



42 Tiddington Road

Stratford-upon-Avon, Warwickshire

42 Tiddington Road

Stratford-upon-Avon, Warwickshire

Historic environment desk-based assessment

NGR: SP20964 55031

Site code: TRS18

OASIS ID: 110archa1-331408

HER search ref: 18/398

Sean Cook BA (Hons) MCIfA

Illustration by Jill Atherton MCIfA

19th October 2018

Contents

SUMMARY 4
INTRODUCTION 6
Location and scope of work (Figs. 1 & 2) 6
Geology and topography 6
Aims and objectives..... 7
Summary of archaeological results 8
Development or other impact..... 11
DISCUSSION (Fig. 3) 12
Conclusion..... 14
Recommendation 14
Archive Location..... 14
Methodology 14
BIBLIOGRAPHY 15
APPENDIX 1 OASIS 18

Front cover; view to the south-east showing the front elevation of the property

SUMMARY

An historic environment desk-based assessment was carried out during October 2018 at 42 Tiddington Road, Stratford upon Avon, Warwickshire as part of a proposal to replace the existing property with a new dwelling.

The assessment showed that the study site lies within an area rich in remains spanning the prehistoric period producing Mesolithic and Neolithic flint scatters, bronze Age pits and Iron Age pottery. The site is also situated between Alverston Manor to the south where there is evidence for a Saxon settlement and cemetery and to the north where a Roman settlement at Tiddington had been discovered. Although the wider area around the site had been subjected to large scale gravel quarrying in the past, the assessment concluded that significant remains associated with any of these periods could be expected to survive within the study site, with emphasis on the prehistoric. In view of this a field evaluation was recommended to assess the impact of the proposal on any underlying archaeological remains the results of which would inform an appropriate mitigation strategy.



Fig.1; site location (circled in red)

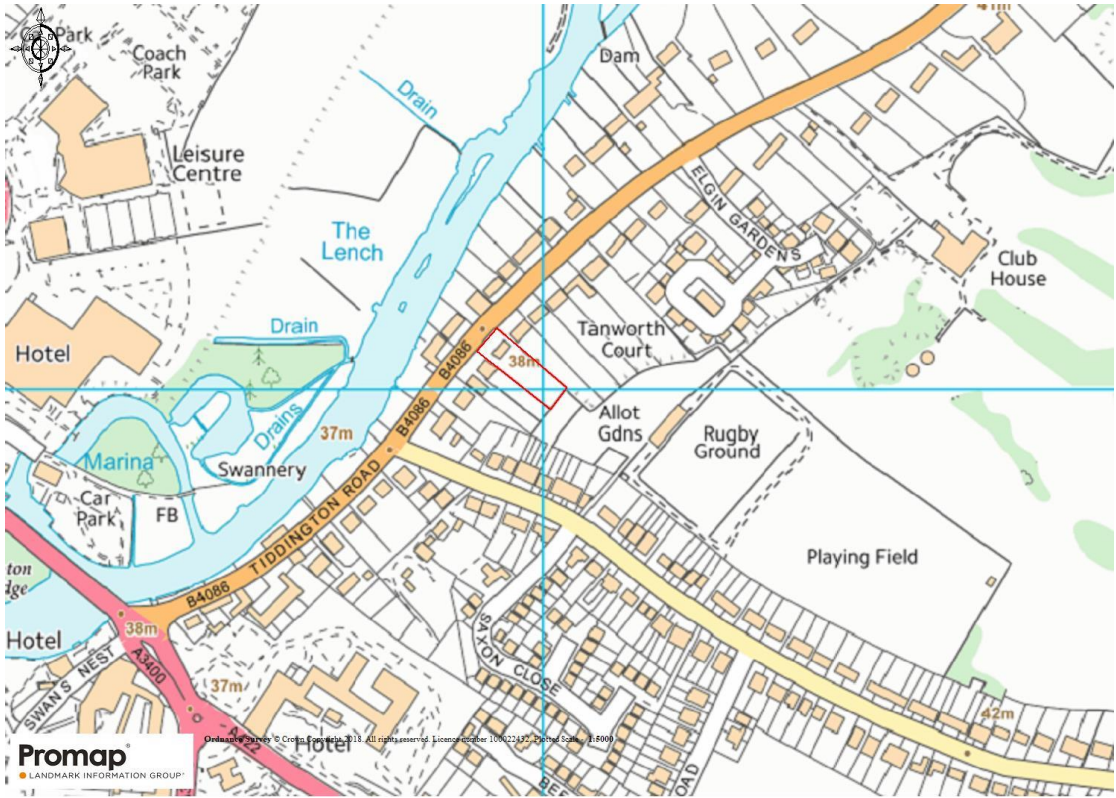


Fig. 2; study site (outlined in red)

INTRODUCTION

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

This document details the results of an historic environment desk-based assessment during 11th-19th October 2018 at 42 Tiddington Road, Stratford-upon-Avon, Warwickshire, CV37 7BA at the request of AP Francis Builders Ltd. The assessment is required by the Planning Department at Stratford-upon-Avon District Council in response to a proposal for the development of the site comprising the replacement of the existing building with a new dwelling. It is recognised that there may be potential within the site for the presence archaeological remains that may be affected by the proposed development and an assessment of the archaeological implications is therefore required in advance of the proposal's consideration. Previous archaeological work in association with earlier developments at properties along Tiddington Road has recorded evidence of prehistoric activity and settlement throughout the Roman, Anglo-Saxon and medieval periods.

Geology and topography

Tiddington is a village lying within the Parish of Alveston, Warwickshire, about 1 ½ miles (2km) east of the centre of Stratford-upon-Avon. The parish of lies to the east of Stratford, between the Avon and the Banbury road, and is bounded on the west by Charlecote, Loxley, and Alderminster. Its present boundaries seem to be approximately those given in a Saxon charter of 985 (VCH, 1945). The parish includes the two separate villages of Alveston and Tiddington and part of the hamlet of Bridgetown, with the Manor House, which was once the residence of the Lanes and the Bishops. The main road from Stratford to Wellesbourne runs through Tiddington and there is a parallel road to the south, branching from Loxley Lane and going through Hunscombe. The Avon is crossed by a ferry at Alveston village and a ford near the mill,

The study site is situated within the south-west corner of the parish with Alveston manor to the south and Clopton Bridge, which crosses the Avon into Stratford town, to the south-west. It consists of a rectangular plot amounting to 2000m². The existing building is a modern dwelling situated at the north-west end of the plot fronting the Tiddington Road. The site lies at approximately 38m OD and the underlying geology is Second Terrace River Gravels (BGS, 1974).

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 these 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 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 51 monument records, 6 listed buildings and 32 event records are identified from the HER within the 500m search area centred on the site. A summary of the more significant information is outlined below.

Prehistoric

There are a series of monuments located within the search area spanning the prehistoric period, mostly comprising findspots, but emphasizing the likelihood of settlement. The earliest discovery is a collection of flint artefacts dating to the Mesolithic period (MWA891) recovered from a gravel pit to the north-east of the site in 1970. Further flint artefacts of Mesolithic date (MWA6480) and Neolithic date (MWA7218) were found during archaeological work on the allotment site at the rear of 43 Loxley Road (CAT, 1992). Two flints of probable prehistoric origin were found at 80 Tiddington Road (MWA7861) during another evaluation (Jones & Palmer, 1996) whilst the excavation of Anglo-Saxon cemetery to the east of Alveston Manor Hotel in 1934 produced a flint scatter (MWA1065), comprising numerous worked flints of Neolithic and Bronze Age date scattered over a considerable area indicating a working site. Archaeological work at Alveston Manor in 1970 recorded a number of Bronze Age pits (MWA5161) were Stratford-on-Avon were found spread over the whole area of the excavation. A further gully, pit and posthole also of probable early Bronze Age date were noted in excavations carried out during 2002-2003 (Jones, 2010).

A possible Iron Age settlement south of Tiddington Road (MWA4623) is suggested by the discovery of Iron Age pottery and 'pot boilers' during excavation in the 1920s around the Loxley Road gravel pit. Two probable Iron Age pots (MWA1064) were also uncovered during an excavation of a Roman cemetery site in Tiddington to the north-east of the site and a single sherd of residual Iron Age pottery (MWA8318) was found during an evaluation at Alveston Manor Hotel (Jones, 1998).

By the late Iron Age the fording place at Stratford (MWA1066), located in the area of the present Clopton Bridge, was already in use serving the routeway from the salt workings at Droitwich to East Anglia.

Roman

Evidence for Roman activity within the search area is also characterised by a series of discoveries ranging from stray finds to evidence of Romano-British settlement extending over a large area throughout the period.

The site lies in an area where Iron Age and Romano-British settlements are known to exist and these areas are currently bisected by the Tiddington Road. The Roman road ran north west and south east through the Romano-British settlement to the west of the proposal site. A trackway (MWA1002) on the eastern side of Alveston Pasture is possibly of Roman origin and is mentioned in an Alveston Charter. The route continues to the fords at Stratford, Tiddington and Halton.

About 500m north-east of the study site situated on the edge of a gravel terrace on the southeast side of the River Avon is a small Roman Town (MWA4469) centered around the Reading Court at Tiddington. Excavations (1923) have revealed occupation debris, indicating timber buildings. Further evidence of the Roman settlement (MWA7859) was found at 80 Tiddington Road (Sheldon, 2009). A cemetery (MWA1014) was present on the western edge of the settlement. It contained over 200 burials, of which most were inhumations, with some cremations. An evaluation at 79 Tiddington Road recorded a large number of burials. The absence of graves in trenches further to the north, suggests that the cemetery was limited to the flat part of the Avon's second terrace. A linear feature was however located in trenches to the north which could suggest a boundary for the cemetery. An evaluation (MWA12520) at 69 Tiddington Road recorded a Roman gully (Palmer, 2010).

Stray finds include Roman coins and a ring (MWA1002) near the site and a Roman limestone head (MWA1060) uncovered during an excavation in 1938.

Roman roads are also identified within the search area. These include the site of a probable Roman road on the Tiddington Road (MWA4764), the Saltway (MWA4757), a major Roman road running east and south-east from Droitwich and the course of a road (MWA4760), possibly of Roman origin, parts of which are referred to in Early Medieval charters and which can be traced on aerial photographs.

Saxon/early medieval

North-east of Alveston Manor is the site of an Anglo-Saxon burial site (MWA5162) discovered in 1934 and evidence of settlement (MWA5163) was revealed east of the manor during further archaeological work in (1970-71). Evidence of a palisade, a burial, and enclosures. Identified Pottery was found in one of the

palisade trenches. The location is to the northeast of the Alveston Manor Hotel. 1970.

The possible site of an Anglo-Saxon cemetery dating to the Migration period north of Tiddington Road (MWA6268) is suggested by several finds of Anglo-Saxon objects which have been recovered from this location. Sherds of Anglo-Saxon pottery from ditches and gullies have been recovered during work at 77 and 79 Tiddington Road (MWA12518) which could represent a further Anglo-Saxon focus along Tiddington Road (Palmer, 2009).

a single fragment of Anglo-Saxon pottery, dating to the Migration or Early Medieval periods, was found during archaeological work in 6/7 Tiddington Road. (MWA8155)

Medieval

The study site lies within the eastern extent of the planned Medieval settlement of Stratford upon Avon (MWA9582) and close to Clopton Bridge (MWA1011) which was built in the 15th century to replace the earlier timber bridge. Documentary evidence suggests that at the south end of Clopton Bridge was a chapel of St Mary Magdalene and a hermitage (MWA1027), probably on the site of the present Swan's Nest Hotel.

Medieval Features (MWA8156) were found during an evaluation at 6/7 Tiddington Road (Warwickshire Museum, 1992) and the remains of a Medieval ditch (MWA8303), possibly a field boundary, were found during archaeological work at Alveston Manor Hotel (Jones, 1998).

Post-medieval

The period was characterised by a series of toll roads which are identified within the search area including (MWA4775), the Turnpike Road from Edge Hill to Birmingham via Stratford, established 1725-50. A toll road which ran from Stratford to Long Compton Hill (MWA4784) was built in the 18th century and a turnpike road from Wellesbourne to Stratford (MWA4815) was established from 1770.

Undated

A possible pit, ditch and gullies of unknown date were discovered during archaeological work on the Banbury Road (MWA7896). The site is at the intersection of the Banbury and Shipston Roads (Meek, 1996). Undated post holes, pits and possible gullies (MWA9680) were recorded during the excavation of a trial trench adjacent to a known Anglo-Saxon cemetery at Alveston Manor

Hotel (Jones, 2002). An undated gully parallel with the road (MWA13264) was found at 74 Tiddington Road (Palmer, 2011) and another undated gully, possibly a field boundary, has been recorded at Saxon Close (MWA8725).

Development or other impact

The proposed development comprises replacement of the existing dwelling with a new dwelling occupying a larger footprint. The proposed foundation design is unknown at this point. It is anticipated that the previous development will have impacted on some of the underlying deposits, an event that was unrecorded and therefore its impact on potential archaeological deposits during this development is unknown.

DISCUSSION (Fig. 3)

A large amount of prehistoric activity is recorded within the HER search area mostly comprising the discovery of Mesolithic and Neolithic flint artefacts, some as stray finds and others as part of large scatters over a wide area indicating a working site. Some of the discoveries are in the proximity of the study site with flint artefacts being found at gravels pits approx. 100m to the north-east in the Tanworth Court area and from allotment gardens to the rear of 43 Loxley Road, about another 100m east of the site. Iron Age settlement close to the north-east side of the site is suggested by pottery finds found in the same location as the earlier flint finds. Bronze Age flints and pits have also been recorded south and south-east of the Loxley Road, north of Alveston Manor. The collective results of these discoveries indicate continued occupation throughout the prehistoric period. Current evidence suggests prehistoric settlement activity stretching from the manor along the east side of the Tiddington Road to the north of the site. There is therefore significant potential for deposits from this period to be present within the site.

Although the main Roman settlement lies about 500m to the north-east, some Roman features (MWA6479) have been found north-west of Alveston manor near the Tiddington Road frontage whilst Roman finds have also been recovered from a gravel pit located south of the study site (OS 1887). The northern edge of this gravel pit coincides approximately with the southern boundary of the study site. Given that this gravel pit does not appear to have extended into the garden any potential archaeological deposits are likely to remain undisturbed.

Current evidence suggests that the Saxon settlement and cemetery is located south of Loxley Road in the area to the east and north-east of Alveston Manor. There are no known Saxon remains recovered north of this road near to the site, there is a moderate to high potential for Saxon deposits to be present within the study site.

Medieval deposits have been recorded to the south of the search area located around Alveston Manor where the medieval settlement appears to have been concentrated. Although no medieval deposits are identified within proximity of the site it is considered that there is moderate to high potential for remains of this period to be present.

There is little evidence of post-medieval activity, instead the area around the site appears largely undeveloped until the 1930s remaining as open agricultural land between Loxley Road and Tiddington village.

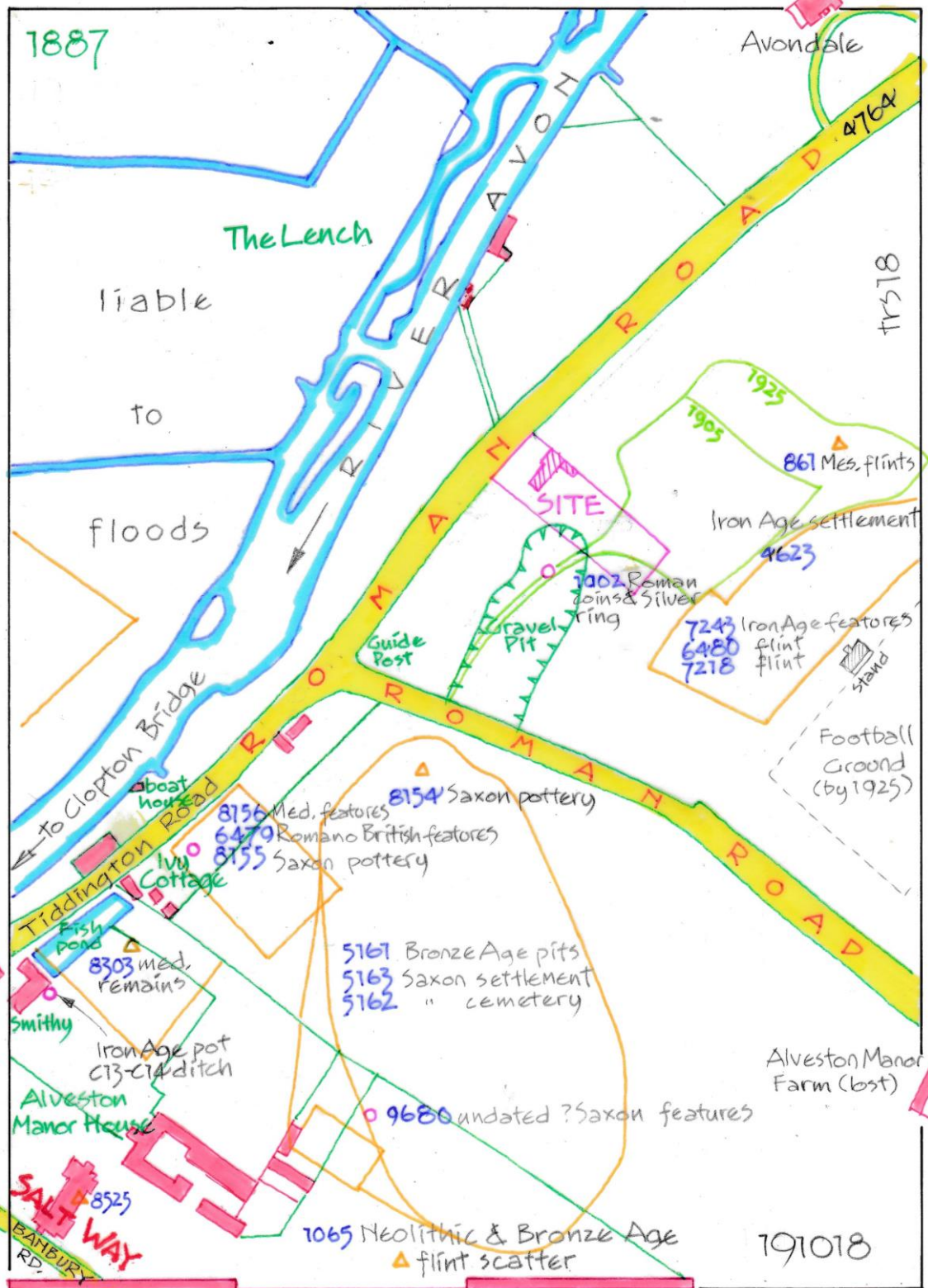


Fig. 3; historic environment plan; Tiddington Road (south)p

Conclusion

The assessment has demonstrated a high potential for prehistoric remains being located within the study site associated with the Mesolithic, Neolithic and Iron Age periods. There is also medium to high potential for Roman remains related to settlement along the Roman road to Tiddington, and the being situated within the area straddling the east side of Tiddington Road and the north side of study site. Although Saxon and medieval activity is recorded south of this The Loxley (Roman) Road there is moderate potential for deposits related to these periods to be present within the site.

Recommendation

The assessment has shown that there is potential for archaeological deposits of all periods to be present within the study site. The proposed development which comprises demolition of the existing building and construction of a new dwelling within a larger footprint could disturb surviving remains. It is therefore recommended that an evaluation should be carried out within the proposed area of development to inform an appropriate mitigation strategy.

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 500m radius centred on the site. This included 51 monument records, 6 listed buildings and 32 event records. Comprehensive aerial photographic coverage was included in the HER search.

A visit to the study site was made during 18th October.

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

British Geological Survey, 1974. *Geological survey of Great Britain (England and Wales); Stratford upon Avon (solid and drift edition)*, sheet 200; 1:50,000 series.

Cotswold Archaeological Trust. 1992. *43 Loxley Road, Stratford-upon Avon, Warwickshire; archaeological evaluation.*

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

Jones, C. and Palmer, N. 1996. *Archaeological Evaluation at 80 Tiddington Road, Stratford-upon-Avon, Warwickshire.*

Jones, C. 1998. *Archaeological evaluation at Alveston Manor Hotel, Tiddington Rd.*

Jones C. 2002. *Archaeological Evaluation at Alveston Manor Hotel, Stratford-upon-Avon, Warwickshire.*

Jones, C., 2010. *Archaeological excavation of an Anglo-Saxon cemetery at Alveston, Manor Hotel, Stratford-upon-Avon.*

OS First Edition 1886

Meek, J., 1996. *Archaeological Observation at Banbury Road, Stratford-upon-Avon, Warwickshire.*

Palmer S. 2009. *Archaeological Evaluation at 79 Tiddington Road, Stratford-upon-Avon, Warwickshire.*

Palmer, S. 2009. *Archaeological Observation at 77 Tiddington Road, Stratford-upon-Avon, Warwickshire*

Palmer, S., 2010. *Archaeological Evaluation at 69 Tiddington Road, Stratford-upon-Avon, Warwickshire.*

Palmer S. 2011. 74 Tiddington Road, Stratford-upon-Avon, Warwickshire.
Evaluation

Sheldon, S., 2009. 80 Tiddington Road; Archaeological Evaluation

Salzman, L. F. (ed.), 1945. Victoria County History, Warwickshire, vol 3, 224

Warwickshire Historic Environment Record 2018

Warwickshire Museum, 1992. Archaeological evaluation at 6 and 7 Tiddington
Road, Stratford-upon-Avon, Warwickshire.



Plate 1: front elevation of no. 42 Tiddington Road, view to the south-east



Plate 2; rear elevation of no.42 Tiddington Road, view to north-east

APPENDIX 1 OASIS

Project name	42 Tiddington Road Stratford-upon-Avon, Warwickshire: historic environment desk-based assessment
Short description of the project	An historic environment desk-based assessment was carried out during October 2018 at 42 Tiddington Road, Stratford upon Avon, Warwickshire as part of a proposal to replace the existing property with a new dwelling. The assessment showed that the study site lies within an area rich in remains spanning the prehistoric period producing Mesolithic and Neolithic flint scatters, bronze Age pits and Iron Age pottery. The site is also situated between Alverston Manor to the south where there is evidence for a Saxon settlement and cemetery and to the north where a Roman settlement at Tiddington had been discovered. Although the wider area around the site had been subjected to large scale gravel quarrying in the past, the assessment concluded that significant remains associated with any of these periods could be expected to survive within the study site, with emphasis on the prehistoric. In view of this a field evaluation was recommended to assess the impact of the proposal on any underlying archaeological remains the results of which would inform an appropriate mitigation strategy.
Project dates	Start: 11-10-2018 End: 19-10-2018
Previous/future work	No / Not known
Any associated project reference codes	TRS18 - Sitecode
Type of project	Desk based assessment
Monument type	NONE None
Significant Finds	NONE None
Methods & techniques	"Documentary Search","Visual Inspection"
Development type	Urban residential (e.g. flats, houses, etc.)
Prompt	National Planning Policy Framework - NPPF
Country	England
Site location	WARWICKSHIRE STRATFORD ON AVON STRATFORD UPON AVON 42 Tiddington Road
Postcode	CV37 7BA
Study area	2000 Square metres
Site coordinates	SP 20964 55031 52.192716216496 -1.693278751817 52 11 33 N 001 41 35 W Point
Height OD / Depth	Min: 0m Max: 0m
Name of Organisation	one ten archaeology

Project brief originator	Contractor (design and execute)
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	42 Tiddington Road Stratford-upon-Avon, Warwickshire: historic environment desk-based assessment
Author(s)/Editor(s)	Cook, S
Date	2018
Issuer or publisher	one ten archaeology
Place of issue or publication	Warwickshire
URL	http://www.oasis.ac.uk
Entered by	sean cook (sean@onetenarchaeology.co.uk)
Entered on	19 October 2018