

Former TA centre New Broad Street Stratford-Upon-Avon

ARCHAEOLOGICAL EVALUATION AND HISTORIC BUILDING RECORDING



EXPERTISE WHERE YOU NEED IT

Archaeology Warwickshire Report No 20115

DECEMBER 2020



*Working for
Warwickshire*

Project: Former TA centre
Commissioned by: Russell Davis of Castle Homes
Site Code: ST19
Planning Reference: 20/00414/FUL
Planning Authority: Stratford-on-Avon District Council
National Grid Reference: SP 19707 54433
Project Manager: Stuart Palmer MCI fA
Fieldwork: Adam Griffiths BA PCI fA, Jodie Duffy BA PCI fA
Authors: Adam Griffiths BA PCI fA, Jodie Duffy BA PCI fA
Illustrations: Candy Stevens
Checked by: Dr Cathy Coutts MCI fA
Approved by: Stuart Palmer MCI fA
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Please address enquiries to: Stuart C Palmer MCI fA



Chief Archaeologist

Archaeology Warwickshire

Hawkes Point

Hawkes Drive

Warwick

CV34 6LX

01926 412278

01926 412280

stuartpalmer@warwickshire.gov.uk

www.warwickshire.gov.uk/archaeology

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SUMMARY

An archaeological evaluation was carried out on behalf of Stansgate Planning for Castle Homes of Warwick in advance of the development of the former TA centre, New Broad Street, Stratford upon Avon. The buildings on site had previously been documented by Historic England and were of significant enough local interest to warrant a Level 1 building recording. Further to this, a programme of archaeological evaluation trenching was undertaken to gauge the significance of any surviving sub-surface archaeological remains. The geological natural consisted a brown yellow gravel which was exposed in both trenches.

In Trench 1 a treethrow pit was discovered, this corroborated the local knowledge that an orchard once occupied the west of site. In Trench 3, located to the east, a modern ditch was located orientated roughly north-south. This was likely a drain or sewer cut, infilled with building materials and modern debris.

Building recording was carried out using high resolution digital cameras to provide a record of the buildings as they currently stand, prior to demolition, and to provide an indication of phasing of the main building.

1 INTRODUCTION

1.1 Planning permission is being sought from Stratford-on-Avon District Council for the demolition of the former TA centre buildings and the erection of up to ten dwellings at the former TA centre, New Broad Street, Stratford-upon-Avon.

1.2 Stratford-on-Avon District Council advised that the application be accompanied by an assessment of the potential for the proposals to impact on archaeological remains. This is included in Section 4 below and is in line with policy CS.8 of the Stratford-on-Avon Core Strategy.

1.3 The Chartered Institute for Archaeologists (CIfA) *Standard and guidance for archaeological advice by historic environment services (2020a)* standard states:

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.

1.4 The Chartered Institute for Archaeologists (CIfA) *Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment (2020b)* states:

Specialist advice to commissioners of archaeological and other historic environment work will, as far as is reasonably possible, ensure that the commissioner sufficiently understands and complies with ethical, legal and policy requirements, and is aware of the likely resource requirements. The procurement of historic environment services to implement that advice will ensure that work is fit for purpose and is undertaken by appropriate experts in accordance with the CIfA Code of conduct, regulations and Standards and guidance. Advice should be clear, compliant, impartial, informed and robust, and should be proportionate to a thoroughly researched and clearly reasoned

assessment of the known or potential significance of the heritage assets concerned. The advisor should be suitably qualified, skilled and competent.

- 1.5 The overarching *Standard and Guidance for Stewardship for the Historic Environment* (ClfA 2020c) states that:

'Stewardship activities will respect the values ascribed to historic assets and places, and ensure their conservation for the benefit of existing and future users. Stewardship tasks will be devised in the light of a sufficient understanding of significance and condition; they will be implemented through processes that are fit-for-purpose and appropriately documented. Activities and tasks will comply with the ClfA Code of conduct and take due account of prevailing legislation and policies'.

2 SITE LOCATION

- 2.1 The site is located on New Broad Street, Stratford-upon-Avon and is centred on National Grid Reference SP 19700 54437 (Fig 1). It is currently occupied by the former TA centre and associated outbuildings. The TA centre comprises five structures: the main building (A), vehicle maintenance workshops and offices (B and C) a wooden cadet's office (D) and another small stores building (E). The area around the structures was hardstanding used as a car park.

- 2.2 The underlying geology of the site is Mercia Mudstone Formation, overlain by Wasperton Sand and Gravel deposits (British Geological Survey 2020).

3 ARCHAEOLOGICAL BACKGROUND

- 3.1 A 500m radius search of the Warwickshire Historic Environment Record and the National Heritage List for England were obtained for this assessment. Secondary sources on the Historic town of Stratford-upon-Avon were also consulted. Those records which have no direct relevance to the site are tabulated. There has been no archaeological work in the vicinity which means there is a lack of baseline data for the site itself.

Prehistoric and Roman

- 3.2 Stratford-upon-Avon lies on a gravel terrace within a loop of the River Avon. There is considerable evidence for occupation along the river valley from prehistoric times onwards. Many sites are likely to be masked by the modern development of the area.
- 3.3 The Roman road from Alcester to the Fosse Way is known to have crossed the River Avon at Stratford. There is no known Roman settlement in the area of the present town.

Saxon

- 3.4 The 'Old Town' of Stratford grew up around a 7th century Anglo-Saxon Minster (Warwickshire Historic Environment Record ref. MWA 13319). Evidence for the settlement is scant but pits and postholes along with Saxon pottery were recorded during an archaeological intervention in 1969 on the site of the vicarage (MWA 1031). Further evidence for the Saxon occupation was recorded at the Methodist Church in 2013, here a ditch was revealed containing Saxon loom-weight (MWA 30330; EWA 10769). Holy Trinity church is believed to occupy land on which an earlier, Saxon monastery stood (MWA 1026); there are references to the monastery in the 9th century. Burials of 7th- to 9th-century date have been recorded north of Holy Trinity (EWA 10156).

Medieval and post-medieval

- 3.5 The medieval settlement of Stratford was dramatically changed in 1196 when a planned grid of streets was laid out by the Bishop of Worcester to create a new town to the north and west of the original settlement (Bearman 1988, 7). The application area lies in part of this new planned town (MWA 9582). The medieval 'new' town of Stratford is characterised by uniform burgage plots, whilst those in the Old Town were less

constrained and more expansive (Bearman 1988, 44). The church of Holy Trinity largely dates to the 13th and 14th centuries (MWA 1022). The site is on the western periphery of the medieval planned town.

3.6 The current site was undeveloped in the late 19th and early 20th-century, when the area was surrounded by terraced houses (Figs 2-4).

3.7 Historic England's 2015 survey of drill halls tells us that the Stratford example was built between 1906 and 1914 (MWA 20288). The building is first shown on the 1914 Ordnance Survey map (Fig 5), when it is marked as 'Yeomanry Headquarters'. It was originally used by 'D' Squadron Warwickshire Yeomanry. It was extended during the 20th century (Figs 6-8), when it was used by the 37th Signal Regiment (Volunteers). It ceased to be used by the TA in 2014 and became an Army Cadet base.

3.8 The Historic England description is as follows:

The drill hall...consists of a symmetrical two-storey front block built in red brick with wide salient bays flanking the central entrance, each bay with four tall, narrow, ground-floor windows and three first-floor windows projecting up into the gable, all with pointed brick heads. Above the rebuilt entrance are three narrow windows with straight heads. Flanking the gabled bays are small, single-storey blocks with hipped roofs which are set back from the main façade. The block on the left (east) retains two narrow windows with straight heads rising to the eaves, whilst the block on the right (east) has had the windows filled in. The hall (approximately 70 feet long and 30 feet wide) lies behind the front block (Fig 60). To the east is an attached single-storey block and a number of large detached garages and outbuildings were added c.1960. The simple, symmetrical façade is characteristic of the period c.1910-1914, the only hint of a historicist style being the pointed heads to the main windows. (Historic England 2015, 46).

3.9 The current buildings are not of architectural significance but are of local interest for their social history.

4 AIMS AND METHODS

- 4.1 An archaeological field evaluation was undertaken to determine the nature of the archaeological resource to satisfy the stated aims of the project whilst complying with the Code of conduct and other relevant regulations of ClfA.
- 4.2 The main aim of the evaluation was to determine if there were any significant archaeological remains in the area to be developed; to form an understanding of their value and their potential to shed light on the subsequent development of the area.
- 4.3 Secondary aims included placing the results in their wider local and regional contexts as appropriate.
- 4.4 The objectives were to locate, record and analyse archaeological materials and deposits and to disseminate the results in an appropriate format.

ClfA – Standard for archaeological field evaluation

- 4.5 It was proposed to evaluate the area by means of three trial trenches (2 x 10m; 1 x 20m; total 40m), with a contingency for an additional 5m length or equivalent area (Fig 9). Due to a substantial amount of utilities the 2 x 10m trenches, Trenches 1 and 2, were joined.
- 4.6 The modern overburden was removed by a 14-tonne machine using a toothless bucket under direct archaeological supervision. Ground reduction was in shallow spits until the uppermost *archaeological* horizon, or the geological natural was. Excavation then continued by hand.

ClfA – Standard for archaeological building recording

- 4.7 A programme of archaeological building investigation and recording determined the nature of the archaeological resource associated with a specified building, structure or complex. It drew on existing records (both archaeological and historical sources) and fieldwork. It was undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct, and other relevant standard and guidance issued by ClfA. The programme will result in the production of drawings, an ordered accessible archive and a report.

- 4.8 Prior to demolition a record of the structural fabric of the buildings was undertaken (Level 1). Work concentrated on the historic parts of the main building rather than the most recent phase of extensions. Photographs were taken of each of the (older) elevations and internally together with any decorative or notable details; some photographs were also made of the 21st-century offices etc. Work was carried out on November 3rd 2020 by Jodie Duffy and the archive will be deposited with the Warwickshire Museum.

5 RESULTS

- 5.1 Archaeological remains were encountered in Trenches 1 and 3. The trenches were located to the west and east of the main building and the features located consisted of a treethrow pit in Trench 1 and a modern linear feature in Trench 3.

Geological Natural

- 5.2 The geological natural across the site consisted of a dark yellow brown clayey gravel. The natural was exposed at a depth of between 0.58-0.65m below the current ground surface (AOD heights are given in Appendix A).

Deposit Sequence

- 5.3 Where not disturbed by anthropogenic activity, the gravel-based substrate was directly overlain by a simple sequence of a clay derived cultivation soil overlaid by modern construction layers. The modern construction layers consisted of tarmac overlaying builders' sand which measured between 0.24m and 0.31m deep. This overlay a modern dark brown silty clay occupation layer measuring between 0.21m and 0.26m deep, which overlay a dark yellow brown silty clay cultivation layer which measured between 0.18m and 0.22m deep. This dated to before the construction of the buildings, when the area was in use as an orchard.

Cut Features

- 5.4 Archaeological features were encountered in Trenches 1 and 3. Evidence for a pre-20th century orchard is shown in Trench 1 (Photos 1-2) in the form of a treethrow pit and across the site a former cultivation layer is suggestive of such a use. A large modern linear feature was located in Trench 3 (Photo 3), this was probably a sewer or large drain.

Modern

- 5.5 In Trench 3, north-south aligned ditch 306 (Photo 4) measured between 5.95 and 6.53m wide. It was not investigated as it is the cut for a sewer or large drain. The infill deposit which formed the top and only fill encountered (305) contained pottery which indicated an earliest possible date of the early 20th century.

Undated

- 5.6 In Trench 1, a treethrow pit was located which had a maximum diameter of 1.22m and a maximum depth of 0.28m. It was filled by a singular deposit of dark reddish-brown silty sand. No finds or datable material was recovered.

Building Recording

- 5.7 The Drill Hall has had a number of alterations since its construction in the early 20th century (Figs 10-11). The main Drill Hall (building A) was constructed between 1906 and 1914. The additional buildings (building B, C, D and E) were constructed during the 1960s, they include the two vehicle maintenance garages (B and C), the wooden cadet's office building (D) and a small stores outbuilding (E). The building complex's previous use was for the Warwickshire Yeomanry's headquarters, later by the 37th Signal Regiment (Volunteers), before being used by the TA, and is currently vacant.

Building A, Phase 1 – External

- 5.8 The NNE elevation consists of a central, two-storey building with two single storey wings on the NE and SW sides. It has been constructed of red brick, laid in a Flemish bond and Portland cement mortar. The ground-floor windows consist of four large rectangular sash-style window frames (now replaced with PVC) with three rectangular windows on the first floor on either side of the main entrance (Photo 5). The single-storey wings on each side have two rectangular sash window frames with the western sides now blocked. All windows have red brick stretcher, pointed top arches and concrete sills. The hip/gable roof is tiled with dark grey tiles and has pronounced eaves (Photo 6). On the western side of the drill hall runs a 27.40m long rifle range, which is longer than the drill hall, presumably to accommodate a 25 yard rifle range. Along its exterior wall are seven decorative buttresses which are set off with two rows of dark plinth bricks (Photo 7).

Building A, Phase 1 – Internal, Ground floor

- 5.9 The drill hall building appears to contain ten rooms on the ground floor and six rooms on the first floor. The contemporary doorways have double-brick segmental arches and bullnosed brick edging. Room 1 (now a bar) has been largely altered with two former walls being removed to create a larger space. The floor is laid with wooden parquet tiles (Photos 8-9).

- 5.10 The drill hall has also been altered, with new doorways and small rooms being created at the entrance on either side. The high ceiling is fitted with four roof lights and is suspended on iron trusses (Photos 10-11). The floor is also laid with wooden parquet tiles and white painted wooden skirting boards. Along the eastern wall doorways have been created to access rooms in the modern extension. The SW end of the room has two contemporary doorways, with the armoury's armoured door being widened. These doorways lead onto two separate rooms. To the rear of the current armoury a blocked brick segmental arch can be seen, high on the wall, indicating a wide doorway in the rear wall before the modern breezeblock walling was erected to subdivide the area (Photos 12-13).
- 5.11 The rifle range is a 27.8m long 4.03m wide, single room with no divisions. The western wall has a single doorway with a preformed concrete threshold and wooden jambs. The door itself is painted blue and used as a fire door. Features included the control panel for the rifle targets and shooting platforms (Photos 14-16).

Building A, Phase 1 – Internal, First floor

- 5.12 The first floor comprises of rooms most recently used as three classrooms, two offices, a small kitchen and single toilet. A single hallway provides access to all rooms. Classroom 1 (Photo 17) contained a corner cast-iron fireplace with brown tile edging and a wooden cavetto mantle frame, with a simple square geometric pattern. The second classroom (Photo 18) has a front on fireplace in the western corner. The third classroom (Photo 19) does not appear to have any trace of a fireplace. The C.O. office (Photo 20) contains a blocked fireplace with a mantle within the south corner.

Building A, Phase 2

- 5.13 The addition of the rear bar and kitchen onto the eastern wing occurred before 1967, when mapping shows it in existence. An eastern extension was added to the side of the drill hall and four doorways were cut through the wall. The rest of the offices are accessed by a corridor.

Building A, Phase 3

- 5.14 At some time between 2005 and 2007 a significant extension programme was carried out on the eastern side of the building (probably following demolition of the earlier

extension). This comprises offices, an entrance and additional rooms for the kitchen. Showers were also added to the rear of the single-storey NW part of the building.

- 5.15 The small room at the southern end of the drill hall has been converted into an armoury. This is most likely from when the building was in use by the TA as specially produced door have been fitted to accommodate weapon distribution.

Building B, Garage – External

- 5.16 A large rectangular building, built of red brick, laid in a Flemish bond and Portland cement. The garage has nine vehicle entrances with metal roller doors, red brick columns as dividers with preformed cement lintels (Photos 21-22). The pitched roof is formed of corrugated metal with plastic guttering on the eaves. The north-eastern end of this building has been heavily altered. The three-vehicle entrances have been filled in with reddish purple bricks, laid in a stretcher bond and Portland cement with a single row of header on edge bond under the preformed concrete lintels. The ground floor offices to the NE end have signage showing a radiation symbol and 'Restricted Area' (Photo 23).

Building C, Garage – External

- 5.17 A large rectangular building with two large garage roller doors and central division (Photo 24). It is a corrugated painted metal structure, constructed on a red brick foundation. The pitched roof is also corrugated metal with plastic gutting on the eaves.

Building C, Garage – Internal

- 5.18 The two rectangular internal rooms both have concrete floors. Room 1 has no equipment left whilst room 2 contains four-post ramps for vehicle maintenance (Photo 25).

Building D – External

- 5.19 A small rectangular building with wooden slats built on a red brick foundation (Photo 26). The pitched roof is lined with corrugated metal with plastic guttering on the wooden eaves. The doorway threshold is wooden with an exterior double concrete slab step, laid on a brick foundation with a blue painted door. A small, flat porch is suspended on two metal brackets. The windows are single glazed, in white painted frames and

mullions. The sills and lintels are wooden. The top light is rectangular, full length and opens.

Building E – External

- 5.20 A small rectangular red brick building, constructed in Flemish bond with Portland cement mortar. The roof is flat with plastic guttering on the painted wooden eaves. The threshold and lintel are both preformed cement with wooden door jambs and head painted white. The double doors are plain and painted blue, with signage showing a radiation symbol and 'Restricted Area' (Photo 27).

6 CONCLUSIONS

- 6.1 The features located by this programme of trenching corroborate the historical sources as it seems the site was located outside of the medieval burgage plot layout for dwellings. Though it may well have been inside one large non-dwelling plot. Evidence for the post-medieval and pre-modern use of land, before the construction of the buildings, can be found in Trench 1. Treethrow pit 105 suggests a sparsely wooded area. Local knowledge has suggested that the site was used as an orchard, unfortunately no cartographic sources can confirm this. The primary overburden which overlay the natural was a cultivation soil, this may suggest a focused attempt at growing vegetation.
- 6.2 The building recording allowed a documentation of the early 20th century Yeomanry Headquarters and an assessment of the building's phasing and alterations into the 21st century, when it was substantially extended.

ACKNOWLEDGEMENTS

Archaeology Warwickshire would like to thank Liz Nicholson, of Stansgate planning and Russel Davies of Castle Homes of Warwick. The historic building recording was carried out by Jodie Duffy BA PCIfA under the direction of Dr Cathy Coutts MCIfA and the evaluation was undertaken by Adam Griffiths BA PCIfA.

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BGS British Geological Survey 2020 *Geology of Britain Viewer, accessed December 2020*
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html?>

Chartered Institute for Archaeologists (CIfA) 2020a Standard and guidance for archaeological advice by historic environment services

Chartered Institute for Archaeologists (CIfA) 2020b Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment

Chartered Institute for Archaeologists (CIfA) 2020c Standard and Guidance for Stewardship for the Historic Environment

Landmark 2003a Ordnance Survey 1886 *1:500 Town map, digitised*

Landmark 2003b Ordnance Survey 1889 *First Edition 1:2500 map, digitised*

Landmark 2003c Ordnance Survey 1905 *Second Edition 1:500 map, digitised*

Landmark 2003d Ordnance Survey 1914 *1:2500 map, digitised*

Landmark 2003e Ordnance Survey 1938 *1:2500 map, digitised*

Landmark 2003f Ordnance Survey 1965 *1:2500 map, digitised*

Landmark 2003g Ordnance Survey 1977 *1:2500 map, digitised*

Tuffey, A., and Coutts, C., *Former TA Centre, New Broad Street, Stratford-upon-Avon, Warwickshire. Archaeological Assessment and Written Scheme of Investigation for Evaluation and Historic Building Recording*. Archaeology Warwickshire.



1: Trench 1, looking south-west



2: Trench 1, looking north-east



3: Trench 3, looking north-east



4: Trench 3, looking south-west



5: Main TA building looking south-west



6: Oblique view of TA building looking south



7: Drill hall, shooting range side of building, looking east



8: Bar room looking east



9: Bar room looking north



10: Main hall looking north-east



11: Main hall looking south-west



12: Rear of the armoury looking south-west, note high-level segmental brick arch in rear wall



13: Building A, armoury with gun safe



14: Shooting range looking south-west towards targets



15: Shooting range looking north-east towards platforms



16: Control panel, exit and storage in shooting range, looking north-west



17: SE Classroom looking north towards corner fireplace



18: NW classroom looking north



19: NE classroom looking west



20: Cadet's C.O. Office looking south towards corner fireplace



21: Building B looking north-east



22: Building B looking south-east



23: Building B, ground-floor offices, restricted area, looking south



24: Building C garage looking west



25: Room 2 of the garage with maintenance ramp, looking north-west



26: Building D, wooden outbuilding, looking south-west



27: Building E, stores outbuilding, looking north-east



28: Plaque on wall of TA centre commemorating its re-opening after extension work completed

APPENDICES

A List of contexts

| <i>Trench</i> | <i>Context</i> | <i>Description</i> | <i>Depth (m) or height AOD</i> | <i>Comment</i> |
|---------------|----------------|--|---------------------------------|---------------------------|
| 1 | 100 | Black tarmac | 0.12 | Tarmac |
| 1 | 101 | Pink yellow sand and gravel | 0.11 | Builders sand |
| 1 | 102 | Dark brown grey clay containing 10% stone inclusions. | 0.26 | Modern occupation layer |
| 1 | 103 | Dark yellow brown friable clay | 0.22 | Former cultivation soil |
| 1 | 104 | Dark yellow brown clay and gravel | 42.47 AOD | Geological natural |
| 1 | 105 | Irregular in plan, with undulating base and irregular sides, filled by a dark reddish brown silty sand. Measuring 1.22m at its maximum diameter. | 0.28 | Treethrow pit |
| | | | | |
| 3 | 300 | Black tarmac | 0.24 | Tarmac |
| 3 | 301 | Pink yellow sand and gravel | 0.05 | Builders sand |
| 3 | 302 | Dark grey clay and gravel | 0.28 | Modern occupation layer |
| 3 | 303 | Brown friable sandy clay | 0.19 | Former cultivation soil |
| 3 | 304 | Dark yellow brown clay and gravel | 43.2 AOD | Geological natural |
| 3 | 305 | Dark brown silty sand containing frequently occurring modern building materials, pottery and glass. Early to mid 20 th century. | Unknown | Fill of modern linear 306 |
| 3 | 306 | Linear in plan, likely to be for drain pipe or sewer. | Unknown | Cut of modern linear |

B List of finds

| Context | Type | Quantity | Comment |
|----------------|-------------|-----------------|---------------------------|
| 305 | Pottery | 5 | Early to mid 20th century |

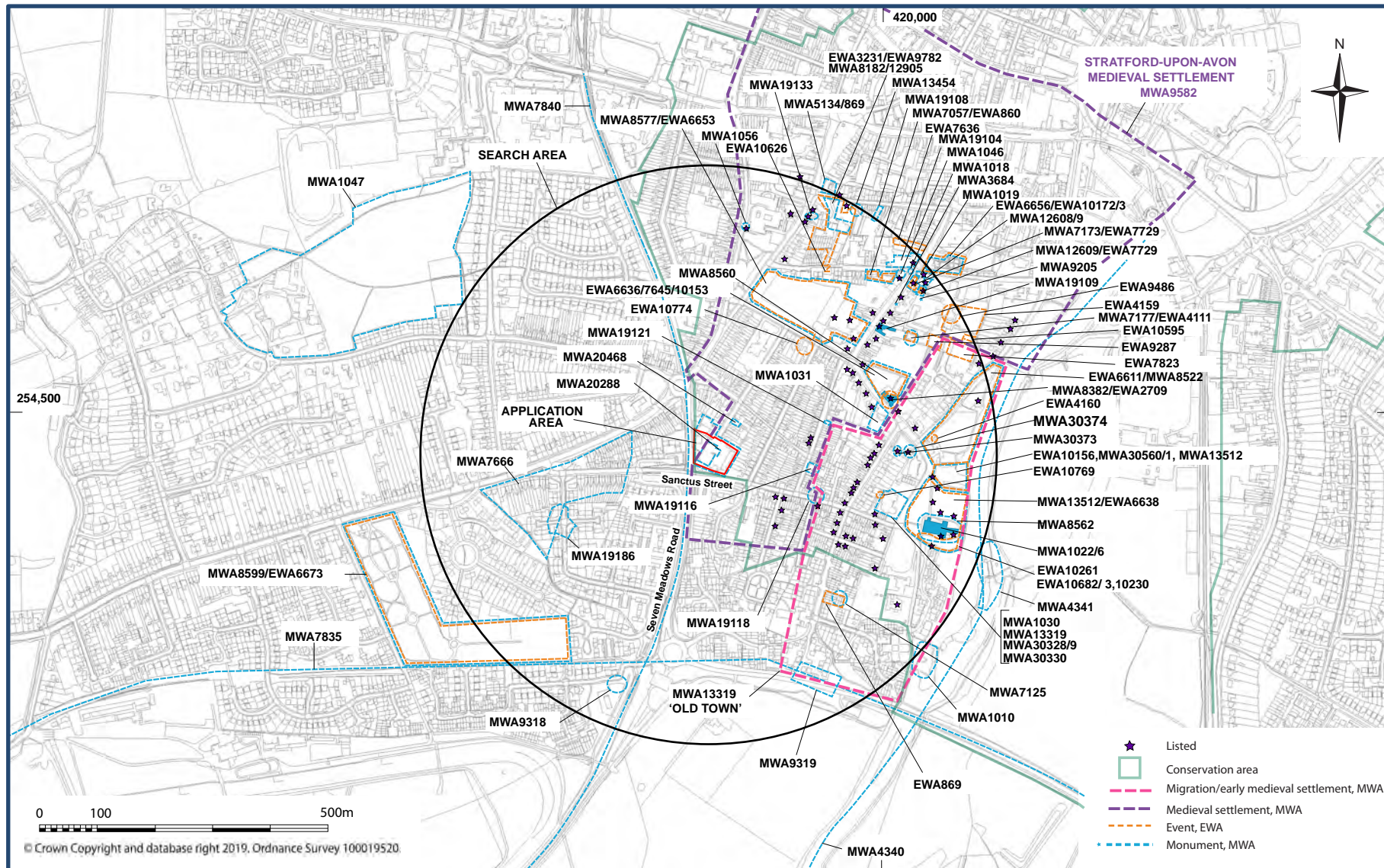


Fig 1: Location of application area and Historic Environment information

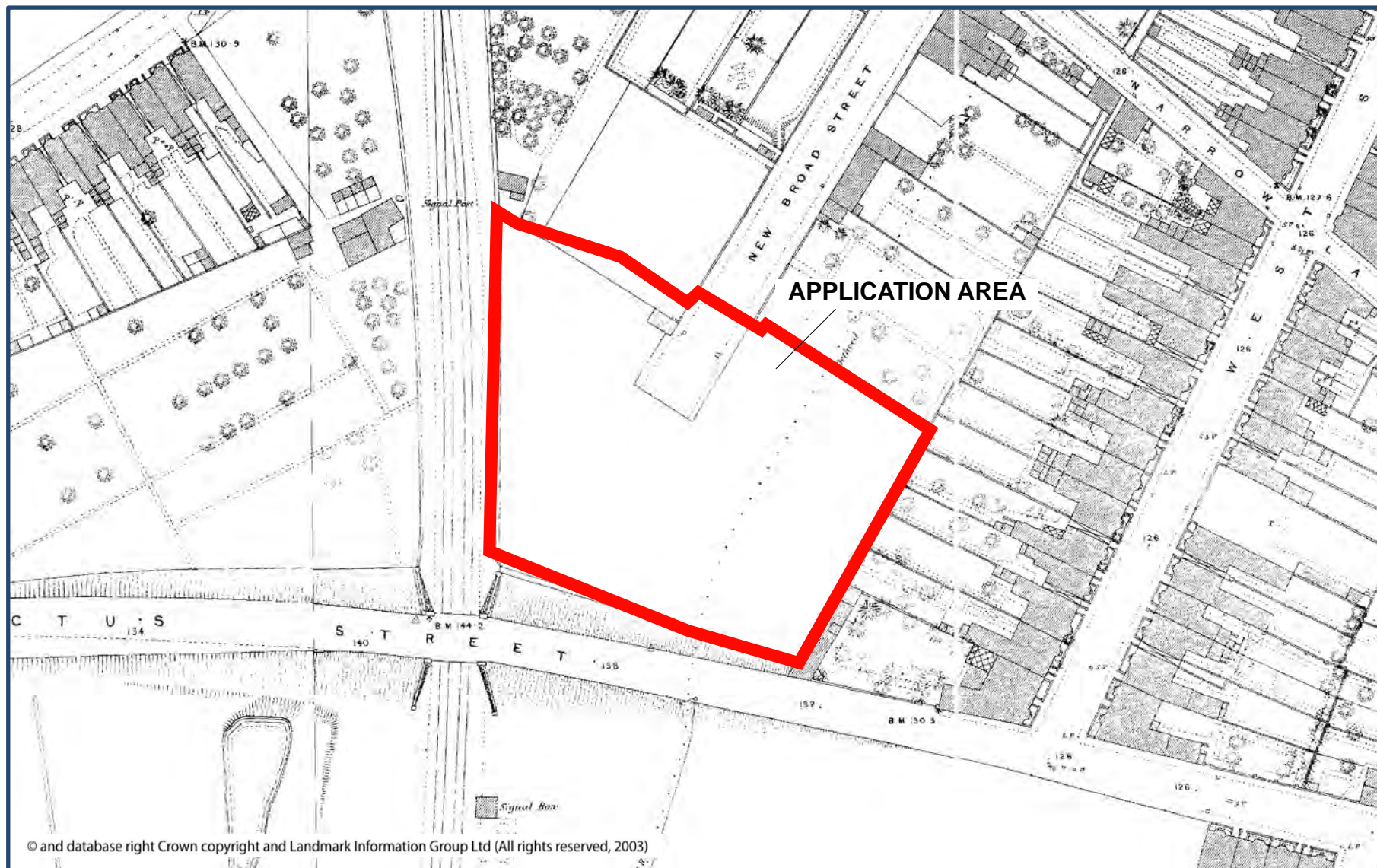


Fig 2: Detail from Stratford upon Avon 1:500 Town map of 1886

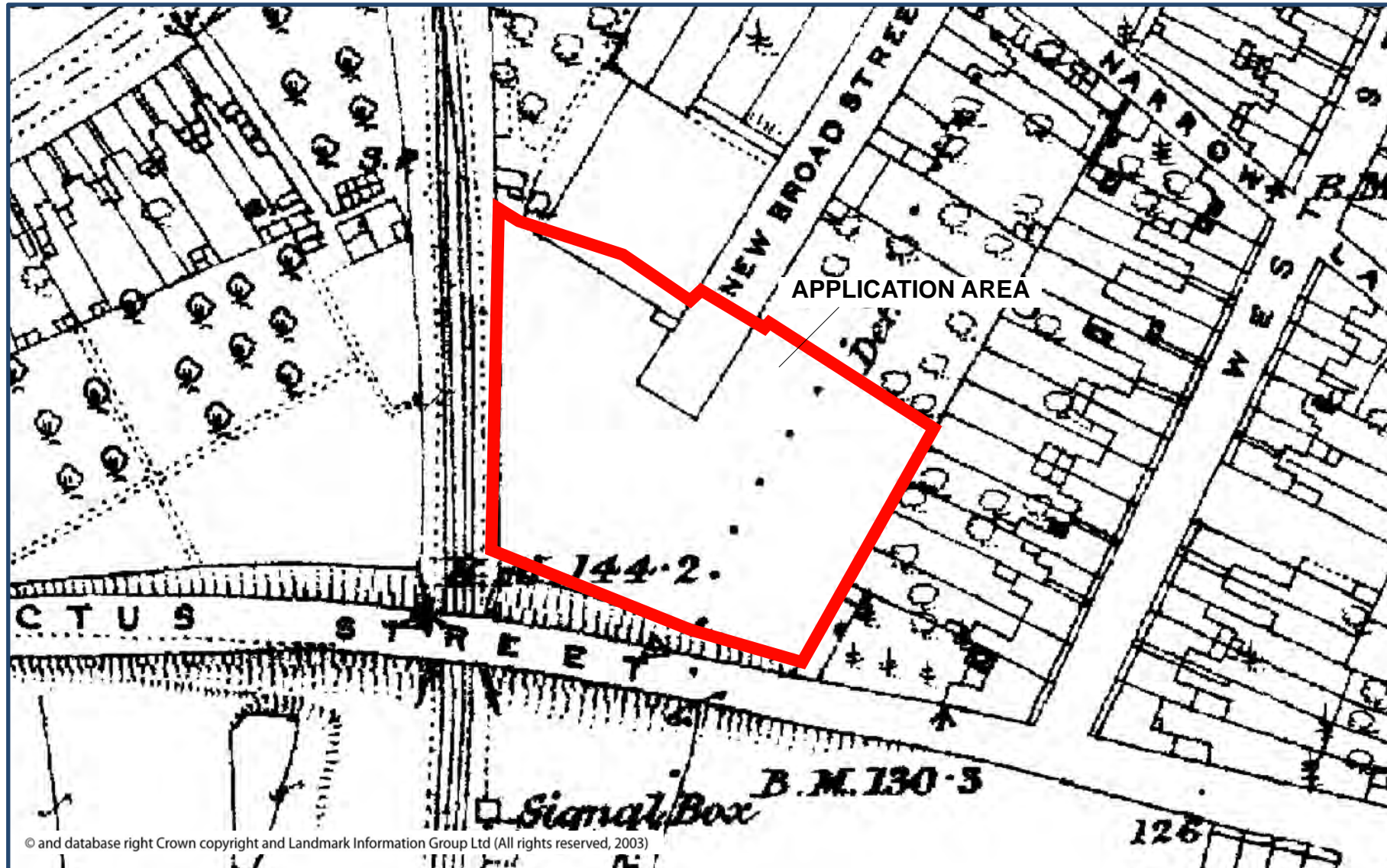


Fig 3: Detail from First Edition Ordnance Survey 1:2500 map of 1889

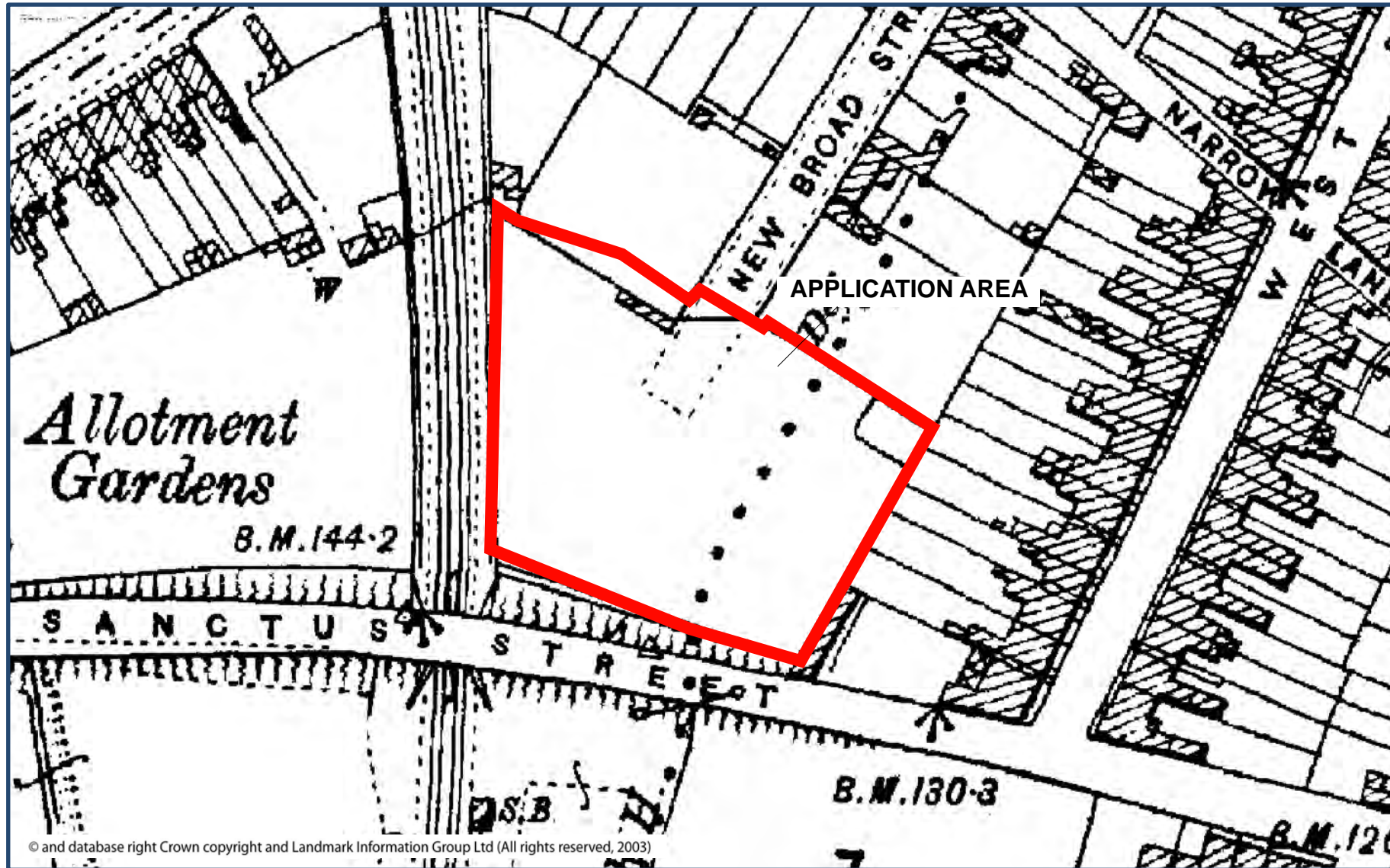


Fig 4: Detail from Second Edition Ordnance Survey 1:2500 map of 1905

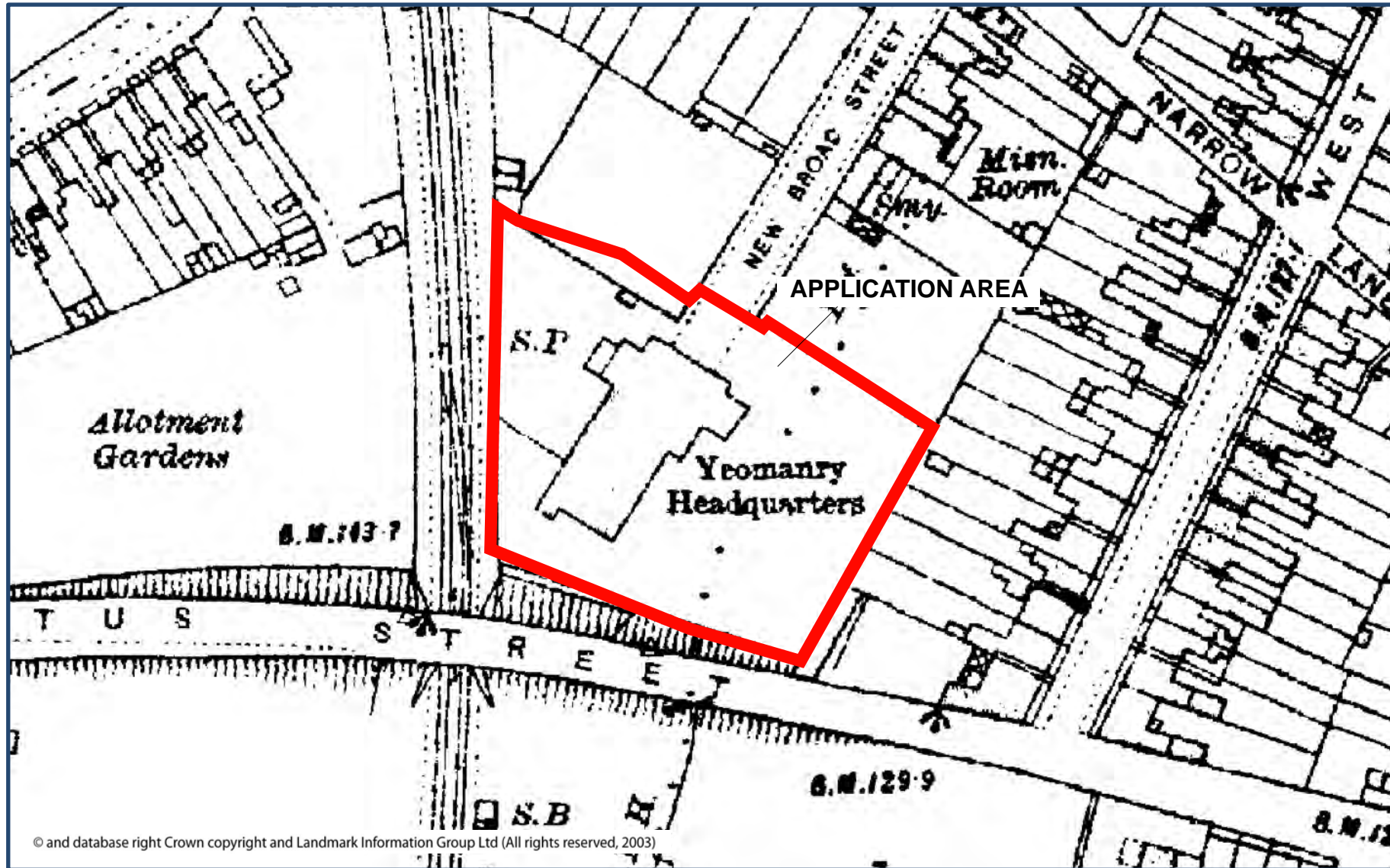


Fig 5: Detail from Third Edition Ordnance Survey 1:2500 map of 1914

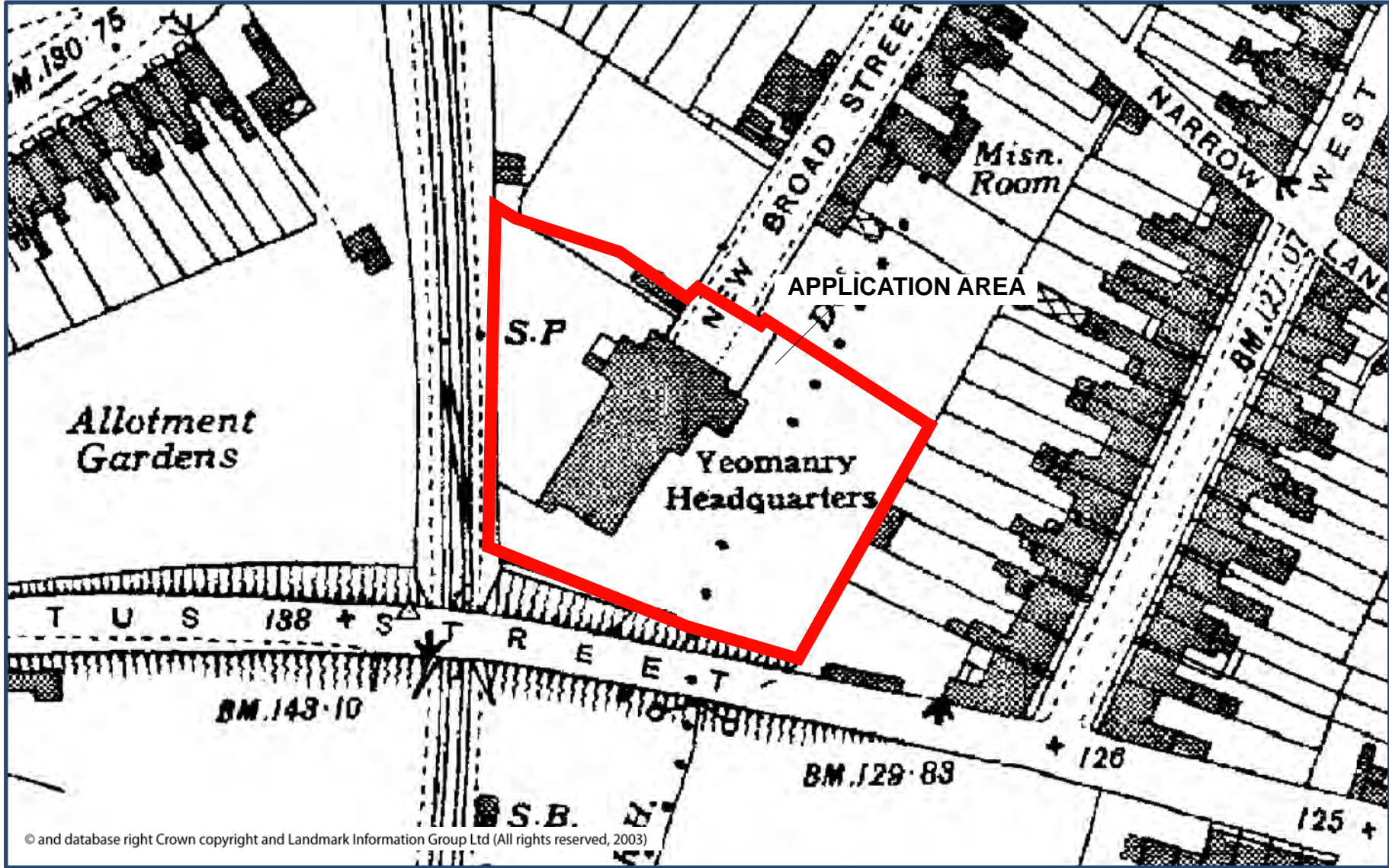


Fig 6: Detail from Fourth Edition Ordnance Survey 1:2500 map of 1938

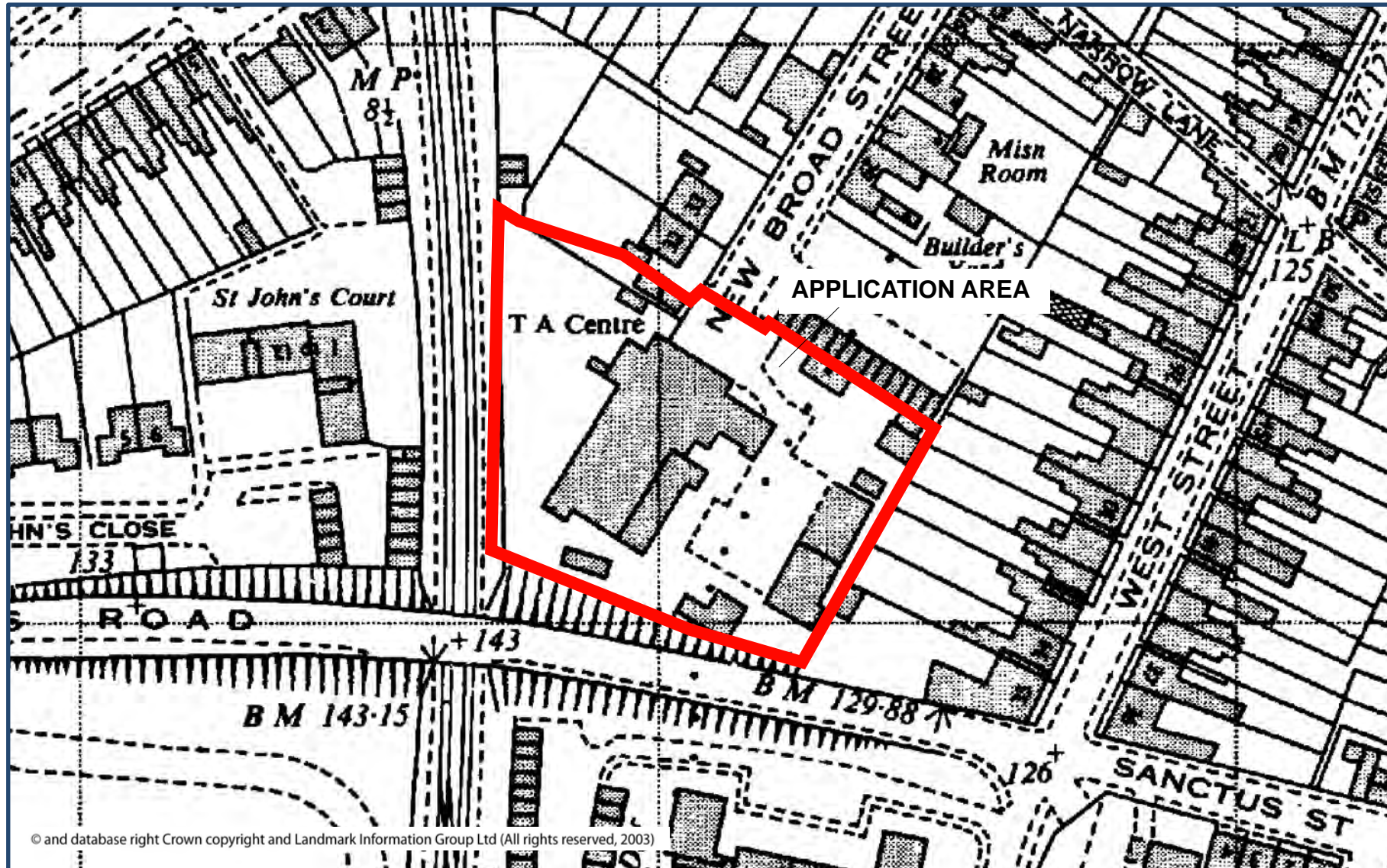


Fig 7: Detail from Ordnance Survey 1:2500 map of 1965

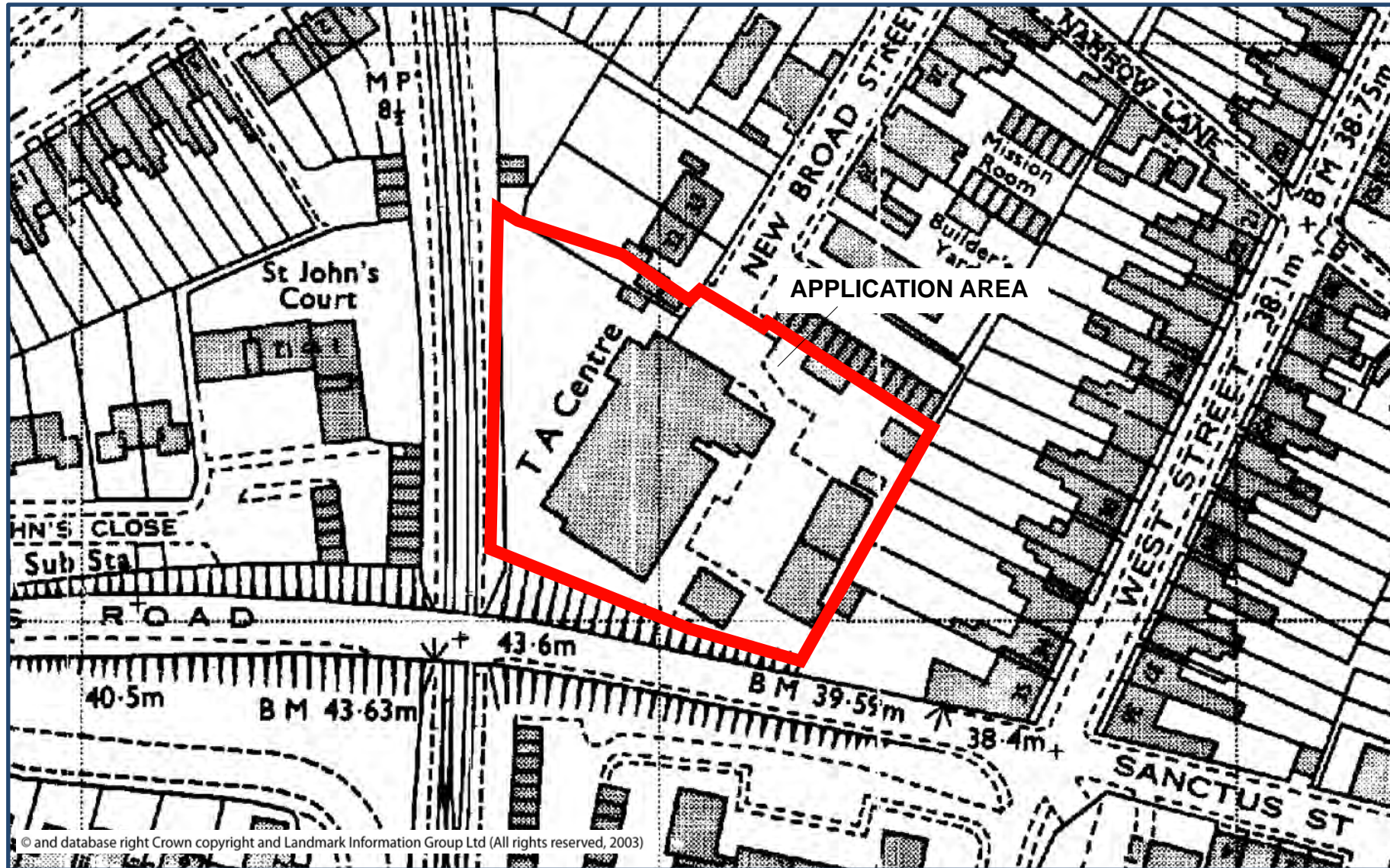


Fig 8: Detail from Ordnance Survey 1:2500 map of 1977



Fig 9: Location of excavated trenches

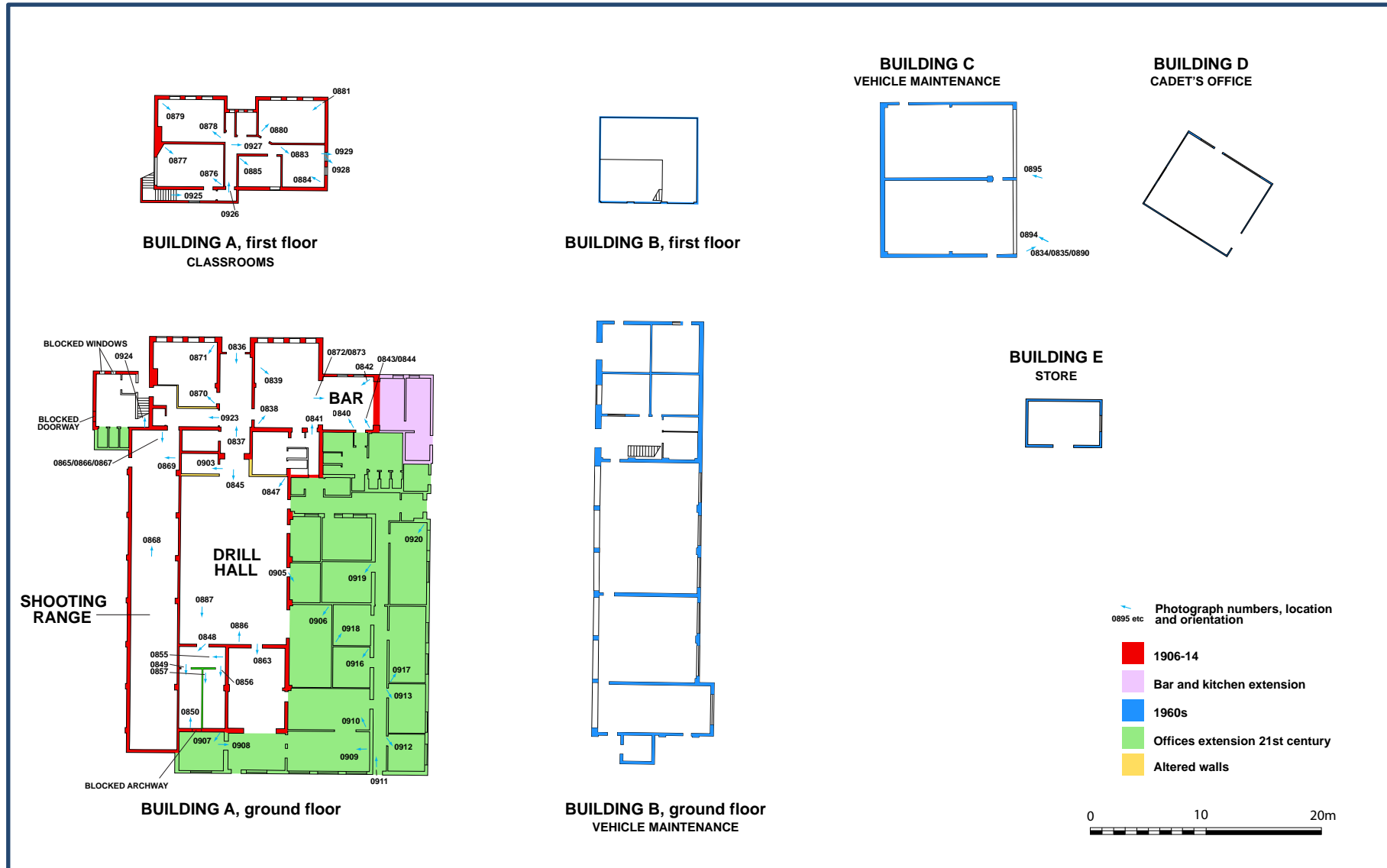


Fig 10: Phasing and photograph locations

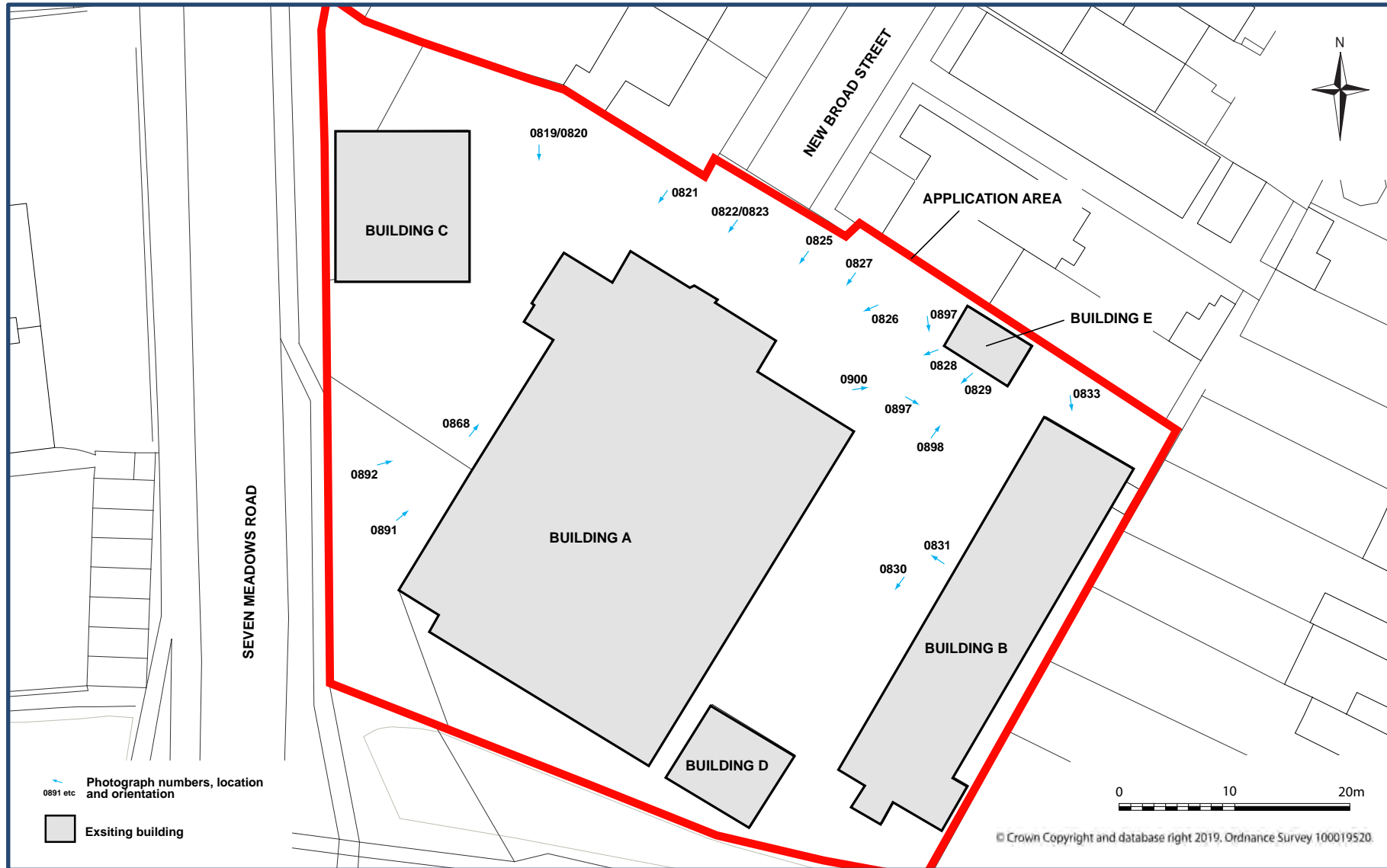


Fig 11: External photograph locations