

Marches Archaeology

Land at Phoenix Bank Market Drayton Shropshire

**A report on a
desk-based assessment**

April 2005

Marches Archaeology Series 377

Archaeological Consultants and Contractors

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**Land at Phoenix Bank
Market Drayton
Shropshire**

Report on an archaeological desk based assessment

NGR SJ 67654 33999

**Report by
Richard Stone**

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Summary

A desk based assessment has clearly identified that tanning and allied trades were carried on in the northern part of the site from at least the 16th century into the 20th century. It is likely that this use began during the medieval period. The part of the site south of the brook which was formerly part of the River Tern appears to have been agricultural land rather than part of the industrial area. A field evaluation consisting of trial trenching is recommended to test the survival and potential of the archaeological resource.

1 Introduction

There is currently a proposal for redevelopment of land at Phoenix Bank, Market Drayton, for residential dwellings and associated works. The site is centred on NGR SJ 67654 33999 (Fig. 1).

Andrew Josephs, archaeological consultant to the client, Jennings Homes, has discussed the archaeological implications of the proposed development with Mike Watson, the Local Planning Authority's Archaeology Advisor. Mr Josephs subsequently commissioned Marches Archaeology to carry out a desk based assessment of the site. No Brief was produced either by Mr Watson or Mr Josephs.

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 presence or absence, character and extent, date, integrity, state of preservation and relative quality of the potential archaeological resource), in order to make an assessment of its merit in the context, leading to one or more of the following: the formulation of a strategy to ensure the recording, preservation or management of the resource; the formation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised; the formulation of a proposal for further archaeological investigation within a programme of research".

3 Methodology

The Shropshire Sites and Monuments Record and the Shropshire Records and Research Centre (henceforth SRRC) were consulted. The following sources were checked: Ordnance Survey maps; tithe maps; estate maps and other historical maps; previous published and unpublished archaeological reports and archive work; written non-archaeological sources; geological maps. Aerial photographs were not consulted as the site was built up by the time the aerial photographic cover began. No borehole and other engineering data was identified.

Documentary sources held in the Record Office consist predominantly of parish records from 1558 on (SRRC 2997), market and fair administration documents (SRRC 3390 and 327), Court Rolls and Court Books between 1556 and 1833 (SRRC 3390 and 327), and a collection of papers from Corbet of Adderley (SRRC 327), which include medieval and later deeds, 16th century and later leases, rentals and other estate records.

Maps include a plan of the town of uncertain date (Fig. 2), described by the Record Office catalogue as of c1800, but by others as of c1787 or c1780, if not earlier (SRRC 1096/1). Rowley states that this was probably surveyed and drawn by Samuel Botham several years earlier (Rowley, 1987, 15). Map reference book (SRRC 1096/14) refers to a survey in 1819-20, but the map is not available. Cawley's 1833 survey (SRRC1096/4) of the lands of the late Sir Corbet Corbet, baronet, has no references to the numbers on the map (Fig. 3). The tithe map c1840 (SRO 2885) was redrawn with field names by Foxall in 1988 and is of great value as its apportionment includes details of land holdings (Fig. 4 and Table 1). A slightly later map of 1843 by Robert Malabar (SRRC 122/450) shows several significant differences (Fig. 5). Detailed Ordnance Survey began in 1880 (Fig. 6), with the second edition being in 1902 (Fig. 7).

4 Local Plan policies

The site lies partly within a Conservation Area (North Shropshire Local Plan 2000-2011, Revised Deposit Plan [February 2003]). The North Shropshire Local Plan 2000-2011, Revised Deposit Plan *Policy C2: Applications for listed buildings and conservation areas* states that:

“(a) applications involving the loss of original fabric should be accompanied by a full archaeological recording of the building to allow the impact of the loss to be assessed

.... (c) works should be carried out without

damaging the character of the building, altering features of architectural or historic importance, causing unnecessary disturbance or destroying historic fabric.’

Policy C5: Demolition of listed buildings and in Conservation Areas states that ‘there will be a presumption in favour of the preservation of listed buildings and buildings in Conservation Areas. Consent will not be granted for demolition unless... (b) In the case of unlisted buildings in conservation areas:

- i) the building is not of historic or architectural interest;
- ii) the character or appearance of the conservation area will not be adversely affected;
- iii) the application is accompanied by details of re-development or after use proposals.”

The map accompanying the Revised Deposit Plan [February 2003] indicates that none of the buildings on the site fall within the Conservation Area.

The North Shropshire Local Plan 2000-2011, Revised Deposit Plan refers to below ground archaeology in two policies.

Policy C 7: Archaeological Sites states that “there will be a presumption in favour of the preservation of scheduled ancient monuments and other nationally important monuments, and development which would adversely affect their site or setting will not be permitted. The District Council will seek to safeguard other sites of archaeological interest by exceptionally, when development is permitted and preservation in-situ is not merited, the District Council will require satisfactory provision to be made for excavation and recording.”

Policy C8: Archaeologically Sensitive Areas states that “within the defined archaeologically sensitive areas of Baschurch, Ellesmere, Market Drayton, Wem and Whitchurch identified on the Proposals Map, planning applications should be accompanied by an archaeological evaluation. Where preservation in situ is not feasible, planning consent for development will normally be conditional upon developers making satisfactory provision for the excavation, recording and safeguarding of archaeological remains as appropriate prior to the commencement of the proposed development.”

5 Description of the site

The core of Market Drayton lies at an altitude of 87m to 95m O.D. and the land slopes down to the River Tern, a small brook of which runs through the study area. Soils are well drained loamy typical brown earths of the Wick 1 Association (Ragg, 1984) overlying Bromsgrove/Helsby Sandstone Formation (BGS 1:250000, Sheet 52 deg N- 0.4 deg W).

The bulk of the medieval town lies on the high ground, but at the south slopes down 10 metres to the study area, which lies at about 78m O.D. The study area is accessed by Phoenix Bank which leads down from the centre of the town.

The site is a roughly flat area covering about 0.88ha consisting of three areas of buildings, with the remainder of the ground divided between tarmac, concrete, rough standing and grassed areas (Plates 1 and 2). A brook meanders east to west across the site. The course of the brook in the western part of the site has been altered by the present owner and it now runs further north than was once the case. Foundations representing the remains of a mill and wheel survive on the southern bank of the brook in the centre of the site.

There are several trees on the site, and hedging around much of the perimeter. At the west of the site the land rises steeply as it meets Phoenix Bank.

At the south of the site, in the centre is a modern office and warehouse, with tarmac car parking to its south and a lawned area beyond (Plate 3). The main site entrance is east of this building at the front and to its east is a modern prefabricated metal storage building with a metal container directly to its north (Plate 4).

The entrance drive leads to a tarmac area behind the office and warehouse, then across a bridge over the brook to a tarmac area used for parking (Plate 5).

North of this is a range of buildings. The northern building of this complex is a brick pier built industrial building, now infilled with breeze blocks and divided into two storeys (Plate 6). The roof space was not inspected but the iron strapping of timbers appears to indicate works in the later 19th century. However, the original construction of the building was earlier, probably late 18th century. Abutting this to the east of this is a 19th century brick cottage with a stone extension to its south (Plate 7). South and west of this are late 20th century additions.

East and west of this range of buildings is rough ground, the north-western part being raised and laid to grass (Plate 8). To the north of the buildings is a stone revetment wall which continues up revetting concrete steps that lead up to Phoenix Bank in the north-west corner.

6 Historical and archaeological background

6.1 Market Drayton

The place-name Market Drayton is recorded in the Domesday Book as *Draitune* (Thorn and Thorn, 1986b, 257b). This place-name is derived from the OE *draeg* (drag) and *tun* (farm, village). Market Drayton is on the river Tern so presumably the *draeg* refers to a portage on the river or a place where boats could have been dragged out of the water. The distinguishing word Market is a later addition, and historically the town has been known as Drayton in Hales.

There are two entries in the Domesday Book for *Draitune*. Both were held in 1086 by men of Earl Roger, William Pandolf and Thorold. Each holding was worth more before 1066 than in 1086 and one of these holdings became waste which suggests that the uprising of Wild Edric Silvaticus affected Market Drayton. The Domesday survey refers to a manor and priest but there is some uncertainty as to the size of the settlement.

In early 13th century the manor was acquired by the Abbey of Combermere (Cheshire) (Eyton, 1859, 185). A charter for a market and annual fair was granted in 1245 and burgages are referred to in the later 13th century (Rowley, 1987, 4-5). One source in the 1290s suggests that there were only six cottages at the beginning of the 13th century and in 1292 Drayton was referred to as the 'new borough' (Baker, 2002). Baker noted that 'the probability is that inner peripheral areas...were laid out and built up in the primary, 13th-century, phase of urban growth, but this must remain a working hypothesis in the absence of any archaeological evidence' (ibid.). A subsequent small evaluation of the particular site that Baker was studying did not reveal any medieval archaeology and concluded that 'there were probably not dense deep archaeological deposits (such as pits) in the medieval period' though it was noted that this could in part be the result of extensive cellarage in the 19th century (Kenney, 2003)

The 13th and 14th century documentary sources record many occupational names, including cooper, tanner, glover, shoemaker, dyer, tailor, girdle maker, mercer, miller, baker, sawyer, bowmaker, fletcher, mason and smith. It is clear from this that trades associated with leather processing and working were of importance to the town. Glovemaking seems particularly significant from the early 14th century on, and the leather trades continued to be a mainstay of the local economy into the post-medieval period.

At the Dissolution in 1538 Sir Rowland Hill became lord of the manor, taking over from the now defunct Abbey of Combermere (Rowley, 1987, 7-8). In 1562 he died and the part of his

estate including Great Drayton came into the possession of the Corbets of Stoke-on-Tern and Adderley. An inquisition post-mortem of 1617 showed they held 44 houses, burgages and cottages in Drayton; the rectory, tithes and advowson; the mills and market tolls and the lordship of the manor; and land amounting to over 200 acres in the granges and 150 acres in the common fields (*ibid.*15). From this date the lordship was disputed for a generation, but ultimately stayed in the Corbet family. In the Civil War the town was garrisoned by the Royalists and was damaged by a fire in 1651 when 'almost the whole town burned down' (Rowley and Rowley, 1966, 44). After the town was rebuilt there was a second fire in 1667 (*ibid.*, 48).

In the 16th century documents become more numerous and leather working still predominated in the 16th and 17th centuries: "tanners, skinners, curriers, glovers, shoemakers, cordwainers, ... all far outnumber other trades, smiths butchers, chandlers, carpenters and the like" (Rowley and Rowley, 1966, 52). Other recorded industries include cloth workers, mercers, innkeepers and brewers (*ibid.*, 52-54).

A 16th century family involved in the leather trade were the Greatbatches (also known as Sadler). At the death of Roger Greatbatch in 1591 he had in his shop saddles, harnesses, headstalls, snaffles, surcingles (girths), bits, buckles, collars, spurs and stirrup leathers. Sixteen people had outstanding accounts with him, including wealthy local families such as the Needhams and the Corbets (*ibid.*, 52).

The documents show that families were involved in several different trades within the leather industries. One family of particular note were the Friends. Richard Friend (or Frynnt), in 1556 made buckskin gloves and had ten dozen pairs. A descendent, Roger, had £248 worth of leather in stock, and 'toolles and hayre belonging to the tanhouse' worth only £1 at his death in 1644 (Rowley and Rowley, 1966, 52). In 1668 Rowland Friend, the younger, took out a 99 year lease of a tanhouse, his father being in business next door. The lease refers to eight tanpits, three limepits and a half share of the bark kiln and mill. It is noted as being near the 'Tearne Well' on the road to Tyrlet Mill. Rowley states that "tanning was conducted there until quite recent times, and the bark mill is visible in old photographs" (*ibid.* 52). Roger Friend was the lord's bailiff in the 1630s (Rowley, 1987, 11-12). This land, or at least a part thereof, lies within the study area.

In 1687 another tanner, Richard Cartwright was granted a lease to use the bark mill and to water his hides "in the ancient watercourse of the river of Terne". Other tanners include Thomas Brodhurst and Thomas Astle. A further tannery is noted east of Frogmore Road in the 19th century (SMR 05666). In 1698 excisemen leased the market hall for 15 shillings to levy the excise on sales of leather (*ibid.* 52).

William Huxley, a glover, had two dozen skins of dressed leather at his death in 1641, along with "a large stock of gloves, muffs, purses, satchels, keyhangers and buttons. He left five shillings to six other glovers to carry his body to church and five shillings to the glovers of Whitchurch 'to be merry with'" (Rowley, 1987, 11-12).

Enclosure began in the late 17th century (Dalwood, 1996, 3). In the late 18th century the economy declined (Dalwood, 1996, 3), with the main industries in 1797 being hair weaving for cloth and sieves, and paper making (Rowley and Rowley, 1966, 55-56). The Sites and

Monuments Record notes a hair factory at Great Hales Street (SMR 05653), as shown on the Tithe map.

The Birmingham and Liverpool canal was constructed in 1835 and the railway station opened in 1863. The subsequent improvement in trade led to an expansion of the town (Dalwood, 1996, 3).

6.2 *The study area*

The study area lies just south-east of the edge of the medieval urban form as defined by the Central Marches Historic Town Survey (henceforth CMHTS; Dalwood, 1996). To its north-west was the church of St Mary (SMR 05693), with St Mary's Hall, rented by the Guild of St Mary, in the north-east corner of the churchyard (SMR 6004). This was replaced in 1555 by a grammar school (Rowley, 1987, 28; SMR 13957). Tenement plots further east along Great Hales Street (Tenement plot 6002) curve down to the River Tern, but it remains uncertain whether this was the case as far west as the study area. South of the site, and upstream from it, lay the Tern Mill (SMR 15630), earlier known as Tyrley Mill, which was first mentioned in 1580. Steps from Phoenix Bank to churchyard (SMR 5671) were recorded as early as 1280, though the name Phoenix Bank is later (Rowley, 1987, 1).

There are no medieval references to the site but the post-medieval information suggests that the area may well have been occupied during the medieval period. Of particular note is the inclusion of this area as part of the High Street, also known as the Beastmarket, in 17th century deeds.

The area is noted as the tanneries occupied by Rowland Friend the elder and younger (see above) in 1668 (SMR 06592 (duplicated by CMHTS as 05654); Dalwood, 1996, 6) and this led to the inclusion of the study area within the post-medieval urban form as defined by the CMHTS. In the CMHTS report this tannery is specifically identified in the 'Archaeological research framework' section (Dalwood, 1996, 9), reflecting its importance within an understanding of the town's development.

There are no buildings in the study area noted as of historic or architectural interest on the CMHTS map, though 53 16th to 18th century buildings are noted throughout the town, along with a further 12 of 19th century date (Dalwood, 1996, 6-7).

Leases for land including a messuage called the Phenix, ranging in date from 1610 to 1650 survive (SRRC 243/17-20). The precise location of this messuage has not been established but the name is strong circumstantial evidence that it lies in the general area of the study area.

A bundle of 33 deeds from 1675 to 1816 refer to a messuage in the High Street or Beast Market with a mill-house, dyehouse and kiln (SRRC 1101/VII 5 (f)). The description of the land, given below, indicates that the property lay either in the northern part of the study area or directly to its north. The catalogue in SRRC notes that the property was purchased from Thomas Pershall by Thomas James the younger, son and heir of Thomas James the elder of Drayton in Hales, in 1675 and sold by two of his sons, Charles and John, and his daughter Dionysia wife of Robert Clibery junior, to Charles Dicken of Drayton, tanner, in 1706. It was settled with other property on the marriage of Samuel Dicken (son of Samuel Dicken of Fonthall) with Elizabeth Fennyhough his first wife in 1725, and as he had no heirs by either

first or second marriage, came eventually to his niece Elizabeth, wife of William Grinsell, who sold to John Comberbatch of Drayton in Hales in 1784.

The first indenture of the bundle (SRRC 1101/VII 5 (f)) describes the land as follows: “All that Messuage, Burgage and Tenement situate and beinge in Drayton in Hales aforesaid in a certaine place there called the High Street or Beastmarket and with the Barne Stable Millhouse Dyehouse and the Kilne adjoyninge to the said Dyehouse upon the East part thereof And allso all other Edifices, Houses and buildings to this said Messuage Burgage and Tenement belonging or therewith usually enjoyed as part or member thereof and likewise the Land of Sir John Corbett, baronett and now in the holding of one John Winckle and the west part thereof lyeinge towards the way that leadeth to the Well called Terne well the north part thereof ascendeinge to the said street called the High Street or Beastmarket and the South part thereof descendeinge to a parcell of land called the Tanhouse Yard of the said Thomas James and to the long Barkhouse or Tanhouse of Thomas Leech the whole containinge by estimation one Acre be the same more or lesse and heretofore beinge called and knowne by the name of Collyes Croft and formerly leased to the said Thomas James the Elder for and during the term of the natural lives of the said Thomas James the Elder and his now wife and Thomas James their son party to these present by indenture bearing date the second day of November in the tenth year of the reign of Charles the First”. Peppercorn rent at Michaelmas

A bundle of documents dating from the period between 1746 and 1851 refer to a tan house described as near the street called the Beast Market (High Street) with pits etc. and Little Tan House meadow adjoining (SRRC 2897/1-12). This refers to the study area and/or to land just to the east. The deeds refer to 'tanhouse, tanpitts, lymepitts, barkkiln, barkmill, barkbays, and the meadow belonging and adjoining to the said tanhouse'. William Shaw owned this in the 1740s, leased to Thomas Bate. In the late 1750s or 1760 Ann Grinsoll, widow, purchased the land from the bankrupt Shaw and renewed the lease. In 1766 the holding was leased to Samuel Davies, tanner. In 1801 the land was let by John Larton, Baker and William Meuet, Gentleman, to William Baker, a tanner. In 1811 Baker's lease was renewed by Henry Zechariah Jervis, Joseph Lee and Samuel Davies. The next year Baker took out a mortgage on the property. In 1851 the land was sold by Joseph Sillitoe and Thomas Brocklehurst, John Tayleur, Thomas Twemlow and Edward Bromby to William Taylor and Henry Hume. In 1852 the land was sold by William Taylor to Henry Holland. The 'tanhouse hath sometime since been taken down and a Gasometer and other Works for the making of Gas have been erected thereon' (SRRC 2897/11).

In 1852 a former tan house was acquired in order to establish a gas works (SRRC 1979/II/2), the company having been founded two years earlier. It was noted that at the time 'the tan house has been taken down some time since (SRC 2897/11-12). In 1861 the enterprise became the Gas Light and Coke Company.

The c. 1787 map (SRRC 1096/1), which shows Corbet property marked blue, shows the site as in Corbet hands. The almost illegible parcel numbers are thought to be 394 and 395, but as there is no reference book to the numbers this is academic. Buildings are shown on the site in the western part of the site which are now lost. A building at the north of the study area may be the existing pier build structure. A small building at the east may be just outside the study area. This map, as well as all those of the 19th century, show the brook as significantly larger than at present and as a major arm of the River Tern.

The 1833 map shows the south-west part of the site to contain buildings, marked as a Tannery, but the rest appears to be open ground. However, this is not evidence that there were no buildings as the map refers only to Corbet lands and the area shown as open is noted as belonging to Robert Noneley. East of his lands was more Corbet land (20a on the Tithe map) which lies outside the study area.

The Tithe map shows the study area in several divisions. At the south-west is Parcel 12, much of which lies beyond the study area. To its east are parcels 13 and 14, with part of parcel 15 at the north-west. The pier built structure at the north of the study area has been extended by an east range, which survives and has the appearance of domestic accommodation. A south range, parallel to the early building, has since been replaced.

Parcel	Owner	Occupier	Description
12	Trustees of Sir Corbet Corbet	Thomas Hill	Tan Yard & Premises
13	Samuel Jones	In hand	Tan Yard & Premises
14	Richard Grant	Thomas Edwards	House & Yard
15	Richard Grant	In hand	House & Yard
16	Richard Grant	John Swinchatt	House & Garden
17	Richard Marigold Noneley	In hand	House & Garden
18	Trustees of Sir Corbet Corbet	Charles Pool	House & Yard
19	Trustees of Sir Corbet Corbet	John Barker	House & Yard
20	James Roberts	In hand	House & Garden
20a	Trustees of Sir Corbet Corbet	James Roberts	Garden
20b	William Godwin	In hand	Hair factory & Yard
20c	James Baker	In hand	Old Tan Yard

Table 1: Details of the tithe apportionment

The 1843 map, by Robert Malamar, shows the occupants as well as the buildings. Using the parcel numbers from the Tithe map, parcel 12 has been divided, with a new cottage built to the south (which still exists) which is in the occupancy of the Reverend James Lee. North of this, in the remainder of parcel 12 are new or altered buildings occupied by Mr Grant, who also holds parcel 15. Parcel 13 is intensively developed as a tannery, in the occupancy of Messrs Hoole & Jones, while parcel 14 is held by Mrs Noneley. By this time all Corbet associations had apparently ended.

By the time of the First Edition Ordnance Survey map in 1880 the tannery in parcel 13 has changed and has apparently been incorporated with parcel 14, the latter now extending a little further north and being largely open ground. The tanpits are clearly shown in the former parcel 13, while the long building shown in parcel 12 is identified as a terrace of small dwellings. A new cottage (which survives) has been added just west of the study area.

Minor changes are shown on the 1902 Second Edition map. This notes a well in the extreme west of the study area and reference back to the First Edition suggests it was present then, although not marked as such. It is possible, though by no means certain, that this is the Tern Well referred to in documents cited above.

Several early postcards, dating from the first part of the 20th century, show the site in some detail. A number are collected in Morris (1989). However, the most useful is not included in this collection, but is held by the SRRC (1471/1) (Plate 9). This shows the church and Old Grammar School in the background and a timbered cottage at the left. In front of this cottage is the still extant cottage directly west of the site. To its right is the long terrace of small cottages. In the foreground are tannery buildings, with a prominent water wheel, not clearly identified on the Ordnance Survey maps. The land to the south of the brook is open land.

During the course of the 20th century the tannery became defunct and the buildings at the south and west of the site were all removed, leaving only those at the north. For the past 22 years the study area has been occupied by Elizabeth Janes, as a bottling plant and warehouse. During this time, the bend in the brook towards the west of the site was straightened.

7 Discussion

Direct evidence for the use of the site in the medieval period is absent. However, there is abundant early post-medieval documentary evidence that this area was used for tanning and other leather trades, and possibly also cloth trades (e.g. references to dyeworks). The post-medieval documents refer to adjacent land as in the High Street, and medieval documents attest the importance of these industries at that time. It is therefore at least possible, if not likely, that at least part of the study area was used during the medieval period in the tanning industry or other associated trades.

There is no doubt that the northern part of the study area was intensively used for various leather working industries and possibly cloth trades in the post-medieval period, and in the 19th century the map evidence is incontrovertible. Nineteenth century buildings associated with this use survive at the north of the site. The land south of the brook appears to have been agricultural in character and is therefore considered to be of lower archaeological potential.

The land slopes down steeply from the north and has clearly been landscaped at some time, at least in the northern and western parts of the site. If this landscaping work was done relatively recently it is possible that earlier archaeological features have been removed. This could be tested by evaluation excavation.

The change of the course of the brook will have destroyed any archaeological deposits in that area but in other areas of the study area there is no evidence of significant deep excavation in recent times which might have damaged earlier deposits. The extent of later 19th century activity is high, particularly in the centre of the site, but is itself of some intrinsic interest. It is likely that some earlier deposits will survive in these areas and that elsewhere on the site there will be minimal damage to any archaeological remains.

The existence of a former major course of the River Tern through the site suggests that good palaeoenvironmental evidence may be present on the site.

8 Recommendations

The post-medieval interest of the site lies in its potential for understanding one of the principal industries of Market Drayton. The likely medieval origins of this use increases the importance of the site. In order to closely identify the extent to which any remains survive it is necessary to carry out an archaeological field evaluation. North of the brook, where intensive remains are more likely, a 5% sample (250 sq.m.) is recommended. As the documentary and map evidence suggests that the land south of the brook was agricultural, field evaluation of 2% of this area (65 sq.m.) should be sufficient.

Fig. 8 shows recommended trench locations based on the map evidence and taking account of the requirements of the existing business. Stephen Janes, on behalf of the business, has stated his willingness to have the work carried out and has identified only small areas where trenches cannot be located. The major constraint, therefore, is the existence of standing buildings and circulation areas. The location of any remains earlier than those shown on early maps remain unknown, though it is anticipated that most remains would be clustered towards the brook.

Trenches 1 and 2 (both 10m x 3m) are located to test areas shown on 19th century maps as close to buildings near Phoenix Bank and east of the standing buildings at the north; Trench 3 (40m x 3m) to test the core of the tanning industry in the 19th century and the survival of underlying deposits; Trench 4 (10 x 1.5m) the water feature on the 1843 Survey (Fig. 5). Trenches 5 and 6 (both 20 x 1.5m) are in areas where there was no 19th century development, but where earlier industrial remains may exist. Trenches 7 to 9 (10 x 1.5m and 10 x 3m) are sited with regard to available space south of the brook where no specific features are known.

The evaluation should not test only the top of archaeological deposits. This is of particular importance on this site where extensive 19th century deposits may mask significant earlier remains. Accordingly, in each trench, an adequate area should be tested through the later, industrial period, remains in order to test the survival and potential of the 17th century and earlier archaeological resource.

Should significant remains of archaeological importance be identified, consideration should be given to their preservation *in situ*. This may be achievable through careful design of foundations and service trenches, and by adjustment to the site layout. Where preservation *in situ* is not possible, archaeological excavation and recording would be required.

The building stock of the site is of no great architectural merit and falls outside the Conservation Area. However, in view of the historical association of the site it is recommended that the historic buildings at the north of the site be recorded at an appropriate level (RCHM(E) Level 2 or 3) prior to any redevelopment.

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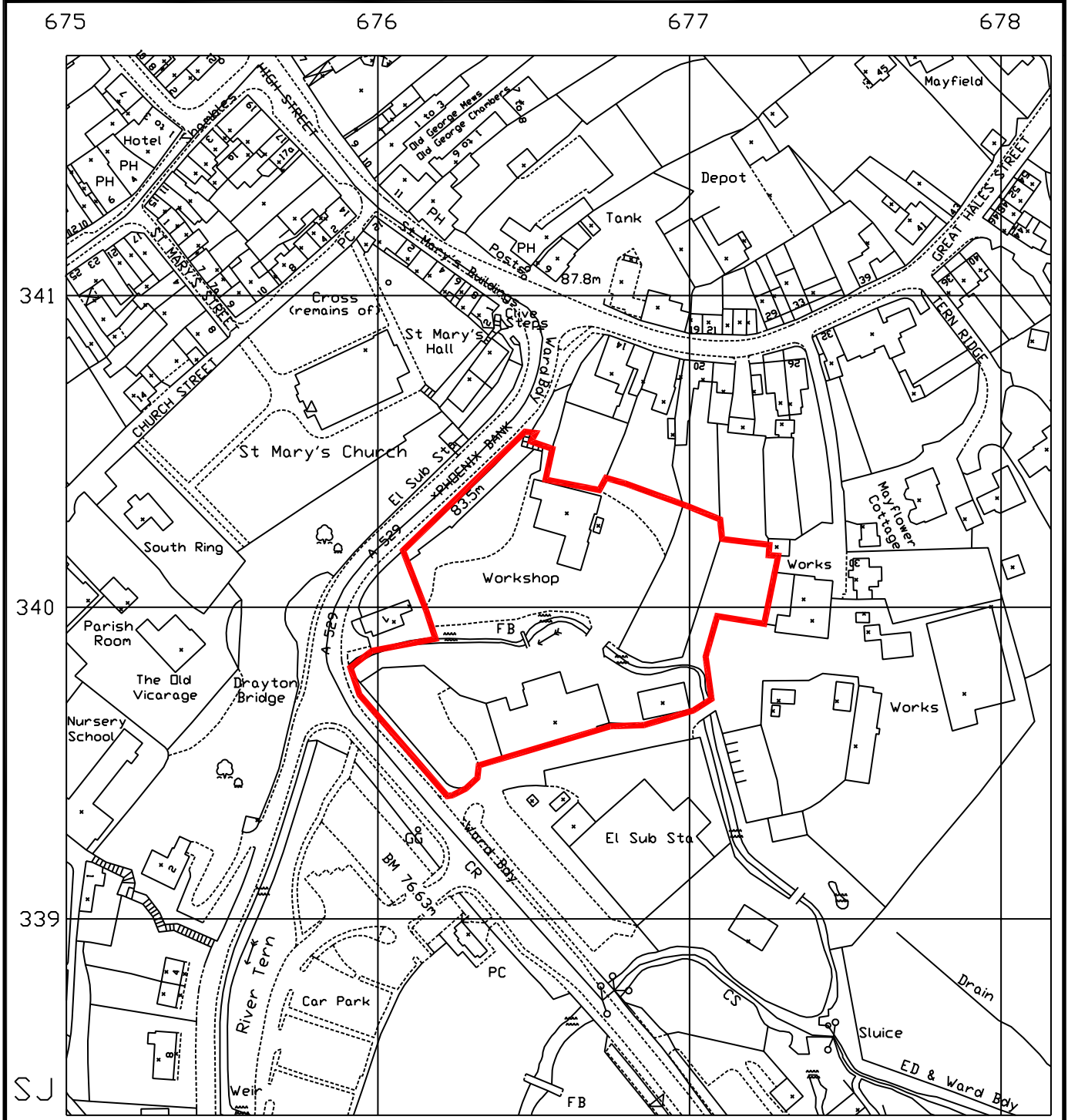
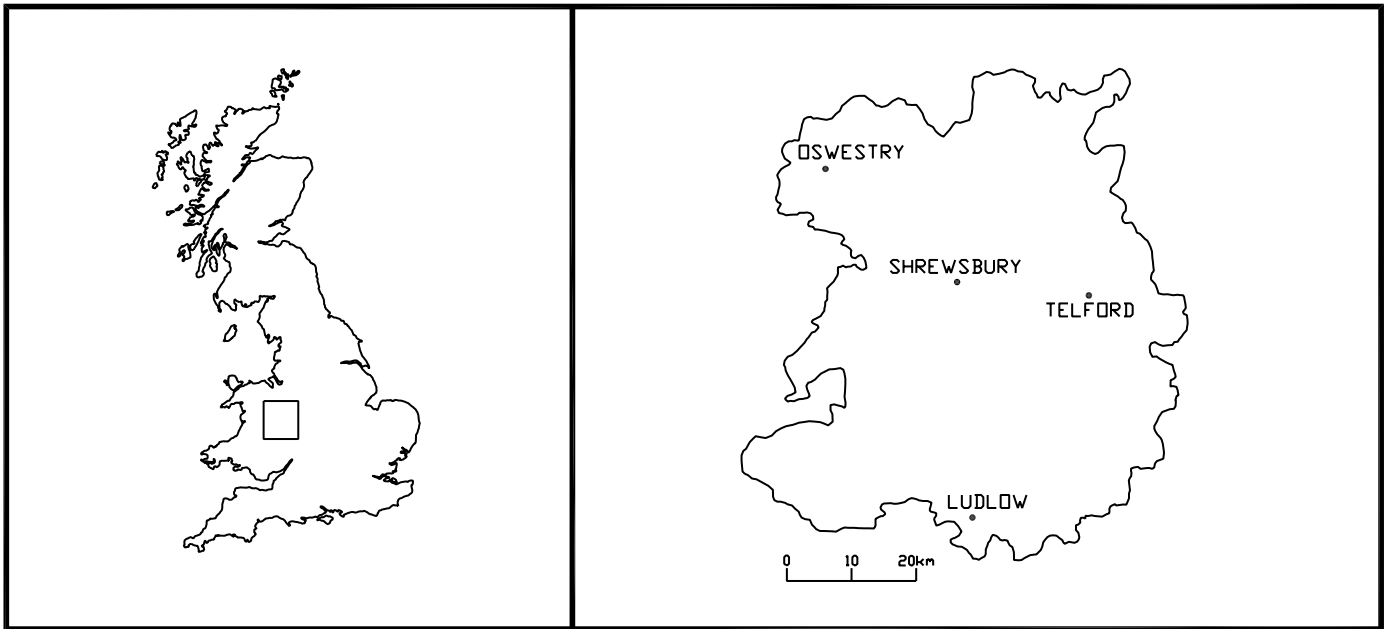


Fig. 1 Location of the site



Fig.2 c.1787 map showing Corbet lands

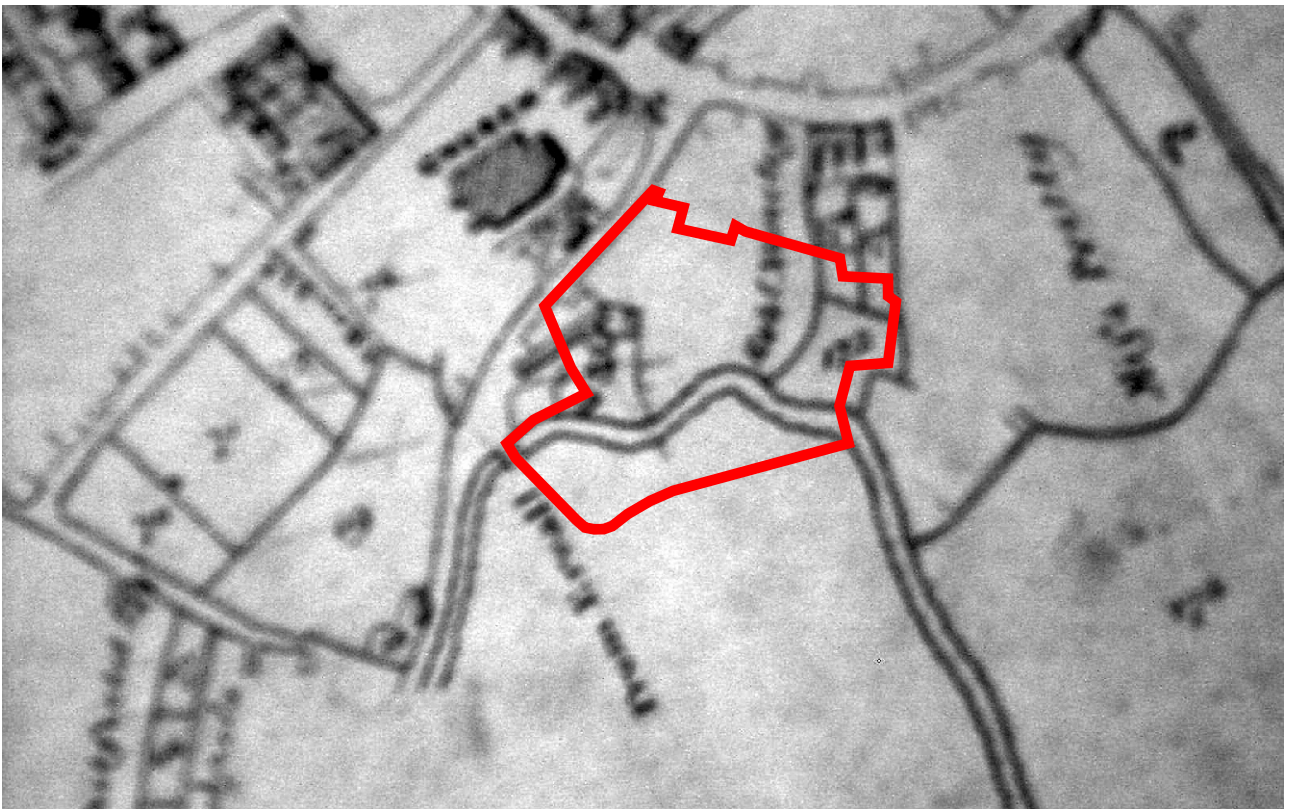


Fig. 3 J Cawley's 1833 Survey of Corbet estates

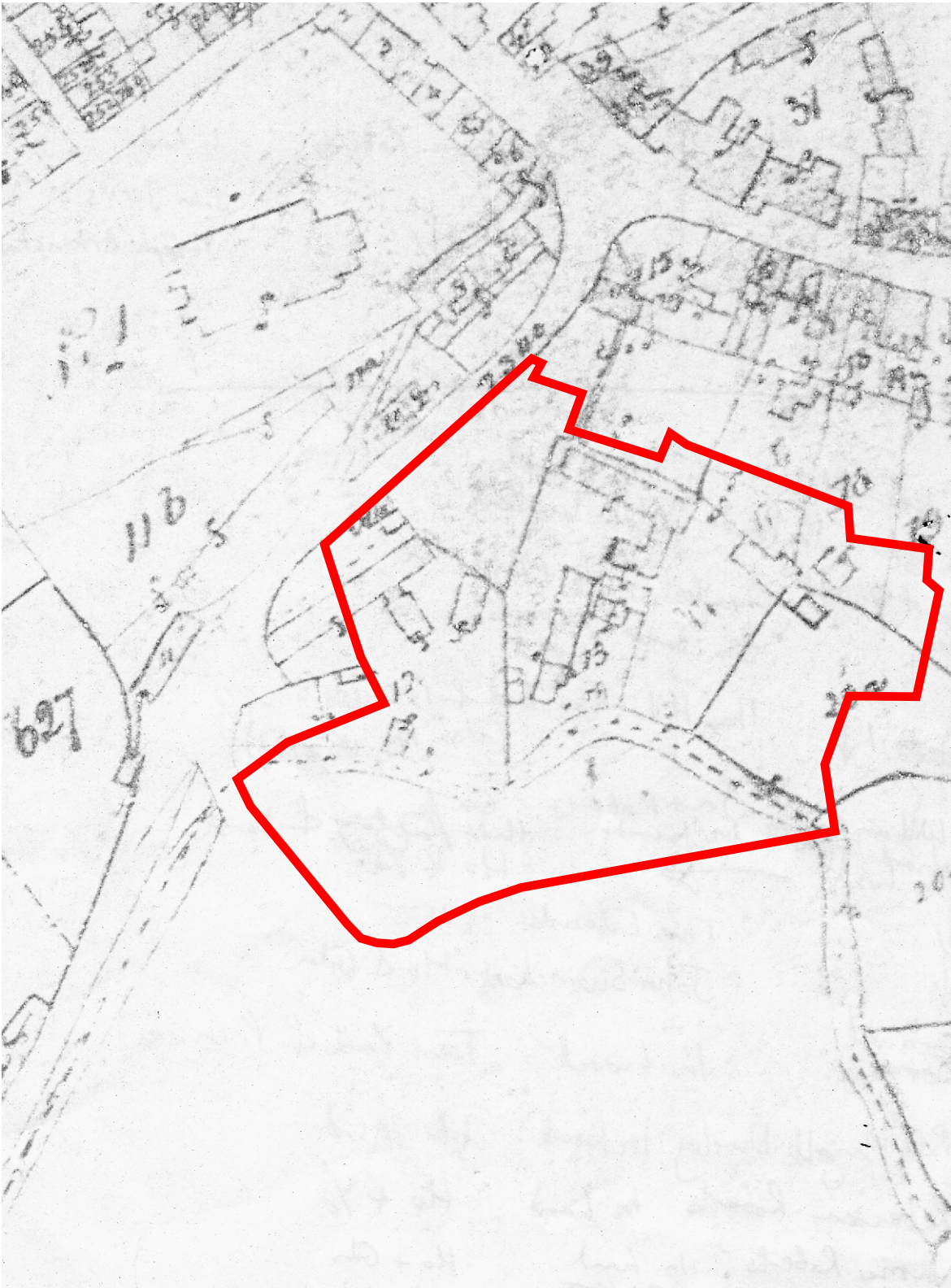


Fig. 4 Tithe map, 1840

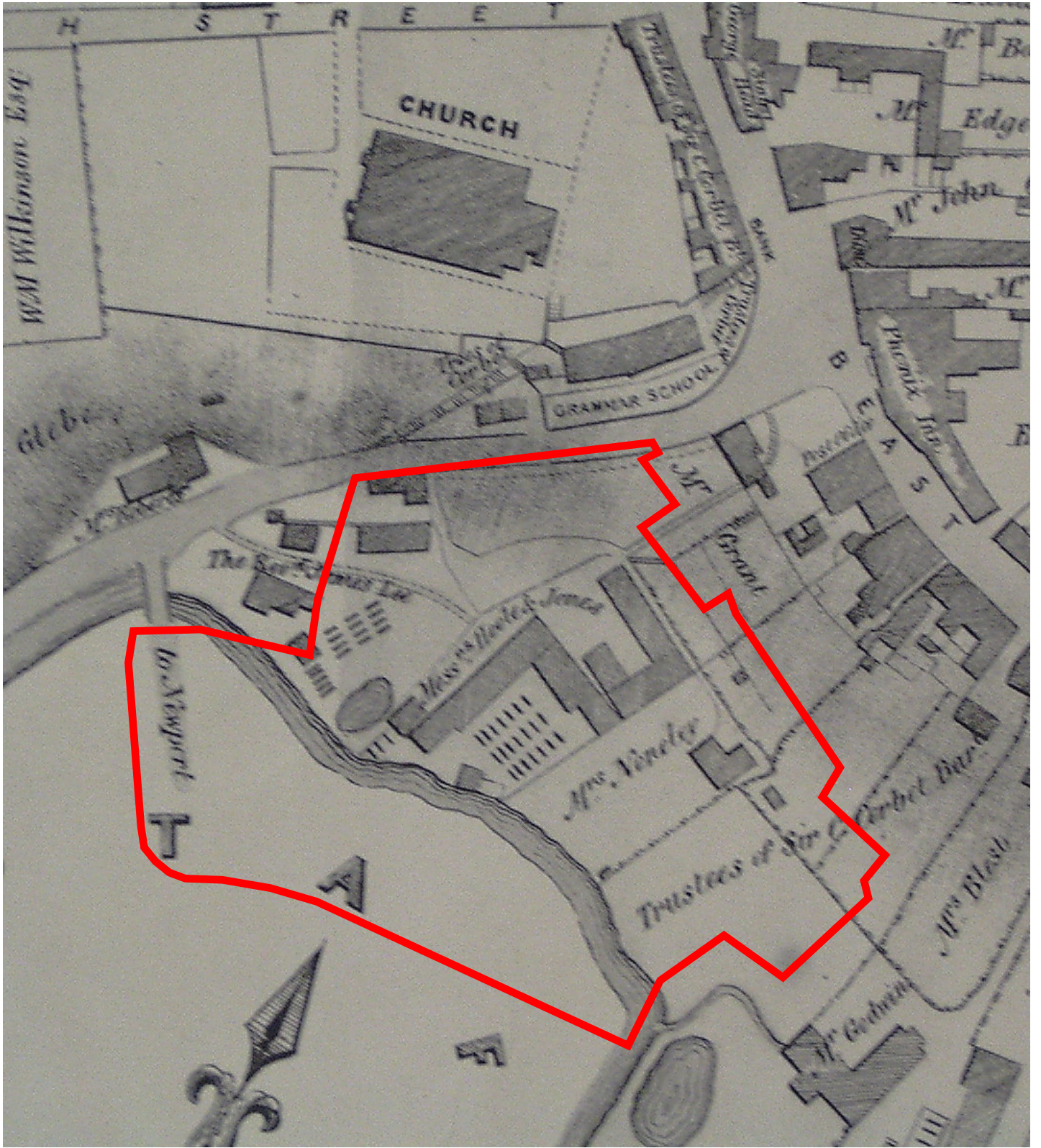


Fig. 5 Robert Malamar's 1843 Survey of Drayton in Hales

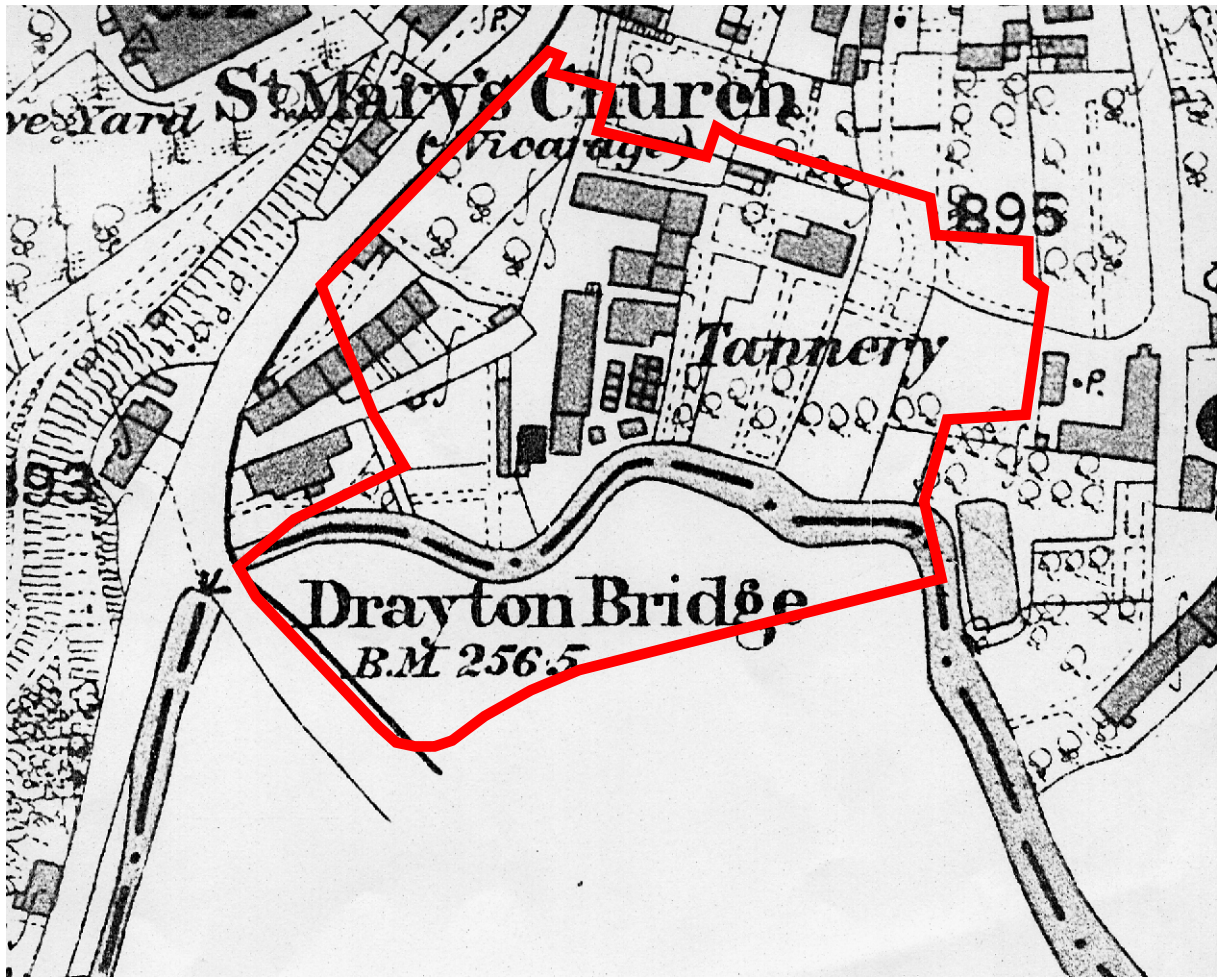


Fig. 6 Ordnance Survey First Edition, 1880

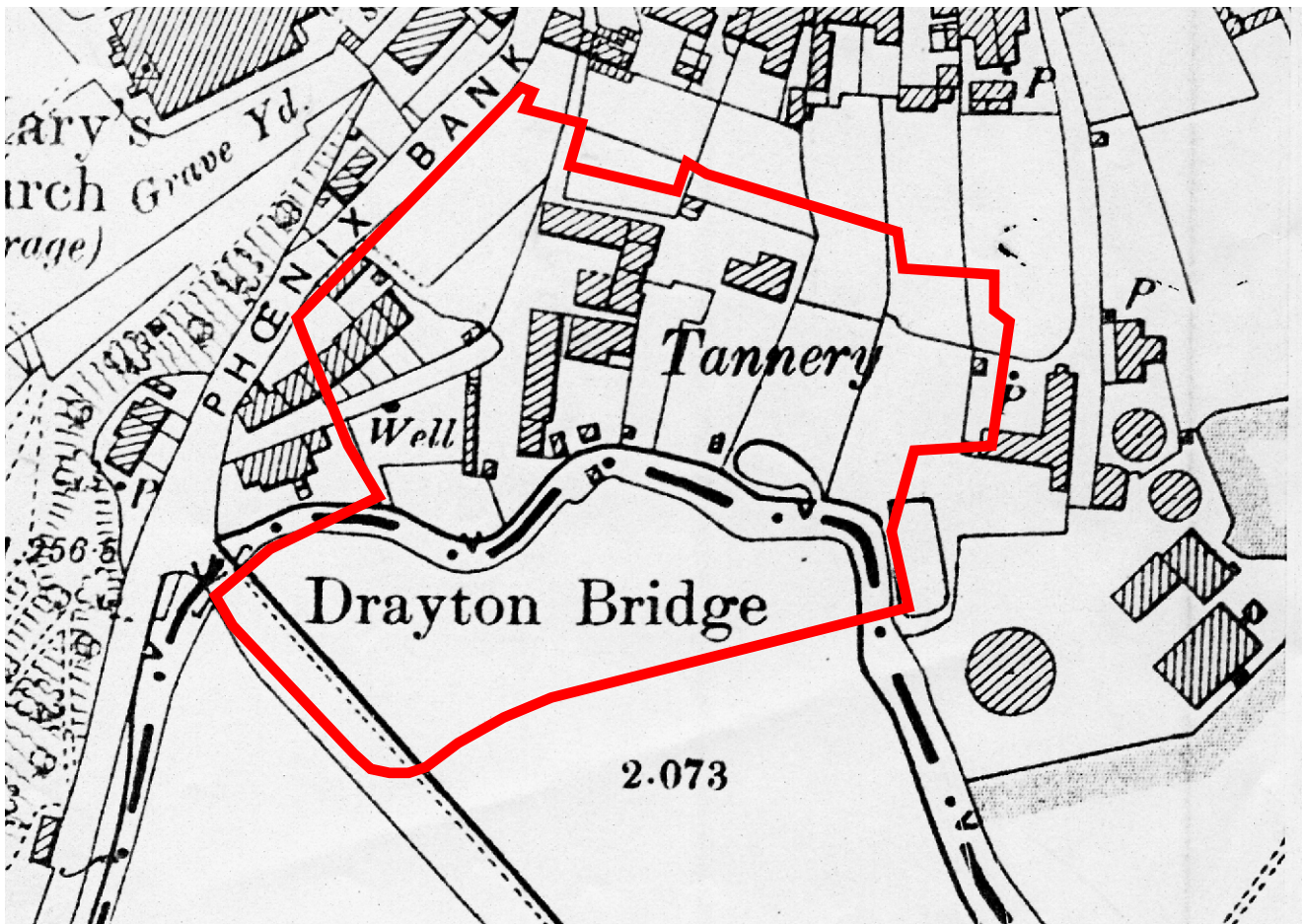


Fig. 7 Ordnance Survey Second Edition, 1902

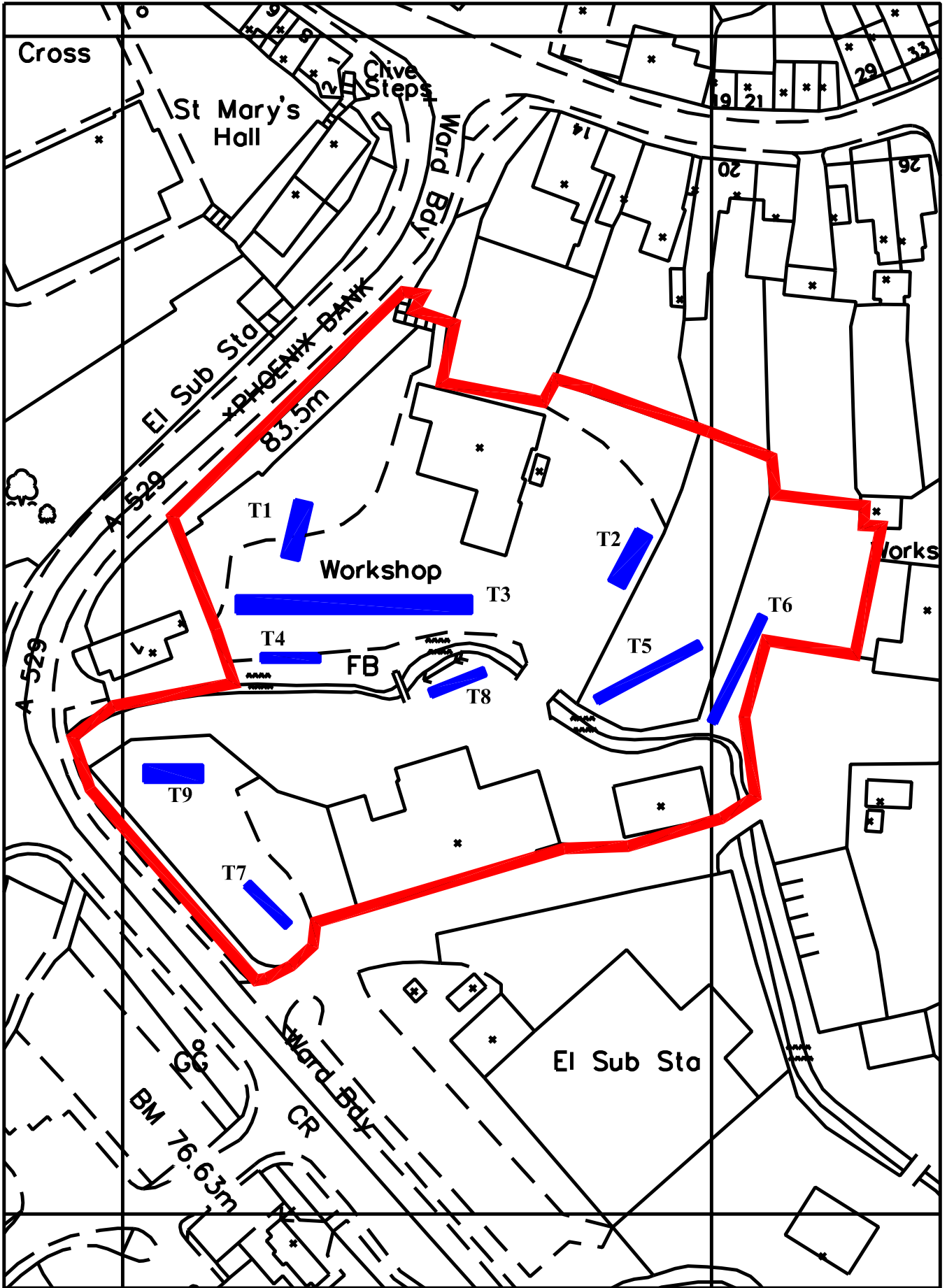


Fig. 8 Proposed locations of evaluation trenches



Plate 9: Postcard of the site in the early 20th century (SRRC 1471/1)



Plate 1 View of the site from Phoenix Bank



Plate 2 View of the site from the churchyard



Plate 3 Office at the south of the site



Plate 4 Site entrance and storage areas at the south-east



Plate 5 View of the northern part of the site from the brook



Plate 6 Whitewashed late 18th century brick building and modern extension



Plate 7 19th century cottage and additions at the north of the site, looking west



Plate North-western part of the site