

Greenacres Lower Tysoe Warwickshire

ARCHAEOLOGICAL EVALUATION



EXPERTISE WHERE YOU NEED IT

Archaeology Warwickshire Report No 1929

MARCH 2019



*Working for
Warwickshire*

Project: Greenacres, Lower Tysoe
Commissioned by: Mr S and Mrs M Forrester
Site Code: TA19
Planning Reference: 18/02496/FUL 18/02497/LBC
Planning Authority: Stratford on Avon District Council
National Grid Reference: SP 3423 4508
Project Manager: Nigel Page MCIfA
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SUMMARY

An archaeological evaluation, comprising one 11m x 1.4m trial trench, was carried out on behalf of Mr and Mrs Forrester in advance of the redevelopment and extension of an historic farm building at Greenacres, Lower Tysoe. The work was carried out concurrent with some geotechnical pits.

At the south end of the trench an agglomeration of stone blocks associated with an underlying raft of rubble may represent part of a former structure. The stonework was not directly datable and could have been laid at any time between the medieval period and the 19th century. The stonework may relate to a structure identified on a 1798 Inclosure map and if so could have implications for understanding the phasing of the farmstead as well as the origins of the subject building itself.

No medieval finds were recovered from the site which yielded in total only a few fragments of post-medieval and modern pottery and some modern glass.

In considering the results of the evaluation adjudged against the guidelines published in NPPF (2018), Archaeology Warwickshire have determined that the proposed development will impact on archaeological deposits that could inform the understanding of the development and phasing of the farm which includes a designated heritage asset, and that a programme of mitigation is required to record the significant aspects of the buried historic structure prior to the development proceeding.

A mitigation strategy is appended to this report which details the work necessary to mitigate the proposed development.

1 INTRODUCTION

- 1.1 Planning permission has been granted for residential development at Greenacres, Lower Tysoe, Warwickshire (Planning Ref: 18/02496/FUL, 18/02497/LBC). The development includes the conversion of an existing barn building, formerly a shelter shed and the construction of a new extension. A condition of planning permission required the applicant to provide for an archaeological evaluation of the site in accordance with Archaeology Warwickshire's Written Scheme of Investigation for archaeological evaluation, incorporated into a Heritage Statement (Hayman 2018).
- 1.2 Archaeology Warwickshire were commissioned to undertake an archaeological evaluation in accordance with the approved WSI, which took place on the 19th February 2019. This report presents the results of the evaluation fieldwork.
- 1.3 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 site is located in Lower Tysoe within the parish of Tysoe, centred on National Grid Reference SP 3423 4508 (Fig 1). Greenacres, was formerly known as Lower Tysoe Farm and lies to the south of Tysoe Road.
- 2.2 The British Geological Survey (BGS) 1:50,000 records the geology around the site as Lower Lias Clay (British Geological Survey 1963). These lie on the Charmouth Mudstone Formation.
- 2.3 The development site lies within an area defined as High Sensitivity for archaeological remains in Stratford-on-Avon District Council's Historic Environment Assessment of Local Service Villages (2012).

3 ARCHAEOLOGICAL BACKGROUND

- 3.1 The archaeological and historical background of the site has previously been discussed in the Heritage Statement (Hayman 2018) and is summarised below.
- 3.2 The development site is likely to be within the probable extent of the medieval settlement of Lower Tysoe (MWA 8954) as estimated from the extent of the village on the First Edition Ordnance Survey map of 1886 (Fig 3), and aerial photographs (MWA 8954).
- 3.3 The farm is shown on an enclosure map of 1798 (Fig 2) alongside other nearby farm buildings including Badgers Farm (MWA 12959), adjacent to the south-west, and the Orchard, to the east. The map is a schematic representation and although a long building is shown on the same general alignment and roughly in the same position as the shelter shed it is not clear if this is the same as the subject building. A small square building, marked in outline, is depicted to the east of this building.
- 3.4 The first detailed mapping, the Ordnance Survey map of 1886 (Fig 3) shows some rearrangement of the yards within the farmstead and the detached square building now gone. A building which is definitely on the same footprint as the shelter shed is depicted for the first time and the area behind is down to orchard.

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 included placing the results in their wider local and regional contexts as appropriate.
- 4.3 The objectives were to locate, record and analyse archaeological materials and deposits and to disseminate the results in an appropriate format.
- 4.4 A single evaluation trench was located in the proposed building footprint. Topsoil, former ploughsoils and any demonstrably modern overburden were removed by an appropriate machine using a toothless bucket under direct archaeological supervision. Ground reduction was carried out in shallow spits until the uppermost archaeological horizon, or the geological natural was reached (whichever the higher).

5 RESULTS

Geological Natural

- 5.1 The geological natural was recorded in the trench as yellowish grey silty clay (5) which was exposed at a depth of approximately 0.4m below the current ground surface. A similar natural geological deposit was observed in geotechnical pits for a structural engineer's survey and continued to a much deeper level as increasingly grey clay.

Undated Archaeological Features

- 5.2 At the south end of the trench was an undated rubble layer (4) 0.2m thick. It was overlaid by several large stone blocks which formed a flattish surface (3). This may have been a surface, but could be the foundation for a wall and is likely to be associated with a structure that extends to the south.
- 5.3 To the north, a small concentration of small fragments of stone and pebbles may be the remnants of a posthole or postpad (6).

18th/19th century

- 5.4 At the north end of the trench, gully 10 was 0.4m wide and approximately 0.1m deep, filled with grey silty clay (9) which contained ceramic drain and stone slate fragments. It was overlain by greyish brown silty clay (2) and topsoil (1).

Modern

- 5.5 A plastic water pipe trench 8 was aligned E/W and was cut through the topsoil.

Geotechnical Pits

- 5.6 A pit (GP1) dug against the north wall of the former shelter shed revealed the offset foundation of the building footings (11) to be 0.6m deep, 0.3m below that of the stonework 3.
- 5.7 Two further pits dug at the north end of the evaluation trench (GP2) and the western end of the former shelter shed (GP3) revealed no significant archaeological remains.

6 CONCLUSIONS

- 6.1 The stonework at the southern end of the trench seems most likely to belong to a structure that extended to the south. It was not possible to determine the date of the stonework although the absence of any medieval pottery on the site may suggest it was not particularly early; however this is not a reliable facet of analysis.
- 6.2 Very similar evidence has previously been excavated in the village and has been equally difficult to characterise (Hillman 2018).
- 6.3 The early cartographic evidence is ambiguous: it is not clear from the 1798 Inclosure map (Fig 2 (a schematic representation)) whether a long east-west aligned building in a similar location and alignment to the shelter shed is in fact the subject building itself. Nevertheless, the findings from the southern end of the evaluation trench seem to alter the balance of evidence here to suggest that the masonry may relate to the square building marked in outline on the Inclosure map. The square building is shown adjacent to the above mentioned long east-west building and further characterisation of the stonework could add to the understanding of the origins of the shelter shed itself, potentially taking it back by around 100 years.

Recommendations

- 6.4 The results of the evaluation suggest that archaeological remains important to the understanding of the development and phasing of the farmstead will be impacted by the proposed development. The farmstead includes Greenacres Farmhouse, a Grade II listed designated asset, as well as the subject building (a shelter shed of 18th or 19th century date) which is to be extended, and is considered to be within the curtilage of this listed farmhouse (Hayman & Steele 2018).
- 6.5 Following the identification of potentially significant remains during the evaluation, which could relate to the development of the farmstead, a further phase of work is considered appropriate in order to better understand and characterise these remains. This work will comprise the excavation of further trenches. The work will form part of the agreed mitigation strategy (below) to be implemented by way of a planning condition and is to be undertaken in accordance with a revised Written Scheme of Investigation (WSI).

6.6 These recommendations are in line with the revised National Planning Policy Framework (2) (2016) which includes policy relating to the historic environment and all heritage assets. They are also in line with the ClfA Guidance Standards and guidance for archaeological advice by historic environment services (2014) and the Standards and guidance for archaeological field evaluation (2014), and Policy CS.8: Historic Environment, outlined in the adopted Stratford-on-Avon Core Strategy (adopted).

ACKNOWLEDGEMENTS

Archaeology Warwickshire would like to thank Mr and Mrs Forrester for commissioning the project and welcoming the team to their property.

REFERENCES

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Hayman, R, and Steele, W, 2018 *Greenacres Lower Tysoe, Warwickshire: Heritage Assessment: Incorporating a Written Scheme of Investigation for Field Evaluation*, Archaeology Warwickshire Report 17108.1

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Warwickshire Record Office, QS 75/121, Plan of the township of Temple Tysoe with the allotments made with the inclosure of the fields in 1798.

VCH 1904 *The Victoria County History of Warwickshire, Vol. 1*, London

VCH 1949 *The Victoria County History of Warwickshire, Vol. V, Kington Hundred*, London

WRO QS 75/121 *Inclosure map of Tysoe, 1792*, Warwickshire County Records Office



1: Trench looking west, with gully 10 in foreground



2: Hornton stone construction (3) at the south end of the trench



3: Trench looking north, with former shelter shed



4: Geotechnical pit 1 looking south, showing wall foundation 11

APPENDICES

A Listed Building citation for Greenacres Farmhouse

Source ID: 1035529
English Heritage Legacy ID: 307314

Listing Text
TYSOE BADGER'S END LANE
SP34NW (East side)
Lower Tysoe
4/74 Greenacres Farmhouse

*GV II
Farmhouse. Late C17, of two building periods. Squared, coursed ironstone with stone slate and slate roofs. Stone ridge and end stacks. 2 storeys. 3-window range. 3-unit plan. C20 part-glazed door within chamfered surround. To left of door a single-light window. To far left, and to left of first floor 3-light stone mullioned windows with flat splays. To later range to right 2 two-light stone mullioned windows with flat splays to each floor. All windows have hood moulds and label stops. Plinth, quoins and stone coped gable to left. Further 2-light stone mullioned windows with hood moulds to rear and right gable ends. Plinth and quoins. Early C19 range to rear. Interior noted as having open fireplace and chamfered spine beam.*

Listing NGR: SP34230

B List of contexts

Trench	Context	Description	Thickness (m)	Comment
1	1	Dark grey sandy loam	0.2	Topsoil
1	2	Greyish brown silty clay	0.2	Subsoil/old ploughsoil
1	3	Masonry, Hornton stone		yard surface/
1	4	Stone rubble in greyish clay		Rubble layer
1	5	Light yellowish grey clay	0.4 +	Geological natural
1	6	Concentration of stones	0.25	Postpad/posthole
1	7	Fill of pipe trench 8		Modern
1	8	Service trench		Modern
1	9	grey silty clay		Fill of Gully 10
1	10	Gully	0.3	Post-medieval
Test Pit	11	Ironstone/ Hornton stone offset foundation for eastern wall of barn	0.6m	

C List of finds (not retained)

Context	Type	Quantity	Comment
2	pottery	6	19th/20th century pottery
	glass	1	Post-medieval bottle glass
	whetstone	1	Scythe stone
9	pottery	1	Post-medieval pottery
	Stone	1	Roof stone slate
	Drain	1	Ceramic field drain fragment

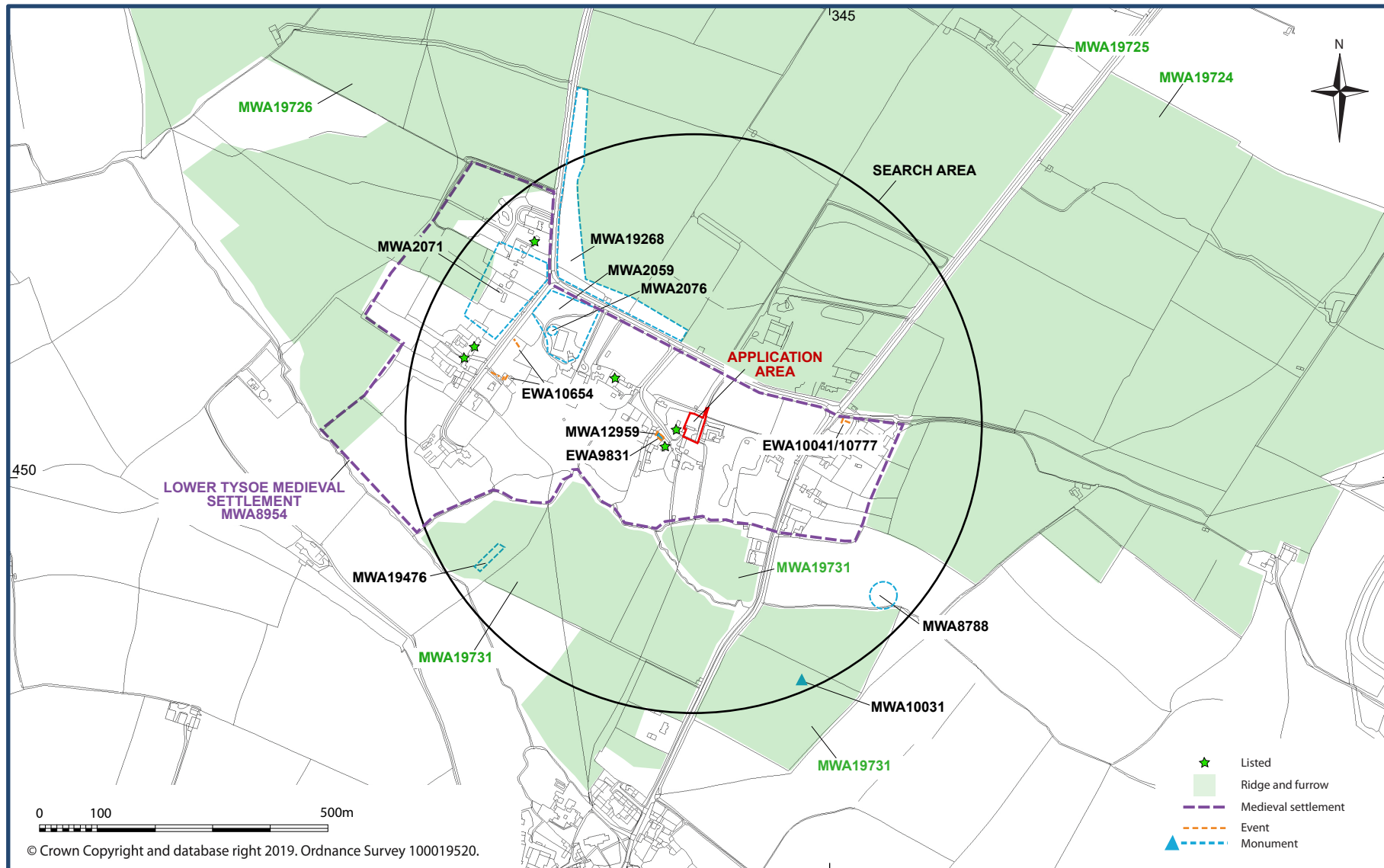


Fig 1: Location of application area and Historic Environment information



Fig 2: Detail from Inclosure map, 1798, showing Greenacre Farm upper left of plot 31

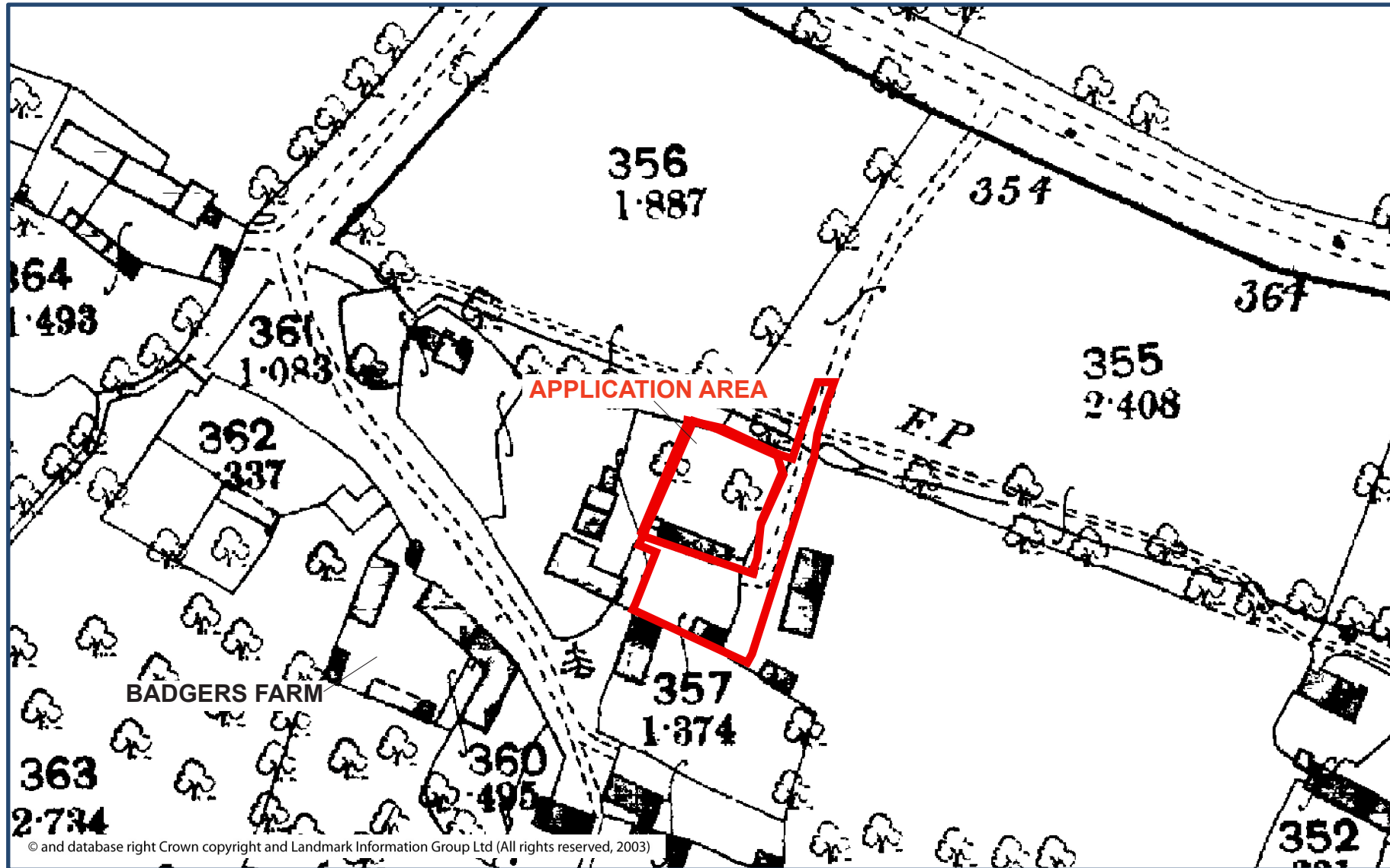


Fig 3: Detail from First Edition Ordnance Survey map of 1886

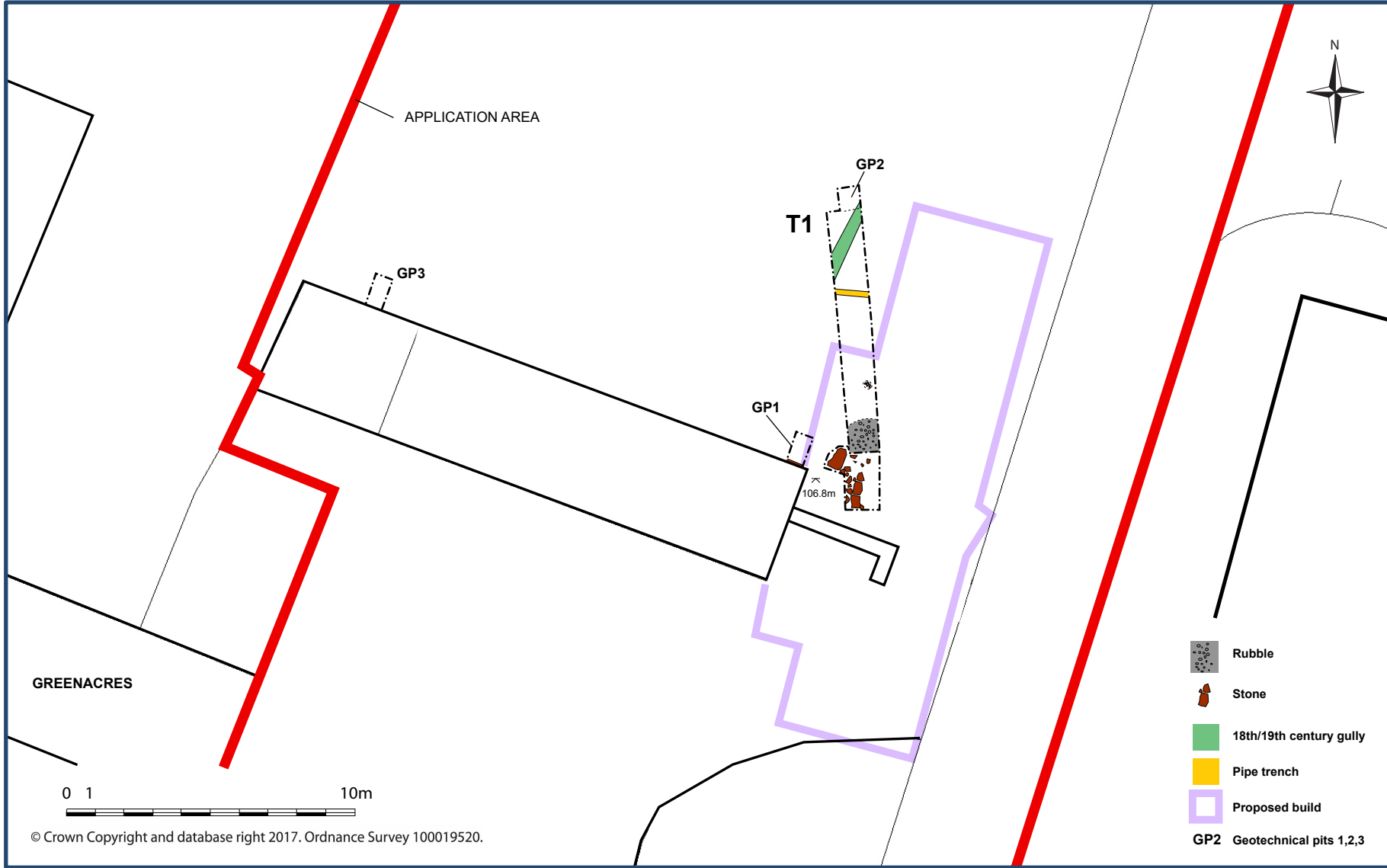


Fig 4: Location of excavated trench

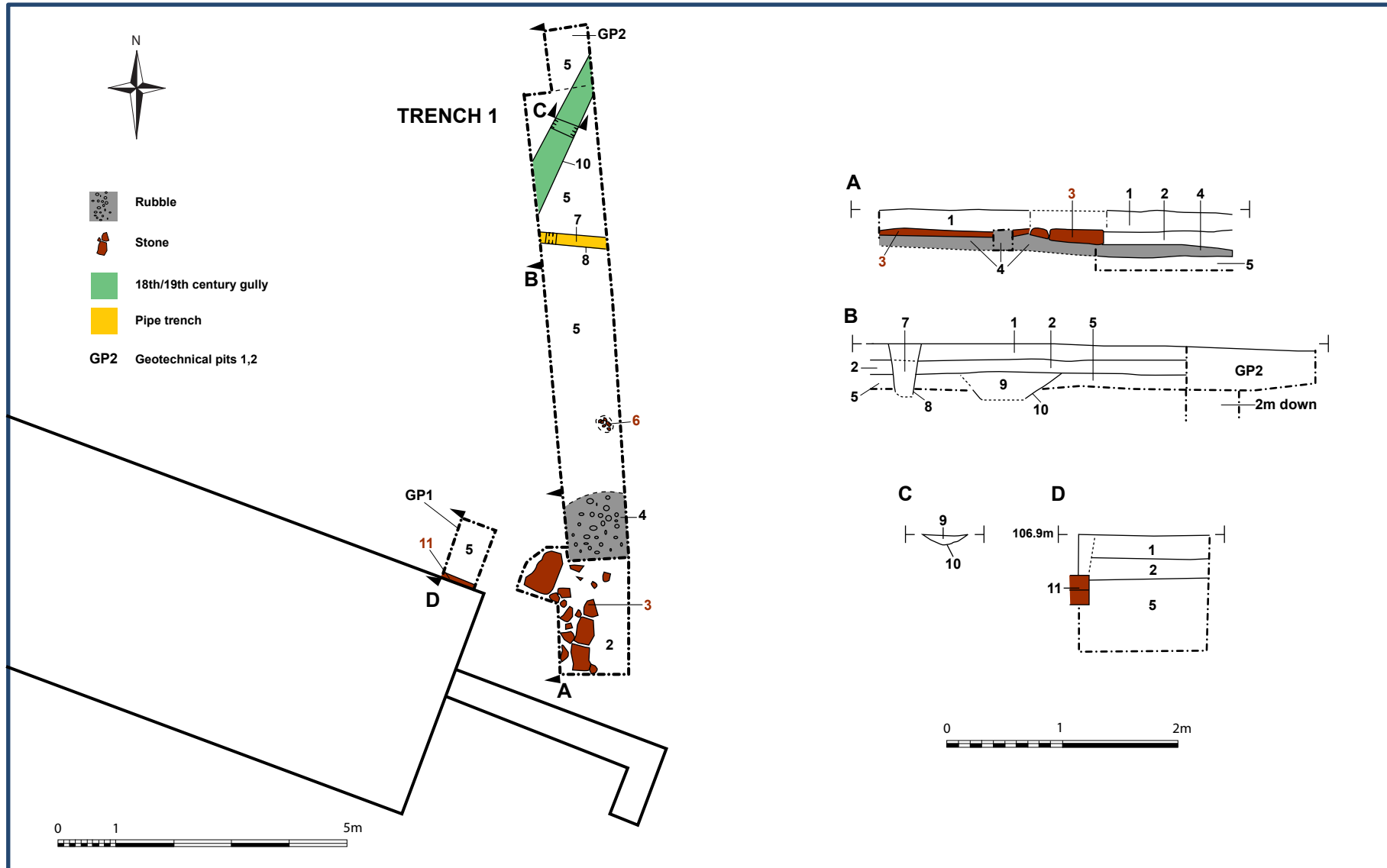


Fig 5: Detail of trench 1 with GP1 and 2, with associated sections