

# Smiths Butchers, High Street Chipping Campden Gloucestershire

## ARCHAEOLOGICAL EVALUATION



**EXPERTISE WHERE YOU NEED IT**

Archaeology Warwickshire Report No 1802

**JANUARY 2018**



*Working for  
Warwickshire*

**Project:** Smiths Butchers, High Street, Chipping  
Campden

**Commissioned by:** Peter Jenkins, Studio Spicer Architects

**Project Report No:** 1802

**Site Code:** GCC17

**Planning Reference:** 17/03970/FUL

**Planning Authority:** Cotswold District Council

**Planning Archaeologist:** Charles Parry, Gloucestershire County  
Council

**National Grid Reference:** SP 1505 3907

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## SUMMARY

*An archaeological evaluation was carried out ahead of the development of a new house on land behind the former L Smiths Butchers shop, Chipping Campden, Gloucestershire.*

*The evaluation consisted of a single trench that exposed no archaeological features other than a layer of clay and stones that appeared to have been dumped deliberately to raise and ground level behind the shop. Pottery from the layer suggested that it was deposited during the 17<sup>th</sup> or early 18<sup>th</sup> century. The depth of the dumped material indicates that there was originally a steep slope from the rear of the buildings along High Street down towards the river to the south. A map of the town from the early 18<sup>th</sup> century shows the evaluation area as a bowling green, so the levelling may have been for the creation of the green.*

*No finds earlier than the later post-medieval period were recovered, suggesting that the medieval activity in this area was nearer to the buildings along High Street.*

# 1 INTRODUCTION

- 1.1 Archaeology Warwickshire were commissioned to undertake an archaeological evaluation of the site of a proposed new dwelling on land behind Smiths Butchers, Chipping Campden. The evaluation fieldwork was carried out on 21<sup>st</sup> December 2017. This report presents the results of that work.
  
- 1.2 The work was carried out in accordance with the agreed Written Scheme of Investigation (AW WSI - 2017) and in line with the Chartered Institute for Archaeologists *Standard and Guidance for Field Evaluation* (2014).

## 2 SITE LOCATION

- 2.1 The site of the proposed development lies in a plot of land behind Smiths Butchers on the south side of High Street, Chipping Campden centred around national grid reference SP 1505 3907 (Fig 1). The site lies within the Chipping Campden Conservation Area.
  
- 2.2 At the time of the evaluation the site was laid out as a small grassed garden area and gravel drive. A sewer main ran north-south across the site and there were possibly other services below the gravel driveway.
  
- 2.3 The underlying bedrock geology of the site is siltstone and mudstone of the Dyrham Formation. No superficial deposits are recorded by the British Geological Survey (2017), but the excavated sequence reached the top of a natural geological layer of very stiff yellow brown silty clay and gravel (103).

### 3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

#### Prehistoric and Roman

- 3.1 The nearest evidence of Roman activity to the development site is a single sherd of residual pottery recovered during an evaluation of two test pits in 2010 at 6 - 7 Sheep Street (HER 35554) located 110m to the south-west of the development site (Foundations Archaeology 2010). A watching brief on the same site during development did not reveal any archaeological features (Cotswold Archaeology 2013).
- 3.2 Recent fieldwork to the south of the town, at Badgers Field in advance of residential development has added considerably to the understanding of the early development of open land immediately to the south of the historic core of Chipping Campden. A series of positive anomalies (HER 42433) identified during geophysical survey (HER 42432) which were subject to an evaluation in 2011 (MWA 28406) and strip map and sample excavation in 2016 (MWA48957). A limited amount of material suggestive of transient Mesolithic activity was found as well as evidence likely to be associated with low level agricultural activity at the site. A number of ditches were found, although with few datable finds. Pottery, some of it residual recovered from the ditches indicates activity of a prehistoric date (possible Early Bronze Age and Iron Age), as well as of Romano-British and Saxon date.

#### Saxon

- 3.3 Saxon sherds found in ditches and a pit containing fired clay and animal bone (HER 42765) on the same Badgers Field site point to some level of occupation during this period. The presence of pottery of possible early Saxon (6<sup>th</sup> to 7<sup>th</sup> century AD) date, fired clay, plant remains and charcoal, and animal bone, including suggestions of bone working, are characteristic of a small rural settlement practicing a mixed agricultural economy. The site therefore has provided the first direct archaeological evidence (albeit limited) for Saxon settlement at Chipping Campden.

#### Medieval and Post Medieval

- 3.4 The proposed development site is located at the heart of the medieval settlement area of the town.

- 3.5 A large settlement was already established at Chipping Campden at Domesday in 1066, when it was described with 73 households and belonging to *Earl Harold* (opendomesday.org). Chipping is from the Old English *ceping* meaning a market or market place.
- 3.6 A weekly market had been granted to the inhabitants of Campden by 1247 (HER 20910). The market fell into decline during the 17<sup>th</sup> century. The medieval and post-medieval markets would have been in the High Street.
- 3.7 The town has a planned medieval layout typical of borough towns of the 11<sup>th</sup> to 13<sup>th</sup> century with a linear settlement pattern and long narrow burgage plots extending at right angles to the main streets. L Smiths itself site within one of these long narrow plots, with the building extending towards the back of the plot from High Street.
- 3.8 The Grade I listed parish church is located approximately 600m to the north-east of the development site. The List Entry Description (List UID: 1341977) describes the Church of St James as a magnificent Cotswold Wool Church, in the Perpendicular style of the mid-late 15<sup>th</sup> century but incorporating part of the earlier Norman Church.
- 3.9 A medieval chapel (HER 2766) may once have stood opposite the development site. It is recorded as being located within the grounds of the Manor of *Campden* by *Hugh de Gonville* in 1180. Two proposed locations are in the centre of the town suggested as being either in the location of the present Town Hall, or Island House in locations roughly opposite the development site.
- 3.10 Archaeological work has added to the picture of medieval occupation in the town. An evaluation and watching brief at the County Library, High Street (HER 18490) was undertaken c.25m to the east of the site in 1997. A medieval gully was found alongside buildings and structures from the 17<sup>th</sup> and 19<sup>th</sup> centuries.
- 3.11 Archaeological remains (HER 33701) consisting of a medieval ditch were recorded during an evaluation (HER 33534) to the rear of The Kings on the north side of High Street. A possible late medieval outbuilding or a culvert (HER 35555), a medieval rubble deposit containing pottery from the 12<sup>th</sup> to 15<sup>th</sup> centuries (HER 35557) and



post-medieval levelling deposits (HER 35556) were recorded during the 2010 evaluation on land between 6 and 7 Sheep Street (HER 33534).

- 3.12 A watching brief at the Cotswold House Hotel (HER 27569) on the opposite side of High Street to the development site, 80m to the north revealed a 12<sup>th</sup>/ 13<sup>th</sup> century stone wall and associated stone surface as well as a section of a possible disturbed wall. Significant post-medieval remains were also found including a stone built well, stone built culvert and a surface possibly relating to a trackway or a path.
- 3.13 A watching brief 170 metres to north-east of development site on the opposite side of High Street at Bennetts Fine Wines revealed a single pit containing pottery of late 11<sup>th</sup> to 14<sup>th</sup> century date (HER 48909).
- 3.14 Other archaeological events within the search area not mentioned above:

HER No.	Type	Description
44580	Watching Brief at Priors House, Coldicutts Close	Negative Watching Brief
22070	Watching brief at St Catherines RCVA Primary School	Undated well
20174	Payments Yard, Sheep Street	Post Medieval pottery
28406	Archaeological monitoring at The Lanterns, High Street	No significant archaeology found.
35769	Desk Based Assessment	In advance of proposed developments at Badgers Field
33830	Archaeological Excavation undertaken at The Coach House	No archaeological features discovered
46857	Watching Brief at Land between 6 and 7 Sheep Street	No significant archaeology present
28406	Archaeological Monitoring at The Lanterns, High Street	No significant archaeology present.

### Modern

- 3.15 The HER includes a record for the 19<sup>th</sup> century Baptist Chapel (HER 8156) which is located roughly opposite Smiths Butchers. No further information is provided within the HER entry.

### Map Regression

- 3.16 The Ordnance Survey 1<sup>st</sup> edition mapping of 1884 (1:2500 scale) shows a long L-shaped range of buildings consistent with the current building, adjoining a building on its northeast side with an alley along its southwest side. The building range is shown extending back within the plot for approximately 20m. Part of a rear extension attached at the rear of the neighbouring building to the west (today Drinkwaters Campden Fruit and Veg) is shown extending directly behind the rear of L Smiths. Two other, smaller buildings are shown positioned against the eastern plot boundary.
- 3.17 The 1903 and 1924 Ordnance Survey editions show the same general arrangement, although at a smaller scale, with less refinement of detail.
- 3.18 The Google Earth Image of 1999 shows the same basic arrangement with the side alley still present. The projecting extension from Drinkwaters to the west was gone and at least two narrower extensions with corrugated iron roofs are shown on the rear of the current building. A stone and slate building against the east plot boundary is on roughly the same footprint as one of the buildings on the 1<sup>st</sup> edition OS mapping. Vehicle access has been added to the rear of the plot with a surfaced road hard up against the western plot boundary. The plot is grassed over elsewhere with a few trees present. The later Google Earth images record a similar arrangement.

### Listed Buildings

- 3.19 Smiths Butchers is a Grade II listed building (List UID: 126193) and is described in the list entry description as:
- Circa 1700. Coursed squared rubble with Cotswold stone roof. Two storeys and attic, 3 windows to whole. The ground floor has 2 small shop windows, a plain doorway, a casement window, and a moulded 4 centred arch stone doorway to alleyway. The first floor has two 3 light stone mullion casements with drip moulds to left and modern replacement tripartite casement to right. Steeply pitched roof with 2 gabled dormers.*
- 3.20 The centre of Chipping Campden is almost entirely made up of buildings from the 14<sup>th</sup> century to the 17<sup>th</sup> century and all of the buildings on High Street within the search area are listed. Located opposite Smiths Butchers in the town square are the Grade II\* listed Town Hall (List UID 126182) and Grade I listed Market Hall (List UID:

10784420) with its arcades resting on square piers, the war Memorial and other 17<sup>th</sup> century buildings. The quality of the buildings reflects its status as a significant wool town and Chipping Campden benefitted from the patronage of wealthy wool merchants, most notably *William Greville* (d.1401) (see para 3.11 St James' Church).

3.21 Other listed buildings within the search area:

HER No.	Description
18736	The Post Office, also known as Esley House, is a grade II 18th century listed building restored by Norman Jewson. It is located on the High Street
18732	Premises of Wheelers and L Smith, High Street
18742	Midland Electricity Board, High Street
18748	Lloyds Bank and British Legion, High Street
18781	The Rose and Crown house is a 17th century on Lower High Street
18710	Montrose, High Street
15971	Poppett's, High Street
18717	Twine House, High Street
18786	No 15 Lower High Street
18707	Jackson Stops and the The Wool Market Restaurant, High Street
18783	The Brewhouse, Lower High Street
45584	Police station and magistrates court
18668	Bank and cottage listed as Midland Bank (formerly listed as Midland Bank and adjoining cottages), The Square
18733	Square Drapery and House adjoining to the South-West, High Street
18744	J. Armitage, High Street
18747	Lygon Arms Hotel, High Street
18696	Westcote House, High Street
45128	Telephone Kiosk opposite the Red Lion Public House
18776	Keelay Cottage, Lower High Street
18702	The Cottage to the East of Dragon House, High Street
18701	Kendall House, High Street
11194	Town Hall, Chipping Campden
18713	Darby's House, High Street
18714	The Square Scissors and Circa Antiques (The Firs), High Street
18718	Dragon Cottage, High Street
18721	Gabb's Bakery, High Street

18785	Izod's Cottage, Lower High Street
18787	No 16 (Campden Weavers), Lower High Street
18780	Premises Occupied by Messrs Yates, Clarke, Slade and Hathaway, Lower High Street
18726	The Little House, High Street
18729	Walter's Tea Shop, High Street
18730	Grafton House, High Street
9342	High Street (north-west side), Green Dragons and Mullion House (Formerly listed as Green Dragons, previously listed as the Green Dragon)
45214	Four columns in front of Cotswold House Hotel and pair of coachways to west plus wall dividing the coachways
18674	Badger's Wine Bar and Garden Wall, The Square
18735	Noel Arms Hotel, High Street
45129	St Catherines Roman Catholic School and playground railings
18700	H.L. Bennett and Campden Needlecraft Centre, High Street
18796	The Guild House, Sheep Street
18711	Cotswold House Hotel, High Street
18725	Premises of S.T. Baldwyns and Son, High Street
18706	Green Dragon (Shop) and Moreton House, High Street
45568	County Library
18737	Badger's Hall, High Street
18738	Guild House (The Bantam Tea Rooms), High Street
18669	Nos 1; 2; and 4 Twine Cottages, Back Ends
18743	Swan Antiques, High Street
18698	The Gables, High Street
18739	The Cavalier Restaurant (Old Kings Arms), High Street
18722	War Memorial, High Street
18777	Harrow House, Lower High Street
47444	Kenyoun and Cule Cottage
18703	Dragon House (Campden Bookshop and Green Dragon), High Street
18704	Little Martins, High Street
18708	London House, High Street
18716	Peyton House, High Street
18678	Rosary Cottage and Garden Wall, The Square
18720	Peddlers, High Street, Chipping Campden.
18773	Terrace Adjoining RC School and Presbytery to the North, Lower High Street
18779	Scott's Cottage and Silk Mills Yard, Lower High Street

18741	Premises of Cameo (Fashions), High Street
18740	Futers Ladies Hairdressers, High Street
18699	Trinder House and Clifton House, High Street
367	Chipping Campden Wool Market
18675	Island House and Garden Walls to the East, The Square
18782	Francote, Lower High Street
18724	Red Lion Hotel, High Street
18728	Cutt's Garage, High Street
45216	Former stable to north- west of Cotswold House Hotel
45567	Charlcote House and old stable block
18697	Three Gables, High Street
18705	The Martins, High Street
18709	St.Anne's House, High Street
18674	Badger's Wine Bar and Garden Wall, The Square
15972	Elm Tree House, High Street
18772	The Old Prestbury, Lower High Street
8155	St Catherines Church
18778	House Abutting and to the South-West of Harrow House, Lower High Street
18731	Salad Bowl and Garden Shop, High Street
45605	Kings Arms Hotel (north east block)
45628	Workshop and timber store at the rear of The Guild House and the Old Silk Mill
2765	The Old Grammar School
18784	Broad Entry (Nos 1 and 2), Lower High Street
18745	Dovers House, High Street
18746	The Lanterns, High Street
18715	Dial House, High Street
18719	Wireless Supply, High Street
18727	Cottage abutting and on the West of, and now part of Cutt's Garage and Campden Weavers, High Street
18775	Robert Welch Studios on the corner of Lower High Street and Sheep Street
18795	The Old Silk Mill, Sheep Street
18723	Nos 1 and 2 Red Lion Cottage, High Street
18712	King's Arms Hotel, High Street

## 4 AIMS AND METHODS

- 4.1 The main aim of the evaluation was to determine if there are any archaeological remains in the area to be developed; to form an understanding of their extent, character, date and significance. The results of the evaluation were to be placed in their local and regional contexts to inform on the past use, development, and changes to the site and surrounding area.
- 4.2 The results from the evaluation will be used to determine the likely impacts of the development on any surviving archaeological remains and the need for and scope of any further archaeological works that may be required to mitigate those impacts.
- 4.3 One trial trench was opened using a JCB excavator fitted with a 1.60m wide toothless ditching bucket. Topsoil and other soils were removed under the supervision of an experienced archaeologist until the top the geological natural, or the water table was reached. No archaeological features were present.

## 5 RESULTS

- 5.1 The trench measured 10m x 1.6m and was excavated to a maximum depth of 1.1m below current ground level. It was aligned north-south and it was positioned to avoid a known sewer pipe run and other possible services in the driveway.

### **Geological Natural**

- 5.2 The geological natural was only exposed at one point along the trench at a depth of 1.1m below current ground level. Where visible it was very stiff yellow brown silty clay and gravel (103). Ground water was encountered at c.1m below ground level.

### **Deposit Sequence**

- 5.3 The deposit sequence consisted of a layer of dark brown black silty loam topsoil and turf (100) overlying a layer of dark brown black silty loam with frequent small stones and stone fragments (101). These layers represented a horticultural or garden soil for the back plot behind the former L Smiths Butchers shop.
- 5.4 Below (101) and overlying the geological natural (103) was a 0.5m-0.6m thick deposit of grey brown silty sandy clay that contained frequent large stone fragments, animal bone and pottery (102). The stones did not have any mortar adhering to them so they did not appear to have been from demolished buildings, but the animal bones, which included horn cores, were probably from a former abattoir that occupied the plot next to the site. Other finds from the layer included a clay pipe bowl of c.1700 and pottery of late post-medieval to early 18<sup>th</sup> century date.
- 5.5 An area of flat laid stones and stone fragments (104) was present at the base of layer (102) along the west side of the trench. Because the stones were at the level of the water table it was not possible to determine if they were part of (102) or if they were below it and laid on the surface of natural (103). The finds recovered from around stones (104) were similar to those from (102), so it is likely that they were a part of the same deposit.

### **Archaeological features**

- 5.6 There were no archaeological features present within the trench.

## 6 CONCLUSIONS

- 6.1 The evaluation did not identify any archaeological features, but a thick layer of clay and stone dumped during the 17<sup>th</sup> or early 18<sup>th</sup> century was recorded across the whole trench. A similar deposit was recorded during a watching brief c.20m to the west (Cotswold Archaeology 2012), which suggests that at least part of the area behind the buildings fronting onto High Street was deliberately raised and levelled. The depth and possible extents of the layer suggests that material was imported to raise the levels and it indicates that originally there was a significant slope behind the buildings south towards the river.
- 6.2 There is still a drop in levels from the back of the buildings to the location of the evaluation trench and from there to the lane at the south end of the site.
- 6.3 A plan of the town taken from the Gainsborough Estate of 1722 (Warmington 2005, endpiece) has the area of the evaluation marked as a bowling green, so it is possible that layer (102) was from the levelling up and preparation of the green.
- 6.4 No finds earlier than the later post-medieval period was recovered from any of the deposits, which suggested that the medieval activity in this part of the town was nearer to the street front, c.50m to the north.



## ACKNOWLEDGEMENTS

Archaeology Warwickshire would like to thank Peter Jenkins of Studio Spicer Architects for commissioning the work and Henson Plant Hire for providing a machine on site.

## REFERENCES

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1: Trench 1 looking south showing the level of the groundwater



2: Trench 1 showing levelling layer (102)

## APPENDICES

### A List of contexts

Trench	Context	Description	Depth (m)	Comment
1	100	Dark brown silty clay and sand with occasional small stones	0.2	Topsoil
1	101	Red brown silty clay with large amounts of brick, tile and stone fragments	0.3	Subsoil/garden soil
1	102	Grey brown stiff silty sandy clay with large stones	0.6	Make up/levelling layer
1	103	Yellow brown stiff silty clay with some gravel		Geological natural
1	104	Spread of stone fragments along west edge of trench		Stone spread, probably part of 102

### B. List of finds

Context	Type	Quantity	Comment
102	A. Bone	15	
102	Pottery	4	
102	Glass	1	
102	CBM	1	
102	Clay Pipe	3	1 bowl, 2 stem
102	Shell	1	
104	A. Bone	21	
104	Pottery	2	
104	Shell	1	

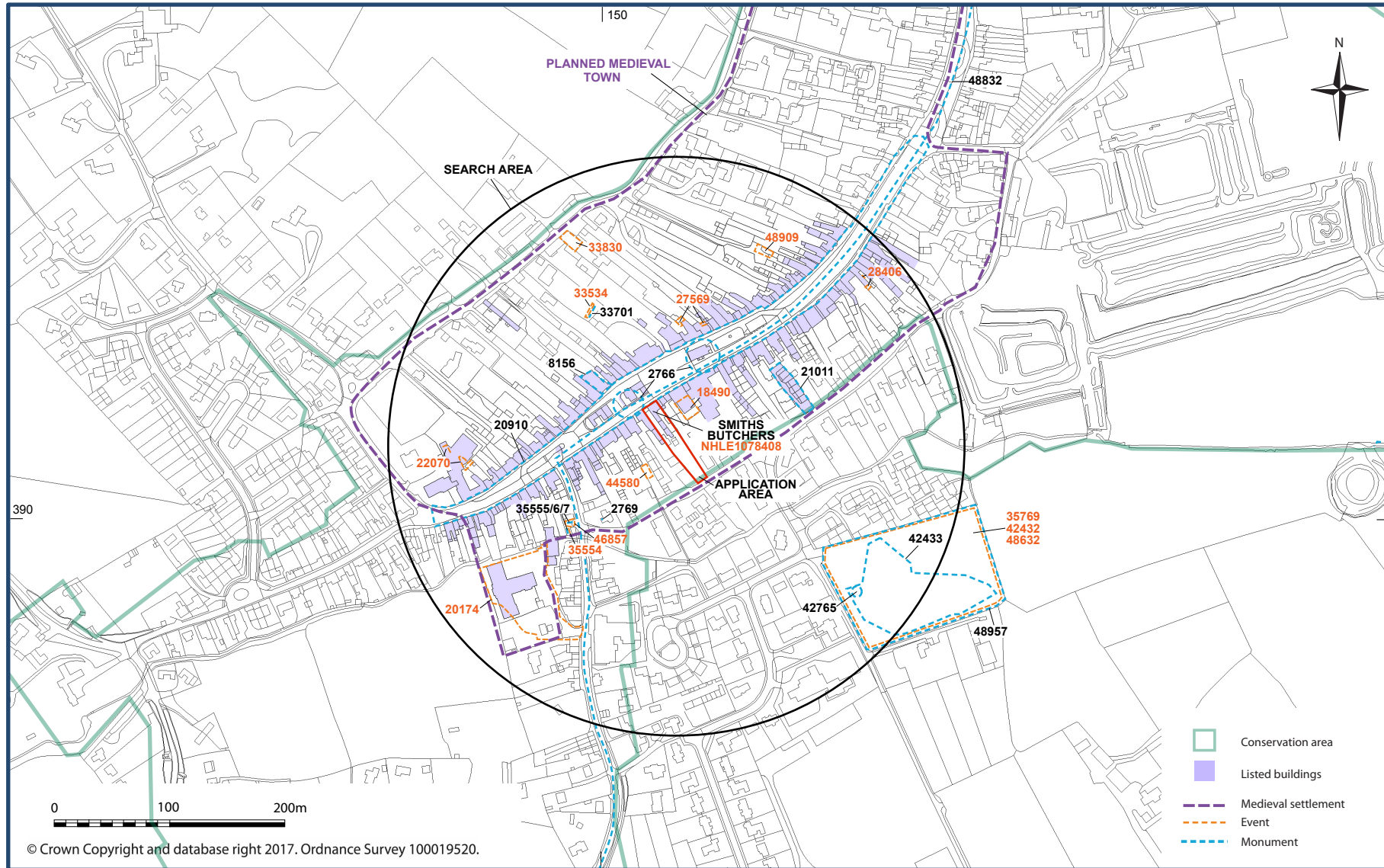


Fig 1: Location of application area and Historic Environment information

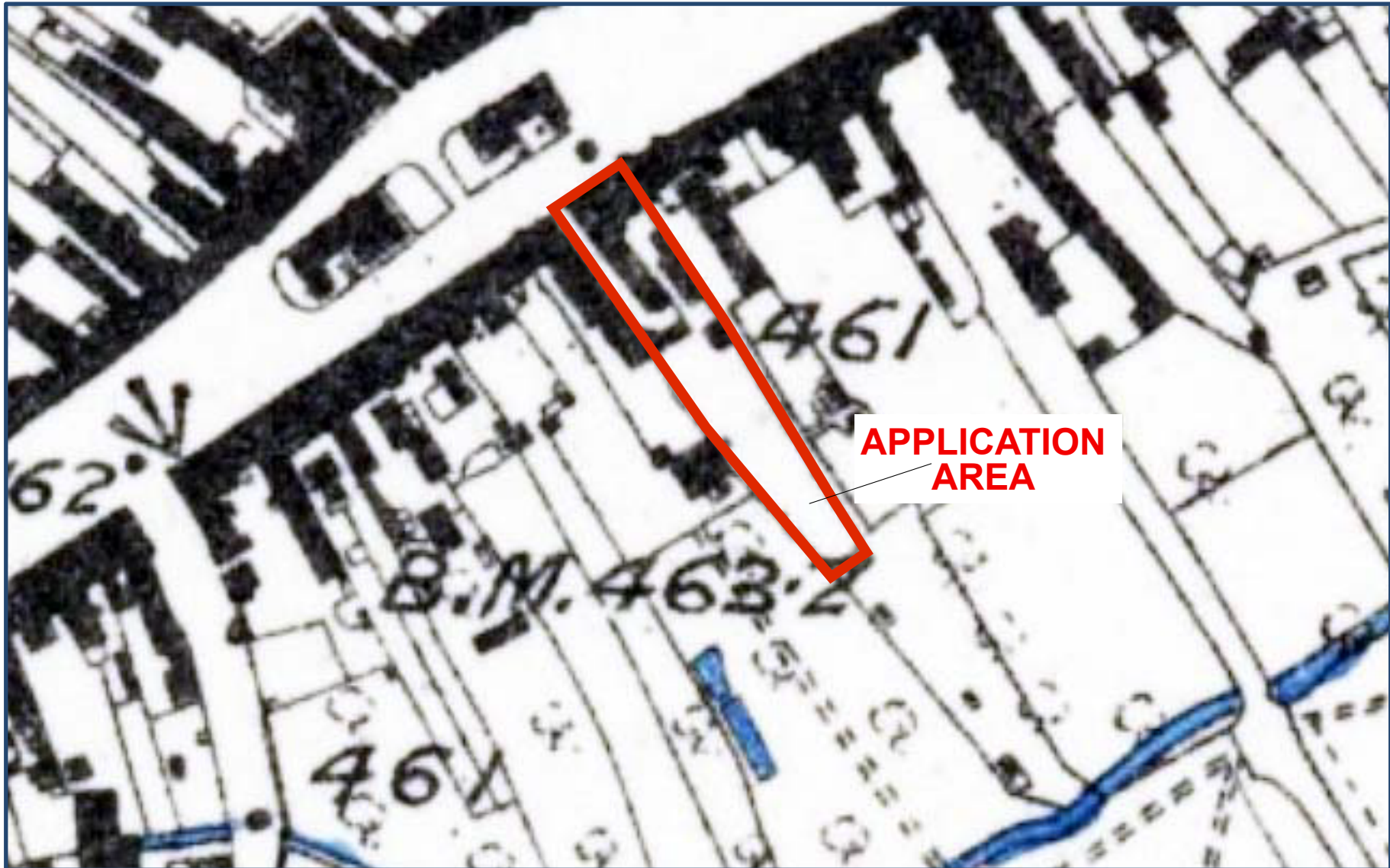


Fig 2: Detail from First Edition Ordnance Survey map of 1884

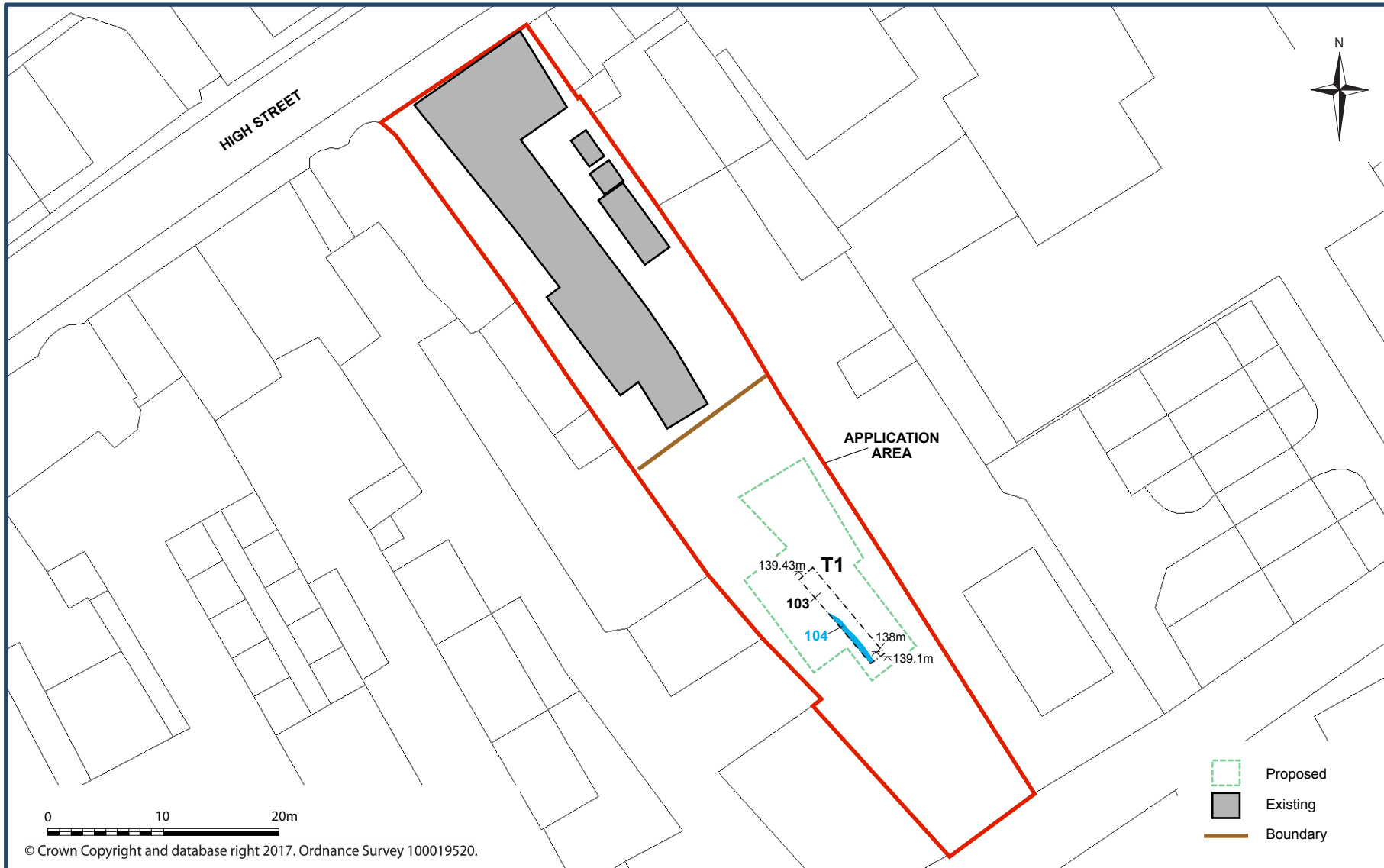


Fig 3: Location of excavated trench