

**Coach House, The Court,  
Calf Lane, Chipping Campden,  
Gloucestershire**

**Archaeological Watching Brief**



*understanding heritage matters*

Archaeology Warwickshire Report No 1407

January 2014



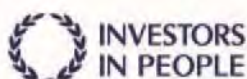
*Working for  
Warwickshire*

**Project:** Coach House, Calf Lane, Chipping Campden  
**Commissioned by:** Hon Jane Glennie  
**Project Report No.** 1407  
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## Contents

- Summary
- 1 Introduction
- 2 Location
- 3 Methodology
- 4 Archaeological and Historical Background
- 5 Evaluation
- 6 Pottery by Stephanie Ratkai
- 7 Conclusions
- Acknowledgements
- Bibliography

## Appendices

- A List of Contexts
- B Pottery

## Figures

- 1 Site location
- 2 The borough of Chipping Campden as shown on the Noel Estate map of 1818 (Gloucestershire Archives D9125/2/4997). Coach House is shown (arrowed) along with the other surviving buildings from Campden House
- 3 Plan of Coach House showing areas observed
- 4 Plan of exterior foundation trenches and section A and B
- 5 General view of the of the courtyard containing Coach House (left) looking south
- 6 View of the east side of the building from the garden earthworks
- 7 Close up view of the exterior of the east side of the building (looking south). All reddish stone has been burnt.
- 8 The south side Coach House from outside of the courtyard with the south gable of room B.
- 9 The exterior of the south gable of Room B. The wall scar (arrowed) shows that the original garden wall which forms the lower part of the gable, once continued at this height, at least to the west, and probably continued at this level across the top of the gateway
- 10 Exterior of blocked doorway in the northern end of room A.
- 11 Room A looking west, showing pigeon loft
- 12 Room A, interior of north gable

- 13 Ground reduction within Room A
- 14 Re-used architectural fragments within the foundations of the dividing wall between Rooms A and B, showing in newly cut doorway.
- 15 More decorative fragments in the same doorway. Several show signs of burning
- 16 The interior of the south gable in Room B. The original garden wall can be seen (large yellow stones) with the gable added to the top. The double roof scar of a building, probably that shown on early engravings, can also be seen. The ground level is in the process of being reduced. Burnt stone can be seen in the east and west walls of the building and in the top part of the gable but *not* in the older garden wall.
- 17 Phase 3 Buttress 102 and vertical wall scar
- 18 The base of buttress 102, looking east
- 19 General view of the south end of Room B after ground reduction
- 20 Close up of phase 4 pitched roof wall scars
- 21 Phase 5 buttress 105
- 22 Phase 5 undated post base/setting
- 23 Graffito in plaster on interior of Room B
- 24 Interior of blocked doorway in east wall of Room B
- 25 Interior of doorway in north-west corner of room B. Fire-blackening on its inside shows it to have been re-used from a burnt building, probably the main Campden House.
- 26 Looking from Room B into room C through newly cut door
- 27 The west wall exterior of Room B, taken from within Room C
- 28 Reduced floor in room C
- 29 Foundation trench on the east side of Coach House, viewed from the northwest
- 30 The interior of the far eastern end of the standing garden wall as exposed in new foundation trench. It shows the wall's deep foundations and partial collapse towards east.

## SUMMARY

*An archaeological watching brief was undertaken during renovation and extension groundworks at the Coach House. The work was not able to establish the date of the earliest structures on the site but the garden wall (106) seems very likely to have been constructed by Sir Baptist Hicks no later than the early 17th century, and possibly at the same time as the main house in c.1600. Several phases of building were constructed against this wall including one depicted on a plan of c.1745 which purports to show the property prior to 1645 when it was burnt down. The burning event was not directly evidenced during the work but was indirectly apparent in the form of wall scars and the reuse of considerable amounts of burnt dressed stone in the foundations of later phases. A layer containing a significant assemblage of medieval pottery was found which points to occupation on the site from at least the 12th century, though not sufficient to indicate the location of a medieval manor. A fragment of Roman tile and a sherd of greyware pottery recovered during the work point to an otherwise unknown Roman site in the locale.*

## 1 INTRODUCTION

1.1 Planning permission has been granted by Cotswold District Council for the erection of a single storey extension and external alterations to the Coach House, The Court, Calf Lane, Chipping Campden, Gloucestershire (Planning Ref. 11/04573/FUL). The building is a Grade II listed building. Because of the potential for archaeological deposits to be disturbed or exposed by the development, it was a condition of planning permission that, before the development commenced, the applicant secured the implementation of Written Scheme of Investigation (WSI) approved by the Planning Authority.

1.2 A programme of archaeological works, consisting of the observation of internal floor reductions and foundation trenches, in accordance with a Brief prepared by the County Planning Archaeologist (June 2012) was carried out during July 2013. This report represents the results of that work and the archive will be stored at Cirencester Museum under the site code CC12.

## 2 LOCATION

2.1 The development site is located on the east side of Chipping Campden, in the parish of the same name at National Grid Reference SP 1541 2924.

2.2 The underlying geology of the area is Middle Lias (British Geological Survey 1975).

### 3 METHODOLOGY

3.1 The watching brief was designed to record as far as possible, the nature of the archaeological resource on the site before it was disturbed or destroyed by the development. This included a photographic record of the standing building.

3.2 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. Fieldwork involved an archaeologist being present during appropriate groundworks.

### 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

#### **Prehistoric**

4.1 There are very few records of prehistoric finds in the vicinity of Chipping Campden, and none within or close to the site. A point-buttressed Cornish greenstone axe was found c.1.3km to the north-west of the site, just within the modern town (HER 11007, Fig 1), and beyond the study area approximately 1km west of the town is the Kiftsgate Stone, thought to be of Neolithic date (HER 336). A single Mesolithic flint flake was found c.700m west of the site in an evaluation by the Campden and District Historical and Archaeological Society (CADHAS) at the Hicks Almshouses in 2011 (HER 41195).

4.2 From the wider area, occasional finds of Mesolithic flint and a Neolithic flint scraper are recorded in the Campden and District Historical and Archaeological Society archives as recovered from ploughland, and two Bronze Age axes have been found, one 'within the parish' and one at Weston-sub-Edge (Warmington 2005, 1-2). Two sites are known from cropmarks on air photographs, both described as of prehistoric or Roman date; a ring ditch c.1.4km to the north-west of the site (HER 26886), and an enclosure c.1km to the north (HER 26894). Further afield, there is an Iron Age hillfort c.4km to the south-west at Willersey, and another at Meon Hill, c.7km to the north-east (*op cit*; GCC 2007 19).

#### **Roman**

4.3 There are no records of Romano-British finds in or close to the site, and until recently none were known from anywhere in the town (GCC 2007 19). However, in 2010 an evaluation by Foundations Archaeology at 6-7 Sheep Street, c.1km south-west of the site, recovered a single residual Roman sherd (HER 35554), and in 2011 an evaluation by

Wessex Archaeology at Badgers Field, c.800m south-west of the site, uncovered a residual sherd of Roman greyware pottery (HER 42767).

4.4 In the surrounding countryside, 'a scatter of potsherds and the occasional Roman coin 'picked up in ploughland' suggest Romano-British activity and possibly occupation in the area, and it is said that a Roman villa was found during railway construction to the east of the town in the 1840s (Warmington 2005, 3). A villa has been excavated at Ebrington, c.3km to the east, and other sites are known from the surrounding district, including at Willersey and Weston-sub-Edge. The Fosse Way passes some 6.4km to the east of the town, and Rykniel Street c.3.2km to the west. There is a settlement at Dorn on the latter, c.8.5km to the south-east (GCC 2007, 19).

4.5 The place name Campden was once thought to have been derived from the Old English words *camp* (battle) and *denu* (valley). However, the supposed battle of c. AD689 is based on a medieval account which is now dismissed as apocryphal, and the name 'Battle Bridge' to the east of the town therefore has no historical validity. It is now considered that the first element of the name is from *campa*, and the name means 'valley with enclosures'. 'Chipping' is derived from *ceping* – market – and was added to the name only in the 15th century. There is only one contemporary reference to pre-Conquest Campden, in a charter of c.1005 (HER 2769 (not shown on Fig 1); GCC 2007 19).

4.6 It has been suggested that there were three or four separate settlements, perhaps Broad Campden, Berrington (at the north-east of the later medieval planned town, c.700m from the development site) and Westington (to the south-west of the planned town), grouped together under one lord and known as *Campdene*. By the early 11th century the manor was owned by Godwin, Earl of Wessex or his son Swein, later to be inherited by his second son Harold. The name Berrington, originally *Byrington*, means the homestead in the stronghold or fortified enclosure (Warmington 2005 5, 9).

4.7 Apart from the supposed battle-site at Battle Bridge, now dismissed as spurious (4.5 above), there is only one record of a site of this period in or around the town. This was recorded in the evaluation by Wessex Archaeology at Badgers Field in 2011, following a desk-based assessment and a geophysical survey. Eleven trial trenches were excavated, revealing linear features, a trackway and a possible pit. The pottery assemblage (excluding post-medieval and residual Romano-British sherds) was dated to the 5th-8th centuries AD. The evidence was interpreted as a small early to middle Anglo-Saxon settlement, probably

with its main focus just off the evaluated site to the south-east (HER 42764-7; Wessex Archaeology 2011).

## **Medieval**

4.8 In the Domesday survey of 1086, the manor is recorded as having 15 taxable hides, 6 plough teams, 21 ploughs, 50 *villeins*, 8 *bordars* and 12 *serfs* and 3 female *serfs*. Two mills were worth 6s 2d, and the manor as a whole was worth £20 (£30 pre-Conquest). The total population was probably over 300 people. The centre of the manor, and largest settlement, may have been Broad Campden, with the settlement at Berrington being significantly smaller. No church or priest is mentioned suggesting that there was no church at that time (GCC 2007 19-20; Warmington 2005 8-9).

4.9 The earliest settlement in modern Chipping Campden, at Berrington, was probably around the area of the present church. Around 1180 the Lord of the Manor, Hugh de Gondeville, was granted a borough charter for Campden, and created a new planned town based on the present High Street (Fig 1). The location of the manor house at this time is unknown, but it may have been on the site of the 17th-century Campden House (HER 2758). The present church is largely 15th-century, but includes 13th-century elements (HER 8354). The GCC survey notes evidence for a Norman origin in a single decorated corbel; however Warmington states there is much debate about the location of the original church in Campden, suggesting that it may have been at Broad Campden with a new church built at Berrington in the 13th century after the establishment of the borough and market (GCC 2007 19-20; Warmington 2005 19-20, 48, 50)

4.10 By the 12th century there were four mills in the manor, one of which was Berrington Mill (HER 6663), which lies beyond the eastern edge of Coneygree, 400m from the development site

4.11 The site is located on the eastern side of Chipping Campden and lies within a complex of buildings and below ground remains associated with the Campden House property. The remains of the 17th-century Campden House and earthwork remains of formal gardens are designated as a Scheduled Monument (SAM11504, HER 2758, List Entry no. 1013875). The site immediately adjoins the northern boundary of the designated area. Campden House was built in the early 17th century and destroyed during the Civil War in 1645. Only a small fragment of the building structure survives, but earthworks and below ground remains associated with the formal gardens do survive.



4.12 The former stable building is itself is a Grade II Listed Building (List Entry no.1078421) and is one of a series of listed remains including boundary walls and buildings. The Court complex incorporates the former stables, inner gateway to the old Campden House (List Entry no. 1305421), Court House (List Entry no. 1078464) a gabled building with pigeon loft (List Entry no. 1305564) and Calf Lane and Church Street boundary walls (List Entry nos. 1078449 and 1305444). These structures date to the early 17th century and most were associated with Campden House prior to its destruction.

4.13 The former stable block may have included stone from the demolished Campden House, the south side of the building is associated with the wall extending from the inner gateway arch to Campden House. The stable building is 'L-shaped' and incorporates several elements with a later 19th century southern extension.

## 5 WATCHING BRIEF

### FLOOR REDUCTION

5.1 Floor reduction within the Coach House was undertaken using a mini-excavator. The individual rooms have been numbered A-C for the purpose of this report (Figure 4). Room A had been used as a dovecot.

### FOUNDATION TRENCHES

5.2 Foundation trenches were excavated to a depth of 2.3m and were up to 1.02m wide for the walls of the new building and 0.75m wide for the garden wall. On the eastern side a drainage trench was excavated 0.65m wide and 0.5m deep.

### **Geological natural**

5.3 Light to mid yellowish brown clay natural (112) was recorded at a depth of 1.6m below the current ground surface in the foundation trenches (Section A).

### **Phase 1 (undated)**

5.4 The earliest archaeological context observed inside the building range was yellowish-brown clay loam (103), which, extended throughout the building up to 0.14m thick (0.27m in room A) and which yielded a fragment of Roman tile, although this may have been residual. Outside the building was a thick (0.5m deep) layer of brown silty clay (113) which may have been a former plough soil.

## **Phase 2 (medieval)**

5.5 Inside the building a layer of greyish brown clay loam (101) c. 0.24m deep overlay 103 and had the appearance of a garden soil. A significant quantity of medieval pottery was recovered from this layer which strongly suggests occupation close by.

## **Phase 3 (early 17th century or earlier)**

5.6 This phase comprised the enormous garden wall 106 and the buttress 102. In room B the base of a buttress 102, comprised four courses of limestone blocks, bonded with brownish-yellow sandy mortar standing 0.75m high, and was clearly the remnant part of a structure that once stood some 5.06m high (see scar on wall 106; Figure 4).

## **Phase 4 (mid-17th century)**

5.7 This phase is principally represented by foundation 105=120 and two pitched roofline wall scars on wall 106. Stone foundation 105 survived to 0.45m high and was keyed into the foundations (120) of the western wall 108.

## **Phase 5 (uncertain)**

5.8 In the centre of room B, an undated structure, probably a post base, comprised of limestone blocks bonded with sandy brownish-yellow mortar (104) also cut layer 102. It was not possible to determine if this was from an entirely separate phase of building (Figure 4). Covering layer 101 was a 0.27m deep layer of mixed brown sandy loam and yellowish brown sand (100). Outside the building layer 113 was overlaid by 0.18m of yellowish brown clay with limestone (some burnt) fragments (115) which may have derived from the destruction of Campden House (Section A and B).

## **Phase 6 (probably 18th century)**

5.9 Wall 109 and room A were constructed over the Phase 4 foundation using stone most likely derived from the demolished Campden House (see moulded stonework in Fig 4).

## **Phase 7 (19th century)**

5.10 Wall 110 and room C was constructed on the side of room B in this phase. A layer of demolition rubble (111) 0.29m thick overlaid layer 103.

## **Phase 8 (modern)**

5.11 Outside the building was a modern deposit of bricks and concrete fragments in a matrix of dark brown clayey sandy silt (117) up to 0.75m deep. A dump of limestone (116)

noted within the drainage trench may have been related to demolition of the garden wall. The area was covered in 0.25m of topsoil (118).

## 6 POTTERY - Stephanie Ratkai

6.1 Some 35 sherds were examined all from a single context (101), mostly dating from the 12th/13th century. Just over a third of the pottery was produced in the Cotswolds (see Appendix B). The remaining pottery is divided more or less equally between pottery likely to have been made in Worcestershire, and pottery made in the Malvern Hills and their locality. One sherd appears to be related to Early Oxford ware. A residual sherd of Roman greyware was also recovered.

6.2 This assemblage suggests that Chipping Campden's economic contacts were biased towards Worcestershire, with Evesham probably acting as a main market for goods, including pottery.

## 7 CONCLUSIONS

7.1 The watching brief during groundworks at the Coach House was able to establish several interesting aspects relating to the development of the property.

7.2 A fragment of Roman tile and a sherd of greyware pottery point to an otherwise unknown Roman site in the locale.

7.3 A layer containing a significant assemblage of medieval pottery was found which points to occupation on the site from at least the 12th century. It is not though sufficient evidence to promote the idea that a medieval manor stood on or near to the site.

7.4 The work was not able to establish the date of the earliest structures on the site but the garden wall 106 seems very likely to have been constructed by Sir Baptist Hicks no later than the early 17th century and possibly at the same time as the main house in c.1600. Several phases of buildings were built against this wall including one depicted on a plan of c.1745 which purports to show the property prior to 1645 when it was burnt down. The burning event was not directly evidenced during the work but was indirectly apparent in the form of the scars on the garden wall and the reuse of considerable amounts of burnt dressed stone in the foundations of later phases.

## ACKNOWLEDGEMENTS

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## APPENDICES

### **A**      **List of Contexts**

<i>Context</i>	<i>Description</i>	<i>Comments</i>
100	Brown sandy loam/yellowish brown sand	Layer
101	Greyish brown clay loam	Layer
102	Limestone	Footings of buttress
103	Yellowish brown clay loam	Old garden soil? medieval
104	Stone feature	Unknown
105	Stone feature	Butress?
106	Wall	Garden wall c.1600
107	Limestone wall	Re-used burnt stone
108	Limestone wall	Foundation tied to 106
109	Limestone wall	Re-used burnt stone
110	Limestone wall	Re-use of some burnt stone
111	Stone fragments in brown clay matrix	Demolition layer
112	Light- mid yellow brown clay	Geological Natural
113	Mid brown silty clay	Layer
114	Stone foundation	Garden wall foundation c.1600
115	Mid yellow brown with limestone frags	Layer
116	Yellow limestone dump feature	Demolition dump?
117	Dark brown clay sand silt	Modern made-up ground
118	Dark brown sandy silt	Topsoil

## B Pottery

Fabric Name	qty	Form	Comment	Date
Roman greyware	1	jar rim	everted rim with groove	Roman
Cotswold Gravel-tempered ware	10	cpj	mainly straight-sided forms	11th-13th c
Cotswold Gravel-tempered ware	1	cpj rim	club rim	11th-13th c
Cotswold Gravel-tempered ware	1	cpj rim	club rim	11th-13th c
Malvernian cooking pot ware	5	cpj		12th-13th c
Worcester-type unglazed ware 1	3	cpj	abundant sub-round quartz c. 0.5-0.75mm	12th-13th c
Worcester-type unglazed ware 1	1	cpj rim	probably from rounded cpj	12th-13th c
Worcester-type unglazed ware 2	3	cpj	abundant sub-angular quartz c.0.25mm	12th-13th c
Worcester-type unglazed ware 2	1	cpj	Straight-sided form	12th-13th c
Worcester-type unglazed ware 2	1	cpj rim		12th-13th c
Worcester-type unglazed ware 2	1	cpj rim		12th-13th c
Early Oxford ware-type ware	1	cpj?		11th-13th c
Malvern Chase Ware	1	bowl base	int tan glaze	15th-16th c
Malvern Chase Ware	1	jug/jar	unglazed	15th-16th c
Malvern Chase Ware	3	jug/jar	glazed	mid 14th-15th c
Malvern Chase Ware	1	jug/jar	unglazed, trace of thumbing at base of handle	15th-16th c?

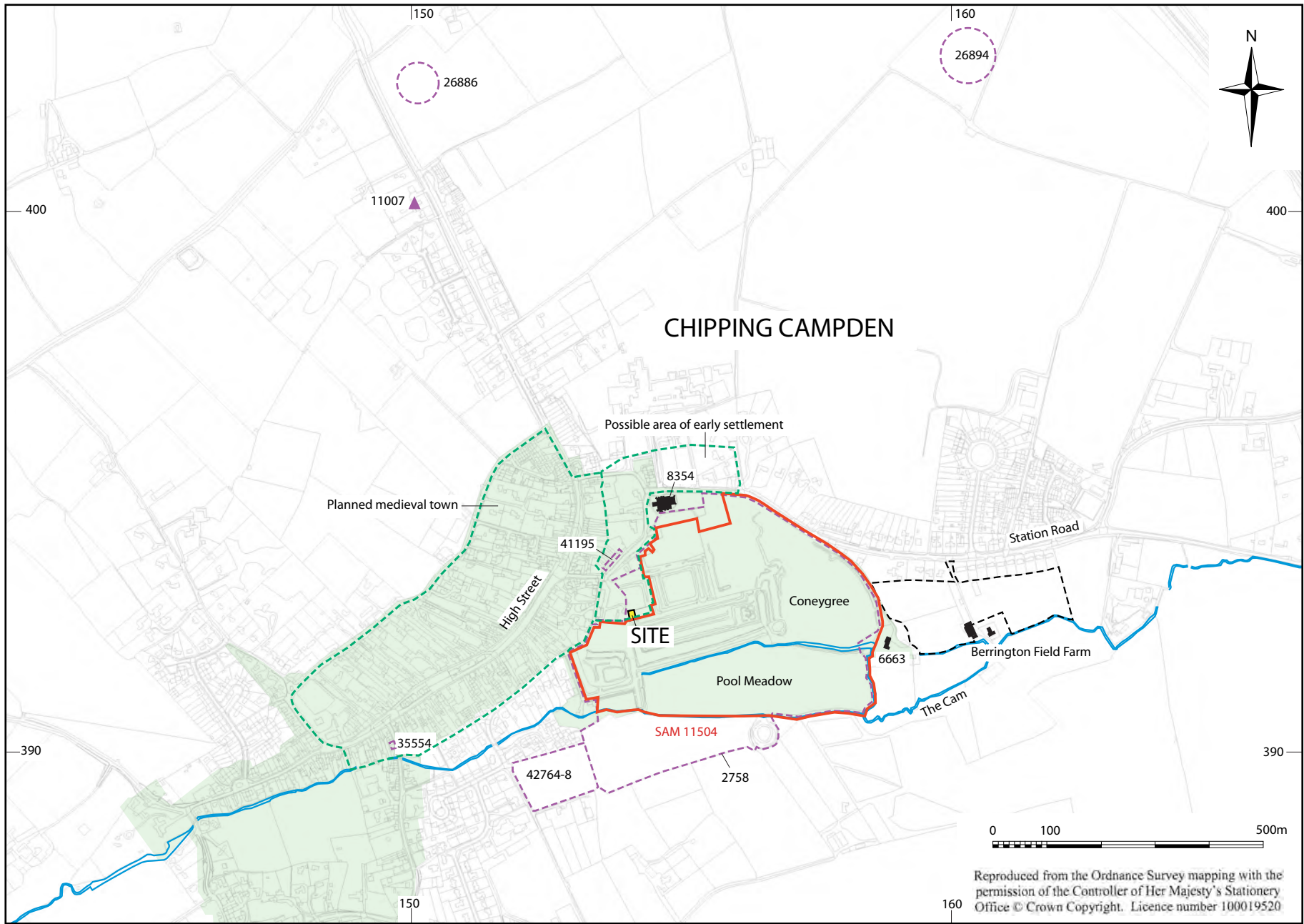


Fig 1: Site location





Fig 2: The borough of Chipping Campden as shown on the Noel Estate map of 1818 (Gloucestershire Archives D9125/2/4997). Coach House is shown (arrowed) along with the other surviving buildings from Campden House





**Fig 3: Plan of Coach House showing areas observed**

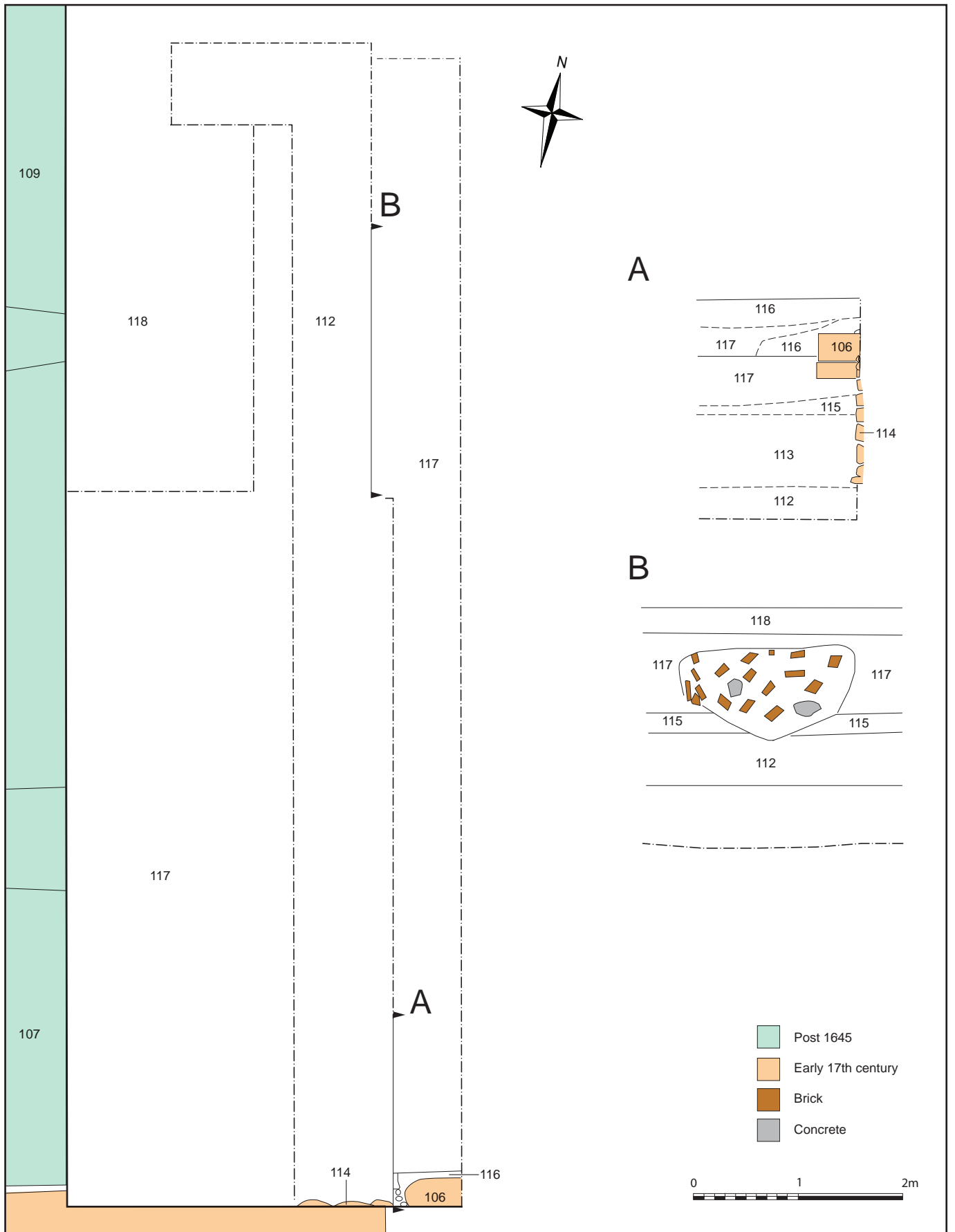


Fig 4: Plan of exterior foundation trenches and sections A and B



Fig 5: General view of the of the courtyard containing Coach House (left) looking south



Fig 6: View of the east side of the building from the garden earthworks





Fig 7: Close up view of the exterior of the east side of the building (looking south). All reddish stone has been burnt



Fig 8: The south side Coach House from outside of the courtyard with the south gable of room B





Fig 9: The exterior of the south gable of Room B. The wall scar (arrowed) shows that the original garden wall which forms the lower part of the gable, once continued at this height, at least to the west, and probably continued at this level across the top of the gateway





Fig 10: Exterior of blocked doorway in the northern end of room A



Fig 11: Room A looking west, showing pigeon loft





Fig 12: Room A, interior of north gable



Fig 13: Ground reduction within Room A





Fig 14: Re-used architectural fragments within the foundations of the dividing wall between Rooms A and B, showing in newly cut doorway



Fig 15: More decorative fragments in the same doorway. Several show signs of burning





Fig 16: The interior of the south gable in Room B. The original garden wall can be seen (large yellow stones) with the gable added to the top. The double roof scar of a building shown on early engravings can also be seen. The ground level is in the process of being reduced. Burnt stone can be seen in the east and west walls of the building and in the top part of the gable but *not* in the older garden wall



Fig 17: Phase 3 Buttress 102 and vertical wall scar





Fig 18: The base of butters 102, looking east



Fig 19: General view of the south end of Room B after ground reduction





Fig 20: Close up of phase 4 pitched roof wall scars



Fig 21: Phase 5 buttress 105





Fig 22: Phase 5 undated post base/setting



Fig 23: Graffito in plaster on interior of Room B





Fig 24: Interior of blocked doorway in east wall of Room B



Fig 25: Interior of doorway in north-west corner of room B. Fire-blackening on its inside shows it to have been re-used from a burnt building, probably the main Campden House



Fig 26: Looking from Room B into room C through newly cut door



Fig 27: The west wall exterior of Room B, taken from within Room C





Fig 28: Reduced floor in room C



Fig 29: Foundation trench on the east side of Coach House, viewed from the northwest





Fig 30: The interior of the far eastern end of the standing garden wall as exposed in new foundation trench. It shows the wall's deep foundations and partial collapse towards east