

Redvale House Tredington Warwickshire

ARCHAEOLOGICAL EVALUATION



EXPERTISE WHERE YOU NEED IT

Archaeology Warwickshire Report No 1771

SEPTEMBER 2017



*Working for
Warwickshire*

Project:	Redvale House, Tredington
Commissioned by:	Mark Blackman
Project Report No.	1771
Site Code:	TR17
Planning Reference:	17/00053/FUL
Planning Authority:	Stratford-on-Avon District Council
Planning Archaeologist:	N/A
National Grid Reference:	SP 2573 4349
Team:	
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SUMMARY

Archaeological evaluation trenching and a watching were undertaken on behalf of Mark Blackman following the demolition of a garage and workshop building. It is proposed to construct three new dwellings and a detached garage within the grounds of the existing dwelling and new access from Blackwell Road.

No significant archaeological finds or features were recorded which suggests that the site has most likely been in agricultural use from at least the medieval period.

The evaluation has established that the proposed development will not impact on any significant archaeology and therefore no additional mitigation is necessary.

1 INTRODUCTION

- 1.1 Planning permission has been granted by Stratford-on-Avon District Council for the demolition of a garage and workshop building and construction of three new dwellings and a detached garage within the grounds of the existing dwelling and new access from Blackwell Road, at Redvale House, Tredington, Warwickshire, CV36 4NS. A further application for extensions to the present house (side and rear extensions to existing dwelling, erection of detached garage and creation of new access and driveway; ref 17/01291/FUL) is pending consideration. The site lies in an area of archaeological potential, close to the historic core of the village.

- 1.2 It was a condition of the planning permission that the applicant secure the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been approved by the Planning Authority.

- 1.3 Archaeology Warwickshire were commissioned to undertake an archaeological evaluation and watching brief which were carried out on August 9th and 16th 2017. This report presents the results of that work and the archive will be stored at the Warwickshire Museum under Site Code TR17. This work was carried out in accordance with the Chartered Institute for Archaeologists Standard and guidance for field evaluation (2014).

2 SITE LOCATION

- 2.1 The application area is centred on National Grid Reference SP 2573 4349 in the village of Tredington, in the parish of the same name. The site is located on the southern side of Blackwell Road, on the western edge of the village and within the Conservation Area.

- 2.2 The underlying bedrock geology of the site is Rugby Limestone Member – Mudstone and Limestone, Interbedded (British Geological Survey 2017).

3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 3.1 The earliest evidence for human activity in the area is in the form of a probable Iron Age or Roman enclosure, mapped from aerial photographs, to the east of the village (MWA 19409).
- 3.2 The village of Tredington was originally the main settlement in an extensive parish containing a number of townships, including Armscote, Blackwell, Darlingscott, Newbold, Shipston, Talton and Tidmington. Some of these townships already existed as units in the Anglo-Saxon period and a number of them are now parishes in their own right. Tredington was a detached parish of Worcestershire until it was absorbed into Warwickshire in 1931 (Holtham 1986, 8). The parish church at Tredington would have acted as the focus for early settlement. Like most other villages in the area Tredington would have declined in the later middle ages. The present site lies outside the edge of the probable limit of the medieval settlement of Tredington (MWA 8979) which lay on the east side of the road to Shipston-on-Stour.
- 3.3 St Gregory's Church (MWA 2748) is believed to date from around AD 961. Davis (1972) gives a detailed description of the fabric of the church itself. The remains of the Saxon church were discovered during restoration of the church in the 19th century and consist of a range of windows and doors above the nave arcades. Pevsner and Wedgwood describe these as double-splayed Anglo-Danish windows and two Anglo-Danish doorways about 4m above ground level (Pevsner and Wedgwood 1966, 434). The Norman arcades were added to the church in about 1160 and in the later 12th century aisles were added on both sides of the nave and the Saxon windows and doors were blocked up.
- 3.3 Remnants of medieval ridge and furrow exist in fields around Tredington, including the field immediately to the west of Redvale House (MWA 19758). Two quarries are visible to the south of Redvale House (MWA 19880).
- 3.4 Tredington House, to the east, is the former rectory of St Gregory's Church (MWA 2730). The original building on the site was a fine example of a large 15th-century house which was largely demolished in the 1840s (VCH 1913, 242). When the present house was built a few of the windows of the original house were re-used. The window of the hall is an original 15th-century window and has two lights with a

square traceried head. It includes some 17th-century heraldic glass. York House which lies immediately adjacent to Tredington House was originally built as part of Tredington House and was divided into two properties in the late 20th century. The coach house to the south-east of the house appears to be a fragment of an original outbuilding. Other sites of archaeological interest in the vicinity include Tredington Mill to the east (MWA 2727).

- 3.4 There has been relatively little archaeological work in Tredington. Archaeological recording at the Old Stables in 1995 recorded no significant archaeological deposits (Warwickshire Museum 1995; EWA 10180). A watching brief was carried out at 'Sunnybank' in 1998. The trench produced frequent fragments of rubble and occasional fragments of bone, tile, glass and 19th/20th century pottery. The original eastern boundary of the cemetery ran to the back of 'Sunnybank' but now extends further east. Archaeological observation at St Gregory's Church in 2000, during the demolition and rebuilding of c.18m of churchyard wall, revealed a series of gravestone fragments of 17th- to mid 19th-century date and two fragments of carved stone, one of which was 14th-century decorated window tracery (Warwickshire Museum 2001; EWA 6972). Archaeological work at Tredington House revealed an undated ditch sealed by medieval material and an undated stone wall (MWA 9719 and 9721; EWA 7353). A sketch plan and description was made of Church Cottage in 1998 (EWA 10322, MWA 19398). A geophysical survey of land at Manor Farm Road was carried out in 2014, recording medieval ridge and furrow (EWA 10428).
- 3.5 The earliest map of the area, an estate map of 1754 (Doharty 1754), is of very poor quality but shows that the main road to Shipston, had not yet been turnpiked. The turnpike first appears on the Tithe map of 1843 (Allen 1843). The original road line, to the east of the site, was slightly more curved and is visible on the First Edition Ordnance Survey of 1887 and still in existence today (Ordnance Survey 1887). The 1843 Tithe map shows the newly constructed rectory without the large number of extensions that had already been built by 1887, when the site is named as the Rectory. The site on which Redvale House is built was shown as undeveloped on late 19th and early 20th-century mapping, and indeed appears to have been part of a field until the corner was partitioned off and the present house and other buildings constructed at some time between 1955 and 1970.

Historic Environment Records in the search area:

HER	Description
1852	Milepost
2727	Tredington Mill
2730	Tredington Rectory
2748	St Gregory's Church
4784	Turnpike Road from Stratford to Long Compton
4829	Trunpike Road from Stratford to Andoversford
5069	Site of Holtoms mill, medieval, known from documentary records
6949	Honington Hall Park landscaped gardens
8615	Tredington Rectory Grounds
8979	Tredington medieval settlement
8980	Graveyard at St Gregory's Church
9719	Undated stone wall at Tredington House
9721	Large undated ditch at Tredington House
9957	Wheelwright's Cottage outbuilding
13462	Glebe Paddock cob wall
13463	Cob wall at The Little Orchard
13464	Possible cob wall, New Place
13465	Cob wall at Laurel House
19398	Church Cottage
19409	A probable Iron Age or Romano-British enclosure
19413	Post-medieval quarry mapped from aerial photographs
19758	Surviving ridge and furrow earthworks
19880	Two quarries visible on Aerial photographs
20518	The Coach House

Events recorded in the search area

Event	Description
6972	Archaeological observation at St Gregory's Church
7353	Archaeological observation at Tredington House
10180	Archaeological observation at The Old Stables
10322	Church Cottage
10428	Land at Manor Road Farm

4 AIMS AND METHODS

- 4.1 The main aim of the evaluation was to determine if there are 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.
- 4.2 Secondary aims include placing the results in their wider local and regional contexts as appropriate.
- 4.3 The objective was to locate, record and analyse archaeological materials and deposits and to disseminate the results in an appropriate format.
- 4.4 It was proposed to evaluate the area by means of 65m of trial trenching with a contingency for an additional 20% by area to clarify the character or extent of any significant features or deposits where necessary. The areas affected by both planning applications were considered, with a watching brief on groundworks involved in the grubbing out of the foundations of the demolished buildings.

5 RESULTS

- 5.1 Prior to the evaluation trenching taking place the garage and adjacent outbuilding were demolished. A watching brief was carried out during the grubbing out of the foundations of these buildings, with the concrete and brick of the footings being removed from site. At the eastern end of the area grubbed out, where the modern concrete footings of the garage were particularly substantial, the geological natural could be seen as a series of bands of clay and limestone (3, 10 and 12), with the upper clay layer being reached at a depth of 0.40m below present ground level and overlaid by 0.20m-0.30m of light yellow brown clay with fragments of limestone and pebbles (2) itself overlain by up to 0.20m of dark grey brown clay loam topsoil. No features were recorded and no finds were recovered during the watching brief.
- 5.2 All four evaluation trenches were dug by a 360-degree, tracked, mechanical excavator with a 1.90m wide toothless bucket. Trench 1 was 26m long and aligned N-S. Trench 2 was 20.30m long and aligned NW-SE. Trench 3 was 10m long and aligned N-S. Trenches 4 was 10m long and aligned N-S.

Geological Natural

- 5.3 The geological natural consisted of clay with limestone fragments and was encountered in all the trenches, at a depth of between c.0.35-0.42m in Trenches 1 and 2, and directly below topsoil at a depth of 0.30m in Trench 3 and at 0.25m below ground level in Trench 4.

Deposit Sequence

- 5.4 A series of medieval or post-medieval furrows were recorded (106, 108, 204, 302 and 402) cutting into the geological natural. No medieval artefacts were recovered from the furrow fills.
- 5.5 A layer of light grey silty clay (101, 202) overlay the natural and the furrows in Trenches 1 and 2. No finds were recovered from it. This layer is likely to represent a former plough zone.
- 5.6 The topsoil in all four trenches (100, 200, 300 and 400) was greyish brown silty clay loam. The topsoil had largely been stripped where Trench 3 was excavated but survived below the area of patio slabs.

6 CONCLUSIONS

- 6.1 The evaluation established that no significant archaeological deposits will be disturbed by the proposed development.

- 6.2 It is probable that the site has been in agricultural use since at least the medieval period; a conclusion which is based on a lack of evidence for settlement and empirical evidence in the form of historic plough furrows.

7 RECOMMENDATIONS

- 7.1 The evaluation has established that the proposed development will not impact on any significant archaeology and therefore no additional mitigation is necessary.

ACKNOWLEDGEMENTS

Archaeology Warwickshire would like to thank Mark Blackman for commissioning the work and for providing the machine on site.

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1. Removal of footings of garage and outbuilding



2. Trench 1 with furrow 106



3. Trench 2



4. Trench 3, with area of grubbed-out footings in centre of trench



5. Trench 4

APPENDIX

A List of contexts

Trench	Context	Description	Depth (m)	Comment
WB	1	Dark greyish brown clay loam	0.20	Topsoil
WB	2	Light yellowish brown clay	0.30	Subsoil/ploughsoil
WB	3	Limestone bedrock		Geological natural
WB	4	Redeposited limestone bedrock	0.20-0.30	Hardcore layer
WB	5	Brick walling		Old outbuilding
WB	6	Concrete foundation	0.15	For wall 5
WB	7	Breeze block wall		Modern garage
WB	8	Concrete foundation	<0.68	for wall 7
WB	9	Concrete drive	0.14	
WB	10	Yellowish brown clay natural	0.30	Geological natural
WB	11	Modern hardcore layer	>0.20	Within outbuilding
WB	12	Grey clay natural		Below limestone 3
1	100	Light greyish brown silty clay loam	0.15	Topsoil
1	101	Light grey silty clay	0.10-0.20	Subsoil/ploughsoil
1	102	Limestone bedrock with patches of yellowish grey clay		Geological natural
1	103	Dark greyish brown silty clay		Gas pipe trench fill (of 104)
1	104	Narrow trench		Gas pipe trench cut
1	105	Furrow fill (of 106)		
1	106	Furrow cut		Min 2.2m wide
1	107	Furrow fill (of 108)		
1	108	Furrow cut		2.2m wide
2	200	Light greyish brown silty clay loam	0.18	Topsoil
2	201	Light grey silty clay	0.24	Subsoil/ploughsoil
2	202	Limestone bedrock with patches of yellowish grey clay		Geological natural
2	203	Furrow fill (of 204)		

2	204	Furrow cut		1m+ wide
3	300	Dark greyish brown silty clay loam	0.30	Topsoil
3	301	Reddish brown silty clay	0.1-0.2	Furrow fill (of 302)
3	302	Linear ditch, aligned NW-SE		Furrow cut
3	303	Limestone bedrock with patches of yellowish brown clay		Geological natural
4	400	Dark greyish brown silty clay loam	0.20-0.25	Topsoil
4	401	Reddish brown silty clay	0.1-0.2	Furrow fill (of 402)
4	402	Linear ditch, aligned NW-SE		Furrow cut
4	403	Limestone bedrock with patches of yellowish brown clay		Geological natural
4	404	Greyish brown silty clay		Subsoil/ploughsoil

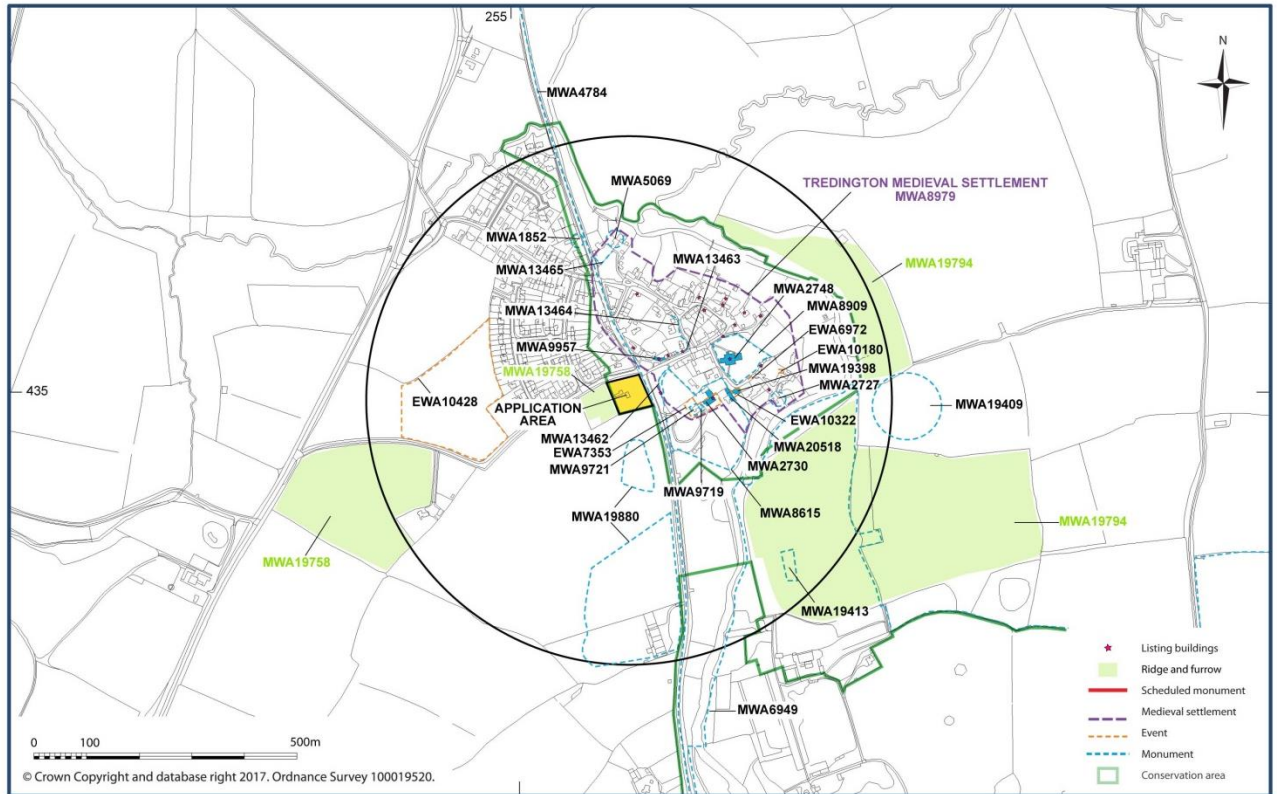


Fig 1: Location of application area and Historic Environment Record Information

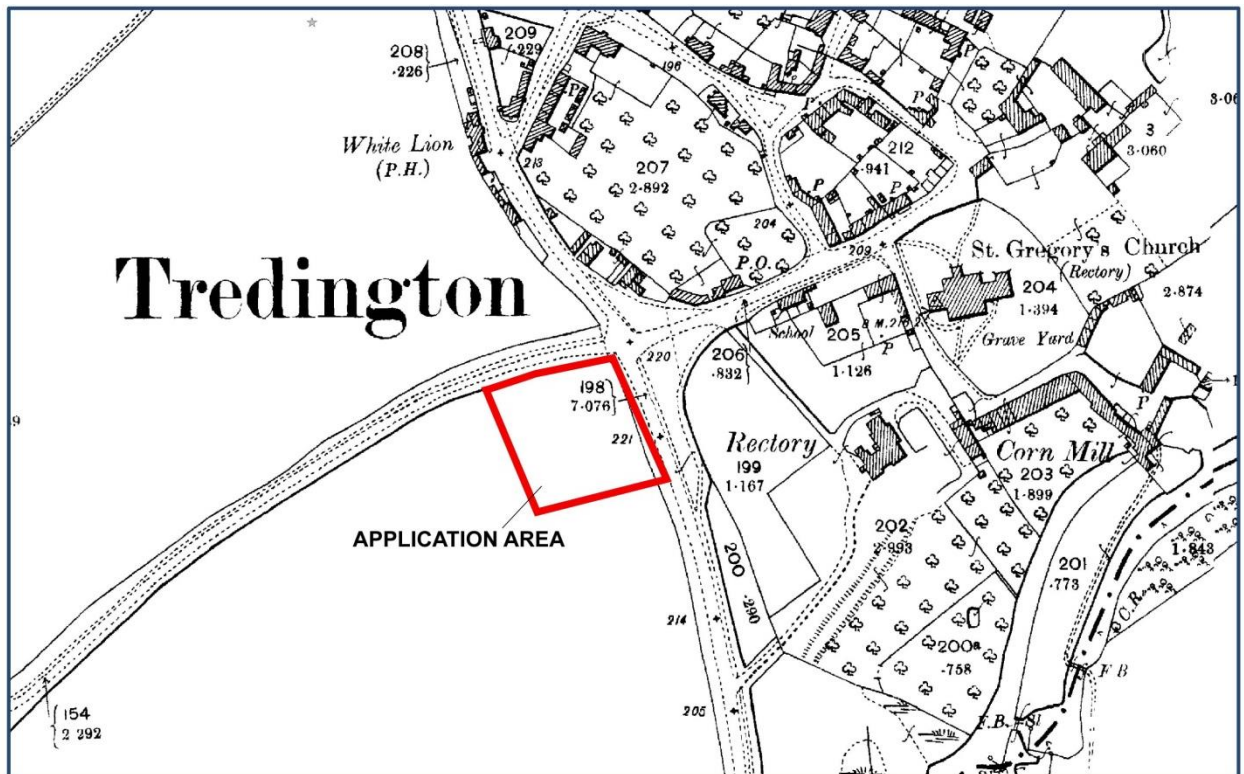


Fig 2: Detail from 2nd Edition Ordnance Survey map (1:2500) 1905

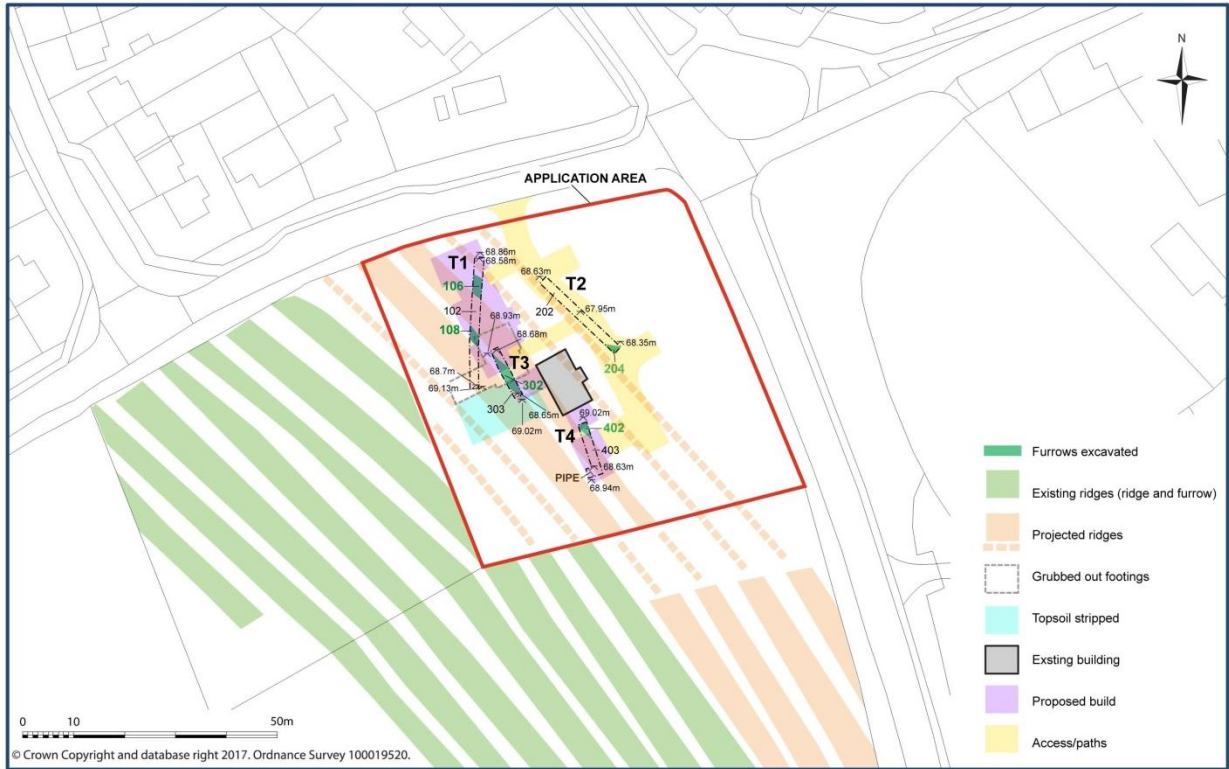


Fig 3: Location of evaluation trenches