

Inwoods Farm, Ashlawn Road,
Rugby, Warwickshire, CV22 5QF
(NGR SP 501 721)

Archaeological Evaluation Report

Planning App. Ref. R20/0098

Souterrain Project SOU20-704

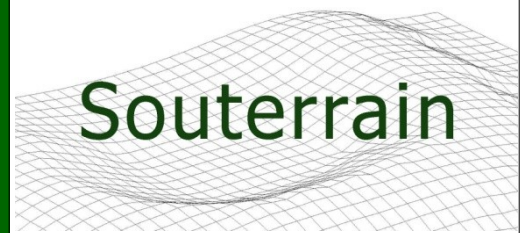


July 2020

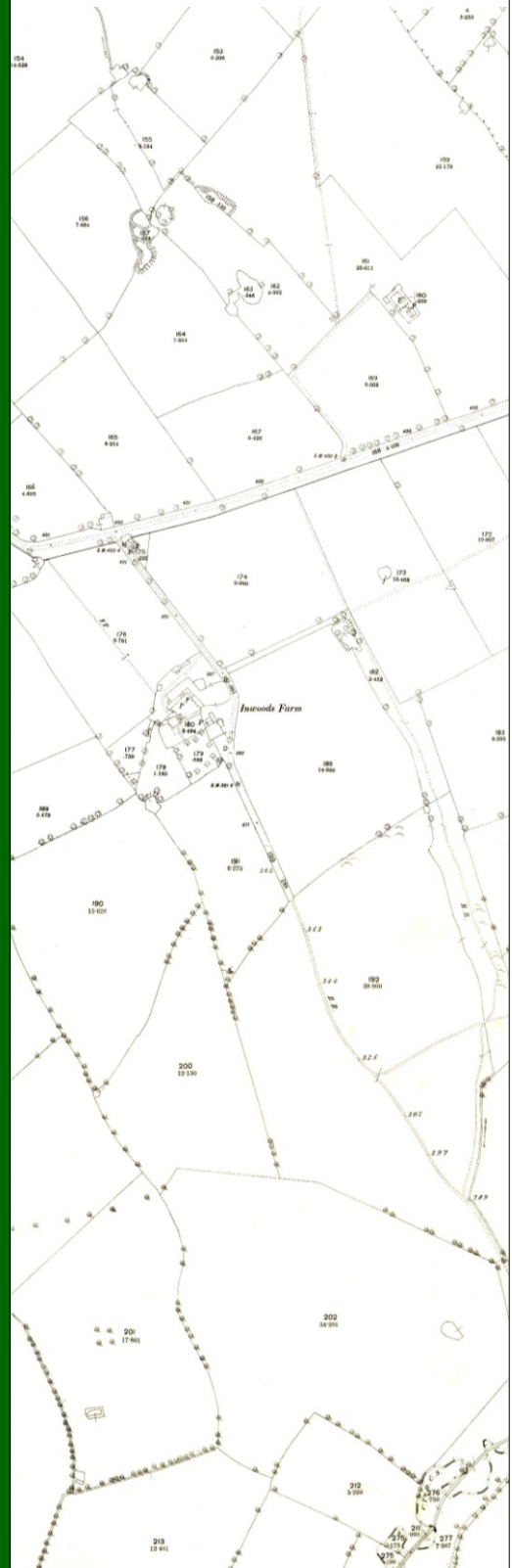
Souterrain Archaeological Services Ltd

for

Mr Peter Cox (J E Cox & Sons)



Archaeological Services Ltd



**INWOODS FARM, ASHLAWN ROAD,
RUGBY, WARWICKSHIRE, CV22 5QF
(SP 501 721)**

ARCHAEOLOGICAL EVALUATION REPORT

PLANNING APPLICATION NO.: R20/0098

SOUTERRAIN PROJECT: SOU20-704

July 2020

Produced for:

**Mr Peter Cox
J E Cox & Sons**

(cover map: reproduced from the 1887 25" Ordnance Survey map of Warwickshire
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(Illustrations follow the main text)

Preface

All statements and opinions in this document are offered in good faith. Souterrain Archaeological Services Ltd (Souterrain) cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.

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Summary

In July 2020, an archaeological evaluation was carried out by Souterrain at the proposed site of an agricultural building for the storage of grain, at Inwoods Farm, in the parish of Dunchurch, Rugby, Warwickshire.

The development site is located on agricultural land within an area of little known archaeological significance.

Two valuation trenches, each c. 16 m by c. 2.5 m were excavated within the proposed building footprint, examining a representative sample of c. 9%. They exposed a stratigraphy of shallow topsoil, and equally shallow subsoil, above the geological stratum.

There were no archaeological features, or buried soils of archaeological interest, and no artefact present. Equally, there was no evidence of pre-modern land-use.

1. SCOPE OF THE REPORT

- 1.1 This report has been prepared by Souterrain Archaeological Services Ltd (Souterrain) on behalf of Mr Peter Cox of J. E Cox & Sons (the Planning Applicant). It presents the results of an archaeological evaluation of land at Inwoods Farm, Ashlawn Road, Rugby, Warwickshire, CV22 5QF (the Application Site).
- 1.2 The report presents an outline of the site's deemed archaeological potential prior to the evaluation and the rationale for the work, and provides a descriptive and illustrative account of the evaluation results.
- 1.3 The aim of the evaluation was to ascertain the significance and extent of any buried heritage assets at the development plot, which, in turn, would assist in the determination of the scope and level of any further archaeological mitigation work.

2. PLANNING BACKGROUND

- 2.1 On the 26th May 2020, Rugby Borough Council Planning Permission R20/0098 was granted subject to conditions, for the erection of a new agricultural building for the storage of grain at the Application Site. The area and layout of the proposed development is defined on the drawings by JRC (drawings Q615/D2 and Q615/D1a) submitted with the planning application and an outline of the proposed development is given in the *Planning Statement*¹. The proposed new building footprint is to be c. 930 sq. m.
- 2.2 On account of the known archaeological sensitivity of the Application Site environs, Condition 4 of the planning permission required the Planning Applicant to implement a programme of archaeological work in accordance with an appropriate written scheme of investigation (WSI), endorsed by the planning authority.
- 2.3 The Condition required that in the first instance, archaeological evaluative fieldwork was to be undertaken by trial trenching, to determine whether any significant buried archaeological remains were likely to exist within the proposed development footprint.
- 2.4 A WSI prepared by Souterrain was accepted by John Robinson, Planning Archaeologist for Warwickshire County Council, who subsequently recommended that the LPA approve the document on the 1st of July 2020².

3. LOCATION & ASPECT OF THE APPLICATION SITE

- 3.1 The Application Site is located in the parish of Dunchurch, 1.7 km northeast of Dunchurch and 2.8 km south of Rugby, centred at NGR SP 450 721 (Fig. 1). The location of the proposed building (Fig. 2) is on agricultural land to the east of Inwoods Farm, south of an existing area of hard-standing. The site has a slight gradient down from around 120.5 m OD at the north to around 120 m OD at the the south.

¹ Woods Hardwick, February 2020 *Planning Statement: Planning Application for the Erection of No. 1 Grain Storage Building at Inwards Farm, Ashlawn Road, Rugby*

² Souterrain Archaeological Services Ltd. 2020. *Inwoods Farm, Ashlawn Road, Rugby, Warwickshire, Scheme of Investigation for an Archaeological Evaluation*, SOU20-704, V.2 1st Jul.2020

- 3.2 The underlying superficial geology of the locality is Dunsmore Gravel and Sand, generally between 1 to 3m deep, described as '*red, brown and yellow, commonly ochreous, matrix-supported flinty gravel with lenses of coarse sand. Most deposits are poorly sorted and clay-rich. Sand and gravel, clayey brown and yellow; Late Glacial to Postglacial*'. The solid geology is Charmouth Mudstone Formation³.

4. ARCHAEOLOGICAL KNOWLEDGE & POTENTIAL

- 4.1 Prior to the archaeological investigation, a search was carried out of archaeological and historical data held by Warwickshire County Council's Historic Environment Record (HER)⁴, from a 1 km radius (the Study Area) of the Application Site. The search returned 16 monument/event records. The numbers in square brackets in the text refer to the specific record for each archaeological site, monument or investigation. These are tabulated with abbreviated descriptions at Appendix 1 and their distribution is shown on Figure 3.

Prehistoric period

- 4.2 The only evidence of prehistoric activity in the Study Area, so far, has been a small quantity of worked flint found during the observation of topsoil stripping along the Draycote to Barby pipeline in late 1995, c. 1 km east of the Application site [EWA3303].
- 4.3 Aerial photographs of 2011 show two possible pit alignments visible as cropmarks, which, if so, would probably date between the Late Bronze Age and the Iron Age. The closest cropmark to the Application Site is c. 130 m to the west [MWA29905]. It runs northwest/southeast for c. 342 m and seems to turn southwards just before Ashlawn Road for another c. 357 m. The other cropmark, also north of Ashlawn Road, is visible for c. 445 m running northwest/southeast, c. 615 m to the northeast of the Application Site [MWA29941]. Although archaeology work has been undertaken in the area in the form of evaluation trenches [EWA10523], the pit alignments were not included in the investigation and no evidence of prehistoric activity was found.

Roman to Early Medieval period

- 4.4 There are no known or suspected sites of the Romano-British or Early Medieval periods within the Study Area.

Medieval period

- 4.5 The manor of Dunchurch is first mentioned in the Domesday survey of 1086, when its agricultural resources were assessed at 9 ploughlands and 30 acres of meadow, worked by 26 families. The Application Site undoubtedly fell within its boundary, although the land-use is presently uncertain, as is the case for the entire medieval period. Unfortunately, the Warwickshire Historic Landscape Characterisation study has not shed much light on it. The site falls within an area of some 31 hectares which is categorised only as as '*Other Large Rectilinear Fields*', dated 1955 to 2001 [HWA7180]. The fields have straight and curvilinear boundaries, the latter suggesting that they follow pre-parliamentary land divisions. It is acknowledged that many of the boundaries have been altered since the first Ordnance Survey map of 1887. A range of aerial photographs⁵ reveal no indication of ridge and furrow cultivation, either as soil marks, crop marks or earthworks in the vicinity of Inwoods Farm.
- 4.6 The nearest remains of cultivation strips known from soil/cropmarks are found in two areas of the Study Area: c. 770 m southeast [HWA7073] and c. 975 m east-northeast [HWA7174] of Inwoods Farm. The remains of furrows were also recorded in 1996 during the soil strip for a

³ <http://www.bgs.ac.uk>

⁴ Warwickshire HER Search 20/160, 25.06.2020

⁵ WCC HER (1948-1984) & Google Earth Historic Imagery (1999-2018)

pipeline c. 670 m to the east [EWA3301]. It is therefore possible that the land was woodland at some juncture. In the mid 19th century⁶, the name Inwoods was in use to identify this locality spanning the parishes of Dunchurch and Bilton, whilst local knowledge suggests the same usage⁷. It is presently uncertain whether it derives from a personal name or a form of land -use. If the latter, it would probably refer to a 'home wood' as opposed to an outwood⁸.

- 4.7 Bilton Grange, which lies c. 900 m west-southwest of the Application Site, was once the focus of the aforementioned medieval monastic farming estate [MWA4134], which belonged to the Cistercian abbey of Pipewell, in Northamptonshire. The site is now occupied by a mid-Victorian mansion house and former pleasure gardens⁹. The abbey was granted the grange in mid 12th century by Hengelramus (Ingelram) Clement. The estate was predominantly in Bilton parish, although included lands in Dunchurch parish¹⁰. Additional parts of Dunchurch parish were later acquired by the abbey¹¹, but the full extent of the estate is not known. Neither is it known whether the Application Site formed a part of the estate.
- 4.8 The descent of the manor of Dunchurch has been traced by *Victoria History of the Counties* down to the early 20th century. By the mid 13th century it was a possession of the de Montford family and remained in their hands until sequestered by the Crown in the late 15th century. In 1553, Sir Roland Hill, Alderman of London acquired the manor, shortly afterwards augmenting his estate with former monastic lands in the parishes of Dunchurch, Bilton and Thurlaston. By 1790, the 'Dunchurch Estate' had descended to Henry Scott, Duke of Buccleuch and Queensberry. The property was held by Scott's descendants until 1917, when it was put up for auction¹², at which time it contained up to 50 farms and hundreds of cottages. However, the absence of Inwoods Farm in the detailed sales particulars (inc. location maps)¹³ suggests that it may not have been a Buccleuch possession: at least at that time. It is possible that it was sold earlier, particularly as at least one substantial freehold farm of the Dunchurch Estate is known to have been disposed in the late 19th century¹⁴. On the other hand, it may have been an outlying property that was retained.
- 4.9 The antiquity of Inwoods Farm is presently unknown. In 1830 it was known as The Inwoods Farm¹⁵. The earliest available map is the Ordnance Survey 25" of 1887 on which the Application Site is featureless (Fig. 4). Subsequent editions of the OS map at adequate scale for detail show no changes¹⁶.

⁶ e.g. Bilton Inwoods, in *Rugby and Dunchurch Conservative Association*, Leamington Spa Courier - Saturday 14 December 1872

⁷ Pers. comm. P Cox.

⁸ c.f. Gover, Mawer & Stenton, 1970, *The Place-Names of Warwickshire*. *English Place-Name Society*. Vol. XIII, 218

⁹ Grade II Park & garden List Entry Number: 1001378

¹⁰ Salzman L F, 1951 (ed.) 'Parishes: Bilton', in *A History of the County of Warwick: Volume 6*, Knightlow Hundred, pp. 30-35. British History Online <http://www.british-history.ac.uk/vch/warks/vol6/pp30-35> [accessed 29 June 2020]

¹¹ op. cit.

¹² It was subsequently withdrawn from auction and sold privately to Sir Samuel J Waring

¹³ Document in private Collection: *The Dunchurch Estate, Rugby, Warwickshire, The Duke of Buccleuch's Warwickshire Estates, For Sale by Messrs. James Styles & Whitlock*, 1917.

¹⁴ E.g. 'Valuable Freehold Estate in the Parish of Bilton', *Northampton Mercury* - Saturday 4 September 1886

¹⁵ *Warwick and Warwickshire Advertiser* - 16 October 1830

¹⁶ Not illustrated, OS maps 1900 to 1991, scales 10, 560, 10, 000, 1:2500

5. EVALUATION AIMS

- 5.1 The broad purpose of the archaeological investigation was to:
- i. record the location, extent, date, character, significance and quality of any surviving archaeological remains within the area of the proposed development;
 - ii. assess the significance (by sample excavation) of archaeological remains, to assist in the determination of an appropriate level of mitigation.

6. METHODOLOGY

- 6.1 The evaluation fieldwork was carried out on the 10th of July 2020. The investigation was conducted in accordance with the Written Scheme of Investigation¹⁷ and with respect to the Chartered Institute for Archaeologists' Code of Conduct and *Standard and Guidance for Archaeological Field Evaluation* (2014).
- 6.2 Two trial trenches were set out within the development footprint by means of RTK Differential GPS. Topsoil and subsoil were removed by a mechanical excavator fitted with a wide grading bucket, under the direction of the archaeologist. The trenches were then cleaned using hand-tools and examined for archaeology.
- 6.3 The location of each trench (Fig. 6) was surveyed to Ordnance Survey National Grid co-ordinates and height datum using RTK differential GPS. A photographic record was made and notes were taken of non-archaeological deposits.
- 6.4 The Planning Archaeologist was informed of the results of the evaluation on completion of trenches on the 10th of July 2020.

7. RESULTS

Observations

- 7.1 At the time of the fieldwork, the field was under pasture. Optimum archaeological visibility prevailed throughout the work.

Trench 1

- 7.2 Trench 1 measured c. 16.65 m long by c. 2.6 m wide (43.29 sq. m), aligned east-west (Fig. 6). The existing ground level was around 120.51 m at the west end and around 120.33 m OD at the east end. The topsoil generally between c. 0.12 m and 0.17 m in thickness and composed of very dark greyish brown (Munsell 10YR/3/2) sandy loam, with frequent small pebbles. The subsoil was between 0.14 m and 0.18 m thick, comprised of dark brown (Munsell 10YR/4/2) fairly compact sand with frequent rounded pebbles and naturally eroded flint.
- 7.3 The subsoil lay directly over solid geological stratum between c. 120.21 m OD (W) and 120.02 m OD (E). The latter alternated between compacted degraded sand with abundant large rounded

¹⁷ Souterrain Archaeological Services Ltd. 2020. *Inwoods Farm, Ashlawn Road, Rugby, Warwickshire, Scheme of Investigation for an Archaeological Evaluation*, SOU20-704, V.2 1st Jul.2020

pebbles (< 150 mm), light yellowish brown to brownish yellow (Munsell 10YR/6/4 – 10YR/6/8) and rock, locally known as 'motherstone', the surface denoted by the presence of leached iron oxides (10YR5/6 to 10YR/3/1). The trench was excavated to overall depth of c. 0.54 m at the west end for confirmation.

- 7.4 There were no archaeological features present, no buried soils of archaeological significance and no artefacts.

Trench 2

- 7.5 Trench 2 measured c. 15.9 m long by c. 2.5 m wide (39.75 sq. m), aligned north-south (Fig. 6). The existing ground level was around 120.25 m at the north end falling to around 120.03 m OD at the south end. The topsoil was c. 0.1 m in thickness, the subsoil was c. 0.15 m in thickness, the characteristics of the deposits being the same as for Trench 1. Geological stratum was exposed around 119.72 m OD at the north end and around 119.78 m OD at the south end. The trench was excavated to overall depth of c. 0.4 m for confirmation.

- 7.6 There were no archaeological features present, no buried soils of archaeological significance, and no artefacts.

8. CONCLUSIONS

- 8.1 The evaluation examined an area of c. 83.04 sq. m, representing approximately 9% of the proposed development footprint. Nothing of archaeological significance was revealed, which suggests equally, that no archaeology exists within the remainder of area of the proposed development.
- 8.2 The top soil and subsoil was markedly thin. There was no indication of medieval or earlier cultivation, and no evidence of earlier land-use.

9. REPORT & ARCHIVE

- 9.1 The report is to be uploaded to OASIS Online Access to the Index of Archaeological Investigations (www.oasis.ac.uk). The OASIS identification number for the project is **souterra1-399018**. All survey and photographic data is contained in this report.
- 9.2 Two hard copies of the report are to be produced – one for the Warwickshire Historic Environment Record, the other for the relevant centre for local studies.

10. COPYRIGHT AND CONFIDENTIALITY

- 10.1 Souterrain Archaeological Services Ltd retain full copyright of any commissioned reports, tender documents or other project documents under the Copyright, Designs and Patents Act 1988 with all rights reserved; excepting that it will provide an exclusive licence to the Owner in all matters directly relating to the project as described in the WSI. Souterrain Archaeological Services Ltd retains the right to be identified as the author of all project documentation and reports as defined in the Copyright, Designs and Patents Act 1988. A licence is to be also granted to Warwickshire Historic Environment Record for the use of all reports arising from projects for planning purposes and *bona fide* research requests.
- 10.2 Souterrain undertakes to respect all requirements for confidentiality about the Applicant's proposals provided that these are clearly stated. It is expected that owners respect Souterrain's

and the Institute for Archaeologists' general ethical obligations not to suppress significant archaeological data for an unreasonable period.

11. FIGURES

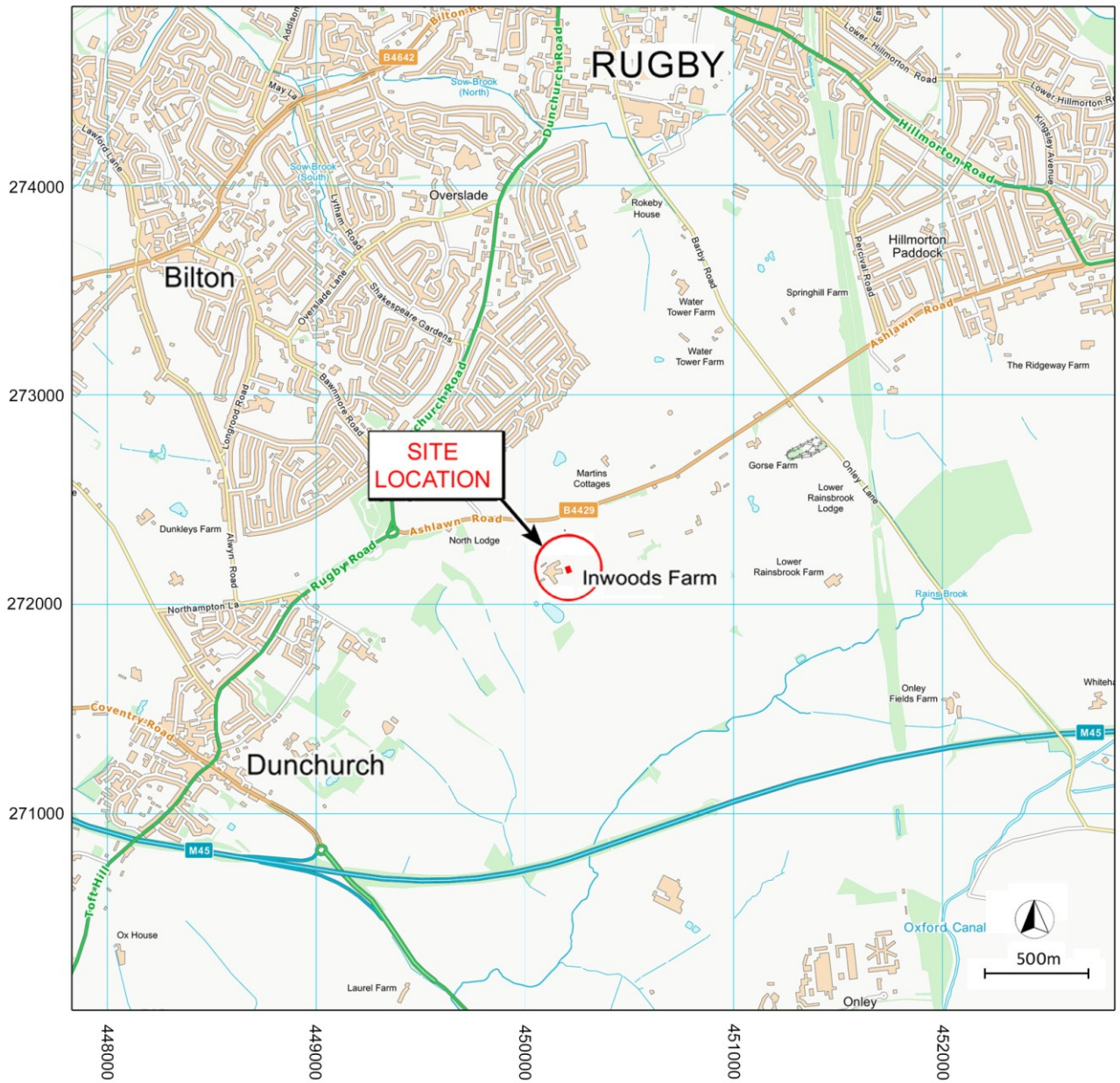


Figure 1. Location of Site

(based on Ordnance Survey Open Data mapping 2020, © Crown Copyright. All rights reserved. Licence number AL 100015565)



Figure 2. Location of proposed building (in red)

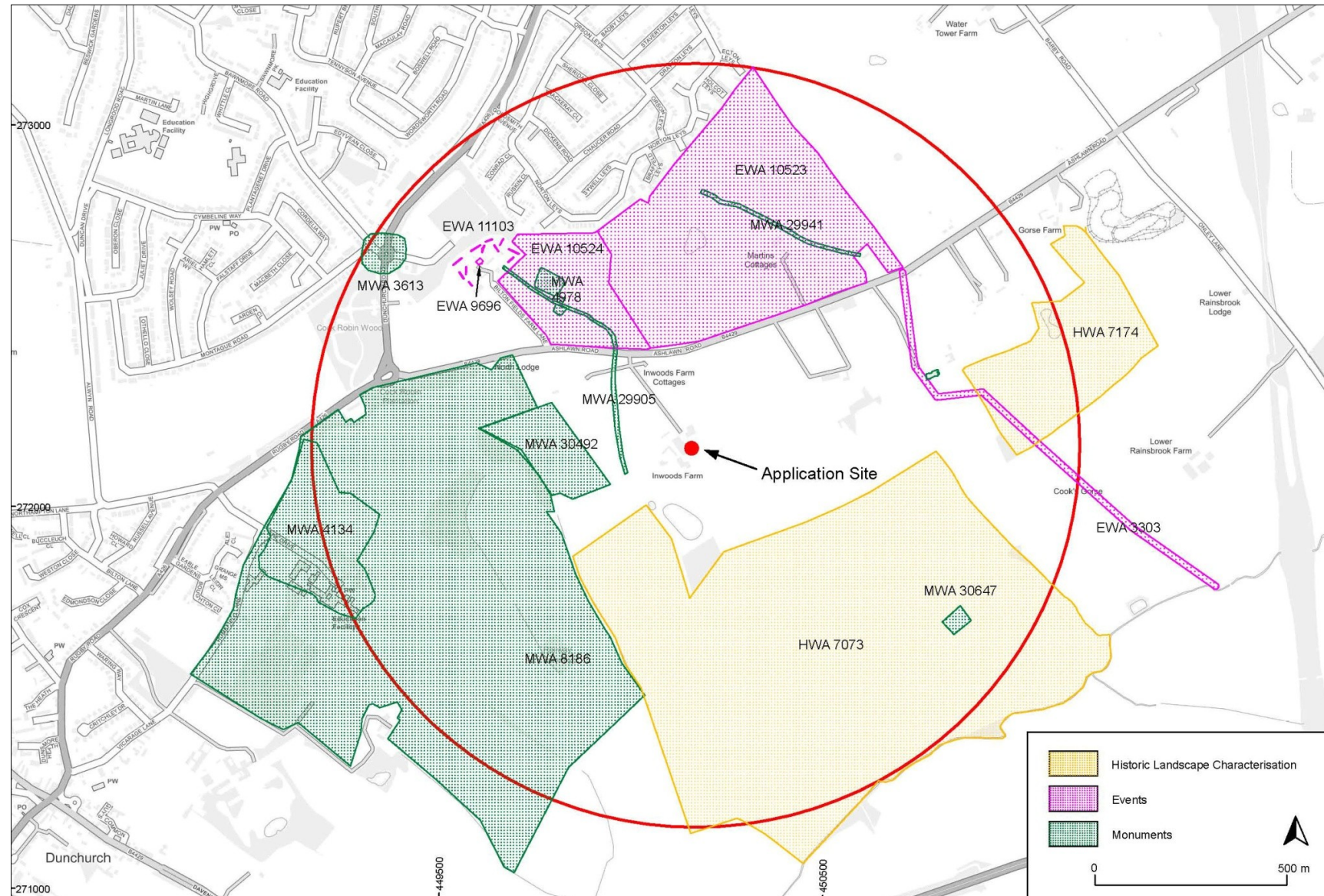


Figure 3. Location of HER monuments and events within 1 km Study Area of the Application Site

(based on Ordnance Survey Open Data mapping 2020, © Crown Copyright. All rights reserved. Licence number AL 100015565)



Figure 4. Extract of Ordnance Survey 25" of 1887, showing proposed location of building

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Facing SE



Facing NW

Figure 5. Pre-excavation overviews of the proposed development area

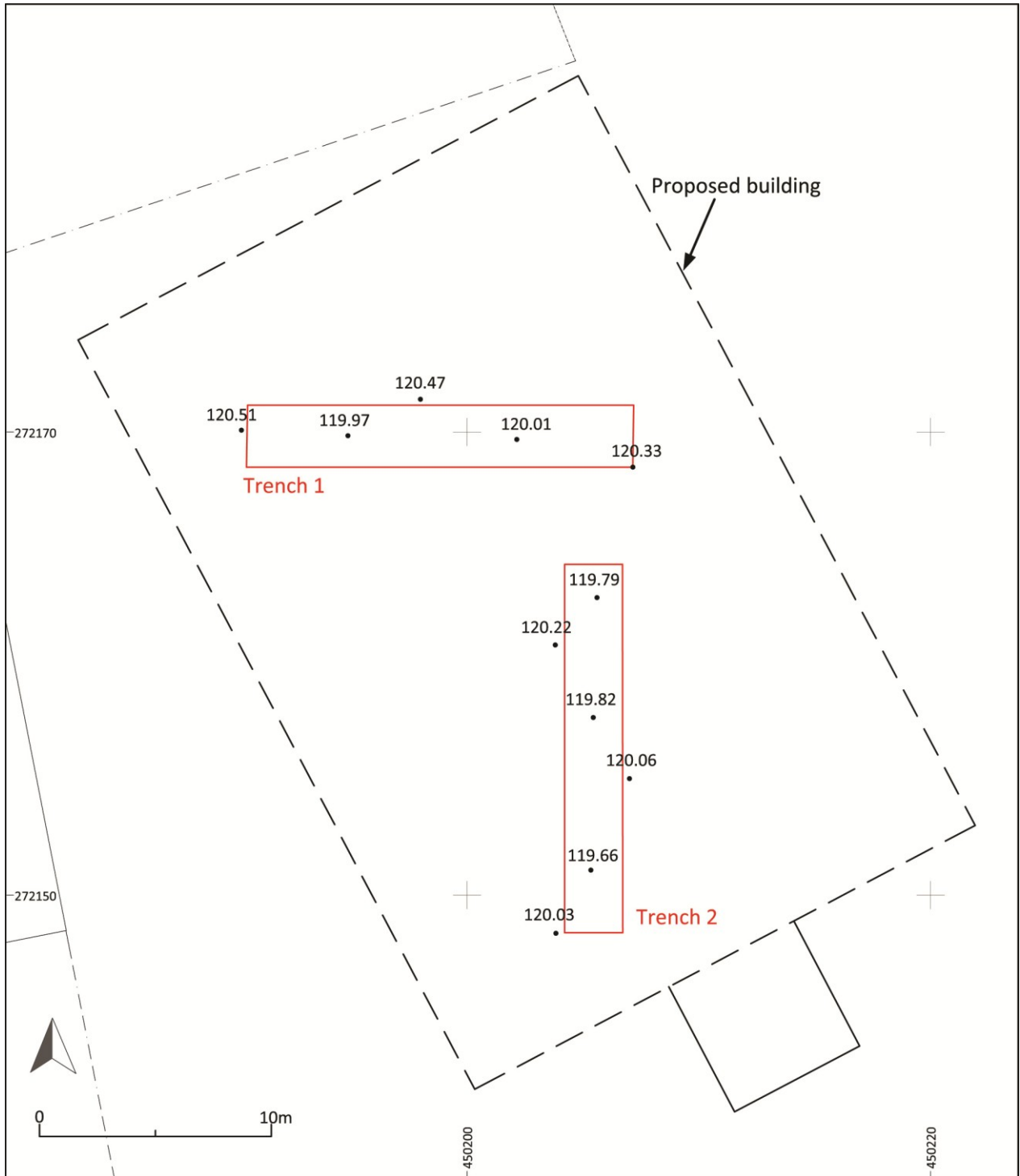


Figure 6. Plan of excavated trenches showing existing and excavated levels



Facing W



Central area, facing NE



Facing ESE

Figure 7. Trench 1: overviews



Facing N



Facing S



Central area, facing SW

Figure 8. Trench 2: overviews

Appendix 1 List of Historic Environment Records within the Study Area

PERIOD	HER NO.	DESCRIPTION	NGR	RECORD TYPE
PREHISTORIC				
	EWA 3303	Small quantity of prehistoric flintwork Draycote to Barby Pipeline	SP 4851 7147 ((6038m x 2303m)	Watching brief
Late Bronze Age - Late Iron Age, (1200 BC to 42 AD)	MWA 29905	Pit alignment Ashlawn Road, Rugby	SP 4983 7235 (centre), 326m x 546m	Air photos
Late Bronze Age - Late Iron Age, (1200 BC to 42 AD)	MWA 29941	Pit alignment at Martin's Farm, north of Ashlawn Road, Rugby	SP 5037 7274 (centre), 417m x 176m	Air photos
MEDIEVAL				
Medieval (1066 AD- 1539 AD)	MWA 4134	Site of Medieval Grange at Bilton Grange	SP 4919 7194 (315m x 470m)	Documentary evidence
	EWA 3303	Remains of some medieval/post-medieval ridge and furrow, Draycote to Barby Pipeline	SP 4851 7147 (6038m x 2303m)	Watching brief
Medieval (1066 AD- 1539 AD)	HWA 7174	Ridge and furrow	SP 5113 7244 (508mx 599m)	Historic Landcape Characterisation
Medieval (1066 AD- 1539 AD)	HWA 7073	Ridge and furrow	SP 5070 7160 (1042m x 1079m)	Historic Landcape Characterisation
POST-MEDIEVAL				
Industrial (1751 AD to 1913 AD)	MWA 12701	Bilton Fields Farmhouse, Ashlawn Road	SP 4960 7264 (centre)	Photographic Record (EWA 9696)
Industrial to Modern (1800 AD to 1930 AD)	MWA306 47	Site of Outfarm, 820m southeast of Inwoods Farm	SP 5084 7170 (76m x 75m)	Documentary evidence
Industrial to Modern (1800 AD to 1930 AD)	MWA 8186	Bilton Grange Park, Northampton Lane, Dunchurch. Victorian garden and pleasure grounds	SP 4944 7171 (1182m x 1356m)	Field Observation (EWA9608); Evaluation (EWA 10745); Part excavation (EWA 10746)
	EWA 11103	Post – medieval boundary ditch, Bilton Fields Farm, Bilton, Rugby	SP4962 7263	Trial trench evaluation

PERIOD	HER NO.	DESCRIPTION	NGR	RECORD TYPE
	EWA 10523	Ditches and gullies which relate to boundaries on 19th century maps	SP 5031 7278 (796m x 735m)	Trial trench evaluation
	EWA 10524	Ditches and gullies were exposed which can be related to boundaries on 19th century maps.	SP 5018 7277 (1052m x 730m)	Geophysical survey
MODERN				
1915 AD to 1916 AD	MWA 30446	Auxiliary Hospital at Ashlawn House, Ashlawn Road, Rugby	SP 5078 7234 (36m x 27m)	Documentary evidence
UNSPECIFIED				
	MWA 30492	Enclosure cropmark, south of Ashlawn Road, Rugby	SP 4977 7214, (340m x 253m)	Cropmark
	MWA 4978	Undated cropmark enclosures to the south of Bilton Fields Farm, Ashlawn Road, Rugby	SP 4978 7260 (83m x 125m)	Cropmark