



Land west of

# Butt Lane

Harbury, Warwickshire

Land west of

# Butt Lane

Harbury, Warwickshire

Historic environment desk based assessment

NGR: SP 37793 60020

Site code: HARB17

OASIS ID: 110archa1-283044

Sean Cook BA MCIfA

Illustration by Jill Atherton MCIfA

April 2017

one ten archaeology

6 Elm Close, Pebworth, Stratford upon Avon, Warwickshire, CV37 8XL

## Contents

<i>SUMMARY</i> .....	4
<i>INTRODUCTION</i> .....	6
<i>Location and scope of work (Figs. 1 &amp; 2)</i> .....	6
<i>Geology and topography</i> .....	6
<i>Aims and objectives</i> .....	6
<i>Summary of archaeological results</i> .....	7
<i>Development or other impact</i> .....	11
<i>DISCUSSION (Figs. 3 &amp; 4)</i> .....	12
<i>Recommendation</i> .....	16
<i>Archive Location</i> .....	16
<i>Methodology</i> .....	16
<i>BIBLIOGRAPHY</i> .....	17
<i>APPENDIX 1; OASIS</i> .....	18

Front cover; study site and location of the proposed development, view to the east

## SUMMARY

An historic environment desk based assessment was carried out during March and April 2017 at Land west of Butt Lane, Harbury, Warwickshire, to support an application for the erection of a detached dwelling on the site, including a driveway and associated services. The evidence suggested that the study site lies on what was formerly the eastern periphery of the agricultural belt of land surrounding the medieval settlement at Harbury and remained as unsettled open ground until development in the latter half of the 20<sup>th</sup> century. A site visit confirmed the presence of probable ridge and furrow, albeit significantly denuded, supporting the likelihood that this area formed part, of the medieval and/or post-medieval agricultural landscape.

The assessment demonstrated that there is unlikely to be significant archaeological deposits situated within the study site and concluded that the proposed development, small in scope, lies in an area associated with later expansion of the village and at some distance from known areas of archaeological potential. It was considered unlikely to have any impact and no further work was recommended.



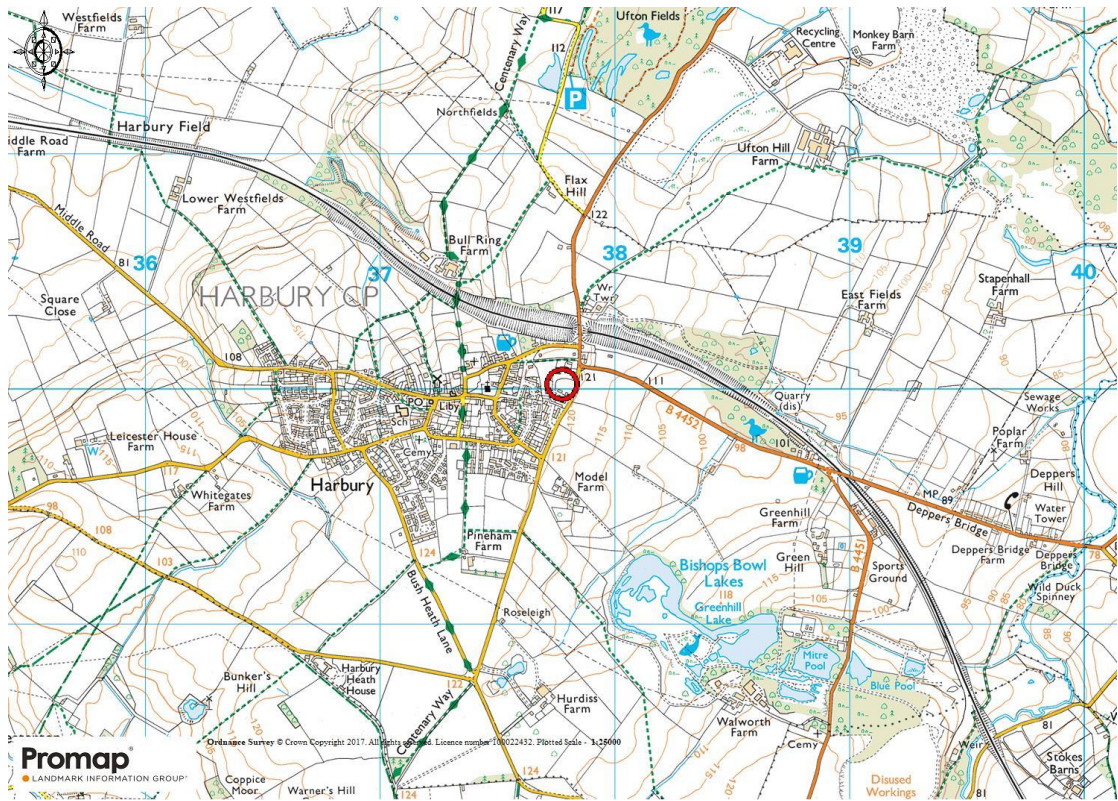


Fig. 1; site location (circled in red)



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 March and April 2017 at Land west of Butt Lane, Harbury, CV33 9HQ at the request of the owner Mr Andrews. The assessment was required by the Planning Department of Stratford upon Avon District Council in response to a proposal for the erection of a detached dwelling. It was recognised that the application site includes or has the potential to include heritage assets of archaeological interest that may be affected by the proposed development and therefore an assessment of the archaeological implications was required in advance of consideration of the proposals.

### *Geology and topography*

Harbury is a large parish and village in the centre of the county, about 5 miles south-east of Leamington and 3 miles south-west of Southam. The eastern boundary of the parish is formed by the river Itchen, and on the west, it reaches for a short distance to the Fosse Way. At Deppers Bridge over the Itchen the height above sea level is only 80m, but the village, which is central in the parish, stands on a hill of over 120m, through which the former G.W.R. main line to Birmingham runs in a mile-long cutting, an important engineering feat in its time and so mentioned in White's Directory of 1850. The study site lies at about 120m Above Ordnance Datum (AOD) on the eastern edge of the modern village and comprises a large plot of land (3,630m<sup>2</sup>).

### *Aims and objectives*

National Planning Policy Framework (NPPF) published in March 2012 provides guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains. The framework sets out the obligations placed on the local planning authority (Chapter 12, paragraphs 128 & 129) through the development and implementation of a local plan. The framework also sets out the need for the determining authority to ensure that they have sufficient information when making decisions on applications affecting the historic environment. In accordance with NPPF an application should be

accompanied by an assessment of significance (DBA) to inform the application process to an extent necessary to understand the potential impact (positive or negative) of the proposal on the heritage asset and its setting.

'A desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so (CIfA, 2014).'

NPPF Chapter 12; Paragraph 128 states:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed, includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

### *Summary of archaeological results*

A total of 29 monument records and 6 event records are identified from the Historic Environment Record (HER) within a 1km search area centred on the site. A summary of the more significant information is outlined below.

#### *Prehistoric*

There are no records of prehistoric activity recorded within the search area.

#### *Roman*

Roman activity within the search area is characterised by two find-spots:

MWA630; a coin of Constantius II Cententionalis (337-361) was found in the garden of Manor Farm between 1930 and 1940.

MWA820; Roman coins and pottery are said to have been found either in the churchyard, or in fields to the west of the church known as Grime's or Robinson's.

#### *Saxon/early medieval*

EWA10304; An archaeological watching brief at Field House (EWA10304) produced a small quantity of pre-conquest pottery (Gethin, 2012).

#### *Medieval*

MWA9055; The possible extent of the Medieval settlement at Harbury which has been identified from the Ordnance Survey first edition map 1886. This shows a main street, west-east aligned, intersected by north-south lanes which bound areas of occupation. Most of the plots contain buildings, but some are empty or are orchards. To the east of the village, the lines of small, possibly old fields are indicated by trees. The parish church of All Saints (MWA621) is 13<sup>th</sup> century, but was first mentioned in the mid-12<sup>th</sup> century. Domesday (1086) suggests complicated multi-ownership of a valuable village. Probable boundary features were noted at land off Harbury Lane, but no other evidence for back-plot activity was recorded.

EWA10068; Land off Ivy Lane. The site of a development was known to have medieval village origins. An evaluation produced evidence for medieval land division in the form of plot boundaries, but a dearth of finds (medieval pottery) suggested the site lies at the very margins of occupied plots (Soden, 2012).

EWA10304; archaeological watching brief at Field House, The Pound revealed a possible plot boundary ditch, and other evidence of medieval activity including pottery from the 11-13th century, animal bone and a "hone" for the sharpening of metal tools (Gethin, 2012).

MWA832; Site of Windmill 600m north-east of Bull Ring Farm, Ufton

Documentary evidence suggests that this is the site of a windmill in 1291. It stood to the north east of Flax Hill. A will of 1719 mentions a parcel of ground containing by estimation about half an acre with a windmill. The mill is marked on Yate's map of 1787-9, but not on later maps. It stood in a large meadow still known as Mill Field. The field is under cultivation without any indication of the site of the mill. The mill is marked on the original drawings for the OS 2 inch to one



mile map dated 1812. There are several slight undulations in the area, but nothing to indicate the actual spot.

MWA19491; Extant ridge and furrow north and south of Ufton Hill Farm.

Six discrete parcels of surviving ridge and furrow. Identified from National Mapping Programme (NMP) data and modern air photos.

MWA19518; Five small fields of ridge and furrow (situated north of Mill Street and Binswood End). Identified from NMP data and modern air photos.

MWA19520; Extant ridge and furrow immediately north of Harbury. Two small fields of ridge and furrow. Identified from NMP data and modern air photos.

MWA19521; Five scattered fields of extant ridge and furrow north and north-west of Bridge End Farm.

MWA19525; A single small field of ridge and furrow Identified from NMP data and modern aerial photos south-west of East Fields Farm.

#### *Post-medieval*

MWA9475; The possible extent of the post medieval settlement on the western side of Harbury, based on the first edition OS 6" map of 1886, 40SW.

MWA626; four coins dating to the Post Medieval period were found near Temple End, Harbury.

MWA627; coin. One Charles II farthing (1673?) found in the garden of Manor Farm.

MWA628; coin. One James I Irish farthing (1614-1625) found in the garden of Manor Farm.

MWA629; coin. An Elizabeth I 2d (1592-1595) found in the garden of Manor Farm between 1930-1940.

MWA638; coin. A copper George II halfpenny was found in the garden of Manor Farm between 1930 and 1940.

MWA20465; A square enclosure labelled as a Pound is shown by the Ordnance Survey first edition mapping of the Harbury area in the later 19th century. This appears to no longer survive; its place perhaps occupied by a Horse Chestnut tree.

MWA3696; Harbury Manor House is a 16th-17th century, two storey house. The lower part is of stone, the upper part timber frame with brick infilling.

#### *Modern*

MWA20445; Reported crash site of Wellington (DF742) which crashed in the field abutting Butt Lane and the B4452, Harbury, on 8th November 1942 killing 2. The aircraft suffered an engine failure and crashed four miles north east of Gaydon.

MWA622; Harbury Windmill, the remains of a windmill of the tower mill type. Built of stone and brick in the Imperial period, its sails were dismantled in 1911/12, and it was converted to electricity in the 1950s. Some machinery survives. It stands in Mill Street, Harbury.

#### *Undated*

MWA4617; 'Herber's Bury' - The remains of a considerable earthwork exist to the east of Harbury, surrounding Harbury House. In the grounds of Harbury House are remains of the Bury. Herber's Bury was a fortified mound encircled by a ditch. It is of unknown date. The ditch remained waterfilled until the [railway] cutting lowered the water table.

MWA8918; A circular fishpond survives as an earthwork in the grounds of Harbury House, Harbury. The date of the fishpond is unknown. A site visit as part of Planning Application No SO1/01660/FUL identified this monument as being the site of a former circular fishpond with a central mound. It was found that the earthworks were in an excellent state of preservation and perhaps should be considered for Scheduling. The interpretation as a fishpond is more likely than a Saxon fortification (see MWA 4617). The location of the earthworks is shown on the historic mapping (OS 1887 & 1905).

MWA636; An estate map from 1813 marks the site of two houses which are now only visible as earthwork house platforms. The site is situated to the west of the church, Harbury. Two houses are marked. There is some evidence of earthworks indicating two house platforms in the field to the W of the church.

### *Events*

EWA10068; Archaeological Evaluation on land off Ivy Lane. The site of a development was known to have medieval village origins. Two trenches within the footprint of a proposed house off Ivy Lane produced evidence for medieval land division, but a dearth of finds (medieval pottery) suggesting the site lies at the very margins of occupied plots. Features found probably represent plot boundaries (Soden, 2012).

EWA10403; A detailed gradiometer survey in advance of a residential development. The survey identified evidence of medieval ridge and furrow cultivation, and possible post-medieval field boundaries and a trackway. No other anomalies suggestive of significant archaeology were identified. Geophysical Survey at Bull Ring Farm Road, Harbury, Warwickshire

### *Development or other impact*

The study site comprises an area of about 3,630m<sup>2</sup> although the proposed development itself is set within this and will consist of the excavation of foundations for a single small dwelling with associated services and a separate driveway.



Plate 1; study site and location of the proposed development, view to the east

## DISCUSSION (Figs. 3 & 4)

### *Prehistoric*

The assessment has shown that there are no records of prehistoric activity recorded in the search area and the probability of prehistoric deposits being situated within or in proximity to the study site is considered low.

### *Roman*

Roman activity within the search area is characterised by two find-spots. A coin (337-361) was found in the garden of Manor Farm (MWA630) and Roman coins and pottery are said to have been found either in the churchyard, or in fields to the west of the church (MWA820). Despite these stray finds, there is at present no evidence for Romano-British occupation within the search area and therefore the probability of deposits dated to this period being situated with the study site is considered low.

### *Anglo-Saxon/early medieval*

Harbury is mentioned in Domesday indicating that the village was already established before the Norman conquest. A small quantity of pottery from this



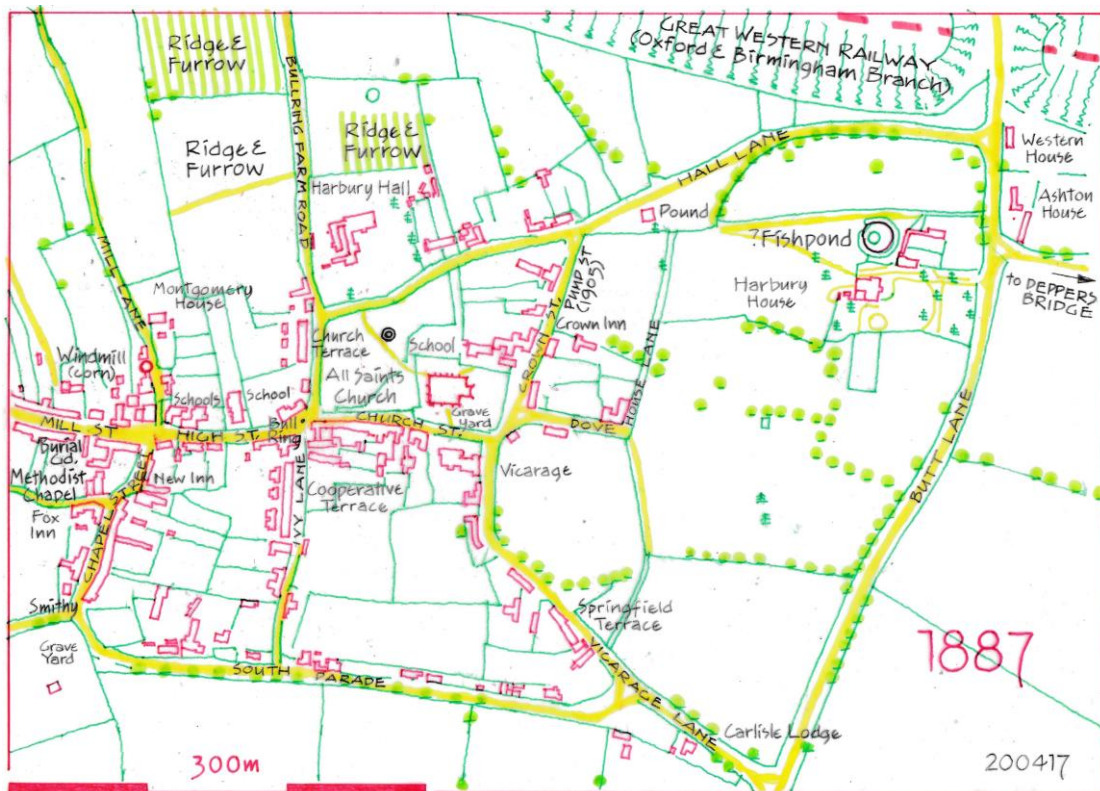


Fig. 3; historic environment plan showing Harbury village (east), based on the OS 1887. To the east of the village, the lines of small, possibly old fields are indicated by trees.

period was recovered in association with medieval deposits during fieldwork at Field House (EWA10304) and shows that the property lies within a part of the village that was occupied from the late Saxon period through to the first half of the 12th century (Gethin, 2012). No further discoveries dating to this period have been found within the search area and the probability of such deposits being situated within or close to the study site is considered low.

### *Medieval*

Current evidence suggests that the focus of the medieval settlement at Harbury (MWA9055) lies at some distance to the west of the study site in the area centred around the church (MWA621) which was referenced in the mid-12<sup>th</sup> century. A windmill (MWA832) is also recorded in 1291. Evidence for occupation from the 11<sup>th</sup>-12<sup>th</sup> century has been found at Field House (Gethin, 2012).

The extent of the medieval settlement can also be identified in part, by the location of agricultural earthworks (ridge & furrow) identified from aerial photographs in areas surrounding the village.

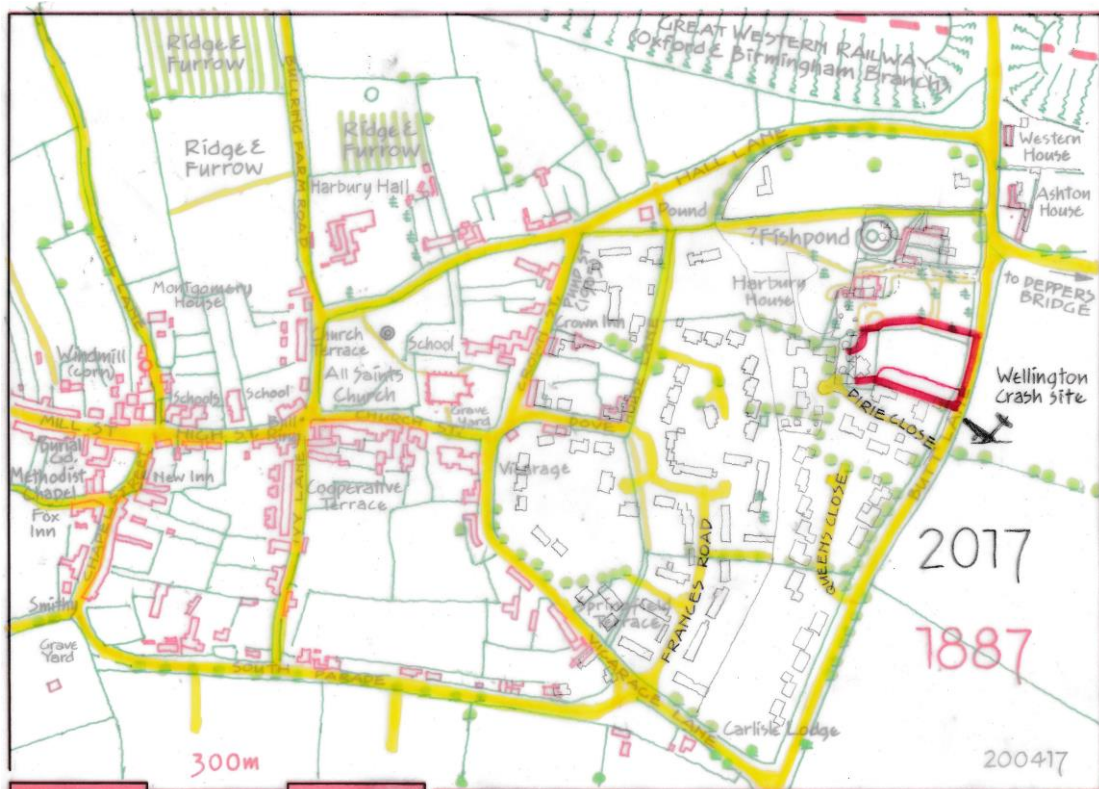


Fig. 4; Harbury village (east) 1887 (red & green) & subsequent development by 2017 (black). Study site outlined in red.

They include an area north and south of Ufton Hill Farm (MWA19491); five small fields of ridge and furrow situated north of Mill Street and Binswood End (MWA19518); two small fields (MWA19520) immediately north of Harbury; five scattered fields (MWA19521) north and north-west of Bridge End Farm and a single small field (MWA19525) south-west of East Fields Farm. A detailed gradiometer survey at Bull Ring Farm Road in advance of a residential development (EWA10403) identified evidence of medieval ridge and furrow cultivation, and possible post-medieval field boundaries and a trackway.

A site visit confirmed the presence of probable ridge and furrow, albeit significantly denuded, in the form of two shallow parallel north-south aligned humps, supporting the likelihood that this area formed part of the medieval and/or post-medieval agricultural landscape. This would suggest that the probability of medieval occupation deposits present within the area of the proposed development is low.

### *Post-medieval*

The possible extent of the post medieval settlement on the western side of Harbury (MWA9475) is also based on the first edition map of 1886. Harbury Manor House (MWA3696) was built during 16th-17th century. The village pound (MWA20465), which no longer appears to survive, is mapped (OS 1886) to the south of Hall Lane.

Coins of this period have been found at different locations, four at Temple End (MWA626) and another four (MWA627, MWA628, MWA629, MWA638) in the garden of Manor Farm between 1930-1940.

The study site is likely to have remained as open ground during this period. A site visit confirmed the denuded remains of two ridge and furrow features aligned north-south across the study site.

### *Modern*

The HER records a windmill (MWA622) built of stone and brick in the 19<sup>th</sup> century in Mill Street. A field to east of the study site and Butt Lane is the location of a World War II crash site (MWA20445). The surrounding area which forms the eastern periphery of the village remained largely undeveloped until the late 20<sup>th</sup> century when Pirie Close was built to the south and west resulting in expansion of village from the historic core up to Butt Lane which now marks its eastern limit.

### *Undated*

Situated on the north side of Harbury House (MWA4617), itself a 17<sup>th</sup>/18<sup>th</sup> century construction, is the remains of a considerable earthwork. This has been variably described as 'Herber's Bury'—the remains of a fortified mound of unknown date (MWA4617) encircled by a ditch that was originally waterfilled or, and which is more likely, a circular fishpond with a central mound (MWA8918). Although the place name is convincing this is probably a reference to the historic core of the village itself where the road plan suggests the outline of an earlier defended enclosure. There is little other evidence at present to support an early date and the monument is probably a garden feature associated with the house. Recent archaeological recording at Harbury House (EWA7669) during observation of foundation trenches revealed no medieval or earlier remains, instead two pre-19<sup>th</sup> century stone wall foundations and a series of later brick foundations belonging to former outbuildings shown on the 19<sup>th</sup> century maps were uncovered (MacFarland, 2005).

### *Recommendation*

The assessment has demonstrated that there is unlikely to be significant archaeological deposits situated within the study site. The evidence suggests that it lay on the eastern edge of the medieval and post-medieval village of Harbury in an area of unsettled open ground. Harbury House to the north was built around the 18<sup>th</sup> century whilst the surrounding land was subsequently developed after the 1970s, the study site remaining undisturbed. The assessment concluded that the proposed development, small in scope, lies on the east edge end of Harbury at some distance from the known areas of archaeological potential. It is therefore unlikely to have any impact and no further work is recommended.

### *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 (Appendix 1).

### *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 carried out within a 1km radius centred on the site. No site specific geotechnical information was available at the time of the assessment.

A visit was made to the Warwickshire Record Office and the study site and surrounding area. Significant information from the HER and the historic maps is incorporated into the Historic environment illustration. An aerial photographic search was not carried out as this evidence has been studied extensively including satellite imagery and the information added to the HER.

### *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 1531-1800

Modern AD 1800-present

## BIBLIOGRAPHY

CIfA, 2014. *Standard and Guidance for an Historic Environment Desk Based Assessments*, Chartered Institute for Archaeologists.

Gethin, B., 2012. *Field House, The Pound, Harbury, Warwickshire: Archaeological Watching Brief*.

MacFarland, G., 2005. Archaeological recording at Harbury House, Harbury, Warwickshire; observation report

OS 1886

OS 1901

OS 1972

Salzman L F (ed). 1951. Parishes: Harbury. A History of the County of Warwick: Knightlow Hundred, Victoria County History, vol 6, 103-108, London.

Warwickshire Historic Environment Record, 2017.

Soden, I., 2012. *Archaeological Evaluation on land off Ivy Lane, Harbury, Warwickshire*, Iain Soden Heritage Services Ltd

Harbury, 2017. *Reconstructed plan from Inclosure Award 1780*, Warwick County R.O. ref: QS75/54

## APPENDIX 1; OASIS

Project name	Land west of Butt Lane, Harbury, Warwickshire; historic environment desk based assessment
Project dates	Start: 06-03-2017 End: 18-04-2017
Previous/future work	No / Not known
Any associated project reference codes	HARB17 - Sitecode
Type of project	Desk based assessment
Site status	None
Current Land use	Vacant Land 2 - Vacant land not previously developed
Monument type	NONE None
Significant Finds	NONE None
Methods & techniques	"Documentary Search", "Visual Inspection"
Development type	Rural residential
Prompt	National Planning Policy Framework - NPPF
Country	England
Site location	WARWICKSHIRE STRATFORD ON AVON HARBURY land west of, Butt Lane
Postcode	CV339HQ
Study area	3630 Square metres
Site coordinates	SP 37793 60020 52.236675323203 -1.446508485185 52 14 12 N 001 26 47 W Point
Height OD / Depth	Min: 0m Max: 0m
Name of Organisation	one ten archaeology
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
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
Paper Archive Exists?	No
Publication type	Grey literature (unpublished document/manuscript)
Title	Land west of Butt Lane, Harbury, Warwickshire;

	historic environment desk based assessment
Author(s)/Editor(s)	Cook, S
Date	2017
Issuer or publisher	one ten archaeology
Place of issue or publication	Warks.
URL	<a href="http://www.oasis.ac.uk">http://www.oasis.ac.uk</a>
Entered by	sean cook (seancook@btinternet.com)
Entered on	18 April 2017