



## Sayers Farm, Hadleigh, Essex

### Built Heritage Appraisal





**SAYERS FARM HADLEIGH  
ESSEX**

**Built Heritage Appraisal**

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**Essex County Council**

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# SAYERS FARM HADLEIGH ESSEX

## Built Heritage Appraisal

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# **SAYERS FARM HADLEIGH ESSEX**

## **Built Heritage Appraisal**

### **1 INTRODUCTION**

#### **1.1 The Site, Location and Description**

1.1.1 A built heritage assessment was carried out on a group of buildings located at Sayers Farm, Hadleigh, Essex. The site lies close to and is bounded by Hadleigh Country Park and consists of a farm house and farm buildings to the north and several buildings used as storage facilities to the south (**Figure 1**).

1.1.2 Apart from the farmhouse the farm buildings and other structures have been assigned prefix letters for individual identification purposes. The large complex of farm buildings to the north end of the site are grouped under the prefix A but have been provisionally sub-divided into five individual elements A1 – A5. The stable block to the west of the site is identified as Building B, The open fronted storage unit building C and the two buildings occupying the south of the site as buildings D and E.

### **2 METHODOLOGY**

#### **2.1 Documentary Research**

2.1.1 A search was made of available mapping at the Essex County Records Office in Chelmsford. Maps from the 18<sup>th</sup> to 20<sup>th</sup> century were consulted and relevant versions are shown in this report. Aerial photographs were also consulted and obtained from the National Monuments Record (NMR) in Swindon and relevant versions are also shown in this report.

#### **2.2 On-site Recording**

2.2.1 A site visit was made on Friday 28<sup>th</sup> November 2011. External assessment was made of buildings A (farm buildings), B (stables), farmhouse, D (storage) and E (storage). A more detailed assessment was made of both the exterior and interior of building C. Digital photographs were taken and hand written notes made of the buildings general appearance and significant features.

### **3 RESULTS**

#### **3.1 Documentary Background, Map regression and Aerial Photography**

3.1.1 The earliest map showing Hadleigh is John Chapman and Peter Andre's map of Essex dated 1717 (**Figure 2**). This is a relatively detailed map showing towns, principal roads and farms. 'Hadley', as it was called then, is clearly shown as is 'ruins of Hadley castle'. To the north-west of the castle is a farm, at this time called 'Hadley Landships'. It is thought that this is the present Castle Farm. Sayers Farm is not shown so it is likely that it is not yet built.

- 3.1.2 By 1840 it appears that Sayers farmhouse and some other buildings were built (**Figure 2**). The 1840 Tithe map shows the farmhouse located to the south of the farmyard and there are three other buildings depicted, one just to the north-west of the farm house, one long range across the yard to the north and a small structure at its east end. What appear to be ponds or enclosures are also shown to the north-west.
- 3.1.3 By the time of the 1896 Ordnance Survey map, the building complex at Sayers Farm is shown fully developed with the farm house and farm buildings in extensively their present form (**Figure 2**). Sayers Farm was, by now, part of the Salvation Army's Farm Colony set up by William Booth (Parkhill and Cook 2008). The main role of Sayers Farm was the dairy, supplying the colony with its milk and dairy products and also supplying to commercial dairies. The 1840 layout had been expanded with several additional buildings built across the original yard on a north-south axis. To the west, the stable block is shown on the south side of a pond.
- 3.1.4 To the south of Sayers Farm the map shows the beginnings of the brickworks which were to dominate this part of the area for some time (**Figure 2**). Tram lines, a possible chimney and kiln are shown as is a long rectangular building to the south. Snipes Lane is shown as the eastern boundary to the brickworks.
- 3.1.5 By 1923 the OS map shows little has changed to Sayers Farm (**Figure 2**). The farm buildings have not changed but two structures have been demolished to the north-west of the house. Two smaller buildings have been built immediately to the west of the house.
- 3.1.6 The brickworks to the south of the farm have developed into an extensive complex including a chimney, kilns, wind pump and drying areas. Tram lines lead into the clay field to the west.
- 3.1.7 This arrangement seems to have been maintained until the Second World War with the clay field continuing to be exploited and expanded to the west. In the early part of the war, anti aircraft gun emplacements were built to the south and west of the brickworks. The army had effectively taken over this part of Essex as a result of the threat of invasion in the early part of the war. The brick works were closed and some of the buildings were used by the Royal Corps of Signals for their carrier pigeon service (Parkhill and Cook 2008).
- 3.1.8 The Ordnance Survey map dated 1938-47 does not show the gun emplacements or the camp associated with them (**Figure 2**). This is not unusual given the sensitive nature of the site. It does show the farm and brickworks as little changed.
- 3.1.9 An aerial photograph taken in May 1946 shows the farm and the two anti aircraft gun sites as well as the attached camp to the south of the brickworks (**Plate 1**). All buildings extant at this time are identifiable as the oblique angle of the sun has highlighted roof lines and pitches. Building C is not shown on this photo but a small area of ground appears to be disturbed in its approximate position.
- 3.1.10 An aerial photograph taken in April 1952 clearly shows that building C has not yet been built (**Plate 2**). Sayers Farm is shown with little or no change.

Buildings within the brickworks appear to have been changed but it is unclear whether this is as a result of the army's presence.

- 3.1.11 The Ordnance Survey map of 1955-56 is a large scaled map and clearly shows the farm, brickworks and the army camp (**Figure 2**). This map also is the first indication that building C has been built. It is shown in the north-west corner of a curving enclosure and is depicted as open-fronted to the south. Opposite, are the large buildings of the brickworks and further to the south, and separate, is the army camp complex. By this time there has been only minor changes to the farm buildings with some infilling of space between the west ranges of the dairy buildings.
- 3.1.12 The brickworks buildings seen on the 1923 map however have been largely demolished and a new complex of buildings constructed at the north end of the brickworks site. This may have been carried out to exploit the clay deposits in the north area of the clay field on the west side.
- 3.1.13 An aerial photograph dated September 1964 provides confirmation that building C has been built (**Plate 3**). It is seen at the very top edge of the image with a pitched roof with what appears to be a pathway leading diagonally across its enclosure leading through a gate and into the brickworks.
- 3.1.14 OS map dated 1960 (not shown in this report) is not large scale and seems to indicate that the stable building B is not there. But this is probably an omission by the OS as the building is still extant. It is also likely that building A5 was built by this time as the map shows a large square plan building in this position.

## **3.2 Farm Buildings Complex A**

- 3.2.1 Comprises a complex of approximately five co-joined buildings which are predominantly single storey brick buildings on the north side of the former farmyard associated with the farmhouse.

## **3.3 Building A1**

- 3.3.1 Largely obscured from the outside by later buildings added to south front and undergrowth along its north side. Comprising single storey red brick construction with pitched roof covered in corrugated asbestos sheeting (**Plate 4**). Probably represents the earliest surviving farm building on the site as it is depicted on 1840 Tithe map.

## **3.4 Building A2**

- 3.4.1 Single storey red brick in strong English bond under a pitched roof covered in red clay pan tiles (**Plate 5**). Five evenly spaced window openings along east elevation have brick soldier arches over with some survival of wooden window frames. Yard to east concreted over. First appears on 1896 OS map and is probably part of Salvation Army dairy buildings. Remains of bull pen visible in south-west corner of yard.

## **3.5 Building A3**

- 3.5.1 Single storey red brick in strong English bond under a pitched roof covered in corrugated asbestos sheeting (**Plate 6**). 'L' shaped plan form with cambered arch window openings with some metal framed windows along

the exposed east elevation (**Plate 7**). South facing exposed section of elevation has a brick pier and small window openings at high level. Also a contemporary double door entrance with modern alteration over. The door would appear to be contemporary as the brick bonding has the requisite closers. It first appears on the 1896 OS map and is therefore likely to be one of the Salvation Army's dairy buildings. Similar in appearance to A2.

### 3.6 Building A4

- 3.6.1 Seen only from the outside, it is a large square portal steel framed barn with concrete block curtain walls (**Plate 8**). Low pitched roof covered in asbestos sheeting and may have been partly built over building to north-west. First appears on the 1960 OS map.

### 3.7 Building A5

- 3.7.1 Modern part open steel framed store to north of main farm buildings. Concrete apron and floor and partly enclosed sections with concrete blocks (**Plate 9**). Does not appear on 1967-68 OS mapping (not shown in this report).

### 3.8 Building B Stable

- 3.8.1 Small red brick built stable block in Monk bond with three stable door openings. Pitched roof covered with red clay pan tiles similar to those seen on A2 (**Plate 10**). Double slate damp course visible and the doors are probably later replacements as door furniture is of different styles. No access to interior. First appears on 1896 OS map and is therefore likely to date from Salvation Army's development of the farm. Largely overgrown with ivy.

### 3.9 Residential dwelling

- 3.9.1 Two storey farmhouse under pitched roof covered in red interlocking tiles (**Plate 11**). Timber framed with overlapping weather boarding typical of the Essex area it is locally listed as a building of interest. Two visible brick chimney stacks. Narrow plan form with central stairwell. Some timber framed single storey store sheds to north. A farm house is first seen on 1840 Tithe map and not seen on 1777 map. This house may date to 1870 as a re-build (Wessex Archaeology 2010).

### 3.10 Building C Open storage unit

- 3.10.1 Single storey pitched roof covered in interlocking profiled asbestos sheeting similar to that seen on roof of building D (**Plate 12**). Rear north wall constructed in brick with south open front of five bays formed by cast iron circular stanchions supporting light weight iron roof trusses. South front has been infilled by tenant which has obscured some of the detail of the building's appearance. The roof trusses are formed from 'L' sections of iron held by bolted connecting brackets forming 'Fink' profiles (**Plate 13**). Double wooden sheet purlins are fixed to angled strut extensions welded to the main truss struts. The feet of the trusses are set on pad stones built into the north wall and directly onto the cast iron posts on the south side (**Plate 14**). There is some evidence that the truss feet have been cut back where they meet the cast iron post tops (**Plate 15**). The plates have been cut back crudely so that the plates do not extend into the open bay. The inside of the building is largely obscured by stored equipment and materials but there is some evidence of demolished internal partitions (**Plate 16**). The floor is concrete



and the external yard surface has been built up. The east gable end is visible and constructed in characteristic local red bricks with inclusions of pebbles and small stones. They were laid in Monk bond similar to those found in the gable of Building D (**Plate 17**).

### **3.11 Building D Storage**

- 3.11.1 Large two storey building with pitched roof covered in interlocking profiled asbestos sheeting similar to that seen on Building C (**Plate 18**). Walls probably 13 inch wide are constructed from local bricks in English bond. The gables are built in 9 inch Monk bond similar to that seen in the gable of building C. The various window openings are fitted with metal framed windows with cement covered brick flat arches. Visible at eaves level below the roof are pad stones which probably support the internal roof trusses. Locally described as the 'brick kiln', iron rails set in concrete were seen to enter the building through a wide door opening in the south-east corner. This building is probably part of the brickwork complex noted on the 1960 OS plan.

### **3.12 Building E Storage**

- 3.12.1 Smaller two storey building but probably contemporary with building D. Constructed in similar bricks it too has 13 inch English bond walling with Monk bond Gables. The pitched roof is also covered in interlocking asbestos sheeting (**Plate 19**). The building has a plinth along the north side but this largely obscured by ivy growth. Locally known as the 'fan room' it was probably involved in the drying of bricks and formed part of the once co-joined brickwork buildings seen on the 1960 OS map. The various window openings are similar to those seen in building D with metal frames and cemented brick lintels. The wide door opening in the east end of the building may have been used for rail access.

## **4 DISCUSSION**

### **4.1 Phasing**

- 4.1.1 The earliest buildings on the site comprise the farmhouse and associated farm buildings including the stable block and part of the dairy complex. These buildings would appear to originate from the late 18<sup>th</sup> or early 19<sup>th</sup> century. The farmhouse may be a later, mid to late 19<sup>th</sup> century, build on the site of an earlier dwelling.
- 4.1.2 A second significant phase of development relates to the late 19<sup>th</sup> century when William Booth set up the Salvation Army Colony at Hadleigh. Sayers Farm was bought as part of the colony and included the Superintendents residence, stables and piggeries. Also kept here were the best horses, the famous Colony Shire mares, and the farm was the location of the Colony dairy.
- 4.1.3 The brickworks were established south of Sayers Farm at the same time and the works were locally known as 'Bricks III'. Clay deposits were located to the south and west of Sayers Farm.
- 4.1.4 The next significant phase of development to the area occurred during the Second World War. A twin Anti Aircraft Battery was built and operated to the south and east of Sayers Farm throughout the War. This included associated buildings and a camp. During this time the brickworks were

closed and some of the then existing brickworks buildings were used by the Army.

- 4.1.5 After the war the anti aircraft battery continued in use during the early years of the Cold War, but this had ended by the mid 1950s. The brickworks were reopened after the War and old buildings and out-of-date machinery demolished and new up-to-date buildings and machinery constructed. These included the three remaining buildings associated with the brickworks (buildings C, D and E). The association of Building C, with buildings D and E, with the similar construction detail and materials used strongly suggest a contemporary link. Its function may well have been for vehicle or machinery storage but its position, well away from the gun sites, also suggests that it functioned as part of the brickworks.

## 4.2 Functions

- 4.2.1 The various functions of the buildings located at Sayers Farm represent its development over a period of time with various significant influences. This seems to centre around two key factors. The first is the expansion of the area as the Salvation Army's Colony and includes the farmhouse and associated buildings. The extant farm buildings predominantly represent a former livestock use for working horse stabling and dairy produce.
- 4.2.2 The second is the influence of the British Army's presence throughout the Second World War and after. Although this period had a major effect on the site and surrounding area the farm and associated brickworks buildings continued to be used and, in the case of the brickworks buildings, modernised and rebuilt.

## 4.3 Statement of significance

- 4.3.1 In line with current planning guidance (PPS5: *Planning for the Historic Environment*) and best practice this section of the report sets out the significance of the built heritage identified within the Site. Significance of a heritage asset is defined in Annex 2 of PPS5 as: *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'*.
- 4.3.2 *Conservation Principles*, a guidance published by English Heritage (2008) also discusses the significance of places within the historic environment. It defines the significance as *'The sum of the cultural and natural heritage values of a place...'*. These values are defined as:
- Evidential: *'Value deriving from the potential of a place to yield evidence about past human activity.'*
  - Historical: *'Value deriving from the ways in which past people, events and aspects of life can be connected through a place to the present.'*
  - Aesthetic: *'Value deriving from the ways in which people draw sensory and intellectual stimulation from a place.'*
  - Communal: *'Value deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.'*

#### Farm complex

- 4.3.3 The farm buildings to the north of Sayers Farmhouse form a mid to late 19<sup>th</sup> century farmyard complex. As can be seen on historic mapping these buildings have been modified and extended during the 20<sup>th</sup> century, reflecting changing farming practices. Whilst the structures provided a functional agricultural purpose they are no longer used for their primary function of dairy management and stables, the presence of these buildings, although in altered form provides evidential and historic value relating to the former farming regime within this part of Hadleigh. However, this value is further reduced by the separation of the buildings from the surrounding farm land by subsequent development to the north, the construction of the large reservoir to the east and the brick kiln structures to the south.
- 4.3.4 The buildings lack any intrinsic architectural or aesthetic interest and the form and style of the building is typical across former and existing dairy farms across Essex and southern England.
- 4.3.5 It is perhaps the communal value of the buildings that may be considered to be most significant due to the links to the social engineering project carried out by the Salvation Army at Hadleigh from the mid 19<sup>th</sup> century. However, the buildings no longer provide a key function within the Hadleigh farmholding or the agricultural regime for the Salvation Army.
- 4.3.6 Overall, the farm buildings are therefore considered to be of local significance.

#### Brickwork buildings

- 4.3.7 Historic map regression has demonstrated that the brickwork buildings to the south of Sayers Farmhouse that exist on the site are of post- Second World War construction and reflect the latter stages of brick clay extraction and processing as part of the Salvation Army land holding. From this survey no earlier brick work features associated with the Victorian works have been observed to survive in extant form.
- 4.3.8 As with the farm building complex to the north the buildings lack any intrinsic architectural or aesthetic interest, but do provide evidential and historic value relating to the presence of former brickworks on the site. However, this former landuse can be more readily understood in the surrounding landscape through the presence of former quarry pits.
- 4.3.9 Again, it is the potential communal value of the buildings and in particular the links to the Salvation Army landholding that provide the most significance, although the buildings are of low quality mid-20<sup>th</sup> century design rather than of more intrinsic historic interest. The brickwork buildings are therefore considered to be of local significance.

### **4.4 Recommendations**

- 4.4.1 It is suggested that in the event of any future modification or alterations are undertaken to the buildings then a Level 2 building survey in accordance with English Heritage guidelines should be undertaken in advance of any proposed works to enable a more detailed record of the structures.

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## 5 REFERENCES

### 5.1 Bibliography

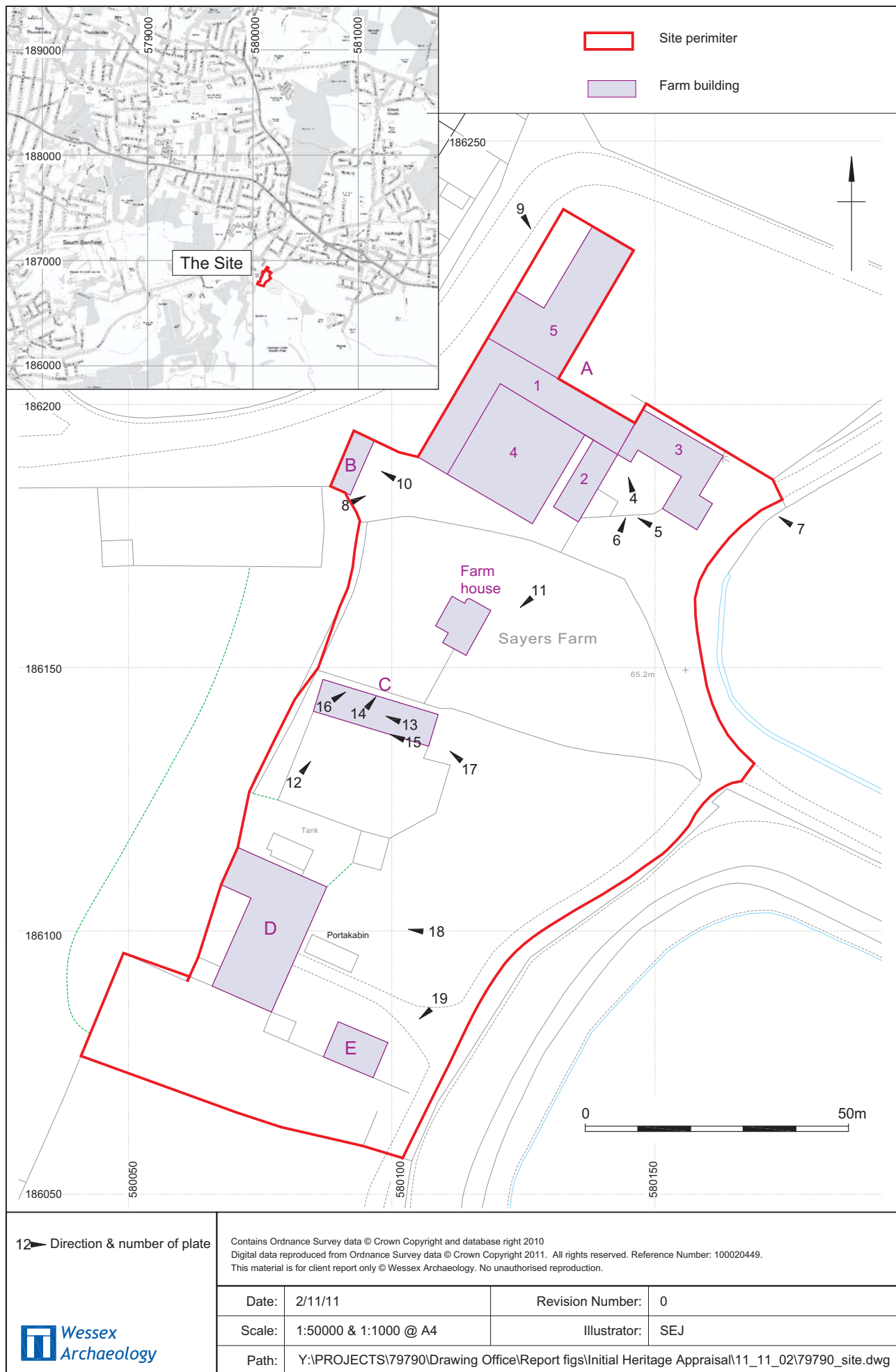
English Heritage 2008 *Conservation Principles, Policies and Guidelines for the Sustainable Management of the Historic Environment*, London

Parkhill Gordon and Cook Graham 2008 *Hadleigh Salvation Army Farm A Vision Reborn*. The Salvation Army Shield Books

Wessex Archaeology 2010. *Mountain Bike Venue, Hadleigh Farm, Essex. Historic Landscape Assessment*. Unpublished client report

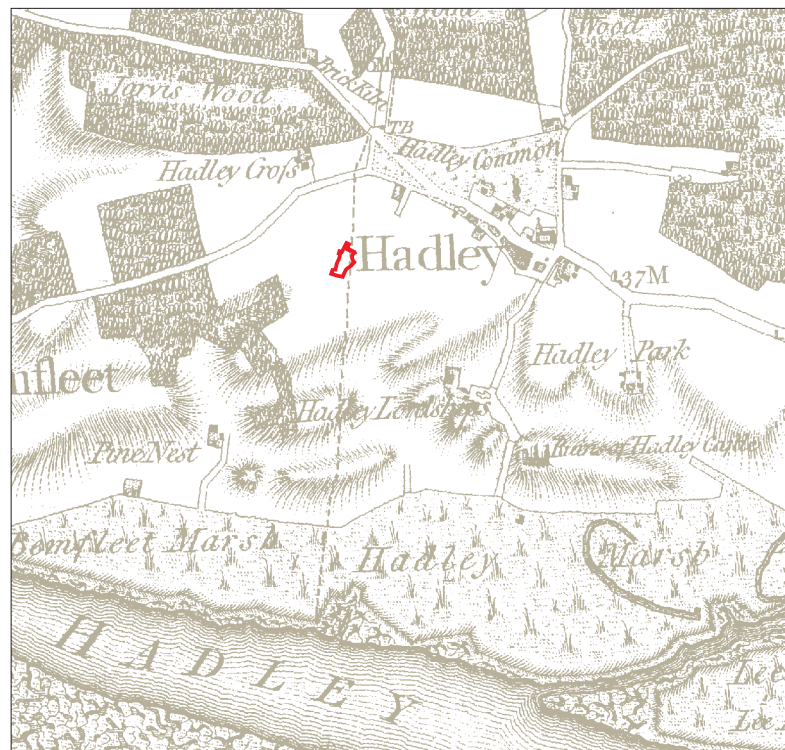
Wessex Archaeology 2010. *2012 Olympic Mountain Bike Venue, Hadleigh Farm, Essex. Sandpit Hill Level 3 Topographic Survey*. Unpublished client report.





Site location showing building allocations and direction of plates

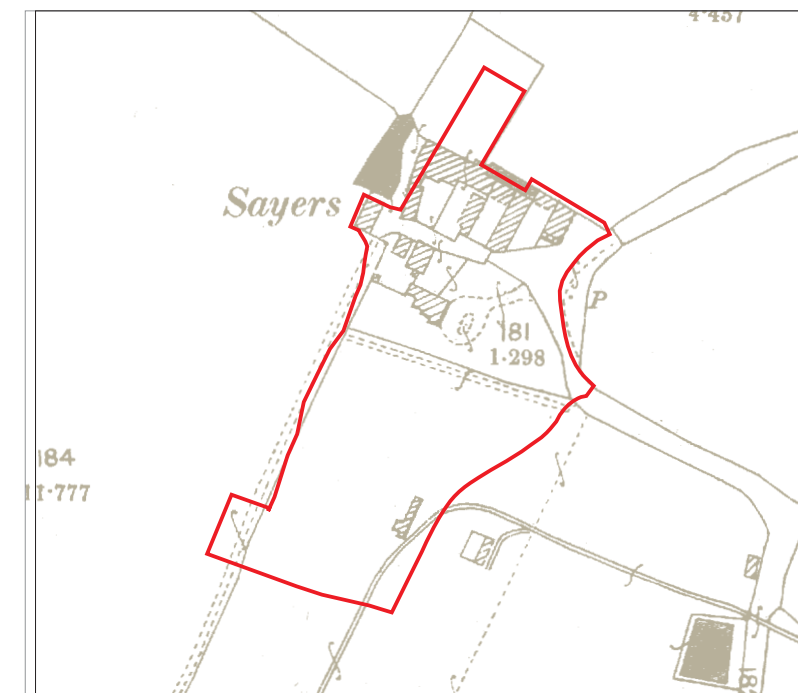
Figure 1



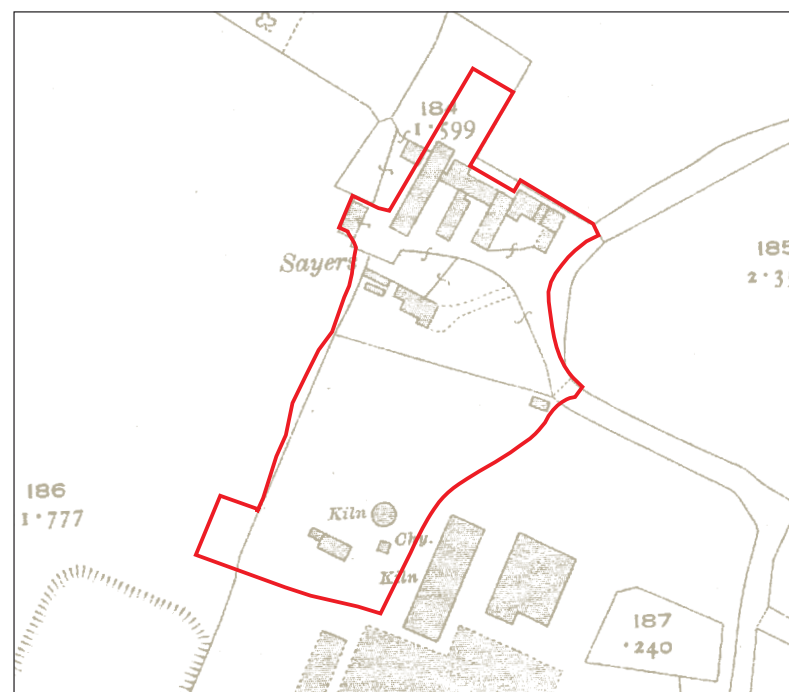
John Chapman and Peter Andre's 1777 map



c.1840 Tithe map



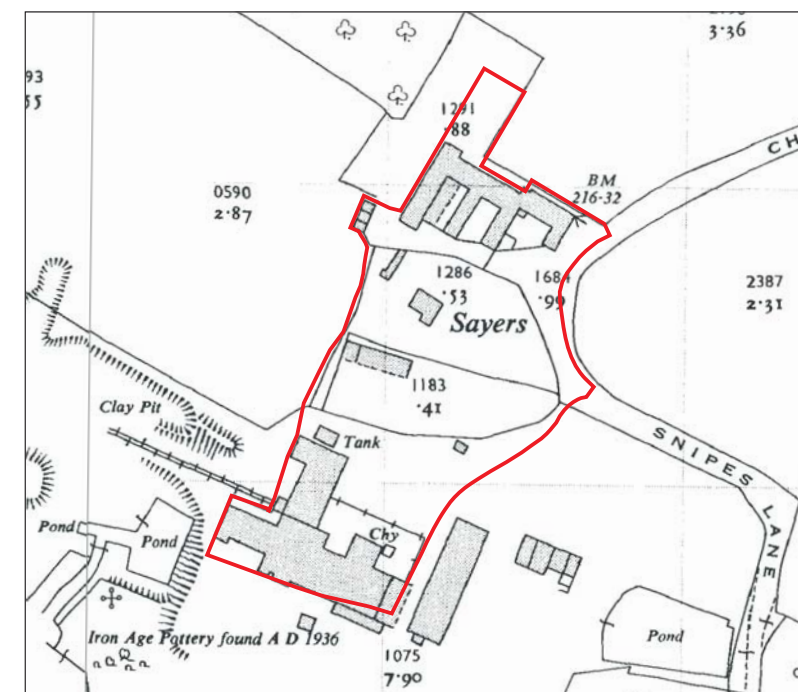
1896 Ordnance Survey map (2nd edit.)



1923 Ordnance Survey map (3rd edit.)



1938-47 Ordnance Survey map



1955-6 Ordnance Survey map





Plate 12: Building C - South elevation



Plate 13: Building C - Interior showing roof truss



Plate 14: Building C - Interior. Rooftruss resting on padstone in north wall



Plate 15: Building C - Interior. Roof truss resting on cast iron column showing cut back edges



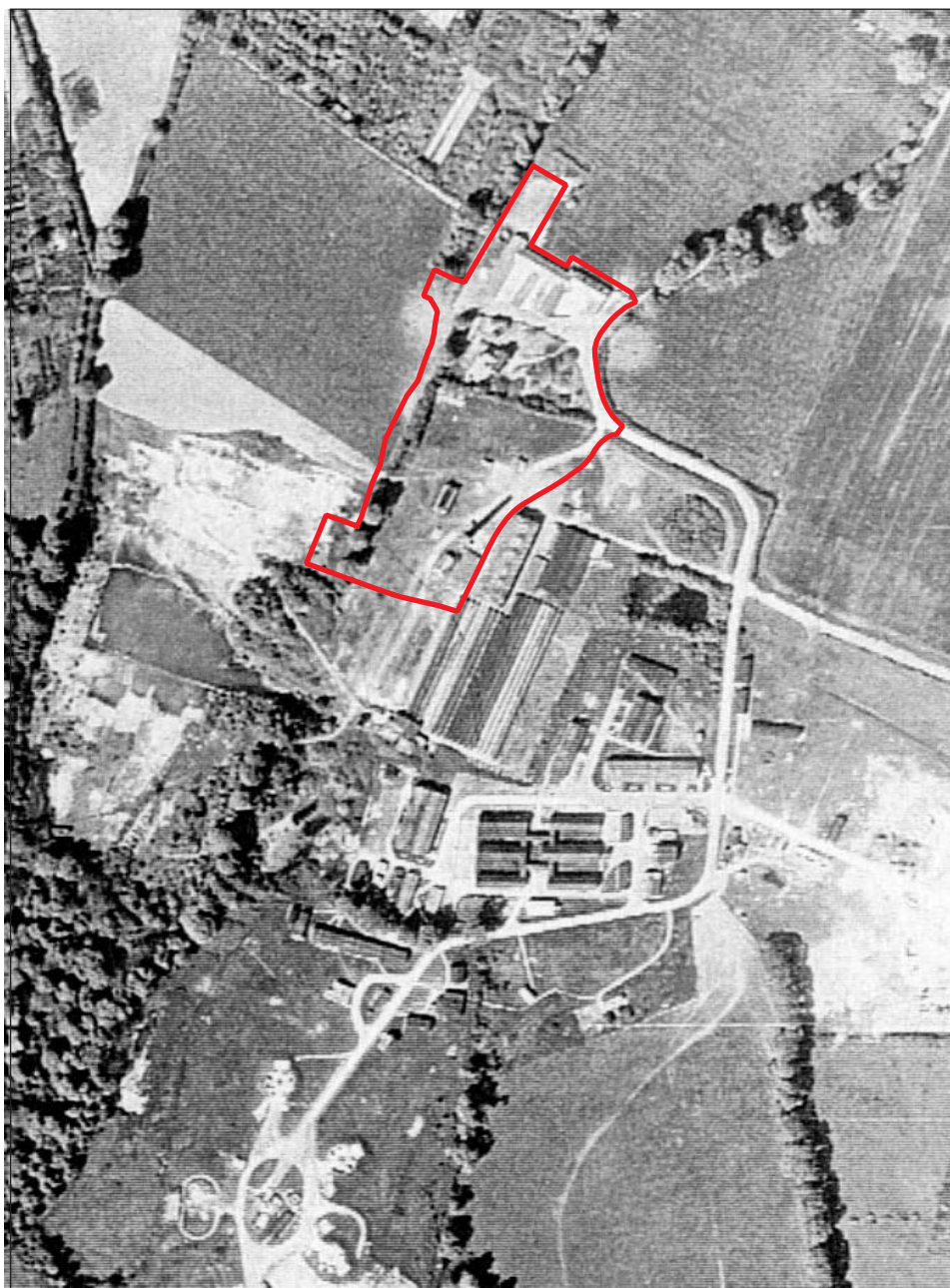


Plate 1: 1946 RAF aerial photograph

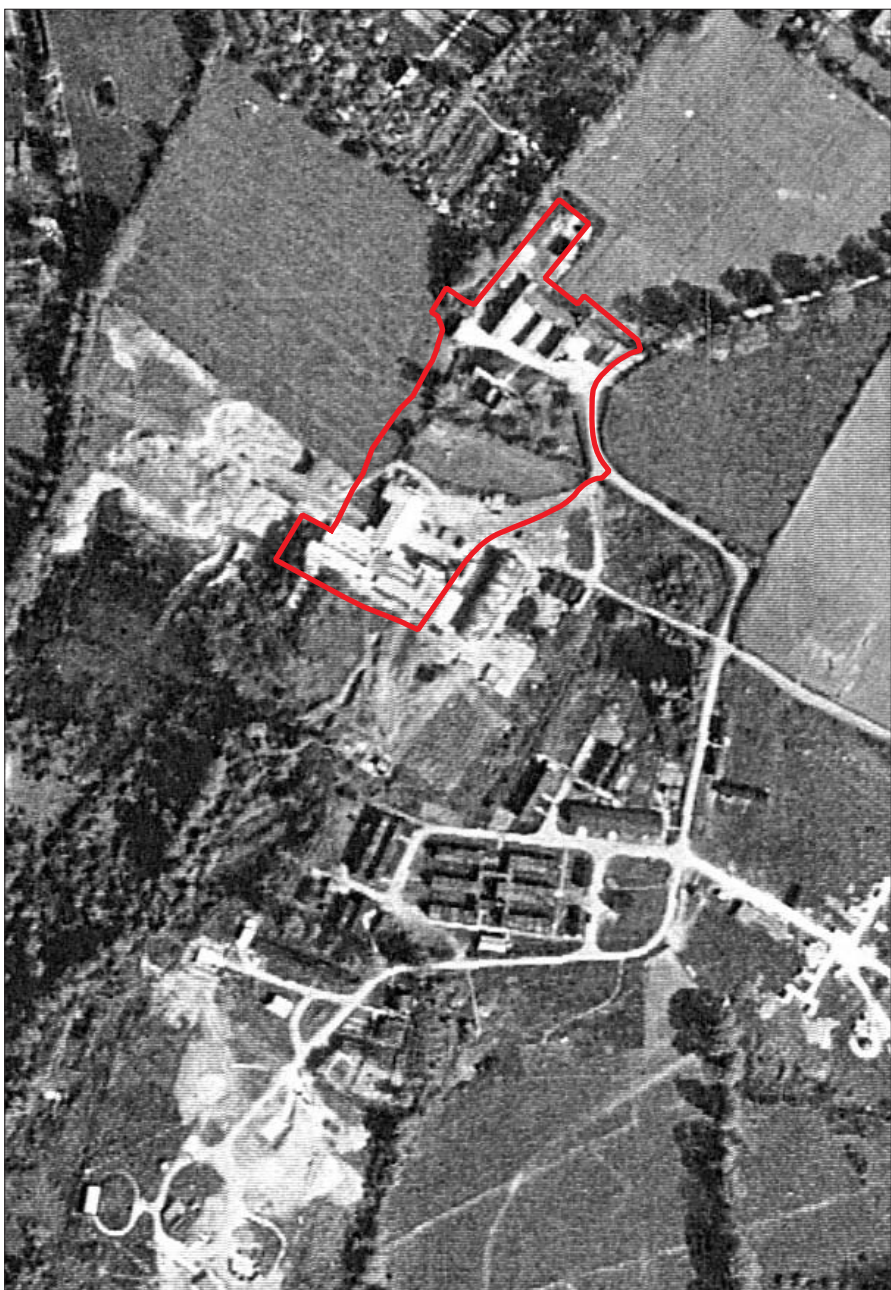


Plate 2: 1952 RAF aerial photograph

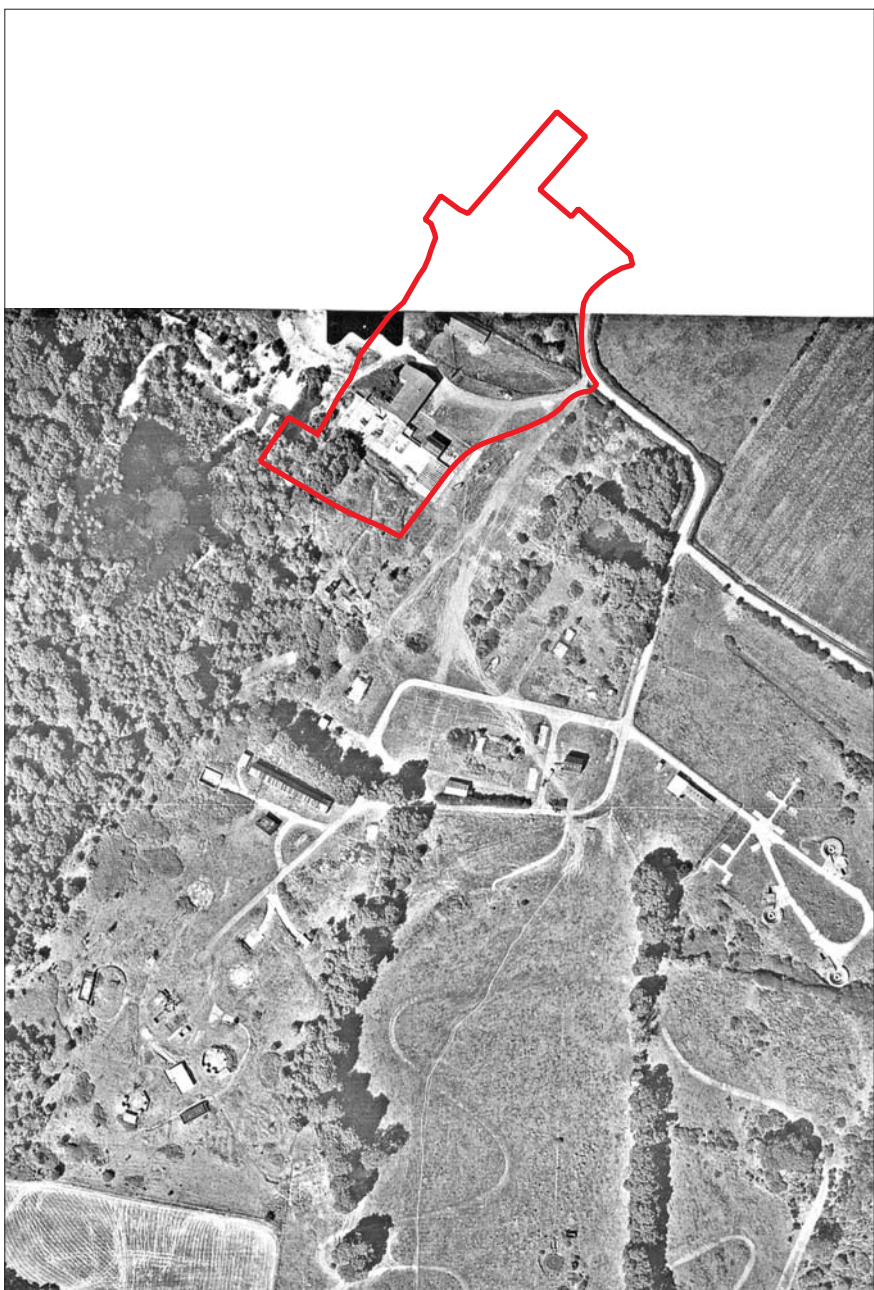


Plate 3: 1964 Ordnance Survey aerial photograph





Plate 16: Building C - Interior. Evidence of removed partition



Plate 17: Building C - East gable brickwork



Plate 18: Building D - East elevation



Plate 19: Building E - East and north elevations





Plate 4: Building A1 - East gable end



Plate 5: Building A2 - East elevation



Plate 6: Building A3 - South elevation



Plate 7: Building A3 - East elevation





Plate 8: Building A4 - South elevation



Plate 9: Building A5 - North-west elevation



Plate 10: Building B stable - East elevation



Plate 11: Farm house - residential dwelling





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