

Mark Slater

17<sup>th</sup> September 2019

**Our Reference**            **ZHS19**  
**Planning Ref**            **TBC**  
**HER Ref**                 **WSM71955**

Archaeology Warwickshire  
UNIT 9  
Montague Road  
Warwick  
CV34 5LW  
01926 412278  
fieldarchaeology@warwickshire.gov.uk  
www.warwickshire.gov.uk/archaeology

Dear Mr Slater,

## **ARCHAEOLOGICAL ASSESSMENT**

### **High House Farm, Mappleborough Green, Studley**

Further to your request for an assessment of the archaeological impact of your proposed development as described in the planning drawing dated 01/11/12, Drawing No. 959-MG-01. Archaeology Warwickshire, in accordance with the Chartered Institute for Archaeologists (CIfA) Standards and Guidance for archaeological advice by historic environment services (2014), have consulted the Worcestershire and Warwickshire Historic Environment Records with a view to determining the need, or otherwise, for field evaluation and/or mitigation, taking into consideration the significance of any potential archaeological remains and the potential impact upon them as required by Stratford District Council (SDC).

The planning history of the site includes an application for demolition of the existing farmhouse and associated outbuildings and erection of a new dwelling with associated works (11/02564/FUL) which was granted with an archaeological condition (10). The attached correspondence from the Archaeological Adviser to SDC recommended a photographic record of the historic farmstead be carried out prior to demolition. This was due to the age of the buildings rather than any special architectural merit. It is also noted from the application that the main farm building was in a state of disrepair and that only the exterior of the farmhouse would have been available for building recording due to health and safety reasons. A programme of archaeological work was also recommended.

A further application for outline permission (12/02830/OUT) for the demolition of former farmhouse and erection of second courtyard range of barns to provide new housing (6 residential units) and associated works including revised access arrangements was granted on appeal. Again, a programme of archaeological work including building recording was recommended and attached to the granted consent (8).

## Quality Assurance

Archaeology Warwickshire is a Registered Organisation with the Chartered Institute for Archaeologists and as such is bound by the CIfA Code of Conduct, Standards and Guidelines.

*Archaeological advice on the historic environment must aim to benefit the public both now and in the future, through management and the advancement of understanding. It will contribute to the achievement of sustainable development and the realisation of social, environmental or economic benefits.*

*Advice must be clear, consistent, compliant, reasonable, timely, informed and impartial, and should be proportionate to a reasoned and clearly-documented assessment of known or potential significance. Advice must be provided by suitably qualified, skilled and competent advisors and based on an up-to-date and publicly-accessible information base maintained to nationally-agreed standards (CIfA 2014).*

## Historic Environment Record searches

There are 11 archaeological monuments recorded on the Warwickshire and/or Worcestershire Historic Environment Records within a 500m radius of High House Farm, Mappleborough Green. The majority are agricultural in nature and include the remains of ridge and furrow earthworks and historic farmsteads. However, the site is adjacent to a Roman Road and two moated sites.

HER number	Description	Site Type	Date
WSM51608	Site of field barn	Outfarm	Victorian or earlier
WSM09756/ MWA 3770	Moat, Breaches Farm	Moated site	Medieval or later
WSM37529	Possible Moated settlement	Moated site	Medieval or later
WSM20653	Ridge and Furrow	Earthworks of ploughing	Medieval or later
WSM37511/ MWA8683	Roman Road	Road	Roman

WSM51607	Site of field barn west of Breaches Farm	Outfarm	Victorian or earlier
WSM55293	Site of farmstead south of Breaches Farm	Farmstead	Victorian or earlier
WSM10220	Site of Breaches farm	Farmstead	Victorian or earlier
MWA23788	Medieval artefacts	Findspot	medieval
MWA23955	Medieval and later artefacts	Findspot	Medieval and later
MWA13028	Site of farmstead north of the Homestead	Farmstead	Victorian or earlier

### Cartographic Regression

The development site is within a farm complex which is depicted on the First Edition Ordnance survey map of 1888 (Landmark 2003, digital edition). The farm was arranged with a farmhouse to the north and two barns on the east and west of a farmyard to the south of the farmhouse. A further building is shown to the north and in front of the farmhouse is a circular driveway. The eastern barn is L-shaped. Photographs from the site visit carried out on the 13<sup>th</sup> September 2019 indicate that there was a threshing barn to the west (photo below) and a cart shed with granary above to the east (L-shaped building). The extant barns appear to be early to mid-19<sup>th</sup> century in date and the pattern of ventilation spaces (as shown on the threshing barn image) are nice examples of these.



Threshing Barn

## **Potential**

The site is adjacent to a Roman road, and it would be reasonable to conclude that there is potential for remains of this date to be present on the site. The potential for earlier remains is unknown. Medieval and later settlement in the area consists of isolated farmsteads or moated sites. There is a moated site to the west and another potential moated site to the north. There is no indication that High House Farm ever had a moat and it may have originated in the early Victorian period. Other than the standing buildings there is potential for associated farmyard surfaces to survive on the site.

## **State of preservation**

Preservation in the area of the new barns could be moderate to good as there is no indication of previous development.

## **Impact of development**

The construction of a further six barn style houses on the site, together with associated landscaping and access has the potential to disturb any archaeological remains present on the site.

## **Conclusion**

The development is at a scale that will have an impact on any archaeological deposits present. Archaeology Warwickshire therefore recommend that an archaeological evaluation be carried out prior to development works continuing in order to provide the planning authority with the required information as to whether archaeological remains are to be disturbed by the development and whether mitigation is necessary.

A basic record of the remaining farm buildings has been made and so no further work is necessary.

Please do not hesitate to get in touch if you require any further information.

Yours sincerely,



**Caroline Rann** BA EU (Hons) MCI fA  
Senior Archaeological Projects Manager

Authorised by:



**Stuart C Palmer** PG.Dip.Archaeol.(Oxon) MCI fA  
Principal Archaeologist & Business Manager  
[fieldarchaeology@warwickshire.gov.uk](mailto:fieldarchaeology@warwickshire.gov.uk)  
[archaeology@warwickshire.gov.uk](mailto:archaeology@warwickshire.gov.uk)  
01926 412278

