

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Guysfield Care Home, Willian Road, Letchworth, Hertfordshire SG6 2AB

Guysfield Care Home,
Willian Road, Letchworth,
Hertfordshire SG62AB
Version 1 Draft
June 2024

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EXECUTIVE SUMMARY

- Land at Guysfield House Care Home, Willian Road, Letchworth, SG6 2AB has been assessed for its below ground archaeological potential.
- In terms of designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified within the study site or a 1km search area.
- The eastern half of the study site is located within an Area of Archaeological Significance (AAS) 99, which defines the Medieval settlement of Willian. However, later cartographic evidence shows that the study site probably lay within agricultural land beyond the limits of the Medieval village.
- The whole of the study site is located within the Willian Conservation Area as defined by North Hertfordshire District Council.
- The proposals comprise the retention of the original part of the care home known as 'Guys House', the demolition of the associated extensions and erection of a detached 3 to 4-storey building in its place to create a 70-bed residential care home with associated parking, landscaping and amenities.
- The local planning policy sets out that for Areas of Archaeological Significance, a preliminary evaluation will be required as part of the application for development which could disturb any possible archaeological remains.
- However, topographic evidence demonstrates that significant landforming was undertaken within the study site in advance of the construction of the care home extension in the 1990s. As a result of the earthmoving, and the construction of the existing extension, the archaeological potential within the footprint of the proposed extension has been significantly reduced, if not removed.
- Given the evidence of past disturbance and the cartographic evidence which suggests the study site probably lay beyond the limits of the Medieval village, it is considered that if any further archaeological investigation is required this could follow the granting of consent secured by an appropriately worded archaeological planning condition.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been researched by James Wisher, prepared by Sally Dicks, and approved by Duncan Hawkins of RPS Heritage on behalf of Carey Homes Group Ltd.
- 1.2 The subject of this assessment, also known as the study site, is Guysfield Care Home, Willian Road, Letchworth, SG6 2AB. The study site is 0.94 hectares in extent and is centred TL 2215 30705 within the North Hertfordshire District.
- 1.3 Pre-application consultation with the archaeological advisors to North Hertfordshire District have indicated a requirement for archaeological assessment to support development. In the first instance, this should comprise a phase of desk based assessment.
- 1.4 In terms of relevant designated heritage assets, as defined in Section 2 and as shown on Figure 2a, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wrecks lie within the study site or the 1km study area.
- 1.5 The eastern half of the study site is located within an Area of Archaeological Significance (AAS) 99, which defines the medieval settlement of Willian. However, cartographic evidence shows that the study site lay within agricultural land outside the built limits of the village of Willian.
- 1.6 The whole of the study site is located within the Willian Conservation Area as defined by North Hertfordshire District Council.
- 1.7 Carey Homes Group Ltd have therefore commissioned RPS to establish the archaeological potential of the study site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.8 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists October 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.9 This desk-based assessment comprises an examination of evidence on the Hertfordshire Historic Environment Record (HER) and other sources. The report also includes the results of a comprehensive map regression exercise which charts the development of the study site from the 18th Century until present day.
- 1.10 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

National Legislation

- 2.1 National legislation regarding archaeology, including Scheduled Monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

National Planning Policy & Guidance

- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in December 2023. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.
- 2.4 Section 16 of the NPPF, entitled 'Conserving and Enhancing the Historic Environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage makes towards our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- 2.9 *Significance* (for heritage policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural,

artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.10 *Setting of a heritage asset* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest.
- 2.13 Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.14 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

North Hertfordshire District Council

- 2.15 The Local Plan for the period 2011-2031 for North Hertfordshire was adopted on 8th November 2022 and contains the following policies relevant to archaeology and the historic environment:

Policy HE1: Designated heritage assets

Planning applications relating to Designated heritage Assets or their setting shall be accompanied by a Heritage Assessment/Justification Statement that:

- Assesses the significance of heritage assets, including their setting;**

- ii. Justifies and details the impacts of any proposal upon the significance of the designated heritage asset(s); and
- iii. Informs any necessary measures to minimise or mitigate against any identified harms.

Planning permission for development proposals affecting Designated Heritage Assets or their setting will be granted where they (as applicable):

- a) Enable the heritage asset to be used in a manner that secures its conservation and preserves its significance;
- b) Incorporate a palette of materials that make a positive contribution to local character or distinctiveness, where it is appropriate and justified; and
- c) Will lead to less than substantial harm to the significance of the designated heritage asset, and this harm is outweighed by the public benefits of the development, including securing the asset's optimum viable use.

Where substantial harm to, or loss of significance, of a designated heritage asset is proposed the Council shall refuse consent unless it can be demonstrated that the scheme is necessary to deliver considerable public benefits that outweigh the harm or loss.

Policy HE2: Heritage at risk

Planning permission will be granted for proposals that seek to conserve or provide new uses for designated heritage assets identified on the national register, or the Council's 'At Risk' register maintained by the Council, that are justified and appropriate to the significance of the asset to return a heritage asset to beneficial use.

Proposals that harm the significance of heritage assets included on national and local registers will be resisted unless the need for, and the benefits of, the development in that location clearly outweigh that harm, taking account of the asset's significance and importance, and all feasible solutions to avoid and mitigate that harm have been fully assessed.

Policy HE3: Non-designated heritage assets

Permission for a proposal that would result in harm to, or the loss of, a non-designated heritage asset will only be granted provided that a balanced judgement has been made that assesses the scale of harm to, or loss of significance of the non-designated asset and, where the proposal results in the loss of a non-designated heritage asset:

- a) The replacement building contributes to preserving the local character and distinctiveness of the area; and
- b) Where the asset is located in a conservation area a continuous contract for the demolition and redevelopment of the site has been secured, unless there are justifiable grounds for not developing the site.

Policy HE4: Archaeology

Permission for development proposals affecting heritage assets with archaeological interest will be granted provided that:

- a) Developers submit an appropriate desk-based assessment and, where justified, an archaeological field evaluation.
- b) It is demonstrated how archaeological remains will be preserved and incorporated into the layout of that development, if in situ preservation of important archaeological remains is considered preferable; and

c) Where the loss of the whole or a material part of important archaeological remains is justified, appropriate conditions are applied to ensure that the archaeological recording, reporting, publication and archiving of the results of such archaeological work is undertaken before it is damaged or lost.

Where archaeological sites have been assessed to meet the criteria for inclusion on adopted registers or maps of locally important heritage assets these shall be treated in the same way as archaeology areas and areas of archaeological significance.

Areas of as yet, unknown archaeology may be identified during research, or through the planning or plan making process. These sites or areas should be treated in the same way as archaeology areas and areas of archaeological significance

Relevant National and Local Designations

- 2.16 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2a, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 2.17 In terms of local designations, the eastern half of the study site is located within an Area of Archaeological Significance (AAS) 99, which defines the medieval settlement of Willian. However, cartographic evidence shows that the study site lay within agricultural land outside the built limits of the Medieval village.
- 2.18 The whole of the study site is located within the Willian Conservation Area as defined by North Hertfordshire District Council.
- 2.19 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The solid The British Geological Survey (BGS Online 2019) records the underlying geology of the study site as Holywell Nodular Chalk Formation and New Pit Chalk Formation (undifferentiated) – Chalk. This is overlain by superficial deposits of Lowestoft Formation – Diamicton across the majority of the site, with Glaciofluvial Deposits, Mid Pleistocene - Sand and Gravel across the south eastern area of the site.
- 3.2 No site specific or British Geological Survey borehole data is currently available for the study site.

Topography

- 3.3 The natural topography within the study site has been significantly altered as a result of landforming for the construction of the care home extension in the 1990s. Levels are shown on the topographic survey at Appendix 2 of this report. It appears that levels were reduced within the footprint of 1990s extension and the material was used to create a landscaped mound within the eastern part of the study site.
- 3.4 The study site falls from 88m Above Ordnance Datum (AOD) at the western edge of the study site to 84m AOD at the east. The site falls from 89m AOD at the north to 83m AOD at the south.
- 3.5 The nearest watercourse is a small stream located c.74m south of the study site.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age (including Chalcolithic)	2,500 -	800 BC
Iron Age	800 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Fig. 2a), also referred to as the study area, held on the Hertfordshire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.
- 4.3 In terms of relevant designated heritage assets, as defined in Section 2 and as shown on Figure 2a, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wrecks lie within the study site or the 1km study area.
- 4.4 In terms of local designations, the eastern half of the study site is located within an Area of Archaeological Significance (AAS) 99, which defines the Medieval settlement of Willian. However, later cartographic evidence suggests that the study site probably lay within agricultural land outside the built limits of the Medieval village.
- 4.5 The whole of the study site is located within the Willian Conservation Area as defined by North Hertfordshire District Council.

- 4.6 In terms of Historic Landscape Characterisation Data, the study site is defined as HHT9608 'Built-up areas - urban development'.
- 4.7 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous Archaeological Work

- 4.8 The Hertfordshire Historic Environment Record (HER) does not record any previous archaeological work having previously taken place within the study site.
- 4.9 A programme of archaeological evaluation was undertaken at the Church of St Mary the Virgin c. 300m north-west of the study site (EHT4187). No archaeological remains were identified.
- 4.10 A programme of archaeological monitoring at Willian Post Office c.250m east of the study site (EHT8159). No archaeological remains were identified.
- 4.11 A watching brief was undertaken at Letchworth Hall Hotel c. 300m west of the study site (EHT4724, EHT5462 and EHT5283). No archaeological remains were identified.
- 4.12 A watching brief at the Fox Inn, c.200m east of the study site, recorded no archaeological finds, features or deposits other than the base of a post-medieval brick wall (EHT5394).
- 4.13 A geophysical survey undertaken at Letchworth Golf Club c.300m west of the study site, recorded a number of anomalies interpreted as possible archaeological features (EHT7550). A subsequent programme of evaluation trenching recorded a possible Roman trackway.
- 4.14 All other event HER entries within the study area relate to historic building recording or arial photographic survey (William Bury Barns: EHT1333, Normans Farm: EHT1337, Puncharden Hall: EHT3746-8, Lordship Farm: EHT3749-52, Manor Farm: EHT3753-62, Lordship Farms Barns: EHT4619, Brays Manor: EHT2118, Ring ditch: EHT221, Willian shrunken village earthworks: EHT3881-5).

Early Prehistoric – Palaeolithic, Mesolithic and Neolithic

- 4.15 No Early Prehistoric sites of finds have been identified within the study site, however, several have been identified within the 1km search area.
- 4.16 A number of Neolithic finds have been found within the general vicinity of Willian. These include a Neolithic leaf-shaped arrowhead (MHT651, TL 22 30), a Neolithic flint knife and arrowhead (MHT2243, TL 22 30). The exact location of the findspots is unknown.
- 4.17 A Late Neolithic semi-polished flint axe (MHT4889, TL 2249 3076) was recovered near the Three Horseshoes pub, approximately 307m east of the study site.
- 4.18 A Late Neolithic Ring Ditch (MHT4416, TL 2159 2998) which is likely to be a Round Barrow has been identified through cropmark analysis, approximately 829m south west of the study site.
- 4.19 Based on the above, a generally low archaeological potential can be determined for these periods at the study site.

Later Prehistoric – Bronze Age

- 4.20 No Bronze age sites or finds have been identified within the study site, however, several records have been identified within the 1km search area.

- 4.21 A Bronze Age flint scraper and flint axehead (MHT1294, TL 22 30) were found in the general vicinity of Willian. The exact location of the findspot is unknown.
- 4.22 A Middle Bronze Age cremation cemetery (MHT1802, TL 2213 3060) was identified approximately 76m south of the study site. This consisted of three Middle Bronze Age cinerary urns found in a gravel pit.
- 4.23 During the construction of an extension at St Christopher School in 2011, approximately 865m north of the study site, an Early Bronze Age flint arrowhead was recovered (MHT17525, TL 2184 3153). This was recovered from a mound of excavated soil, and so no context was established.
- 4.24 While a relatively low amount of Bronze Age archaeology has been found within the vicinity of the study site, the presence of cremations to the south indicates some form of settlement within the area dating to this period. As such, a generally low to moderate archaeological potential can be determined for this period at the study site.

Iron Age and Roman

- 4.25 No Iron Age or Roman sites or finds have been identified within the study site, however, a number of records have been identified within the 1km search area.
- 4.26 A small amount of Iron Age pottery (MHT194, TL 217 308) was recovered from the rear of Letchworth Hall Hotel, approximately 345m north west of the study site.
- 4.27 A number of Roman sites and finds have been identified within the general vicinity of Willian, however, their exact location is unknown. These consist of a number of Roman coins dating from Republican – Theodosius I (MHT6055, TL 22 30) and a Roman burial (MHT1454, TL 22 30).
- 4.28 During a geophysical survey at Letchworth Golf Club (EHT7550), approximately 120m north west of the study site, a ditched linear feature (MHT30357, TL 21942 30696) was identified which was interpreted as a possible Roman trackway. During the subsequent archaeological evaluation (EHT7551) this was confirmed.
- 4.29 An assemblage of Roman occupation material (MHT1894, TL 225 311) was recovered from the rear of Puncharden Hall, approximately 216m east of the study site. This consisted of Roman pottery, deer bones and cow bones.
- 4.30 A Roman burial (MHT1455, TL 2253, 3047) with associated coins was discovered near Willian Vicarage, approximately 372m south east of the study site.
- 4.31 A Roman sesterius (MHT4891, TL 2222 3117) was recovered from a well on Willian Way, approximately 434m north of the study site. This is the same record as (MHT1452).
- 4.32 A number of Roman coins ranging from Galienus to Honorius (MHT4887, TL 2163 3147) were recovered from a property named Scudamore, approximately 890m north west of the study site.

- 4.33 While a relatively small amount of Roman archaeology has been recovered from the general vicinity of the study site, the nature of the evidence suggests some form of settlement within the area. As such a generally low to moderate potential can be determined for this period at the study site.

Saxon/Early Medieval

- 4.34 No Saxon/Early Medieval sites or finds have been identified within the study site and only a few records have been identified within the 1km search area.
- 4.35 An Early Medieval book clasp (MHT1260, TL 217 309) was recovered from St Mary's Church (MHT4058, TL 21757 30917), approximately 391m north west of the study site, which in turn was constructed on the remains of a Saxon structure.
- 4.36 Based on the above, a generally low archaeological potential can be determined for this period at the study site.

Medieval

- 4.37 No Medieval sites or finds have been identified within the study site, however, a number have been identified within the 1km search area.
- 4.38 During this period, the study site is likely to have formed part of the Medieval village of Willian. Willian was recorded in 1066 (Open Domesday 2019) as a medium sized village with ten villagers, four small holders and 1 man-at-arms.
- 4.39 The Medieval centre of Willian is thought to have been located c. 243m east of the study site (MHT 2707, TL 2246 3069). During the Medieval period, the village may have extended further north as Medieval earthworks comprising a hollow way (MHT4250, TL 223 308) have been identified c. 130m north east of the study site.
- 4.40 The Medieval Parish church of Willian (MHT4059, TL 2246 3066) is located c. 243m east of the study site.
- 4.41 A small amount of Medieval pottery (MHT194, TL 217 308) was recovered from the rear of Letchworth Hall Hotel, approximately 345m north west of the study site.
- 4.42 The probable Manorial Site of Bray's Croft and a possible shrunken village (MHT2224, TL 227 306) is c.490m east of the study site. This survives as a series of degraded earthworks. A resistivity survey undertaken in 1986 was unable to confirm the nature of the earthworks.
- 4.43 While the study site may have formed part of the Medieval village of Willian, later cartographic evidence (Figs. 3-7) shows that the study site fell within agricultural land outside the built-up limits of the village of Willian.
- 4.44 Based on the above, a generally moderate archaeological potential can be determined at the study site for this period and is likely to comprise field ditches.

Post Medieval & Modern (including map regression exercise)

- 4.45 The Hertfordshire Historic Environment Record (HER) does not record any Post Medieval or Modern sites or finds having been found within the study site. A number of records have been identified within the 1km search area, however, as these do not relate to the study site, they are not discussed below. Moreover, our understanding of settlement, land use and the utilisation of the landscape during these periods is enhanced by cartographic and documentary evidence.
- 4.46 The 1766 Andrews and Drury Map of Hertfordshire (Fig. 3), the 1804 Ordnance Survey Drawing (Fig. 4) and the 1821 Bryant Map of Hertfordshire (Fig. 5), all depict the study site located within an area of open/agricultural land to the west of Willian
- 4.47 The combined 1815 Little & Great Wymondley Enclosure Map, 1837 Willian Tithe Map and 1839 Letchworth Tithe Map (Fig. 6) show the study site occupied by three plots of agricultural land. Several small houses set with in their own enclosure are located to the north east. The remnants of these survive as a series of earthworks (MHT4250, TL 223 308).
- 4.48 By the 1880 Ordnance Survey Map (Fig. 7) the study site is shown to be occupied by a small plot of land, bounded by trees to the north and Willian Road the south. A footpath also runs through the site.
- 4.49 By the 1898 Ordnance Survey Map (Fig. 8) Guys House has been constructed with an associated driveway. This was constructed in 1884 as a private residence.
- 4.50 The 1922 Ordnance Survey Map (Fig. 9) shows a small amount of change occurring at the study site. A small wooded area has emerged to the west of Guys House.
- 4.51 No change occurs at the study site by the 1938 Ordnance Survey Map (Fig. 10) or the 1967 Ordnance Survey Map (Fig. 11), however, by 1984 (Fig. 12) a large residential development has been constructed directly north.
- 4.52 No change occurs by the 1993 Ordnance Survey Map (Fig. 13).
- 4.53 By c.2000 (Fig. 14) several large extensions have been added to the original Guys House, completely changing the layout of the original house. The construction of these extensions and associated landforming will have had a severe negative impact on any below ground archaeological deposits should they have been present within the study site. The site has remained unchanged since (Figs. 15 & 16)
- 4.54 Based on the above, a generally low archaeological potential can be determined for these periods at the study site.

Historic Landscape Characterisation

- 4.55 The available Hertfordshire Historic Landscape Characterisation (HLC) data records the site within an area of urban development (Fig. 2b).

LiDAR Plot

- 4.56 There are no clear archaeological anomalies recorded within the site from a review of Environment Agency LiDAR data (Fig. 2c). A dark shadow is evident where ground levels were reduced for the 1990s extension.

Assessment of Significance (Designated Assets)

- 4.57 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.58 In terms of relevant designated heritage assets, as defined in Section 2 and as shown on Figure 2a, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wrecks lie within the study site or the 500m study area.

Assessment of Significance (Non-Designated Assets)

- 4.59 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below and mapped where possible on Figure 2a:

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Early Prehistoric	Low	Low (Local)
Bronze Age	Low – moderate	Low (Local)
Iron Age & Roman	Low – moderate	Low (Local)
Saxon/Early Medieval	Low	Low (Local)
Medieval	Moderate	Low (Local)
Post Medieval	Low	Low (Local)
Modern	Low	Low (Local)

- 4.60 In terms of local designations, the eastern half of the study site is located within an Area of Archaeological Significance. However, later cartographic evidence suggests that the study site probably lay within agricultural land outside the built limits of the Medieval village of Willian.

- 4.61 The whole of the study site is located within the Willian Conservation Area as defined by North Hertfordshire District Council.

- 4.62 On this basis, any remains, should they occur on the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS2013) most likely be of local significance.

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The study site is currently occupied by Guysfield House Care Home. This was originally a private residence constructed in 1884 before being converted into a care home in 1986. The house has been the subject of a series of ill-conceived extensions that do not suite the requirements of the current residence.
- 5.2 Significant landforming took place in advance of the construction of an extension in the 1990s. This is evident by the variations in levels shown on the topographic survey at Appendix 1.
- 5.3 Prior to the construction of the 1884 residence, the study site lay within an area of open land to the west of the village of Willian. It is likely to have formed part of the Medieval village of Willian and fallen within agricultural land prior to this.
- 5.4 The LiDAR plot (Fig. 2c) shows nothing of archaeological significance within the study site. A dark shadow is evident in the location where the ground levels were reduced in the 1990s.

Proposed Development

- 5.5 The proposals comprise the retention of the original part of the care home known as 'Guys House', the demolition of the associated extensions and erection of a detached 3 to 4 storey building in its place to create a 70-bed residential care home with associated parking, landscaping and amenities (See Figure 17).
- 5.6 Excavation to create foundations and service trenches for the new development could have an adverse impact upon any archaeological remains beyond areas previously impacted by development and landforming in the 1990s.

Review of Potential Development Impacts on Designated Archaeological Assets

- 5.7 In terms of designated heritage assets, as defined above and as shown on Figure 2a, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites are identified within the study site or the 1km search area. As such, the proposed development will not have an impact on any designated archaeological assets.

Review of Potential Development Impacts on Non-Designated Assets

- 5.8 In terms of local designations, the eastern half of the study site is located within an Area of Archaeological Significance (AAS) 99, which defines the Medieval settlement of Willian.
- 5.9 The whole of the study site is located within the Willian Conservation Area as defined by North Hertfordshire District Council.

- 5.10 As discussed above in section 4, the study site can be determined to have a moderate potential for the Medieval period a low-moderate potential for the Bronze Age and Roman periods with a low potential for all remaining past phases of human activity.
- 5.11 However, topographic evidence demonstrates that significant landforming was undertaken in advance of the construction of the care home extension in the 1990s. As a result of the earthmoving, and the construction of the existing extension, the archaeological potential within the footprint of the proposed extension has been significantly reduced, if not removed.
- 5.12 Given the level of past disturbance, and the later cartographic evidence which shows the site lay beyond the historic core of Willain, it is considered that if any further archaeological investigation is required this could follow the granting of consent secured by an appropriately worded archaeological planning condition.

6 SUMMARY AND CONCLUSIONS

- 6.1 Guysfield Care Home, Willian Road, Letchworth, SG6 2AB has been assessed for its below ground archaeological potential.
- 6.2 In terms of designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites are identified within the study site or the 1km search area.
- 6.3 The eastern half of the study site is located within an Area of Archaeological Significance (AAS) 99, which defines the Medieval settlement of Willian. However, later cartographic evidence shows that the study site lay within agricultural land outside the built limits of the village.
- 6.4 The whole of the study site is located within the Willian Conservation Area as defined by North Hertfordshire District Council.
- 6.5 The study site is considered to have a moderate potential for the Medieval period, a low-moderate potential for the Bronze Age and Roman periods with a low potential for all remaining past phases of human activity.
- 6.6 The study site is currently occupied by Guysfield Care Home. This was originally a private residence constructed in 1884 before being converted into a care home 1986. The house has been the subject of a series of ill-conceived extensions that do not suite the requirements of the current residence.
- 6.7 Prior to the construction of the 1884 residence the study site lay within an area of open land to the west of the village of Willian. It is likely to have formed part of the Medieval village of Willian and fallen within agricultural land prior to this.
- 6.8 The proposals involve the redevelopment of the existing care home which comprises the retention of the original part of the care home known as 'Guys House', the demolition of the associated extensions and erection of a detached 3 to 4-storey building in its place to create a 70-bed residential care home with associated parking, landscaping and amenities.
- 6.9 The local planning policy sets out that for Areas of Archaeological Significance, a preliminary evaluation will be required as part of the application for development which could disturb any possible archaeological remains.
- 6.10 However, topographic evidence demonstrates that significant landforming was undertaken in advance of the construction of the care home extension in the 1990s. As a result of the earthmoving and the construction of the existing extension the archaeological potential within the footprint of the proposed extension has been significantly reduced, if not removed.
- 6.11 Given the levels of past disturbance, and the later cartographic evidence which suggests the site probably lay beyond the historic core of Willain, it is considered that if any further archaeological investigation is required this could follow the granting of consent secured by an appropriately worded archaeological planning condition.

Sources Consulted

General

British Library

Hertfordshire Historic Environment Record

The National Archive

Internet

Bombsight – <http://bombsight.org/#17/51.49200/-0.03924>

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

British History Online – <http://www.british-history.ac.uk/>

Domesday Online – <http://www.domesdaybook.co.uk/>

Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>

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Bibliographic

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Historic England Historic Environment *Good Practice Advice in Planning: 3 The Setting of Heritage Assets* December 2017 unpublished document

IEMA, IHBC, and ClfA, *Principles of Cultural Heritage Assessment in the UK*, July 2021

Margary I. D. *Roman Roads of Britain* 1955

Mills, A.D. *A Dictionary of British Place Names* 1991

Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

Cartographic

1766 Andrews and Drury Map of Hertfordshire

1804 OSD

1821 Bryant of Hampshire

1837 Willian Tithe Map & 1839 Letchworth Tithe Map combined

1880 Ordnance Survey Map (1:2,500)

1898 Ordnance Survey Map (1:2,500)

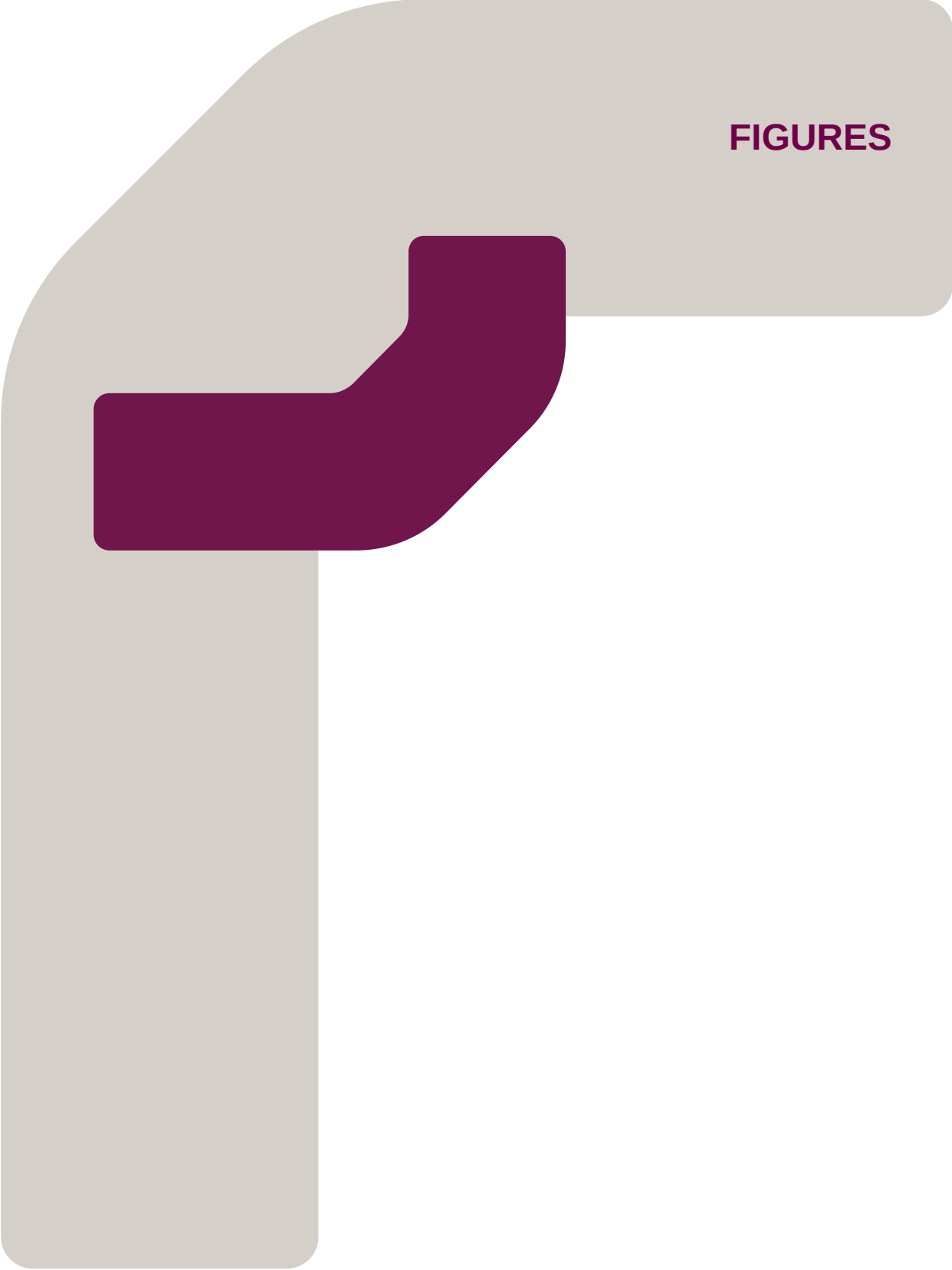
1922 Ordnance Survey Map (1:2,500)

1938 Ordnance Survey Map (1:2,500)

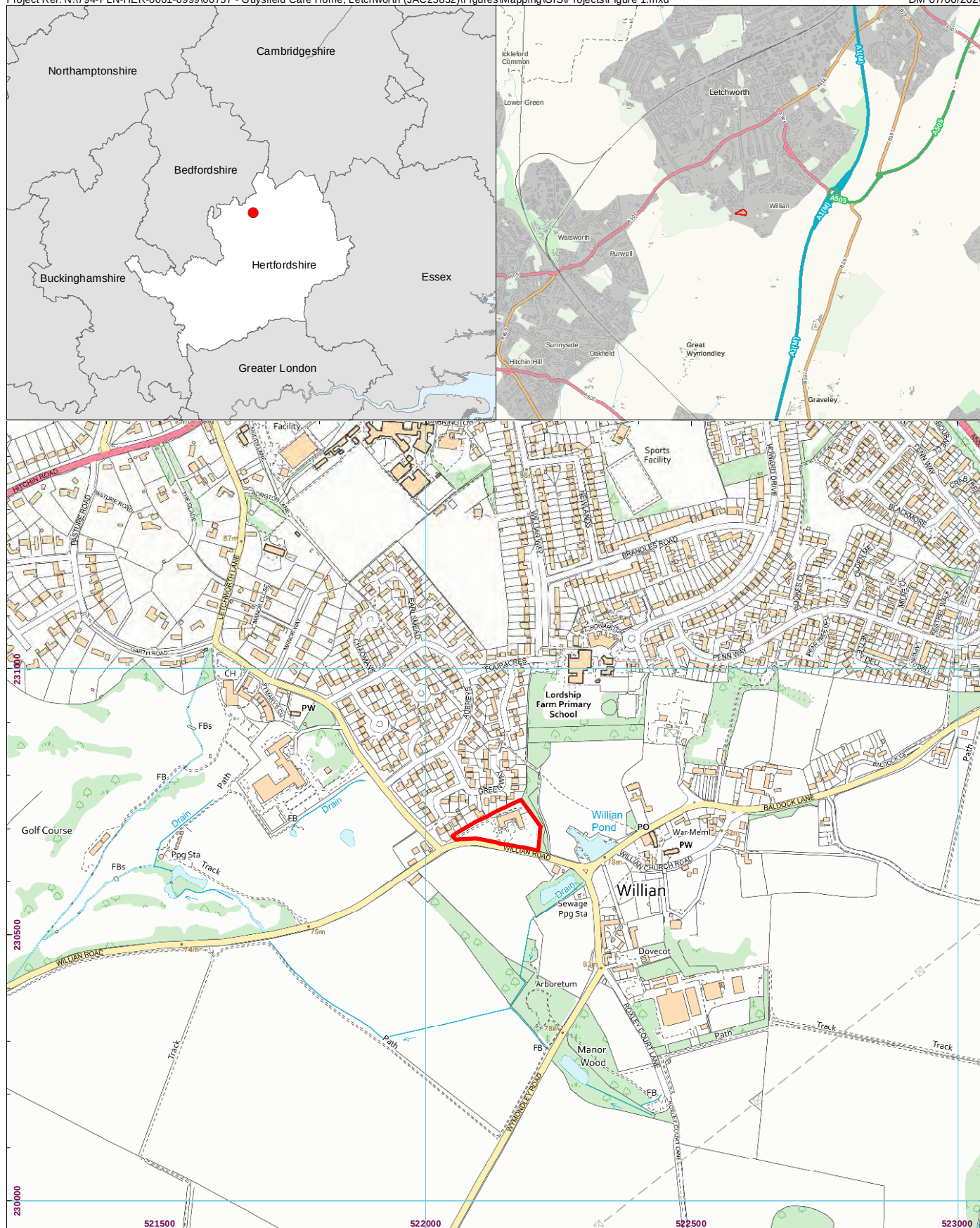
1967 Ordnance Survey Map (1:1,250)

1984 Ordnance Survey Map (1:1,250)

1993 Ordnance Survey Map (1:1,250)



FIGURES



 Site Boundary

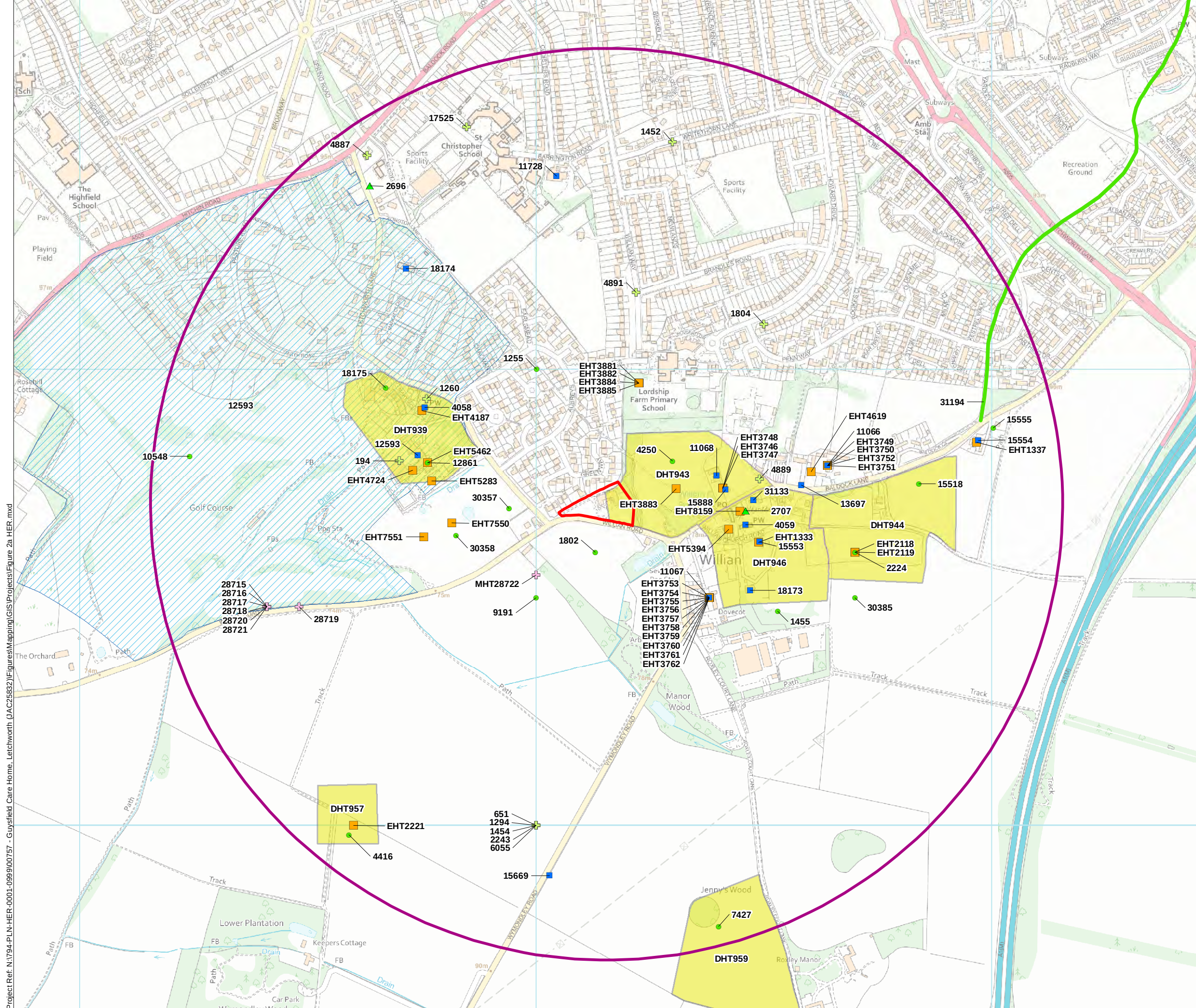


0 100 200 m
Scale at A4: 1:10,000



Figure 1

Site Location



Legend

- Site Boundary
- Search Radius
- Non-designated Heritage Assets:**
 - HER Data Line
 - Areas of Archaeological Significance
- HER Data Points**
 - Monument
 - Building
 - Findspot
 - PAS
 - Place
- HER Data Polygons**
 - Building
- Previous Archaeological Work:**
 - HER Event Points

N
0 100 200m
Scale at A3: 1:8,000



Figure 2a
HER Plot (data from Hertfordshire
HER)

Project Ref: N1794-PLN-HER-0001-0999000757 - Guysfield Care Home, Leitchworth (QAC25832) Figures Mapping GIS Projects Figure 2a HER.mxd



Legend

 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
16/03/2020

Processing:
Multi-direction Hillshade overlaid on
simple Local Relief Model



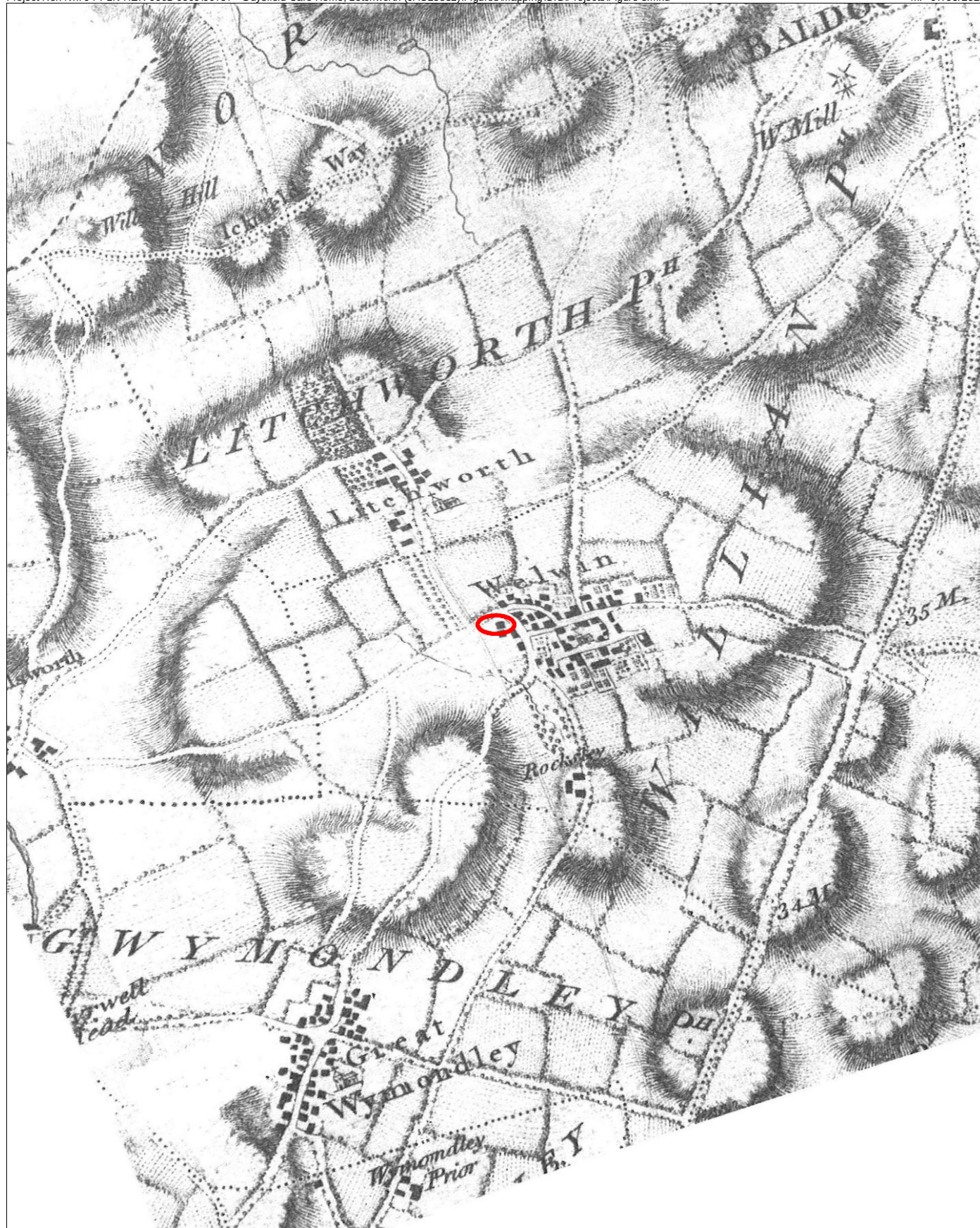
0 30 60 m

Scale at A3: 1:1,500



Figure 2c

LiDAR Plot



Approximate Site Location



0 250 500 750m

Scale at A4: 1:25,000 approx.



A TETRA TECH COMPANY

Figure 3

1766 Andrews and Drury Map of Hertfordshire



 Approximate Site Location

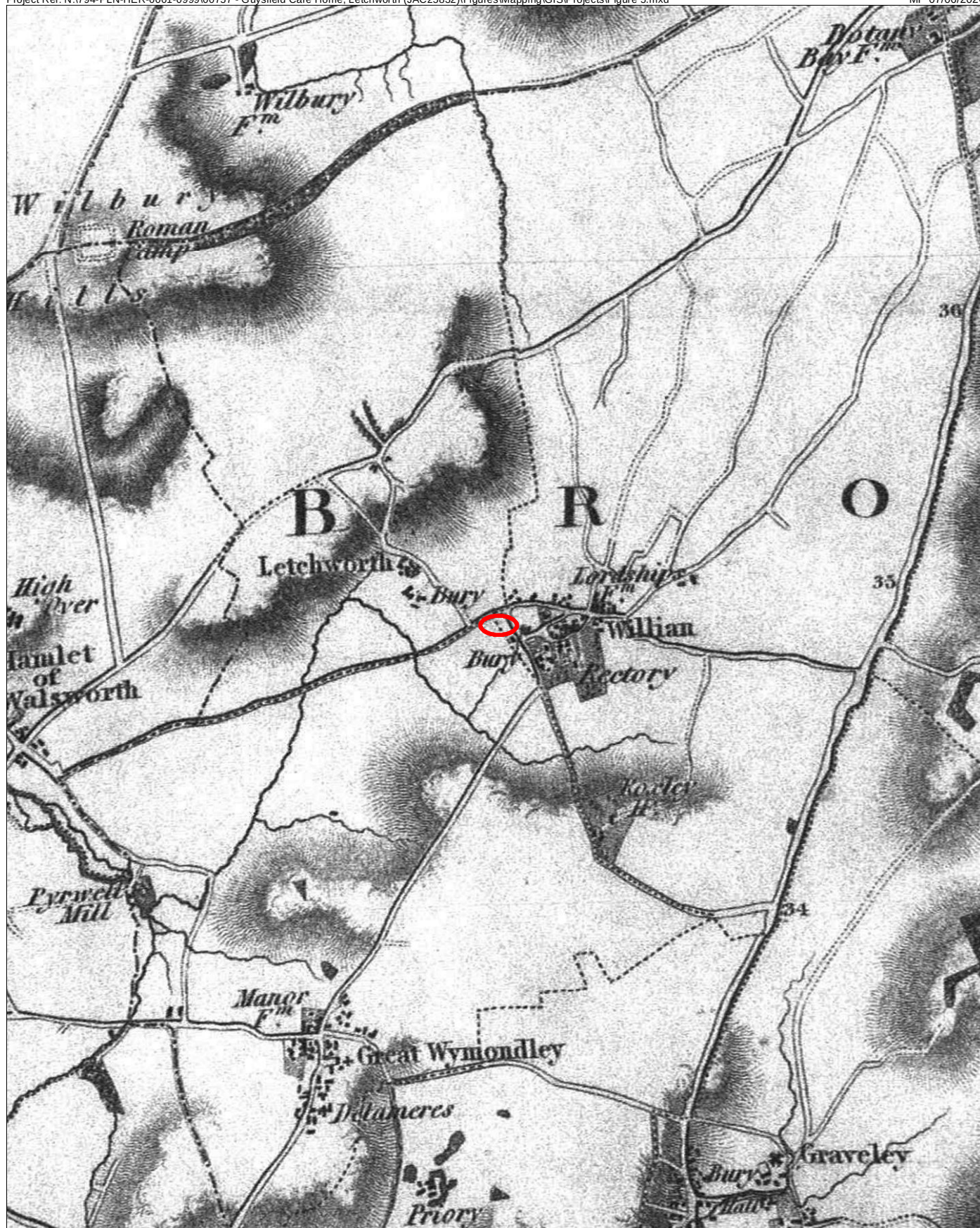


0 150 300 450 m
Scale at A4: 1:15,000 approx.



Figure 4

1804 OSD



Approximate Site Location



0 250 500 750m

Scale at A4: 1:25,000 approx.



Figure 5

1821 Bryant of Hampshire



Approximate Site Location

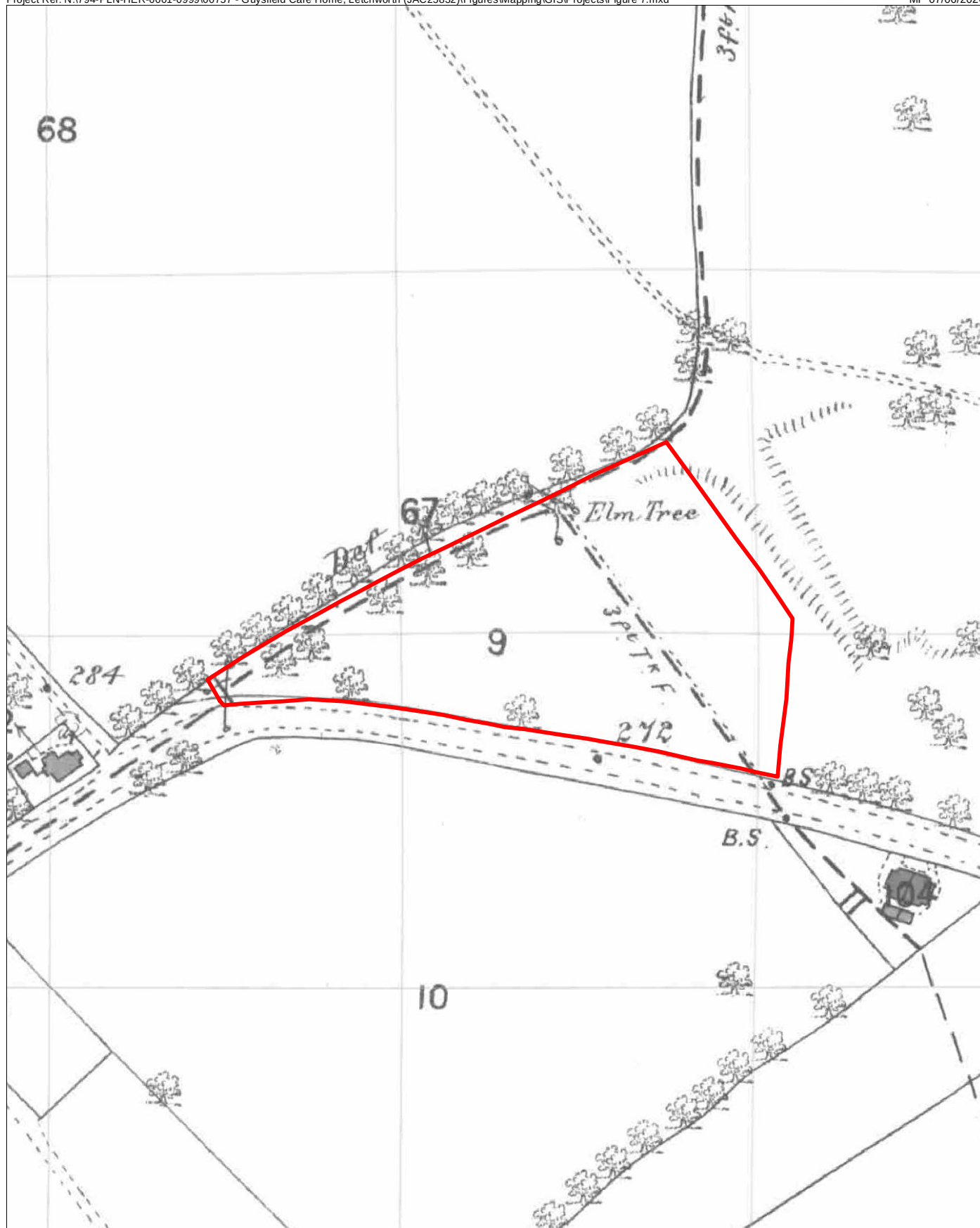


0 30 60 90m

Scale at A4: 1:3,500 approx.



Figure 6
1815 Little & Great Wymondley
Enclosure Map, 1837 William Tithe
Map & 1839 Letchworth Tithe Map



 Site Boundary



0 10 20 30m
Scale at A4: 1:1,500

rps
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Figure 7

1880 Ordnance Survey Map
(1:2,500)



 Site Boundary

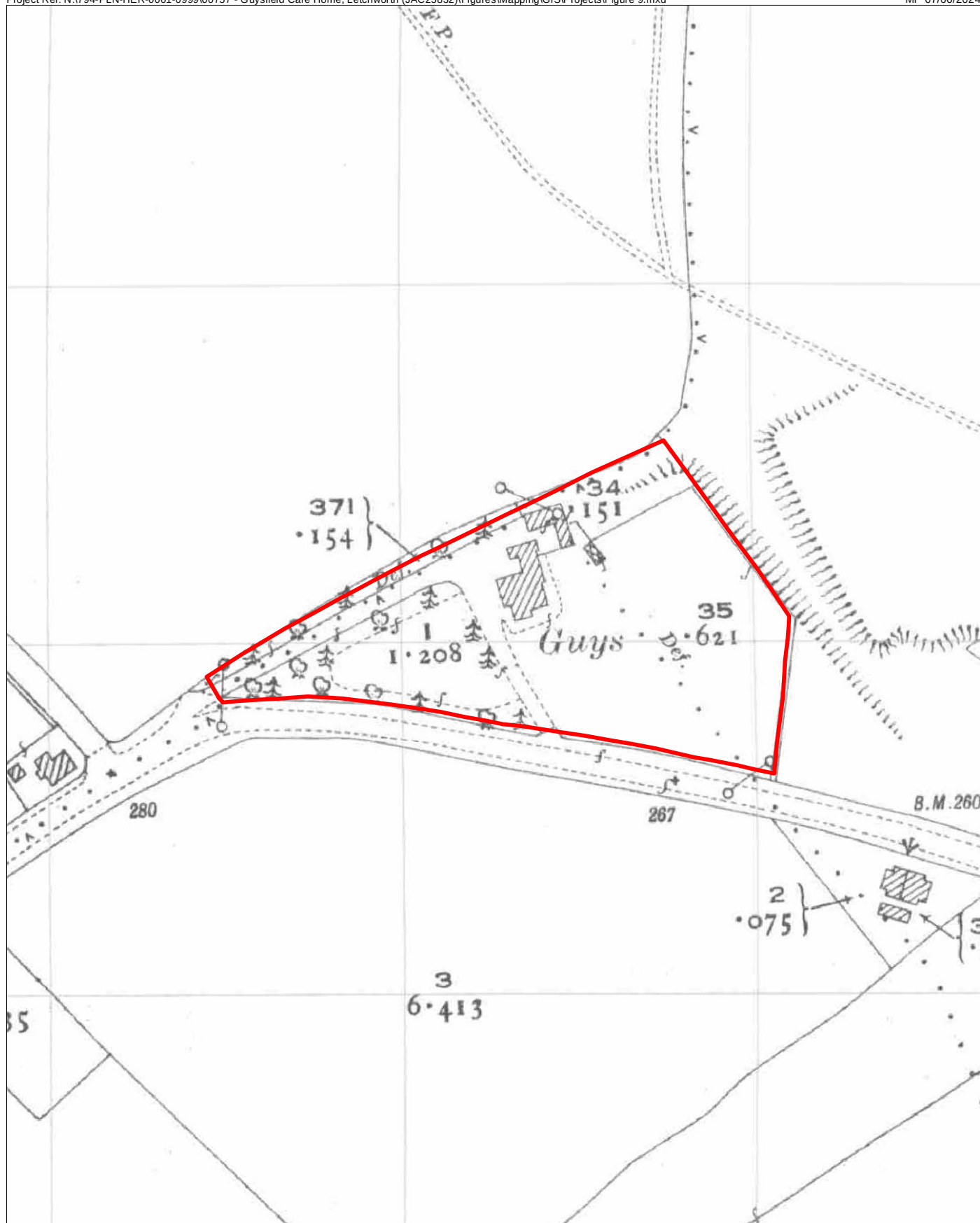


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Scale at A4: 1:1,500



Figure 8

1898 Ordnance Survey Map
(1:2,500)



 Site Boundary

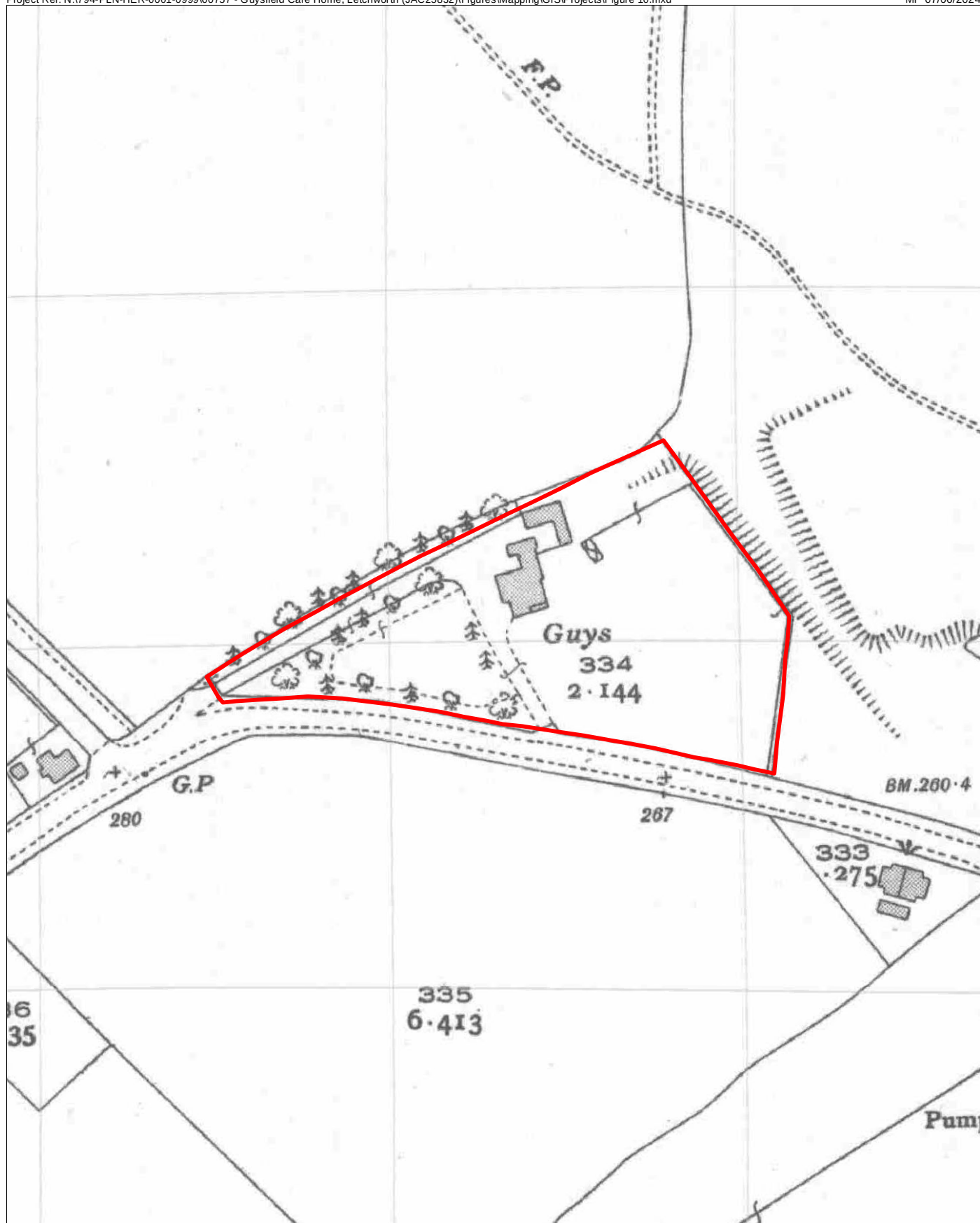


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Scale at A4: 1:1,500

rps
A TETRA TECH COMPANY

Figure 9

1922 Ordnance Survey Map
(1:2,500)



 Site Boundary

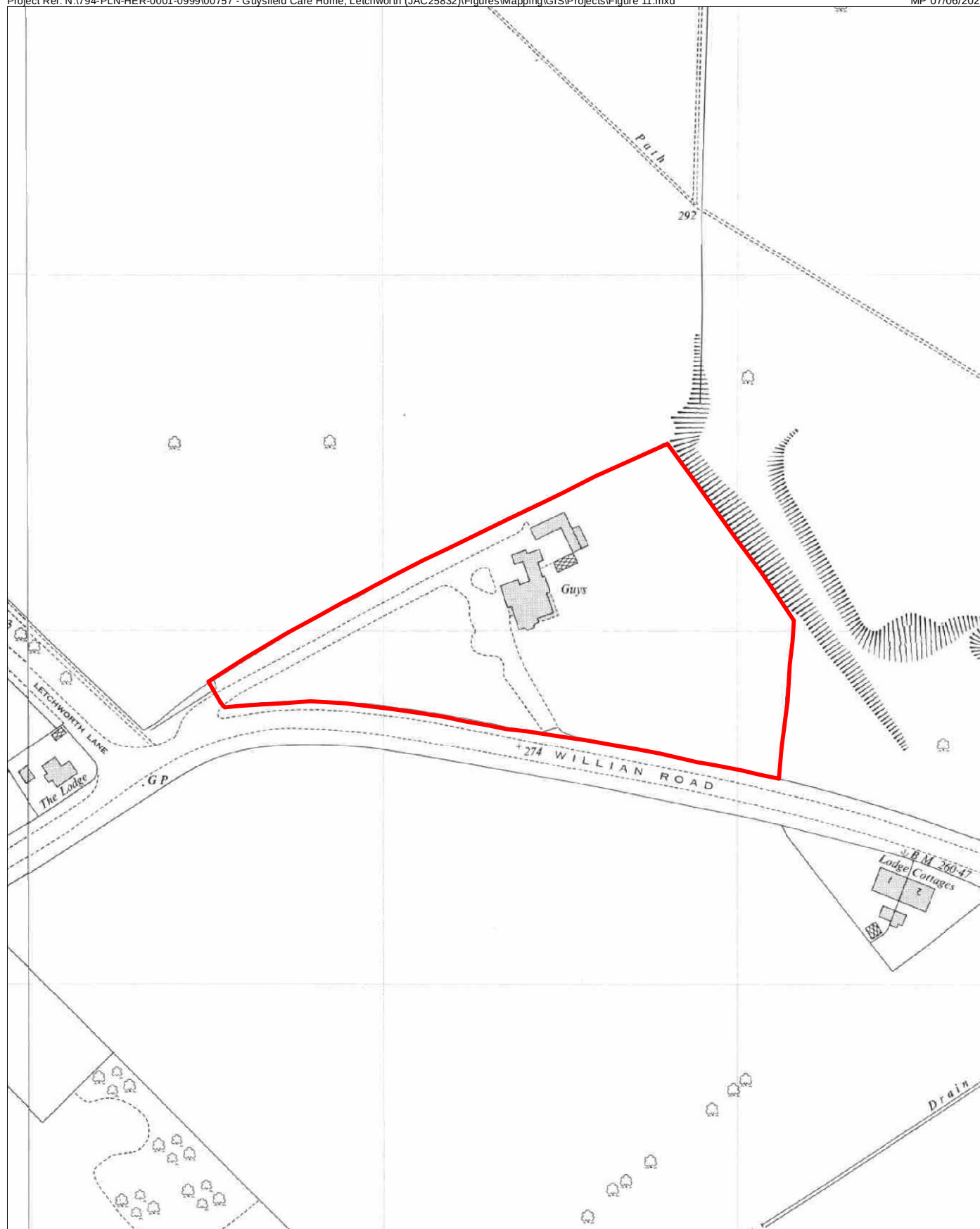


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Scale at A4: 1:1,500

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Figure 10

1938 Ordnance Survey Map
(1:2,500)



 Site Boundary

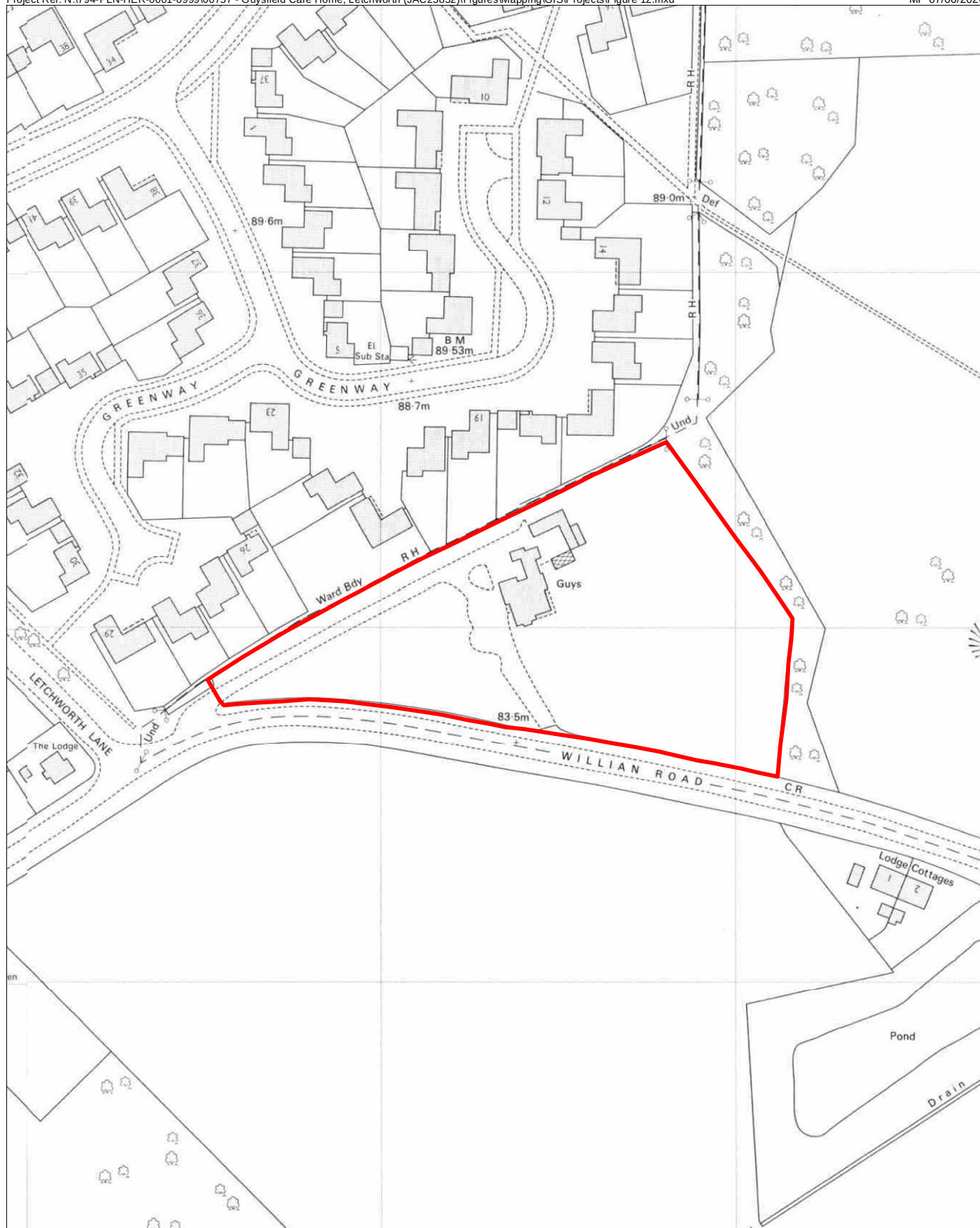


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Scale at A4: 1:1,500

rps
A TETRA TECH COMPANY

Figure 11

1967 Ordnance Survey Map
(1:1,250)



 Site Boundary

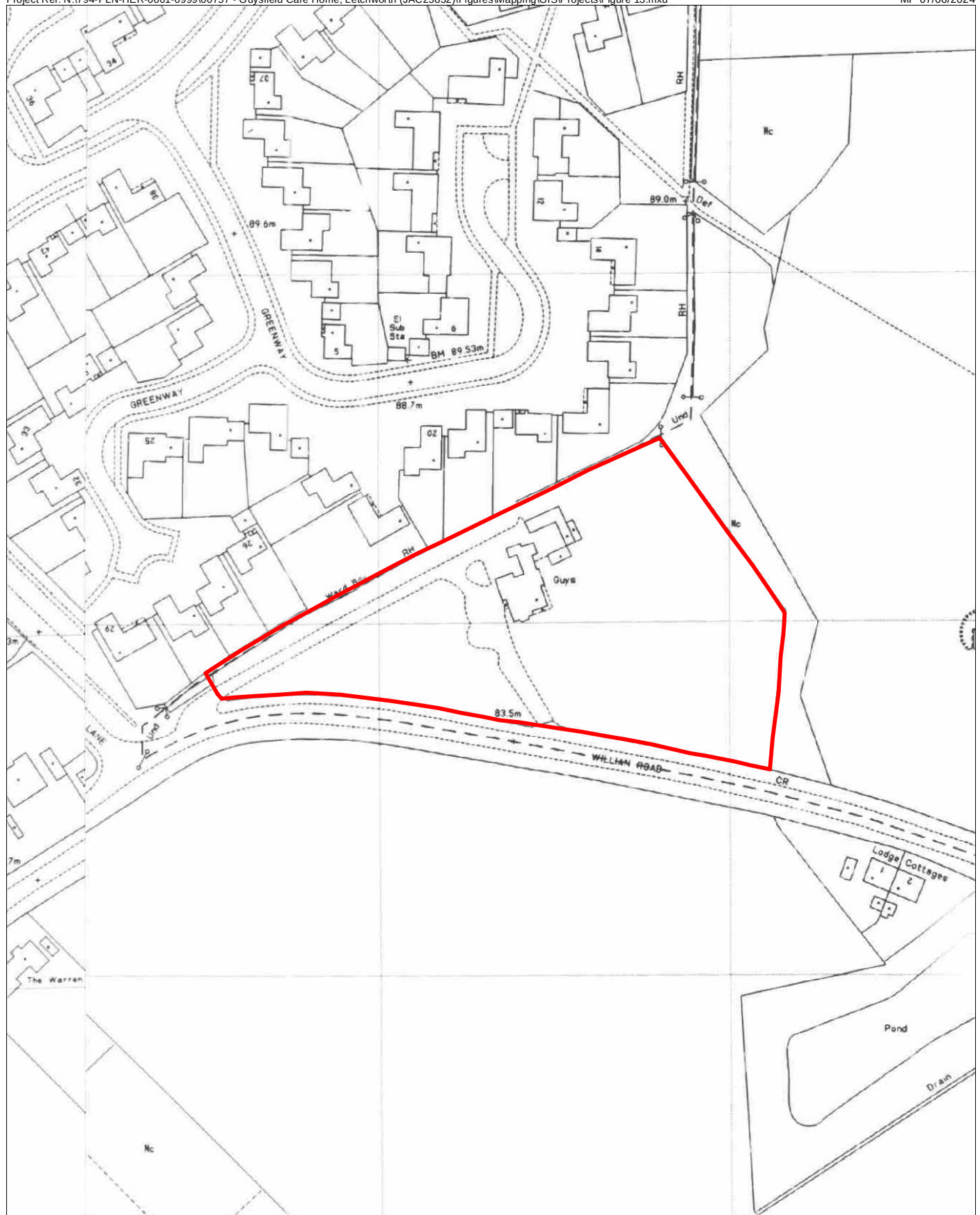


0 10 20 30m
Scale at A4: 1:1,500



Figure 12

1984 Ordnance Survey Map
(1:1,250)



 Site Boundary



0 10 20 30m
Scale at A4: 1:1,500



Figure 13

1993 Ordnance Survey Map
(1:1,250)



 Site Boundary



0 10 20 30m
Scale at A4: 1:1,000



Figure 14
AP 2000



 Site Boundary



0 10 20 30m
Scale at A4: 1:1,000



Figure 15
AP 2007



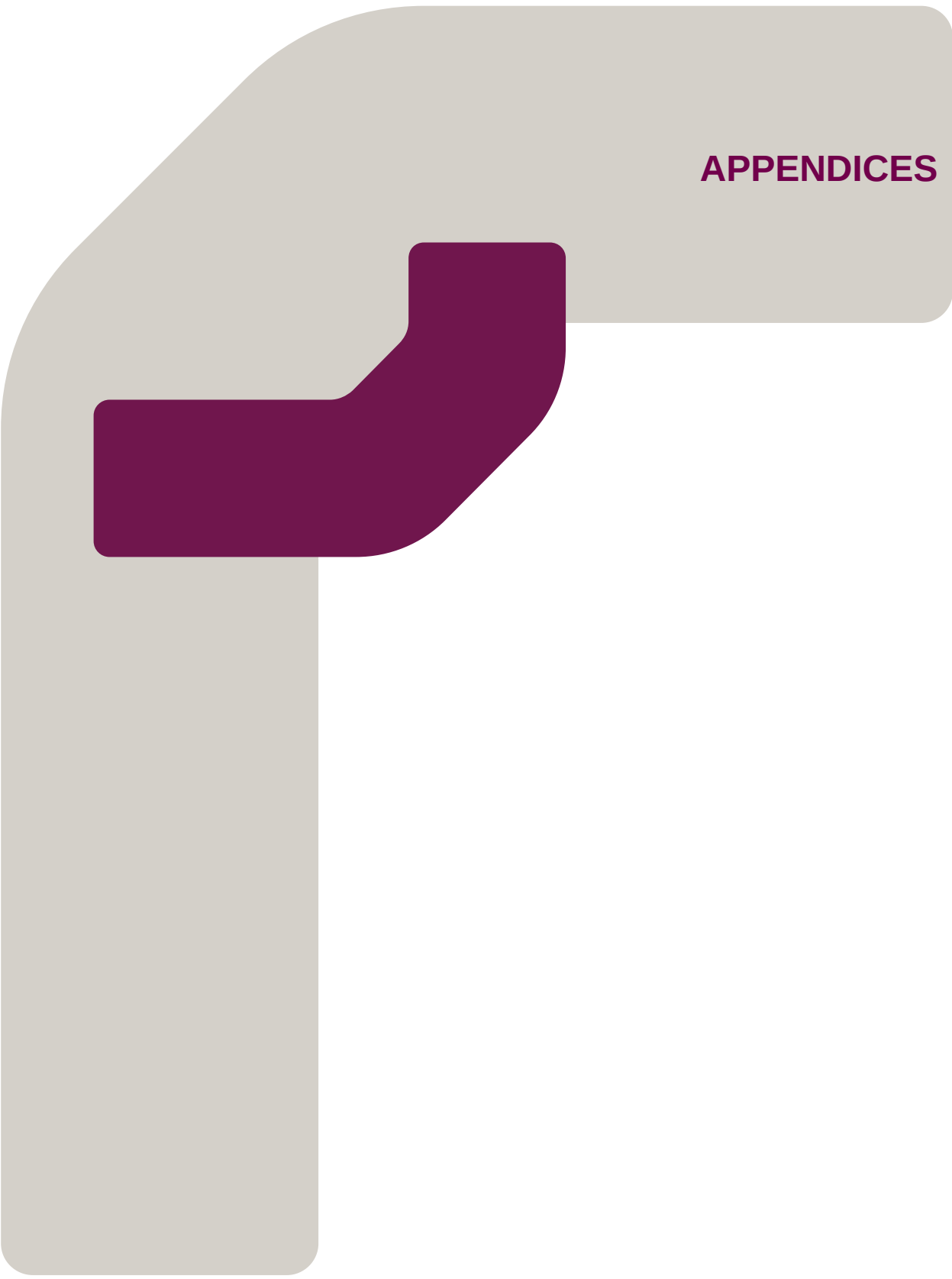
 Site Boundary



0 10 20 30m
Scale at A4: 1:1,000



Figure 16
AP 2017



APPENDICES

Appendix 1

HER Data Points

Pref Ref	Record Type	Name	Mon Type
10548	MON	EARTHWORKS OF RIDGE AND FURROW, LETCHWORTH GOLF COURSE	RIDGE AND FURROW
11066	BLD	LORDSHIP FARM, WILLIAN, LETCHWORTH	FARMHOUSE; MODEL FARM
11067	BLD	MANOR FARM, WILLIAN, LETCHWORTH	FARMHOUSE; FARMSTEAD; TIMBER FRAMED BARN; DOVECOTE
11068	BLD	FARM BUILDINGS AT PUNCHARDEN HALL, WILLIAN	FARMSTEAD; BARN
11728	BLD	THE CLOISTERS, BARRINGTON ROAD, LETCHWORTH	SCHOOL; CONCERT HALL; FREEMASONS HALL
1255	MON	BRICK FOUNDATIONS OF UNKNOWN DATE, LORDSHIP ESTATE, LETCHWORTH	BUILDING
12593	BLD	LETCWORTH HALL HOTEL, LETCHWORTH	COUNTRY HOUSE; MANOR HOUSE; PARK
1260	FS	EARLY MEDIEVAL BOOK CLASP, LETCHWORTH CHURCHYARD	FINDSPOT
12861	MON	VICTORIAN WATER CISTERN, LETCHWORTH HALL	RESERVOIR; WALL
1294	FS	BRONZE AGE FLINT SCRAPER AND CELT, WILLIAN, LETCHWORTH	FINDSPOT
13697	BLD	WILLIAN VILLAGE HALL, WILLIAN ROAD, WILLIAN	PARISH HALL; VILLAGE HALL
1452	FS	ROMAN COIN, WILLIAN WAY, LETCHWORTH	FINDSPOT
1454	MON	ROMAN BURIAL, WILLIAN, LETCHWORTH	BURIAL
1455	MON	ROMAN INTERMENT AND COINS, WILLIAN	BURIAL
15518	MON	RIDGE & FURROW AND OTHER EARTHWORKS, BALDOCK LANE, WILLIAN	CROFT; RIDGE AND FURROW
15553	BLD	WILLIAN BURY BARNS, CHURCH ROAD, WILLIAN, LETCHWORTH	FARMSTEAD; TIMBER FRAMED BARN; THRESHING BARN?; CART SHED; STABLE
15554	BLD	NORMANS FARM, BALDOCK LANE, WILLIAN, LETCHWORTH	FARMSTEAD; TIMBER FRAMED BARN
15555	MON	SITE OF POST-MEDIEVAL HOUSE, NORMANS FARM, BALDOCK LANE, WILLIAN, LETCHWORTH	HOUSE
15669	BLD	ROYAL FLYING CORPS MONUMENT, WYMONDLEY ROAD, LETCHWORTH	OBELISK; COMMEMORATIVE MONUMENT; AIRCRAFT CRASH SITE
15888	BLD	PUNCHARDEN HALL, WILLIAN	OPEN HALL HOUSE; FARMHOUSE; CROSS WING HOUSE; TIMBER FRAMED HOUSE
17525	FS	EARLY BRONZE AGE FLINT ARROWHEAD, ST CHRISTOPHER SCHOOL, BARRINGTON ROAD, LETCHWORTH	FINDSPOT
1802	MON	MIDDLE BRONZE AGE CREMATION CEMETERY, WILLIAN	CREMATION CEMETERY; CREMATION
1804	FS	ROMANO-BRITISH MATERIAL, WILLIAN, LETCHWORTH	FINDSPOT
18173	BLD	WILLIAN BURY, WILLIAN CHURCH ROAD, WILLIAN	VICARAGE
18174	BLD	ARUNWOOD, LETCHWORTH LANE, LETCHWORTH GARDEN CITY	VICARAGE; SCHOOL
18175	MON	SITE OF HALL FARM, LETCHWORTH LANE, LETCHWORTH GARDEN CITY	FARMSTEAD; MODEL FARM
194	FS	LATE IRON AGE & MEDIEVAL POTTERY, LETCHWORTH HALL HOTEL, LETCHWORTH	FINDSPOT; FINDSPOT
2224	MON	PROBABLE MANORIAL SITE, BRAY'S CROFT, WILLIAN	MANOR HOUSE?; SHRUNKEN VILLAGE?
2243	FS	NEOLITHIC FLINT KNIFE AND ARROWHEAD, WILLIAN, LETCHWORTH	FINDSPOT
2696	PLA	HAMLET OF LETCHWORTH	VILLAGE
2707	PLA	VILLAGE OF WILLIAN	VILLAGE
28715	PAS	MESOLITHIC - NEOLITHIC WASTE FLINT FLAKE ASSEMBLAGE (9), LETCHWORTH GARDEN CITY	FINDSPOT
28716	PAS	MESOLITHIC/NEOLITHIC NOTCHED FLINT FLAKE, LETCHWORTH GARDEN CITY	FINDSPOT
28717	PAS	NEOLITHIC FLINT FLAKE, LETCHWORTH GARDEN CITY	FINDSPOT
28718	PAS	NEOLITHIC FLINT FLAKE, LETCHWORTH GARDEN CITY	FINDSPOT
28719	PAS	NEOLITHIC FLINT FLAKE, LETCHWORTH GARDEN CITY	FINDSPOT
28720	PAS	MESOLITHIC/NEOLITHIC FLINT CORE, LETCHWORTH GARDEN CITY	FINDSPOT
28721	PAS	MEDIEVAL - POST-MEDIEVAL COPPER-ALLOY BELL, LETCHWORTH GARDEN CITY	FINDSPOT
30357	MON	ROMAN TRACKWAY OR HEDGE LINE, LETCHWORTH GOLF CLUB, LETCHWORTH LANE, LETCHWORTH	TRACKWAY?; DITCH; FIELD SYSTEM?
30358	MON	HISTORIC FIELD BOUNDARIES, LETCHWORTH GOLF CLUB, LETCHWORTH LANE, LETCHWORTH	FIELD BOUNDARY; DITCH
30385	MON	APPROXIMATE SITE OF WORLD WAR II SEARCHLIGHT EMPLACEMENT, MANOR FARM, WILLIAN	SEARCHLIGHT EMPLACEMENT
31133	BLD	THE OLD VICARAGE, WILLIAN ROAD, WILLIAN	TIMBER FRAMED HOUSE; LOBBY ENTRY HOUSE
4058	BLD	CHURCH OF ST MARY, LETCHWORTH	CHURCH
4059	BLD	CHURCH OF ALL SAINTS, WILLIAN	CHURCH
4250	MON	POST-MEDIEVAL AND POSSIBLY EARLIER EARTHWORKS, WILLIAN	HOLLOW WAY; HOUSE
4416	MON	CROP MARK OF A RING DITCH, LETCHWORTH	ROUND BARROW?; RING DITCH
4887	FS	ROMAN COINS, SCUDDMORE, BALDOCK ROAD, LETCHWORTH	FINDSPOT
4889	FS	NEOLITHIC AXE, WILLIAN	FINDSPOT
4891	FS	ROMAN COIN, WILLIAN WAY, LETCHWORTH	FINDSPOT
6055	FS	ROMAN COINS FROM WILLIAN	FINDSPOT
651	FS	NEOLITHIC ARROWHEAD, WILLIAN	FINDSPOT
7427	MON	CROP MARKS OF LINEAR DITCHES, WYMONDLEY	LINEAR FEATURE
9191	MON	GRAVEL PIT, SOUTH OF WILLIAN	GRAVEL PIT
MHT28722	PAS		FINDSPOT

HER Data Lines

Pref Ref	Record Type	Name	Mon Type
31194	MON	COURSE OF HISTORIC BRIDLEWAY, RADBURN WAY, LETCHWORTH	TRACKWAY

HER Data Polygons

Pref Ref	Record Type	Name	Mon Type
12593	BLD	LETCWORTH HALL HOTEL, LETCHWORTH	COUNTRY HOUSE; MANOR HOUSE; PARK

Areas of Archaeological Significance

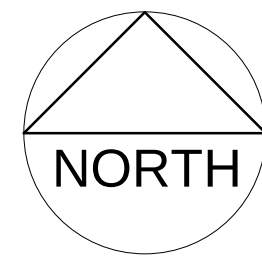
DesigUID	Record Type	Name
DHT939	AAS	Archeological Area
DHT943	AAS	Archeological Area
DHT944	AAS	Archeological Area
DHT946	AAS	Archeological Area
DHT957	AAS	Archeological Area
DHT959	AAS	Archeological Area

HER Event Points

EvUID	Record Type	Name
EHT1333	EVS	Historic building recording at Willian Bury barns, Willian, 2005-6
EHT1337	EVS	Building recording and monitoring at Normans Farm, Willian, 2006
EHT2118	EVP	AIR PHOTO OF BRAYS MANOR, LETCHWORTH
EHT2119	EVP	AIR PHOTO OF THE SITE BRAYS MANOR, LETCHWORTH
EHT2221	EVP	AIR PHOTO OF A CROPMARK OF A RING DITCH, LETCHWORTH URBAN
EHT3746	EVP	PHOTO OF HISTORIC FARM BUILDINGS AT PUNCHARDEN HALL, WILLIAN, LETCHWORTH
EHT3747	EVP	PHOTO OF HISTORIC FARM BUILDINGS AT PUNCHARDEN HALL, WILLIAN, LETCHWORTH
EHT3748	EVP	PHOTO OF HISTORIC FARM BUILDINGS AT PUNCHARDEN HALL, WILLIAN, LETCHWORTH
EHT3749	EVP	PHOTO OF PLANNED FARM, LORDSHIP FARM, WILLIAN, LETCHWORTH
EHT3750	EVP	PHOTO OF PLANNED FARM, LORDSHIP FARM, WILLIAN, LETCHWORTH
EHT3751	EVP	PHOTO OF PLANNED FARM, LORDSHIP FARM, WILLIAN, LETCHWORTH
EHT3752	EVP	PHOTO OF PLANNED FARM, LORDSHIP FARM, WILLIAN, LETCHWORTH
EHT3753	EVP	PHOTO OF PLANNED FARM, MANOR FARM, WILLIAN, LETCHWORTH
EHT3754	EVP	PHOTO OF PLANNED FARM, MANOR FARM, WILLIAN, LETCHWORTH
EHT3755	EVP	PHOTO OF PLANNED FARM, MANOR FARM, WILLIAN, LETCHWORTH
EHT3756	EVP	PHOTO OF PLANNED FARM, MANOR FARM, WILLIAN, LETCHWORTH
EHT3757	EVP	PHOTO OF PLANNED FARM, MANOR FARM, WILLIAN, LETCHWORTH
EHT3758	EVP	PHOTO OF PLANNED FARM, MANOR FARM, WILLIAN, LETCHWORTH
EHT3759	EVP	PHOTO OF PLANNED FARM, MANOR FARM, WILLIAN, LETCHWORTH
EHT3760	EVP	PHOTO OF PLANNED FARM, MANOR FARM, WILLIAN, LETCHWORTH
EHT3761	EVP	PHOTO OF PLANNED FARM, MANOR FARM, WILLIAN, LETCHWORTH
EHT3762	EVP	PHOTO OF PLANNED FARM, MANOR FARM, WILLIAN, LETCHWORTH
EHT3881	EVP	PHOTOGRAPH OF SHRUNKEN VILLAGE EARTHWORKS, WILLIAN, LETCHWORTH
EHT3882	EVP	PHOTOGRAPH OF SHRUNKEN VILLAGE EARTHWORKS, WILLIAN, LETCHWORTH
EHT3883	EVP	PHOTOGRAPH OF SHRUNKEN VILLAGE EARTHWORKS, WILLIAN, LETCHWORTH
EHT3884	EVP	PHOTOGRAPH OF SHRUNKEN VILLAGE EARTHWORKS AND ALL SAINTS CHURCH, WILLIAN, LETCHWORTH
EHT3885	EVP	PHOTOGRAPH OF SHRUNKEN VILLAGE EARTHWORKS AND ALL SAINTS CHURCH, WILLIAN, LETCHWORTH
EHT4187	EVT	Evaluation at the Church of St Mary the Virgin, Letchworth, 1990
EHT4619	EVS	Building recording at Lordship Farm Barns, Willian, 1999-2001
EHT4724	EVT	Watching brief at Letchworth Hall Hotel, Letchworth, 2003
EHT5283	EVT	Watching brief at Letchworth Hall Hotel, Letchworth, 2002
EHT5394	EVT	Watching brief at the Fox Inn, Willian, 2005
EHT5462	EVT	Watching brief at Letchworth Hall Hotel, Letchworth, 2005
EHT7550	EVS	Geophysical survey at Letchworth Golf Club, Letchworth Lane, Letchworth, 2013
EHT7551	EVT	Evaluation at Letchworth Golf Club, Letchworth Lane, Letchworth, 2013
EHT8159	EVT	Willian Post Office, Willian, Letchworth Garden City

Appendix 2

Topographic Survey



HEALTH AND SAFETY RISK ASSESSMENT CONSEQUENCE TABLE	Consequences				
	Insignificant	Minor	Moderate	Major	Catastrophic
Almost Certain 5	5	10	15	20	25
Likely 4	4	8	12	16	20
Possible 3	3	6	9	12	15
Unlikely 2	2	4	6	8	10
Rare 1	1	2	3	4	5

B	Updated to 'Planning' Status	AM	09/06/24
A	General update for 'Pre-Application Advice' submission.	GDC	27/09/23
Rev	Description	Auth	Date

REVISION

STAMP	PLANNING
-------	-----------------

PROJECT STATUS	Developed Design
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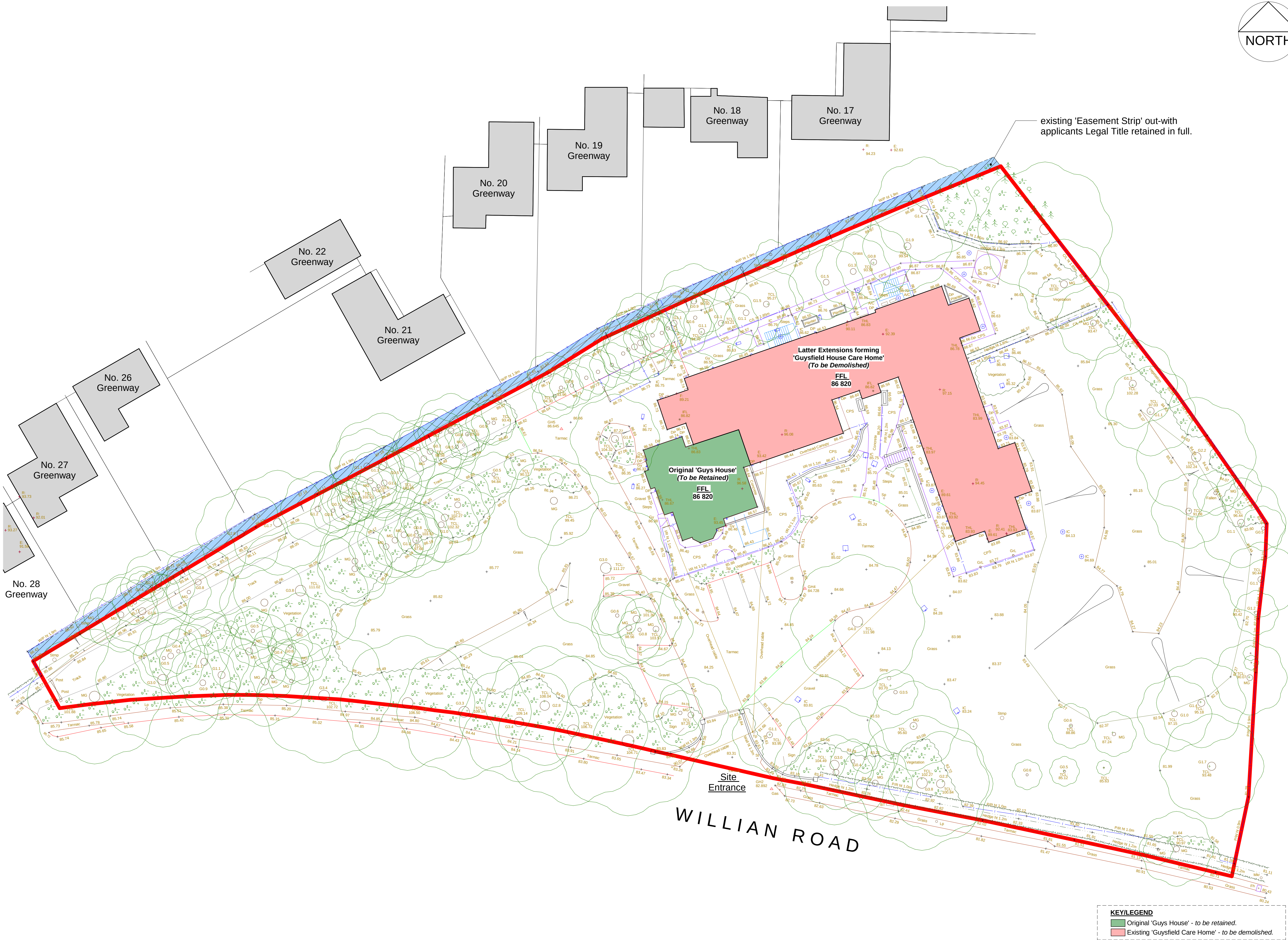
DRAWING TITLE	Existing Site Layout (Topographical Survey)
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PROJECT	Guysfield Care Home at Willian Road, Willian, Letchworth for Caring Homes Group Ltd
---------	---

DATE CREATED	DESIGNER	SCALE @ A1
17/01/18	GDC	As indicated

ORIGINATOR	PROJECT NUMBER
4870	

ISO DOCUMENT REF.	REV.
4870-ORA-ZZ-XX-DR-A-31002	B





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