



2 Abbey Cottages

Abbey Precinct, Church Street, Tewkesbury, Gloucestershire

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Gloucestershire

Historic environment desk based assessment

NGR: SO 88948 32377

Site code: ACT16

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Front cover; 2 Abbey Cottages, front elevation, from the north-east

SUMMARY

An historic environment desk based assessment was carried out during July and August 2016 at Abbey Cottages, Abbey Precinct, Church Street, Tewkesbury, Gloucestershire to assess the implications of a proposed extension to the rear of the property.

The study site comprises a dwelling (with garden) built around the early 19th century and incorporating a length of masonry wall formerly interpreted as part of the precinct boundary of St Mary's Abbey. The assessment concluded that the wall was likely to have originally formed part of an earlier building, possibly connected with the Almonry, one of a number of other buildings listed for retention at the time of the Dissolution.

Although the proposed development is of a modest scale there is potential for excavation to impact on highly significant medieval remains comprising principally walls and floor surfaces associated with a former medieval building connected with the abbey.

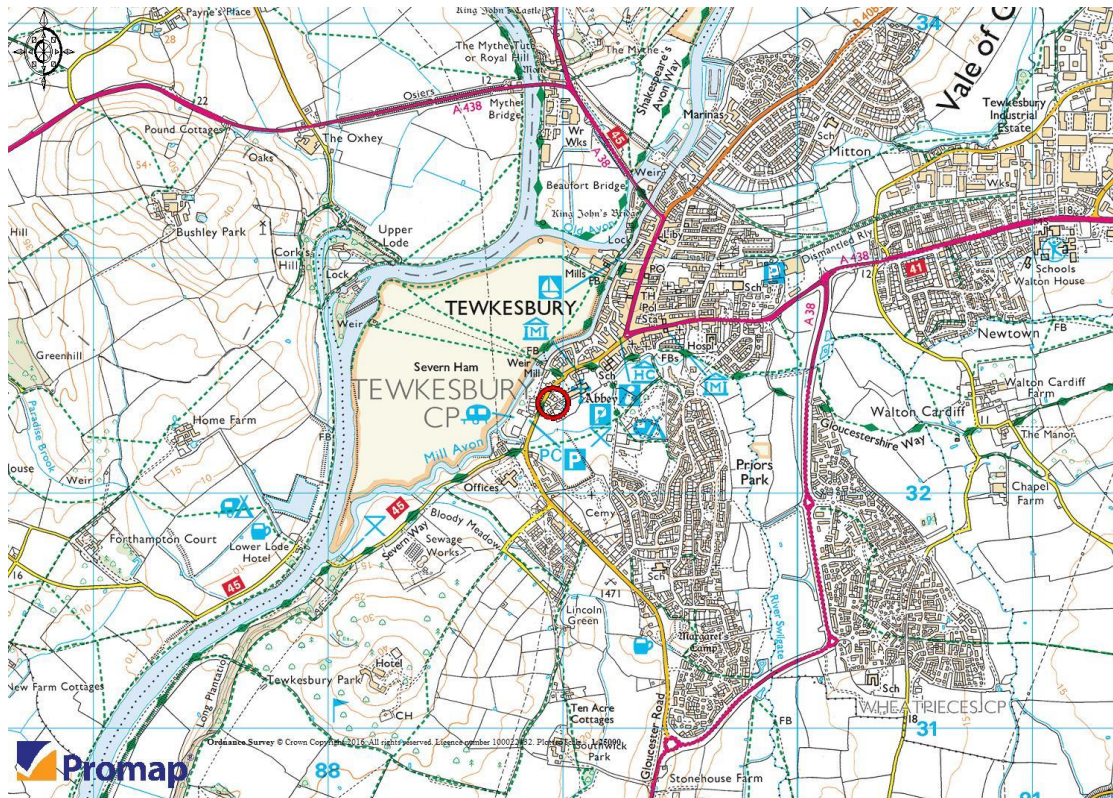


Fig.1; site location (circled in red)

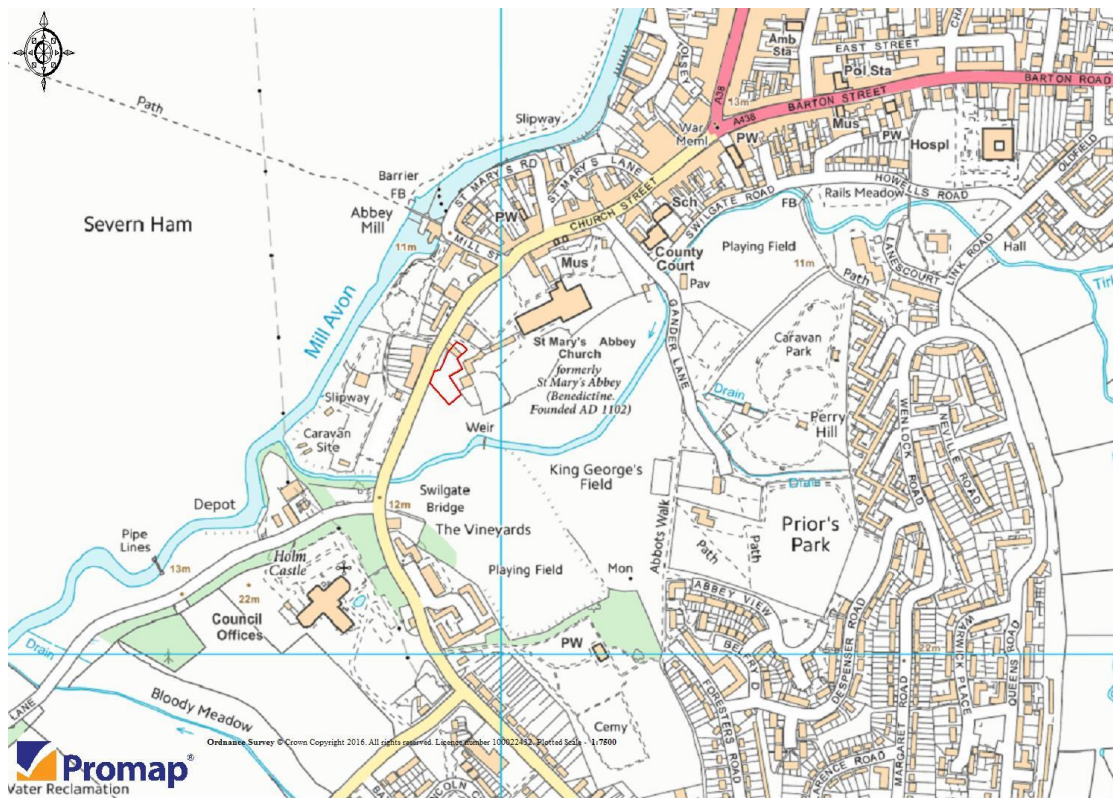


Fig. 2; study site (outlined in red)

INTRODUCTION

Location and scope of work (Figs. 1 & 2)

This document details the results of an historic environment desk based assessment during 7th July to 15th August 2016 at 2 Abbey Cottages, Church Street, Tewkesbury, Gloucestershire, GL20 5SR at the request of George Coombey-Jones Green Lane Architects on behalf of the owners Mr & Mrs Bellairs. The request for the assessment was outlined in a letter issued by the Archaeologist at Glos. CC, (Parry, 26th June, 2016) in a response to a proposal (planning ref; 16/00628/FUL) for the replacement of a rear existing modern utility room with the construction of a new single-storey garden room. It was recognised that there was potential within the site for the presence of highly significant archaeological remains that may be affected by proposed development and therefore an assessment of the archaeological implications is required in advance of consideration of the proposals.

The application site is archaeologically sensitive since it is located within the precinct of the medieval Tewkesbury Abbey, an area of national archaeological importance which is designated a Scheduled Monument. The church itself (St. Mary) is one of the finest Norman buildings in England. Its massive crossing tower was said, by Sir Nikolaus Pevsner, to be "probably the largest and finest Romanesque tower in England". Fourteen of England's cathedrals are of smaller dimensions, while only Westminster Abbey contains more medieval church monuments.

Historic England have been consulted concerning this development proposal and have advised of any concerns regarding the impact of the development on the Scheduled Monument and its setting.

It was noted that the proposed development would require construction ground works and intrusions which may have an unacceptably adverse impact on archaeological remains. Therefore, in accordance with the NPPF, paragraph 128, It was recommended that in advance of the determination of this planning application the applicant should provide the results of a programme of desk-based assessment and field evaluation, so that the impact of the development on the significance of the archaeological remains may be understood.

Geology and topography

The study site (2 Abbey Cottages) lies within the south-western area of the abbey precinct which includes the Abbot's gatehouse, the Almonry barn, the Abbey Mill, Abbey House, the present vicarage and some half-timbered dwellings in Church Street. The building itself forms the east half of a 19th century range comprising nos.1 and 2 Abbey Cottages, formerly a house (no. 1) and associated service wing (no.2). A length of medieval wall was incorporated into the construction of these buildings. The rear of the property currently comprises stone paved area with garden extending to the south.

Aims and objectives

The objective of the historic environment desk-based assessment is to define the likely extent, survival and significance of archaeological remains on the application site so that appropriate mitigation strategies can be devised. To aid the production of mitigation strategies the assessment includes a plan showing the existing site lay out and a description of the proposed development indicating, where known, the predicted impact of the proposed foundations including drainage and services.



Plate 1; rear of 2 Abbey Cottages, from the south-east



Plate 2; location of the proposed extension. Note the masonry wall on the right



Plate 3; masonry wall in the rear garden, from the east



Plate 4; masonry wall at east end of the house, from the south-east



Plate 5; 1 Abbey Cottages, from the south-west



Plate 6; 1 Abbey Cottages, masonry wall at west gable end.

ARCHAEOLOGICAL & HISTORICAL BACKGROUND; *summary of results*

Prehistoric

There is currently no evidence of prehistoric activity within the search area.

Roman

Roman activity within the search area surrounding the study site is confirmed by the discovery of Roman coins (HER 8095) found during levelling of an orchard in 1830 and pottery (HER 9632) comprising two sherds of Severn Valley Ware pottery found during development of Bowling Green Site (Blake & Saville, 1984).

Saxon/early medieval

Although it is documented that a Benedictine priory was founded in Tewkesbury in the 8th century there is currently no archaeological evidence of Saxon or early medieval activity within the study site. Evidence of Roman and medieval activity suggests that there is likely to have been some continuation between these periods.

Medieval

HER567 (SAM 21704) The scheduled site of the medieval St Mary's Abbey, Church Street, Tewkesbury

The priory was re-founded 1102 in Tewkesbury, dissolved 1540. Scheduled area includes east, west and south sides of cloister, site of Chapter House and Infirmary buildings to the east, buildings of the outer court to the west and refectory, kitchen and service buildings to the south. The ground has clear earthworks scattered through it, with much reused moulded stone in the nearby walls of the vicarage. The Abbey has played a vital part in the town's history and is well documented. However, the whereabouts of related and documented buildings such as earlier mills, a furnace house and a tan house due for demolition in 1542 and the history of the precinct and its boundary is still unclear.

Abbey Precincts; summary description

Of the buildings in the precincts of Tewkesbury Abbey, the church and the former Abbot's lodgings running west from its south-west corner survive. The principal conventual buildings, south of the church, were damaged by fire in 1178, and were demolished at the dissolution; these included the cloisters, chapter house, misericord, two dormitories (dorter and reredorter), infirmary, and various lodgings and offices. Part of the fabric of the cloisters survives against the south

wall of the church, but in 1830 and other visible remains of the demolished buildings were obliterated when the site was levelled.

The range of buildings running west from the church and lying within the search/study area, was listed for retention, including the Newark, the former abbot's lodging, the hostelry, the great gate with the lodging over it, and various offices. West of the Abbey House, the two-storied stone gate-house was built in the late 15th century or early 16th.

East of the abbey church, the abbey precinct included the Workhay gate, with room over it and a house adjoining it, both scheduled to be demolished at the dissolution.

On the farther side of Church Street the abbey's buildings included the Abbey Mills and the abbey barton or barn, and perhaps near-by stood the abbey furnace-house and tan-house that in 1542 were scheduled for demolition. The location of the abbey barton is clear and there is little doubt that it was the building, at the lower end of Mill Street, of which the lower parts of the heavily buttressed walls have survived. A wall running south-west from the barton includes fragments of an ancient stone wall that may have marked the edge of both the town and abbey precincts (VCH, 1968)

HER 7994; Gloucester Road, Victoria Gardens (West side) Abbey Precinct wall
Late medieval; a run of approx. 100m wall from the south end of Abbey Barton, returning for approx. 30m to a pier at the Gloucester Road. An important historical remnant from the Benedictine abbey, the wall reappears in part across the road in Abbey Cottages. This may have marked the boundary of both town and Abbey precincts.

HER 8048; Listed Building grade I Medieval former abbot's lodging or abbey guest house, now with late 19th and 20th century extensions, known as Abbey House
Former abbot's lodging or guest house. Medieval, major restructuring early C16, south front refaced late C18, alterations and extensions late C19 and 1966. A long 2-storey building. Central open-hall with inserted 1st floor and oriel-window in solar both from early C16.

HER 8049; Hostelry, Abbey Barn, and The Almonry

Currently listed as Abbey Barn, and the Almonry. Late medieval, recorded as existing in 1632, but considerably reconstructed, probably in C18. Part of timber framed barn, possibly almonry barn. Stone rubble walls with deep buttresses extending through to Abbey Cottages (HER 8051). However, the 2016

assessment (this document) concludes that this building was ideally located to be the hostelry.

HER 8051; Monastery Cottage.

An archaeologically significant abbey building, with two-light trefoil-headed window in north gable wall, late 16th century or early 17th century timber-framed addition on east side linking with remains of ?hostelry.

HER 8050; Abbey Gatehouse

Gatehouse to Benedictine Abbey precincts, late 15th or early 16th century.

HER 17434; Listed building grade II row of three houses, incorporating the masonry remains of an abbey building, of unknown date, with 18th to 20th century alterations, numbers 1, 2 and 2A Abbey Cottages, Church Street.

Abbey Precincts (East side) Nos.1, 2 and 2A Abbey Cottages. Row of 3 houses, incorporating remains of Abbey building of coursed sandstone blocks which runs like a spine through the existing dwellings, and just a little beyond. The wall is approximately 3m high and there is no evidence of the respond of this masonry wall on the gable wall of the ?Hostelry, but only evidence for a later (thin) probably brick boundary-wall and small lean-to shed. No.1 is a late 18th century three-bay brick house with denticulated-cornice and mid-19th century rear extension and dressing of Tudorbethan timber-framing on the upper part. No.2, with a simple four-bay timber frame on the upper part of the west side appears to have formerly provided a service-wing to the house (no.1). The existing south end is a late 19th century extension (formerly numbered 2a and 2b) which projects eastward to balance the similar addition to the house. This is also dressed with Tudorbethan timber-framing on the upper parts, and improved the approach to the restored Abbey Gate.

HER 33770; Listed Building grade II structure boundary wall of unknown date, incorporating a number of Medieval architectural fragments, south of the Church of Saint Mary, Abbey Precincts, Tewkesbury

Length of boundary wall from approx. 1.5m to approx.. 2.5m high. Undated, incorporates medieval fragments. Coursed limestone and lias. It lies parallel to and approx. 10m South of the South wall of the Abbey south aisle. The wall returns at the SW corner of the Abbey, where it is stopped to the archway with gate linked to Abbey House. The wall is constructed of re-used abbey fabric on the site of lost abbey buildings but does not follow a significant historical line.

HER 9301; Monastic structures, floor tile of C14-C15 date, and window glass observed during development of Bowling Green site. Also some Roman pottery and post medieval finds.

HER 8095; Roman and medieval coins found the levelling of an orchard which also revealed the foundations of the monastery and gatehouse. Adjoining Abbey House in 1830.

Post-medieval

HER 8052; Detached house, formerly St Mary's Vicarage, now in 2 occupations. 1846, by Samuel Daukes, now Nos.1 AND 2 Abbey Lodge including boundary walls.

HER 27755; in 2005 an archaeological assessment was undertaken to assess the archaeological impact of the provision of car parking at Abbey Lodge in Tewkesbury. The building dates from the early 19th century when it was built as the new Vicarage House and the wall around it is also dated to the early 19th century. The report concluded that nothing of archaeological significance above ground will be disturbed by the process and that as the groundworks will be very shallow it is very unlikely that there would be any significant finds. the recommendation of the report is that a watching brief is carried out during the work itself (Morris, 2005).

HER 9633; Pottery of C16-C19, ceramic & stone roofing tile, clay pipe fragments of early C17-C19 & glass vessel fragments of C18-C19 found during Bowling Green development.

Impact of the development (Fig.3)

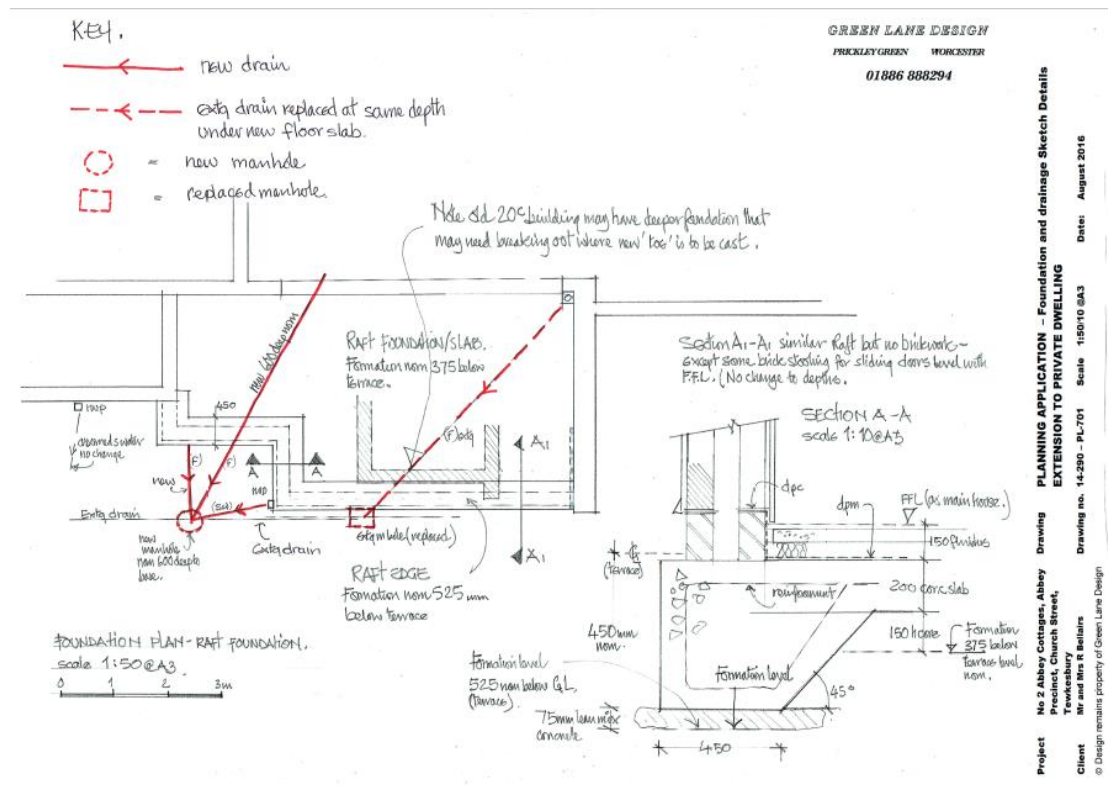


Fig. 3; sketch design for the slab and raft foundation, also showing existing and proposed drainage

Slab & raft foundation

The proposed development comprises the demolition of an existing rear extension and its replacement with another construction on a slightly larger footprint. This may involve the part removal of the existing strip foundations which are anticipated at a depth of between 0.50-0.60m below existing ground level. The new foundation will involve a slab & raft toe construction which will have an impact on the underlying deposits to a depth of approx. 0.50-0.60m.

Drainage

The new drainage scheme will result in the replacement of the existing drain run (dashed red lines in Fig. 3) with a new scheme (solid red lines) comprising a drain run approx. 5m long. This will also include two smaller drains, each about 1.5m long to allow for removal of surface water. All three drainage trenches will connect with a new (re-directed) manhole. This will result in the excavation of another trench for the manhole that is anticipated at 600mm deep and 500mm

wide. As a result of the approved drainage scheme there will be no need for a below ground attenuation system as originally envisaged.

It is anticipated that the new drainage scheme will impact on underlying deposits to a depth of 0.60m. the nature of these deposits is unclear, but the assessment has concluded that these deposits have the potential to comprise possible walled remains and floor surfaces associated with a medieval abbey building.

DISCUSSION (Figs. 4, 5 & 6)

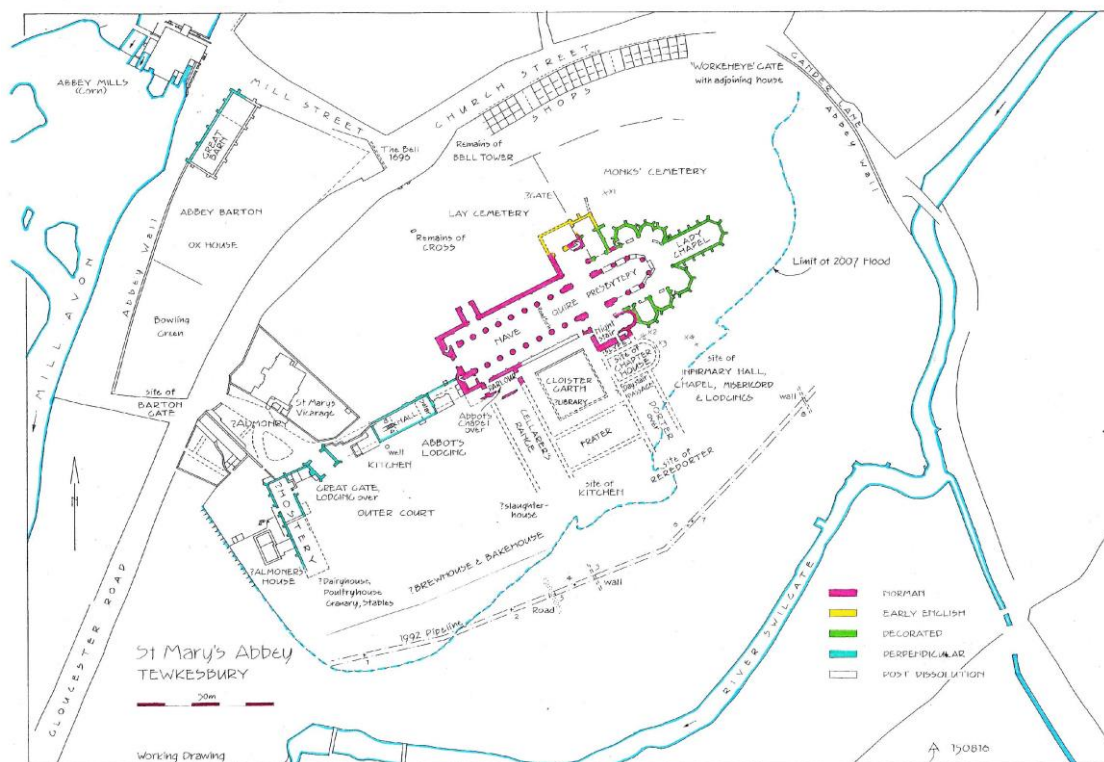


Fig. 4; St. Mary's Abbey Tewkesbury, historic environment plan 2016.

Prehistoric

No archaeological deposits or finds related to this period have been found within the study site or the area immediately surrounding it and therefore the potential for the survival of prehistoric archaeology is considered low.

Roman

Roman activity within the search area surrounding the study site is confirmed by the discovery of stray Roman finds found during levelling of an orchard in 1830 and the more recent development of the Bowling Green Site (Blake & Saville, 1984). The evidence suggests that there is moderate potential for the survival of Roman archaeology within the study site.

Saxon/early medieval

Although documentary evidence shows that a priory was founded by 8th century there is at present no archaeological evidence for deposits associated with either the Saxon or early Medieval periods situated within the study site or in the area

immediately adjacent. However, given the potential for Roman deposits to exist to the west and the presence of significant medieval remains within the study itself, the potential for the presence of Saxon or Medieval deposits is considered moderate-high.

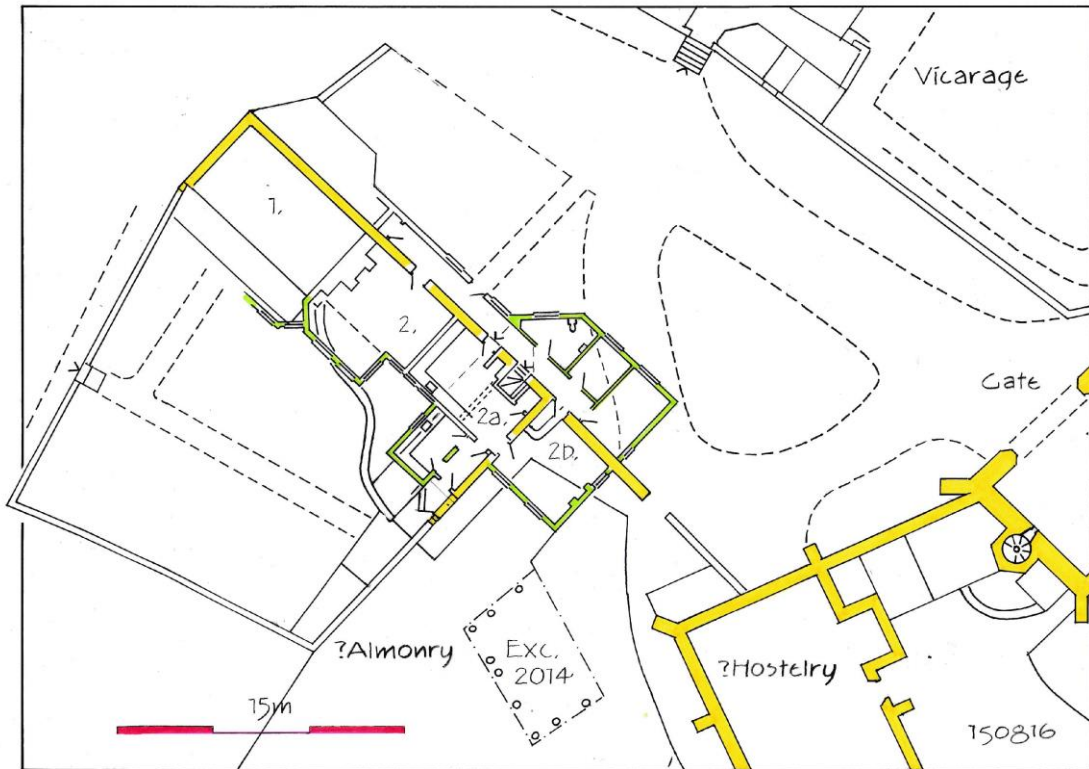


Fig. 5; site plan; based on OS First Edition. Yellow; masonry wall. Green; 20th century additions.

Medieval

The study site (2 Abbey Cottages) lies in area of significant potential, within the precinct of Tewkesbury abbey and amongst a range of extant medieval buildings that survived the dissolution. We know from documentary sources that the range of buildings running west from the church were listed for retention. Of these, the former abbot's lodging or abbey guest house, the Gate House and what is probably the former Hostery, survive. Buildings not yet identified would therefore include the Almonry, Almonry barn, stables, and offices.

Although it remains unclear as to where some of these former buildings were located, comparisons with the plans of other contemporary monastic centres such as Gloucester, Evesham, Westminster, Durham, etc. in combination with what we already know about the surviving abbey buildings, provides a basis for understanding the layout of the area and where they may have been sited.

As is clearly shown on the historic mapping (OS 1885), 2 Abbey Cottages incorporates within its construction a length of medieval masonry wall. This has previously been interpreted as the part of the abbey precinct boundary, defining both the limit of the town and the south and south-west limit of the abbey. However, the 2016 assessment (this document) concludes that, if the Hostery is correctly located, then Abbey Cottages (HER 8051), is ideally positioned to be connected with the Almonry and that the internal masonry wall is likely to have originally formed the north elevation of one of these buildings.

There is some evidence to support this hypothesis-another length of masonry wall situated at the east end of the house and also in the rear garden (see plates 3 & 4) can be seen protruding at a right-angle, for a short distance, southward from the main wall. This feature, which originally extended further, being perhaps later incorporated into a garden wall, is probably associated with the medieval building. Unfortunately, any evidence within the fabric of the existing wall situated within the house that may provide clues as to its original function is currently obscured by plaster. The masonry gable end of the adjacent 19th century house (1 Abbey Cottages), where it fronts Church Street, could equate with the end of this medieval range. The south-west corner of the west gable end of 1 Abbey Cottages (see plates 5 & 6) looks as if it may have been a former buttress.

If the masonry wall within Abbey Cottages represents the north elevation of a former medieval building, its alignment takes on further significance when compared with other prominent topographical boundary features surveyed in 1885. These share the same north-west to south-east alignment and the outline of large rectangular area, that can be traced from the northern boundary of St Mary's Vicarage (built in 1846), and along its south side by the line of masonry wall that runs through Abbey Cottages. The east side of this inner area is flanked by the Gate House and on the west side by the entrance off Church Street. This plan, in conjunction with the medieval walled remains, may reflect the remnants of a former medieval courtyard area associated with the former Almonry complex. Interestingly the current Gate House, which is 15th/16th century, also shares this old alignment suggesting perhaps that it replaced an earlier structure.

Archaeological recording was previously carried out at the study site in connection with the creation of a car-parking (van de Brug, 2015). Excavation of a rectangular area about 4.5m x 7.5m to depth of approx. 0.40m. The natural substrate was not reached and no significant archaeological deposits were revealed. Instead a series of post holes representing an existing fence that was removed as part of the works, were examined for traces of earlier truncated

deposits, but no evidence of any walled remains, floor surfaces or pit fills were recorded. The depth of topsoil suggested an earlier period of continued cultivation.

In view of the evidence described above, the potential for medieval deposits to survive within the study site is considered to be high.

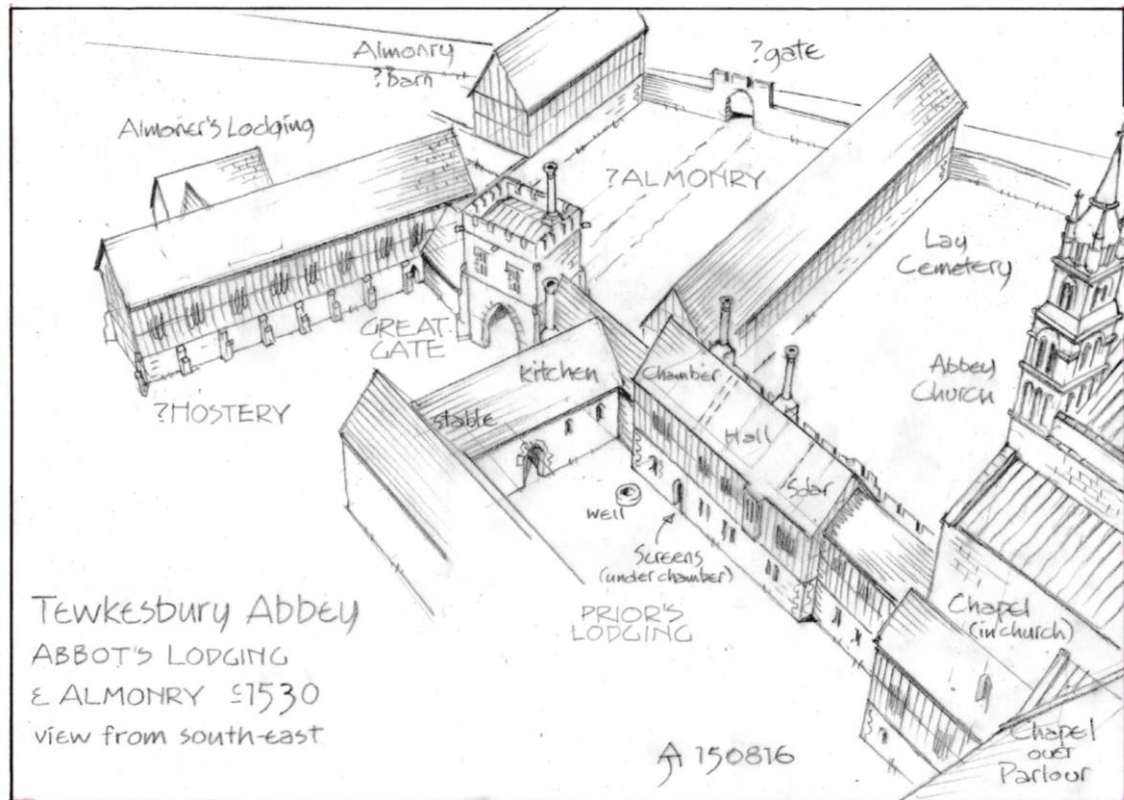


Fig. 6; conjectured reconstruction view

Impact of the development

It is anticipated that the demolition and replacement of the existing rear utility room with a larger single-storey extension and associated drainage will result in ground reduction and disturbance of the underlying deposits to a maximum depth of about 0.60m. Work carried out during construction of the existing extension was not done under archaeological supervision and the nature of the underlying deposits is currently unclear, although work on the adjacent car park area in 2014 suggests an overburden of at least 0.40m.

Although the proposed development is of a modest scale its proposed location is likely to be within the footprint of a former abbey building and therefore it has potential to impact on highly significant medieval remains comprising masonry walls and/or floor surfaces associated with a former structure(s), possibly one of the Almonry buildings, stables or offices. Other

features that could be expected to survive within the area of impact include possible post-holes, boundary ditches, hearths or refuse pits associated with earlier activity connected with the abbey.

Methodology

The assessment has been compiled in accordance with the Chartered Institute for Archaeologist's Guidance and Standards for an historic environment desk based assessment (CIfA, 2014).

The Historic Environment Record (HER) was consulted with a search focused within a 50m radius centred on the site. Significant information from the HER, Gloucester Record Office and the historic maps was incorporated into the Historic environment illustration (Fig. 4). The earliest reliable historical map available covering the study site was the OS 1885.

A visit to the Gloucestershire Record Office and the study site was made during the assessment.

No site specific geotechnical information was available at the time of the assessment.

Timescales used in this report:

Prehistoric BC450,000-AD43

Palaeolithic 450,000-12,000 BC

Mesolithic 12,000-4,000 BC

Neolithic 4,000-1,800 BC

Bronze Age 1,800-600 BC

Iron Age 600-AD43

Roman AD43-410

Saxon/early medieval AD410-1066

Medieval AD 1066-1530

Post-medieval AD 1530-1800

Modern AD 1800-present

Archive Location

The digital archive arising from the work will be deposited with the Archaeology Data Service (ADS) and an online form submitted to OASIS (see Appendix 1).

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APPENDIX 1 OASIS

Project name	2 Abbey Cottages, Abbey Precinct, Church Street, Tewkesbury, Gloucestershire
Project dates	Start: 07-07-2016 End: 15-08-2016
Previous/future work	No / Yes
Any associated project reference codes	ACT16 - Sitecode
Type of project	Desk based assessment
Site status	Scheduled Monument (SM)
Current Land use	Other 5 - Garden
Monument type	ABBEY Early Medieval
Monument type	ABBEY Medieval
Significant Finds	NONE None
Methods & techniques	""Documentary Search"", ""Visual Inspection""
Development type	Building refurbishment/repairs/restoration
Prompt	Scheduled Monument Consent
Prompt	Planning condition
Country	England
Site location	GLOUCESTERSHIRE TEWKESBURY TEWKESBURY 2 Abbey Cottages, Abbey Precinct, Church Street
Postcode	GL205RZ
Study area	0 Square metres
Site coordinates	SO 88948 32377 51.989309140265 -2.160966434178 51 59 21 N 002 09 39 W Point
Height OD / Depth	Min: 0m Max: 0m
Name of Organisation	one ten archaeology
Project brief originator	English Heritage/Department of Environment
Project design originator	one ten archaeology
Project director/manager	sean cook
Project supervisor	sean cook
Type of sponsor/funding body	Landowner

Physical Archive Exists?	No
Digital Archive recipient	OASIS
Digital Contents	"none"
Paper Archive Exists?	No
Paper Contents	"none"
Publication type	Grey literature (unpublished document/manuscript)
Title	2 Abbey Cottages, Abbey Precinct, Church Street, Tewkesbury, Gloucestershire; historic environment desk based assessment
Author(s)/Editor(s)	Cook, S
Date	2016
Issuer or publisher	one ten archaeology
Place of issue or publication	Warks.
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