



# Windsor Place

Windsor Street, Stratford-upon-Avon  
Warwickshire

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Historic Environment Desk Based Assessment

NGR: SP 1994 5507

Site code: WSS17

OASIS ID: 110archa1-302938

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Front cover; Windsor Street from the east

## SUMMARY

An historic environment desk based assessment was carried out during November and December 2017 at Windsor Street, Stratford upon Avon, Warwickshire, to support an application for the erection of a new building.

The assessment showed that, based on current evidence comprising the HER and documentary sources supported by the results of trial trenching carried out on the site in 1991, there are unlikely to be any medieval remains remaining within the site due to previous disturbance associated with development during the C18 along the Windsor Street road frontage and these C18 remains are of low archaeological significance. In view of this no further work is 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 November and December 2017 at Windsor St, Stratford upon Avon, Warwickshire, CV37 6NL at the request of the owner. The assessment was required by the Planning Department of Stratford upon Avon District Council in response to a proposal for the development of the site comprising demolition and replacement of the existing building with a new structure. It was recognised that there may be potential within the area, on the north side of the medieval site of Rother Market, for the presence of archaeological remains that may be affected by the proposed development. An assessment of the archaeological implications was required in advance of consideration of the proposals.

### *Geology and topography*

The study site, currently mostly paved over providing pedestrian access to the existing cinema building, lies to the west of the River Avon (on the terraced gravels), north of the Salt Way and in an area, that later is incorporated within the planned medieval town of Stratford. The topography shows long thin tenements extending north to the rear of houses facing on to the former Rother Market.

### *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 will also include 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.

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 Stratford on Avon District Local Plan which sets out the Council's policies and proposals for the development and use of land in the Stratford District, was adopted in 2006 and has been superseded in 2016 by the Adopted Core Strategy which conforms with NPPF). 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 56 monument records and 17 event records are identified from the Historic Environment Record (HER) within a 250m search area centred on the site. An analysis of the more significant information is assessed in the discussion.

### *Development or other impact (Fig. 3)*

Windsor Place currently comprises a roughly square plot of land measuring approx. 290m<sup>2</sup> situated about half way along the east side of Windsor Street currently forming pedestrian access to the existing cinema. Occupying most of the eastern half of the plot is the existing building which comprises a large cinema built shortly after 1991. The proposed development is for the erection of a new hotel comprising foundations that will impact on below ground deposits. The design of these foundations is not currently known.

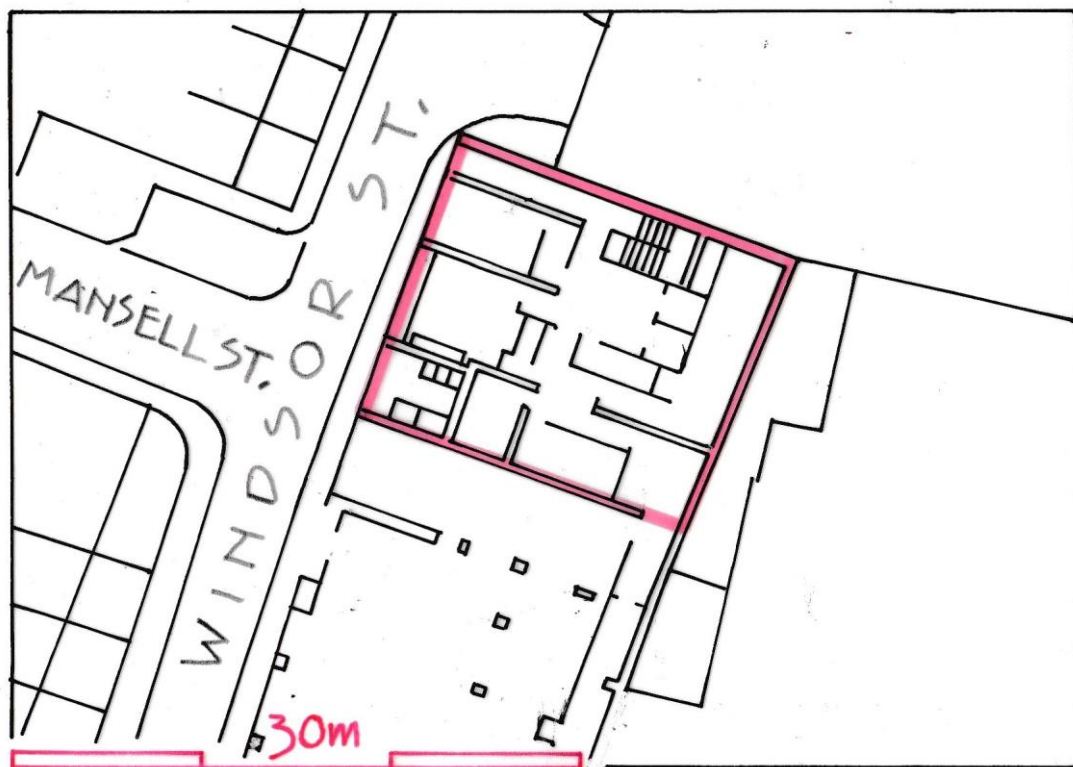


Fig. 3; proposed development





View of the study site from the west

#### DISCUSSION (Figs. 4-6)

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 at 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, 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 C6 and by the C8 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 C12 and early C13 the character of the settlement at Stratford changed markedly when it became one of the several experiments

carried out at this time in town planning, and classified as a 'New Town' of the medieval period. The impetus behind the development of many of these towns was economic, and Stratford's status was quickly advanced to that of borough after a grant had been obtained in 1196 for a weekly market.

Much of the pattern of the medieval town can still be traced in the fabric of the modern town, and it was planned on an ambitious scale, with a grid of four by three streets between the earlier village and the old Roman settlement. The distortion of the grid pattern into parallelograms was determined by the underlying river-terrace gravels, which also marked the limits of the planned settlement. In addition, the curves of the streets probably reflect the line of the earlier field pattern on which the new town was built, and are clearly illustrated on Winter's plan of 1759. The burgages, approximately 18 x 60 metres, survived until the C19 and are still reflected in the existing topography.

Although the borough underwent a reduction in size after its inception, probably during the Black Death in the middle of the C14, it appears to have flourished in its early-stages as a 'New Town' illustrated by the fact that by 1252 240 full burgages would have virtually filled the area within the borough boundary. Numerous plots mainly to the south and west remained undivided until the C19. The success of the project was due to the market's location at a convergence of numerous 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. At this time, the river frontage appears to have been used as landing stages for small boats.

Large areas in the north of the town were devastated by a succession of fires in the late C16 and early C17, 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 C19. The effects of canal and later railway, links, and even a growth in tourism, led to an expansion in the service roles and economic base of the market town.

### *Prehistoric*

There is little evidence of prehistoric activity within the search area. A single worked flint ([MWA8718](#)) has been recovered approx. 200m east of the study site and the Saltway ([MWA4575](#)), which is a long established and important routeway during the late Iron Age from the salt workings at Droitwich to East Anglia, crosses east-west about 50m to the south of the site. Further evidence of



Fig. 4; Historic Environment plan after First Edition OS (1886)

prehistoric activity is documented on the east side of the river in the Bridgetown area where settlement developed mainly because it is strategically located where four approach roads converge on a ford across the river from which the town takes its name.

The results of the search suggest that the probability of prehistoric deposits situated within the study site is likely to be low.

### Roman

The HER search revealed physical evidence of a Roman road (MWA1826) being found on the line of the Saltway at the east end of Wood Street. A Roman spoon (MWA1831) was found on the line of the Saltway, approx. 250m to the west of the study site. Evidence of Romano-British settlement itself lies outside the search area and has been recorded to the east of the river along the Tiddington Road, believed to be a Roman Road linking the early-mid first to the mid fourth century Romano-British settlement at Tiddington with the Clopton bridgehead.

There is at present no indication of Romano-British settlement activity within the vicinity of the site that continues north-east along the Tiddington Road, also spreads beyond the Banbury Road to the south and south-west and therefore

the probability of Romano-British deposits being situated with the study site is considered low to moderate.

#### *Anglo-Saxon/early medieval*

The outline of the Anglo-Saxon/early medieval settlement is situated to the south of the Saltway, centred around the Holy Trinity Church, approx. 800m to the south of the study site. There is currently no evidence to suggest that Saxon or early medieval deposits are present within the study site and the probability of such deposits being present is considered low.

#### *Medieval*

The study site lies within the extent of the planned medieval town (MWA9582) and in an area where there is considerable evidence of medieval occupation from the C13 onwards. A series of monuments recorded, in the vicinity of the study site include the site of the medieval market cross (MWA1023) at north end of Rother market, opposite the south end of Windsor Street. Situated 100m to the south-east is a possible medieval iron works (MWA7872) and a medieval boundary, house & pits (MWA7871). Another medieval boundary wall (MWA8835) exists to the north of the site and a boundary and well (MWA7369) to the east.

North of the site is evidence of C13-C14 occupation (MWA12433) whilst further evidence of occupation (MWA8717) comprising C12-C13 pot sherds, C13-C14 and C15-C16 features. Four pits and pottery dating from the C15-C19 (MWA8961) were found 50m to the west of the site.

The town was also affected by fires during the medieval period and a series of buildings including the site of C13-C14 house (MWA869), were destroyed by fire. These often, removed earlier evidence of structures, leaving only the refuse pits associated with occupation. Surviving buildings, such as the 'Wealden' houses on the west side of Rother market dated 1485 (DWA2898) and the C15 (DWA4542), may reflect the extent of these fires.

On the basis, of the evidence from the HER there is the potential for medieval deposits, including pits and boundaries found to the rear in association with the occupation of the tenement. Recent archaeological work at the site (Dingwall & Litherland, 1991; EVA895) however, suggests little activity within the study site before the C18.



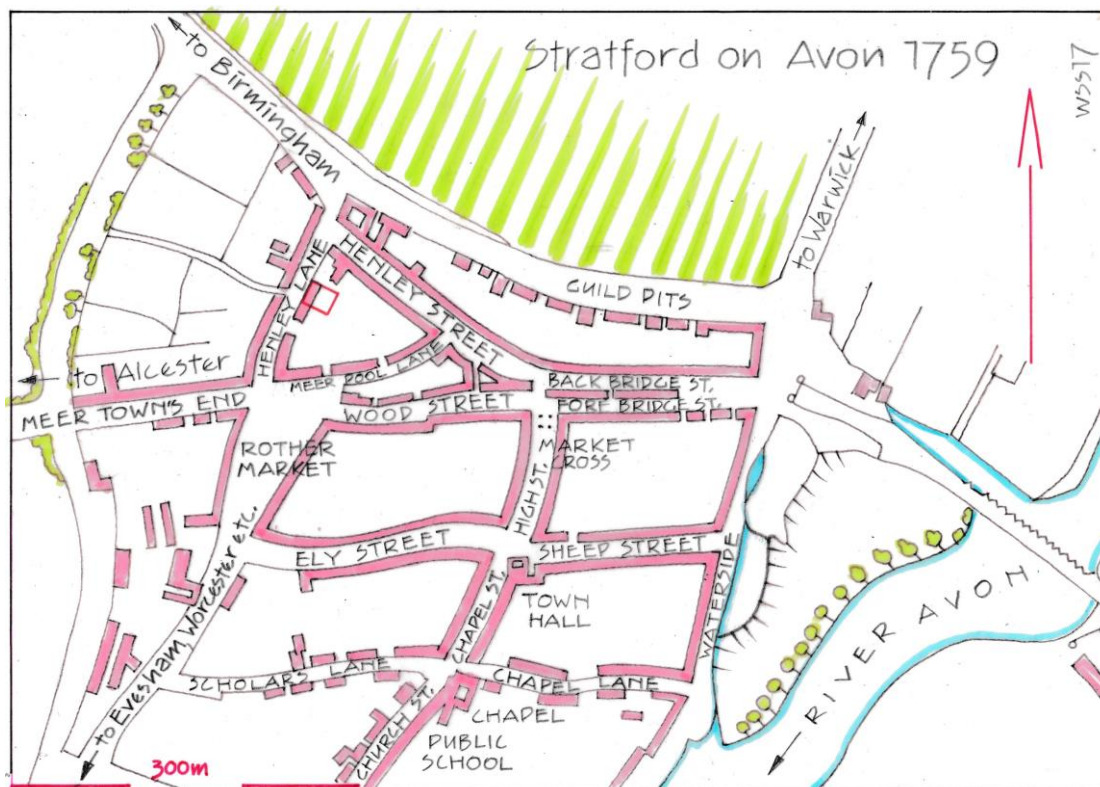


Figure 5; 1759 after Samuel Winter, the study site is outlined in red

### *Post-medieval*

The assessment has shown that the study site was originally situated within the rear of a larger tenement plot, extending northwards from the corner of the former Rother Market where a ribbon of similar properties, were created as part of the planned medieval town. The adjacent east side is currently occupied by the White Swan Inn ([MWA19140](#)) dated to the C15.

The location of the study site appears to correspond with the north end of a development along the east side of Windsor Street shown on Samuel Winter's map of 1759. These are likely to be on the same footprint as a group of residential buildings formed around a rear open yard surveyed in the early C19 which were referred to as Rudges Court in 1886.

The area was the subject of an archaeological investigation (Dingwall & Litherland, 1991; [EVA895](#)) connected with redevelopment resulting in the existing site layout. Four trenches were excavated to assess the archaeological potential of the site. One of these (B) was located within the study site and revealed a stratigraphic sequence of deposits to a depth of 2.70m, the earliest of which produced C18 pottery, animal bone, glass and clay pipes.

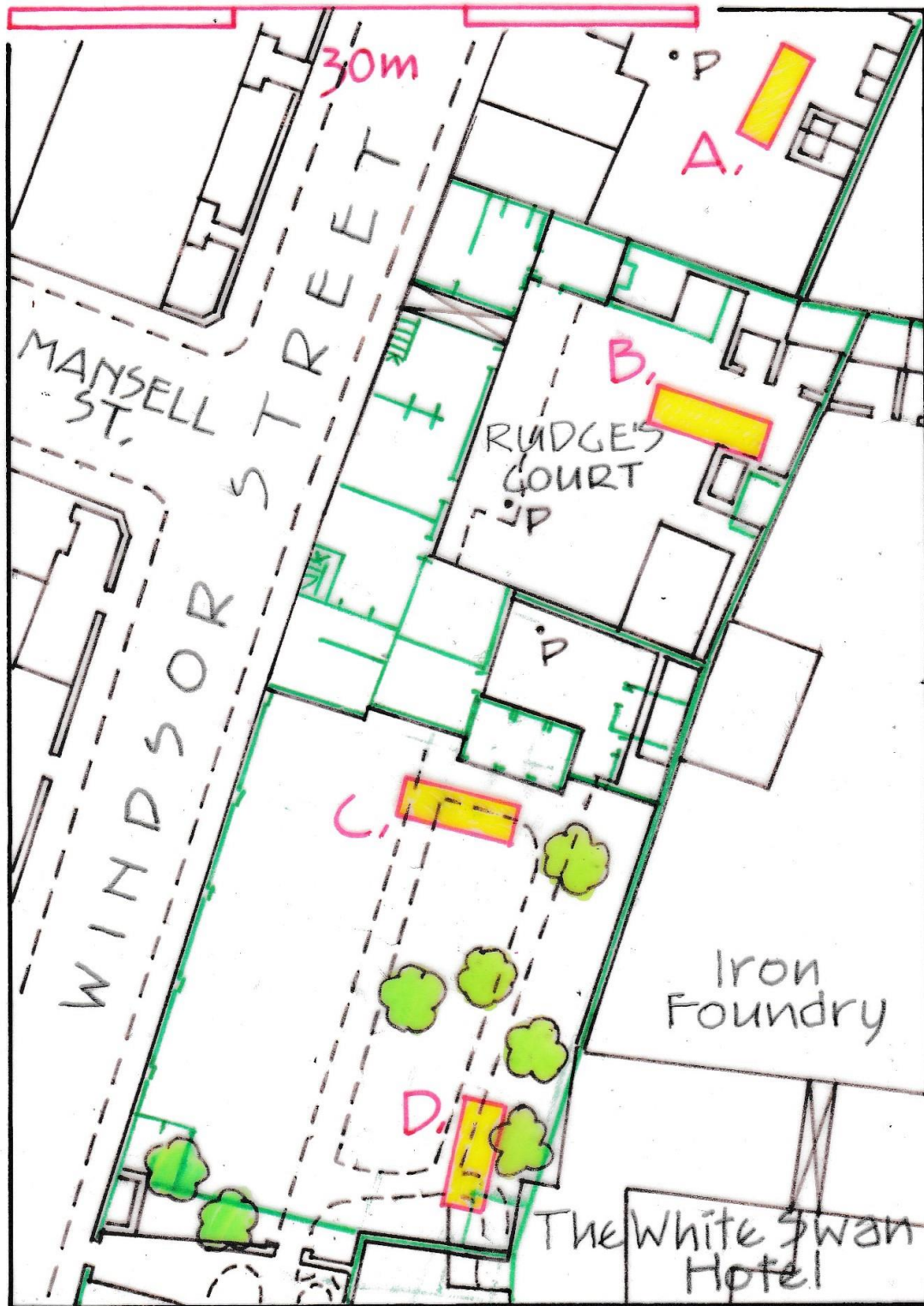


Fig. 6; BLACK (& trees): OS 1886, GREEN: early C19, A-D (RED): 1991 excavations

Trench A, located to the north of the study site showed 2m of stratigraphy consisting of a series of layers with finds comprising C18 pottery, animal bone, clay pipes, iron fragments and post-medieval glass. An iron foundry was located to the rear of the White Swan in 1886.

Trench C, positioned to the south, also recorded a series of layers, although these remained undated. A fourth trench (D) was excavated further to the south of the study site towards the former Rother Market frontage and a series of features were recorded. The earliest of these was a ditch or linear pit aligned east-west to a depth of about 0.70m. It contained two fills, the latest of which yielded considerable quantities of C17 pottery, roof tile, animal bone and glass. This was truncated by a smaller C18 feature.

#### *Conclusion & Recommendation*

The assessment has shown that, based on current evidence comprising the HER and documentary sources supported by the results of trial trenching carried out on the site in 1991, there are unlikely to be any medieval remains remaining within the site due to previous disturbance associated with development during the C18 along the Windsor Street road frontage and that these remains are of low archaeological significance. In view of this no further work is recommended.

### *Archive Location*

The digital archive arising from the work will be deposited with the Warwickshire Historic Environment Record and the Archaeology Data Service (ADS) and an online form submitted to OASIS (Appendix 2).

### *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 250m radius centred on the site and as part of the assessment, the results of the 1991 investigation were re-examined.

#### *Timescales used in this report:*

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



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Dingwall. L. & Litherland, S., 1991. *Guyvers Garage, Stratford-on-Avon; an archaeological evaluation*, Birm. Uni. Field. Arch. Unit Report

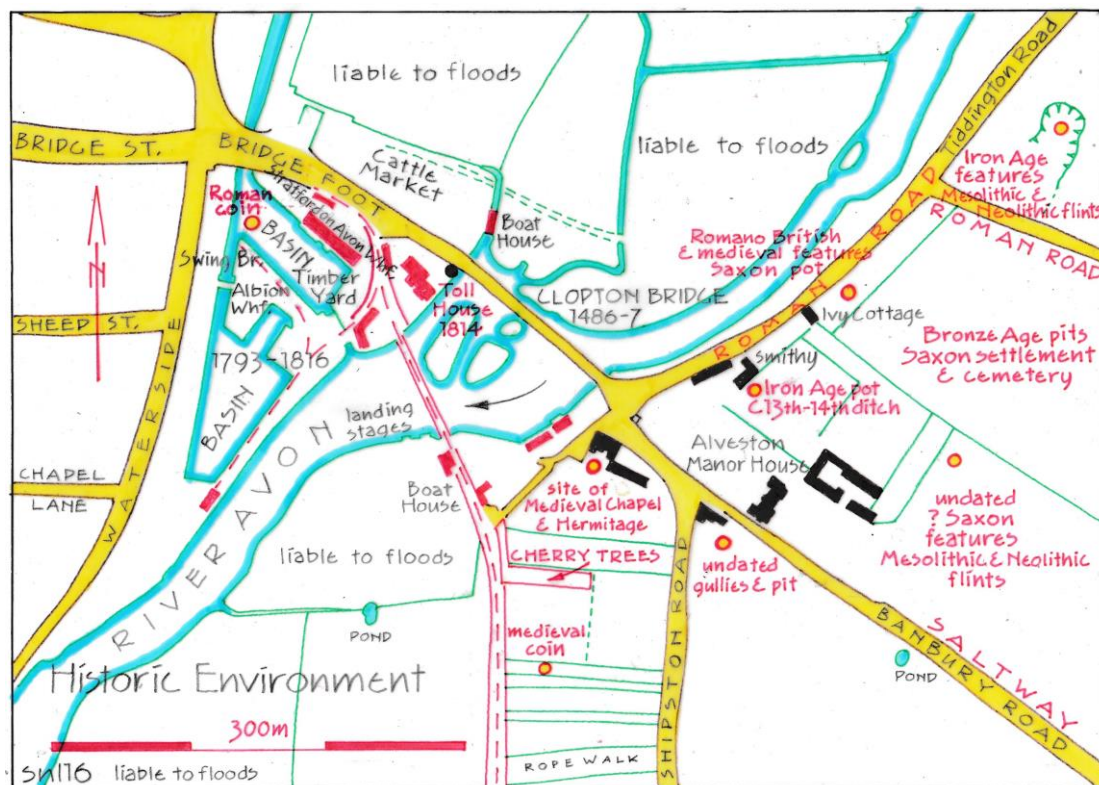
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OS 1886, 1:500

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Warwickshire Historic Environment Record, 2017

## APPENDIX 1 Bridgetown, Stratford-upon-Avon, historic environment



## APPENDIX 2 OASIS

Project name	Windsor Place, Windsor Street, Stratford-upon-Avon, Warwickshire; historic environment desk based assessment
Project dates	Start: 07-11-2017 End: 07-12-2017
Previous/future work	No / Not known
Any associated project reference codes	WSS17 - Sitecode
Type of project	Desk based assessment
Site status	None
Current Land use	Vacant Land 2 - Vacant land not previously developed
Monument type	PLANNED TOWN Medieval
Significant Finds	NONE None
Methods & techniques	""Documentary Search"", ""Visual Inspection""
Development type	Urban commercial (e.g. offices, shops, banks, etc.)
Prompt	National Planning Policy Framework - NPPF
Country	England
Site location	WARWICKSHIRE STRATFORD ON AVON STRATFORD UPON AVON Windsor Place, Windsor Street

Postcode	CV37 6NL
Study area	290 Square metres
Site coordinates	SP 1994 5507 52.193104871206 -1.708258236405 52 11 35 N 001 42 29 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	jill atherton
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	Windsor Place, Windsor Street, Stratford-upon-avon
Author(s)/Editor(s)	Atherton, J. and Cook, S.
Date	2017
Issuer or publisher	one ten archaeology
Place of issue or publication	Warks.
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