

Historic Environment Management Plan

GILSTON AREA

For Places for People and CPP Ltd.

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L~P:ARCHÆOLOGY

Historic Environment Management Plan

GILSTON AREA

Client: Places for People And CPP Ltd

Local Authority: East Hertfordshire District Council

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Doc Ref: LPI465L-HMP-v1.4

Date: December 16

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1. Introduction

1.1. BACKGROUND

- 1.1.1. This Historic Environment Management Plan has been prepared by Kelly Madigan of L - P : Archaeology on behalf of Places for People and CPP Ltd. This plan has been written to demonstrate how the assessment and mitigation strategy for the Historic Environment of the Gilston Area will be achieved and to ensure it is adhered to throughout the construction process.
- 1.1.2. The report concerns land at the Gilston Area, hereafter known as 'the site', located to the north of Harlow (FIGURE 1). The site area is c. 1100ha. This document should be read and understood in conjunction with the Archaeology and Heritage Desk Based Assessment of Gilston Area written by L - P : Archaeology (WILLIAMS & MADIGAN 2016).
- 1.1.3. This report has been produced for consultation with stakeholders. It will also inform developers of potential archaeological and heritage management requirements at an early stage.
- 1.1.4. This report is non-statutory, it has been prepared to inform future management and decision making in relation to the site. It should be noted that this is not a Conservation Management Plan.

1.2. PARTNERS AND CONSULTATION

1.2.1. Parties and stakeholders involved in the production and consultation are:

- ◆ Places for People and CPP Ltd.
- ◆ L - P : Archaeology
- ◆ EPR
- ◆ Pfp (land management and responsibilities consultant)
- ◆ Historic England
- ◆ Natural England
- ◆ Hertfordshire Parks and Gardens Trust

- ◆ East Hertfordshire District Council (EHDC)
- ◆ Harlow District Council

2. Aims

2.1.OVERALL AIMS

2.1.1. This management plan seeks to assist the Gilston Area development plan in achieving the following aims:

- ◆ To design and create a new development that takes inspiration from the texture of the historic landscape and conserves and enhances heritage assets in a positive and sustainable way.
- ◆ To create new settlements which conserve and enhance the existing heritage assets of the site and to ensure that the archaeology and built heritage is cared for and protected. To create a community which understands its surroundings and is given full opportunity to appreciate and enjoy its past.
- ◆ To provide a series of overarching management specification and research objectives for the management of the Historic Environment of the Gilston Area which will include landscapes, buildings, sites and artefacts.
- ◆ To provide both a long term and short term strategy to ensure that the inhabitants of the new development have adequate access to their historic environment.
- ◆ To aid the creation of a sustainable development which balances issues of conservation and management of heritage assets with increased public access and a sense of the historic environment belonging to the community.

2.2.SPECIFIC OBJECTIVES

2.2.1. The specific objectives of this management plan are:

- ◆ To ensure that all nationally designated sites within the development area have plans in place for their long term management.
- ◆ To ensure that wherever possible all listed buildings within the development area are subject to sympathetic conservation and

enhancement.

- ◆ To manage the archaeology throughout the construction of the development in a unique and comprehensive manner.
- ◆ To establish a body responsible for all archaeology carried out in relation to the development, in order to maintain a strategic oversight of recording, reporting, archiving and practical management of the historic environment. For the purposes of this document this is referred to as the Historic Environment Management Team (HEMT).

3. The Site

3.1.LOCATION AND GEOGRAPHICAL CONTEXT

3.1.1. The site is located in southeast Hertfordshire on the border with Essex (FIGURE 1). The Greater London border is approximately 15km southwest and central London a further 18km. The largest settlement in the vicinity is Harlow, Essex, which is adjacent to the site on the south side of the River Stort. There are various settlements and villages in the surrounding area as well as scattered farmsteads that reflect the agricultural economy of much of the area.

3.2.GEOLOGY AND TOPOGRAPHY

3.2.1. Investigation by boreholes and trial trenching confirms that the whole site is underlain by drift deposits, which overlie bedrock.

3.2.2. The River Stort runs east to west along the southern boundary of the site before joining the River Lea at Roydon and turning south to join the Thames at Leamouth, East London.

3.2.3. The surrounding landscape is gently undulating with occasional wide plateaus and shallow river valleys. The level is generally between 70 and 110m above Ordnance Datum (OD).

3.3.SUMMARY OF THE ARCHAEOLOGICAL AND HISTORIC CHARACTERISTICS

3.3.1. The Archaeology and Heritage Desk Based Assessment (WILLIAMS & MADIGAN 2016) provides a full and in depth analysis of the known history and archaeology of the site.

3.3.2. Initial research and trial trench evaluation of the site have revealed that it has been inhabited since early Prehistoric times, with evidence from the Mesolithic, through to the Modern period.

3.3.3. The site has been subject to a pattern of shifting settlement through time. The most striking patterns are settlements in the Late Bronze Age which appear to have been abandoned in the early Iron Age. The area is then repopulated with small farmsteads in the late Iron Age which continue through the Roman conquest to the 2nd century AD.

- 3.3.4. With the exception of the airfield at Hunsdon, human activity from the early Medieval period onwards remains focused around a rural farming landscape featuring small villages, manor houses and scattered farmsteads.
- 3.3.5. The majority of buildings on the site are domestic. A number of farms are still in use and these are dispersed throughout the site. The remaining structures comprise four public houses, three manor houses and three churches.
- 3.3.6. In addition there are various other buildings of industrial origin, a purpose built village hall, a club house and two garden centres. Some unclassified buildings comprise isolated stables and outhouses or ancillary buildings.
- 3.3.7. The area includes three structures of Medieval origin; the churches at Eastwick, Hunsdon and Gilston, one site of 15th century origin (Hunsdon House), eight dating to the 17th century, ten to the 18th century and the great majority dating to the 19th century. Four further buildings are of late 19th to early 20th century date, with the remaining structures all from the 20th and 21st centuries.
- 3.3.8. The overall arable and rural nature of the site appears to have suffered little in the way of development since the Medieval period. The origin of the three churches indicates Medieval activity but no surviving domestic structures of the same date have been observed. The main phases of activity appear to have taken place in the 17th century in and around the settlements at Hunsdon and Pye Corner with the addition of a number of isolated farmsteads, including Brickhouse Farm. The 18th century follows a similar pattern with continued development at Hunsdon and again at Pye Corner and the addition of a number of agricultural buildings throughout the area, particularly in association with the 17th century sites.
- 3.3.9. The main focus of sustained activity takes place in the 19th century when the Gilston Estate is taken over and remodelled by Hodgson. The results of Hodgson's overhaul is the planned model Victorian Estate, much of which survives unaltered. The development that takes place in the same century outwith the Estate development is comparatively slight. The 20th century additions also concentrated around the same areas, extends the established settlement at Pye Corner, at the east end of Redericks Lane, in Hunsdon and

Eastwick. The development towards the end of Redericks Lane may be overspill from the settlement of High Wych on the eastern boundary of the survey area.

3.3.10. Two rare and significant resources within the proposal area are the pre-Gilston Estate structures, many of which are already listed. These earlier buildings are significant in that they survived the overhaul of the estate when many earlier structures were lost or incorporated in the new build.

3.3.11. The second significant resource is that of the Gilston planned estate. The model estate is a rare resource, of regional significance and although many of the buildings that had been constructed to carry out specific tasks have now been converted to domestic accommodation, the survival in situ of the structures provides a near complete picture of the estate as it had been intended.

3.4. THE CURRENT SITE CONDITIONS

3.4.1. The Gilston Area extends to c. 1100ha. Much of the site consists of countryside, primarily in agricultural use, interspersed with areas of woodland. Agricultural land largely comprises of intensively farmed arable fields. The main blocks of woodland are situated in the northern and the northeastern parts of the site and effectively form its boundaries in these locations. The northwestern part of the area comprises of Hunsdon Airfield; which has grass runways that are used for micro-lights. This occupies a small corner of the former RAF Hunsdon.

3.4.2. The topography of the site is informed by three tributaries of the River Stort, which run from north to south before flowing into the Stort; Fiddlers Brook, Pole Hole Brook and Eastwick Brook.

3.4.3. The site as a whole is interspersed with a handful of farmsteads, dwellings and other buildings, and is crossed by a number of public footpaths and some minor roads.

4. Understanding Significance

4.1. UNDERSTANDING THE SITE

- 4.1.1. For an understanding of the site based upon currently available evidence, please refer to the Archaeological and Heritage Desk Based Assessment (WILLIAMS & MADIGAN 2016).
- 4.1.2. As this project progresses it is inevitable that new data will come to light based upon additional assessment, evaluation and mitigation that will enable us to further understand the archaeology, heritage and landscape of the site.
- 4.1.3. The new evidence will be integrated and understood in context with existing knowledge and data on the site. This knowledge will be made publicly accessible through literature and site based experience and renewed appreciation of heritage assets.

4.2. DEFINING SIGNIFICANCE

- 4.2.1. Each heritage asset, known or currently unknown will be assessed for its setting and significance both individually and in its context. This will be measured and demonstrated in accordance with Historic England guidance.
- 4.2.2. Heritage assets will be conserved and enhanced in accordance with their significance.

4.3. ENHANCING SIGNIFICANCE

- 4.3.1. The management plan seeks to sustain and enhance the setting and significance of heritage assets and will always favour their viability and understanding, use over causing irreparable harm. This will ensure that the historic environment will make a positive contribution to the local character and distinctiveness of the Gilston Area.
- 4.3.2. Resource allocation will be commensurate with that necessary to engage National Planning Policy Framework (NPPF) policies in order to avoid and mitigate harm to significance and to sustain and enhance heritage assets where appropriate.

4.4.RESEARCH APPROACH STRATEGY

- 4.4.1. A separate Research Strategy document is to be compiled by L - P : Archaeology and held by the HEMT. This document will set out the academic research questions and aims for any archaeological work undertaken within the Gilston Area, and will be informed by currently existing local and national research frameworks as well as local stakeholders. This will ensure a consistent and academically coherent approach to the management and investigation of the Historic Environment, as well as enabling any knowledge gained from investigations in the Gilston Area to contribute to the national and international archaeological knowledge base.
- 4.4.2. This document will be written in agreement with the Hertfordshire County Archaeology Officer and Historic England and will reflect the overall research agenda which covers the whole of East Anglia.
- 4.4.3. The site specific research aims will be based on existing knowledge of the Historic Environment and any work undertaken within the site area, at any time in the future, should contribute to achieving those aims.
- 4.4.4. This document will include a research agenda; which will highlight gaps in knowledge, the potential of the resource and it will define a series of aims or topics for research.
- 4.4.5. The research aims will encompass all areas of the Historic Environment, thus separate and integral aims will be stated for the Historic Landscape, Built Heritage and Archaeology as it is accepted that neither strand is stand alone.
- 4.4.6. It is recognised that as new information is obtained, the research aims will need to be redefined in order to take into consideration evolving knowledge. In response to this the research aims will be reviewed regularly.

5. Effects of Development

5.1. Whilst this plan can predict effects of the development upon the significance of heritage assets, individual assessments of existing, construction and operation effects will need to be made at a further assessment stage based upon the particular nuances of more detailed designs.

5.2. The effect of development upon the historic environment are likely to be categorised although not limited to the following:

5.2.1. Construction:

- ◆ Unintended physical damage from unclear working areas and routes.
- ◆ Impact on setting from noise and dust.
- ◆ Restricted access to public heritage sites.
- ◆ Changes in water levels.

5.2.2. Operation:

- ◆ Erosion from increased visitors.
- ◆ Track and vehicle erosion.
- ◆ Maintenance of Listed Buildings.
- ◆ Animal control.
- ◆ Vegetation control.
- ◆ Cultivation/plough damage.
- ◆ Minor works such as fencing, drainage and dumping.
- ◆ Trespassing/illegal metal detecting.

5.3. There is potential conflict between heritage management issues and:

- ◆ Public access.
- ◆ Economic objectives.
- ◆ Existing management regimes.

- ◆ Other management plans e.g. ecology.
- ◆ Resource allocation.

5.4. The actions of mitigation against the effects of development upon the historic environment are likely to be categorised but not limited to the following:

5.4.1. Construction:

- ◆ Fencing off sensitive heritage assets.
- ◆ Controlled working hours.
- ◆ Hoarding.
- ◆ Dust control.
- ◆ Maintaining public access where possible.

5.4.2. Operation:

- ◆ Improved and clearly defined public access.
- ◆ Improved public interpretation.
- ◆ Maintaining buildings.
- ◆ Protecting scheduled sites from animals.
- ◆ Controlling vegetation on scheduled sites.
- ◆ Managing land use.

5.4.3. It is likely that funding and management of the plan during the construction phase will be the responsibility of the client. Funding and management of the plan during the operational phase will be decided as part of the overall management strategy for the completed development.

6. Action Plan

6.1. Known designated heritage assets within the site area as follows and should be read in conjunction with FIGURE 2.

6.2. Other heritage assets including buried archaeological remains are listed in the desk based assessment.

No.	Asset	Location	Designation
-	Buried archaeological remains	Across site	None
1	Pair of moats	Eastwick Hall Lane	Scheduled Monuments
2	The Mount	South of Gilston Hall	Scheduled Monument
3	Gilston Park	Centre of site	Locally Listed Park and Garden
4	Big Black Barn	Hunsdon Lodge Farm	Listed II*
5	Two Barns	Hunsdon Lodge Farm	Both Listed II
6	Parish Church of St Mary, Gilston	North of Gilston Hall	Listed I
7	Johnston Monument	Parish Church of St. Mary	Listed I
8	Turvin and Gore Tombs	Parish Church of St. Mary	Both Listed II
9	Hunsdon Airfield	Northwest of site	Contains various WWII scheduled monuments
10	Brickhouse Farm and Barn	Southwest of site	Both Listed II
11	Keeper's Cottage	West of Gilston Hall	Listed II
12	High Trees Farmhouse at Acton Farm	Northeast of site	Listed II
13	Granary at Great Penny's Farm	Northeast of site	Listed II
14	Church Cottages	North of Gilston Hall	Listed II

Table 1 - Designated assets within the site boundary

6.3. SCHEDULED MONUMENTS

6.3.1. The site contains seventeen historic assets which under current law are designated Scheduled Monuments. The moated sites and the airfield defences each collectively represent nationally important groups. The proposed development takes into consideration these designations.

6.3.2. Due consideration to the setting of each of the Scheduled Monuments will be given as part of the open space strategy, as cultural heritage spaces. Should any

new heritage assets worthy of scheduling be discovered during the process of assessment and subsequent construction of the development; then they will be subject to the same treatment as the existing Scheduled Monuments.

6.3.3. Each of the Scheduled Monuments will be subject to an initial review of its condition and a series of proposals will be put forward in order to determine their long term future management if permission is granted. These proposals will focus on conservation of the monument and the improvement of public access (where appropriate) to and understanding of, the monument equally in line with Historic England guidance.

6.3.4. Each of the Scheduled Monuments will, as a result, have their own individual management plan written. Each of these documents will be produced by the HEMT in close consultation with Historic England, the document will be subject to regular review, and will include the following;

MANAGEMENT AIMS AND OBJECTIVES

- ◆ Long term and short term priorities for conservation and enhancement.
- ◆ Measurable and attainable goals for conservation and enhancement.
- ◆ Specification of funds and personnel available to carry out works.
- ◆ Suggestions for design of the neighbourhoods around the Scheduled Monuments taking the presence and nature of the monuments in consideration in order to ensure sympathetic treatment.
- ◆ Suggestions for improvements to the monuments which may increase access to the archaeological and historic landscape for the community.
- ◆ A strategy for linking the sites together through the use of the open space strategy will be created as part of the overall 'scheduled monument' plan.

6.4.LISTED BUILDINGS

6.4.1. The site contains a number of listed items. The majority of these are buildings located in the settled areas of Eastwick, Gilston, and a large number are estate buildings associated with the Gilston Park Estate, they vary from ecclesiastical buildings to farm buildings and listed structures.

- 6.4.2. The design proposals for the new development have taken the location of the listed buildings into consideration from the outset. It is recognised that the reuse of the listed buildings is a more sustainable option than demolition and all of the listed buildings will be preserved as they are within the new development proposals.
- 6.4.3. If any buildings are brought to light during further assessment or the construction process as worthy of listing, then these will be subject to the same principles as those which are already listed.
- 6.4.4. As well as the emphasis on avoiding direct loss, provision will also be made to ensure that wherever possible the development will attempt to enhance the condition of the listed buildings and wherever possible make their histories accessible to the local community.
- 6.4.5. Individual management plans for each listed building will be drawn up on the granting of any planning permission affecting the building's setting. This will assess the condition of each building and make proposals as to their ongoing maintenance and any necessary conservation. Where a change of use is necessary this will flag up relevant issues to the development and ensure sympathetic and viable reuse.
- 6.4.6. If during later stages of the development any threats exist to any listed buildings the relevant policies of the local plan (as in existence at the time) will be followed along with the policies specified in NPPF and the guidelines set out by the local council and Historic England where necessary.
- 6.4.7. It is accepted that any building assessment or recording that is carried out on the site area will contribute to the overall understanding of the development of the historic environment of the landscape as a whole and the building's role within the landscape. It is suggested that the built heritage will be treated on two levels, as aesthetic and part of the design of the masterplan, and as part of the archaeology of the landscape.
- 6.4.8. Therefore any work that is deemed necessary to be carried out by the local conservation officer as part of the overall development, will follow the standard Historic England guidelines.

6.4.9. The majority of the listed buildings on the site provide an insight into the heritage and archaeology of the site area and the development of Gilston Park and its estate. The understanding of the archaeology and the history of the site can be substantially increased by the analysis of the built heritage, listed and non listed.

6.4.10. An initial history of the built heritage of the site will be prepared and used in order to engage the local community with their built heritage. This overall history will be updated and revised each time a new piece of work is carried out and published on the development website, managed by the HEMT.

6.5. CONSERVATION AREAS

6.5.1. There are no complete conservation areas located in the development area, however the villages of Widford and Hunsdon on the edges of the proposed development are designated conservation areas and the proximity of these has been taken into consideration when developing the masterplan.

6.6. NON-LISTED BUILT HERITAGE

6.6.1. All of the built environment is considered important to the creation of a picture of the overall landscape, for this reason the non listed buildings on site will be subject to the same management policy as listed buildings.

6.6.2. An assessment has been undertaken of the non listed built heritage and wherever possible the buildings will be enhanced and those of historic importance will be included in the history of the built heritage in site in order to engage the local community with their built environment. This may well lead to a series of plaques, panels or trails placed within the new development highlighting the features of the historical buildings.

6.7. NON-DESIGNATED LANDSCAPE HERITAGE

6.7.1. All of the historic parkland environment is considered important to the creation of a picture of the overall landscape. This land, alongside farmland and other open spaces, is being safeguarded from inappropriate development as part of the Governance strategy. Governance arrangements will ensure that land with historic importance will be subject to a management policy

commensurate to a locally listed heritage asset.

- 6.7.2. An assessment has been undertaken of Gilston Park and one will need to be undertaken of the land to the south of Hunsdon House in order to assess its significance and level of preservation. Wherever possible parkland features will be enhanced in order to engage the local community with their built environment. This may well lead to a series of plaques, panels or trails placed within the new development highlighting the features of the parkland.

6.8. BURIED ARCHAEOLOGICAL ASSETS

- 6.8.1. It is proposed to approach the archaeological management of this site in a fresh and innovative way whilst operating within the framework of the existing to the local and national planning policy guidance.
- 6.8.2. The site has been assessed for archaeological sensitivity as part of the assessment process and has enabled L - P : Archaeology to model, predict and allocate levels of sensitivity to known buried heritage assets. As further evidence comes to light through evaluation and mitigation, this model can be further refined.
- 6.8.3. Given the nature of the development it is probable that buried heritage assets will be subject to the greatest impact. Provision will be made to ensure that wherever possible the development will attempt to mitigate impact by design or preserve archaeological assets by record.
- 6.8.4. Understanding of the archaeology of the area will be published on the development website, archived with the local museum and wherever possible be made accessible to the local community. It will be curated, archived and disseminated by the HEMT.

EVALUATION

- 6.8.5. It is anticipated, that whilst a certain degree of archaeological evaluation has been undertaken in advance of the outline planning application, there will be a series of additional evaluation strategies which will need to be designed on a village by village basis.

- 6.8.6. It is intended that the integrated GIS structure and sensitivity model, which was developed at the outset of the project, will be used to maintain an up to date understanding of the archaeology of various areas of the site and thus guide the evaluation methods.
- 6.8.7. Each individual site subject to a detailed planning application should be assessed with reference to the site GIS which will contain the most up to date sensitivity model. This should indicate the depth of current knowledge of the area and highlight the most appropriate strategy for evaluation.
- 6.8.8. The Hertfordshire County Archaeology Officer and Historic England will be consulted at all stages throughout this process.
- 6.8.9. The various evaluation strategies will also be developed in close conjunction with Research Strategy document, in order that they might contribute towards the achievement of the research aims wherever possible.
- 6.8.10. Methodologies for each of the evaluation strategies will be included in the separate specification and standards for archaeological works for Gilston Area. This document will contain detailed specifications for the methodology of carrying out the following evaluation methods:
- ◆ Desk Based Assessment
 - ◆ Fieldwalking
 - ◆ Topographic Survey
 - ◆ Geophysics
 - ◆ Test Pitting
 - ◆ Trial Trenching
- 6.8.11. The purpose of this document will be to ensure that all archaeological works are carried out to the same consistently high standards, regardless which sub contractor carries out the work. It will also ensure that the results of all the evaluation works are compatible with the overall site GIS so that all of the results can be assimilated into this GIS and contribute to the increase in

knowledge of the landscape as a whole.

6.8.12. This document will also contain an assessment of the usefulness of each evaluation method based on the site and its geology and topography. It will suggest ways of combining methods in order to produce the best predictive results for evaluation purposes and advice for the developer and subcontractor on the decision making process. This will be based on the regular analysis of the success of the evaluation results that have been achieved to date.

6.8.13. This document will be produced upon granting of planning permission in close consultation with the Hertfordshire County Archaeology Officer.

6.8.14. The document will be maintained by HEMT and subject to regular reviews undertaken by the HEMT.

MITIGATION

6.8.15. A similar approach is to be taken to the design of archaeological mitigation strategies for the site. The aim is to take a fresh and innovative approach whilst working within existing planning frameworks.

6.8.16. Once an area has been subject to an evaluation of the form specified above. The mitigation strategy should be decided upon with reference to the following;

- ◆ Hertfordshire County Archaeology Officer.
- ◆ The site GIS and existing archaeological knowledge of the area in question.
- ◆ The Research Strategy Document for the Gilston Area.

6.8.17. The overarching specification document produced by HEMT will contain detailed methodologies for the following mitigation strategies which should be followed by all archaeological contractors, again to ensure that consistently high standards are achieved reinforcing the initial aims of the project. Also so that the information recovered can be incorporated into the project GIS to add to the accumulation of site knowledge:

- ◆ Open Area Excavation.

- ◆ Watching Brief.
- ◆ Preservation *in-situ*.

6.9.PUBLICATION AND OUTREACH

- 6.9.1. There will be a comprehensive publication and outreach program in order to ensure that the understanding of the significance of the historic environment of the Gilston Area is widely available.
- 6.9.2. Provision will be made for publication and web sustainability of available data.
- 6.9.3. Wherever possible materials will be provided adjacent to the heritage assets so that the heritage asset may be appreciated and understood within its setting and landscape.

7. Monitoring and Review

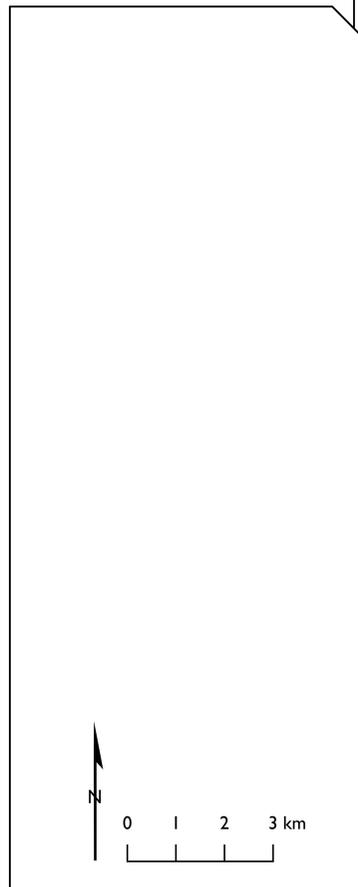
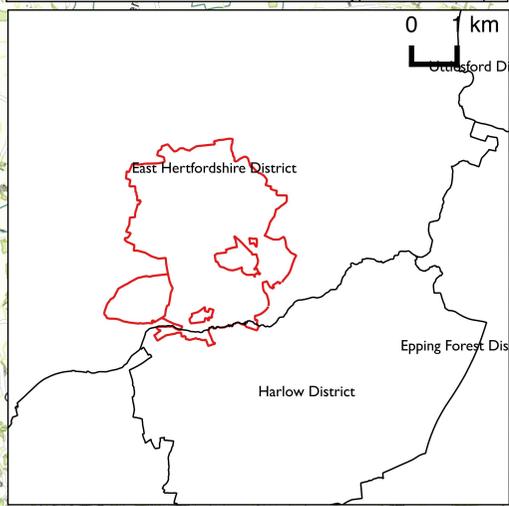
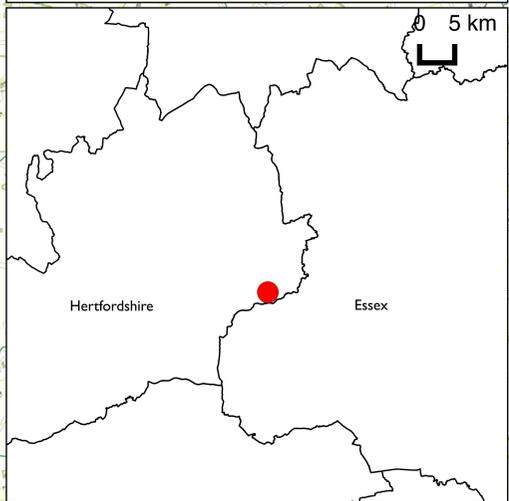
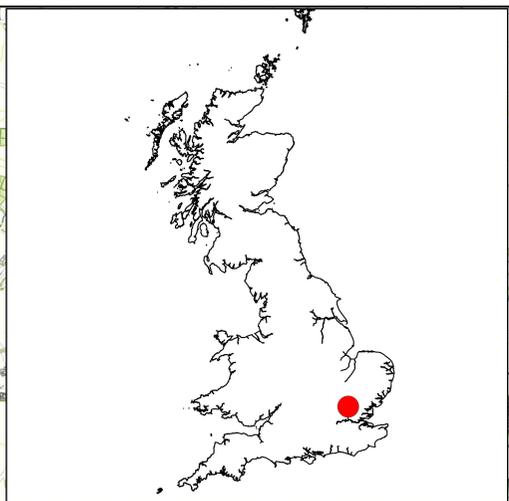
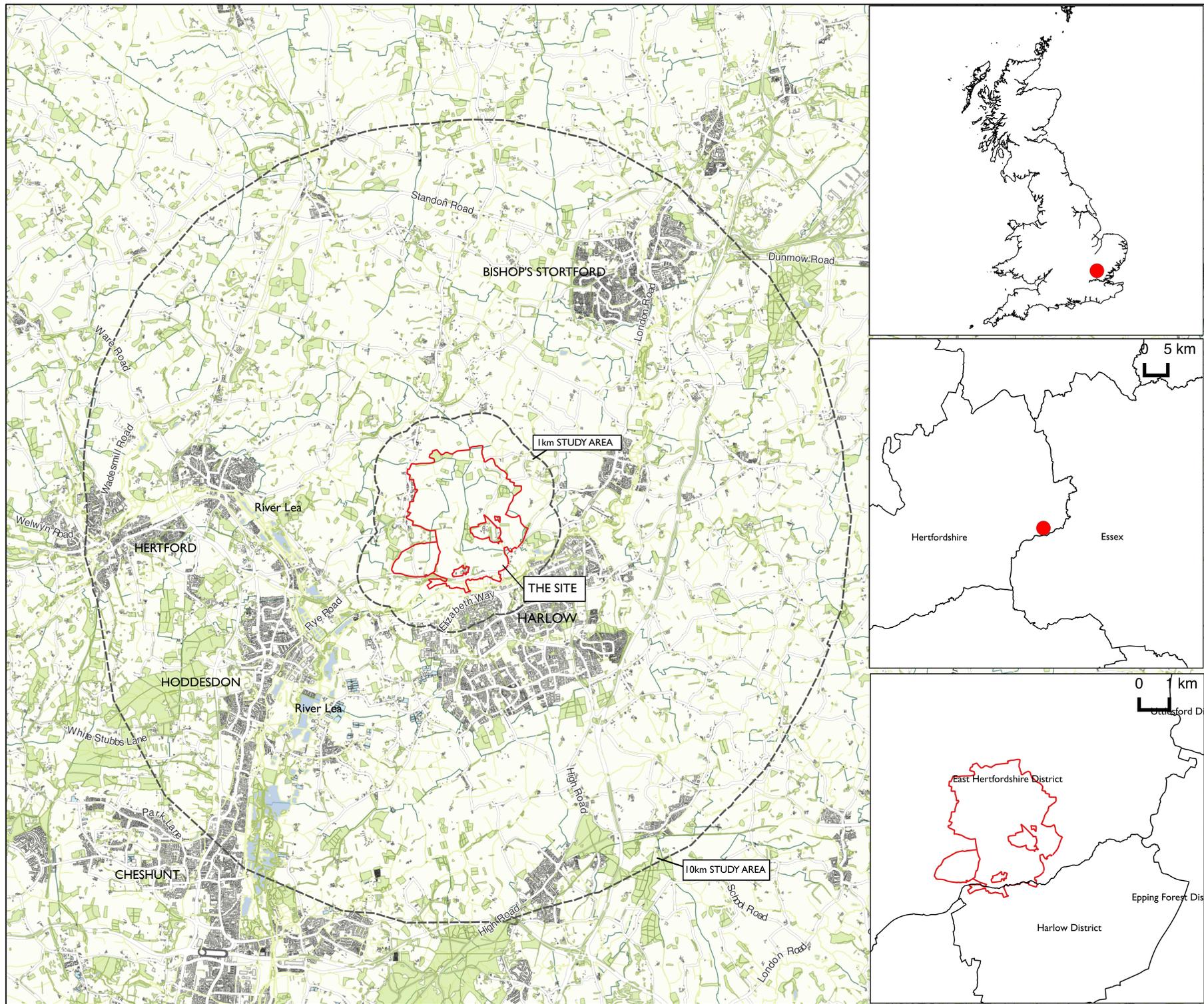
- 7.1. The HEMT will hold responsibility for the management of this plan and ensure the commitment to the historic environment.
- 7.2. The timetable for the action plan will depend on future development programs. The review period of the action plan for the operation period will be agreed as part of the consultation process.
- 7.3. The HEMT will ensure the protection, conservation and enhancement of heritage assets throughout the site in a manner commensurate with their significance.
- 7.4. The HEMT will ensure cohesion of understanding and appreciation of the historic environment within the local community.

SOURCES CONSULTED

WILLIAMS, M. & MADIGAN, K., 2016. *Archaeology and Heritage Desk Based Assessment: Gilston Area. L - P: Archaeology.*

FIGURES

FIGURE I // Site Location - General



PROJECT // I465L - Gilston Area

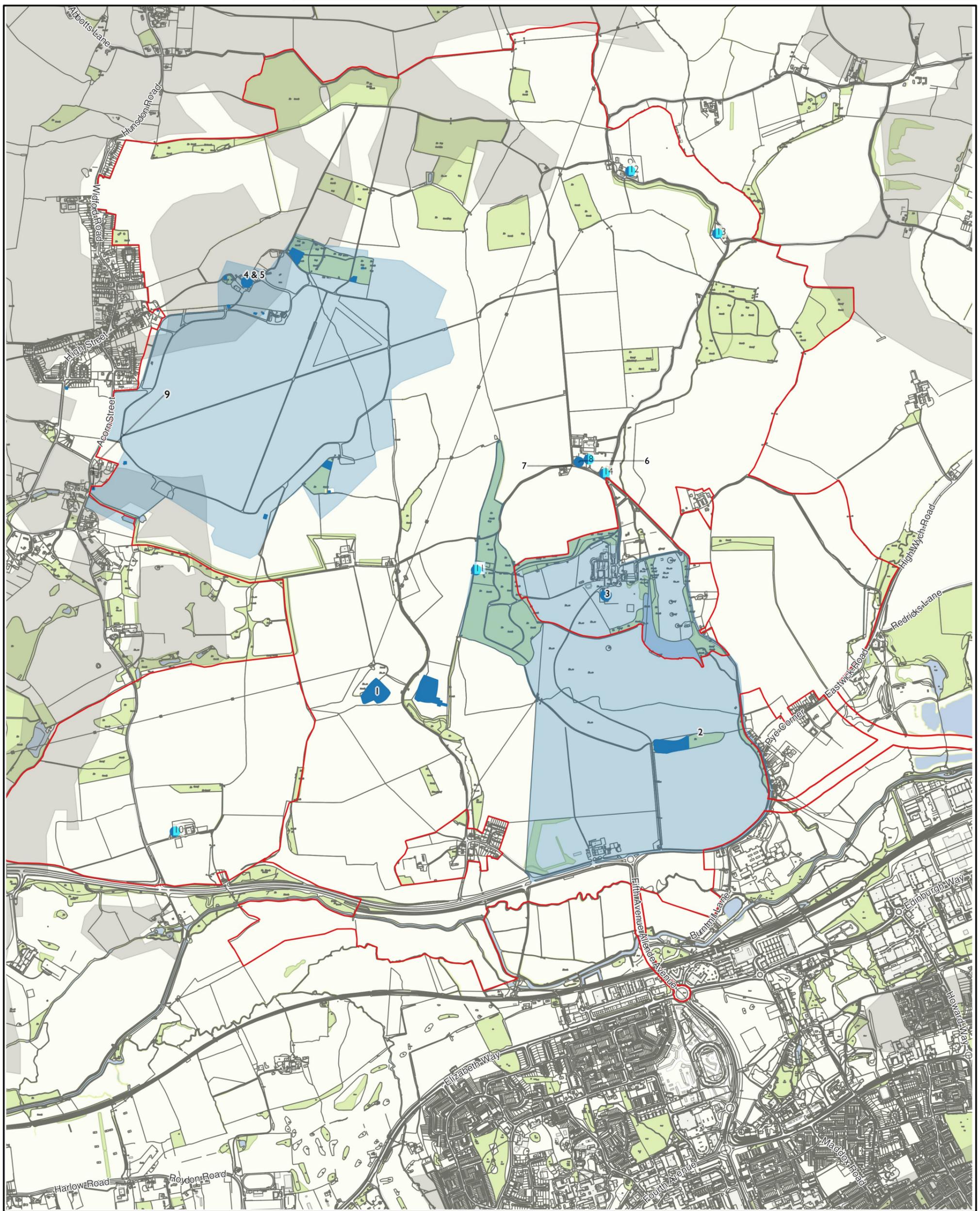
DESCRIPTION // Site Location

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FIGURE 2 // Designated Assets



0 500 m



PROJECT // I465L - Gilston Area

DESCRIPTION // Designated heritage assets within the site

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