

Nuneaton and Bedworth Borough Council Borough Plan –

Heritage Assessment – Appendix 4: Summary of Potential Heritage Constraints for Non-strategic Sites

Nuneaton and Bedworth Borough Council

Report prepared by:
ECUS Ltd.
Brook Holt
3 Blackburn Road
Sheffield
S61 2DW
0114 266 9292

September 2016

Site Reference	Site Address	Designated Heritage Assets				Historic Landscape Character		Non-designated Heritage Assets		Recommendations/Comments**
		Listed Buildings	Registered Parks and Gardens	Scheduled Monument	Conservation Area	HLC No.	HLC Type	Period	Potential*	
NUN65	New Inn Public House, Bulkington	4 Listed buildings including Grade II* Church of St James	None within 1 km	None within 1 km	Bulkington Conservation Area within 1 km	76	Post 1955 semi-detached	Medieval	Medium	<ul style="list-style-type: none"> A setting assessment may be required. This should include a consideration of any impacts arising from the development upon the Bulkington Conservation Area and the Church of St James (NHLE: 1365054). Archaeological remains are likely to have been affected by post 1955 development, however further work in the form of a desk-based assessment (DBA) and archaeological evaluation may be required. The result of this evaluation will go on to inform any mitigation strategy.
NUN75	disused play area rear of park road flats	7 Listed Buildings within 1 km including Grade II* Church of All Saints	Bedworth Cemetery (Grade II RPG NHLE: 1001592) within 1 km	None within 1 km	Bedworth Conservation Area within 1 km	75	settlement	Medieval Post-Medieval	High Medium	<ul style="list-style-type: none"> A setting assessment may be required. This should include a consideration of any impacts arising from the development upon the Bedworth Conservation Area, the Church of All Saints (Grade II* LB, NHLE: 1365052) and Bedworth Cemetery (Grade II RPG NHLE: 1001592). A DBA and further archaeological evaluation is likely to be required to establish the potential and significance of any below ground remains. The result of this evaluation will go on to inform any mitigation strategy.
NUN181	Land off Stockley Road, Bedworth	7 Listed Buildings within 1 km	None within 1 km	None within 1 km	Hawkesley Junction Conservation Area within 1 km	13	Large Irregular Fields	Medieval	High	<ul style="list-style-type: none"> A setting assessment may be required. This should include a consideration of any impacts arising from the development upon The Church of St Giles (Grade II* LB, NHLE: 1186152) A DBA and further archaeological evaluation is likely to be required to establish the potential and significance of any below ground remains. The result of this evaluation will go on to inform any mitigation strategy.
NUN286 & 317	Land Rear of Burbages Lane	7 Listed Buildings within 1 km including the Grade II* Listed Church of St Giles	None within 1 km	None within 1 km	None within 1 km	16 & 73	Planned enclosure and Post 1900s/Pre 1955 semi-detached	Post -Medieval	Medium	<ul style="list-style-type: none"> A setting assessment may be required. A DBA and further archaeological evaluation is likely to be required to establish the potential and significance of any below ground remains. The result of this evaluation will go on to inform any mitigation strategy.
NUN318	Land rear of Marston House Farm, Nuneaton Road Bulkington	None within 1 km	None within 1 km	None within 1 km	None within 1 km	78	Pre 1800s Farm complex	Post-Medieval	Medium	<ul style="list-style-type: none"> A DBA and further archaeological evaluation is likely to be required to establish the potential and significance of any below ground remains. The result of this evaluation will go on to inform any mitigation strategy. An historic building appraisal of the pre-1800s farmstead to establish the heritage significance of these buildings is likely to be required.

Site Reference	Site Address	Designated Heritage Assets				Historic Landscape Character		Non-designated Heritage Assets		Recommendations/Comments**
		Listed Buildings	Registered Parks and Gardens	Scheduled Monument	Conservation Area	HLC No.	HLC Type	Period	Potential*	
NUN323	Acacia Crescent, Bedworth	7 Listed Buildings within 1 km including the Grade II* Listed Chamberlaine's Almshouses	None within 1 km	None within 1 km	Bedworth Conservation Area within 1 km	75	settlement	Medieval Post-medieval	Low Medium	<ul style="list-style-type: none"> A setting assessment may be required. The site is situated adjacent to Coventry Canal and Wharf. A DBA and further archaeological evaluation may be required to establish the potential and significance of any below ground remains. The result of this evaluation will go on to inform any mitigation strategy.
NUN348	Vale View opposite 84	1 Listed Building within 1 km the Grade II Listed Church of St Paul	None within 1 km	None within 1 km	The Abbey Conservation Area within 1 km	75	Settlement	Medieval Post-Medieval	Medium Low	<ul style="list-style-type: none"> A setting assessment may be required. This should include a consideration of any impacts arising from the development upon The Church of St Paul (Grade II LB, NHLE: 1034980) and the Abbey Conservation Area. Archaeological remains may have been affected by the dense trees which extend across the site, however further work in the form of a DBA and archaeological evaluation may be required. The result of this evaluation will go on to inform any mitigation strategy.
NUN350	Disused garage site, Raveloe Drive, Nuneaton	3 Listed Buildings within 1 km	None within 1 km	None within 1 km	None within 1 km	73	Post 1900s/Pre 1955 Semi detached	Prehistoric Romano-British Post-medieval	Low	<ul style="list-style-type: none"> A setting assessment may be required. Archaeological remains may have been affect by the Post 1900s/Pre 1955 development, however further work in the form of a DBA and archaeological evaluation may be required. The result of this evaluation will go on to inform any mitigation strategy.
NUN352	Former Play Area, Cheveral Road, Bedworth	7 Listed Buildings within 1 km	Bedworth Cemetery (Grade II RPG NHLE: 1001592) within 1 km	None within 1 km	Bedworth Conservation Area within 1 km	76	Post 1955 semi-detached	Post-medieval	Low	<ul style="list-style-type: none"> A setting assessment may be required. This should include a consideration of any impacts arising from the development upon Bedworth Cemetery (Grade II RPG, NHLE: 1034980) and the Bedworth Conservation Area. Archaeological remains are likely to have been affect by post 1955 development, however further work in the form of a desk-based assessment (DBA) and archaeological evaluation may be required. The result of this evaluation will go on to inform any mitigation strategy.
	St Marys Road	12 Listed Buildings within 1 km	None within 1 km	The Benedictine Priory and Precinct of St Mary, Nuneaton (NHLE: 1011033) within 1 km	Nuneaton and Abbey Conservation Area within 1 km	95	Municipal and Civic	Post-medieval	Medium	<ul style="list-style-type: none"> A setting assessment may be required. This should include a consideration of any impacts arising from the development upon the Nuneaton and Abbey Conservation Areas and the Benedictine Priory and Precinct of St Mary (SM, NHLE: 1011033) and the Abbey Conservation Area. Archaeological remains are likely to have been affected by modern development and an earlier sewage works, however further work in the form of a desk-based assessment (DBA) and archaeological evaluation may be required. The result of this evaluation will go on to inform any mitigation strategy.
	The Elizabeth Centre, Bedworth (0.683)	6 Listed Buildings within 1 km	None within 1 km	None within 1 km	Bedworth Conservation Area within 1 km	61	Public Open Space	Post-medieval	Medium	<ul style="list-style-type: none"> A setting assessment may be required. This should include a consideration of any impacts arising from the development upon the Bedworth Conservation Area

Site Reference	Site Address	Designated Heritage Assets				Historic Landscape Character		Non-designated Heritage Assets		Recommendations/Comments**
		Listed Buildings	Registered Parks and Gardens	Scheduled Monument	Conservation Area	HLC No.	HLC Type	Period	Potential*	
										<ul style="list-style-type: none"> Archaeological remains are likely to have been affected by modern buildings and landscaping, however further work in the form of a desk-based assessment (DBA) and archaeological evaluation may be required. The result of this evaluation will go on to inform any mitigation strategy.
NUN006	Rear of Spinney Lane /adjacent railway	4 Listed Buildings situated within 1 km	Arbury Hall (Grade II* NHLE: 1001185) situated within 1 km	None within 1 km	None within 1 km	77	Post 1955 detached	Post-medieval	Medium	<ul style="list-style-type: none"> It is considered that there is limited potential for affects upon settings as a result of the built up nature of the sites surroundings. Archaeological remains are likely to have been affected by post 1955 development, however further work in the form of a desk-based assessment (DBA) and archaeological evaluation may be required. The result of this evaluation will go on to inform any mitigation strategy.
NUN015	Donnithorne Avenue (adjacent canal)	7 Listed Buildings situated within 1 km including Church of Saints (Grade II, NHLE:1034977) which holds George Eliot connection	None within 1 km	None within 1 km	Nuneaton Conservation Area within 1 km	105	Pre 1955 Allotment	Post-medieval	Medium	<ul style="list-style-type: none"> A setting assessment may be required. This should include a consideration of any impacts arising from the development upon the Nuneaton Conservation Area and the affect upon the buildings and landscape associated with George Eliot Archaeological remains are likely to have been affected by the earlier allotments, however further work in the form of a desk-based assessment (DBA) and archaeological evaluation may be required. The result of this evaluation will go on to inform any mitigation strategy. It is considered that there are likely to be archaeological remains relating to the post-medieval canal.
NUN043	Stockingford Sports and Social Club and Bungalow, Arbury Road	4 Listed Buildings situate within 1 km including the Grade II* North Lodge, Arbury Hall (NHLE: 1034973)	Arbury Hall (Grade II* NHLE: 1001185) situated within 1 km	None within 1 km	None within 1 km	77	Post 1955 detached	Post-medieval	Medium	<ul style="list-style-type: none"> A setting assessment is likely to be required. This should include a consideration of any impacts arising from the development upon the Arbury Hall (Grade II* RPG, NHLE: 1001185) and the North Lodge, Arbury Hall (Grade II* LB, NHLE: 1034973). Archaeological remains are likely to have been affected by earlier post-medieval brickyard workings, however further work in the form of a desk-based assessment (DBA) and potentially an archaeological evaluation may be required. The result of this evaluation will go on to inform any mitigation strategy. It is considered that there are likely to be archaeological remains relating to the post-medieval canal.

Site Reference	Site Address	Designated Heritage Assets				Historic Landscape Character		Non-designated Heritage Assets		Recommendations/Comments**
		Listed Buildings	Registered Parks and Gardens	Scheduled Monument	Conservation Area	HLC No.	HLC Type	Period	Potential*	
NUN047	King Edward Road	14 Listed Buildings within 1 km including the Grade I Church of St Nicholas (NHLE: 1299514)	None within 1 km	None within 1 km	Nuneaton Conservation Area within 1 km	38	Post-1800s/Pre 1955 Industrial Complex	Medieval Post-Medieval	Medium High	<ul style="list-style-type: none"> A setting assessment is likely to be required. This should include a consideration of any impacts arising from the development upon the Nuneaton Conservation Area and The Church of St Nicholas (Grade I LB, NHLE: 1299514). The site is situated on the outskirts of the medieval extent of Nuneaton. A DBA and further archaeological evaluation is likely to be required to establish the potential and significance of any below ground remains. The result of this evaluation will go on to inform any mitigation strategy.
NUN051	R/O 68 King Edward Road	15 Listed Buildings within 1 km including the Grade I Church of St Nicholas (NHLE: 1299514)	None within 1 km	None within 1 km	Nuneaton Conservation Area within 1 km	38	Post-1800s/Pre 1955 Industrial Complex	Medieval Post-Medieval	Medium High	<ul style="list-style-type: none"> A setting assessment is likely to be required. This should include a consideration of any impacts arising from the development upon the Nuneaton Conservation Area and The Church of St Nicholas (Grade I LB, NHLE: 1299514). The site is situated on the outskirts of the medieval extent of Nuneaton. A DBA and further archaeological evaluation is likely to be required to establish the potential and significance of any below ground remains. The result of this evaluation will go on to inform any mitigation strategy.
NUN060	Pine Tree Road	7 Listed Buildings within 1 km	None within 1 km	None within 1 km	Bedworth Conservation Area within 1 km	83	Flats and Apartments	Unknown	Unknown	<ul style="list-style-type: none"> It is considered that there is limited potential for affects upon settings as a result of the built up nature of the sites surroundings. Archaeological remains are likely to have been affected by later development onsite currently including garages and a road layout, however further work in the form of a desk-based assessment (DBA) potentially leading to an archaeological evaluation may be required. The result of this DBA and evaluation will go on to inform any mitigation strategy.
NUN061	Rear of 25-39 Whitburn Road	1 Listed Building within 1 km the Grade II Astley Hall Farmhouse (NHLE: 1034974)	None within 1 km	None within 1 km	None within 1 km	76	Post 1955 semi-detached	Unknown	Unknown	<ul style="list-style-type: none"> It is considered that there is limited potential for affects upon the setting of Astley Hall Farmhouse, due to the built up nature of the site's surroundings. Archaeological remains are likely to have been affected by post 1955 development, however further work in the form of a desk-based assessment (DBA) potentially leading to an archaeological evaluation may be required. The result of this DBA and evaluation will go on to inform any mitigation strategy.
NUN065	Former Nurses Training School, Earls Road	4 listed Buildings within 1 km including the Grade II* Listed Church of St	None within 1 km	None within 1 km	Bulkington Conservation Area within 1 km	76	Post 1955 semi-detached	Post-Medieval	Medium	<ul style="list-style-type: none"> A setting assessment may be required. This should include a consideration of any impacts arising from the development upon the Nuneaton Conservation Area and The Church of St James (Grade II* LB, NHLE: 1299514). The site is situated on the extents of Ryton,

Site Reference	Site Address	Designated Heritage Assets				Historic Landscape Character		Non-designated Heritage Assets		Recommendations/Comments**
		Listed Buildings	Registered Parks and Gardens	Scheduled Monument	Conservation Area	HLC No.	HLC Type	Period	Potential*	
		James								however archaeological remains are likely to have been affected by post 1955 development, however further work in the form of a desk-based assessment (DBA) potentially leading to an archaeological evaluation may be required. The result of this DBA and evaluation will go on to inform any mitigation strategy.
NUN068	Toye Kenning and Spencer Ltd, Newtown Road	7 Listed Buildings within 1 km including the Grade II* Church of All Saints (NHLE: 1365052) and the Chamberlaine's Almshouses (Grade II, NHLE: 1035003)	Bedworth Cemetery (Grade II RPG NHLE: 1001592) within 1 km	None within 1 km	Bedworth Conservation Area within 1 km	41	Other Industrial	Post-medieval	Medium	<ul style="list-style-type: none"> A setting assessment is likely to be required. This should include a consideration of any impacts arising from the development upon the Bedworth Conservation Area. Bedworth Cemetery (Grade II RPG, NHLE: 1001592) the Church of All Saints (Grade II* LB, NHLE: 1365052) and the Chamberlaine's Almshouses (Grade II, NHLE: 1035003). There is considered to be the potential for post-medieval industrial remains within the site. A DBA and further archaeological evaluation may be required to establish the potential and significance of any below ground remains. The result of this evaluation will go on to inform any mitigation strategy.
NUN074	John Street	7 Listed Buildings within 1 km including the Grade II* Church of All Saints (NHLE: 1365052) and the Chamberlaine's Almshouses (Grade II, NHLE: 1035003)	Bedworth Cemetery (Grade II RPG NHLE: 1001592) within 1 km	None within 1 km	Bedworth Conservation Area within 1 km	41	Other Industrial	Post-medieval	Medium	<ul style="list-style-type: none"> A setting assessment is likely to be required. This should include a consideration of any impacts arising from the development upon the Bedworth Conservation Area. Bedworth Cemetery (Grade II RPG, NHLE: 1001592) the Church of All Saints (Grade II* LB, NHLE: 1365052) and the Chamberlaine's Almshouses (Grade II, NHLE: 1035003). There is considered to be the potential for post-medieval industrial remains within the site. A DBA and further archaeological evaluation may be required to establish the potential and significance of any below ground remains. The result of this evaluation will go on to inform any mitigation strategy.
NUN087	Rear of 15-23 Whitburn Road	1 Listed Building within 1 km the Grade II Astley Hall Farmhouse (NHLE: 1034974)	None within 1 km	None within 1 km	None within 1 km	76	Post 1955 semi-detached		Unknown	<ul style="list-style-type: none"> It is considered that there is limited potential for affects upon the setting of Astley Hall Farmhouse, due to the built up nature of the site's surroundings. Archaeological remains are likely to have been affected by post 1955 development, however further work in the form of a desk-based assessment (DBA) potentially leading to an archaeological evaluation may be required. The result of this DBA and evaluation will go on to inform any mitigation strategy.
NUN088	Corner of George Street / The Square	7 Listed Buildings situated within 1 km including the grade II Listed Church of the Holy Trinity	None within 1 km	None within 1 km	Nuneaton Conservation Area within 1 km	64	Historic Settlement Core	Medieval	Medium	<ul style="list-style-type: none"> A setting assessment is likely to be required. This should include a consideration of any impacts arising from the development upon the Church of the Holy Trinity (Grade II LB, NHLE: 1034975). Archaeological remains are likely to have been affected by modern development, however the site is situated within the

Site Reference	Site Address	Designated Heritage Assets				Historic Landscape Character		Non-designated Heritage Assets		Recommendations/Comments**
		Listed Buildings	Registered Parks and Gardens	Scheduled Monument	Conservation Area	HLC No.	HLC Type	Period	Potential*	
		(NHLE: 1034975) approximately 100 m north								medieval core of the settlement, further work in the form of a desk-based assessment (DBA) followed by an archaeological evaluation may be required. The result of this DBA and evaluation will go on to inform any mitigation strategy.
NUN174	Land rear of Furnace Road/ Beechwood Road (Charity docks)	7 Listed buildings situated within 1 km	None within 1 km	None within 1 km	Bedworth Conservation Area within 1 km	73	settlement	Medieval Post-Medieval Prehistoric	medium High Low	<ul style="list-style-type: none"> A setting assessment may be required. The site is situated adjacent to Coventry Canal and Wharf. A DBA and further archaeological evaluation may be required to establish the potential and significance of any below ground remains. The result of this evaluation will go on to inform any mitigation strategy.
NUN227	Coton Carriage Works. Heath End Road	1 Listed building situated within 1 km Number 6 and attached building to the rear (Grade II, NHLE: 1185747)	None within 1 km	None within 1 km	None within 1 km	77	Post 1955 detached	Medieval	High	<ul style="list-style-type: none"> It is considered that there is limited potential for affects upon the setting of surrounding heritage assets due to the built up nature of the site's surroundings. The site is situated in the medieval Chilvers Pottery Region and although may have been affected by later development it is considered likely that a DBA and further archaeological evaluation will be required to establish the potential and significance of any below ground remains. The result of this evaluation will go on to inform any mitigation strategy.
NUN236	Land corner of Exhall Road and Bennetts Road	None within 1 km	None within 1 km	None within 1 km	None within 1 km	95	Municipal and Civic	Medieval/Post medieval	High	<ul style="list-style-type: none"> It is considered that there is limited potential for affects upon the setting of surrounding heritage assets due to the built up nature of the site's surroundings. The site is situated on the edge of the former Newlands Medieval/Post-Medieval Deer Park and although the site may have been affected by later development it is considered likely that a DBA and further archaeological evaluation will be required to establish the potential and significance of any below ground remains. The result of this evaluation will go on to inform any mitigation strategy.
NUN239	Armson Road, Exhall	1 Listed Building situated within 1 km the Grade II Listed Water Tower (NHLE: 1116416)	None within 1 km	Moated Site at Exhall Hall situated within 1 km	Bedworth Conservation Area within 1 km	75 & 76	Settlement	Post medieval	low	<ul style="list-style-type: none"> It is considered that there is limited potential for affects upon the setting of surrounding heritage assets due to the built up nature of the site's surroundings. Although the visually prominent Water Tower (Grade II LB, NHLE: 1116416) may be visible from the site. A DBA and further archaeological evaluation may be required to establish the potential and significance of any below ground remains. The result of this evaluation will go on to inform any mitigation strategy.

Site Reference	Site Address	Designated Heritage Assets				Historic Landscape Character		Non-designated Heritage Assets		Recommendations/Comments**
		Listed Buildings	Registered Parks and Gardens	Scheduled Monument	Conservation Area	HLC No.	HLC Type	Period	Potential*	
NUN241	Land at Vicarage Street/Orchard Street	13 Grade II Listed Buildings within 1 km including the Grade I Listed Church of St Nicholas (NHLE: 1299514)	None within 1 km	The Benedictine Priory and Precinct of St Mary, Nuneaton (NHLE: 1011033) within 1 km	Nuneaton and Abbey Conservation Area within 1 km	69	Post 1800s/Pre 1900s terraced	Medieval Post-medieval	Medium High	<ul style="list-style-type: none"> A setting assessment is likely to be required. This should include a consideration of any impacts arising from the development upon the Church of St Nicholas (Grade II* LB, NHLE: 1011033), the Benedictine Priory and Precinct of St Mary (SM, NHLE: 111033) and the Nuneaton and Abbey Conservation Areas. The site is located within the extent of medieval Nuneaton Archaeological remains are likely to have been affected by modern development, further work in the form of a desk-based assessment (DBA) followed by an archaeological evaluation is likely to be required. The results of this DBA and evaluation will go on to inform any mitigation strategy.
NUN242	Hawkesbury Pump House. Heritage Drive, Hawkesbury	8 Listed Buildings situated within 1 km of which the Grade II Listed Engine House (NHLE: 1365077) is situated within the site boundary	None within 1 km	None within 1 km	Partly situated within the Hawkesbury Conservation Area	83	Flats and Apartments	Post Medieval	High	<ul style="list-style-type: none"> The site is partially situated within the Hawkesbury Conservation Area and as such a heritage assessment will be required. A DBA and further archaeological evaluation may be required to establish the potential and significance of any below ground remains. The result of this evaluation will go on to inform any mitigation strategy.
NUN245	21 Church Road	5 Listed buildings within 1 km including Grade II* Listed North Lodge, Arbury Hall (NHLE: 1034973)	Arbury Hall (Grade II* NHLE: 1001185)	None within 1 km	None within 1 km	73	Post 1900s/Pre 1955 Semi-Detached	Unknown	Unknown	<ul style="list-style-type: none"> The site is situated within close proximity to Arbury Hall (Grade II* RPG, NHLE: 1001185) and as such will require a full setting assessment. A DBA and further archaeological evaluation is likely to be required to establish the potential and significance of any below ground remains. The result of this evaluation will go on to inform any mitigation strategy.
NUN258	14 -16 The Square, Attleborough	8 Listed Buildings situated within 1 km of the site including the Grade II Listed Church of the Holy Trinity (NHLE: 1034975) approximately 110 m north of the site	None within 1 km	None within 1 km	Nuneaton Conservation Area within 1 km	64	Historic Core Settlement	Medieval	High	<ul style="list-style-type: none"> A setting assessment is likely to be required. This should include a consideration of any impacts arising from the development upon the Church of The Holy Trinity (Grade II LB, NHLE: 1034975). The site is situated within the extents of Medieval Attleborough. Although later development may have affected earlier remains a DBA and further archaeological evaluation is likely to be required to establish the potential and significance of any below ground remains. The result of this evaluation will go on to inform any mitigation strategy.

Site Reference	Site Address	Designated Heritage Assets				Historic Landscape Character		Non-designated Heritage Assets		Recommendations/Comments**
		Listed Buildings	Registered Parks and Gardens	Scheduled Monument	Conservation Area	HLC No.	HLC Type	Period	Potential*	
NUN263	Land rear of Aldi, Park Road	7 Listed Buildings within 1 km	Bedworth Cemetery (grade II, NHLE: 1001592) located 35 m south of the site	None within 1 km	Situated bordering Bedworth Conservation Area	95	Municipal and Civic	Medieval Post-Medieval	Medium Medium	<ul style="list-style-type: none"> A setting assessment is considered likely to be required due to the buildings close proximity to Bedworth Cemetery (Grade II LB, NHLE: 1001592). Archaeological remains are likely to have been affected by later development, however further work in the form of a DBA and archaeological evaluation may be required. The result of this evaluation will go on to inform any mitigation strategy.
NUN302	Tudor Road	None within 1 km	None within 1 km	None within 1 km	None within 1 km	76	Post 1955 semi-detached	Post-medieval Pre Post-Medieval	High Medium	<ul style="list-style-type: none"> It is considered that there is limited potential for affects upon the setting of surrounding heritage assets due to the built up nature of the site's surroundings. The site is situated within the former pleasure gardens of Camp Hill, demolished in 1939. Further work in the form of a DBA and archaeological evaluation is likely to be required. The result of this evaluation will go on to inform any mitigation strategy.
NUN305	Bucks Hill, Nuneaton	None within 1 km	None	None within 1 km	None within 1 km	117	Unimproved scrubland	Unknown	Unknown	<ul style="list-style-type: none"> It is considered that there is limited potential for affects upon the setting of surrounding heritage assets due to the built up nature of the site's surroundings. A DBA and further archaeological evaluation is likely to be required to establish the potential and significance of any below ground remains. The result of this evaluation will go on to inform any mitigation strategy.

* The potential for archaeological remains is based upon a brief review of available desk-based resources. A more in-depth investigation as should be undertaken prior to any planning application may discover that the archaeological potential is either higher or lower than stated within this table.

** Recommendations and comments are also based upon a brief review of available desk-based resources. It is recommended that a more in-depth investigation is made prior to the undertaking of any planning application for the site.