

Marches Archaeology

**Bengrove Farm
Sandhurst
Gloucestershire**

**A report on a
desk based assessment**

May 2000
Marches Archaeology Series 123

Archaeological Consultants and Contractors

This report is produced by

Marches Archaeology

**Winton House
Lyonsall
Herefordshire
HR5 3JP**

**Tel:- 01544 340497
Fax:- 01544 340777**

For:-

**A Warren and D Deyes
Bengrove Farm
Sandhurst
Gloucestershire**

Marches Archaeology is a partnership between Nic Appleton-Fox and Richard Stone, who have worked in close association since 1991. They belong to the Institute of Field Archaeologists and abide by its code of practice. The business provides a full range of archaeological services to a client base of architects, local authorities, national bodies and private individuals. Our standard services include; excavation, watching briefs, building survey, building analysis, planning advice, landscape survey, photographic recording and historical research. Specialist consultants are available to provide environmental, geophysical and finds advice and analysis.

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Bengrove Farm
Sandhurst
Gloucestershire

NGR: SO 8324 2248

A Report on a
desk-based assessment

Report by
Richard Stone *MA MIFA*

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Bengrove Farm
Sandhurst
Gloucestershire

A Report on a
desk-based assessment

Summary

A desk-based assessment of an area proposed for redevelopment revealed that there are likely to be remains of medieval and post-medieval activity in the vicinity. The site currently consists of a courtyard of late nineteenth century farm buildings, with a detached cart-shed and granary to the north-east. During the medieval period Bengrove was associated with the Manor of Coverden and was apparently its main centre.

A medieval moat, shown on an estate map of 1801, formerly occupied the area to the north of the proposed development site and may have in part extended into the north-west of the area. This map also shows buildings in the north-eastern part of the study area.

A pronounced ridge and furrow field system survives directly south-east of the study area but finishes outside it.

1 Introduction

A planning application has been submitted to the local planning authority for permission to convert farm buildings to residential use at Bengrove Farm. The site is situated at NGR: SO 8324 2248 (Fig. 1).

The site is registered on the local Sites and Monuments Record as the site of a Medieval Moated Manor house and therefore being of archaeological interest. The Local Planning Authority's Archaeology Advisor has advised that further information is required before the archaeological implications of the application can be adequately assessed and has recommended that an archaeological desk-based assessment be carried out.

No Brief was produced by the Local Planning Authority's Archaeology Advisor. Marches Archaeology produced a project proposal which was submitted to A & E Warren who, on 3 May 2000, commissioned Marches Archaeology to provide the archaeological services required. A search of the Sites and Monuments Record was commissioned on that day. The project proposal was approved by the Local Planning Authority's Archaeology Advisor in a letter dated 4 May. A site visit was made on 9 May and the documentary research carried out on that and subsequent days.

2 Scope and aims of the project

The purpose of Desk-based Assessment is defined by the Institute of Field Archaeologists as "to gain information about the known or potential archaeological resource within a given area or site, including its presence or absence, character and extent, date, integrity, state of preservation and relative quality, in order to make an assessment of its worth in the appropriate context leading to the formation of a strategy to ensure the recording, preservation or management of the resource or for further investigation where the character of the resource is not sufficiently defined, or the formulation of a proposal for further archaeological investigation within a programme of research".

The project aims to provide information in order to assist the Local Planning Authority's Archaeological Advisor to determine the appropriate action to safeguard the archaeological resource.

The scope of the project is a desk-based study of archaeological, historical and geological evidence, based on documentary and graphic evidence. The focus of the study area is the area of the proposed development. Wider research is undertaken in order to provide a context for this focus.

3 Description of the site

The site lies south and east of a wide sweeping bend in the River Severn, one kilometre south-south-east of the parish church of Sandhurst (Fig. 1). It consists of an isolated farm complex, situated on the eastern side of Base Lane in low-lying open mixed arable and pasture land 1.5km east of the River Severn and 3.5km north of the centre of Gloucester (Fig. 2).

Geologically, the land is split. Most of the area around Bengrove Farm is Jurassic Blue Lias, with alluvium to the south-east. The bulk of the settlement of Sandhurst, however, is Quaternary, being of the Third Terrace of the River Severn (BGS, 1988). This land stretches as a narrow band throughout the whole of the proposed development area, just enclosing the moat to the north and the courtyard of buildings to the south. The overlying soils are imperfectly drained gleyed brown clayey soils over calcareous clay of the Evesham Series of the Lias Vale (OS, 1973).

The area is dominated by water features, with many small ponds and an extensive drainage system. The next farm to the north-west is Moat Farm, indicative of the use of further water features.

Bengrove itself was once moated, the moat lying at the north-east of the present farm complex. The north-east arm of the moat survives (SMR:4464), enlarged as a pond (Plate 1), and the north-west arm is still visible as a slight depression. Aerial photographs taken by the RAF confirm this but add no further substantive information. The surviving arm of the moat was cleaned about six years ago with a drag line. The spoil was thrown up into the field to the north, with a small amount in the field to the south (Mr Warren, *pers comm*). About 100m to the north-east of the moat is a decoy pool (SMR: 13988).

The site of the proposed development lies south of the moated area, though the north-eastern part of the proposed development could be within the moated area.

At present the area proposed for development consists of farm buildings - the main farmhouse being to the north-west, across a private roadway (Fig. 3). The farm buildings are arranged in a courtyard shape with an extension at the east and a single outlying building to the north.

To the west of the private drive is a three bay three storey brick farmhouse with rear extensions of more than one period. The frontage is rendered with pilasters between the bays and an open porch. The farmhouse is Listed Grade II. The List description is provided as Appendix 1.

North-east of the house is its kitchen garden, with a field of pasture beyond. The north-east side of the field is defined by the moat. This is believed to have been the north-east arm of the moat. In the field there is a depression at least 8m wide, at right angles to the surviving part of the moat, currently the line of a temporary division between two paddocks (Plate 2). This suggests the original north-west arm. There is no surviving evidence of the south-west and south-east arms. Within the area of the presumed platform there are undulations which may represent earthworks.

To the east of the drive are the various farm buildings which cover the proposed development area and form the present study area. These are largely built of brick with king post trusses secured with iron bolts and straps. They date to the second half of the nineteenth century, with later additions.

Some 40m north-east of the remaining buildings is a cart shed with an upper granary carried on jowled posts (Plate 3). This has longitudinal ties at wall plate level. The floor is of beaten earth.

A modern Dutch barn of steel posts and corrugated iron roof covers the area to the south-west of the granary, almost as far as the main courtyard. This, and the area to the north-west, are floored with concrete. Towards the roadway, however, the surface is of hardcore. To the west of the road the ground surface is of vegetation.

The north-eastern side of the main courtyard complex is a threshing barn, with ventilation slits for the storage area to the west and divided to the east into stalls on the ground floor and storage above. This barn has a concrete floor which extends into the courtyard area. To the west of this is a further bay, accessed on both storeys from the driveway at the western gable end, which has an integral dovecote (Plate 4). There is a further late nineteenth century brick extension to the south-east (Plate 5).

The north-western side of the courtyard is formed by a contemporary 1.2m high wall, capped with engineering brick. Twelve metres south of the barn is a single storey workshop in two compartments, with storage in the roof space (Plate 4). The floor is of concrete.

The south-western side of the courtyard included three structures. At the west is a small boiler room with adjacent loose box of similar style to the workshop. The floor is of concrete. To the east of this, now demolished, there was a pigs cote shown on the Ordnance

Survey maps and demolished within living memory (Mr Warren, *pers comm*). Beyond this are single storey brick byres with brick floors.

At the south-east this range returns north-eastwards and continues as byres the full length of the range, unified with similar brickwork and flooring (Plate 5). The architectural detail (such as windows) is similar to that of the north-west range.

The Ordnance Survey maps show that the courtyard was formerly divided into three parts. A building (now demolished) extended south-east from the workshop to the opposite range. The wall scars of this can still be seen. Further south-west there was a dividing wall parallel to this, creating two courtyards of approximately equal size.

The whole of the formerly open courtyard area has now been covered by two Dutch barns, the south-western constructed of concrete posts and the north-eastern of steel posts, both being roofed with corrugated iron. A breeze block milking parlour with a concrete floor has been added between the barn and the workshop.

The field south-east of the courtyard is under pasture has very pronounced ridge and furrow (as much as 1m difference in height) running north-west to south-east (Plate 5). The ridge and furrow terminates 15m south-east of the building at its north-eastern end and 10m south-east at its south-western end. At the north-eastern end of this, 5m south-west of the line of the west extension of the courtyard, the direction of the ridge and furrow (still under pasture) changes direction to run at a right angle in the field east of the granary (Plate 6). The change between the two systems of ridge and furrow is presumably the position of a former field boundary.

The field to the south-east of this is ploughed and although there are some undulations in the ground surface these are cannot be clearly interpreted as ridge and furrow. In the field of pasture to the north-east the land is much lower lying and has no traces of earthworks. The field of pasture to the south-west has been ploughed but retains traces of ridge and furrow.

4 Historical and cartographic background

4.1 Sandhurst

The parish of Sandhurst, comprising 2100 acres, lies directly north of Gloucester. Sandhurst was a manor at the time of Domesday, *circa* 1086, when it was known as *Sanher* (Moore). At this time it was held directly from the king by a Saxon, Edmer, who had the freedom to 'give or sell his land to whom he would'. The size of the manor of Sandhurst at this time is unclear as it is included with two others (Heresfield and Hatherley), which between them had 2 hides (probably approximately 240 acres). The land supported 13 ploughs, 8 of which were for Edmer's profit, the remaining five provided for those who worked and lived on the land. At that time there were - for taxable purposes - 4 villagers, 4 smallholders and 30 slaves. It was also noted that there was 'meadow sufficient for the ploughs'.

It seems likely that the manor passed in the early twelfth century to the de Willingtons who certainly held the land by the mid twelfth century (Rudder, 1779, 638). The de Willingtons sold off or granted out various parcels of the manor of Sandhurst, in large part to the

monastery of St Peter at Gloucester (after the Dissolution ownership was transferred to the Dean and Chapter of Gloucester).

With the gradual decay of the feudal system and the growth of free tenure at the end of the medieval period the manors in the parish became consolidated outside the ownership of the de Willington family.

Throughout this period Sandhurst appears to have been a straggling settlement. There is some semblance of a central area around the church, but the general character is of isolated farms and perhaps small clusters of dwellings as hamlets.

The church, which includes the oldest building work in the parish, was largely rebuilt in the nineteenth century. However, there is some remaining thirteenth and fourteenth century work and a twelfth century lead font. There are 23 listed structures in the parish of Sandhurst. These include five houses and one barn which are dated to the late medieval period (DoE, 1985; Walrond, 1984, 307). The dominant building method for these was cruck construction with timber framing.

4.2 *Bengrove*

The manor of Bengrove was an alias for the manor of Coverden. Coverden itself has many variant spellings (including *Culverden*, *Colverden*, and *Coverdon*). The earliest reference to it was as *Coverdine* in 1267 in the Gloucester Cartulary. It is understood to mean a 'valley frequented by doves' (Smith, 1964, 153).

The earliest reference to Bengrove is in the Calendar of Charter Rolls for 1271, where it appears as *Bendegrave* (Smith, 1964, 152). The origins of the first element of the name are obscure but may refer to a bend, perhaps in a road, or perhaps to a twining plant such as bindweed. Grove evidently refers to a copse. At least seven other place names in the parish are documented earlier than this including *Abbodeshulle* (Abbots Lodge), reflecting the tenure of the monastery of St Peter at Gloucester (Cole, 1977, 82). Coverden was clearly not the original nucleus of medieval settlement in Sandhurst but only one of three manors. The evidence suggests that Bengrove was the central place of the manor.

The manor of Coverden was originally part of the holding of the de Willingtons who held the land by the mid twelfth century (Rudder, 1779, 638). It is thought that it remained in this family to the end of the medieval period and was certainly held by them in 1384, during the reign of Richard II, though Adam de Ardeen is also recorded as holding lands there towards the end of the reign of Henry III, in 1260 (Atkyns, 1712, 634). In 1514 it was in the hands of the Throckmorton family and remained there into Elizabeth's reign, passing eventually into the Bell family (*op. cit.*, 640).

In the eighteenth century it was held by William Bell who, in 1730, was elected for life as one of the twelve aldermen of Gloucester. He was described as a landowner and tax collector (VCH, 1988, 379). On his death in 1768 the estate passed into the hands of Samuel Hayward, who built Wallsworth Hall further east in the parish.

Of most use to an understanding of the land use is a map of the estate of Mrs Hayward, dated 1801 (Fig. 4). Only a negative photocopy copy of this was seen (GRO Photocopy 344). The

original is held in the British Museum (43737M). This shows the layout of the original moated site and the field system, together with the various water features. Field names and uses are also often apparent.

The moat shown on the 1801 plan is rectangular and is shown as being approximately 38m by 44m inside the moat which is shown as being approximately 7m wide. The north-eastern arm of the moat continues to the north-west. There is a building, probably a farmhouse, 25m south-east of the moat. An attempt to scale the map to reconcile it with the modern 1:2500 Ordnance Survey map indicates that this house would be on the approximate position of the present granary (Fig. 5). Two of the three buildings shown to the west of the moat appear to flank the present house and the third would have been in the front garden and perhaps also under the road. The courtyard area which forms the bulk of the study area is largely within the area of the garden shown to the south-west of the moat. It projects slightly into Bradley Orchard and into the yard to the south-west. The position of the moat itself relative to other features on this overlay suggests that there is an error of the order of 5m within the 1801 map so precise accuracy is not to be expected.

There are several documents relating to leases of parts of the Bengrove estate during the tenure of William Bell. A full study of these is beyond the scope of this assessment but would be of great benefit to an understanding of the eighteenth century tenure and land use of the estate. The earliest of these documents is an indenture dated 10 August 1715 for the long lease of parts of Bengrove Estate (GRO D149 T1168) between William Bell of Sandhurst and William Clutterbuck of Frampton upon Severn including 'all that capital messuage mansion house or Tenement with appurtenances commonly called ... Great Coverden als. Bengrove ... also all Houses, Outhouses, Edifices, Buildings, Barnes, Stables, Gardens, Orchards, Courts, Yards, Folds and Bartons ... also all those several closes and parcells of arable land, meadow and pasture ground ... known by the name of Bradley ... by estimation six acres ... also all that other close of pasture ground ... Great Grove ... 13 acres ... also ... Bradley meadow ... 3 acres ... also ... Long Meadow ... 7 acres' Other ground further from the centre of the manor is also included, which is not relevant to the study area.

A handwritten copy of several documents related to Norton and to Bengrove gives further information (GRO D177/III/11 pp15-16). There is a document of 10 October 1730 concerning outstanding debts of £1150. This is clearly related to an indenture of 29-30 Sep 1748 between William Bell and Mary his wife of the first part, John Webb and Giles Nash of the second part and Giles Clutterbuck and William Jones of the third part which also refers to this sum. This indenture is for the long lease of 'all that capital messuage called the scite of the Mannor of Great Coverden als. Bengrove with its appurtenances'. The land includes Bradley Orchard, Bradley Mead, The Old Milking Pen, The Long Mead, The Shipping Close, The Little Grove with the Barn and Court adjoining the Great Grove, the Winterleaze, the Great Hamleaze, the Little Hamleaze, the Crossmead.

A further indenture for a lease in 1760 is of little interest (copy in GRO D177/III/11 p15). There is yet another lease, dated 1 June 1761, this time between William Bell on the one hand and Charles Griffiths and Thomas Pulton on the other (GRO D640/T120). This refers to the 'mansion house, tenement and land in the several possessions of the said William Bell, Henry Pearse, Thomas Cother, Joseph Drinkwater, James Long and William Jenkins'.

A later note, the final entry in the copy of the various Norton and Bengrove documents, refers to the will of William Bell (GRO D177/III/11 p16). This is dated July 11th 1765, though elsewhere William Bell's death is given as 1768 so the note is probably erroneously copied. It refers to the passing of the lands of the late William Bell to his executors, including Richard Clutterbuck, after his will was proved in the prerogative Court of Canterbury. His executors sold the estate by auction.

A printed advertisement for the sale exists in Gloucester Record Office (GRO: D936 E/191). It was sold in four lots of 'The Several Freehold Estates of William Bell, late of the City of Gloucester, Esq; deceased' for Monday 22 August 1768. Lot 1 includes:

The Manor or reputed Manor of *Great Coverden*, otherwise *Bengrove*, situate in the Parish of *Sandhurst*, in the County of *Glocester*, with its Rights, Members, and Appurtenances, consisting of

The Capital Messuage called *Bengrove*, with the Moat, Garden, and Kitchen Garden; a Tenement called *Jenkins's House*, with the Yard before it, the little Hopyard, and *Shipping-Lane Coverden* Orchard containing about two Acres well planted, the Orchard beyond *James Long's*, and the *Old Pools*, all now in Hand, but valued to be let *per Ann.* 17 10 0

A small Grove adjoining to *Winterleaze* after mentioned, and a small Grove adjoining to the *Long Meadow*, not let, A Tenement and Garden let to *James Long* as Tenant at Will, at the yearly Rent of 1 10 0

Many other lands are included. A thorough analysis of this document is beyond the scope of this assessment. however, of interest is a 'Farm now let to Henry Pearce' which includes:

The Farm-House with the Yards, Gardens, and Out-houses thereto belonging

A Close of Meadow called *Bradley Mead*, containing by estimation 3 Acres

Long Mead Meadow 7 Acres

Cowpen ditto 1 Acre

Crossmead ditto as now divided 19 Acres

Bradley Orchard well planted pasture 7 Acres

Great Grove Pasture 13 Acres

Shippen Close Pasture 8 Acres

Little Grove Pasture 9 Acres

Meadow Plocks and *Little Hamleaze*,

Part Arable and Part Pasture 7 Acres

Great Ham Leaze 9 Acres

Leasehold land in Possession of Henry Pearce was also included. This land included parcels close to Bengrove moat:

An Orchard of Piece of Ground, now called the *New Plantation*, but before the *Hawzey Piece*, containing about three Acres

Another Orchard or Piece of Arable, called the *Grove*, containing by Estimation about three Acres

A Close of Meadow Ground called the *Plocks*, containing about one Acre and a Half

The last mentioned three Closes are now in Hand, but worth to be let to a tenant 12 0 0

A Close called *Hawzey Meadow*, containing about Two Acre

A Close called *Lillmead*, containing about three Acres.

The two last-mentioned Closes are now occupied by *Henry Pearce* at the yearly rent of 7 0 0

Two other Closes of Pasture called *Hawzey Pieces*, containing about seven Acres

A Close of Pasture called also the *Plocks*, containing about three Acres and a Half.

The two last-mentioned Closes are now occupied by *Thomas Daniel* at the yearly rent of 12 0 0

All which last-mentioned Premises are held by Lease from the Dean and Chapter of *Glocester*.

From these various documents it is possible to suggest attributions to the buildings shown on the 1801 plan. It seems that that the complex of buildings south-east of the moat was Henry Pearces's farm. The three buildings close to the site of the present farmhouse probably include Jenkins' house, and the building amongst the pools to the north-east was perhaps James Long's. The dates of these various are unknown but it is more likely that they are largely post-medieval than medieval.

An undated drawing of the manor house, in a style of the early nineteenth century, is held by the owners of Bengrove Farm (Plate 7). There is some question as to the accuracy of the architectural detailing, but it is likely to be a fair representation of the approximate aspect of the property. The moat is shown to some extent. The drawing is apparently drawn looking north-east and shows the south-western part of the house to be of three storeys of stone, apparently of Elizabethan or Jacobean date. To the north-west is a timber framed wing of two storeys and attics. The framing is unusual and probably early post-medieval.

Parcel 662 of the tithe map of 1839 includes the majority of the proposed development site. This is described as 'Bengrove Farm House, Barn, Stables, Folds, Outbuildings, Rick Yards, Moats, Yards, Gardens' (Fig. 6). This is not sufficiently specific to determine the precise land use on the study area. Other parcels which include parts of the study area are 663 and 664, both of which are described as 'part of Bradley Orchard'. Further south, the south-western part of Coverdine Orchard, north-east of the moat, was now called Filbert Walk. The Hawzy Pieces and Hawzy Meadow had in part been renamed The Slant and largely incorporated within a much enlarged Bradley Orchard.

The manor house was destroyed some time between 1850 and 1855 (Taylor, 1977, 77; DoE, 1985). Local tradition states that it was burnt down but there are no records of the destruction and this may be incorrect (Mr Warren, *pers comm*). The present building was presumably erected soon thereafter together with the various farm buildings.

The 1883 first edition of the 6" and 25" to 1 mile Ordnance Survey maps show the new farmhouse in place, with the moat filled in (Fig. 7 and Plate 8). All the buildings currently on the site are shown (with the exception of the Dutch barns), together with a row of three pig sties in the south-western range of the courtyard. These had open pens at the rear.

It seems most likely that there was a wholesale reworking of the farm complex, changing access roads, field boundaries and all building stock as well as filling in the bulk of the moat. The decoy pools, to the north-east, were clearly outside the ambit of this work. The reason for this change is not clear. If the moated manor house was indeed burnt down then the redevelopment would appear to have been reactive. However, the extent of the redevelopment required was clearly enormous and would have required large sums of money. The pretension of the farmhouse suggests that money was not in short supply and it is equally possible that the redevelopment was a planned renewal and involved the demolition of the earlier manor house, rather than its accidental destruction by fire.

The second and third editions of the Ordnance Survey map (1901 and 1921) show that there were no changes to the layout. The only subsequent changes have been the demolition of the pig sties and the addition of Dutch barns and a milking parlour.

5 Archaeological background

A search of all recorded archaeological sites within a one kilometre radius of Bengrove Farm revealed little valuable additional information to that set out above. No evidence of any occupation or other human activity earlier than the medieval period is attested.

The moat of Bengrove Farm is recorded (SMR 4464), having been first included in a list of moats of the Vale of the Severn in 1898 (Cardew, 1898, 64). The decoy ponds near Bengrove Farm are also recorded (SMR 13988). It is possible that these reflect an earlier use as fishponds. Another alleged moat (SMR 5583), adjacent to Moat Farm, is now thought to be associated with drainage, but the farm name clearly indicates an earlier, now lost, moat in the vicinity. Settlement activity is normally found only inside moated sites, the areas outside moats normally being agricultural.

The church of St Lawrence in Sandhurst village is included (SMR 8384), reflecting the core of the settlement. However, there is some evidence of the dispersed nature of medieval settlement in this area in the entry for Abloads Court, to the south-east, which has earthwork remains (SMR 4660) thought to represent a deserted medieval settlement. Field names recorded on the estate map of 1801 and the 1839 Tithe map give further indication of former settlement. These include 'Old Mill' on Hatherley Brook (SMR 8590) to the south-east, and 'Burnt House Piece' to the north-west of the church.

The agricultural pattern of the area is shown by the various water features and by areas of surviving ridge and furrow, such as is found adjacent to the study area. A further area of this is recorded north of the church (SMR 4343)

Only one instance of recovery of archaeological artefacts is recorded, at Ladycroft, to the north of the site (SMR 20471). No medieval remains were seen, the earliest datable remains were of the late eighteenth century.

6 Conclusions

The pattern of settlement in the area of Sandhurst is of dispersed farms and clusters of houses set in a water-rich agricultural landscape of mixed arable and pasture land. There is a central area around the church, almost one kilometre to the north of the study area.

Within this area, Bengrove Farm and its predecessor Coverden Manor were of some considerable importance during the medieval and post-medieval periods, including one of at least two moated sites in the parish. The development proposes the conversion of farm buildings largely of the second half of the nineteenth century.

The north-western part of study area may encroach on the south-western corner of the moated site. Any development in this area may encounter archaeological remains.

Remains of the undated houses shown on the 1801 plan to the south-east of the moat may exist in the area of the granary, north of the courtyard. Groundworks in this area could disturb such remains, if they were not fully removed when the granary was built.

The ridge and furrow field system ends very close to the south-western boundary of the proposed development.

Based on the available evidence the only other remains which might reasonably be expected within the study area are further evidence of field systems and evidence of farm related structures pre-dating 1801.

7 Bibliography

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OS, 1883, First edition Ordnance Survey 25" to 1 mile
OS, 1901, Second edition Ordnance Survey 25" to 1 mile
OS, 1921, Third edition Ordnance Survey 25" to 1 mile
OS, 1973, Soil Survey of England and Wales: Sheet SO82, Ordnance Survey 1:25,000

7.2 *Documents consulted in Gloucester Record Office (all prefixed GRO)*

D149/T1168	Deed, 1715
D177/III/11	Copy of documents relating to Norton and Bengrove, 1662-1765
D640/T120	Deed, 1 June 1761
D936 E191	Sale particulars for the Manor of Great Coverden alias Bengrove, 1768
P281/SD 1/1	Sandhurst Inclosure and Plan
P281/SD 2/4-7	Sandhurst Tithe map and apportionment, 1839
Photocopy 344	Plan of Wallsworth and Bengrove Estates and other lands, the property of Mrs Hayward. Surveyor: T Pinnell, 1801

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8 Acknowledgements

Marches Archaeology would like to thank Mr and Mrs Warren, owners of Bengrove Farm, for their help and informative comments during the project. Thanks are also due to Tim Grubb, County Sites and Monuments Record Officer, to the staff of Gloucester Library and to the staff of Gloucester Record Office for assistance with the research and for permission to reproduce the 1801 map.

Appendix 1

List Description

Reference: 5/116

Bengrove Farm II

Detached farmhouse. Mid C19. Incised rendered brick, concrete tile roof, brick stacks. Rectangular main body with wings extending back rear right and left. Single-storey outbuilding at angle to rear right-hand wing, not of special interest. Three storeys and attic lit by 2-light dormer. Three-windowed facade, 12-pane sashes to ground and first floor, 9-pane sashes to second floor. Pilasters with moulded capitals at corners linked to similar pilasters either side of central windows by flattened arches. Central C20 door within open-sided porch with square limestone columns with moulded capitals at each corner, flat roof with moulded stone margin. Three-storey wing rear right with 2-light windows with segmental-headed surrounds. Single-storey wing rear left with canted bay window in left-hand wall. House built to replace Great Coverdean (large manor house of medieval origins) which formerly stood nearby, demolished 1850-1855.