

Land at Terry Road Coventry

ARCHAEOLOGICAL DESK-BASED ASSESSMENT



understanding heritage matters

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SUMMARY

This report presents the findings of a desk-based assessment of the proposed development of land at Terry Road, Coventry. There are no known archaeological sites or findspots within the site. There is unknown potential for archaeological remains predating the medieval period, moderate potential for medieval archaeological remains and high potential for post-medieval agriculture related remains of low significance. Field evaluation would establish the presence and character of any archaeological remains.

The proposed new building may be partially visible from both the London Road Conservation Area and the Scheduled Ancient Monument of Charterhouse. Whilst there is a slight impact to the setting of these Designated Heritage Assets the development would cause less than substantial harm.

It is suggested that a field evaluation be undertaken to provide the planning authority with further information as to the presence, character, state of preservation and significance of any remains that are present.

1 INTRODUCTION

- 1.1 This document is presented in support of a forthcoming application for two blocks of apartments at Terry Road, Coventry (referred to as the Potential Development Area or PDA).
- 1.2 Archaeology Warwickshire were commissioned by Alan Earp to undertake a desk-based assessment of the proposal site in order to determine the potential for the development to impact on archaeological remains. The assessment has been carried out according to the Standard and Guidance for archaeological desk-based assessment published by the Chartered Institute for Archaeologists.
- 1.3 Sources consulted for this assessment included the Historic Environment Record, modern aerial photography, cartographic and other sources in the Warwickshire County Record Office and Herbert Museum and Art Gallery.

Site location, topography and geology

- 1.4 The site is located on the corner of Terry Road and Knight Avenue. It is currently occupied by garages. It sits on the slope of eastern bank of the River Sherbourne.
- 1.5 The underlying geology is Keresley member sandstone. No superficial deposits are recorded (BGS 2016).

2 POLICY AND GUIDANCE

- 2.1 This assessment has been undertaken with reference to relevant legislation, National Planning Policy and Guidance, and Regional and Local Planning Policy relating to Cultural Heritage.

Legislation

- 2.2 Scheduled Monuments and Listed Buildings are protected by statute. Legislation regarding Scheduled Monuments is contained within 'The Ancient Monuments and Archaeological Areas Act 1979'. Legislation regarding Listed Buildings is contained in 'The Planning (Listed Buildings and Conservation Areas) Act 1990'. Under this legislation it is an offence to carry out works which affect the fabric of a Scheduled Monument or Listed Building without the prior written consent of the Secretary of State.

National Planning Policy Framework

- 2.3 The National Planning Policy Framework (NPPF or the Framework) was published in March 2012 and replaced PPS5 (Planning Policy Statement 5: Planning for the Historic Environment). The Framework has the core principal that there should be presumption in favour of sustainable development.
- 2.4 Section 12 of the Framework provides guidance on the conservation and enhancement of the historic environment. Paragraph 128 states that applicants should 'describe the significance of any heritage assets affected, including any contribution made by their setting' in order that the planning authority can determine the application. It further states that 'the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 2.5 Historic England has issued detailed guidance on 'The Setting of Heritage Assets' (2015; supersedes previous English Heritage guidance), which is relevant to developments where change in setting is the principle means by which heritage assets are affected. This guidance is based on the policies set out in the NPPF and other principles and guidance issued by Historic England in the 'The Historic Environment in Local Plans' (2015) and 'Managing Significance in Decision-Taking in the Historic Environment' (2015).

Local Planning Policy

COVENTRY LOCAL PLAN

- 2.6 Coventry City Council's Local Plan is currently under examination until November 2016. The 2012 submission of the Core Strategy was withdrawn in 2013 and is currently being worked on. Policies relating to the Historic Environment have been 'saved' from the adopted Coventry Development Plan 2001. The 'saved' policies relevant to heritage and the historic environment are detailed below:

Built Environment – Overall Policy BE1

- 2.7 The City Council will promote and encourage improvement to the built environment throughout Coventry by setting out and applying –
- The principles of urban design;
 - Policies and proposals for the environment enhancement of corridors and gateways;
 - Policies for Conservation Areas;
 - Policies for historic buildings and archaeology; and
 - Policies for other specific design topics

Archaeological Sites – Policy BE15

- 2.8 There will be a presumption in favour of the preservation of archaeological remains of national importance (whether or not scheduled ancient monuments and whether visible or concealed) and of their setting. Such remains should be accessible for public enjoyment and expert study wherever this is feasible without being significantly detrimental to their preservation.
- 2.9 Development adversely affecting known or suspected archaeological remains of less than national importance, or their setting or accessibility, will only be permitted if the benefits of the development clearly outweigh the likely harm. Preservation of remains where they are found, if feasible, is preferred. In any case, all practicable measures must be taken for their assessment, recording and protection. Where the existence or importance of remains is uncertain, suitable assessment may be required prior to the determination of a development proposal.

3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

General background

- 3.1 Coventry has its origins in the Anglo-Saxon period, beginning with a Saxon nunnery founded c.AD 700 by St. Osburga, though the name Coventry could derive from 'tree of a man called Cofa' (Mills 2003, 135). Early Coventry may well have comprised a scatter of hamlets and farmsteads in an extensive manor (Demidowicz 2003, 10). In c.1043 a Benedictine house was founded by Leofric, Earl of Mercia and his wife the Countess Godgifu (Godiva). It seems likely that Coventry belonged to Godiva in her own right and that the house was founded in her territories and endowed by Leofric (VCH 1969, 2). In less than 300 years Coventry was to become one of the most important cities in the country, its wealth and importance directly related to monastic involvement in the area (Baker 2002). It was ranked fourth most important on the basis of taxation during the 14th century (Soden 2003).
- 3.2 The earliest evidence for human activity in the vicinity of the PDA is within a buried soil or surface layer which appeared to pre-date the medieval Priory of St Anne's (Charterhouse) and contained a Neolithic blade (MCT 15478). It was found during archaeological work between 1968 and 1987 (ECT 61).
- 3.3 The remains of the medieval walls of Coventry lie 500m north-west of the PDA (MCT 28/2599/2195) as is the town ditch which was constructed for additional defence (MCT629). Parts of the town walls are a Scheduled Ancient Monument (National Heritage List for England no. 1002979) and were investigated in 2009 (ECT18/ECT193). A 15th-century earthwork was still visible in 1933 (MCT 16301). Within the walls the Whitefriars Carmelite Friary complex stood on what is now Gulson Road (MCT850, NHLE 1076648). The east range of the cloister and the gatehouse survive.
- 3.4 Shut Lane, to the east of the walled town, was by the 16th-century part of the extramural settlement (MCT2341) and the street led to Whitefriars Mill or Shut Lane Mill which was first recorded in 1200 (MCT140). The mill was demolished in 1920. Nearby a medieval holy well known as Emma's well was located (MCT143). Other settlement in this area included a series of medieval buildings, gardens and orchards between 133-140 Far Gosford Street (MCT2537).

- 3.5 The medieval *vill* of Bisseley mentioned in the 12th century, later became Shortley. There are references to a manor house and a mill (MCT2262/MCT161) and it is possible that other settlement existed but no evidence has been found (MCT1019).
- 3.6 Land immediately south of the city walls may have been open fields in the medieval and later periods as suggested by documentary sources (MCT16254/14346/15416). It is also known to have been the site of quarries for extracting building stone (MCT15015/15412/15413). An access road between quarries is recorded on the HER (MCT15414). On the west bank of the Sherbourne River St Anne's Grove, an area of woodland, was mentioned in a document of 1428 (MCT14859). There are also references to St Anne's chapel in the medieval period which may have been located nearby (MCT14869).
- 3.7 Lying outside of the medieval city walls, St Anne's Priory was founded in the late 14th century (MCT876). The foundation stone was laid by Richard II in 1385 though the foundation was begun by William, Lord Zouche of Harringworth, in Northamptonshire, four years earlier. Richard made considerable land benefactions to St Anne's for the remainder of his reign but such grants stopped after the usurpation of the throne by Henry IV in 1399 (Soden 1995, 5). The priory housed eleven monks along with an unknown number of lay brothers and servants. It also accommodated twelve schoolboys. The monks would have been housed in individual cells surrounding the great cloister, as was the case in all Carthusian houses or Charterhouses as they were known (VCH 1908, 83).
- 3.8 The priory was the subject of a number of archaeological excavations between 1968 and 1987 (ECT59/60/61/204). The areas investigated included the church, graves, a domestic range to the west, the Great Court, fishponds and parts of the outer court (MCT15481 / 15484 / 15461 / 15462 / 15480 / 15483 / 15479 / 15482; Soden 1995). The excavations were able to establish that following the dissolution, the church and most of the conventual buildings were demolished and used as a source of stone while parts of the priory's west range, including the 15th century frater, were converted into a private house which still remains standing. It was completely demolished by c.1650 after which the area was given over to horticulture, becoming part of the kitchen garden of the house from 1800-1941.

- 3.9 Parts of the original medieval wall for the outer court or precinct (MCT878) survive on its north and east side and an original medieval gateway through the wall can still be found to the north. The Charterhouse site is a Scheduled Ancient Monument (NHLE no. 1005901) which includes other designations: The precinct wall (NHLE no 1342917), The Charterhouse (NHLE no. 1076621) and the Coach House (NHLE no. 1318892). On the northern wall are the projecting corbels for a garderobe chute emptying into the river, though the line of the river in this area was changed in the 19th and 20th centuries (VCH 1969, 129). The river was spanned by Charterhouse Bridge (MCT6) in the 16th century which has since been replaced with a modern brick and concrete structure. Adjacent to the bridge was the possible site of a gatekeepers house (MCT14854).
- 3.10 Archaeological recording took place at Charterhouse in 2008 (ECT550, Jones 2008/ECT551). This observation of landscaping work recorded the remains of a sandstone path adjacent to a surviving medieval gateway through the precinct boundary wall. Later granite setts formed the path surface through the gateway itself. Further south a sandstone block may have formed part of a medieval wall, and an area of sandstone may represent another demolished wall. Later rubble and loam layers probably equated with demolition rubble from the priory buildings and post-medieval horticultural soil identified on excavations to the east in 1984-87. No datable material was recovered from the areas observed. The site was subject to a geophysical survey in 1995 (ECT625). More recently, in 2014, four test pits were dug which identified where archaeological remains of the Priory survive (ECT697).
- 3.11 A medieval cross may have been located on London Road (MCT15415) and documentary evidence exists for two windmills operating between the 16th and 18th centuries, their exact location is uncertain (MCT178).
- 3.12 To the west of the PDA the possible site of a skirmish from the Civil War of 1642 has been recorded on the HER (MCT3195). There is also a record of croft near to Shut Lane Mill (MCT7834). The bridge over the River Sherbourne at Gulson Road is 18th century in date (MCT3). Other records within the search area, include those associated with London Road Cemetery (MCT105/106/108/879/880 NHLE nos. 1001205 (Registered Park and Garden), 1076623, 1145861, 1076622, 1076624, 1342918, 1318898, 1145882), an 18th-century brick kiln (MCT2536) and many field names taken from documentary sources (MCT2111/7624/9660). The area around

the PDA was in agricultural use until the 20th century. The River Sherbourne was an important water source for extinguishing fires following bombing raids during WWII, the remains of sluice gates attest to this (MCT8682).

3.13 The PDA is to the north of the London Road Conservation Area. The Conservation Area covers the remains of Charterhouse and London Road Cemetery. Other Locally Listed buildings of note in the Study area are Astleys of Far Gosford Street (DCT607), Charterhouse Public House on Terry Road (DCT844), All Saints Parish Rooms (DCT606), electricity sub-station (DCT836), Humber Hotel (DCT809) and the sluice gate on the River Sherbourne (DCT842).

3.14 Other archaeological work that has taken place within the study area is listed below:

ECT338	Survey by CGMS at the Former Humber Car Plant (Stoke Works)
ECT531	Desk-based assessment for the Building Schools for the Future programme
ECT357	London Road Cemetery Documentary Research
ECT352	Historic Research of Astley's
ECT375	Building Recording at Astley's
ECT142	Building Recording at Far Gosford Street
ECT476	Trial Trenching at Astleys
ECT181	Land Between Gulson Road and Gosford Street
ECT124	Gulson Hospital Gulson Road
ECT417	Field Observations at the Nurses home
ECT193	Gulson Hospital Gulson Road
ECT81	50 Gulson Road
ECT82	50 Gulson Road

3.15 Number 55 Terry Road was subject to a programme of archaeological work prior to its redevelopment due to its likely proximity to Shortley Manor (ECT705). The negative results of the archaeological observation suggested that the Manor house was at some distance from the site.

Archaeological background in the application area

3.16 The PDA lies within the possible extent of the boundary to the medieval manor of Shortley (MCT2247).

- 3.17 A document from 1598 describes the area around the PDA as belonging to Quarrell Field. By the time of the 1849 tithe map it had been renamed Rock Close (MCT9668/9). The regular field boundaries shown on the tithe map indicate that it was included in the systematic enclosure of the medieval open fields, probably in the 18th or 19th century (Fig 3).
- 3.18 The field names suggest some association with quarrying and the Board of Health map from 1851 and the First Edition Ordnance survey map of 1889 depict a building and a quarry to the west of the PDA (Figs 4/5). A footpath which provides access to Charterhouse and a footbridge over the River Sherbourne is shown along the southern boundary of the site and is now named Knight Avenue.
- 3.19 By 1925 the area around the PDA had been filled with rows of terraces and there were two engineering works in the vicinity (Fig 6). The unit of garages which currently occupies the PDA was constructed between 1925 and 1937. A row of semi-detached housing on the west side of Terry Road and the PDA is also contemporary.
- 3.20 There has been a bus shelter at the Terry Road side of the PDA since at least 1961. Modern aerial photographs show that the site was clear of vegetation up until 2010, but has become progressively overgrown since then.

4 POTENTIAL SURVIVAL OF ARCHAEOLOGICAL REMAINS

Potential remains present

- 4.1 The potential for remains predating the medieval period to be present on the site is unknown. In the post-medieval period the PDA was within the open fields which were then enclosed in the 18th or 19th century. If archaeological remains are present within the PDA they are likely to be associated with the medieval manor of Shortley, or, to relate to quarrying or agriculture.

State of preservation

- 4.2 It is probable that any surviving medieval archaeological remains within the PDA will have been disturbed by later agricultural or possibly even quarrying activity. The 1920s/1930s garages and hardstanding are not likely to have caused significant truncation of the site.

Site visit and walkover

- 4.3 A walkover of the PDA was conducted on 20th October 2016 by Dr Cathy Coutts. Digital photographs were taken to provide a record of the site and several have been included. Most of the site was secured behind metal railings and was considerably overgrown (Photograph 1). The accessible parts of the site were occupied by either garages or hardstanding on which vans were parked (Photograph 2).
- 4.4 Knight Avenue to the south of the PDA slopes downwards to the west towards the River Sherbourne (Photographs 3/5).

5 IMPACT OF DEVELOPMENT

- 5.1 The development proposed is the construction of two three storey apartment blocks. The proposed buildings face the street frontages with parking to the rear (Fig 7). The foundation trenches would have an impact on any below ground archaeological remains.
- 5.2 The development is c.60m from the precinct wall of Charterhouse and 140m from Charterhouse itself. Both are Designated Heritage Assets (Scheduled Ancient Monuments) and they also lie within the London Road Conservation Area (Fig 2). Development along Terry Road has already had a negative impact on the setting of Charterhouse and the Conservation Area (Photograph 4). Views towards Knight Avenue and the proposed new development from Charterhouse are screened by mature trees and existing dwellings, although the roof line may be visible to the left of the grey roofed building in the centre of the image (Photograph 4). The proposed development, although taller than the grey-roofed building, is at a lower elevation and would cause less than substantial harm to the setting of Charterhouse and the Conservation Area.

6 CONCLUSIONS

- 6.1 There is an unknown potential for archaeological deposits pre-dating the medieval period to be present on the site. There is moderate potential for archaeological deposits associated with the medieval manor or Shortley to be present on the site and high potential for post-medieval agricultural remains of negligible cultural significance. These would be disturbed by the proposed development and a field evaluation will provide the planning authority with further information as to the presence, character, state of preservation and significance of any remains that are present in order that an informed mitigation strategy could be prepared.

- 6.2 The roofline of the proposed new development may be visible from Charterhouse and would therefore impact on the setting of the Scheduled Ancient Monument. This impact would cause less than substantial harm to the setting. As the monument forms part of the London Road Conservation Area its setting would be similarly impacted upon.

ACKNOWLEDGEMENTS

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1. Overgrown access to rear of site



2. Northern garages



3. View down Knight Avenue



4. View towards site from Charterhouse



5. View up Knight Avenue from Charterhouse Precinct wall

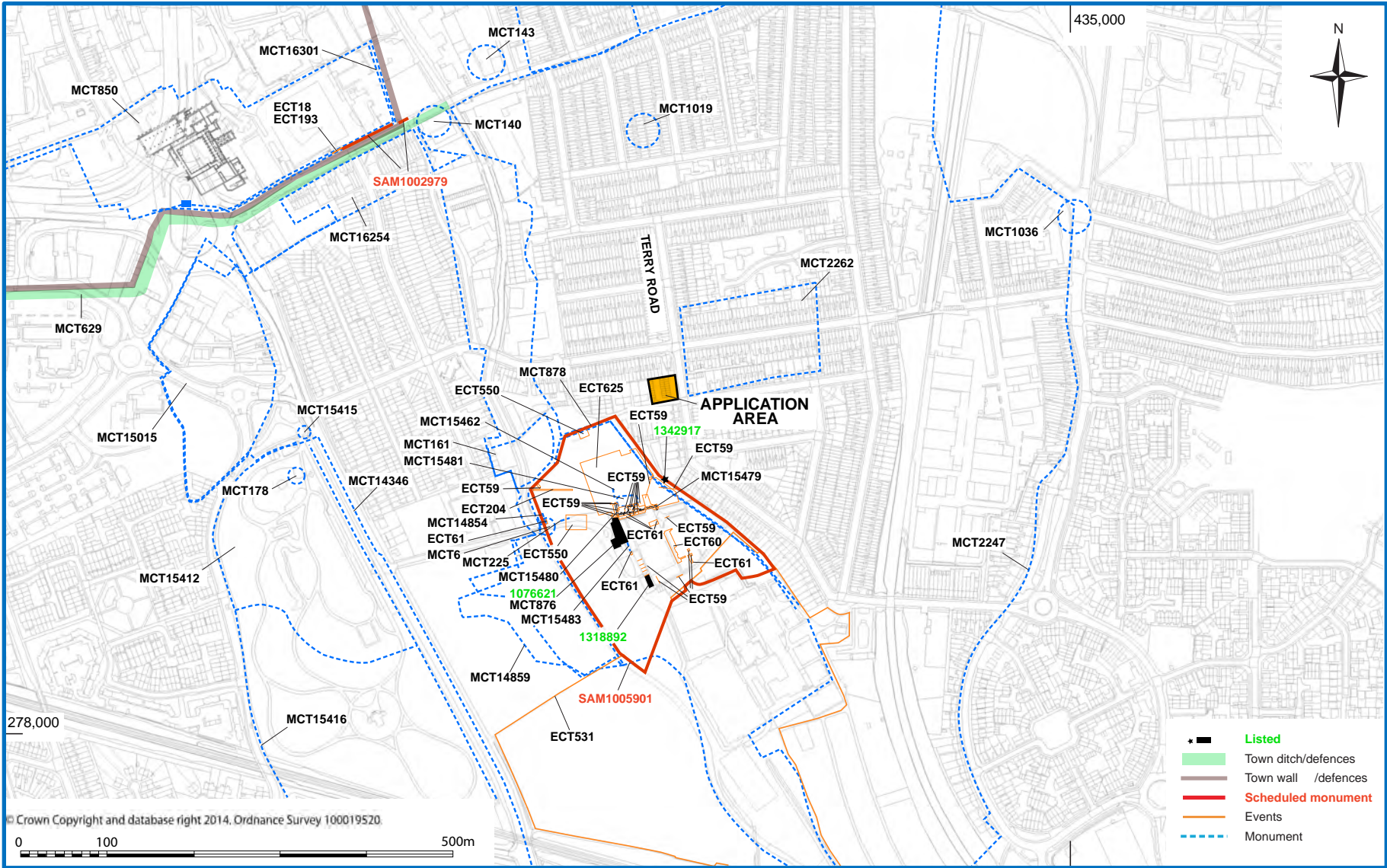


Fig 1: Location of application area and Historic Environment Information for prehistoric up to medieval

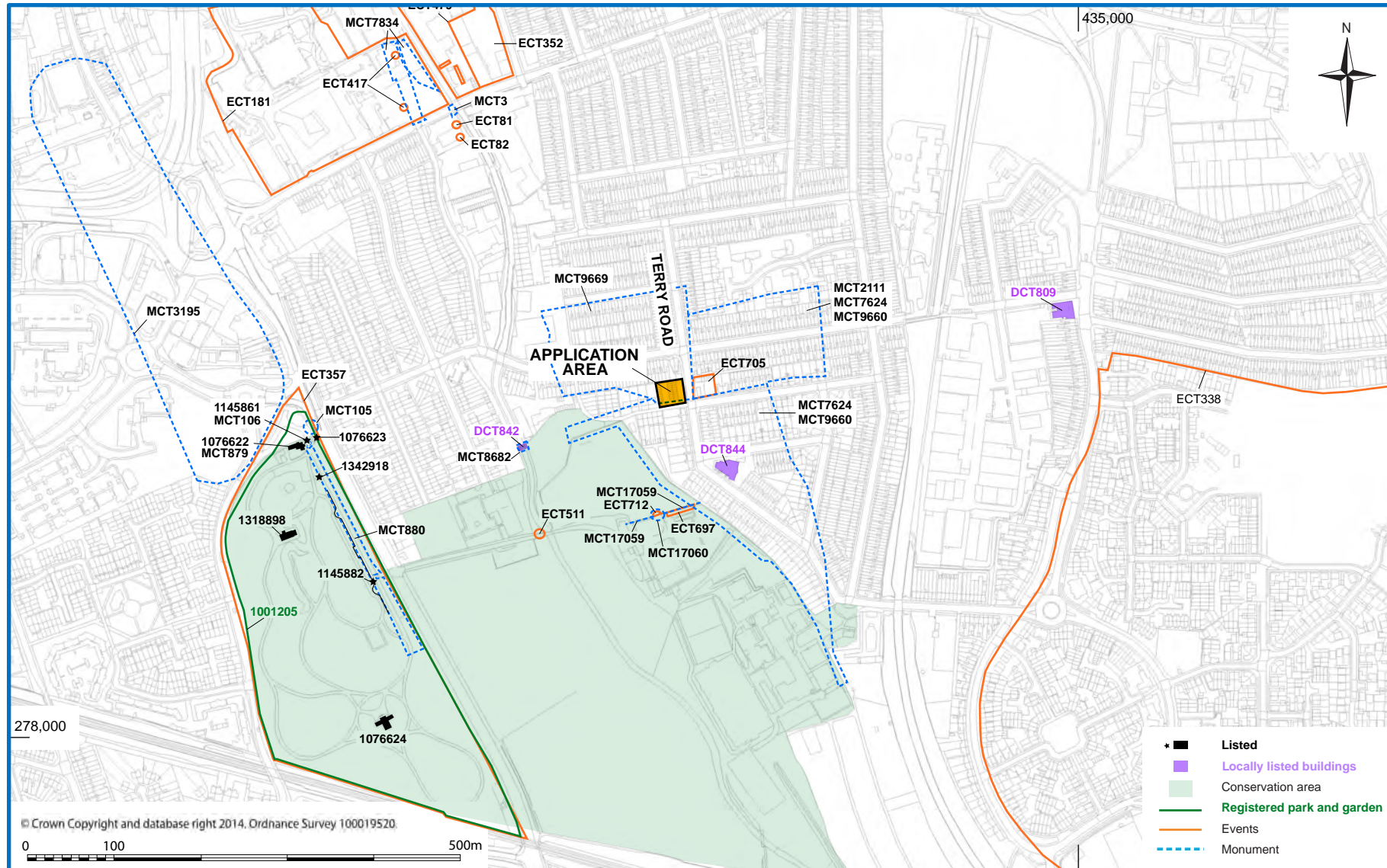


Fig 2: Location of application area and Historic Environment Information for 16th century up to present

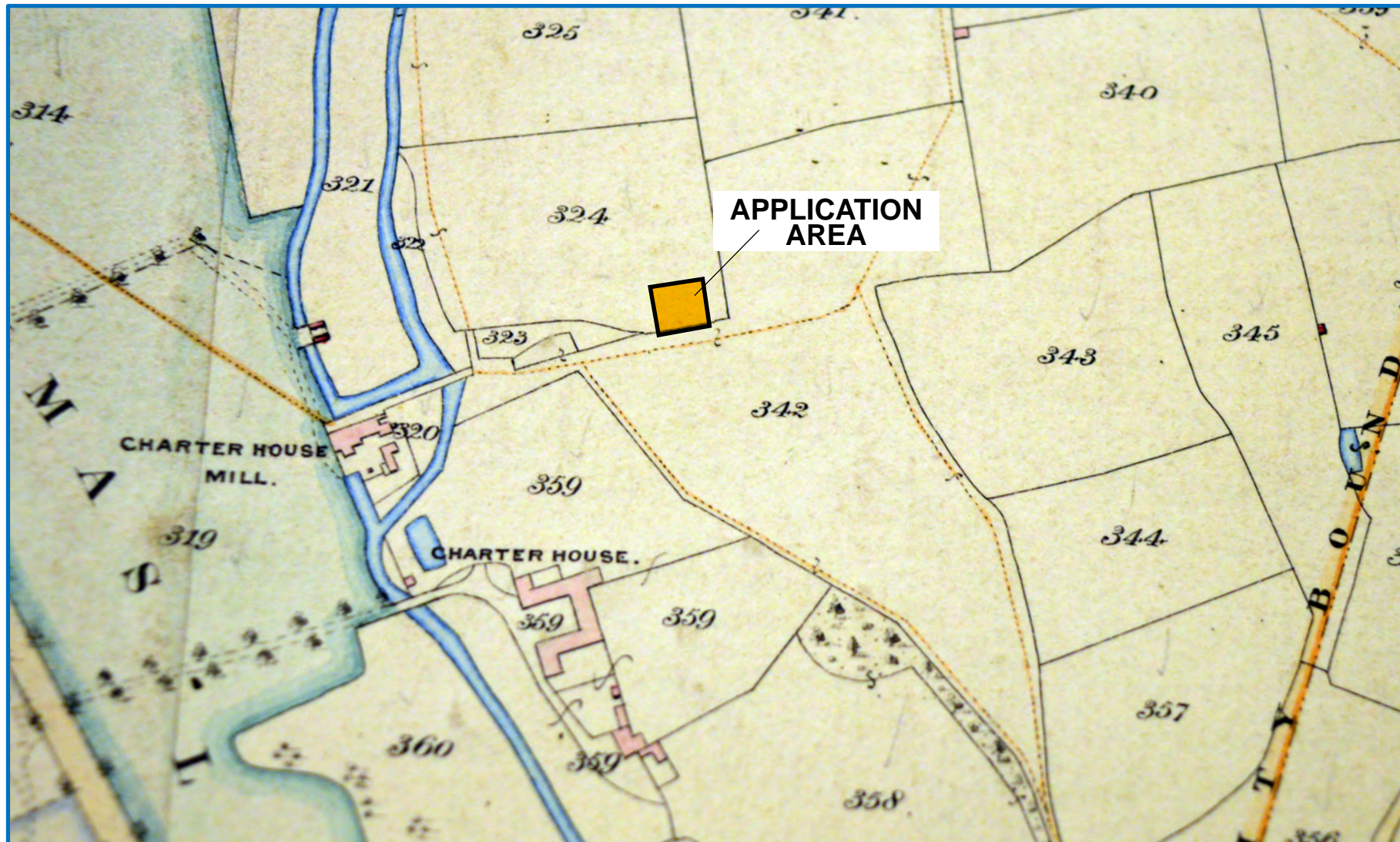


Fig 3: Detail from tithe map of 1849 (WRO CR569/86)

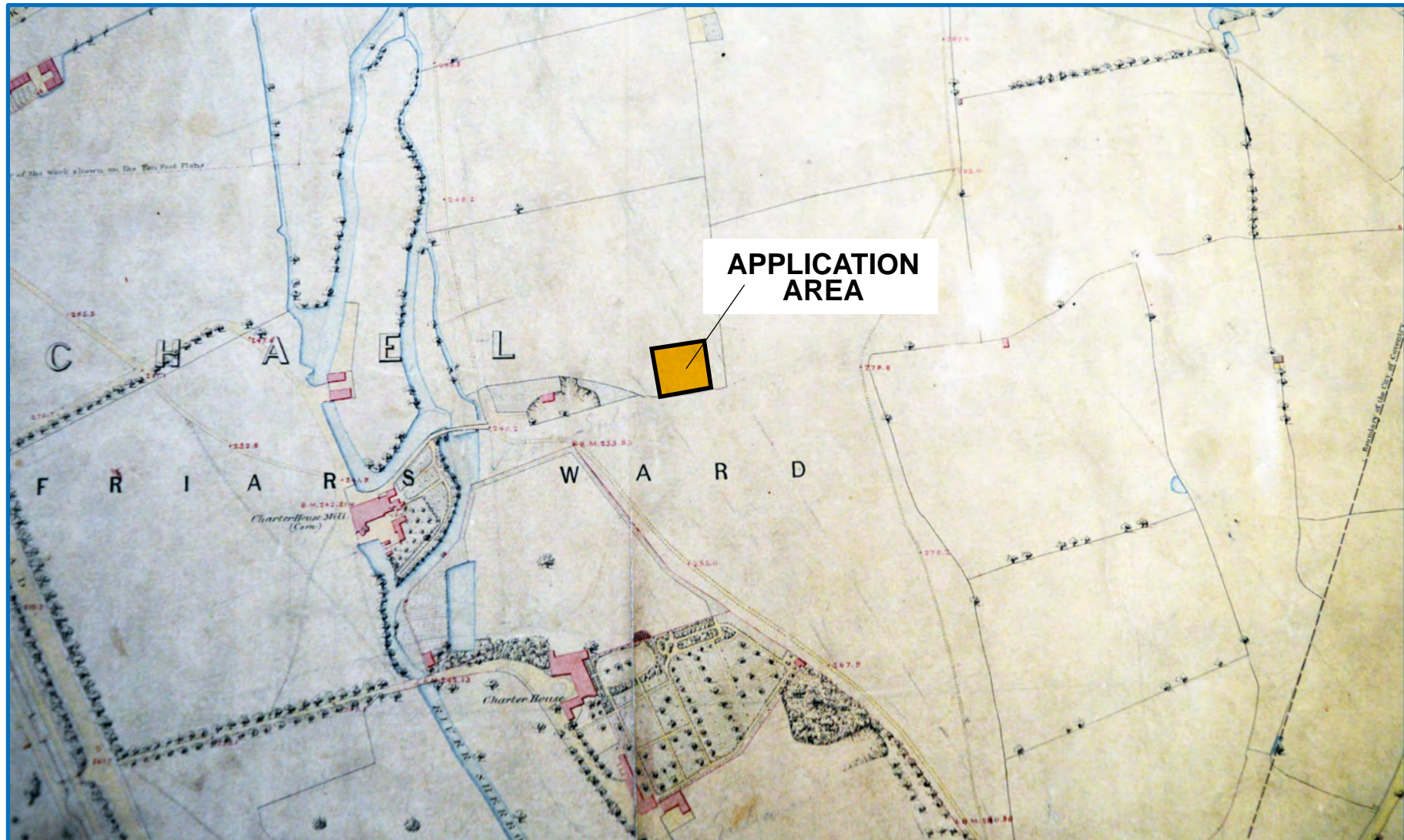


Fig 4: Detail from Board of Health map of 1851

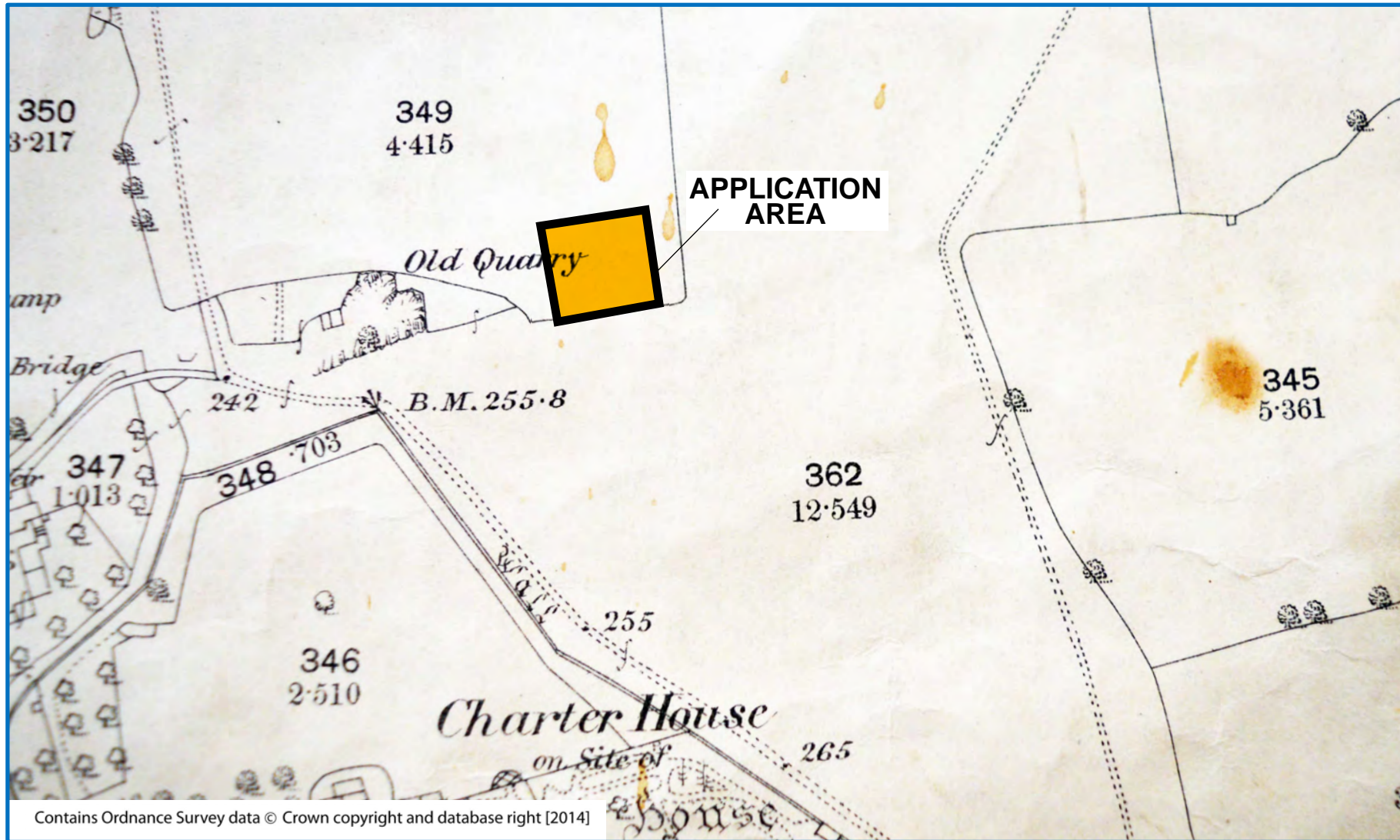


Fig 5: Detail from First Edition Ordnance Survey map of 1889 1:2500

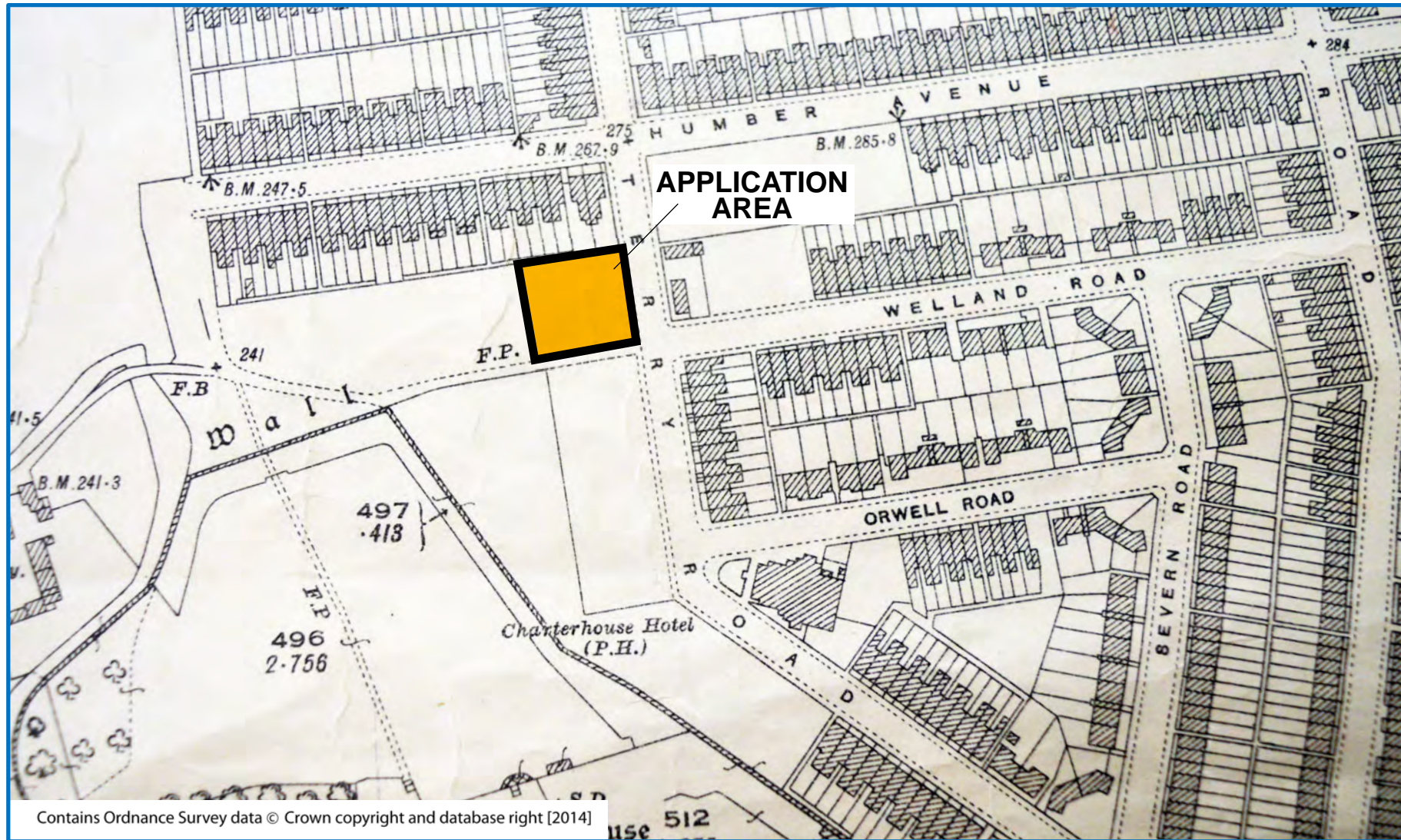


Fig 6: Detail from Revised Edition Ordnance Survey map of 1925 1:2500



Fig 7: 3D model of proposed apartment blocks (Archi-tek Partnership)