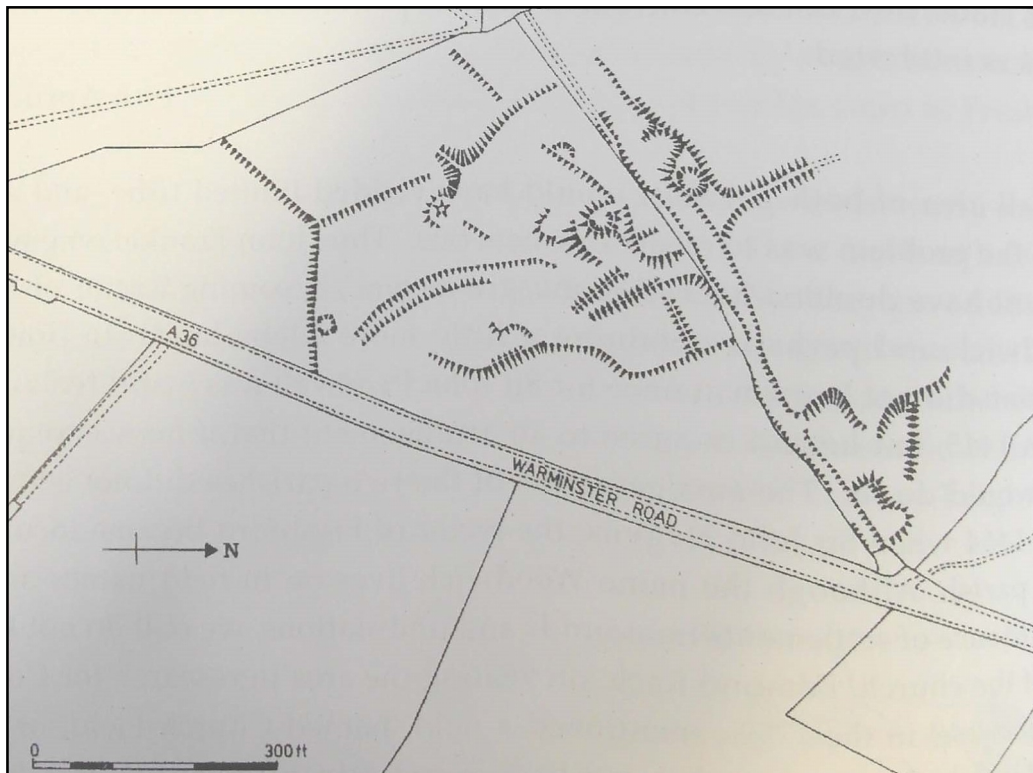


# Land at Woodwick Hall, Midford Lane, Freshford, Bath and North-East Somerset

## Archaeological Desk-Based Assessment



On behalf of

**Mr Chris North**

Nick Corcos BA, MA, PhD, AIFA

**Avon Archaeology Limited**

Bristol: August 2017



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## ABSTRACT

*Avon Archaeology Limited was commissioned by Mr Chris North to undertake an archaeological desk-based assessment of land which is currently part of the grounds attached to Woodwick Hall, Midford Lane, Freshford, Bath and North-East Somerset. This project is related to a proposal to construct two new residential dwellings on the southern side of the site, which is centred on NGR ST 77934 60583, and the formal boundary of which encompasses a roughly L-shaped area of about 0.67ha. The core of Woodwick Hall itself consists of a large, early 20<sup>th</sup> century house, its long axis oriented roughly east-west, which was extended in the early 2000s by the addition of a new wing on its eastern side. Prior to this, the site was undeveloped farmland. The site lies extremely close to, and immediately to the west of the western boundary with Wiltshire, and indeed the boundary actually follows part of the line of Midford Lane. Although its postal address is now Limpley Stoke, which for administrative purposes now lies in Wiltshire, historically the site area itself had always lain within the Somerset parish of Freshford, and just over 1km to the north-west of Freshford parish church. The place-name Limpley Stoke does not appear to be attested prior to the 16<sup>th</sup> century, and historically it lay within the large west Wiltshire parish of Bradford on Avon.*

*Historic maps indicate that, by the late 19<sup>th</sup> century, while settlement, in the form of Limpley Stoke village, had established itself to the east of Midford Lane, the land immediately to its west remained essentially rural and undeveloped, so that the road, at this time, appears to have marked something of a boundary to the western expansion of settlement in this area. By the early 20<sup>th</sup> century, a quarry, probably with its own internal system, had been established immediately to the west of the study area, partly on land now occupied by the house called simply Woodwick, and two other quarries were in simultaneous operation not far away at Hayes Wood to the north-west, and Stoke Hill immediately to the north of the site. Hayes Wood and Stoke Hill had gone out of operation by the early 1920s, but the unnamed quarry closest to the study site apparently remained working until 1940.*

*A trawl of the local authority's HER revealed very few items of relevance which might have implications for the proposed development. The deserted settlement of Woodwick lies to the south of the site, probably centred on Peipard's Farm, and although it is likely to be of medieval date in its surviving, above ground form, it is identified by name in Domesday Book, and is almost certainly of at least late Anglo-Saxon foundation.*

*While its nearest, northern point is some 100m away from the southernmost point of the proposed development site, lidar evidence suggests that antecedent field systems possibly associated with the settlement may once have extended underneath the area now occupied by the study site and the surrounding properties; although it seems unlikely that the settlement of Woodwick originally extended further to the north than its known location. As to the study site itself, at the current state of knowledge, there is no material evidence that might indicate that it contains anything of either historical or archaeological significance.*



## ACKNOWLEDGEMENTS

Avon Archaeology Limited wishes to acknowledge the assistance given by the following in the production of this report: the staff of the Record Office section of the Somerset Heritage Centre, Taunton; and the site owner, Mr Chris North.

## NOTES

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## ABBREVIATIONS

AAL	Avon Archaeology Ltd
aOD	Above Ordnance Datum
NGR	National Grid Reference
OS	Ordnance Survey
SRO	Somerset Record Office
SRS	Somerset Record Society



## 1 INTRODUCTION

Avon Archaeology Limited was commissioned by Mr Chris North to undertake an archaeological desk-based assessment of a site currently part of the grounds attached to Woodwick Hall, Midford Lane, Freshford, Bath and North-East Somerset. This project is related to a proposal to erect two new residential dwellings at the southern side of the site, which is proceeding under the local authority planning reference 17/01528/FUL. The site is centred on NGR ST 77934 60583, and the formal boundary encompasses a roughly L-shaped area occupying in total about 0.67ha. The site's maximum dimensions are 125m south-west to north-east, and 90m north-north-west to south-south-east. Woodwick Hall itself stands at the northern side of the site, and its core is formed by an early 20<sup>th</sup> century rectangular building, formerly known as Woodwick Cottage, with its long axis oriented roughly east-west (**Figures 1 and 2**). This house was then extended in the early 2000s by the addition of what was effectively an entire new wing on its eastern side. Prior to this, the site was undeveloped farmland. The development area itself, to include the two new dwellings, necessary access, and new landscaping, will occupy roughly about 0.4ha. As they presently stand, the grounds of Woodwick Hall are divided between a managed garden area attached directly to the southern side of the house, and an area of rather rougher, and now unmanaged, ground extending to the south and west of the house. It is in this latter area in which the proposed development will take place. The site lies extremely close to, and immediately to the west of, the western boundary of Wiltshire, and indeed the boundary actually runs for a part of its length in this area along Midford Lane. Although the modern postal address is Limpley Stoke, which is and was in Wiltshire, historically the site itself was always within the Somerset parish of Freshford, and about 1km to the north-west of Freshford church. Within the site boundary itself, there are no listed buildings, and no Scheduled Ancient Monuments, although the probably historic core of the deserted settlement of Woodwick, Peipard's Farm, lies not very far away to the south. Likewise are there no Conservation Areas affecting the site, the nearest being some several hundreds of metres away to the south-east, covering the historic core of Freshford village, and part of Sharpstone, to the south-west of Freshford.

## 2 METHODOLOGY

Searches were made of the indices of the collections of the Somerset Record Office, and the University of Bristol Arts and Humanities Library. A variety of online bibliographic resources, most notably COPAC, BIAB, the Archaeology Data Service, and Google Scholar, were used to identify potentially useful



sources of information, whether published or otherwise<sup>1</sup>. In addition, a trawl of the local authority's online HER was carried out, and the most salient results of that search have been incorporated in this report. A visit to the site was made by the author on Monday, 21<sup>st</sup> August, 2017, and a digital photographic record was made, of which **Plates 1 to 4**, form a part.

### 3 TOPOGRAPHY AND GEOLOGY

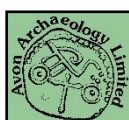
The site itself appears to be effectively level. A benchmark on the northern side of Midford Lane, right opposite the main entrance to Woodwick Hall, has a value of 122.36m aOD. A detailed topographical survey of the site commissioned by the client shows that the entire formal garden area immediately to the south of the present main house on the site, is effectively level, with aOD heights in the range 124-125m. To the south, elevations begin gently to decline, so that the easternmost of the two new house plots (Plot C), will occupy a site at about 122-123m aOD, while to the south-west, the other house site, Plot B, will sit on land the current, natural profile of which currently declines from just over 125m aOD in its north-western corner, downslope (ie south-eastwards), where the lowest values actually on the site centre around just over 121m aOD, next to (ie on the western side of, Midford Lane, which next to the house and its grounds runs south-south-west/north-north-east at this point.

In the wider landscape, the site sits on what is effectively a flat-topped bluff overlooking the valley of the River Frome, with elevations falling away sharply immediately to its east, down the western flank of the valley towards the river. Geologically the site lies very close to a stratigraphical boundary, and it is possible indeed that this runs right through the site, north to south, although there is a major caveat in that, of course, existing geological maps do not allow of sufficiently fine resolution to determine this for certain. To the east of this line there runs, north-south in this area, a narrow band of limestones of the Chalfield Formation, deposited over the course of about 3 million years, from 168 to 165 million years ago. BGS describes the basic physical characteristics of this deposit as

Calc-oidal grainstone, predominantly pale grey and pale yellow to white fine- to coarse-grained, with variable bioclastic content, in medium to thick beds; cross-bedded in parts; bioturbated in parts (BGS).

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<sup>1</sup>[www.copac.ac.uk](http://www.copac.ac.uk); [www.biab.ac.uk](http://www.biab.ac.uk); <http://archaeologydataservice.ac.uk/>; [www.scholar.google.com](http://www.scholar.google.com)



To the west, these beds give way to a far wider band (although also running roughly north-south) of the so-called Forest Marble, which is not a marble at all, but a rather disparate and variable group of highly fossiliferous, fine grained limestones, dating from almost exactly the same period as the Chalfield beds but laid down under different depositional conditions. BGS describes these well-known strata as

Silicate-mudstone, greenish grey, variably calcareous and in the south notably sandy, with lenticular typically cross-bedded limestone units that form banks and channel-fills, especially in lower part. A variety of limestone types occur, of which grey, weathering brown and flaggy, variably sandy medium to coarsely bioclastic grainstone or less commonly packstone predominates..... (BGS)

These beds have some celebrity in geological terms because they contain limestones that when split, will take a high polish to reveal sometimes extraordinary displays of fossil content; for this reason they have occasionally been used decoratively (SSS 2011, 20).

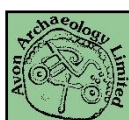
#### 4 HISTORICAL BACKGROUND

There is at present, and will not be for the foreseeable future, any volume of the *Victoria County History* for Somerset which covers the hundred of Bath (also known as Bath Forum) of which Freshford, and therefore the site, was a part, probably from the late Anglo-Saxon period onwards. A detailed analysis of that hundred has, however, been produced by Frank Thorn (Thorn 2005). There is an up to date and reasonably reliable basic account of Freshford available in the form of Dodge (2000), and of course the parish is among all the other Somerset places included by John Collinson in his general survey of the county at the end of the 18<sup>th</sup> century (Collinson 1791).

Freshford itself first emerges into the historical record in the late 10<sup>th</sup> or early 11<sup>th</sup> century, pre-Conquest period, when an estate there was the subject of a bequest in the will of the lady Wulfwaru, to Bath Abbey. This is S1538 in Sawyer's standard list of Anglo-Saxon charters (Sawyer 1968)<sup>2</sup>. Unfortunately Wulfwaru did not specify, at least in her will, the actual size of the estate, but the fact that it is mentioned first in the list of all the other lands that she bequeathed, chiefly to her children, suggests that it was the most valuable of her estates. Certainly by the time of Domesday Book (1086), the church of Bath had, at some point in the intervening century or so, been dispossessed of Freshford, for in the late 11<sup>th</sup> century we find it in the hands of the Bishop of Coutances, a

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<sup>2</sup>The full text of the will, bibliography and full critical references, can be found online in the electronic Sawyer: <http://www.esawyer.org.uk/charter/1538.html>





powerful ecclesiastical baron who held an extensive fief in Somerset and elsewhere (Thorn 2005, n23, 23-24). Indeed it seems that it had passed into secular hands before the Norman Conquest, since Domesday records the owner in 1066 as Tovi, who had in fact been Sheriff of Somerset and held a handful of other small estates scattered throughout the county (Dodge 2000, 35).

Freshford, recorded in Domesday as “Firford” (Thorn and Thorn 1980, 88b,c), was an estate of 2½ hides in total, of which the demesne farm consisted of 1½ hides; the estate was sub-leased from the Bishop of Coutances by Roger Whiting. Domesday also records twelve acres of hay meadow, thirty acres of pasture and twelve acres of woodland. The manor also owned a half part of a water-mill, shared with the manor of Woodwick (below), and probably sited on the Frome, perhaps in approximately the location of the present Freshford Mill (Dodge 2000, 35), although this is entirely unknown.

The bounded area which later emerged as the parish of Freshford, however, also contained another settlement as well as Freshford itself. This was Woodwick (Domesday “Undewiche”)<sup>3</sup>, which in 1066 Domesday records as having been held by a monk of Bath Abbey. In 1086 Woodwick continued among the Abbey’s possessions although the Abbey was by that time sub-leasing it to Ranulf Flambard (Thorn 2005, n26, 24). The Domesday figures for Woodwick show surprisingly identical amounts of land devoted to arable, pasture and meadow as those for Freshford (above), but, again surprisingly, no woodland is recorded (Thorn and Thorn 1980, 89d). Both Freshford and Woodwick fell within the Hundred of Bath Forum, forming an isolated “appendage” to the south, separated from the main portion of the Hundred by Limpley Stoke, which fell within the county of Wiltshire, and which was originally a detached part of the large parish of Bradford on Avon (Dodge 2000, 20; Gover *et al* 1939, 121). It is interesting that both Freshford and Woodwick were rated at 2½ hides in 1086, because together this would make a ‘standard’ 5 hide estate. One wonders if what has happened here is that the estate originally bequeathed by Wulfwaru extended to a full five hides, and included both Freshford *and* Woodwick (Thorn 2005, 16). The latter may have originated as a specialist economic unit, providing timber, grazing for livestock and other woodland resources within a 5-hide estate centred on Freshford, on which Woodwick was originally a dependency; before 1066, the estate was then split in half, with Woodwick becoming a separate holding, and parish, in its own right.

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<sup>3</sup> Later variants include “Wdewich”, “Wudewica”, “Wdeuiche”, “Wodewyke”, “Wodewyk” and “Woodwike” (Dodge 2000, 32). Smith suggests a derivation from “wood” and Old English “wic” (“dwelling”, “building”, “farm” or plural “hamlet” or “village”) (Smith 1970, Part 2, 257).

One of the (numerous) meanings of the place-name element *-wic* is ‘dependent or subsidiary settlement’<sup>4</sup>.

In the present context, Woodwick is a key site because its probable historic core lies not far away to the south of the proposed development site. No present-day settlement exists by this name and it is not known exactly how long the settlement was in existence or why it fell into disuse (but see **Archaeological Background**, below). A church is known to have been established at Woodwick by the mid-13<sup>th</sup> century, as Dodge records a reference in the Ilchester Assize Roll from 1242-3, to an assault having taken place on the road leading to Woodwick church (Dodge 2000, 40). There is no reason to imagine, however, why Woodwick church should not have been of pre-Conquest foundation – certainly in the earlier part of the post-Conquest period it seems clear that Woodwick operated as a full parish in its own right, although its formal boundaries are unknown. By the middle of the 15<sup>th</sup> century however, it is apparent that, as farming estates, both Freshford and Woodwick were struggling in terms of both population levels and revenues, and the logic of combining the livings of the two churches into a single parish became unassailable. This idea was first mooted in the 1440s, but was not finally achieved until in or slightly before 1464 (Dodge 2000, 45). Collinson suggests that at least a part of the reason was that the glebe lands of the two parishes had become so decayed that neither, on its own, could support a priest (Collinson 1791, I, 125), but there can be little doubt also that the devastating economic and population crises of the previous century had played their part. Dodge suggests that Woodwick may have fallen victim to the changes in population following the Black Death in the mid-14<sup>th</sup> century, when many rural labourers migrated in search of higher wages (Dodge 2000, 44, 47). Some of the inhabitants may have relocated to Freshford, with the rise in importance of the domestic cloth industry from the 14<sup>th</sup> century onwards, or to the neighbouring hamlets of Sharpstone, Park Corner or Pipehouse (*ibid*). By Collinson’s own day in the late 18<sup>th</sup> century, he records that “there is not the smallest vestige (of the church) remaining” only that tomb-stones had been recently excavated from a field named “Church-Field” or “Church Powels” (Collinson 1791, I, 125; and see **Historic Map Evidence**, below).

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<sup>4</sup>Place-name specialists have spilled a great deal of scholarly ink over the nature and meaning of the word *-wic*, which seems to have originally come into Old English as a loan word from Latin *vicus*, ‘a small dependent settlement’. Gelling 1997, 67-74 and 245-249. Some scholars have used the occurrence of this place-name element to infer direct continuity of Romano-British settlement into post-Roman times - see Draper 2002. Although not recovered in the HER trawl for this specific project, it is notable that there are a number of known Romano-British sites and finds from the wider landscape around it. Gelling is at pains to point out, however, that in terms of its use as a toponym in English place-names, by the later Anglo-Saxon period it seems in some cases to have taken on a specific meaning of ‘a dairy farm’.

The Freshford/Woodwick area has almost certainly had overwhelmingly an agricultural economy since at least late prehistory. Aston suggests that parishes in east Somerset are more likely to have operated a “traditional” type of common open field system than those to the west (Aston 1988, 93). At Domesday, Freshford is recorded as having land for three ploughs, and three ploughs are in fact stated as being in operation there, suggesting that by the late 11<sup>th</sup> century the arable had expanded to its maximum possible extent. At Woodwick, by contrast, whereas land also for three ploughs was recorded, Domesday does not explicitly state that *any* ploughs were actually in operation there; and we may wonder whether this may be because Woodwick simply shared the three Freshford ploughs. The nature of the arable field system operated by Freshford/Woodwick at the height of the medieval period is not clear, but Dodge suggests that it maintained an open field system of unenclosed arable farming, at least to some extent, into the 17<sup>th</sup> century (Dodge 2000, 67). A deed of 1647, referring to “newly inclosed arable upon Sharpstone” (*ibid*), would suggest that enclosure of the arable fields was being undertaken by this date. By the time of the tithe map of Freshford, in 1838, however, enclosed fields are the norm (**Figure 3**) and the pattern of field boundaries remained relatively unchanged up to the present day.

Taken as a whole, the Domesday record for the entire area around Freshford betrays an emphasis on both sheep-farming and woodland management, and, for example, a survey of Hinton Charterhouse and Norton St Philip taken in 1785 suggests that these activities remained very important well into the 18<sup>th</sup> century (SRO DD/FL/8). Field-names such as “Trenchcloth Close” suggest the importance of the cloth-making industry in the locality. It is suggested that the majority of the community, from the 17<sup>th</sup> century onwards, would have been involved in one of the many activities related to the cloth industry, including spinning, weaving, dyeing and fulling (Dodge 2000, 68). There were fulling mills at Freshford and Iford, and it is suggested that several of the houses in the neighbouring hamlets of Pipehouse and Park Corner may date from around this time (*ibid*). Related industries in the area included both tanning (making use of bark from Friary Wood, *op.cit.* 67) and stone quarrying; quarries existed at Sharpstone and Staples Hill (*op.cit.* 68), and in the later 19<sup>th</sup> century, several of these operations lay quite close to the proposed development site. They are identified both on historic maps, notably on early editions of the Ordnance Survey, and have been picked up in the trawl of the local authority’s Historic Environment Record undertaken for the purposes of this study.

Out of a total of 563 acres, listed at the time of the Freshford tithe apportionment of 1838 (SRO D/D/Rt/A/21), roughly half the total area of the parish (215 acres) was under arable cultivation and one fifth (142 acres) under

pasture. At least a part of what we know to have been the actual settlement of Woodwick was, at the time of the tithe survey, under the plough (especially tithe field numbers 58, 33 and 34), which may have implications for the survival of any buried archaeology. Indeed, taken as a group, the Woodwick field names from the tithe map suggest that the site may have been far more extensive than the modern ancient monument scheduling alone may indicate (see below, **Archaeological Background** and **Historic Map Evidence**).

In terms of communications routes, perhaps the most obvious feature of the study area is that it is located immediately to the west, and at the northern end of part of the A36 trunk road leading north to Limpley Stoke and beyond from just east of the small hamlet of Pipehouse, which is on Freshford's southern parish boundary. This is first shown on the tithe map of 1838 (**Figure 3**) as the "New Turnpike Road" and can be seen to disregard completely pre-existing field and property boundaries (see **Historic Map Evidence**, below). The new road was first mooted in 1828, construction had begun in or by 1834, and it seems to have been in operation by 1836 (Dodge 2005, 148). The section running north between Pipehouse and what is now Midford Lane next to the study site, was merely a part of a longer route newly established by the wonderfully-named Black Dog Turnpike Trust between Woolverton and Bath<sup>5</sup>. It runs immediately to the east of the formally scheduled area which brings part of the Woodwick site under statutory protection.

## 5 ARCHAEOLOGICAL BACKGROUND

The strict remit of this study is to consider the evidence for archaeological survival in the vicinity of the study site, based on current knowledge as expressed in the Bath and North-East Somerset Historic Environment Record. This specific aspect of this review, therefore, is underpinned by the results of a trawl of that resource carried out by Rod Millard, HER Officer for BANES. The trawl revealed a total of six 'monument' records, and three 'event' records within a radius of just over 500m (**Figures 8** and **9**). None of these records fell within the boundaries of the study area, but some fall not far away from it, and the site of Woodwick will be dealt with last, and at greatest length, as it is the single most important result from the trawl.

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<sup>5</sup>Woolverton is just over 6km in a straight line to the south of Freshford. The Black Dog Trust took its name from the inn at Chapmanslade, about 4.5km to the east of Frome, over the county boundary in west Wiltshire, at which the trust held its meetings (Dodge 2000, 148). A brief but detailed and authoritative account of the Trust and its history is given on the Turnpikes.org website at <http://www.turnpikes.org.uk/Somerset%20-%20Black%20Dog.htm>



Physically closest to the site, roughly 70m to the west, MBN3437 and 3438 refer to the same site, namely Freshford Quarry, which was in operation towards the end of the 19<sup>th</sup> century. 3438 refers to the quarry itself, which is unusual in still, apparently, containing a great deal of surviving and in situ equipment, including a tramway, trolleys, cranes, tools and lamps. The HER describes how the

entrance is via a slope shaft, inclined at about 40 degrees to the horizontal, about 8 feet wide and lined with dry stone walls, total depth about 30 feet.

The quarry closed in 1940. MBN 3437 is a part of this record, and refers to the remains

of a horse engine (gin), used for hauling trolleys laden with Bath Stone up the adjacent slope shaft of Freshford Quarry. The remains consist of the elevated circular horse walk which is revetted with dry stonewalling and the ashlar drum pit. Some ironwork remains in situ. This is a very important survival - the only complete (except for machinery) horse-engine of the design peculiar to Bath Stone mines, the last but one to be made and the last one to remain in use (1940).

These features currently lie in scrubby woodland and cannot be said to have implications for the proposed development. We note that while the HER refers to the horse gin as a very important survival, which is undoubtedly the case, nonetheless neither it nor indeed any other element of this little historic quarrying complex is subject to any form of statutory protection, which is perhaps to be regretted.

Further to north-west, a distance of some 350m away from the western side of the study site, lie two HER records. MBN 3436 represents another quarry survival not dissimilar to those closer to the study site and already noted. The HER relates that the site is occupied by the

Remains of a horse engine (gin), used for hauling trolleys laden with Bath Stone up the adjacent slope shaft of Freshford Quarry. The remains consist of the elevated circular horse walk which is revetted with dry stonewalling and the ashlar drum pit. Some ironwork remains in situ. A very important survival - the only complete (except for machinery) horse-engine of the design peculiar to Bath Stone mines, last but one to be made and the last one to remain in use (1940).

HER 11152 refers to Hayes Wood, at the eastern corner of which these quarry remains lie, and which is on the HER in the first place because it is formally designated as Ancient Woodland. At the north-western end, and within Hayes Wood, there are the well-preserved remains of a substantially embanked, rectilinear enclosure thought to be of Iron Age date (HER 1828). About 300m to the north of the study site, HER 3439 represents the partial remains of another horse gin, in the form of a low mound. The HER states that it was for agricultural use, and that it appears on OS maps of the late 19<sup>th</sup> and early 20<sup>th</sup>

centuries. This feature has no implications for the proposed development on the study site.

The 'events' element of the HER deals with archaeological work, of any description, that has actually been undertaken in the area of the study site, but the returns from the trawl were, again, scanty. HER 2223 is a reference merely to a survey of the horse gin not far to the west of the study site, and which we have already noted under the monuments records 3437 and 3438. The remaining events records, 2263 and 2272, are references to the earthwork remains of what is presumed to be the deserted settlement of Woodwick, for which the relevant monument record is HER 1829. It seems logical to deal with all these records together, so it is to that site that we will now turn since for present purposes it represents what is clearly the single most important consideration from the perspective of the local authority.

It is likely that Woodwick represents some of the best preserved remains of a deserted settlement in the entire B&NES local authority area, but surprisingly little is known about the actual nature of the surviving earthworks. Indeed, such a basic information as the date of final desertion, or indeed how long the process actually took, is entirely problematic. As we have already noted, Woodwick is recorded in Domesday Book, and it appears intermittently in medieval documents thereafter. The Freshford tithe map (**Figure 3**, and **Table 1**) records a group of field-names containing 'Woodwick' or variants thereof, and these encompass an area apparently far greater than the actual surviving earthworks. We may therefore wonder whether we are seeing at least a remnant, if not all, of the former parish of which Woodwick *must* once have been the centre. The earthworks have been the subject of a rapid detailed field survey (EBN 2263), which suggested that the site consists of a manorial complex, comprising a trackway, with crofts, and further building platforms, one of which may be a dovecote (**Cover**; Iles 1982, 54-55). Field-names such as "Church Poles" and references in medieval documentation (see above, **Historical Background**) show pretty conclusively that Woodwick had its own church, and that it is likely to have stood intact at least up to the point in the mid-15<sup>th</sup> century when Woodwick was united with Freshford to form a single parish, as already noted. The grave slabs reported by Collinson as being ploughed up intermittently from the site, must presumably have come from the area of the former church. Woodwick medieval village is thought to be contained for the most part within tithe fields 34 and 35; the earthwork survey shows no indication of survival on the eastern side of the former turnpike road (now the A36), and especially into tithe field 58a, although we may note that in the mid-19<sup>th</sup> century, this latter field was in use as arable and we may wonder how much of the former settlement has indeed been destroyed by ploughing.



The site has never, to date, been subject to thoroughgoing geophysical survey, and there can be little doubt that if it were to be examined in this way, the results would represent a major advance in our understanding of the site. Likewise has there never been any archaeological excavation on the site, at least to modern standards of recording. As we have already noted however, Woodwick as an estate appears by name in Domesday, and it was clearly in existence at some point before the Norman Conquest because a holder in 1066 is explicitly recorded for it. The place-name is also solidly Old English in origin, and we can therefore be pretty confident that there was some kind of settlement in this area by the late Anglo-Saxon period. The central question as to how far the Woodwick settlement and/or field systems attached to it extended to the north, into the vicinity of the study site, is unanswerable at the present state of knowledge. The earthworks are visible on aerial photographs of 1946 (NMR RAF/3G/TUD/UK/25 168 and RAF/CPE/UK/182/501). Perhaps rather more revealing, however, is commercially available lidar data, at 1m resolution, from which a static image of the site and its immediate environs is reproduced here as **Figure 7**. The site of Woodwick settlement itself is clearly visible on the north-western side of the former turnpike road, now the A36 main road. Its main street bounds its north-western side and runs north-east/south-west<sup>6</sup>. There is no indication whatsoever that the settlement site extended to the south-east, on the other side of the modern road, but as already noted this may be due to eradication by the plough. To the south-west of the occupation site, a remnant block of what may be ridge and furrow contains strips running south-west/north-east. The settlement itself can be clearly seen to be confined to a relatively restricted area south-east of the main village street and north-west of the main road. However, to the north of the village street, the image reveals what are clearly the low banks of former fields and/or paddocks, and importantly these seem to bear no relationship to the field pattern shown on the tithe map, nor indeed on later OS maps. This strongly suggests that they are antecedent features, the more so since they seem clearly to be oriented to respect the village street, running off to the north-west at 90° from it. These boundaries extend to the north all the way to the boundaries of the properties to the west and south of Woodwick Hall, which are all modern in origin. It seems at least possible that they would originally have extended northwards, underneath the

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<sup>6</sup>The former Woodwick village main street is now followed by a hedgeline the majority of whose length, about two-thirds of it, must be of modern origin, except for a short stretch at its north-eastern end where it joins the western side of the A36. Peipards Farm now lies at the south-western end of the former village street, and it is not impossible that it may represent the final surviving remnant of Woodwick. Peipards is almost certainly related to the small settlement known as Pipehouse, close by to the south, which seems first to appear in the 17<sup>th</sup> century (see for example SRO DD/ML/16), and this date might not be inconsistent for the survival of a single remnant farm from Woodwick, even if on a different site. The deserted settlement today falls almost entirely within modern OS field number 0041.

modern development, but if so, it is most likely that any trace of them would have now been lost.

## 6 HISTORIC MAP EVIDENCE

It appears that there is only a single surviving manuscript map covering Freshford, and which includes the area of the study site, and that is the parish tithe map of 1838 (SRO D/D/Rt/M/21). An extract from it is reproduced here as **Figure 3**. The entire area of the study site remained undeveloped at this date, and lay under farmland. Ownership, occupancy, field names, numbers and their sizes are given in **Table 1**. The site itself lay in tithe field 14, which was at that time one of the Woodwick fields, and was used as pasture. The field shapes are all very irregular, and we may wonder whether at least some of them may not have been assarted out piecemeal from a once much larger tract of woodland of which Hayes Wood is now the sole survivor. The western end of tithe field 17, Upper Woodweeks, has a distinctly curvilinear shape to it, which is still discernible on modern satellite imagery, although any significance to this is unclear. To the south-east, the new turnpike road crashes south-west/north-east through the landscape paying no regard whatsoever to the pre-existing field pattern, and in so doing became in effect the south-eastern boundary of the surviving earthworks of the Woodwick deserted settlement.

Some 50 or so years after the tithe map, the OS published its First Edition 25" map of the area (**Figure 4**). The map on which the site itself appears was surveyed in 1883-4, and was published in 1888. It is Somerset Sheet 14.14. It is obviously a far more detailed record of the landscape than the tithe survey, but the salient points are clear. The general disposition of the field boundaries surrounding the site remained at this date pretty much as they had done half a century earlier, except that the former tithe field 34, one of the Woodwick fields on the western side of the turnpike road, had become split in town, north-south, by the addition of a south-west/north-east hedgeline running off the north-western side of tithe field 35, thereby producing a continuous run of boundary south-westwards towards Peipards Farm. This laid the foundation for producing the present modern, triangular enclosure on the western side of the A36 within which the remains of Woodwick are now contained. Not far to the west of the



Table 1: Extract from Freshford Tithe Award, 1838 (SRO D/D/Rt/A/21)

A – Acres; R – Roods; P - Perches<sup>7</sup>

Landowner	Occupier	No.	Name & Description	Land Use	A	R	P
Maria Joyce	Thos. Dyke	12	Remainder of Long Hayes	A	12	1	24
Maria Joyce	Thos. Dyke	13	Little Woodweeks	A	8	0	20
Henry Fisher John Fisher (Trustees of the late Geo. Dyke Fisher)	John Allen	14	Lower Woodweeks	P	10	0	38
Maria Joyce	Geo. Watts	36	Upper part of Stoke Church Tyning west of new road	A	2	2	36
Maria Joyce	Thos. Dyke	34 & 33a	Church Powells	P	13	1	21
Freshford Glebe		35	Parson's Brace (west of road)	A	1	1	35
Freshford Glebe	Richard Wilkins	35a	Parson's Brace (east of road)	A	2	3	7
Maria Joyce	Geo. Watts	58 & 33	Woodweeks west of road	A	1	3	15
Maria Joyce	Geo. Watts	58a	East of Road	A	20	1	14
Henry Fisher John Fisher (Trustees of the late Geo. Dyke Fisher)	John Allen	16	Middle Woodweeks	P	8	3	31
Henry Fisher John Fisher (Trustees of the late Geo. Dyke Fisher)	John Allen	15	Woodweeks Paddock	P	0	3	9
Maria Joyce	Thos. Dyke	30	Part of Barn Grounds	A	7	1	28
Maria Joyce	Geo. Watts	36a	Tyning east of new road	A	8	1	35
Henry Fisher John Fisher (Trustees of the late Geo. Dyke Fisher)	John Allen	17	Upper Woodweeks	A	13	3	1

study site, two small rectangular buildings have appeared, one of which appears to be on pretty much the same footprint as a building which is still shown on the modern map. The Hayes Wood quarry, already noted, is shown with its drum and windlass, and what is clearly an access track which runs east-south-east to join what is now Midford Lane at a point immediately to the north of the study site. Another mineral extraction site is shown on this map lying slightly further to the north, and fronting onto the western side of Midford Lane, and also with a drum and windlass. This was Stoke Hill Quarry, and for reasons which are not clear, this is not recognised by the HER as requiring identification as a historic site. The quarry site is now marked on maps as disused, but it remains open and undeveloped.

By the time of the Second Edition OS map (revised 1902, published 1904), yet another quarry had been established, this time immediately to the west of the study site, and indeed it is this concern which is recognised by the HER as

<sup>7</sup>There were traditionally 4 roods to the acre, and 40 perches to the rood. An acre is the equivalent of 0.405ha (or just over 4,000m<sup>2</sup>), and this therefore makes a rood about 1012m<sup>2</sup>, and a perch just over 25m<sup>2</sup>.

items MBN 3437 and 3438 (**Figure 5**). A drum and windlass are marked, as before, but also an air shaft, the site of which now lies just inside the western boundary of the modern house called Laughing Snakes. At this point at the start of the 20<sup>th</sup> century, all three of the quarries around the study site (Hayes Wood, Stoke Hill, and the 'new' unnamed quarry to its immediate west), were in simultaneous operation. The study site itself, however, continued to remain completely undeveloped at this date, but to its south, a new house, called High View, has appeared, with extensive grounds, and using as its western boundary a former field boundary.

The next edition of the OS for this area appears to date from the 1920s, and it is at this point that we first note that, probably after 1924, an unnamed house has been constructed on the site of the present Woodwick Hall, and the house that now lies immediately to its west, called just Woodwick (**Figure 6**)<sup>8</sup>. Interestingly, two of the three local quarries, Hayes Wood and Stoke Hill, are now shown as disused, but that closest to the study site, to its west, is not explicitly identified in this way, and must be assumed still to have been in operation at this date (as indeed suggested by the HER), albeit at a reduced level. There is some conflict with the HER here, since as already noted, that source suggests that the Hayes Wood Quarry (MBN 3436) did not close until 1940. In any event, it seems as though the house identified on other maps as Woodwick Cottage (now Woodwick Hall) as originally constructed had only a relatively small garden attached to it, identified on this map as OS field number 202e, a rectangular paddock with its long axis extending south-eastwards, to end at a south-west/north-east access lane established along the line of the former hedgeline marking the western boundary of the house called High View<sup>9</sup>. Field 202e is not 'tied in' to any other enclosures round about it by the usual OS symbol indicating single ownership (the so-called field-tie, looking like an elongated letter S), so we can only assume that Woodwick Cottage was possessed only of the single enclosure at this point.

Subsequent OS maps, examined online<sup>10</sup>, show that the study site retained its original configuration until the late 1960s, and it was only in 1970 that it is first shown in its present extent, the house seemingly having acquired the whole of the enclosure to its east (OS field number 202g) and the *eastern* part of that to

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<sup>8</sup>It seems as though the original name of this house may have been Prospect Place, although the map evidence is slightly ambiguous in this respect.

<sup>9</sup>Although it should be noted that it was not until the late 1960s that the house was identified by name on the OS as Woodwick Cottage. Up to that point, if it had a name, the OS did not appear to have recorded it.

<sup>10</sup>At [www.old-maps.co.uk](http://www.old-maps.co.uk)

its south-west (OS 202c), and then removed the former boundaries to make a single continuous open space.

## 7 SITE VISIT

**Plates 1 to 4** represent part of a photographic record captured by the author during a visit made to the study site on Monday, 21<sup>st</sup> August, 2017. We hope that the captions to the plates are pretty self-explanatory, but a few salient points are worth highlighting. The pond towards the southern side of the site (**Plate 4**) is modern – it was excavated by the present owner, and as part of the proposed development it will be backfilled. However, the two new properties will each be provided with *new* ponds. The majority of the trees in Plot C are to be retained, except for one or two which are in very poor condition. The area of Plot C was somewhat overgrown and it was not possible to see surface features (**Plate 1**). And although Plot B is at present far more open and presents the appearance of a grassed paddock (**Plate 2**), there has been some mild levelling work undertaken in that area; again, no obvious features were visible as surviving earthworks, and this is supported by the (admittedly relatively low-resolution) lidar data, presented here as **Figure 7**. This tells us little, of course, about the prior survival of such features, possibly as part of the antecedent field system which, as already noted, the lidar shows as still extant on the flank of the south-east facing slope to the south of the site.

## 8 PLANNING POLICIES

Planning policies both national and local related explicitly to matters of the historic environment, including archaeology, and which have direct implications for the site under consideration here, cascade down in the following order of primacy:

- *National Planning Policy Framework*, March 2012, Dept of Communities and Local Government. See especially Section 12, Conserving and Enhancing the Historic Environment, 30-32.
- *Bath and North East Somerset Local Plan, including minerals and waste*, adopted October 2007. Paragraphs C3.57 to C3.64 and Policies BH.11 and BH.12 relate specifically to archaeology. See especially “Other Archaeological Remains”, C3.60 ff<sup>11</sup>.

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<sup>11</sup>Although it should be noted that a new Local Plan covering the next 20 years or so, 2016 to 2036, is now under consideration, and the local authority has produced an outline description of



## 9 SUMMARY

Historic maps indicate that, by the late 19<sup>th</sup> century, while settlement, in the form of Limpley Stoke village, had established itself to the east of Midford Lane, the land immediately to its west remained essentially rural and undeveloped, so that the road, at this time, appears to have marked something of a boundary to the western expansion of settlement in this area. By the early 20<sup>th</sup> century, a quarry, probably with its own internal system, had been established immediately to the west of the study area, partly on land now occupied by the house called simply Woodwick, and two other quarries were in simultaneous operation not far away at Hayes Wood to the north-west, and Stoke Hill immediately to the north of the site. Hayes Wood and Stoke Hill had gone out of operation by the early 1920s, but the unnamed quarry closest to the study site apparently remained working until 1940.

A trawl of the local authority's HER revealed very few items of direct relevance which might have implications for the proposed development, notwithstanding the presence of some surviving remnants of a late 19<sup>th</sup>/early 20<sup>th</sup> century quarrying industry close to the site. However, the major deserted settlement of Woodwick, likely to be of medieval date in its surviving, above ground form, lies to the south of the site, and although its nearest, northern point is some 100m away from the southernmost point of the proposed development site, lidar evidence suggests that antecedent field systems possibly associated with the settlement may once have extended underneath the area now occupied by the study site and the surrounding properties; although it seems unlikely that the settlement of Woodwick originally extended further to the north than its known location. Woodwick as an estate seems clearly to have been in existence before the Norman Conquest, and there is a very high possibility that there was a settlement there before the same date. There was certainly a church at Woodwick, and it is likely that the estate was therefore also a parish in its own right, again from before 1066. Due to dwindling populations in the late medieval period, and the inability of the two estates to support two priests, Freshford and Woodwick were combined into a single parish just after the mid-15<sup>th</sup> century, with Woodwick probably being progressively abandoned after that time. The date of its final abandonment is entirely unknown, but it has been suggested here that Peipards Farm, which remains today a working farm, may represent the last remnant of Woodwick and its lands.

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its main aims, and announced a consultation period – *B&NES, Core Strategy Review 2016-2036, Commencement Document, November 2016.*

[http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Core-Strategy/cs-review/cs\\_review\\_commencement\\_document.pdf](http://www.bathnes.gov.uk/sites/default/files/sitedocuments/Planning-and-Building-Control/Planning-Policy/Core-Strategy/cs-review/cs_review_commencement_document.pdf)



The study site itself remained undeveloped until probably the early to mid-1920s, at which point a house was constructed on it, along with other houses on plots nearby. This original house, possibly known as Woodwick Cottage, had a rectangular parcel of land attached to it, far smaller in size than the present grounds. The study site did not attain its present configuration until the early 1970s, when, apparently, the house acquired, in whole or in part, undeveloped paddocks to its east and south-west, and removed the existing boundaries to produce the outline of the site as it is at present. At the current state of knowledge, there is no material evidence that might indicate that the study site *itself* contains anything of either historical or archaeological significance.

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
## Somerset Record Office

### 1838

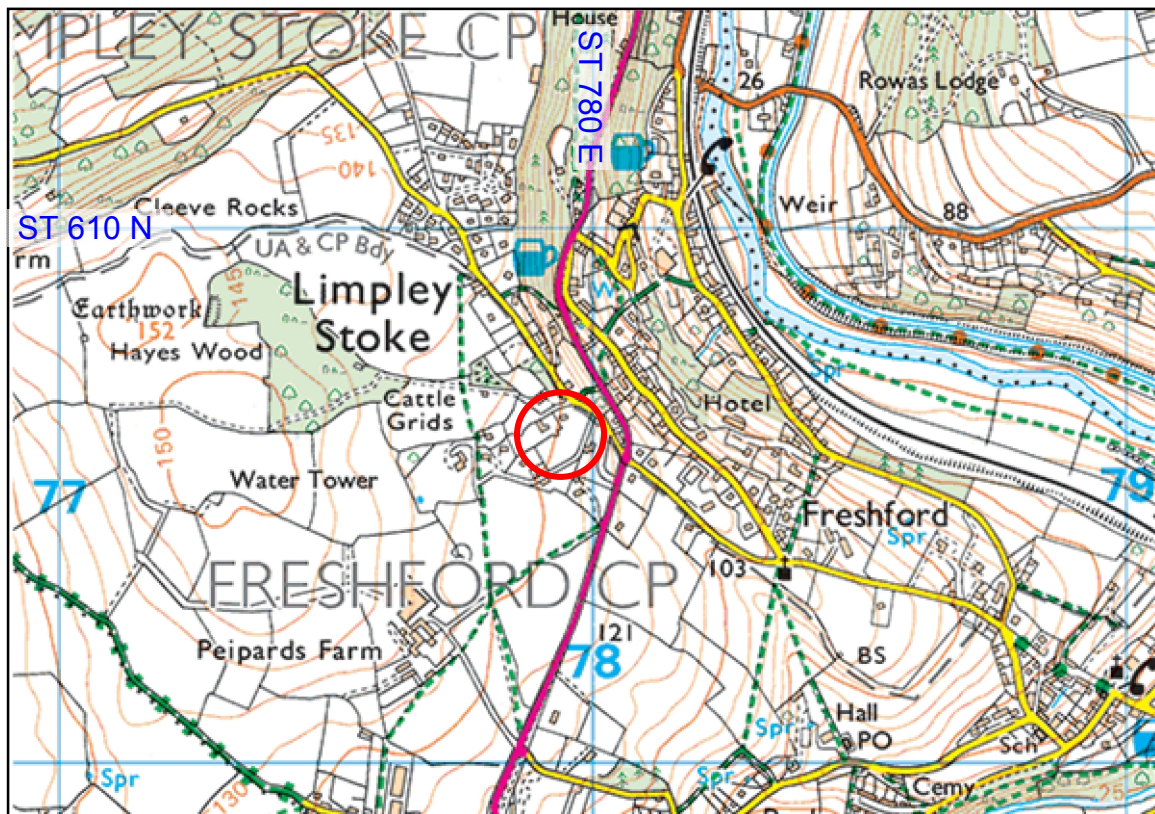
Tithe map and award for the parish of Freshford. SRO D/D/Rt/A/21 (award), and D/D/Rt/M/21 (map).

Figure 1

### Location of the Study Area

The Study Area 

Plans and maps based on the Ordnance Survey Sheets are represented by the permission of Her Majesty's Stationery Office.



Grid lines at 1km intervals

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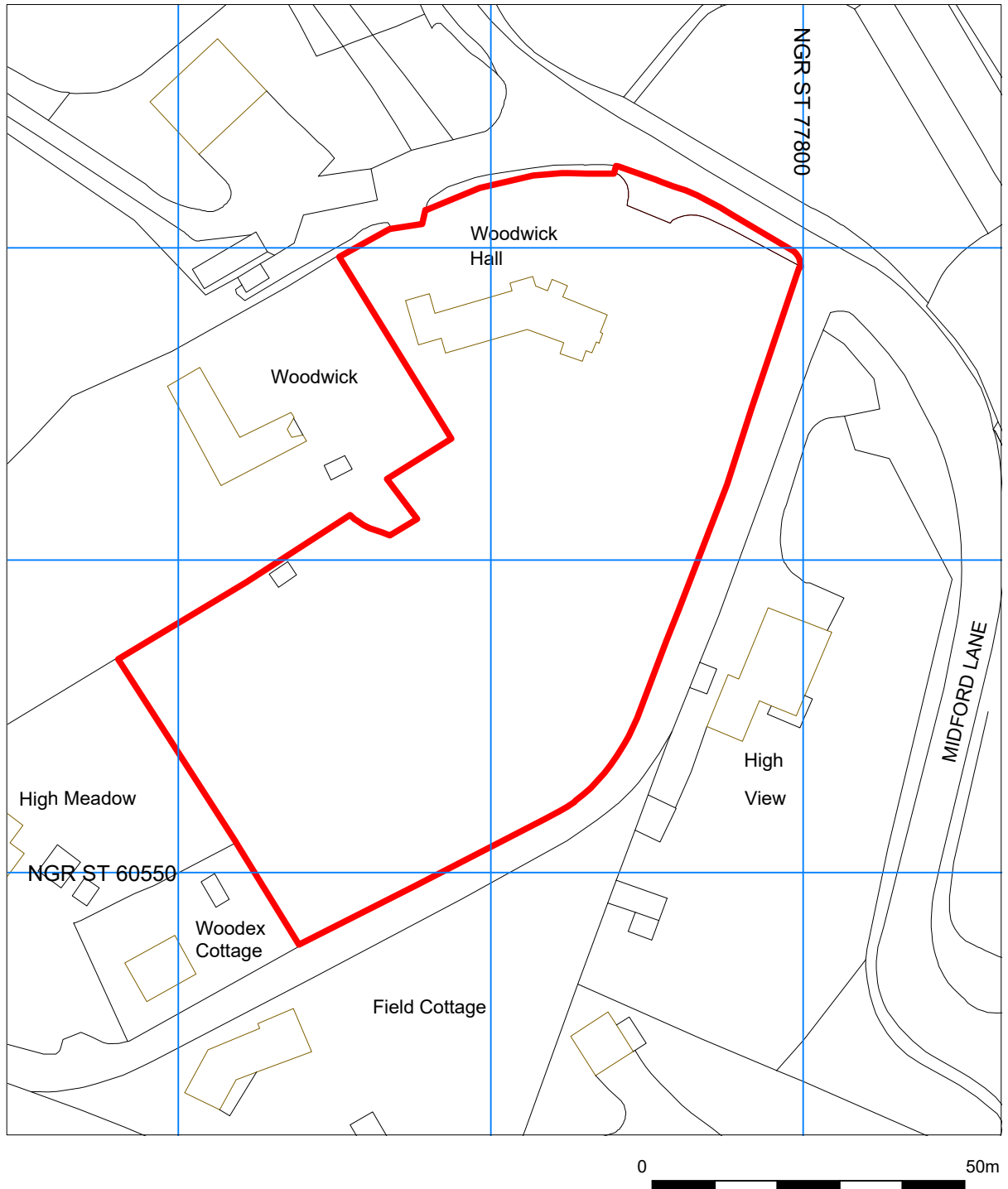




Figure 2



Boundary of the Study Area



## Figures

### Figure 3

Extract from title map for Freshford, 1838. D/D/Rt/M/21. Approximate boundary of study area outlined in red. Not to scale, approximate area of site outlined in red, best fit to this survey.



Figure 4

Extract from First Edition 25" OS map, surveyed 1883-84, published 1888. Somerset Sheet 14.14 and others adjacent. Not to scale, approximate area of site outlined in red, best fit to this survey. Source: KnowYourPlace

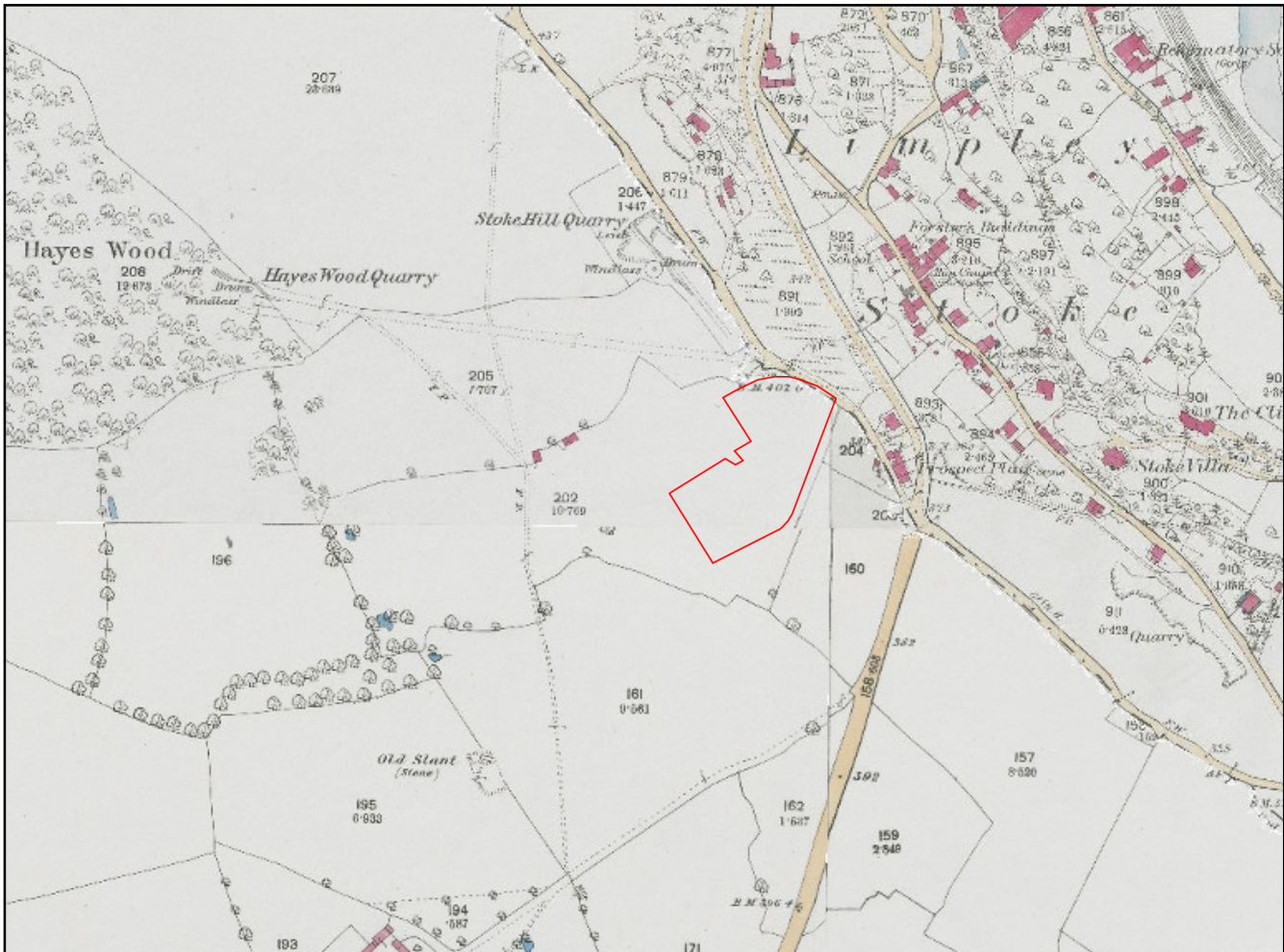


Figure 5

Extract from Second Edition 25" OS map, revised 1902, published 1904, Somerset Sheet 14.14 and others adjacent. Not to scale, approximate area of site outlined in red, best fit to this survey. Source: KnowYourPlace

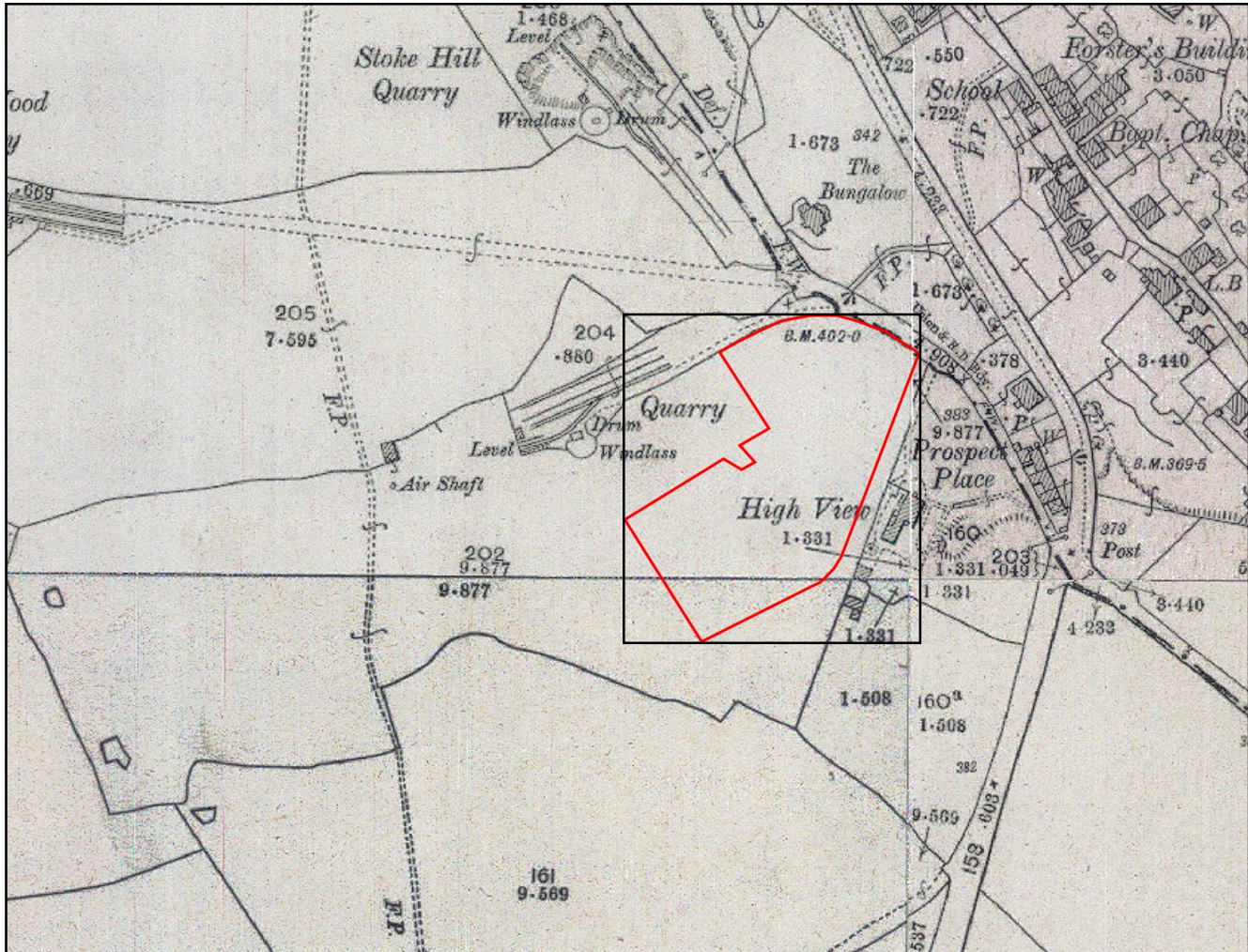
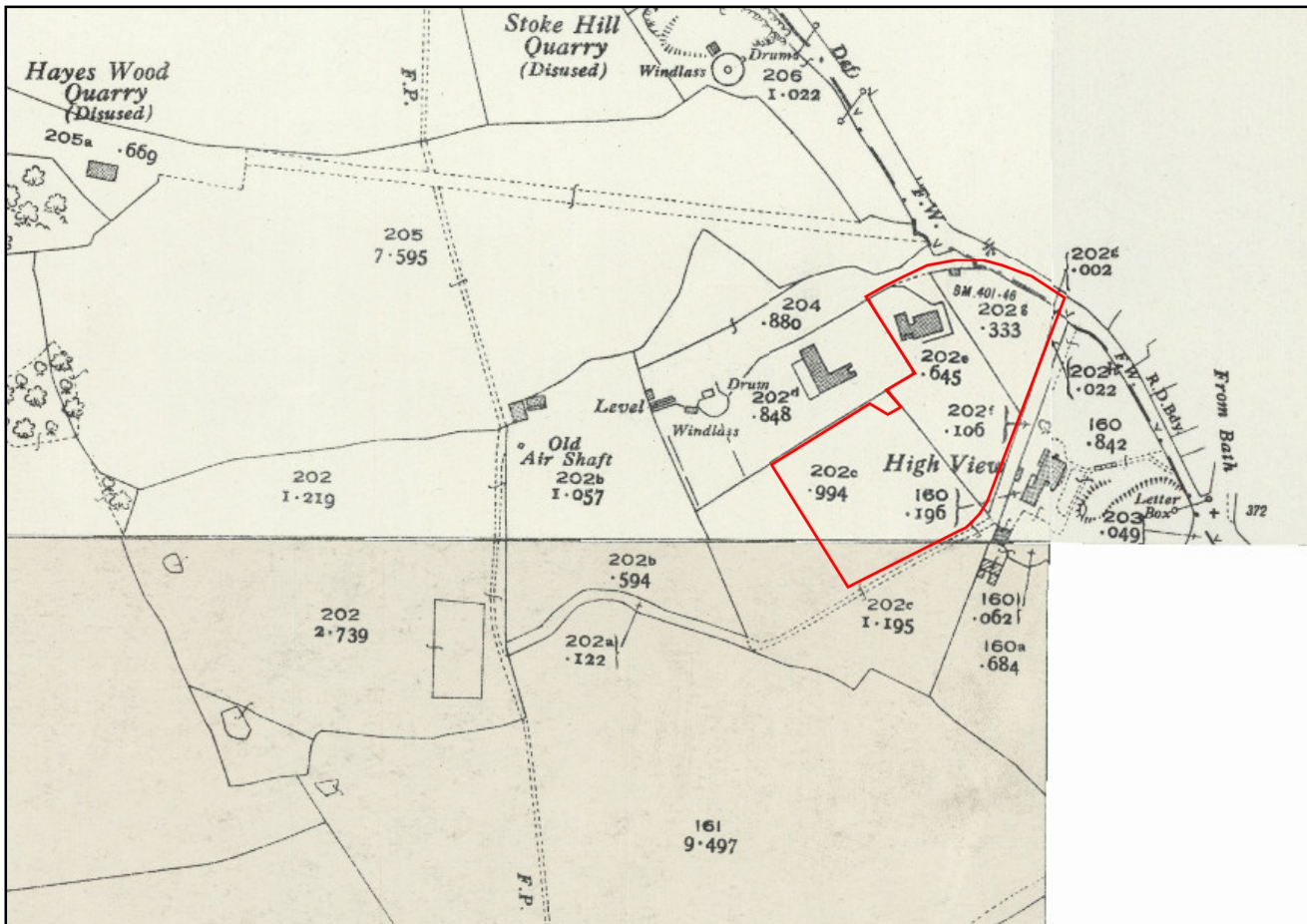


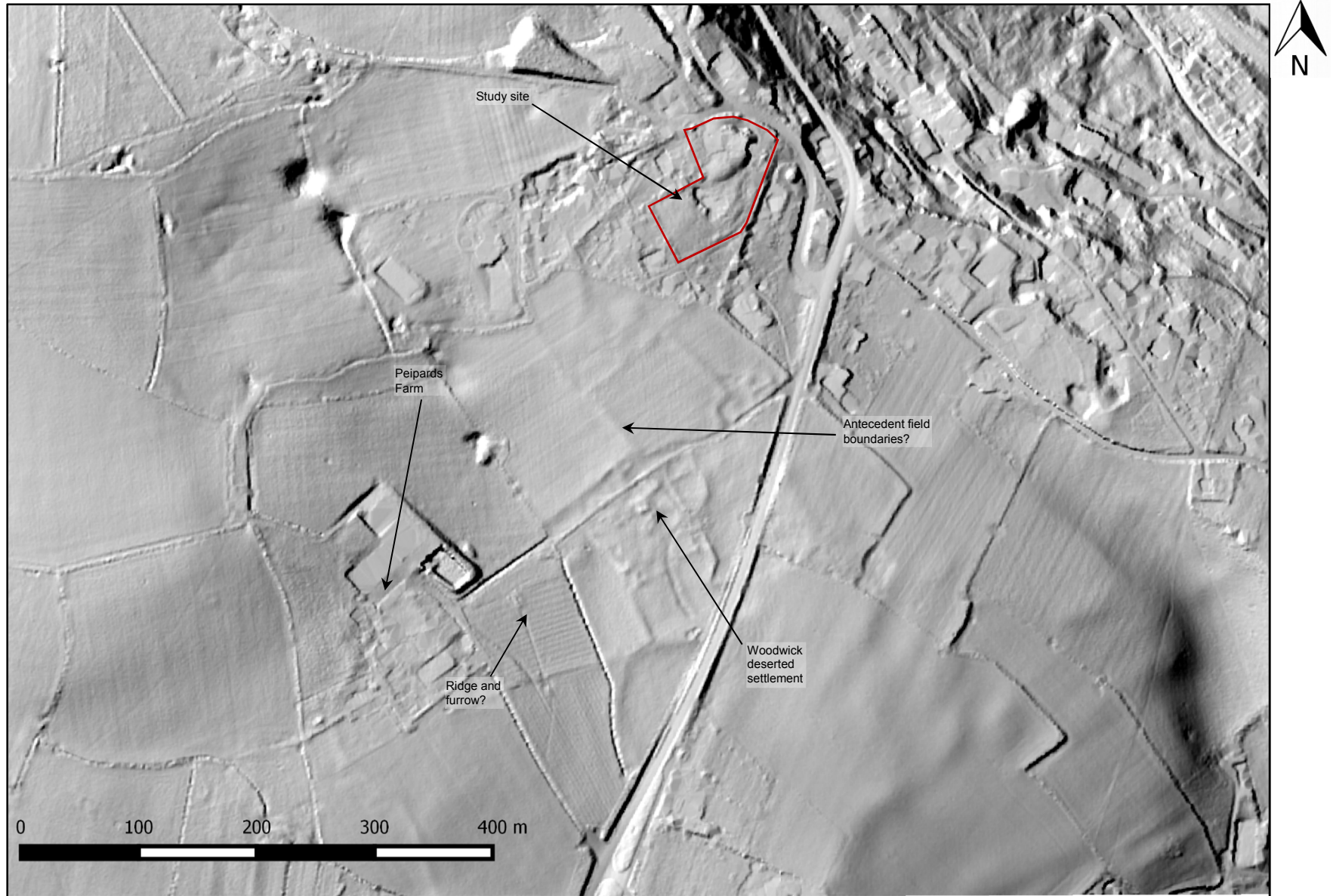
Figure 6

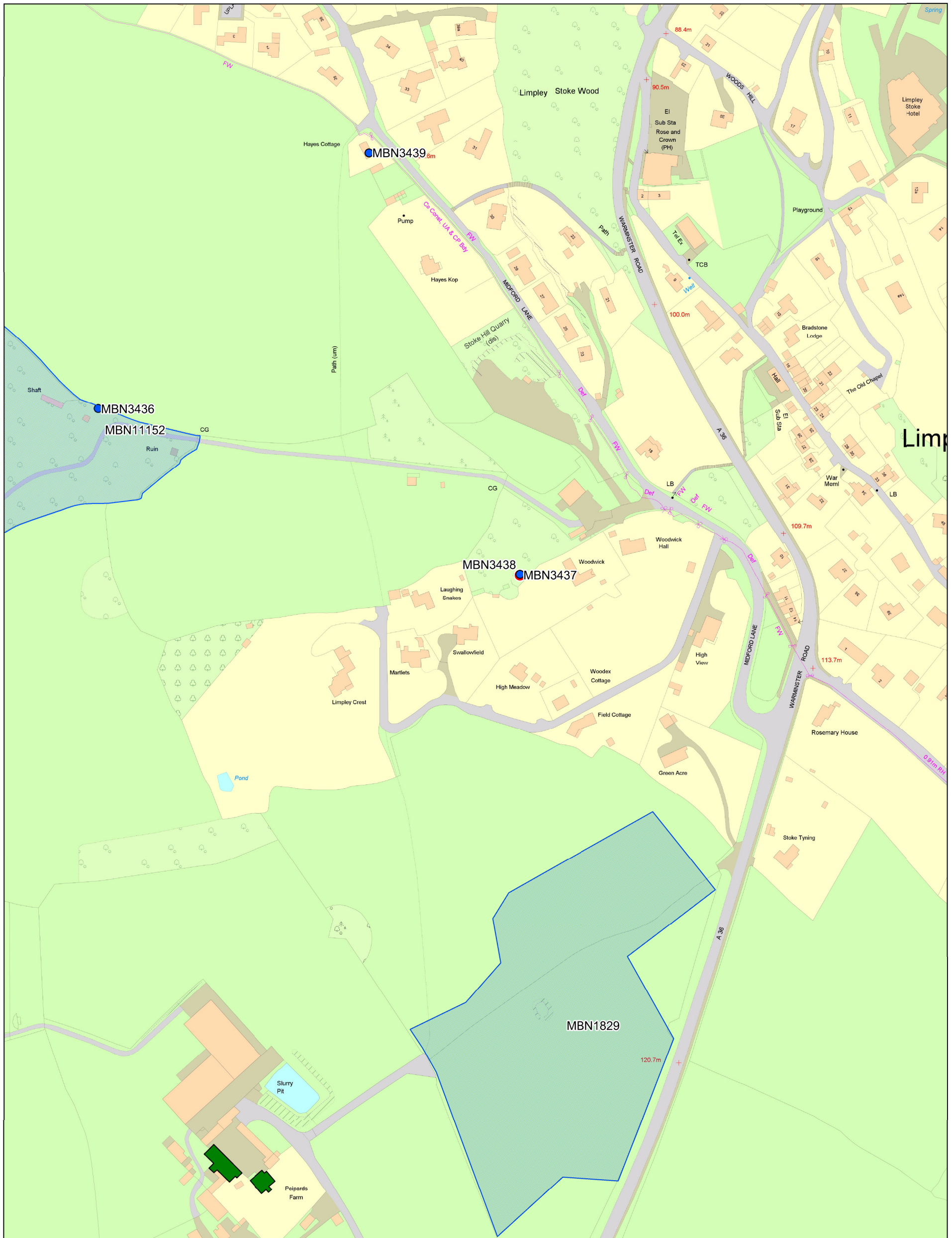
Extract from mid-1920s OS 25" map, Somerset Sheet 14.14 and others adjacent. Not to scale, approximate area of site outlined in red, best fit to this survey. Source: KnowYourPlace

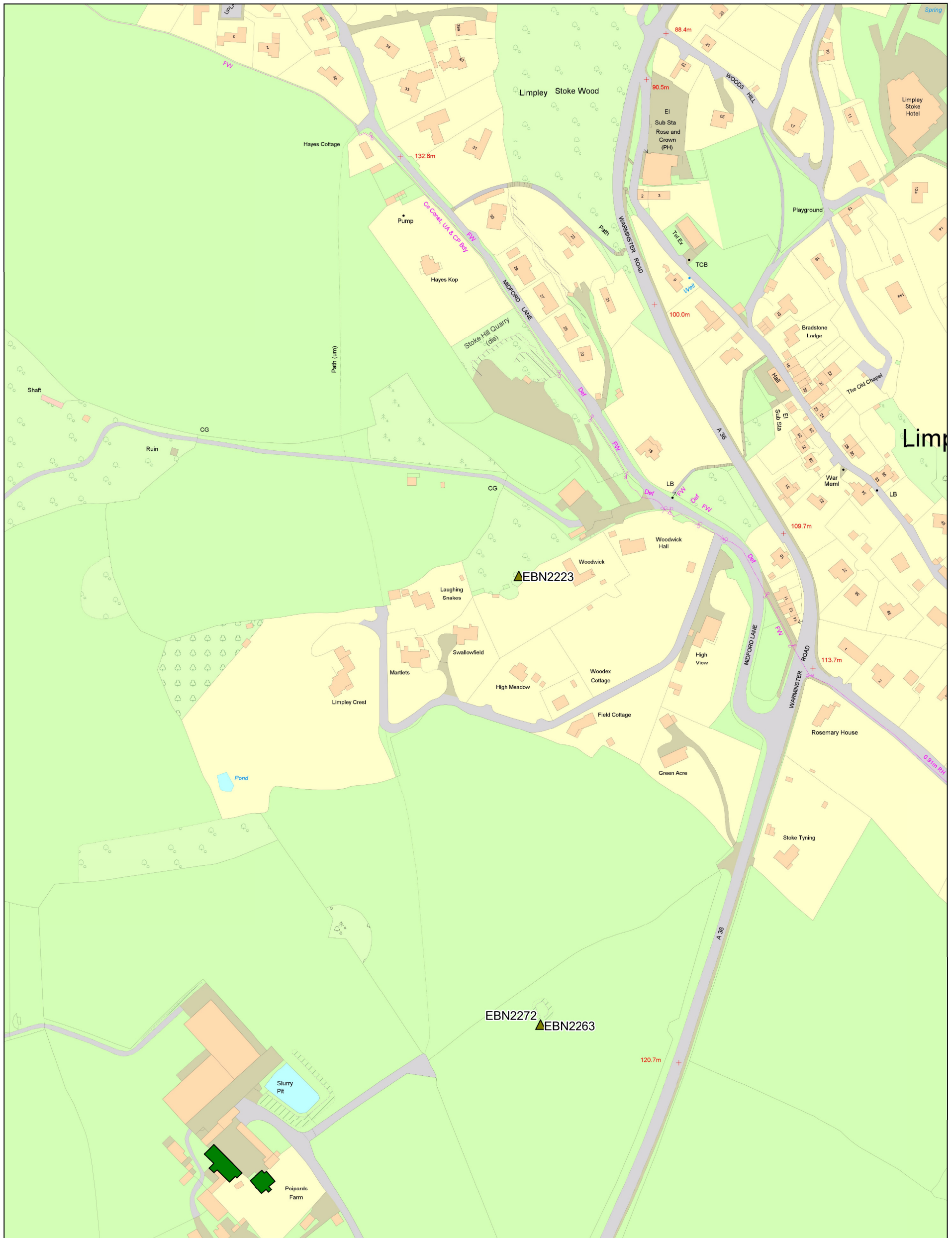


Lidar image of the site and its immediate environs, with salient features indicated

Figure 7









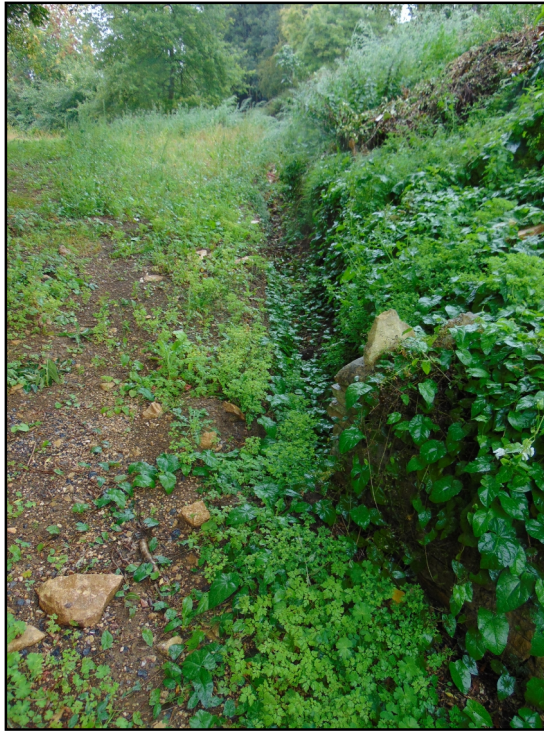
## Plates



1. Composite panoramic view of Plot C. The shot pans round from roughly east on the left hand side of the frame, to south-west on the right hand side.



2. Composite panoramic view of Plot B, looking south-east from the north-western end of the plot.



3. View to south-west at the north-western side of Plot C. Modern trench dug to take the new boundary wall that will eventually divide the new Plot C house from Plot A, the current Woodwick Hall. The natural hard rock geology was clearly visible in the base and sides of the trench.



4. The pool excavated by the present owner in recent times, lying towards the southern side of Plot C. This will be backfilled as part of the proposed development.