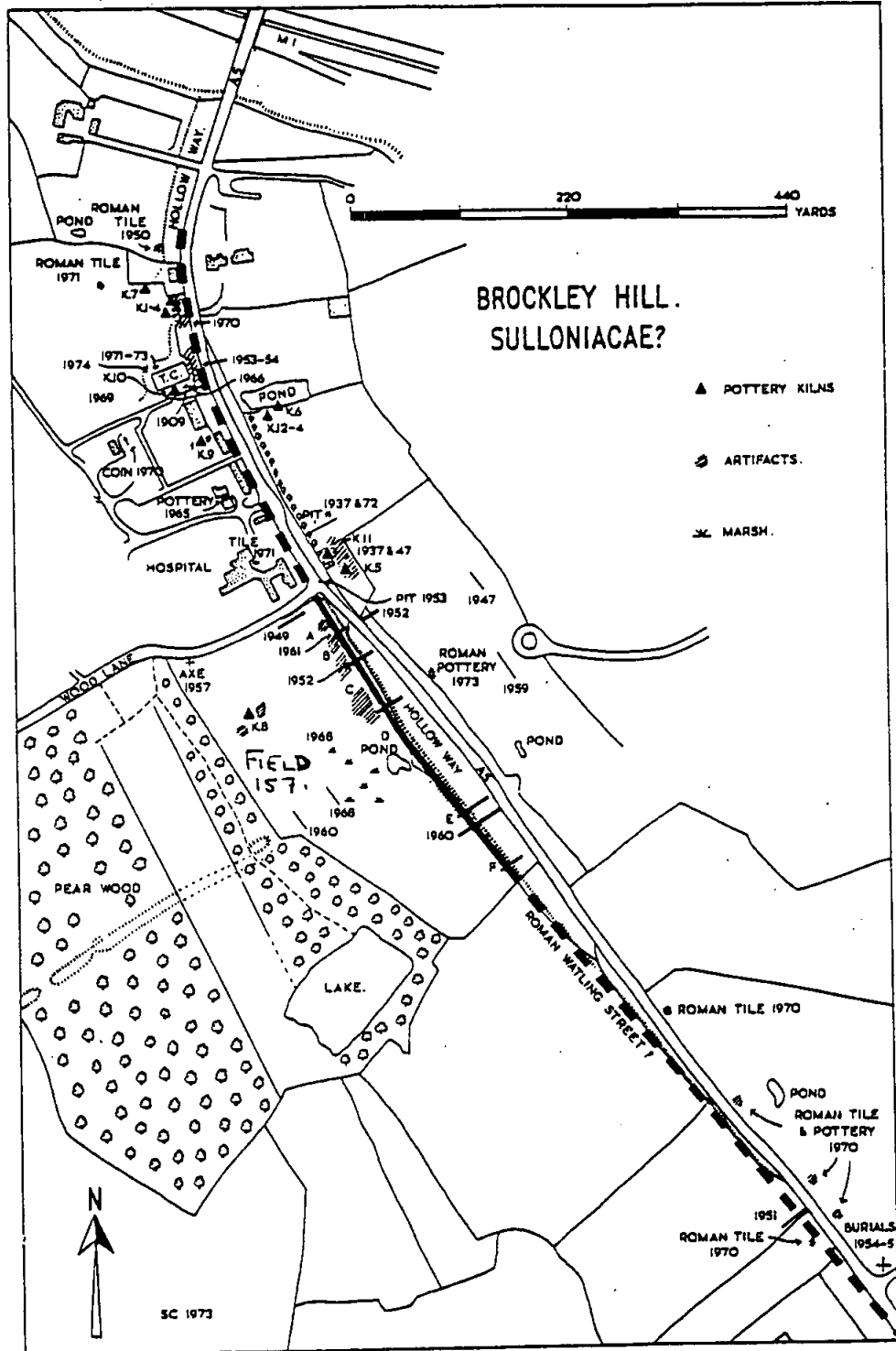
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URGENT UNCHECKED	
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A CONTRACT DOCUMENT	
APPROVED FOR USE ON SITE	
AS CONSTRUCTED RECORD	

REVISIONS	DATE
Stanmore Dairies LTD Bridgend Group PLC CLOISTERS WOOD LEISURE DEVELOPMENT	

PLANNING
**Archaeological and
Historic Features**
Oxford Archaeological Unit

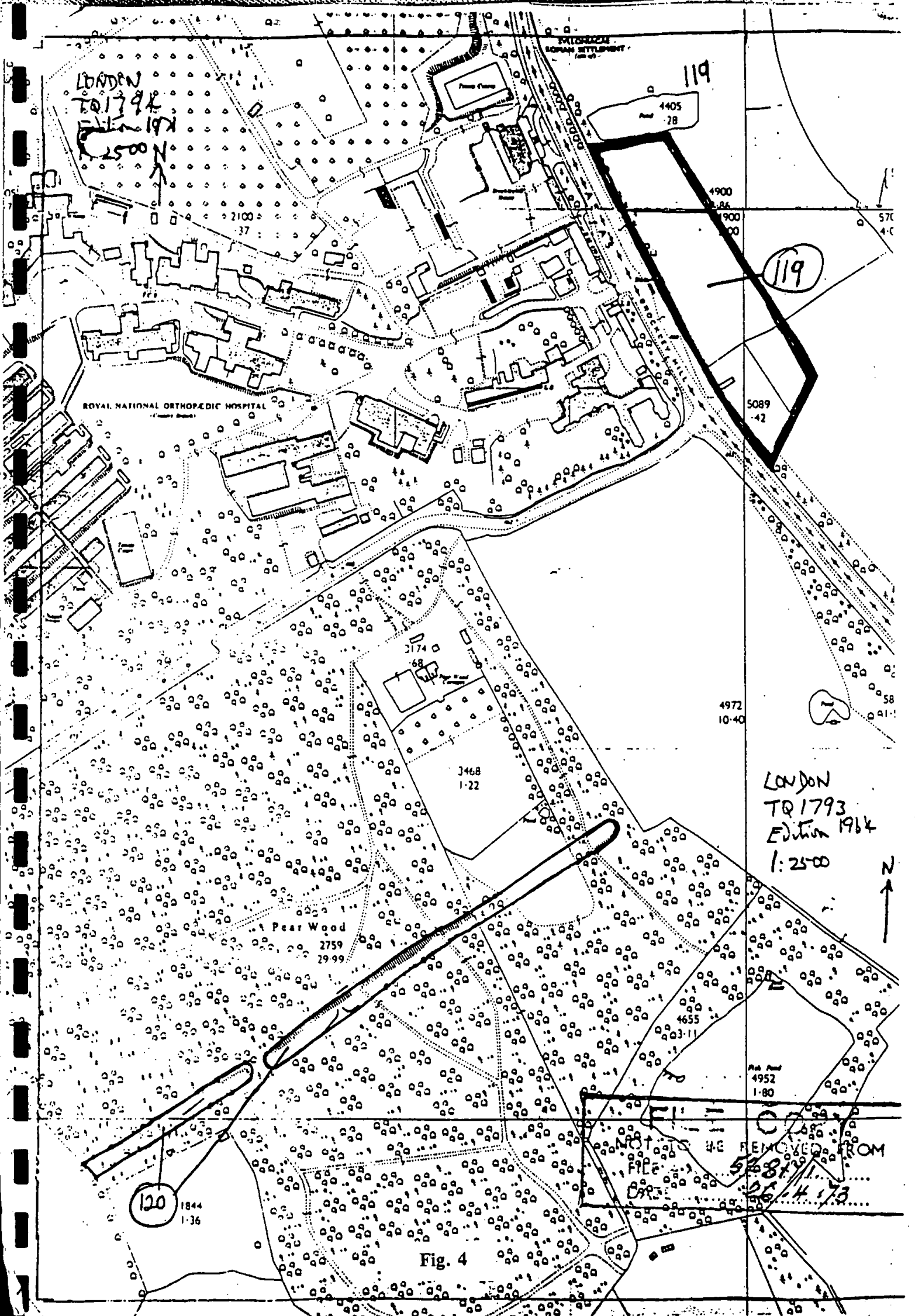
+2500 02.09.92 MEP
467,067-01

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Map of the Roman sites at Brockley Hill, Middlesex. (Based upon the Ordnance Survey Map, with the sanction of the Controller of H. M. Stationery Office, Crown Copyright reserved.)

Fig. 3



LONDON
TR 1793
Edition 1964
1:2500

ROYAL NATIONAL ORTHOPEDIC HOSPITAL

LONDON
TR 1793
Edition 1964
1:2500

NOT TO BE REMOVED FROM
FILE

Fig. 4

120 1844
1-36

119
4405
28

119

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900
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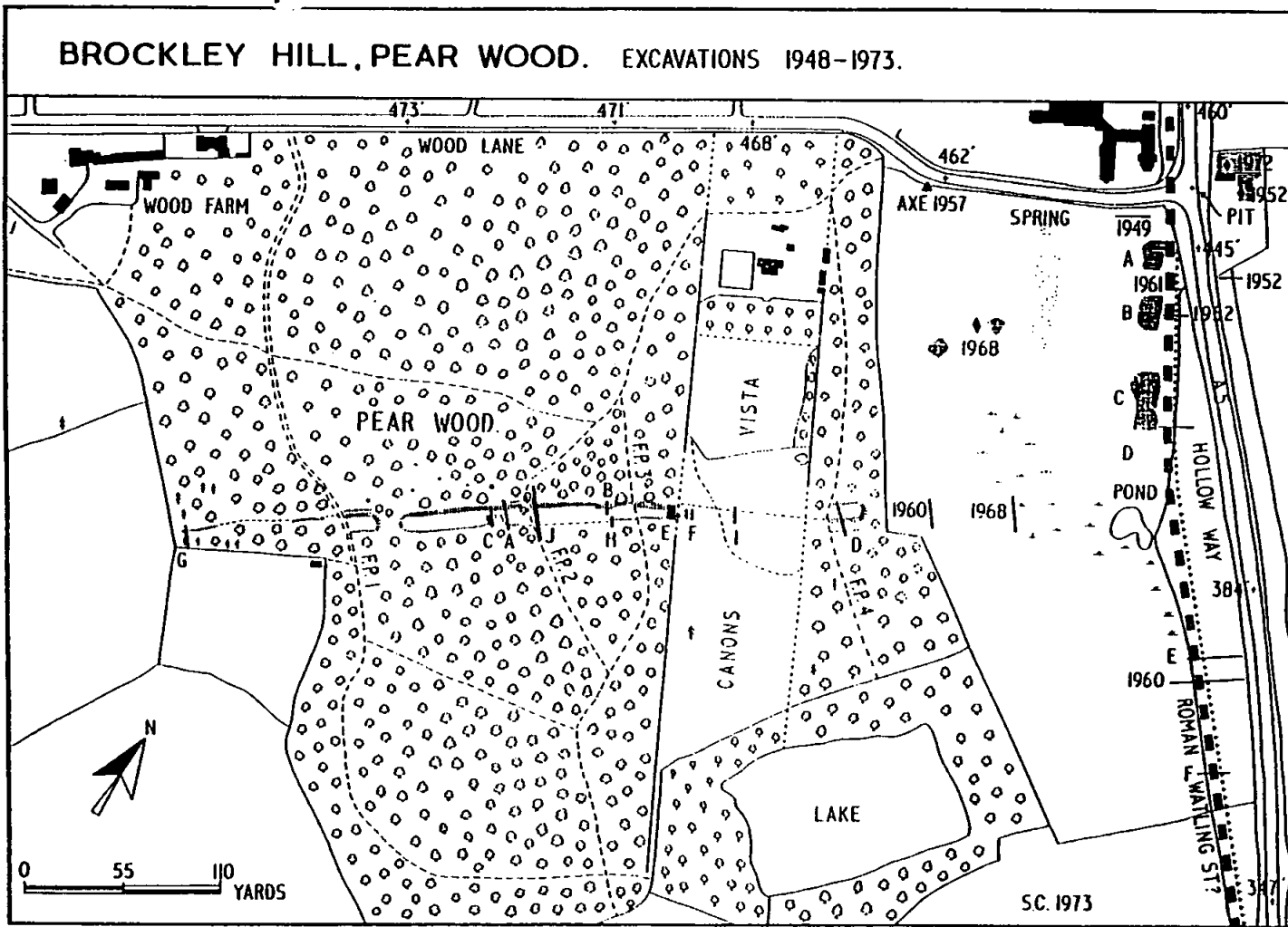
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2999

4952
1-80



Excavations in Pear Wood, Brockley Hill, Middlesex, 1948-1973

Fig. 5

Sites excavated in Pear Wood, 1948-1973. (Crown Copyright Reserved)



Fig. 6 : Aerial Photograph showing curvilinear cropmarks west of Pear Wood (CPE/UK/2146 11 June 1947)

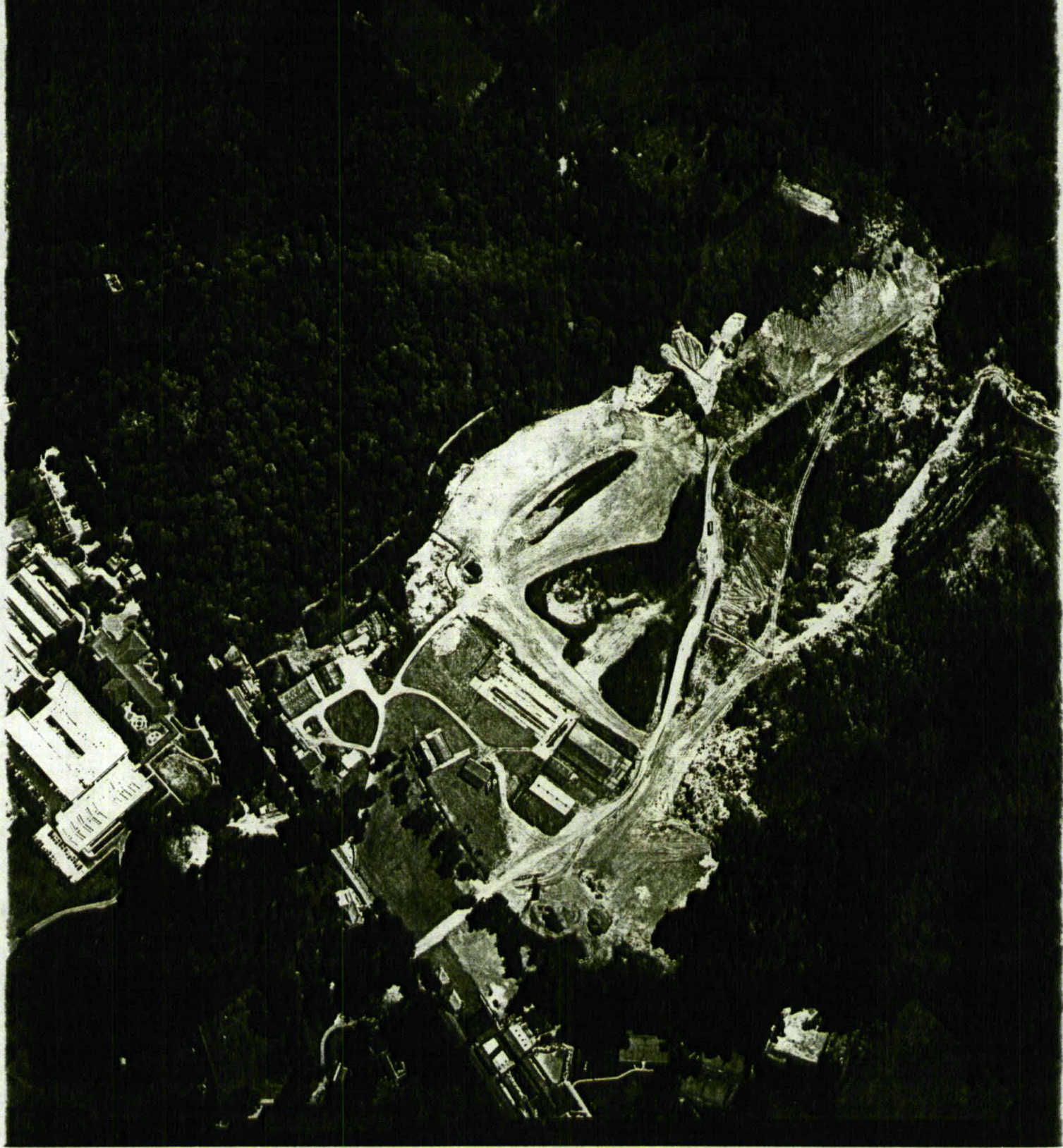


Fig. 7 : Aerial Photograph showing dumping west of Pear Wood (10 July 1991)

Gazetteer of Sites

SMR No	NAR No	Grid Ref	Description	References
000/	1	TQ 1762 9388	S.edge of Roman Settlement of Sulloniaca. Most of settlement lies to N, outside target area	
004/		TQ 1652 9281	Bronze Age stone axe head	Grimes 1958
011/		TQ 1751 9369	Prehistoric Flint artefacts of various types. Discovered during ploughing	
034/		TQ 173 935	Possible Site of Roman Watchtower. Stood 'on Brockley Hill' until 1795.	Phillimore "The Twelve Churches" 1860 P23
044/		TQ 1693 9330	Small Medieval Pillow Mound	OS card index TQ 19 SE 18
047/		TQ 166 932	Probable Pre-Roman Trackway and Roman Road	
068/		TQ 17280 93570	Sherds of Roman pottery, Roman and Post med glass. Found in vicinity of Pear Wood Earthworks	
071/		TQ 1788 9340	Single Bronze Age Bucket Urn sherd. Found during excavation of Roman Occupation site	
072/		TQ 1788 9340	Belgic (Late Iron Age) sherds. Found during excavation of Roman Occupation site	
095/		TQ 1744 9384	Pit containing Roman light Iron Axe and sherds	
097/		TQ 167 933	Possible site of Medieval Windmill. Earliest date 1352. Latest date 1665.	
098/		TQ 1736 9381	Axe of unknown date, found 1957	
120/		TQ 177 936	Remains of possible Roman Road.	London Arch. Vol 5, no 15. 1988
150/ 7		TQ 175 938	Area of Roman quarrying, possibly to supply kilns	
150/ 8		TQ 175 938	Ditch containing Medieval pottery. Runs	

Gazetteer of Sites

SMR No	NAR No	Grid Ref	Description	References
			parallel to Watling Street.	
150/16		TQ 1774 9353	Possible Roman road Excavated in 1987.	
150/27		TQ 1742 9377	Roman Kiln similar to those found to North. Pottery recovered dates from AD 70 - 130	Castle and Warbis 1973
150/30		TQ 1750 9374	Large quantities of Roman Pottery. Early Flavian to Late C2nd.	Castle and Warbis 1973
151/ 2		TQ 1750 9374	Roman Well, Ditches and Gullies. Pottery from Well dateable to Ad 120 - 250.	Castle and Warbis 1973
151/ 3		TQ 1750 9374	Castor Ware, dated to 3rd century	Castle and Warbis 1973
151/ 4		TQ 1750 9324	4th century pot sherds and coins. Coins of Constantine I c315 - 317 AD	Castle and Warbis 1973
152/		TQ 1797 9324 TQ 1746 9386	Remains of early Roman Road, possibly Watling St. Lies to West of Modern Watling Street.	Sugget P G. LAMAST Vol II 1954
154/		TQ 1750 9374	Medieval Pottery from trenches dug into Roman Road May indicate Medieval robbing of Watling Street.	Castle and Warbis 1968
155/		TQ 1790 9335 TQ 1748 9387	Medieval Hollow Way, between Roman and modern Rds. Supplanted by Modern Road in 1827	Castle and Warbis 1973
161/		TQ 17130 93467	Large linear earthwork, aligned E - W. Thought to be Easterly continuation of Grims Ditch	Castle LAMAST Vol 26 1975
235/		TQ 175 935	Approx site of Find of Fragments of Roman Tile. Very weathered fragments, no occupation evidence.	
901/		TQ 1774 9353	Mesolithic and Neolithic Flints. Found during Fieldwalking	

Gazetteer of Sites

SMR No	NAR No	Grid Ref	Description	References
907/		TQ 1774 9353	Excavation produced no features.	
908/		TQ 1798 9328	Two (or more) 1st or 2nd century cremation burials Only evidence of burials assoc.with Settlement	Castle. London Arch. Vol 1. 1973
909/		TQ 1774 9353	Bronze Age Arrowhead. Found in Trench A of 1987 Excavation	

Appendix 1 : Maps Consulted

1. 1728 Map of fields of the Parish of Little Stanmore.
Greater London Record Office Acc. No. 262/71/7.
2. 1822 Warren House and land between Stanmore Common and Cloisters Wood.
Greater London Record Office Acc. No. 453/9/12.
3. 1827 Plan of manors of Duke of Buckinghamshire and Chandos (scale 1"=6 chains).
Greater London Record Office Acc. No. 262/ST26.
4. 1838 The tithe maps of Great and Little Stanmore.
Greater London Record Office.
5. 1851 Warren House and 153 acres between Dennis Lane and Brockley Hill Lane, Stanmore
Lease for 21 years by Sir Robert Smirke to Charles Keyser.
Greater London Record Office Acc. No. 453/4/1A.
6. 1865 Ordnance Survey Map.
Bodleian Map Room.

Appendix 2 : Aerial Photographs

3G/TUD/UK44 Part III	29.1.46 5219 5220 5221 5222	
3G/TUD/UK/161 Part III	20.4.46 5262 5263	
CPE/UK/2117/ Part II	29.5.47 5173 5174	
CPE/UK/2163	2.6.47 3086 3087	
CPE/UK/2146 (Pt I)	11.6.47 5034 5035 5036 5068* copy inc	
F2158/RAF/1090/4648	29.8.61 0027	
F.S.L. Greater London Council	1:10,000	23.6.66 1287
F.22.540/RAF/1712	20.9.55 0003 0005	
540/419 20950 F6/2500 Watford	6008	
540/418 F.14"/5,800' Stanmore	18.9.50 5064 5065	
Meridion Airmaps Ltd	1:5,000 London Borough 5871 087 19.5.71 5871 089 19.5.71	
Aerofilms/91/COL/74	10.7.91 Run 12 4072 4073* copy inc 4074 4075 Run 13 4227 4228 4229	



Harrow Unitary Development Plan

DEPOSIT VERSION

6th FEBRUARY 1992

London Borough of Harrow

- 2.94 Landfilling, i.e. the addition of soil and other material brought in from other sites, is a temporary use of land which changes the vegetation and the original landscape. The Council will strictly control landfilling in the Borough in order to protect the existing character of important areas, to prevent unreasonable loss of amenity to residents during landfilling operations and to ensure the suitable restoration of the land. The list of criteria set out in Schedule 5 constitutes the Council's more detailed planning guidance on landfilling.

ANCIENT MONUMENTS

Policy E33 THE COUNCIL WILL SAFEGUARD SCHEDULED ANCIENT MONUMENTS AND OTHER NATIONALLY IMPORTANT SITES AND MONUMENTS AND ENDEAVOUR TO ENSURE THEIR PRESERVATION AND ENCOURAGE THE RETENTION AND ENHANCEMENT OF APPROPRIATE SETTINGS, ESPECIALLY WHEN CONSIDERING DEVELOPMENT PROPOSALS IN THE LOCALITY.

- 2.95 There are six scheduled ancient monuments in the Borough, these are:-

Grim's Ditch: - section 1500 yards north east from Oxhey Lane.
Grim's Ditch: - section north of Blythwood House.
Grim's Ditch: - section between Uxbridge Road & Oxhey Lane.
Pear Wood: - linear earthworks.
Obelisk: - Brockley Hill, Stanmore.
Headstone Manor: - grounds of Manor.

- 2.96 Scheduled ancient monuments in Harrow make a major contribution to the Borough's heritage and are the most important sites of archaeological interest. They come under the jurisdiction of the Department of the Environment who are advised by English Heritage, from which consent must be obtained before undertaking works affecting ancient monuments. It does, however, fall to the Local Planning Authority to endeavour to preserve them and their setting. It is necessary to ensure that no development takes place which physically affects an ancient monument, or the attractiveness of its setting.

STATUTORILY LISTED BUILDINGS

Policy E34 THE COUNCIL WILL ENSURE THE PROTECTION OF THE BOROUGH'S STOCK OF LISTED BUILDINGS BY:-

- A) RESISTING PROPOSALS FOR DEMOLITION UNLESS IT CAN BE CLEARLY DEMONSTRATED THAT ALL POSSIBLE MEANS OF PRESERVING THE BUILDING HAVE BEEN THOROUGHLY INVESTIGATED AND SHOWN TO BE UNREALISTIC;**
- B) ONLY PERMITTING ALTERATIONS AND EXTENSIONS THAT RESPECT THE CHARACTER AND SETTING OF THE EXISTING BUILDING;**
- C) ONLY PERMITTING DEVELOPMENTS WITHIN THE CURTILAGE OF LISTED BUILDINGS, OR ADJOINING BUILDINGS, THAT DO NOT DETRIMENTALLY AFFECT THEIR SETTING;**
- D) ENCOURAGING THE MAINTENANCE AND RESTORATION OF LISTED BUILDINGS BY:-**
 - 1) ADVISING OWNERS AND OCCUPIERS ON REPAIRS AND ALTERATIONS TO THEIR LISTED BUILDINGS AND ON FINANCIAL AND TECHNICAL HELP WHICH MAY BE AVAILABLE;**
 - 2) USING ITS POWERS UNDER SECTIONS 47-50 AND 54-55 OF THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 WHERE APPROPRIATE, TO SECURE THE REPAIR OF LISTED BUILDINGS;**

3) WHEN RESOURCES PERMIT, PROVIDING FINANCIAL AID FOR RESTORATION WORK, UNDER SECTION 57 OF THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990.

- 2.97 There are over 250 Statutorily Listed Buildings in the Borough. The list is compiled by the Secretary of State, and for Harrow was last published in 1983, as a result of a survey over the previous two years. Since then additions to the list have been made on an 'ad hoc' basis. The character of Listed Buildings and their contribution to the townscape can be detrimentally affected by insensitive alterations, extensions or unsympathetic neighbouring development. Their continued existence can also be threatened by neglect and dilapidation.
- 2.98 The Council's consent is needed not only to demolish a Listed Building but also to make alterations which affect the character or setting of that building. Applications are advertised locally and referred to English Heritage. Listed Buildings are part of the national heritage and the Council will make every effort to ensure that they are retained and protected. The Council will encourage owners to keep Listed Buildings in good repair by offering advice and, when possible, financial assistance by way of grants. If maintenance of a Listed Building is seriously neglected, the Council will consider using its powers to undertake temporary repairs to preserve an unoccupied building; in certain cases it will also consider serving a notice on the owner requiring the full repair of the building. Demolition will only be permitted where all practical alternatives have been investigated and proved unrealistic (see para 90, Circ. 8/87). It is important therefore that owners are aware of their responsibilities and take steps to protect and maintain such buildings. Accordingly the Council will publish leaflets and provide suitable guidance.
- 2.99 Repairs can be expensive and the Council has powers to provide financial assistance for essential works to historic buildings where the applicant satisfies the criteria laid down in the 1990 Housing Act, and also through the Harrow Heritage Trust, whereby funds are also made available to owners of historic buildings.
- 2.100 The detailed design of extensions and alterations to Listed Buildings are considered to be extremely important to the retention of the architectural integrity of these buildings. Considerable care will be taken when considering proposals to undertake such works. Equally, attention will be paid to the retention and enhancement of the setting of listed buildings including original and/or historic gardens or landscape features.

LOCALLY LISTED BUILDINGS

Policy E35 THE COUNCIL WILL ENCOURAGE THE RETENTION, MAINTENANCE, AND RESTORATION OF LOCALLY LISTED BUILDINGS. WHERE DEMOLITION IS PROPOSED, IT SHOULD BE DEMONSTRATED THAT ALL POSSIBLE MEANS OF PRESERVING THE BUILDING HAVE BEEN THOROUGHLY INVESTIGATED AND SHOWN TO BE UNREALISTIC.

- 2.101 The Council recognises that there are many buildings in the Borough which, although not worthy of inclusion on the Statutory List, are important in the local context. The Council will maintain a list of such buildings, paying special attention to planning applications which propose to alter their character or setting.
- 2.102 Circular 8/87 acknowledges that public opinion is now overwhelmingly in favour of conserving and enhancing the familiar and cherished scene. Many buildings contribute to this scene, but are not contained in the Statutory List of Buildings of Architectural and Historic Interest. Harrow's local list of Buildings of Architectural and Historic Interest first comprised the original Grade III Listed Buildings prior to the resurvey of buildings by the Department of the Environment in 1983. These failed to reach the standards laid down for inclusion in the Statutory List but are considered by the Council to be of either

and height of a new building should conform to that character by reflecting the uniformity or diversity of the locality of the Conservation Area in question. Hence when uniformity forms part of the character of a street it will not normally be appropriate to vary from it, while in other areas, where diversity exists, irregular building heights or form might be more appropriate.

Detailed Design

- 2.109 The success of a design is frequently dependent on the skill of the detailing, the extent and type of ornamentation, the skill in use of materials, and the linking of landscaping or other features such as gates and fences into the design concept. The Council will make use of conditions, where appropriate, to ensure that the detailed design is of a high standard. If an area contains strong unifying elements, it may be desirable to reflect these. Doors, windows, bays and gables can all be important elements in the character of the townscape. Their form, proportion and the relationship between solids and voids will be taken into account.
- 2.110 While it is acknowledged that the street scene is very important, the Council also considers that other more private viewpoints are also of importance if the Conservation Area and its buildings are to retain their character and integrity. This guidance is therefore applicable to all elevations of a development irrespective of whether they can be seen from public areas.
- 2.111 Central Government guidance holds that preservation should not preclude all change, that areas have evolved over time and should continue to do so, while at the same time recognising that it is sometimes appropriate to 'conserve as found'. The Council's starting point is that there is a presumption against all demolition within Conservation Areas. However, these areas are not always made up of buildings or spaces of uniform high quality and there are sometimes opportunities to enhance an area by allowing demolition. To this end the Council will produce guidelines that indicate where demolition of a building within Conservation Areas would be acceptable. The Council has followed a similar approach to the protection of the landscaped character and trees in Conservation Areas.

ARTICLE 4 DIRECTIONS

Policy E39 ***THE COUNCIL WILL SEEK ARTICLE 4 DIRECTIONS WHERE DEVELOPMENT OR USES ALLOWED BY PERMITTED DEVELOPMENT WOULD ADVERSELY AFFECT THE CHARACTER AND SETTING OF ITS CONSERVATION AREAS OR LISTED BUILDINGS.***

- 2.112 The character of Conservation Areas, and areas outside Conservation Areas, and the contribution which buildings make to them can be severely diminished through unsuitable alterations, many of which can be outside planning control as they are permitted development under the General Development Order. While there is special legislation to protect Statutory Listed Buildings from such changes, other buildings or landscapes can be adversely affected by insensitive changes. An Article 4 direction, which must be confirmed by the Secretary of State for the Environment, can be served on owners in order to remove permitted development rights.
- 2.113 Minor alterations can have a cumulative detrimental effect on an area. The Council will determine which buildings are most sensitive to such changes and will seek Article 4 Directions to control the relevant classes of the General Development Order. Special attention will be paid to original features such as windows, doors, chimney stacks, walls, gates and boundary treatments.

SITES OF ARCHAEOLOGICAL INTEREST

Policy E40 ***WHERE DEVELOPMENT PROPOSALS MAY AFFECT ARCHAEOLOGICAL PRIORITY AREAS OR OTHER REMAINS THE COUNCIL WILL EXPECT APPLICANTS TO PROVIDE***

SUFFICIENT INFORMATION TO ASSESS THE ARCHAEOLOGICAL IMPLICATIONS OF DEVELOPMENT, AND MAY REQUIRE AN ARCHAEOLOGICAL FIELD EVALUATION PRIOR TO DETERMINATION OF THE APPLICATION.

Policy E41 THE COUNCIL WILL ENCOURAGE SUITABLE LAND USE, SITING AND DESIGN OF BUILDINGS, AND IN APPROPRIATE INSTANCES MANAGEMENT OF THE SITE TO SAFEGUARD ARCHAEOLOGICAL REMAINS. THE COUNCIL WILL SEEK TO ENSURE THAT THE MOST IMPORTANT SITES ARE PRESERVED IN SITU, AND WHERE APPROPRIATE IT WILL REQUEST THAT THEY BE GIVEN STATUTORY PROTECTION.

Policy E42 ON THOSE SITES NOT REQUIRING PERMANENT PRESERVATION, THE COUNCIL WILL REQUIRE THAT AN INVESTIGATION OF A SITE OF ARCHAEOLOGICAL INTEREST IS UNDERTAKEN BY AN ARCHAEOLOGICAL ORGANISATION RECOGNISED BY THE COUNCIL. SUCH INVESTIGATIONS SHALL BE CARRIED OUT PRIOR TO DEVELOPMENT AND IN ACCORDANCE WITH A WRITTEN PROGRAMME TO BE APPROVED IN ADVANCE WITH THE COUNCIL. PROVISION SHALL INCLUDE SUBSEQUENT ANALYSIS AND PRESENTATION TO THE PUBLIC OF ARCHAEOLOGICAL FINDS AND ARRANGEMENTS FOR THEIR ARCHIVING AND CURATION.

2.114 Because of its geology and topography, Harrow was especially attractive for early settlements. Many sites have been identified and there have been numerous archaeological finds and more can be expected.

2.115 Archaeological remains are a fragile resource and the Council wishes to conserve and protect them. While the ideal is to preserve as much of our heritage as possible in situ, this is not always possible or practical. Where development affects a known site, a preliminary site evaluation may be required by the Council before the proposals are determined. This should, wherever possible, be a non-intrusive investigation, which avoids physical disturbance of the remains, carried out in accordance with relevant advice from the Museum of London and any other appropriate source.

2.116 The Council will promote co-operation between landowners, developers and archaeological organisations in accordance with the British Archaeologists and Developers Liaison Group's Code of Practice. It will, where necessary, use its powers under the Town and Country Planning Acts to impose conditions, or secure a legal agreement, to require a site to be subject to an archaeological investigation, especially when situated within one of the Archaeological Priority Areas (which are identified on the Proposals Map) or other sites of archaeological significance contained within the Catalogue of Sites, Monuments and Finds. (Joint LBH and Museum of London Records) Where appropriate, the Council will refuse planning permission.

QUALITY OF DEVELOPMENT- DESIGN AND LAYOUT OF RESIDENTIAL DEVELOPMENT

Policy E43 DEVELOPERS SHALL PROVIDE A HIGH QUALITY OF DESIGN AND LAYOUT IN NEW RESIDENTIAL DEVELOPMENT AND EXTENSIONS. IN CONSIDERING PROPOSALS THE COUNCIL WILL TAKE INTO ACCOUNT THE CHARACTER OF THE BOROUGH, THE SURROUNDING RESIDENTIAL DISTRICT AND LOCALITY IN WHICH THE DEVELOPMENT SITE IS LOCATED, AND THE DEVELOPMENT SITE ITSELF, TOGETHER WITH THE DESIGN AND LAYOUT OF THE PROPOSED DEVELOPMENT, AND WILL REQUIRE THAT THE PROPOSAL:-

- A) RESPECTS THE SCALE, MASSING, SITING, SIZE, HEIGHT, CHARACTER, SPACING, FORM, INTENSITY AND USE OF BUILDINGS IN THE DISTRICT AND LOCALITY;**
- B) PROVIDES SPACE AROUND BUILDINGS WHICH REFLECTS THE SETTING AND CHARACTER OF NEIGHBOURING BUILDINGS AND THE DISTRICT AND LOCALITY, PROTECTS THE PRIVACY AND AMENITIES OF THE OCCUPIERS OF ADJOINING PROPERTIES AND THE OCCUPIERS OF PROPOSED BUILDINGS, AND RESULTS IN**

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