

# Weston Court

Weston on Avon, Warwickshire

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## *Historic building recording*

SP: 15832 51904

Site code: wes18

OASIS ID: 110archa1-328036

Jill Atherton MCIfA & Sean Cook BA (Hons) MCIfA

10th September 2018

one ten archaeology

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

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*Frontispiece* Weston Court from the east and across the churchyard, remains of the cross are central to the view.

## *Summary*

In September 2018 historic building recording was carried out at Weston Court, Weston-upon-Avon, Warwickshire, CV37 8JY in advance of the renovation of rotten fabric at the rear of the dwelling. The work was undertaken prior to renovation as a planning requirement.

The earliest fabric of this one and a half-storey building consists of a two bay C17 timber-framed building of agricultural origin, possibly a stable with hay-loft over.

Two cottages were formed by an additional bay at each end and a lean-to on the west side. The south bay retains its timber-frame and a terminal brick chimney containing a fire-place and oven. Information from the early editions of the OS maps is consistent with the physical remains

In the earlier part of the C20 the cottages were reordered as a single dwelling and the staircase, common joists, fireplaces and doors date from this time with an 'Art-Deco' flavour.

Since this reordering the property has been improved further in recent times.

## *Introduction*

This document sets out the results of a programme of archaeological work comprising level 1 historic building recording at Weston Court, Weston-upon-Avon, Warwickshire CV37 8JY in advance of the renovation of rotten fabric at the rear of the dwelling on behalf of Mr Abbas, Dovetail Investment Ltd

Planning permission had been granted by Stratford District Council (planning ref: 18/01433/LBC) for renovation. The development would impact on the fabric of the building and the mitigation survey was to be undertaken to ensure that an appropriate archaeological record was made before the work so that the results could be published. The work was carried out in accordance with guidelines set out by the Chartered Institute for Archaeologists (CIfA 2014).

## *Location and Topography*

The ancient parish of Weston-upon-Avon with Milcote consists of two parts: on the east a strip of land with an average depth of 800m (½ml) extending from the River Stour, where it empties into the Avon, along the south bank of the Avon for 3kms (2mls). This formed the hamlet or township of Milcote and was in the county of Warwick. The other portion, Weston proper, extending westwards along the Avon for rather 1km (½ml), with a depth of about 2.5kms (1½mls), was in Gloucestershire. Milcote was constituted a separate civil parish in 1894, with an acreage of 609 and a population of 50. By the Transfer Order of 1931 Weston, containing 917 acres with a population of 91, was transferred to Warwickshire (VCH, 1949).

The country is open, with few trees, and low lying, the highest ground, on Weston Hill at the south-west corner of the parish, being slightly above 61m (200ft). The village, with the church, stands on the south bank of the Avon where the Marchfont Brook runs into the river.

Weston Court is located against the western boundary of All Saints' churchyard.

## *The Church*

The parish church of All Saints consists of a chancel, nave, south porch, and west tower, it dates from the late C15 but the chancel may be a little later. There was a contemporary two-bay south chapel which was probably demolished in the C17, apparent from the timber window frames set in the arcade. Below them the spaces have been filled with a moulded plinth, reused from the destroyed chapel, which continues for a couple of feet along the wall of the chancel. The south porch is early-C18 and the church was restored in 1899.

The octagonal base of a churchyard cross survives south of the porch (see frontispiece).

## *The House*

The house is located along the western boundary of the church yard and the earliest fabric of this one and a half-storey building consists of two bays of a C17 timber-framed building upon a limestone-block dwarf-wall. The interrupted tie-beam in the middle cross-frame suggests an agricultural origin, possibly a stable and hay-loft over.

Two cottages were subsequently formed by the addition of a new bay at each end. The south bay retains its timber-frame on a dwarf-wall of coursed rubble and a terminal brick chimney containing a fire-place and oven. The northern extension, beyond another smaller chimney has been rebuilt in brick, the gable-frame survives. This end of the building was extended further at ground floor in recent decades to create a larger kitchen, the gable above (presumably) supported on a steel-beam.

The principal-joists throughout are chamfered, with rude-stops, and appear to be old (reused?) but the common-joists are part of the early C20 reordering. The ends of these joists, supported by the brick infill of the framing and visible externally, are protected from the weather by the deep overhang of the thatch roof-cladding. The dog-legged stair has an Art-Deco flavour which is consistent with the existing fireplaces and the bespoke three-leaved doors throughout, crafted in a C17 style.

Since these improvements in the earlier part of the C20 the property has been improved further in recent times.

The early editions of the OS maps indicate that the structure was formerly divided into three units. Two within the existing range and a third (probably demolished during early C20 reordering) on the west of the north unit. This information is consistent with the physical remains (see fig. 3).

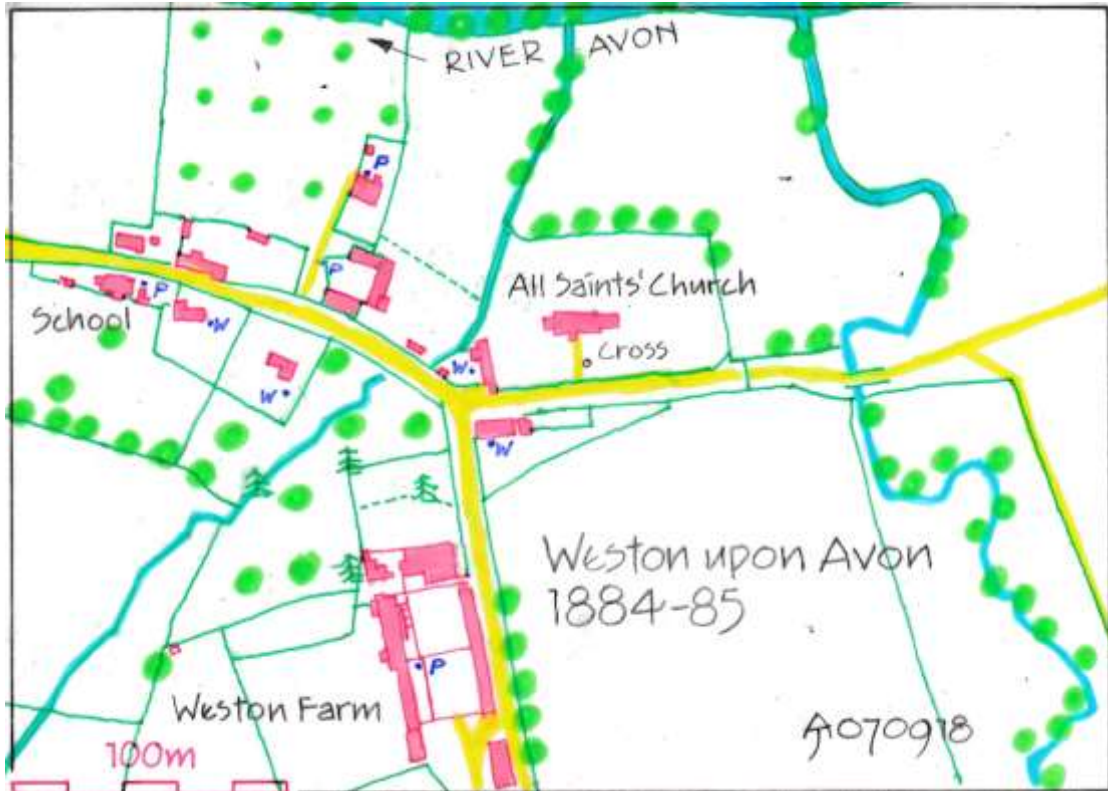


Fig 1; Weston-upon-Avon; Historic Environment.

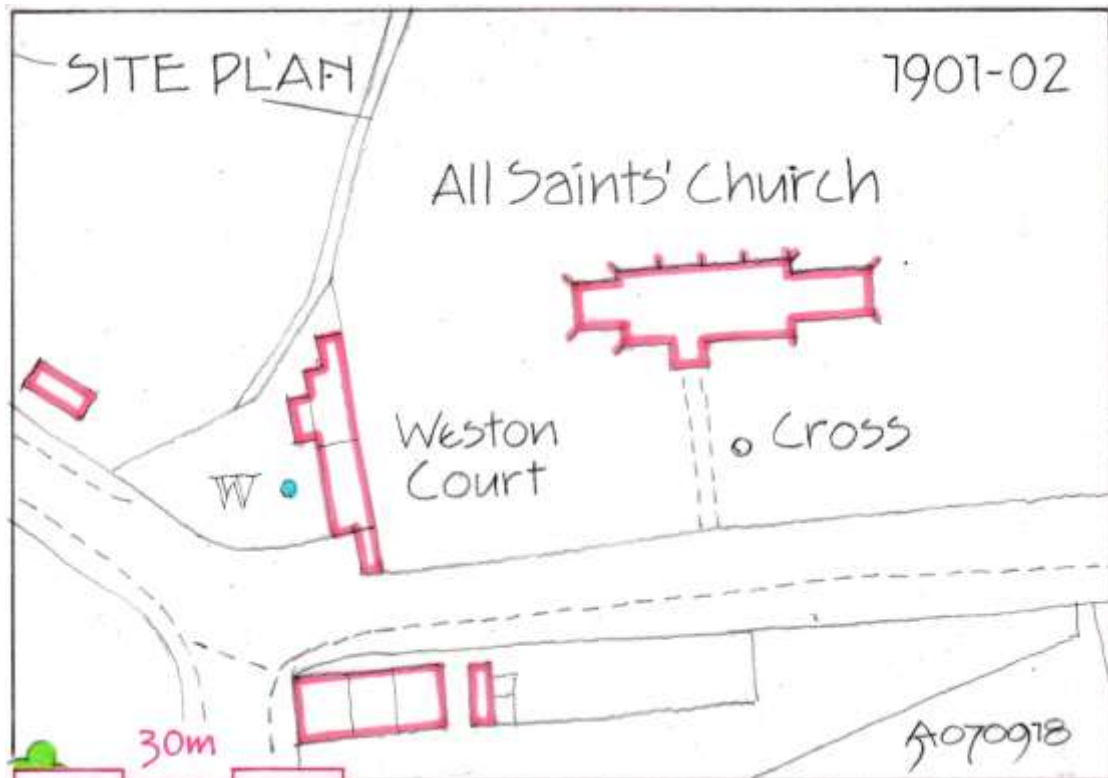


Fig 2; The site at the start of the C20 showing the two cottages from which Weston court was formed.



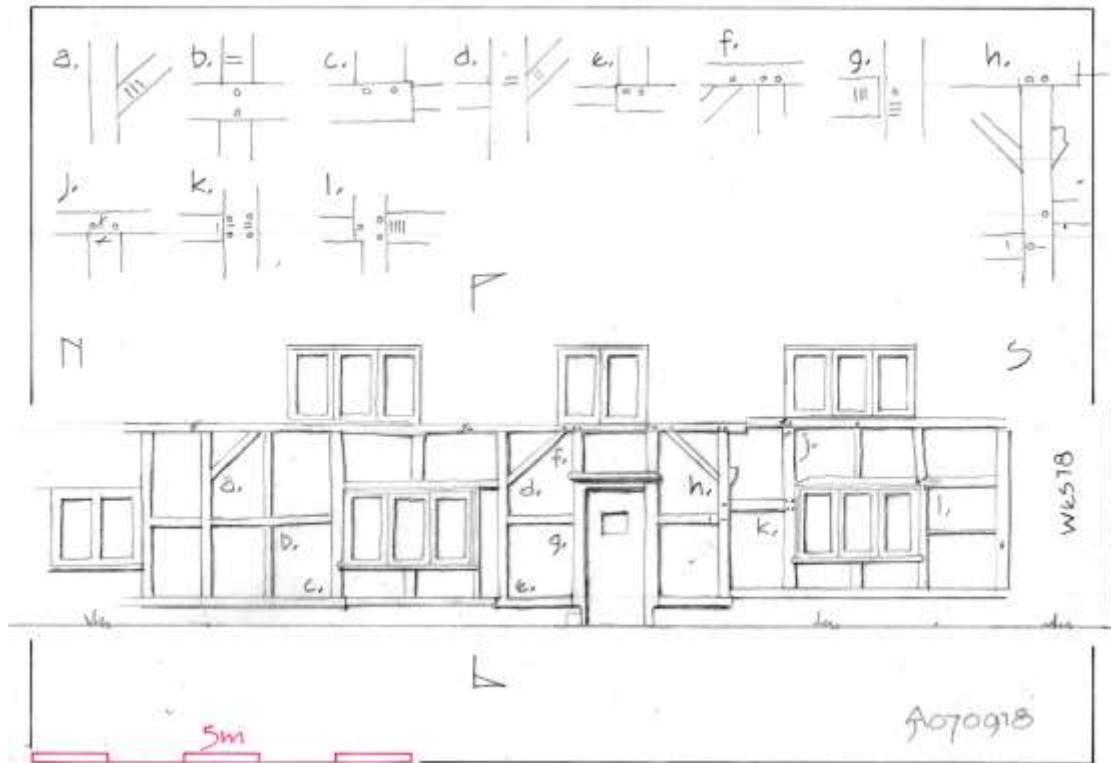


Fig 3; west wall frame; showing additional south bay and modified framing to the north, with break in cill-beam associated with lost lean-to shown on OS 1901-2.

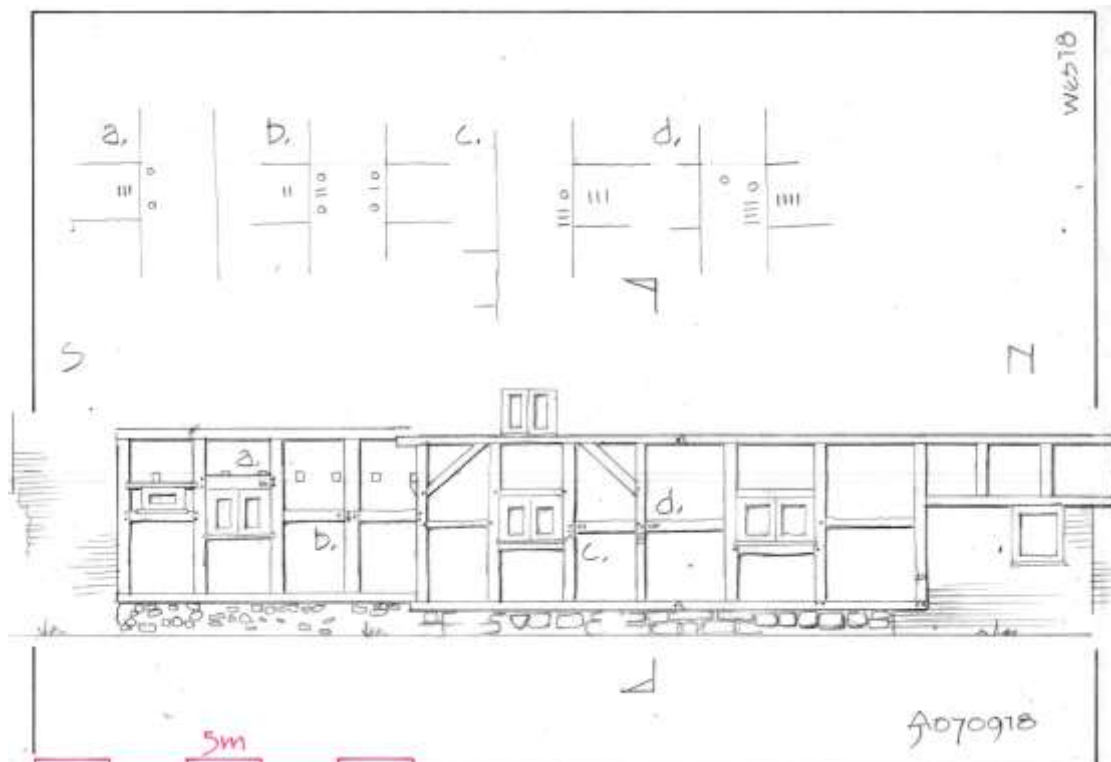


Fig 4; east wall frame; showing original two-bay building and later additions north and south.



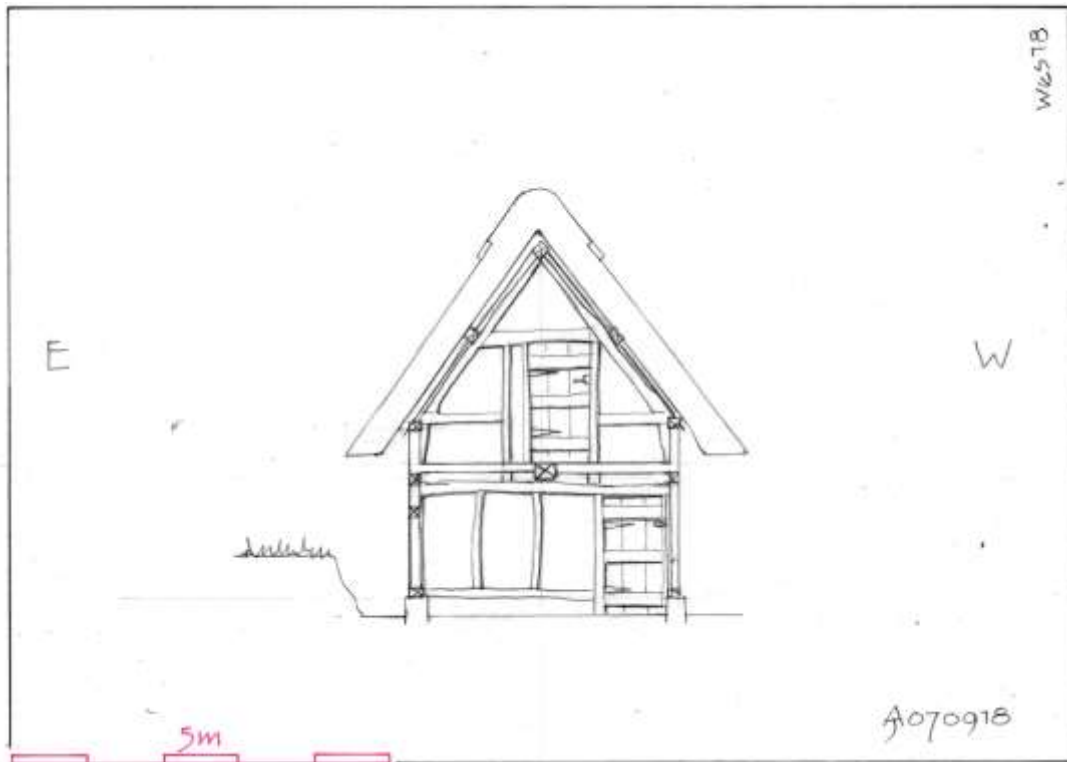


Fig 5; section; showing the original interrupted tie-beam, infilled as a partition between the north and south cottages then reopened with a narrower doorway during the early C20 reordering.

### *Methodology and Objectives*

The project was undertaken in compliance with the Chartered Institute for Archaeologists Standards and Guidance for Archaeological Building Recording (CIfA, 2014). The site survey comprised a systematic internal and external examination of the structure, observing and noting features including structural, functional and chronological aspects, which was accompanied by the creation of a photographic and drawn record.

The objective of the level 1 historic building recording was to obtain a basic visual record supplemented by the minimum of information to identify the building's location, age and type.

### *Archive Location*

A digital copy of the report will be deposited with OASIS at the Archaeology Data Service (ADS).

## *Bibliography*

CIfA, 2014. *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings Recording*, Chartered Institute for Archaeologists.

Historic England, 2016. *Understanding Historic Buildings-a Guide to Good Recording Practice*.

OS First Edition, 1884-85

OS, 1901-02

OS, 1915-23

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Victoria County History, 1949. Weston-upon-Avon with Milcote. In *A History of the County of Warwick: Volume 5*. Pages 198-202. London.

## *Plates*



Plate 1; west elevation



Plate 2; south chimney with inserted early C20 fireplace, note rubble dwarf-wall.



Plate 3; south chimney; oven door.



Plate 4; south chimney; oven.



Plate 5; south chimney; oven interior.





Plate 6; early C20 dog-leg staircase.



Plate 7; north chimney; early C20 renovation of fireplace, and one of the contemporary C17 style three-leaf doors.



Plate 8; east elevation.





Plate 9; dwarf-wall at northern part of east elevation constructed of limestone blocks, possibly reused from demolished south chapel of All Saints' church.



Plate 10; rubble dwarf-wall and cill-beam in southern part of east elevation.





Plate 11; south room; showing rubble dwarf-wall.



Plate 12; south side of All Saints' church showing remains of C15 chapel, probably demolished in the C17.

## Appendix 1: OASIS

Project name	Weston Court 2018
Short description of the project	In September 2018 level 1 historic building recording was carried out at Weston Court, Weston-upon-Avon, Warwickshire, CV37 8JY in advance of the renovation of rotten fabric at the rear of the dwelling. The work was undertaken in accordance with the requirement for a programme of archaeological work prior to renovation as outlined in this document. The earliest fabric of this one and a half-storey building consists of two bays of a C17 timber-framed building of agricultural origin, possibly a stable and hay-loft over. Two cottages were formed by an additional bay at each end and a lean-to on the west side. The south bay retains its timber-frame and a terminal brick chimney containing a fire-place and oven. Information from the early editions of the OS maps is consistent with the physical remains. In the earlier part of the C20 the cottages were reordered as a single dwelling and the staircase, common joists, fireplaces and doors date from this time with an 'Art-Deco' flavour. Since this reordering the property has been improved further in recent times.
Project dates	Start: 06-09-2018
Previous/future work	No / No
Any associated project reference codes	wes18 – Site-code
Type of project	Building Recording
Site status	None
Current Land use	Other 2 - In use as a building
Monument type	DWELLING Post Medieval
Monument type	DWELLING Modern

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### *Project location*

Country	England
Site location	WARWICKSHIRE STRATFORD ON AVON WESTON ON AVON Weston Court, Weston-upon-Avon, Warwickshire
Postcode	CV37 8JY
Study area	60 Square metres
Site coordinates	SP 15832 51904 52.164771414582 -1.768509543264 52 09 53 N 001 46 06 W Point

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### *Project creators*

Name of Organisation	one ten archaeology
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	Jill Atherton
Project director/manager	Jill Atherton
Project supervisor	Jill Atherton
Type of sponsor/funding body	Developer
Name of sponsor/funding body	Mr. Abbas, Dovetail Investment Ltd.

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*Project archives*

Digital Archive recipient	OASIS
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Entered by	Jill Atherton (jillatherton.mcifa@btinternet.com)
Entered on	10 September 2018