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An Archaeological Evaluation

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Introduction

This report describes the results of an archaeological evaluation undertaken in advance of proposed redevelopment at Guyvers Garage, on the north side of the medieval site of Rother Market in Stratford-on-Avon (NGR 19945507; Figs 1a and 1b). The evaluation was commissioned by the developers, Bigwood Ltd, and carried out from the 8th–18th of January 1991 by Birmingham University Field Archaeology Unit.

The proposed redevelopment will consist of the demolition of the existing garage building in Windsor Street, subsequent construction of retail units and offices with a courtyard for parking, and conversion of the Rother Street frontage building into a retail unit and cafe.

The objectives of the evaluation were three-fold: to assess by documentary research and trial trenching, the presence, location, extent, nature, and date of any surviving archaeology within the application area, to establish the quality, depth and sequence of that archaeology, and to consider the implications of the redevelopment.

THE SITE IN CONTEXT

The Historical Town

For a town of relatively modest size Stratford-on-Avon has attracted the attentions of an unusual number of antiquarians, historians, and geographers. This is partially explicable in terms of the historical importance of the town as the birthplace of Shakespeare, but is also due to the exceptional extent to which much of the pattern of the medieval town plan can still be traced in the fabric of the modern town (for example see Beresford 1967; Carus-Wilson 1965; Fox 1953; Slater 1981 i, 1981 ii, and 1987; Slater and Wilson 1977; and V.C.H. 1945).

The town of Stratford-on-Avon is situated in the Avon Valley in Warwickshire, on the sands and gravels that make up the Pleistocene river terraces. The site on Windsor Street lies on the second terrace, whilst the underlying geology consists of Keuper Marl.

The Avon at Stratford roughly marks the division between the woodland and scrub of the Forest of Arden to the north-west, and the open plateau of the Feldon to the south-east, providing a sharp differentiation of countryside around the town.

The Avon Valley has been occupied since the Palaeolithic period, and the use of the Stratford area as a river crossing-point as early as the Neolithic period (Slater and Wilson 1977), indicates that it had become a focus for settlement well before the founding of the Romano-British town at Tiddington to the east of the river.

The nucleus of the settlement had relocated to Bridgetown by the 6th Century A.D. and by the 8th Century A.D. had moved across the river to Lower Stratford. By the time of the Domesday survey, Stratford was a prosperous, albeit small, rural manor belonging to the Bishop of Worcester.

However, in the late 12th and early 13th century the character of the settlement at Stratford changed markedly when it became one of several experiments carried out at this time in town planning and, indeed, Stratford has been classified by Beresford as one of the 'New Towns' of the medieval period (Beresford 1967). The impetus behind many of these developments was basically economic. As such, it is surely no coincidence to find that after Bishop John de Coutances obtained a charter for the grant of a weekly market from Richard I in 1196, this was quickly advanced to the granting of borough status (V.C.H. 1945, 261–2).

The town was planned on an ambitious scale, with a central grid of four by three streets laid out between the earlier village and the old Roman settlement. The distortion of the grid pattern into a parallelogram form was determined by the shape of the underlying river-terrace gravels, which also marked the limits of the planned settlement. In addition, the gentle curves of these streets probably reflect the reversed S-shaped line of the earlier open-field pattern on which the new town was built (Slater and Wilson 1977,9; this pattern can be clearly seen on Winter's plan of 1759, Fig.2).

The bishop granted to the burgesses the inheritance of their burgages at the common quit rent rate of 12d (V.C.H. 1945, 261-2). This was for a relatively generous allotment of land measuring 3.5 by 12 perches per plot – that is some 18 by 60 metres, amounting to roughly a tenth of a hectare. These land divisions escaped substantial alteration until the 19th Century, and even today are still reflected in the topography of the town (Slater 1981 ii).

Although the borough underwent a reduction in size after its inception, probably during the Black Death of the mid-14th Century, it appears to have flourished in its early stages as a 'new town'. This can be clearly seen from the returns of an estate rental of 1252 which lists about 240 full burgages, and it has been argued that this number would have filled virtually the whole area enclosed by the borough boundary (Slater and Wilson 1977,10). Although many of the burgages on the busiest streets were progressively subdivided, other plots – mainly to the south and west of the borough – were not developed until the early 19th Century. The early success of the venture is readily understandable; it was a convenient market centre lying at a convergence of a number of routes, including the River Avon which was made properly navigable in 1639, and was located between an expanding pastoral economy to the north-west and grain growing communities to the south-east.

Large areas in the north of the town were devastated by a succession of fires in the late 16th and early 17th Centuries, disasters which served to hasten the process of replacing timber and thatch with brick and tile to reduce the fire-risk.

During the post-medieval period the town maintained its prosperity as a market centre for the Avon Valley, but did not expand significantly until the early 19th century. The effects of canal, and later the railway, links, and even a growth in tourism, led to an expansion in the service roles and economic base of the market town. Therefore, while the development of this market town may not be as remarkable as its much-studied neighbour, Stratford-on-Avon can justifiably be called 'one of the Banburys of England' (Everitt 1974).

The Archaeological Potential

The evaluation site at Guyvers Garage had, on paper, considerable archaeological potential since the garage building was situated close to the site of the medieval Rother Market. It is highly likely that a medieval burgage plot would have been located there, fronting onto the market since great value was placed on market street frontages. Further research possibilities included the uncovering of evidence relating to activities, such as bone or leather working, associated with the market trade in animals. The carpark was a potential source of information concerning the 'backyard' area of this plot and of a burgage plot fronting Henley Street, or for locating the boundary demarcation between the two adjoining plots.

Previous archaeological excavation in the area includes the investigation of two house plots in Rother Street, one of which revealed that 16th Century rebuilding after one of the town fires had removed earlier evidence of structures, leaving only pits to the rear containing 13th/14th Century pottery (Ford 1969). The other plot produced evidence of occupation dating to at least the founding of the town in 1196, as well as evidence of a timber-framed structure (Ford 1970). Trial trenching was also carried out at the vicarage between Rother Street and Grove Road, the recovered pottery indicating that occupation predated the formal 'new town' layout (Ford 1969).

An excavation at the Minories carried out between Henley Street, Wood Street, and Meer Street, yielded evidence of a property boundary surviving from the 12th Century through to the

20th Century, which may have predated the laying-out of the burgage boundaries in its first phase, as well as information concerning the encroachment of frontages over the east end of Mere Street (Cracknell forthcoming).

THE EVALUATION

The Trial Trenches

The garage is built on a slope rising to the north. As a result, the floor level fronting Rother Street is 0.83m lower than the level at the north end of the garage, and 1.18m lower than that at the north end of the car park. Such differences in level should be borne in mind.

The evaluation consisted of the excavation of four trenches, two inside the garage (Trenches C and D); and two, (Trenches A and B), in the adjacent car park to the north of the building (Fig. 1c). Although the garage had ceased trading, the employees still required access for work purposes, which influenced the positioning of the trenches to some extent.

A JCB with breaker was used to remove concrete and tarmac surfacing, hardcore, and modern overburden; the remaining deposits were then excavated by hand and an archive of drawings, photographs, and written records produced for each of the trenches.

Trench A (Fig.3;S1)

Trench A measured 5.2m x 2m, and was situated to the north of the car park, in order to locate the rear part of a burgage plot fronting Henley Street. The area investigated was to the south of the clinic building and was orientated approximately north-south.

The machine removed the tarmac and excavated the entire trench under archaeological supervision to a depth of 39.27m AOD, 1.50m below the surface of the car park. At this point the trench required shoring due to the unstable nature of the sides, and further excavation proceeded by hand at the northern end of the trench only, to a depth of 38.73m AOD. A further sondage was excavated in the north-west corner of the trench to a depth of 2.27m below the

surface of the car park (38.50m AOD). At this level excavation ceased.

In the north-west corner of the trench, at the bottom of the sondage, a light orange sand (1002) underlay an extremely thick deposit of red silty clay mixed with sloping bands of dark grey loam containing flecks of charcoal (1001). This deposit was over 2m deep. Finds from this material (1002,1001) included 18th Century pottery, animal bone, several clay pipes, iron fragments and post-medieval glass.

Overlying 1001, at a depth of 0.40m (40.62m AOD) was a layer of recent levelling material consisting of grey silt mixed with brick and tarmac rubble (1000). This layer contained 20th Century pottery and was sealed by the tarmac surface of the car park.

Trench B (Fig.3;S2)

Trench B was located adjacent to the north wall of the garage, in the south of the car park. It measured 4.8m x 2.2m and was orientated east-west.

Initially the trench was excavated by machine to a depth of 1.30m below the surface of the car park (39.28m AOD). A sondage was then excavated by hand through the centre of the trench, on an east-west orientation, to a depth of 2.78m below the surface of the car park (37.80m AOD).

The earliest layer located was a dark grey loamy gravel (1010), similar to the banded dump in Trench A. Finds from this layer included 18th Century pottery, animal bone, glass and clay pipe fragments. Above this was a layer of red sand (1009) overlain by a lens of gravel (1008), neither of which yielded any finds.

Sealing 1008 was a levelling deposit of stained red clay (1007) and, filling a cut, a deposit of brick and mortar rubble (1006). Both deposits contained 18th Century pottery, animal bone and clay pipe fragments, and 1006 also contained 19th Century pottery and post-medieval glass.

Overlying 1007 were dumps of red gravel (1005), compact yellow clay (1004), and a

loose, mixed silt (1003). Layer 1003 was severely truncated and cut by an irregular pit F2, backfilled with a red gravelly silt (1002), and by the foundation for a brick wall (F1). At the eastern end of the trench, 0.25m below the surface of the car park (40.38m AOD), a small section of this wall (F1) survived to a height of 0.95m, using 1007 as a foundation. Finds associated with this wall included 18th–19th Century potsherds, animal bone and clay pipe fragments.

Finally, an uneven levelling deposit (1000, similar to that in Trench A), containing 20th Century potsherds was sealed by a surface of modern reinforced concrete approximately 0.10m thick.

Trench C (Fig.3;S3)

Trench C was located within the garage building, at the northern end between a ramp and a hydraulic lift. It measured 4.4m x 2m and was orientated east–west.

The concrete garage floor was removed and the trench excavated by machine to a depth of 0.88m below the surface of the garage (39.64m AOD) along the northern half, and 2.10m (38.42m AOD) along the southern half, thus creating a stepped trench, for reasons of both safety and access.

The earliest deposit located was a fine, cream-coloured sand (1006), sealed by a red silty gravel (1005), both very clean. Above this was a layer of grey sandy silt (1004), overlain by a thick band of yellow-brown silt (1003). These natural layers of sand and gravel were sealed by a layer of compact, sandy gravel (1002), which was exposed in plan on the northern step by hand digging, to a depth of 1.07m below the surface of the garage (39.45m AOD). No features were visible cut into this surface and consequently no further excavation was carried out.

Above the gravel was a band of light red-brown silt (1001), which was cut by the concrete foundation of the garage building to a depth of 0.86m below the surface of the garage floor (39.66m AOD). Also cut by the foundation, and overlying the silt, was a layer of brown silt with mortar inclusions (1000), which yielded a few fragments of animal bone – the only finds from

an otherwise barren trench. The concrete floor of the garage sealed the brown silt (1000).

Trench D (Fig.3;S4)

Trench D was situated towards the southern end of the garage (in the area immediately before the floor slopes down more steeply towards Rother Street), in order to locate any deposits associated with a burgage plot fronting Rother Market. The trench measured 4.6m x 1.8m and was orientated north–south.

The machine excavated down to a depth of 0.88m below the surface of the garage floor (39.54m AOD) in the south-west quarter, to 1.2m (39.30m AOD) in the north-west quarter and to 1.75m (38.67m AOD) in the eastern half. Features visible on these surfaces were then examined and excavated by hand.

The earliest layers located consisted of natural bands of yellow and red brown sands and gravels (1010, 1009, 1008, 1004 and 1003). Cutting layers 1009, 1004 and 1003 was a series of features (F1, F2, F4; features in each trench were numbered consecutively from F1) of which F1 appeared to be the earliest. This feature was a truncated pit or trench approximately 0.70m deep, running east–west across Trench D and containing two different fills, the earliest being a narrow vertical band of soft, red sand (1007) which contained no finds. The later fill of the feature consisted of a black mixed silt fill (1005) which yielded considerable quantities of 17th Century pottery, roof tile, animal bone and glass. Environmental samples taken from this fill were found to contain charred seeds and plant remains (Appendix I).

Cutting F1 to the south was a small feature (F2) which contained a dark silty material (1006), similar to 1005 of F1. It also produced sherds of 18th Century pottery (some very abraded) and fragments of clay pipe.

A rectangular feature (F4) cut 1009, 1004 and 1003 on its north side, and F1 on its south side. F4 was backfilled with three different soils; clean, yellow sand (1011 – similar to 1009) overlain by a compact red sand (1012 – similar to 1004) in turn overlain by red, sandy gravel (1013 – similar to 1003).

Overlying 1003 and sealing F4 was a layer of very compact gravel (1002), approximately 0.2m thick, which appeared to be the same as the gravel (1002) in Trench C. This layer was exposed in plan on the north-west step to reveal a shallow, linear feature (F3) cutting the surface. The fill of F3 consisted of a grey, silty material (1014), from which no finds were recovered. The surface of the gravel (1002) lay 1.19m below the surface of the car park (39.21m AOD).

The contexts described above were sealed by a thick layer of reddish silt (1001), probably the same material as 1001 in Trench C. This layer produced 18th–19th Century pottery, tile and animal bone. Overlying the silt was a layer of dark brown soil containing brick, tile and mortar (1000), which was sealed by the concrete floor of the garage.

THE DOCUMENTARY EVIDENCE

[Primary Documents referred to in the text are referenced by location – either The Shakespeare Birthplace Trust (S.B.T.), Needham and Jones Solicitors, Stratford-on-Avon (N.J.), or Bigwood, the developers (B.) – followed by the date of the document, to allow easy cross-reference and subsequent location because none of the deeds have accession numbers. This system applies primarily to the various property deeds relating to numbers 20–23 Rother Street, and 27 to 31 Windsor Street.]

The following account of the history of the specific area of development was derived from various secondary sources, map evidence, and from the extensive collections of deeds held by the Record Office of the Shakespeare Birthplace Trust, Needham and Jones Solicitors, and Bigwood, the developers.

The development zone occupies a substantial area of a corner-plot, defined by the junction of the north–south aligned Windsor Street with the top of the Rother Market. The Rother Market exhibits the classic wedge-shaped form, typical of medieval markets. The name Rother refers to the livestock sold there, while Ely Street – called Swine Street on the Winter's plan of 1759 –

probably indicates that part of the market was devoted specifically to pigs. In medieval times the market, with its fair and trading functions, would have been a pre-eminent part of the lifestyle of the town although, as time passed, the commercial rather than social function of the market assumed a greater prominence. Undoubtedly, the frontages around the market must have been laid out with burgage plots when the new town was planned. However, until the last half of the 19th Century, when Victorian town planning began to improve the quality of the town environment, markets, especially those for animals, were noisy, smelly, and dirty places.

In addition to the commercial premises, catering for the crowds attracted to the market, and sometimes even formed by the consolidation of encroachments made by market stalls around the edges, or even in the middle, of the market place, public houses, hostels, and processing centres for various types of market produce would have been common features. Later in the 19th Century a Temperance establishment, called the Fountain Hotel, is known to have occupied part of the development area. As in Banbury, where the crusade of Victorian social reformers to control the debauched activities of the lower classes attracted to the market areas has been studied in detail (Harrison and Trinder 1969), it is possible that this hostel was part of a similar movement in Stratford inspired by the same social causes. Indeed, it has been noted elsewhere that the inhabitants of Meer Street were generally from low-income groups from at least the late 18th Century onwards (Cracknell forthcoming).

Prior to the late 18th Century, Windsor Lane was known as Hell Lane. Fox maintains that this was a medieval name (Fox 1953,35), suggesting an unpleasant neighbourhood; while the earliest reference to the street in the primary records consulted in the course of this research was 17th Century, it seems clear at least that the street is not a later addition to the town plan. The name Hell Lane usually has associations with metal working, but, in the absence of any evidence pointing to such activity here until the late 19th Century, it is possible that the unpleasantness which inevitably accompanies animal butchering may have influenced the naming of the street.

The name of Meer Street might have been derived from a mere or stream running down the street; indeed, the proximity of a water supply possibly feeding into a pond would certainly be consistent with the typical medieval animal market. This street forms the south-eastern side of the triangle of land of which the development area forms one corner. Henley Street, to the north, was apparently an old road to Wooton Wawen and Henley; certainly, the pattern of property boundaries in the area to the north-east of the road is consistent with the layout of medieval burgage plots. It has been argued that the pattern of the plots to the southwest, just to the north of the development area, is less clear; the triangular-shape of the area would have complicated the laying-out of regular plot shapes, but the results of the Minorities excavation appear to prove that 12th Century boundaries were laid out in this area.

The development zone occupies an area which would have been considered a prime corner plot. If the gently winding boundary running across the middle of the triangle defined by Windsor, Henley, and Meer Streets is the continuation of the main property division between Henley Street and the Rother Market, confirmed by the Minorities excavation, then, while the width of the corner plot corresponds to the 18 metres limit, it is slightly too long, at about 70 metres. This may be indicative of a gradual encroachment of the properties onto the Rother Market, a fairly common phenomenon often as the result of retrospective infilling at street level under the upper-storey jetties of timber framed buildings.

Although both the size and shape of the development plot, and the fact that the property immediately to the rear belonged to the Town Corporation which obtained most of the property of the Guild of the Holy Cross after the Dissolution, strongly suggest a medieval origin, it should be stressed that the brief documentary review undertaken did not discover any deed or reference relating to the property before the early 17th Century. The absence of any medieval records relating directly to the property is not in itself surprising. But, taken with the fact that no trace of medieval 'background noise' was found in the course of excavations, the actual

development of this apparent burgage plot before the post-medieval period should not be assumed. Alternatively, it is possible that any 17th Century building activity, possibly after the fire of 1614 which is known to have occurred in this vicinity (Slater and Wilson 1977, Fig.4), may have totally scoured-out any archaeological deposits predating this period. Although the fact that there was something to burn suggests that it is likely that there were structures of some sort in this area.

Because this is merely an evaluation exercise, the discussion of the numerous deeds relating to the properties comprising the development area will be limited to a brief assessment of the main changes which influenced the development of this important corner plot fronting the Rother Market. These include such developments as key changes of ownership, substantial alterations or reconstruction of the buildings, and, where possible, an outline of the social standing of the owners and occupiers.

The first legal reference to the property was made only six years after the fire which is known to have affected this area, but unfortunately it contains no clues about the previous history of the properties. It is contained in the abstracts of title of many of the deeds relating to the properties in the development area (e.g. N.J.1854), although no original copy has been found. The reference dates to the 2nd of September 1620, and records an agreement between Frances Woodward and Richard Tyler, her grandson, whereby the property comprising: 'two messuages or tenements in Rother Market, then in the tenure or occupation of Frances Woodward or her tenants, and all the houses, edifices, buildings, backsides, orchards, gardens, profits, commodities and rents belonging to them' passed to Richard Tyler on payment yearly of a peppercorn rent. This was made with the proviso that Frances Woodward and later another relation, Alice Woodward could retain the house in which they lived for the remainder of their lives. When the evidence of this deed is considered together with that of the next deed, dated the 29th of September 1641, which records the sale by Richard Tyler to John Cotterell of: 'all that messuage or tenement... having 3 messuages built upon the same in the

Rother Market, now in the tenure of Richard Tyler, Thomas Singleton and John Charnocke, ... extending from the house of one Alice Woodward, widow, on the east side, Hell Lane on the west side, the land of John Wheeler and the Guild of Stratford-on-Avon on the north side and, the Rother Market to the south' then it seems likely that the original burgage plot had been subdivided into quarters, each plot having a house built on it.

It is not clear from these deeds if all these properties fronted the Rother Market, or if some faced Hell Lane, as it was then called. However, evidence in two later deeds dated 1660 and 1695 when the properties were owned by the Cotterell family, suggests that there were three houses fronting the Rother Market and one on Hell Lane (S.B.T. 1665, and 1695). The properties remained in the hands of the Cotterell family until 1805, passing to Ann Porter, a niece of Hannah Cotterell, by a will of 1790 (S.B.T. 1790). This will records both the change in the street name of Hell Lane to Windsor Street, which seems to have occurred some time after 1759, (when the Winter's plan was drawn), and the fact that there were seven messuages on the plot. It is possible that the construction of the new messuages was primarily on Windsor Street, and that the renaming of this road may have been coincidental.

The longevity of the ownership patterns relating to the properties concerned throughout the 17th and 18th centuries may reflect the relative stagnation of the economic development of Stratford-on-Avon in this period. Certainly during the 19th and 20th centuries these properties changed hands far more quickly, and through a gradual process of amalgamation most of the property came into the hands of the Guyver family from the 1920s onwards. In 1805 T.H. Farrew bought the properties from Ann Porter (S.B.T. 1805); he died in 1823 after which William Tibbits acquired most of them. It appears that sometime between 1805 and 1845 there was a substantial amount of rebuilding on the corner plot. The plan of this rebuilding is shown in Fig.5 and appears on a document dated 1845 with the title 'Houses newly built by William Tibbits'. However, a deed of 1823 (S.B.T. 1823) recording the sale of two messuages in Hell Lane to William

Chathaway states that: 'whereas in 1805 the message comprised 3 dwelling houses together with 4 small messuages fronting Hell Lane', T.H. Farrew had 'taken down the best part of the said message and erected there 2 substantial messuages fronting Rother Market, and several cottages and buildings fronting Hell Lane'. This description clearly corresponds with the plans in Fig.5. It is very unlikely that there was such drastic rebuilding of the properties within the space of only 40 years at the most, and therefore it is likely that while the plan attributed the building of these new houses to William Tibbits, the new owner, in fact the building work had been undertaken some time between 1805 and 1823.

William Tibbits appears to have incurred some financial difficulties in purchasing the properties, such that in 1854 the main houses fronting Rother Market, together with the Coach House and stable which had rooms above them, were sold to Henry White (N.J. 1854), and the cottages on Windsor Street to J. Rudge (N.J.1854) – which is why they are called Rudge's Court on the Ordnance Survey map of 1886 (Fig.4).

During the rest of the 19th and early 20th centuries the exact path of the ownership of the various properties becomes harder to follow because they become split up. The houses on Windsor Street are the easiest to trace. Numbers 30 and 31 were sold to William Wesson in 1874 when J. Rudge died, Wesson died shortly afterwards in 1880. After this, the properties passed through a number of hands until they were acquired by F.Guyver and Sons in 1949 (N.J.1949). Numbers 27 to 29 Windsor Street were purchased by Guyvers in 1962 from the Borough of Stratford-on-Avon.

In Rother Street there appear to have been four separate properties, although one was probably very small and may have been to the rear. This was mentioned as being occupied by a Mrs Price and as being in the garden of the property owned by W.D. Hartley. The larger property was bought by J.Crammer in 1906, who sold it to F. Guyver in 1919.

The Fountain Temperance Hotel is first recorded in 1892; this property was bought from

its owners, the Patrick family, in 1923 by Thomas Morris a baker and confectioner who leased the property to the Guyvers after the Second World War. The rear of this property was extended in 1966 as part of the expansion of the garage premises. Finally, in 1844 Henry White passed part of his property to his nephew J.Hall who, in turn, passed it on to his son, Matthew, who died in 1916. Guyver eventually bought the property in 1919 for £1,100.

The social background of the occupants of the various shops and houses in this corner plot is harder to trace. There are only a few tantalising glimpses of them in the various deeds, and it is not until the Census Returns and Trade Directories begin to appear in the 19th Century that a great deal can be discerned (this information is summarised in Appendix II). It is not surprising to see that the tenants of the properties in Windsor Street are of lower social standing than those of the buildings fronting the market place. The plans of these cottages (Fig.5), are simple, small, and cramped, and are a typically early 19th Century design, based around a yard in which shared latrines and water supplies are located (Barley 1986,279). This type of yard housing was notorious in the 19th Century, the worst of the slum-type buildings (Gauldie 1974). Although standards were varied, it is likely that this type of accommodation would have been amongst the lowest class of housing stock in Stratford. However, these are only hypotheses, which further research would be able to test more fully.

IMPLICATIONS and RECOMMENDATIONS

The evaluation should provide the necessary data with which to make an informed decision on the archaeological implications of the proposed redevelopment of Guyvers Garage. The total absence of artifacts of medieval date, even as residual finds, or of features or structures assignable to this period is unexpected, given the documented history of this part of the town. While only a relatively small area of the proposed

development site has been sampled by trial trenching the potential for the presence and survival of medieval features elsewhere in the development zone may be low. No documentary references to buildings on the site earlier than the 17th Century have been found.

Deep disturbance relating to cellaring has occurred in the present car park and map evidence shows considerable building and activity here that will have considerably disturbed and truncated any medieval horizons, had they been present. While much of the garage interior seems to have formerly been an area of cobbled yards, the excavated yard surface being post-medieval and sitting directly on top of natural deposits. It is unlikely therefore that new building works to the north of trench/pit F1 in Trench D will affect intact archaeological deposits of any value, though the deposits and features here obviously have some value for elucidating the later history of the area. However, that area to the south of Trench D F1, from where the present garage floor surface slopes down towards Rother Market, may still have some archaeological potential. This area could not be investigated as part of the evaluation because of problems of access, and remains of an unknown value. Depending on the level of ground disturbance envisaged here as part of the new development this area could repay some inspection and monitoring during contractors' groundworks, but here also medieval horizons may again be absent.

The plans, sections and levels from the evaluation records should allow the developer and architect to assess any potential areas of deep penetration into archaeological levels and, in consultation with the County Archaeological Officer of Warwickshire Museum, to discuss the need for any necessary further archaeological involvement.

If any further archaeological involvement was required then it is recommended that an element of documentary research should also be included. This would enable a proper assessment to be made of the numerous documentary sources relating to the properties, as outlined above.

Evaluation Staff and Acknowledgements.

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Appendix I

The Finds.

Finds were recovered from a number of contexts in the trenches and included pottery, clay pipe fragments, glass, tile, iron objects, shell and animal bone. These have been used for 'spot-dating' throughout the site and these dates have been incorporated into the main text above. However, the only material meriting more detailed description is that from Trench D, F1 (1005).

Trench D,1005;the finds and soil sample.

The Finds.

The potsherds from 1005 have been broadly dated to the 17th Century. They comprise mainly sherds of black-glazed earthenware (36 sherds) of which 16 belonged to a single tankard; 12 were of different drinking vessels and two came from storage jars. The remainder of the pottery comprised eight sherds of stoneware jugs, three sherds belonging to a single German stoneware 'type' vessel.

The glass assemblage contained five sherds of window glass and an onion bottle of a late 17th Century/early 18th Century type, together with 83 sherds of fine vessel glass, including rims and bases from wine glasses, tumblers and probably bowls. No exact parallels could be found for the vessel glass and further study would be needed if a more precise date is to be assigned.

The analysis of the animal bones showed that of the 46 bones recovered from F1(1005), 21 were sheep bones, 14 were cattle and 11 were poultry, some possibly pigeon bones.

Also from F1 came 12 fragments of roof tile (undateable) and one clay pipe stem.

Flotation Analysis.

Samples of the fill from F1 (1005) were taken for flotation and analysis. The analysis showed that the volume of flot recovered was relatively large compared to the volume of the pre-washed samples.

From 1005, the initial weight of the sample was 6.2kg, the mineral weight 12g and the flot weight 42.7g.

More detailed analysis would be necessary to identify specific plant species within the samples.

Discussion.

The only material that would repay further post-excavation analysis comes from Trench D F1(1005). An interesting pottery and glass assemblage should ideally be related to other post-medieval material from Stratford excavations while the carbonised plant material represented in the flot from 1005 is also of considerable interest.

Appendix 11

Tenants or Occupants of the Rother Market (R.M.) or Windsor Street (W.S.) Properties, together with their occupations if known.

From the Property Deeds:

- 1641 Richard Tyler, Thomas Singleton,
John Charnocke.
- 1660 Richard Jackson, *gent*, Nicholas Alley,
Thomas Lidyeate.
- 1695 Jane Jackson, Hugh Tibbits, John Cowper,
mason; Mary Canning, *widow*; Thomas ?,
Richard Moore, *weaver*.
- 1790 Mary Brown, William Smith, Thomas
Smith, Richard Alcock.
- 1805 (R.M.) George Smith, *bricklayer*; William
Smith, *miller*; Charles Blunn, William
Hortner.
- (W.S.) Charles Collins, John Herrons,
Thomas Williams, Thomas Smith.
- 1823 (R.M.) Captain Saunders
- 1854 (R.M.) Henry White was a *lead and glass
merchant*.
- (W.S.) James Rudge was a *carrier*.

From the Trade Indexes and Census Returns:
(The following numbers are derived from the
Trade Indexes, therefore the numbering system
used may not correspond with the present
properties on Rother Street)

- 21, *Rother Street*.
- 1871 Mary Pritchard.
1875 Mrs F.Pritchard.
1876 Edward Wells, Wine and Spirit Merchant.
W.D.Hartley, Ladies School.
1887 The same.
1892 Fountain Temperance Family and
Commercial Hotel and Boarding House.
1898 Fountain Hotel.
1900 Fountain Hotel.
- 22, *Rother Street*.
- 1871 Thomas Price, gardener.
1884 Martin Amos, painter.
1887 Miss E.Chambers, mixed private school.
1892 Mrs Hartley.
1898 Mrs Hartley.
- 23, *Rother Street*.
- 1871 Martha Hewiss, baker.
1875 H.Cockerill, fishmonger.
1876 H.Cockerill, fruiterer.
1884 J.Preston, greengrocer and fruiterer.
1887 F.C.Durrant, bootmaker.
1892 Carl Stakeman, photographer.
1898 James Mawer, fishmonger.
1900 James Mawer.

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STRATFORD; Guyvers Garage 1991 Site Location

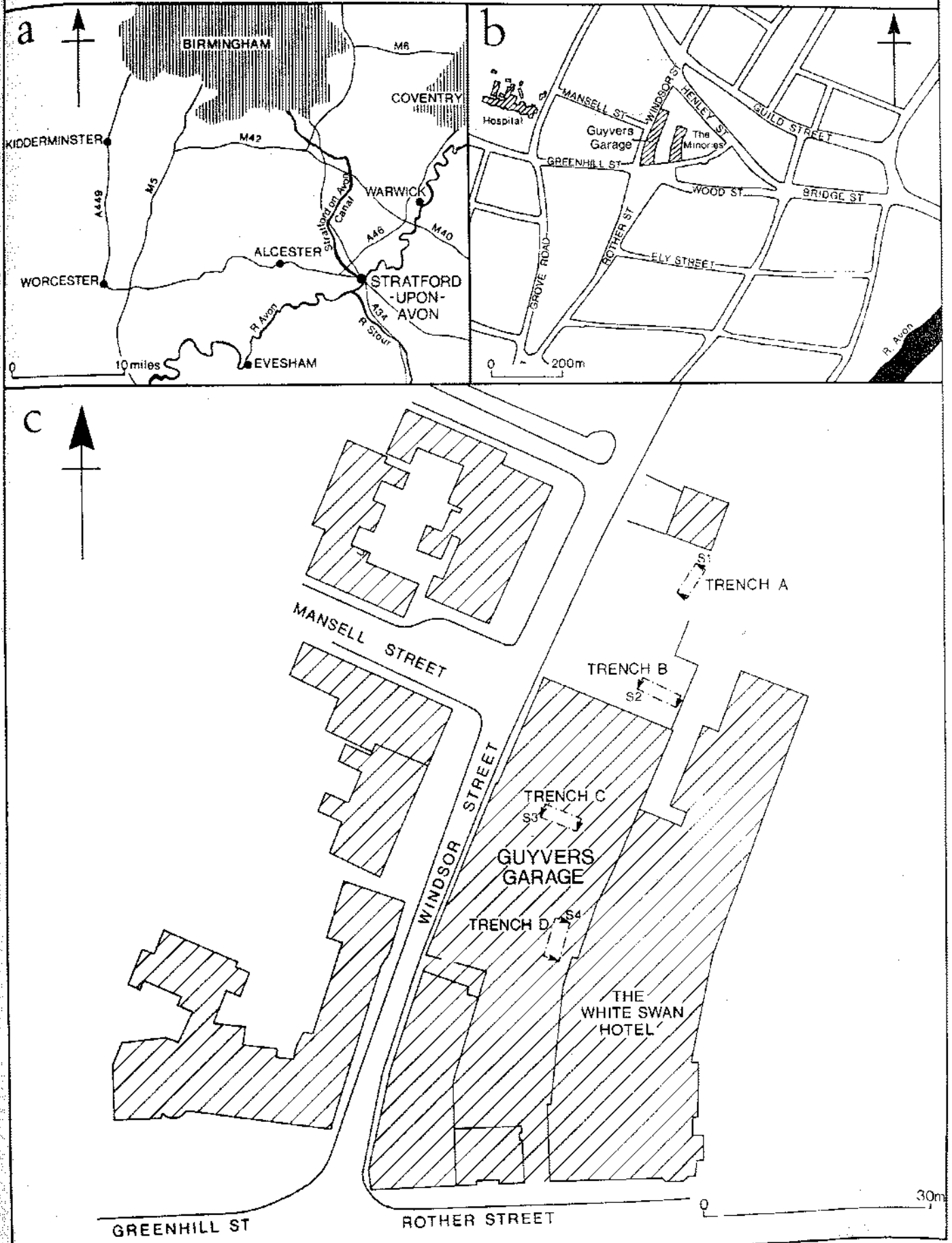


Figure 1

WINTER'S PLAN OF STRATFORD, 1759

- 1 Moor Towns End
- 2 Henley Lane or Hell Lane
- 3 Rother Market
- 4 Henley Street
- 5 Meer Pool Lane
- 6 Wood Street
- 7 Ely Street or Swine Street
- 8 Scholars or Tinkers Lane

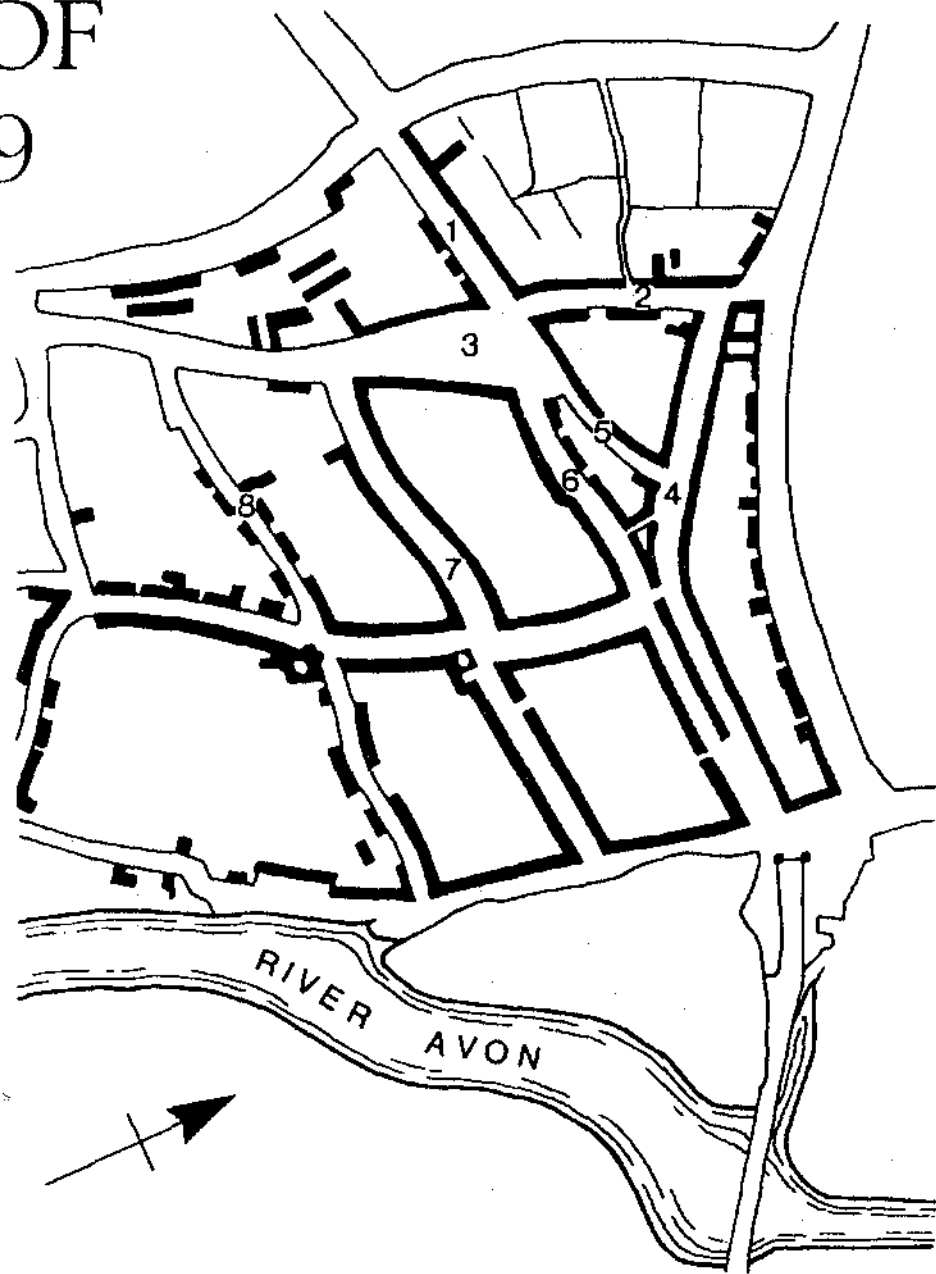


Figure 2

STRATFORD; Guyvers Garage 1991

Sections

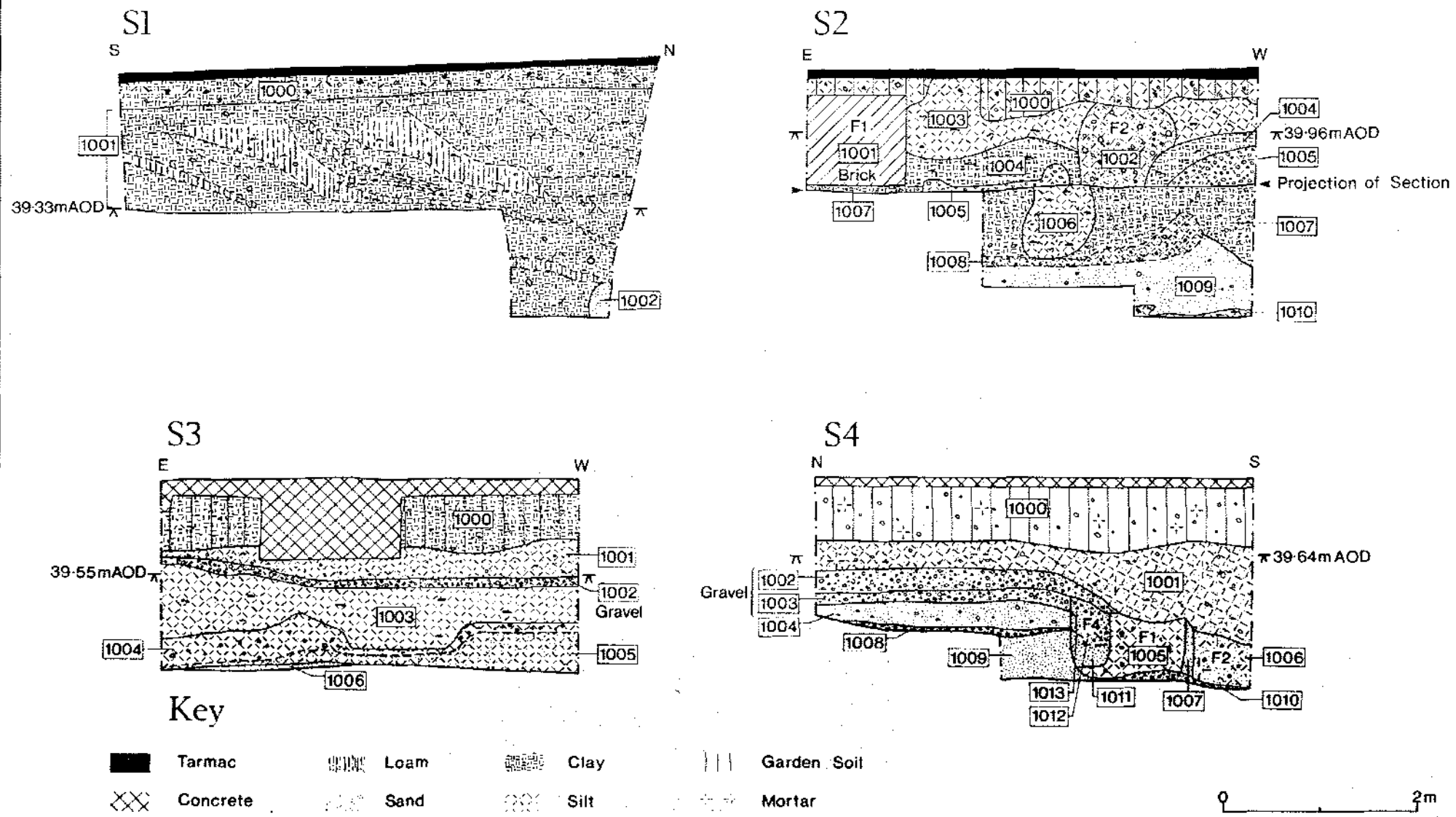


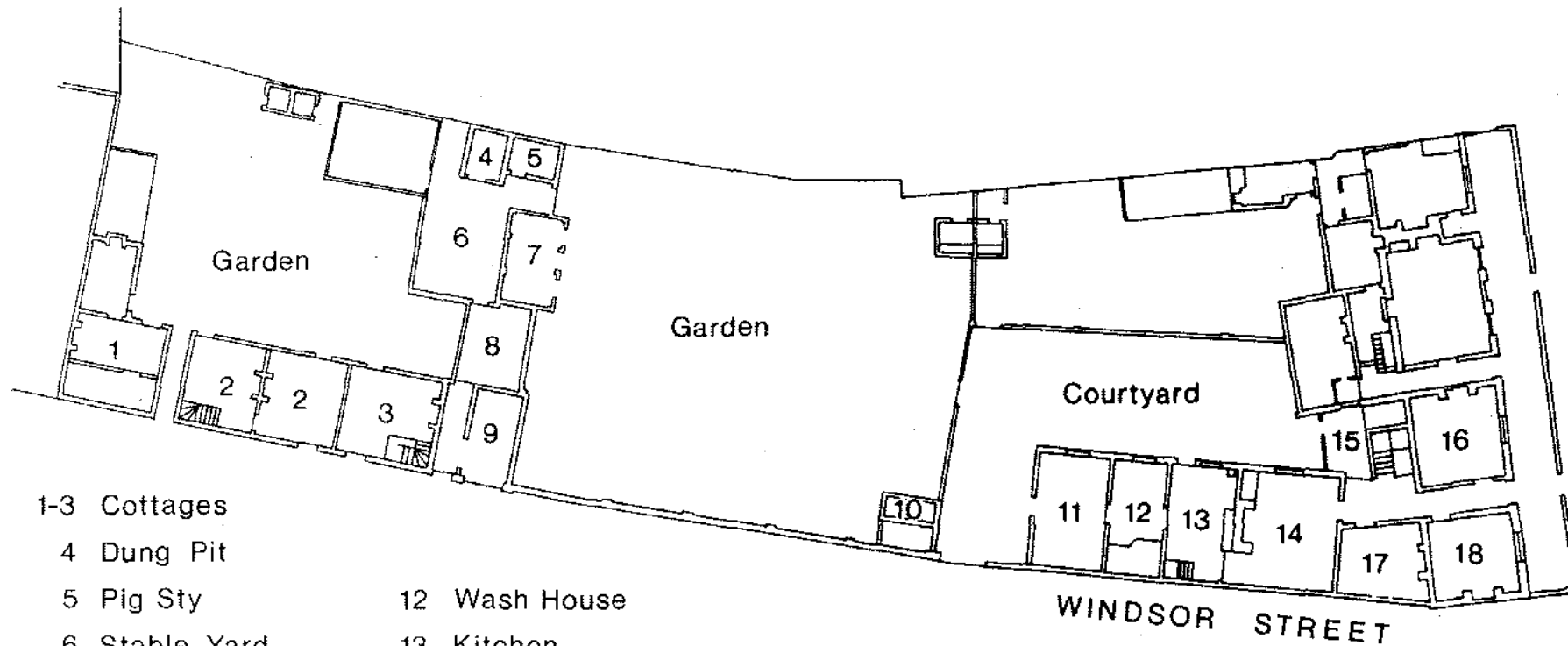
Figure 3

REDUCED FROM O.S. 50" 1st Ed. 1886



Figure 4

THE SITE IN THE EARLY 19th CENTURY



- | | |
|----------------|-------------------|
| 1-3 Cottages | |
| 4 Dung Pit | |
| 5 Pig Sty | 12 Wash House |
| 6 Stable Yard | 13 Kitchen |
| 7 Garden House | 14 Best Kitchen |
| 8 Stable | 15 Shed |
| 9 Coach House | 16 Parlour |
| 10 Ash Pit | 17 Breakfast Room |
| 11 Wood House | 18 Parlour |

Figure 5