

Nunley Farm, Wroxall, Warwickshire

ARCHAEOLOGICAL RECORDING



understanding heritage matters

Archaeology Warwickshire Report No 1598
December 2015



*Working for
Warwickshire*

Project: Nunley Farm

Commissioned by: Steev Ellson of Brook Charles Architects on behalf of Jimmy Millard

Project Report No. 1598

Site Code: WN13

Planning Reference: W/12/1398 and W/12/1387/LB

National Grid Reference: SP 2256 7345

Team:

Project Manager: Dr Cathy Coutts

Fieldwork: Cathy Coutts, Bryn Gethin BA, Jodie Duffy BA

Author: Cathy Coutts

Illustrations: Candy Stevens

Report checked by: Pete Thompson BA

Date: December 2015

Report reference: Coutts, C. M. 2015 *Nunley Farm, Wroxall, Warwickshire: Archaeological Recording*, Archaeology Warwickshire Report 1598.

Archaeology Warwickshire

Unit 9

Montague Road

Warwick

CV34 5LW

01926 412278

fieldarchaeology@warwickshire.gov.uk

www.warwickshire.gov.uk/archaeology

CONTENTS		Page
	Summary	2
1	Introduction	2
2	Site Location	3
3	Archaeological and Historical Background	3
4	Aims and Methods	4
5	Results	4
6	Conclusions	6
	Acknowledgements	7
	References	7

APPENDICES

A	Listed Building Citation	8
B	List of Contexts	9
C	List of Finds	10

PHOTOS

1	Nunley Farm and outbuilding	11
2	North-west side of present house before groundworks	11
3	Walls 18 and 19 revealed	12
4	Ground reduction taking place	12
5	Site of proposed extension in 2013	13
6	Ground reduction taking place, brick-lined pit (29) exposed	13
7	Paved floor (31) of former building	14
8	Trenching for new extension	14

FIGURES

1	Site location and Historic Environment information
2	Copy of a 1714 map of Nunley Farm, from 1903 (B.WRO.RYL)
3	Detail from 1:2500 Ordnance Survey map of 1887
4	Detail from 1:2500 Ordnance Survey map of 1905
5	Detail from 1:2500 Ordnance Survey map of 1925
6	Trenches observed
7	Detail of groundworks and trenches observed

SUMMARY

A programme of photographic recording and a watching brief was carried out at Nunley Farm, Wroxall. The photographic recording was of a brick-built outbuilding, which had been partially demolished in the 20th century. The watching brief was carried out on an extension to the house, where old brick footings were exposed adjacent to the house. Although they take the form of a large bay, there is no evidence for a large blocked window on this wall and it is possible they were the footings for a staircase to the first floor. During excavations for the new extension to the outbuilding a rectangular brick-lined pit was exposed, as was the former paved floor of the demolished part of the outbuilding.

1 INTRODUCTION

1.1 Planning permission has been granted by Warwick District Council for a single storey extension and alterations to dwelling and alterations to an outbuilding at Nunley Farm, Oldwich Lane East, Wroxall (Planning Ref W/12/1398). The proposed development lies within an area of archaeological potential. Nunley Farmhouse is a Grade II Listed Building of mid-18th century date. Because of the potential for archaeological deposits to be disturbed or exposed by the work, it was a condition of planning permission that the applicant should secure the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, and which was submitted and approved by the Planning Authority before work commenced. The work consisted of a basic level photographic record of the existing outbuilding before any conversion works started, and a watching brief during groundworks on the site.

1.2 A programme of fieldwork, following on from the photographic recording of the outbuilding, consisting of the archaeological observation of the excavation of foundation trenches, and soil stripping, in accordance with a brief prepared by the County Planning Archaeologist on behalf of the Planning Authority, was commissioned from Archaeology Warwickshire and carried out in July 2013 and April 2015. This report presents the results of that work. The project archive will be stored at the Warwickshire Museum under Site Code WN13, Temporary accession number T/1388.

2 SITE LOCATION

2.1 The development site is an isolated farm located in the parish of Wroxall, to the south of Oldwich Lane East, centred on national grid reference: SP 22588 73463 (Fig 1).

2.2 The underlying geology of the site is Boulder Clay with Alluvium and Glacial Sand and Gravel to the west (British Geological Survey 1989).

3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

3.1 The earliest evidence for human activity in the area comes from finds of early Mesolithic to early Neolithic flint to the west of the site (Warwickshire Historic Environment Record no. MWA 15261). The flints were found during fieldwalking and reported to the Portable Antiquities Scheme.

3.2 To the west of the site is the possible site of a Roman settlement (MWA 8786). Large quantities of Roman pottery have been found here, along with metal finds, and cropmarks can also be seen on aerial photographs of the area.

3.3 The site of Nunley Farm may have originally been a medieval hamlet as records of 1327/8 mention the inhabitants of *Nonnelegh* (MWA 13238). The site is recorded in *Records of Wroxall Abbey and Manor* by J. Ryland (1903). There is a 19th-century copy of a map of 1714 showing Nunley Farm (Fig 2). However, the buildings depicted appear to lie in the area to the west of the house and present outbuilding, possibly in the area now occupied by the E-shaped 19th-century farm complex.

3.4 Nunley Farm house is a fine Grade II Listed Building of mid-18th-century date (see Appendix A). The main complex of red brick farm buildings to the west are very regular in appearance with sills and lintels in blue brick. They appear to date from the middle of the 19th century.

3.5 The outbuilding was originally of two storeys with facing brickwork and a plain clay tile pitched roof. The outbuilding was repaired and re-roofed in 1999 as it had partially collapsed ((Brock Charles Architects 2012). It is currently used as a wood store and garage.

3.6 To the south-east of the site is the site of a brickworks marked on the Tithe map as Brickyard Spinney (MWA 2616). A post-medieval windmill is known in Honiley from documentary evidence (MWA 2619).

3.7 The site of RAF Honiley, constructed in 1940-41, lies east of Nunley Farm (MWA 8107). RAF Honiley was a Second World War airfield, mostly used as a base for

nightfighters. Some of the airfield buildings still remain but large areas of the runway have been dismantled. There were fifteen hangars, a cinema and workshop on site.

3.8 The first edition Ordnance Survey map of 1887 (Fig 3) shows the outbuilding wider than its present footprint with an offshoot off the south-west corner, south of the garden wall. Later mapping (Figs 4 and 5) shows changes that have taken place over the first quarter of the 20th century. A photograph in the Design, Access and Heritage Statement shows that both the outbuilding and the offshoot has pitched roofs. The offshoot and south-eastern part of the outbuilding were demolished during the 20th century.

4 AIMS AND METHODS

4.1 The main aim of the work was to record the outbuilding before any works took place and record any archaeological remains disturbed by the development, to collate the records in an archaeological archive and present the significant aspects of the archive in a report for dissemination.

4.2 The secondary aim was to form an understanding of the remains recorded in terms of their character and date, and to place the evidence in its local and regional context.

4.3 The objective of the work was a programme of controlled excavation to development formation levels, or the geological natural, whichever the higher.

4.4 The work undertaken involved the examination of early map evidence as well as records of archaeological remains in the area and local historical journals and other publications.

4.5 An experienced archaeologist was made available for each day of ground disturbance when notified by the client in accordance with WSI/Brief planning condition.

5 RESULTS

Photographic Recording

5.1 A photographic record was made of the agricultural outbuilding on July 24th 2013. Photographs were taken in black and white using a SLR camera and deposited with the Historic Environment Record for eventual deposition in the County Record Office. Digital photographs were also taken for inclusion in the report.

5.2 The building is currently in use as a wood store with a garage at one end, but the outline of hay racks on the wall suggest its former use as a stable. The owner reported that it had originally been used as a smithy. The present roof is sloping and in corrugated metal. There is a blocked door on the north-west wall with a segmental brick arch visible on the interior wall and doors on both north-west and south-west walls with horizontal wooden lintels. The latter wall was originally an internal wall within the building. The interior is floored with small blue bricks. The rear yard of the building was heavily overgrown at the time of the photographic survey.

Watching Brief

5.3 A watching brief took place during the excavation of foundation trenches for the extension to the main house in July 2013. Excavations were carried out using a JCB, to a depth of c.1.00m. The ground between the foundation trenches was also reduced to remove deposits over the natural clay, to a depth of c.0.40m. In the foundation trenches geological natural red clay and sand (15) was reached at a depth of 0.40-0.50m and was cut by a large number of post-medieval drains and other services (see below). The natural clay was overlaid by a 0.20m thick layer of mortary gravel which included a large quantity of plaster fragments (2).

5.4 Immediately east of the house the brick footings of three brick walls were recorded (18, 19 and 20) suggesting a rectangular bay, 5m long, projecting 0.75m from the house. Indeed, such a structure is indicated on the First Edition map of 1887. There is, however, no indication of a blocked window on this wall to correspond with the walls. The side walls were 0.35m wide and the long wall 0.45m wide. This had been cut through for the insertion of modern storm drain (6). The walls were overlaid by 0.10-0.20m of topsoil (1).

Services

<i>SERVICE CONTEXT</i>	<i>CUT CONTEXT</i>	<i>FILL CONTEXT</i>	<i>SERVICE</i>	<i>DEPTH</i>
3	4	5	PLASTIC FOUL PIPE	0.30m
6	7	8	PLASTIC STORM DRAIN	0.60m
9	10		METAL WATER PIPE	0.80m
11	12		SALT-GLAZED DRAIN	0.
13	14		SECTIONAL LAND DRAIN	0.60m
16	17		METAL PIPE	0.60m
23	21	22	HORSE-SHOE DRAIN	0.80m
	24	25	UNKNOWN	>0.40m
26			SALT-GLAZED DRAIN	

5.5 A further watching brief was carried out in April 2015 during groundworks associated with the alterations to the outbuilding. The vegetation was first stripped off the yard, revealing remnants of a concrete yard surface (27) near the north-east garden wall and a gravel surface (28) elsewhere. An area of brick floor was also recorded (31). A brick-lined pit feature was revealed parallel with the outside wall of the demolished part of the outbuilding (29). This measured 3.5m long and 1m wide, with an internal width of c.0.60m. It was filled with a mixture of sandy loam, bricks and modern debris (30), at least 0.30m deep but not excavated. Its purpose was unknown.

5.6 A layer of demolition debris and topsoil (32) was cleared off the footprint of the area of proposed works and to its south-west, revealing the walls of a small outbuilding (34 and 35) backing onto the curving garden wall (40). This building had a brick floor (33) and a low aperture through the wall suggest it was used as a chicken shed.

5.7 The foundation trenches for the new extension followed the line of former walls of the demolished building. The trenches reached a depth of 1.00m on the outside and 1.30m on the inside of the building. Geological natural reddish brown clay (38) was overlain by natural sand and gravel (37) and the latter was overlain by 0.30m of light yellowish brown sand and gravel, itself partly overlain by the brick floor of the former outbuilding (33).

5.8 No finds of any note were recovered during the fieldwork and no significant features recorded.

6 CONCLUSIONS

6.1 It appears likely that the early buildings associated with Nunley Farm lay to the west of the present farmhouse and outbuilding and may have been demolished to make way for the planned 19th-century farmyard complex.

6.2 Brick walling uncovered adjacent to the farmhouse matches with an apparent rectangular bay that can be seen on the first and second edition Ordnance Survey maps. However there is no evidence on the wall itself for butt joints of a large blocked up window. It is possible that the area has been very carefully infilled with bricks following the same coursing and bond; the mortar in this area does appear to be a little darker than in the rest of the wall. The space between the house side and the internal face of the wall that runs parallel to it is only 0.75m, so it is unlikely that this was a lean-to structure. The first floor window appears to be occupying a smaller space than originally intended, as if a door has

been replaced by a window and the lower part of the doorway infilled. If this is the case it is possible that an external stair led up to it, and the brickwork is the footing of a staircase.

6.2 The area of the new extension to the house had already been subject to disturbance for modern and old services and old land drains of varying dates. Clearance of the area to the south of the outbuilding revealed a series of floors, both associated with the yard and demolished buildings. A brick-lined pit was recorded in the yard, parallel with the outbuilding.

ACKNOWLEDGEMENTS

Archaeology Warwickshire would like to thank the owner Jimmy Millard for his help and hospitality on site and the services of the digger driver.

REFERENCES

British Geological Survey 1989 *Geological Survey of Great Britain 1:50,000 Series England and Wales, Sheet 183 Redditch, Solid and Drift Geology.*

Brock Charles Architects 2012 *Design, Access and Heritage Statement in support of a Planning Application for a Proposed Single Storey Extension and Alterations to Outbuilding to Nunley Farm, Oldwich Lane East, Kenilworth, Warwickshire, CV8 1NR.*

Ordnance Survey 1834 *First Edition One inch to one mile map of Warwickshire, Sheet 52, Daventry.*

Ordnance Survey 1887 *First Edition 1:1:2500 map, Warwickshire Sheet 25.7.*

Ordnance Survey 1905 *Second Edition 1:2500 map. Warwickshire Sheet 25.7.*

Ordnance Survey 1925 *Revised Edition 1:2500 map, Warwickshire Sheet 25.7.*

Ryland, J. 1903 *Records of Wroxall Abbey and Manor.* Copy in Warwickshire County Record Office (B.WRO.RYL).

VCH 1945 *The Victoria History of the County of Warwickshire, Vol. III, Barlichway Hundred,* London.

APPENDICES

A Listed Building Citation

List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUNLEY FARMHOUSE

List entry Number: 1365015

Location

NUNLEY FARMHOUSE, OLDWICH LANE

County	District	District Type	Parish
Warwickshire	Warwick	District Authority	Beausale, Haseley, Honiley and Wroxall

Grade: II

Date first listed: 16-Feb-1990

UID: 308408

List entry Description

Summary of Building

Details

WROXALL OLDWICH LANE SP 27 SW (south side) 2/142

Nunley Farmhouse II Farmhouse.

Mid C18. Red bricks; old plain-tile hipped roof; brick ridge stacks to left and right returns. 2 storeys and attic; 5-window range. 6-panel door to centre with overlight, and lattice porch with pediment-gabled roof. Wood cross-windows to all openings with flat brick arches having keystones. Blind window to ground floor left. Brick dentil cornice to eaves. 3 gabled dormers with 2-light casements. Interior not inspected.

National Grid Reference: SP 22588 73463

B List of contexts

<i>Context</i>	<i>Description</i>	<i>Comment/details</i>
1	Topsoil layer	
2	Layer of mortary gravel and plaster	
3	Foul pipe	
4	Cut for pipe 3	
5	Back fill of cut 4	
6	Plastic pipe modern storm drain	
7	Modern cut for storm drain pipe 6	
8	Modern fill of drain trench 7	
9	Metal water pipe	
10	Cut for pipe 9	
11	Salt glazed pipe	
12	Cut for pipe 11	
13	Clay land drain	
14	Cut for land drain 13	
15	Natural clay	
16	Metal pipe	
17	Cut for pipe 16	
18	Brick wall	
19	Brick wall	
20	Brick wall	
21	Drain cut with horse shoe drain	
22	Dark brown sandy fill	
23	Horse-shoe drain in 21	
24	Cut parallel to 21	
25	Mid-grey brown sandy loam fill	
26	Salt glazed drain	
27	Concrete yard surface	small area
28	Gravel yard surface	
29	Brick-lined pit	
30	Fill of pit 29	modern
31	Brick floor	in yard, 19thC
32	Layer	topsoil and demolition debris
33	Brick floor	outbuilding

34	Brick wall	side wall of outbuilding
35	Brick wall	demolished to ground level
36	Layer	below floor of building
37	Natural sand and gravel	
38	Natural clay	
39	Brick wall of standing building	
40	Garden wall	
41	Aperture in wall 40	chicken door
42	Brick wall	in western part of trench

C List of Finds

<i>Context</i>	<i>Type</i>	<i>Number</i>	<i>Comments</i>
U/S*	Pottery	7	All post-medieval – 2 black glazed coarseware, 1 pancheon with internal yellow glaze, 4 pearlware(with hand-painted decoration

*Unstratified finds recovered from the excavation for the eastern extension were not retained



1: Nunley Farm and outbuilding



2: North-west side of present house before groundworks



3: Walls 18 and 19 revealed



4: Ground reduction taking place



5: Site of proposed extension in 2013



6: Ground reduction taking place, brick-lined pit (29) exposed



7 : Paved floor (31) of former building



8: Trenching for new extension

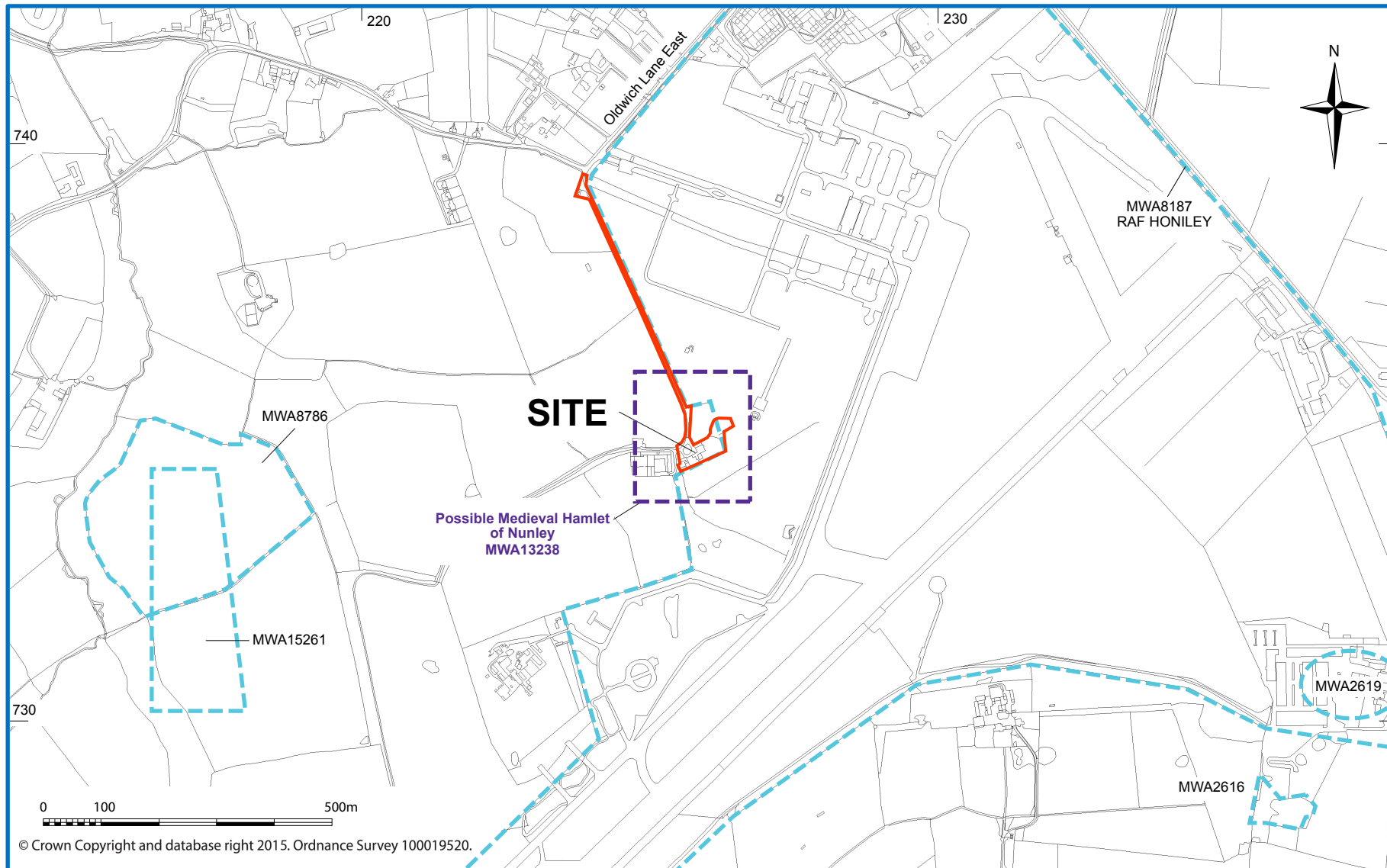


Fig 1: Site location and Historic Environment Information

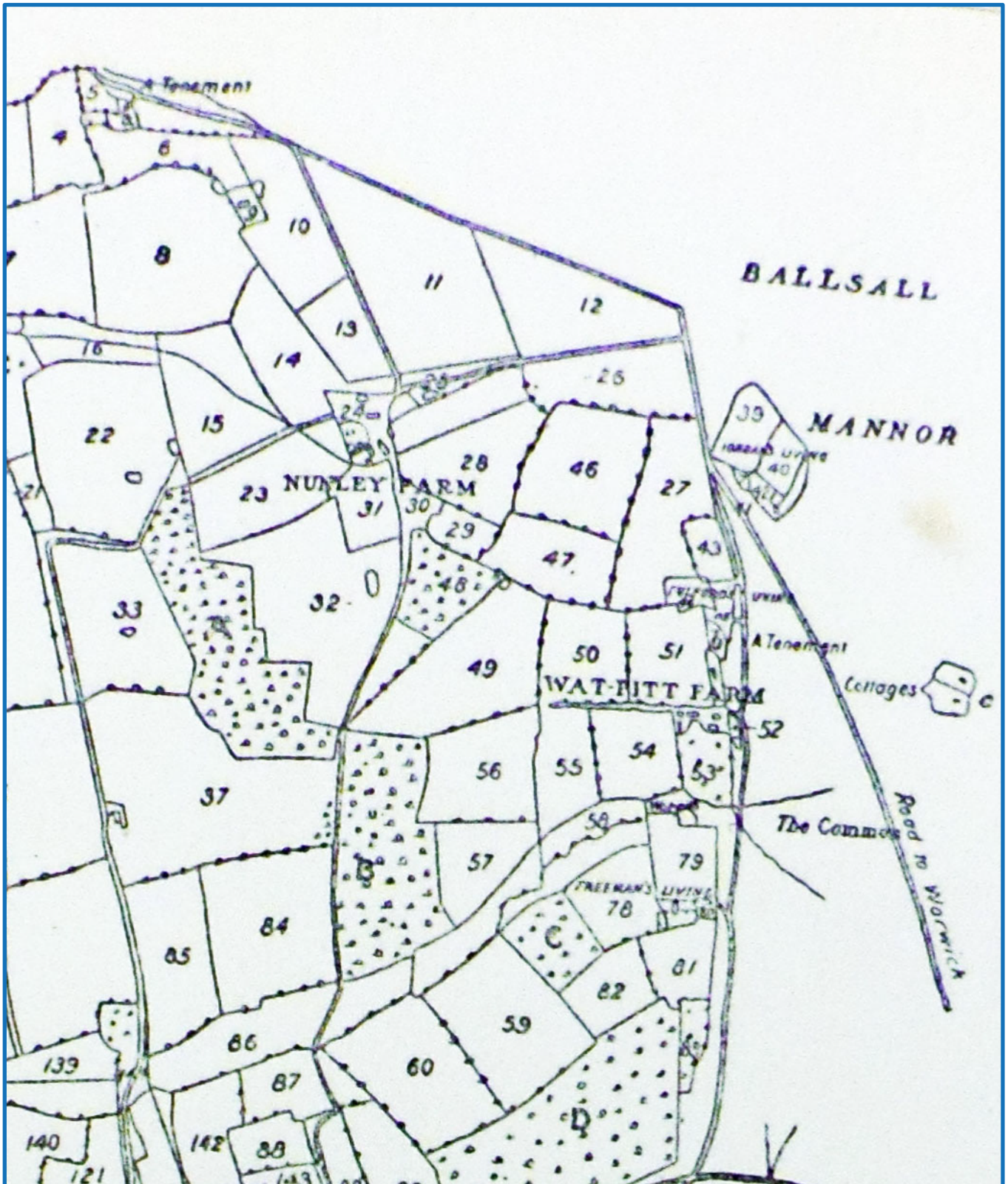


Fig 2: Copy of a 1714 map of Nunley Farm, from 1903 (B.WRO.RYL)

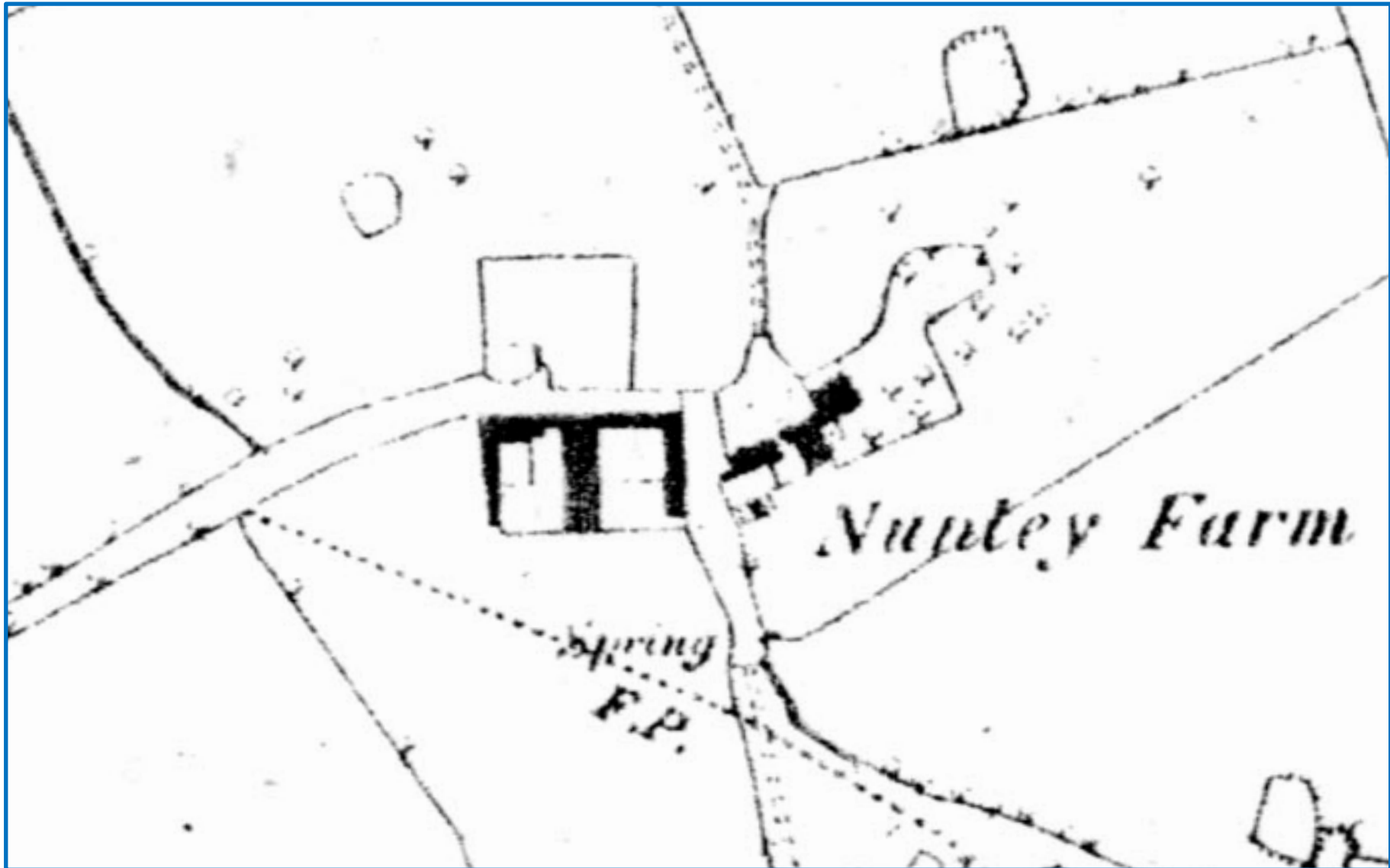


Fig 3: Detail from 1:2500 Ordnance Survey map of 1887

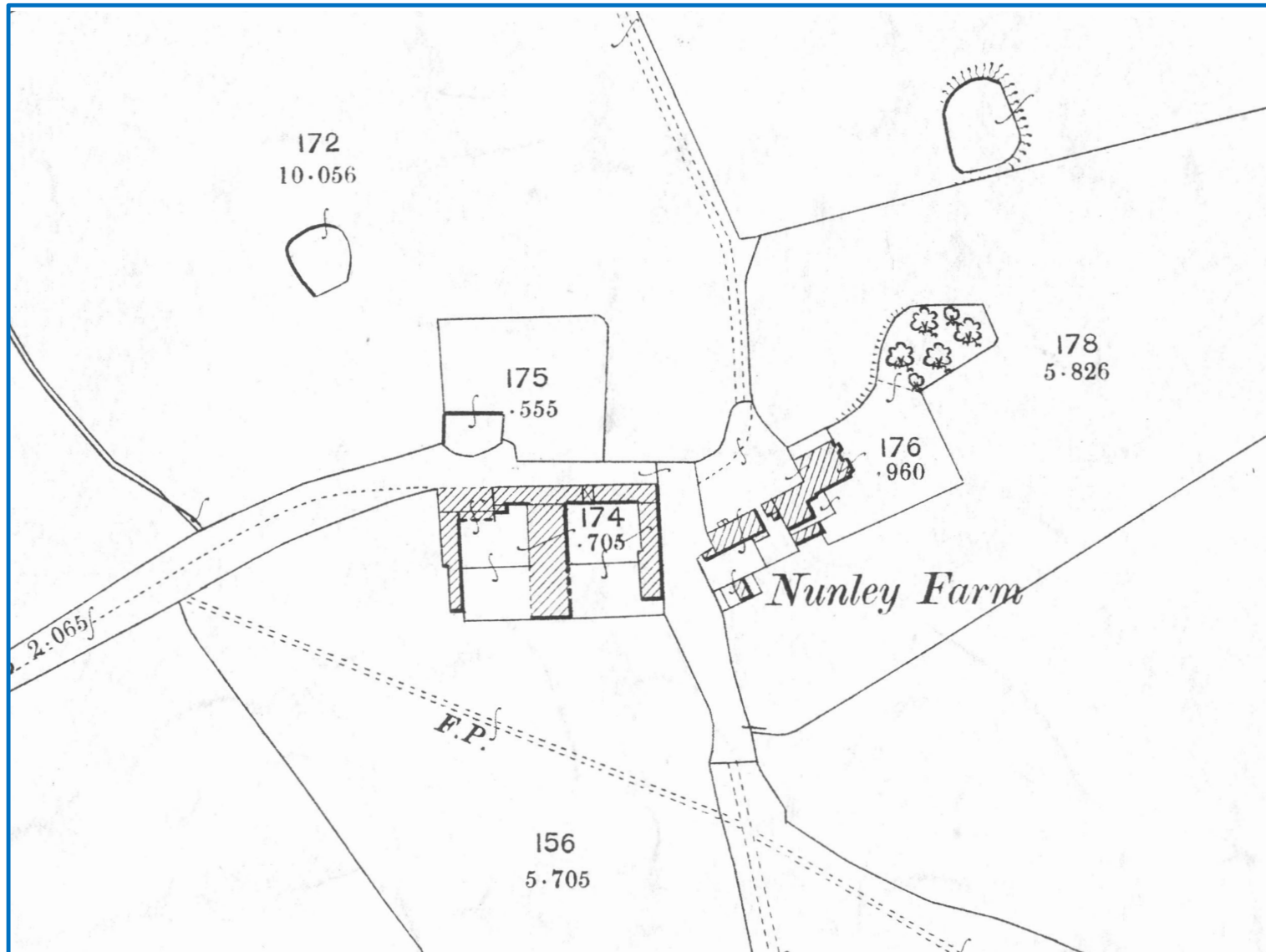


Fig 4: Detail from 1:2500 Ordnance Survey map of 1905

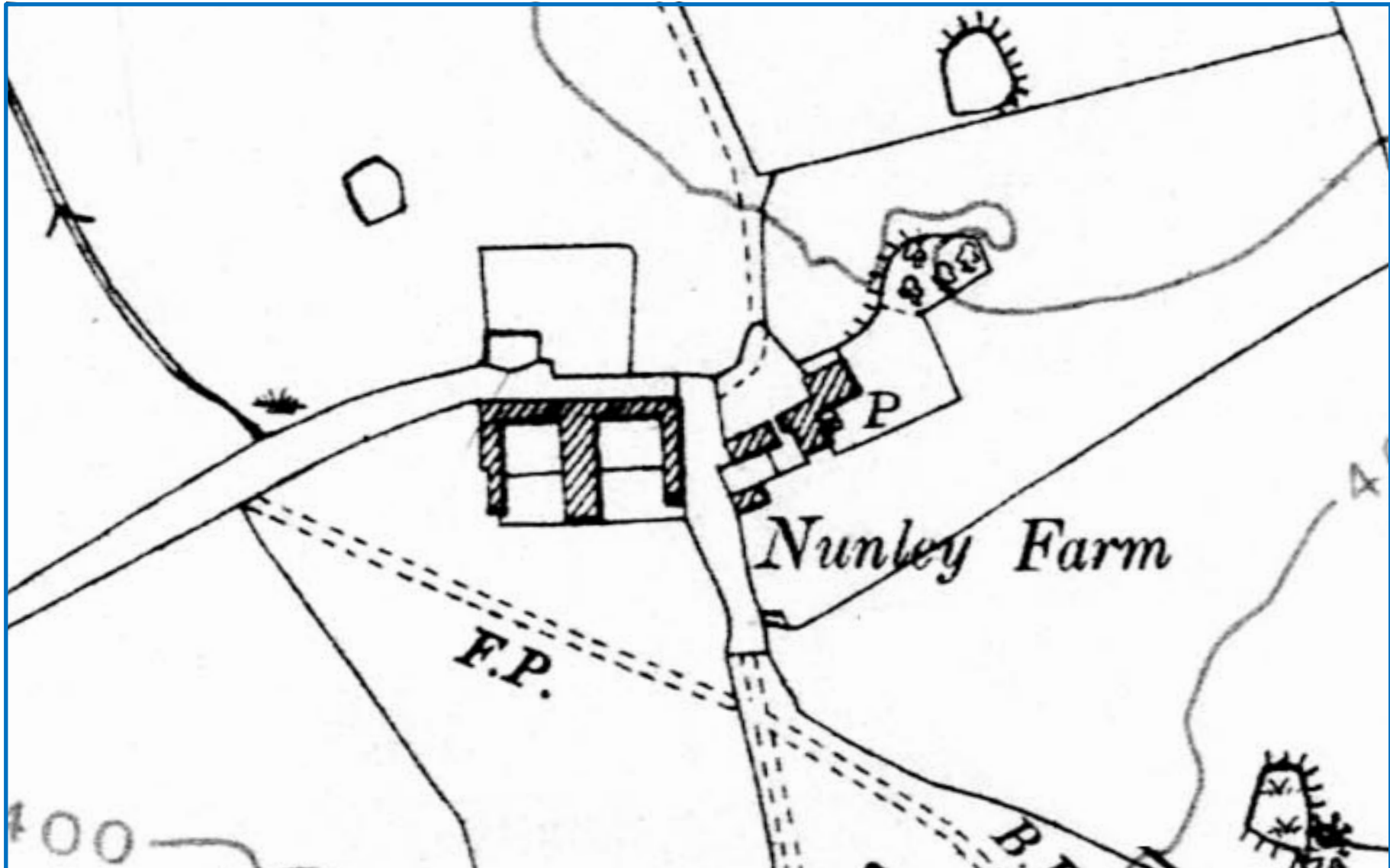


Fig 5: Detail from 1:2500 Ordnance Survey map of 1925

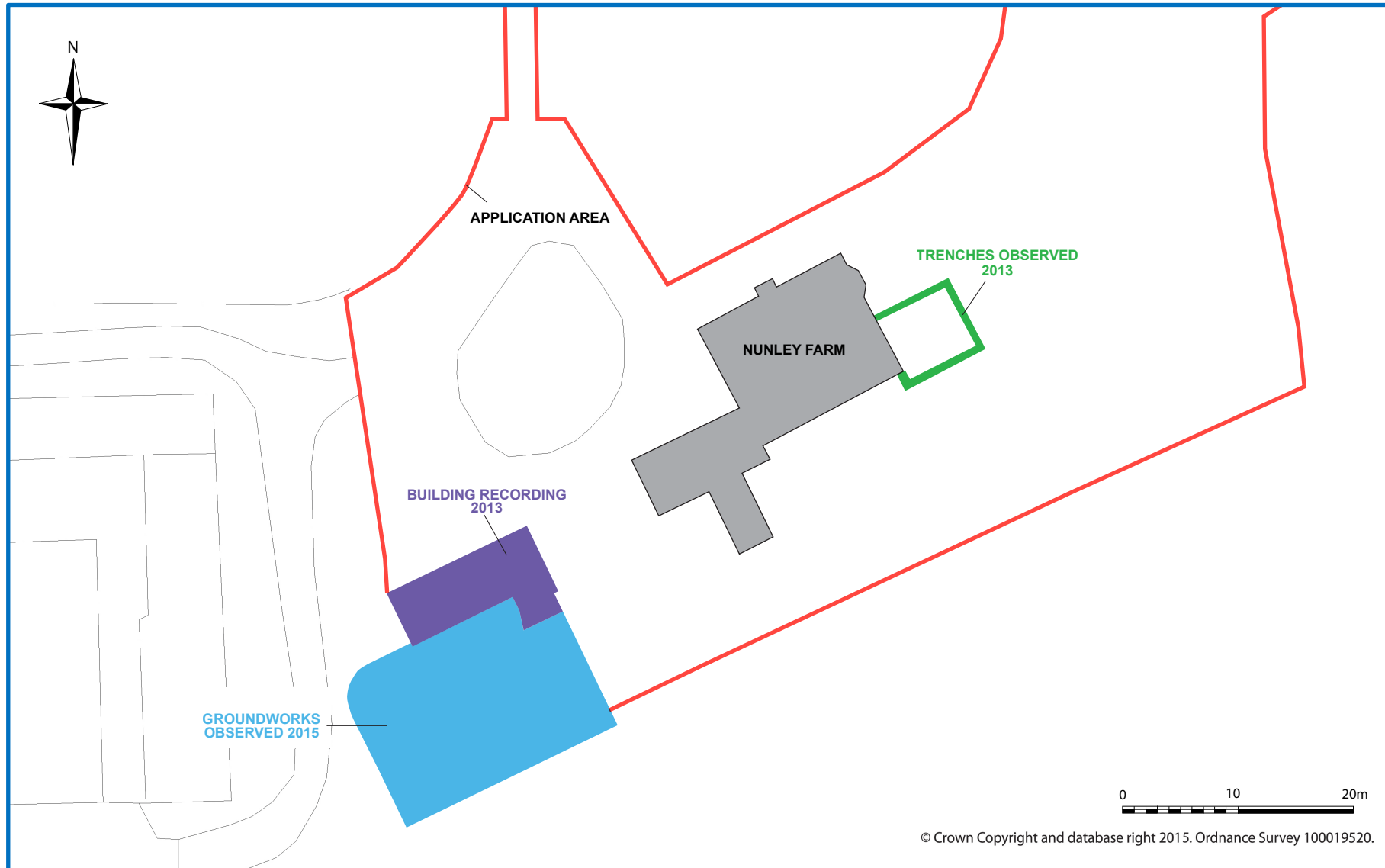


Fig 6: Trenches observed

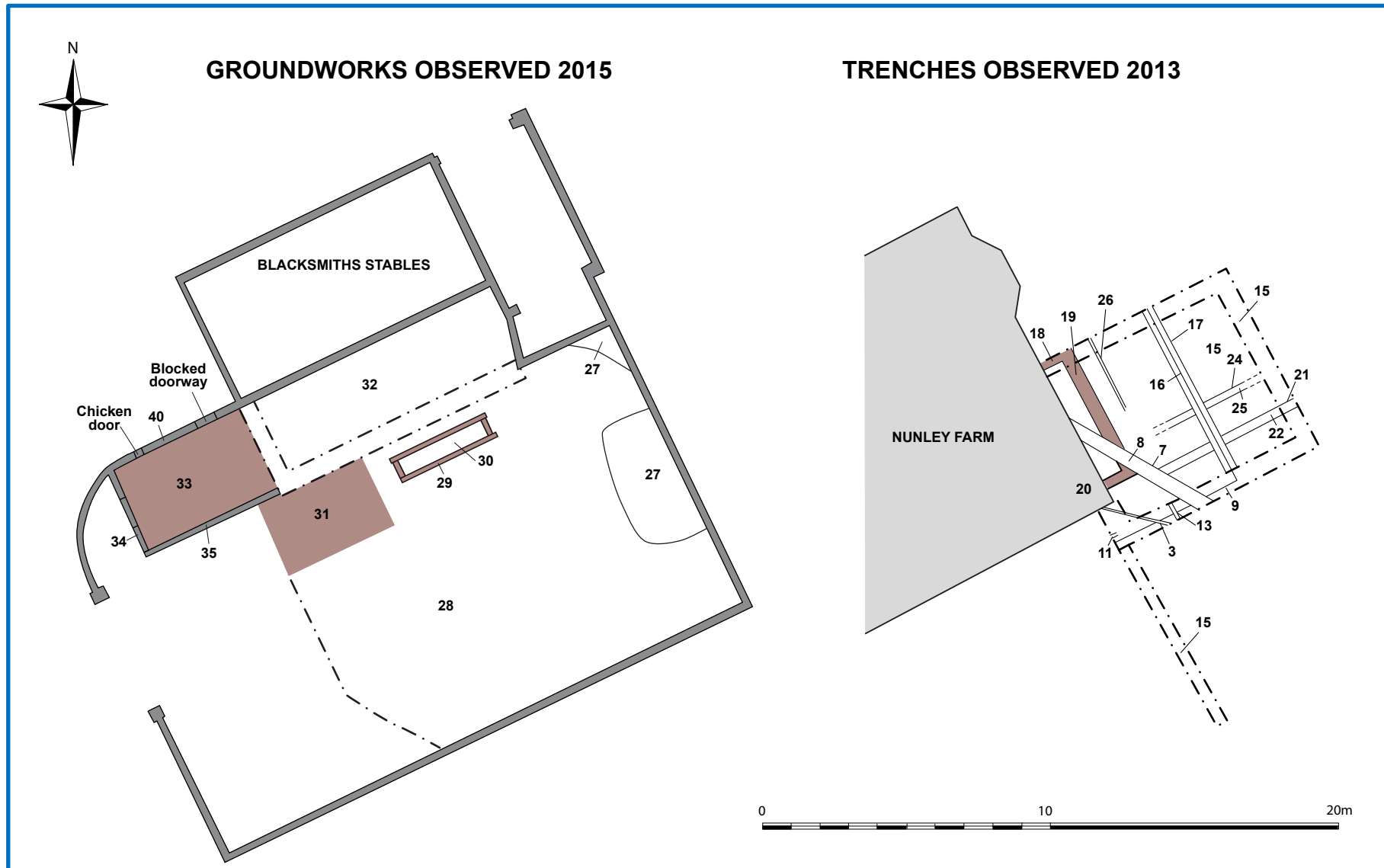


Fig 7: Detail of groundworks and trenches observed