

Archaeological Services & Consultancy Ltd

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT:
MONKSMOOR FARM
DAVENTRY
NORTHAMPTONSHIRE**

on behalf of Capel House Property Trust Ltd



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April 2005

ASC: 661/DMF/1

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Site Data

<i>ASC project code:</i>	DMF	<i>ASC Project No:</i>	661
<i>County:</i>	Northamptonshire		
<i>Village/Town:</i>	Daventry		
<i>Civil Parish:</i>	Daventry		
<i>NGR (to 6 figs):</i>	SP 581 645 (centre)		
<i>Present use:</i>	Agricultural		
<i>Planning proposal:</i>	c.1000 new dwellings		
<i>Local Planning Authority:</i>	Northamptonshire County Council		
<i>Date of assessment:</i>	April 2005		
<i>Client:</i>	Capel House Property Trust Ltd Kember Loudon Williams Ltd Ridgers Barn Bunny Lane Eridge Tunbridge Wells Kent TN3 9HA		
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Figure 1: General location (scale 1:25,000)

Summary

In April 2005 an archaeological desk-based assessment was undertaken of land at Monksmoor Farm, Daventry, Northamptonshire, in advance of proposals for development of the area for housing. The assessment revealed that archaeological remains are not currently known on the site, but a number are known in the surrounding area. The proposed site has been agricultural land since the medieval period and probably earlier. Ground disturbance has taken place in localised areas, but there is good potential for the survival of unknown archaeological deposits elsewhere on the site.

1 Introduction

1.1 In April 2005 *Archaeological Services and Consultancy Ltd* (ASC) carried out an archaeological desk-based assessment of a site at Monksmoor Farm, Daventry, Northamptonshire (NGR SP 581 645 (centre): Fig. 1). The project was commissioned by *Kember Loudon Williams Ltd*, on behalf of *Capel House Property Trust Ltd*.

1.2 Planning Background

This desk-based assessment project has been required under the terms of *Planning Policy Guidance Note 16* (PPG16), in response to development proposals for the site, comprising potential housing and employment development.

1.3 Location & Description

The proposal site is situated to the north east of the town of Daventry, south of the village of Welton. It is bounded to the south by Daventry Reservoir and to the north by the Grand Union Canal. The eastern boundary of the site is defined by a stream along the Norton Civil Parish boundary line, and the western boundary is defined by the B5385 Welton Road and part of the A425. The site covers a total area of c.120 hectares.

1.4 Existing Buildings & Access

Main access to the site is from Welton Road. There are farm buildings situated c.250m from the western boundary and c.100m from the northern boundary of the site. Access to these buildings is via an un-metalled track from the Welton Road.

1.5 Geology & Topography

The soils of the area are mainly of the Wickham 2 Association (Soil Survey, 1983, 711f). The underlying geology consists of drift over Jurassic and Cretaceous clay or mudstone with slowly permeable seasonally waterlogged fine loamy over clayey, fine silty over clayey and clayey soils. Small areas of slowly permeable calcareous soils on steeper slopes. There may also be soils of the Oxpasture Association (Soil Survey, 1983, 572h) in the south east corner of the site. The underlying geology here consists of drift over Jurassic and Cretaceous clay shale with fine loamy over clayey and clayey soils with slowly permeable subsoils and slight seasonal waterlogging. Some slowly permeable seasonally waterlogged clayey soils. The site is essentially flat and lies at an elevation of c.115m OD.

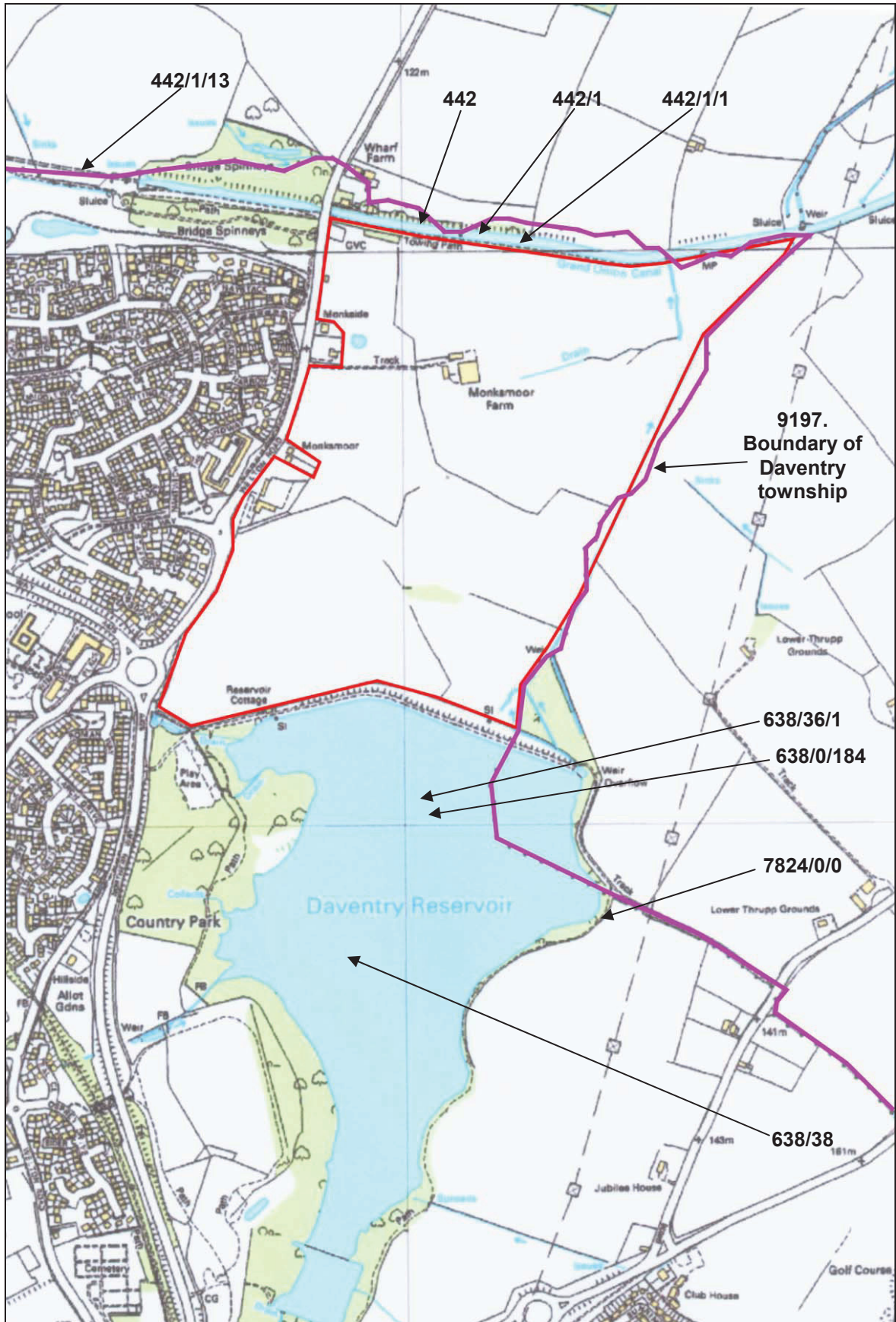


Figure 2: Location map showing relevant sites in the Northamptonshire Sites and Monuments Record (SMR) (scale 1:10,000)

2 Aims & Methods

- 2.1 ‘Archaeological desk-based assessment is an assessment of the known or potential archaeological resource within a given area, consisting of a collation of existing information in order to identify the likely extent, character and quality of the known or potential archaeological resource, in order that appropriate measures might be considered’ (IFA 2000).
- 2.2 The assessment was carried out according to the Institute of Field Archaeologists’ *Standard and Guidance for Archaeological Desk-Based Assessments* (IFA 2001) and the appropriate section of ASC’s own *procedures manual*.
- 2.3 The following readily available sources of information were consulted for the desk-based assessment:

2.3.1 *Archaeological Databases*

Archaeological databases represent the standard references to the known archaeology of an area. The principal source consulted was the *Northamptonshire Sites & Monuments Record* (SMR). The study area employed in the SMR search includes the site itself, and a surrounding study area of approximately 1km radius.

2.3.2 *Historic Documents*

Documentary research provides an overview of the history of a site and its environs, suggesting the effects of settlement and land-use patterns. The principal source consulted was the *Northamptonshire County Records Office* (CRO).

2.3.3 *Cartographic & Pictorial Documents*

Old maps and illustrations are normally a very productive area of research. The principal sources consulted were Northampton Central Library and the CRO.

3 Archaeological & Historical Evidence

The local and regional settings of archaeological sites are factors that are taken into consideration when assessing the planning implications of development proposals. The following sections provide a summary of the readily available archaeological and historical background to the development site and its environs.

The study area lies within an area of archaeological and historical interest, and the site has the potential to reveal evidence of a range of periods. The location of known archaeological and historical sites recorded in the SMR is shown in Fig. 2, and details appear in Section 8.

3.1 *Archaeological & Historical Background to the Study Area*

3.1.1 *Early Prehistoric (before 600BC)*

No early prehistoric remains are known within the designated study area.

3.1.2 *Iron Age (600BC-AD43)*

No Iron Age remains are known within the locale. An Iron Age hillfort known as *Borough Hill* (RCHM, 1981, 3, fig 54) lies c.1.5km to the south east of the site, but does not fall within the study area.

3.1.3 *Roman (AD43-c.450)*

No Roman remains have been recorded within the study area. Roman remains have been identified at Borough Hill (*ibid*), and a settlement of this period has been excavated at Middlemore Farm (Wilson, 2004), c.1.5km to the west of the site, but neither is located within the study area.

3.1.4 *Saxon (c.450-1066)*

No Saxon remains have been identified within the study area but the site is close to the town of Daventry. The origin of Daventry is not fully understood, but it was included in the Domesday Survey where it was valued at £3. Consequently, it is likely that the town may have been founded during the period.

3.1.5 *Medieval (1066-1500)*

The area around the development site probably comprised open, agricultural land during the medieval period. The area lay to the north east of the medieval centre of Daventry, within the open field landscape of the township (Fig. 2). Extensive traces of ridge and furrow have been recorded in the Daventry area, both within and adjacent to the site boundaries (Brown, 1991, fig. 16).

The *Daventry Extensive Urban Survey* records the existence of a windmill and watermill (SMR 638/0/184, 638/38 and 638/36/1: Figure 2) adjacent to the parish boundary (Ballinger *et al*, 1999, 3.1.2.5). Figure 3 also provides evidence of the presence of mills in the area that later becomes the Daventry Reservoir in the form of fieldnames (*Windmill Piece* and *Old Mill Piece*).

3.1.6 *Post-Medieval (1500-1900)*

The landscape around the site has been reconstructed in Figure 3 to indicate that the area was made up of large, open, irregularly shaped furlongs, including *Langdon Furlong*, *Priors Furze in Daventre Field* and *Windmill Piece shooting East and West*.

The Grand Junction Canal (SMR 442, 442/1 and 442/1/1: Figure 2) was constructed by William Jessop between 1793 and 1815 and forms the northern boundary of the site. The construction of the canal included the building of over 100 locks, an aqueduct and two lengthy tunnels. At the time it was a great civil engineering undertaking, and cost over £1.5 million (Faulkner 1993, 45-95).

The stretch of the canal within the study area includes the Braunston Tunnel (SMR 442/1/13), and was opened in June 1796 (Faulkner 1993, 95). The tunnel is 2042 yards long and wide enough for two seven feet beam boats to pass each other, but has no towing path. The tunnel is lined with locally produced bricks. Three circular brick airshafts were constructed by the footpath over the hill which follows the route the boat horses would have taken whilst the boats were legged through the tunnel. Legging was eventually replaced by steam tugs in 1871. A mistake made during the construction of the east entrance to the tunnel gives it a slight 'S' bend (Northamptonshire Industrial Archaeology Group, 2001).

The Daventry Reservoir (SMR 7824/0/0) was opened in 1804 and forms the southern boundary of the site. It was built to supplement the two existing reservoirs in the area (Braunston Reservoir and Drayton, or Daventry Old, Reservoir), which were shown to be inadequate with the rapid increase in traffic brought about by the opening of the Braunston arm of the canal (Faulkner 1993, 95). It could originally hold 362,000,000 gallons when full, has an area of almost 100 acres and is fed by four streams running down the valley (*ibid*).

Figure 4 shows an extract from an 1803 Inclosure Map. By this time, the area surrounding the site consisted of an open landscape, labelled *Bean Field*, with a few rectilinear boundaries marked along the southern side of the canal. In contrast, by the time the first edition Ordnance Survey map was published in the 1880s (Figure 5), the entire surrounding landscape had been subdivided by rectilinear field boundaries. Thrupp Grounds Farm, to the east of the site, and Lang Farm, to the west of the site, were both in existence by this time.

3.1.7 *Modern (1900-present)*

The Grand Junction Canal was incorporated into the Grand Union Canal in 1929, to create a waterway joining London and Birmingham (Faulkner 1993, 161). Elsewhere in the surrounding area, little major change took place and it is clear that the pattern of field boundaries and buildings had been established by the late 19th century (Figures 6-8).

3.2 *The Known Archaeology & History of the Site*

3.2.1 *Early Prehistoric* (before 600BC)

There are no known instances of prehistoric activity within the proposal site.

3.2.2 *Iron Age* (600BC-AD43)

There are no Iron Age finds from within the proposal site.

3.2.3 *Roman* (AD43-c.450)

There is no evidence of Roman activity within the proposal site.

3.2.4 *Saxon* (c.450-1066)

There are no known instances of Saxon activity within the proposal site.

3.2.5 *Medieval* (1066-1500)

The name '*Monksmoor*' is said to have originated from the monks of Daventry Priory, who owned the site during this period, with the '*moor*' suffix being added in reference to the quality of the land (Gover *et al*, 1975, 20).

Extensive traces of ridge and furrow cultivation strips have been recorded on the site, indicating that it was in use as agricultural land during this period (Brown, 1991, fig.16).

A charter of 1286-7 records an exchange of lands between Daventry Priory and one John Neal whereby John Neal received a croft called *Millewardis Croft* in Daventry next to the road to Welton (Brown, 1991), which forms the western boundary of the proposal site. Later that year, as part of another exchange, the Priory gave John Neal two roods on *Riehul* (Ryehill) between land already owned by John Neal and land of Simon Compion (*ibid*). Brown points out that in this period people were trying to consolidate their scattered land strips into compact units, and although *Millewardis Croft* is not named on the 1571 map (Figure 3), there is a plot labelled *Ryehill* in the southwest corner of the site.

3.2.6 *Post-Medieval* (1500-1900)

Figure 3 shows the fieldnames of the site as they were in 1571, taken from the *Dragge Book*, a detailed survey that provides a comprehensive picture of the fields of Daventry parish as they were at that time. Research has been carried out that shows that the approximation between the acreage implied by the Domesday survey and that actually recorded land by land in the *Dragge Book* for the presumed early virgated area is strongly suggestive of a degree of continuity from at least the 11th century, and possibly earlier (Brown, 1991).

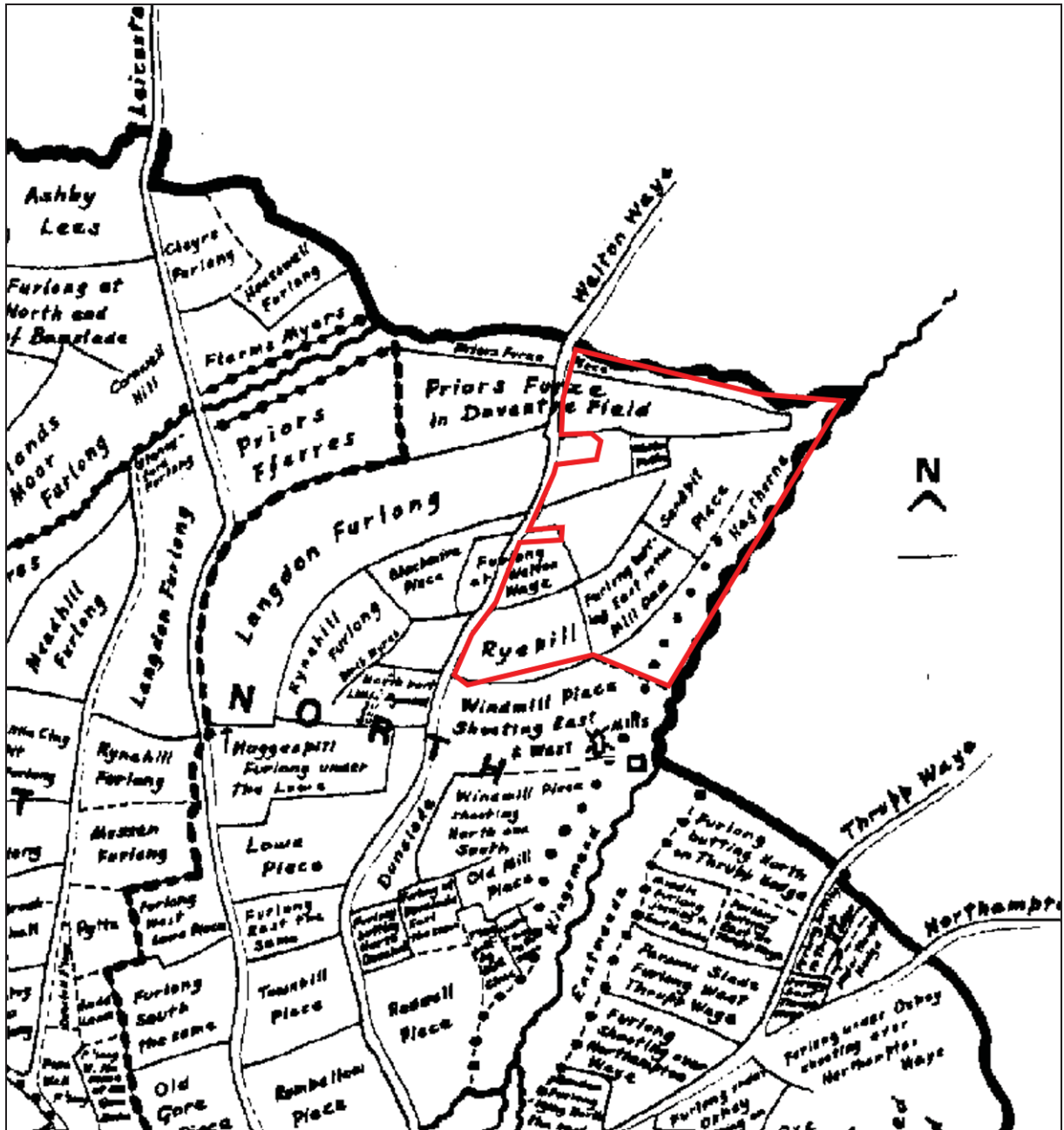


Figure 3: Map of field-names as in 1571 (Brown, 1991)

The earliest map to show the site in detail is the Inclosure Map of 1803 (Figure 4). This shows that the site was owned by John Clarke Esq. and was described as ‘Allotments’.

The origin of Monksmoor Farm is not fully understood, but the farm buildings on the site were in existence by the time the first Ordnance survey map was published in the 1880s (Figure 5). This map also shows the existence of a rifle range in the two central fields that run parallel to the eastern boundary of the site. The farm buildings are positioned in the northwestern quarter of the site and appear to consist of a yard surrounded by buildings, with a smaller building to the north, and another building with a possible yard to the northeast. A track is illustrated leading to the former of the individual

buildings, but it only leads as far as the field boundary to the west of the buildings. There is a suggestion of continuity in the field boundaries from 1803 (Figure 4) to some of those shown in the 1880s (Figure 5). The most notable is the boundary that runs south of the farm buildings to the eastern border of the site. This boundary is clearly visible on Figure 4.

3.2.7 *Modern (1900-present)*

The second edition Ordnance Survey map was published in 1901, and little had changed in the layout of the site (Figure 6). The rifle range was no longer labelled, and a sand pit has been cut into one of the central fields, although this did not affect the field boundaries.

The layout of the site in 1927 is shown in Figure 7. Little change had been made to the general layout, but a hydraulic ram was installed to the west of the farm buildings, utilising what was probably an existing field drain. The sand pit first recorded on the 1901 map has been expanded slightly, and a hedgerow has been removed approximately halfway up the western boundary of the site.

The farm was recorded in National Farm Survey in 1941 (PRO MAF 32 940/42). The entire proposal site was owned by H.K. Clarke of Rugby, and occupied by one tenant farmer, S.P. Clarke. It is possible that the farm remained in the ownership of the Clarke family from the beginning of the 19th century through to the middle of the 20th century.

The existing track that serves as an access road is not present on the 1952 Ordnance Survey map (Figure 8), and must therefore be a recent addition to the farm. The sand pit and hydraulic ram were still present at this time, as were the farm buildings described in section 3.2.6.

Modern Ordnance Survey data (2005; Figure 2) shows that the site layout has been simplified in recent years and many of the field boundaries had been removed. The sand pit is no longer in existence, and the hydraulic ram has been removed, leaving a drain in its place.



Figure 4: Extract from Inclosure Map of Daventry (1803) (*not to scale*)

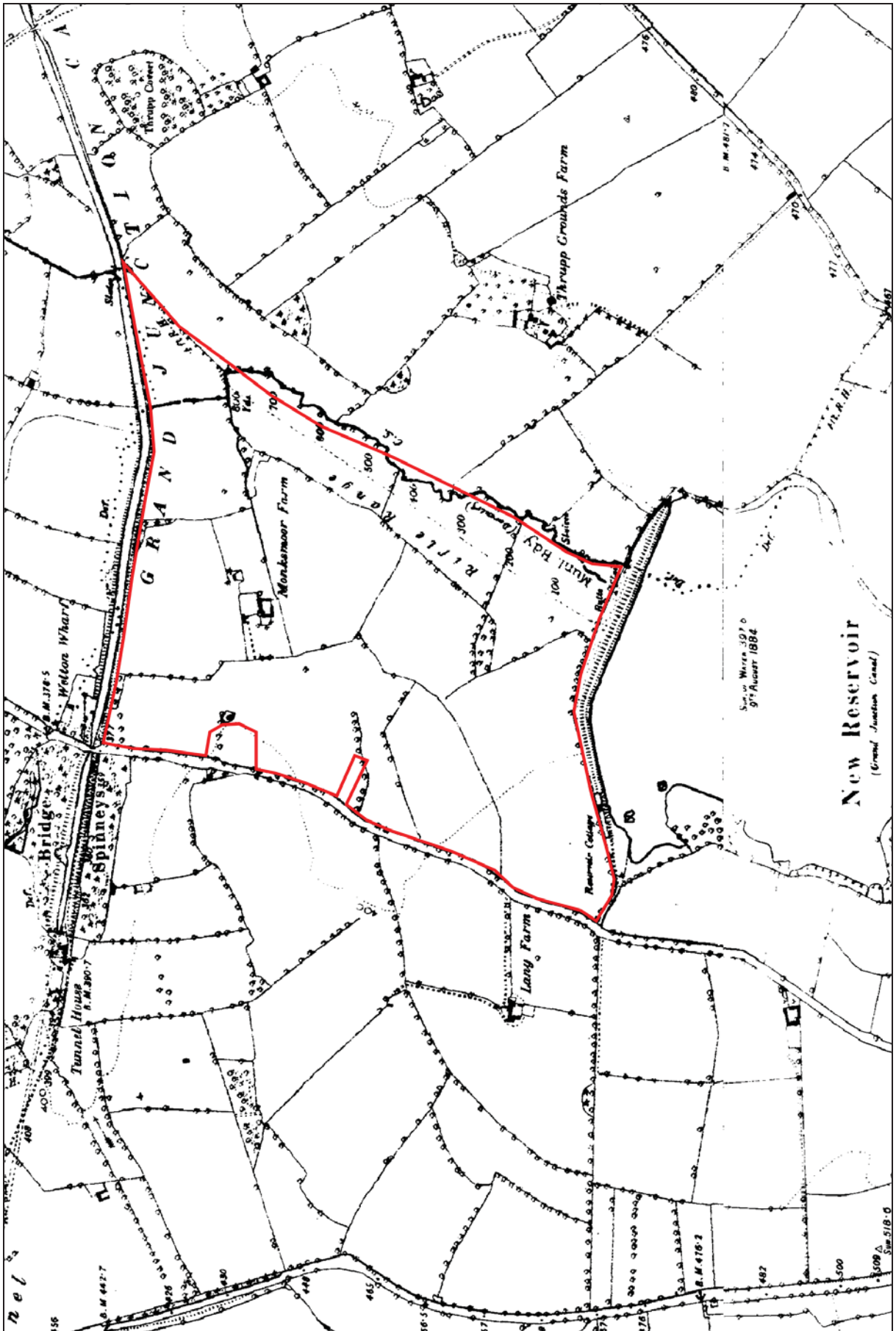


Figure 5: Extract from first edition six inch Ordnance Survey map (1880s)

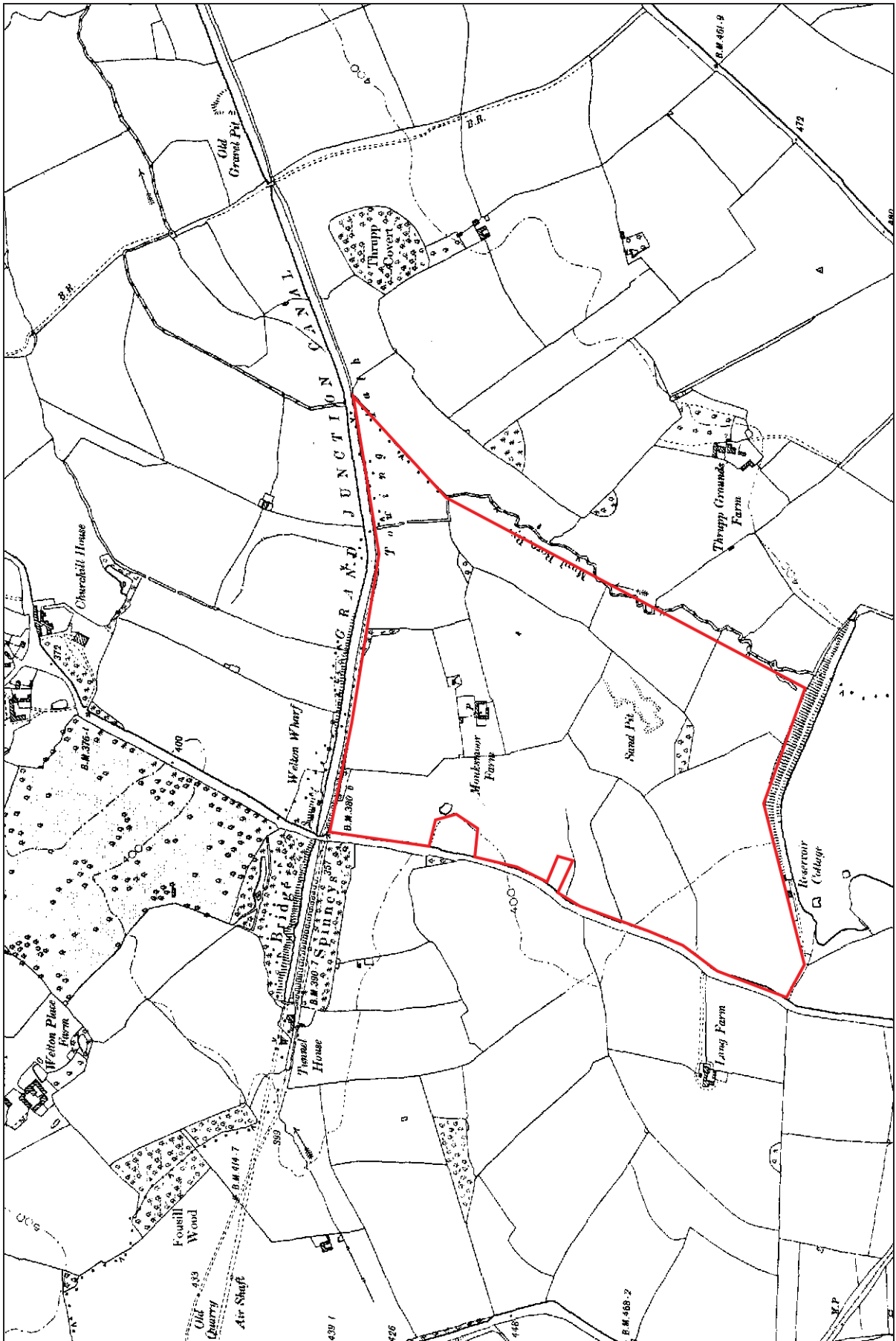


Figure 6: Extract from 1901 Ordnance Survey map (1:10,560)

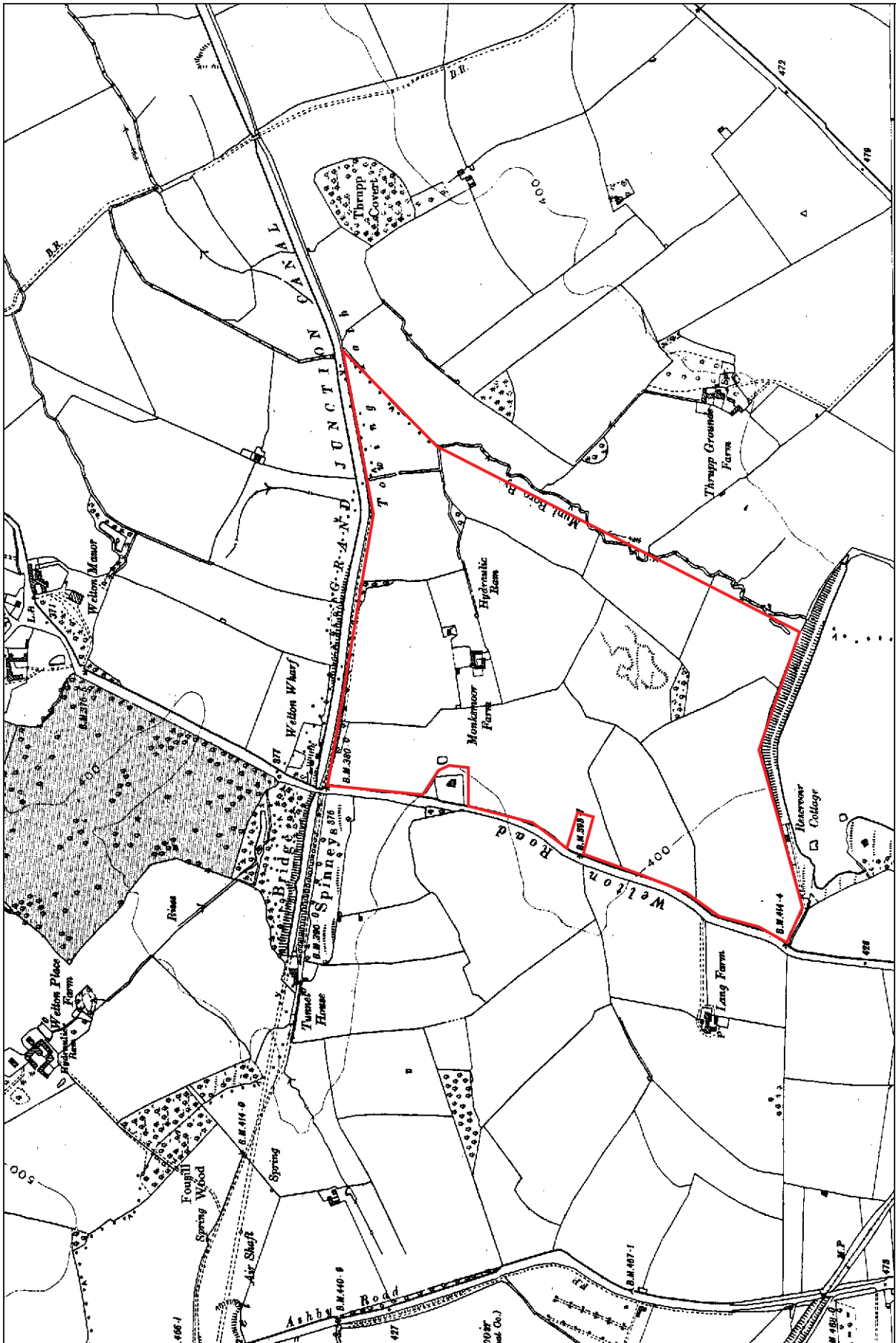


Figure 7: Extract from 1927 Ordnance Survey map (1:10,560)

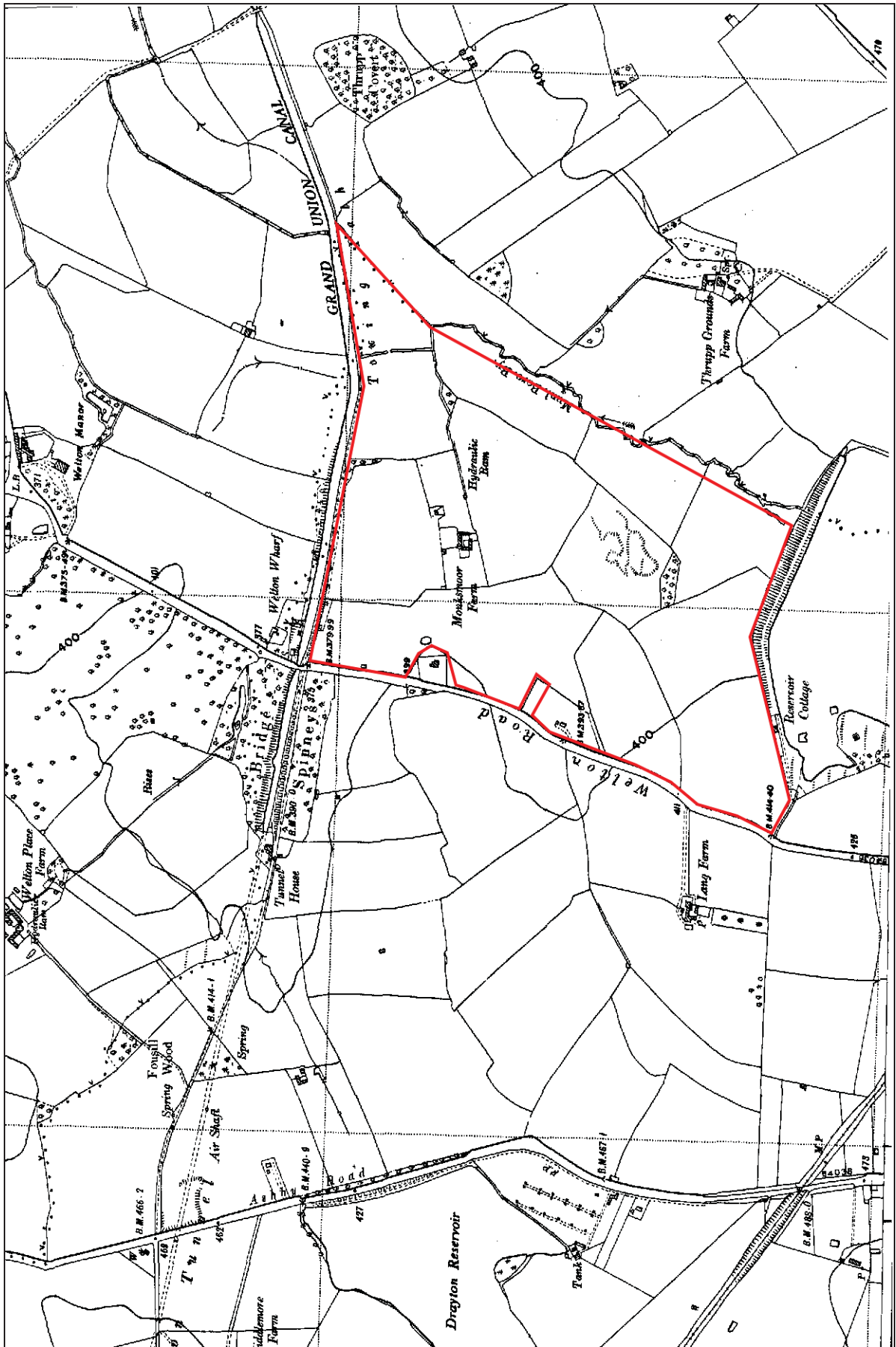


Figure 8: Extract from 1952 Ordnance Survey map (1:10,560)

4 Walk-Over Survey

4.1 *Aims*

As part of the assessment a walk-over survey of the site was undertaken on 6th April 2005, with the following aims:

- To examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any remains present.
- To consider the significance of any above-ground structures, historic buildings or historic landscape features present.
- To assess the present site use and ground conditions, with a view to the appropriate deployment of fieldwork techniques, if required by the AA.

4.2 *Results*

4.2.1 Access to the proposal site is from the west, along a track leading from the Daventry to Welton road (Plate 1). The track is un-metalled and as it is not shown on mid 20th century Ordnance Survey maps, it is probably modern.

4.2.2 The proposal site largely comprises arable fields (Plate 2). An area of pasture is present immediately to the south of the farm buildings (Plate 3), as well as an area of rough grass on the southern border of the site (Plate 4).

4.2.3 The existing buildings are situated at the end of the access track in the northwest quarter of the site (Plate 5). They are of 19th and 20th century date, and comprise dilapidated brick and corrugated iron structures, none of which are architecturally significant.

4.2.4 There are no surface traces of ridge and furrow earthworks or of the sand pit recorded on the early Ordnance Survey maps.

4.2.5 An overhead power cable traverses the site from southwest to northeast (Plate 5). Buried services are also known to be present.



Plate 1: View looking west along access road



Plate 2: View looking southeast across arable fields from access track



Plate 3: Pasture to the south of the farm buildings



Plate 4: Area of rough grass on southern border of site, view northeast from reservoir bank



Plate 5: View of existing farm buildings, looking west

5 Statutory Constraints on Development

5.1 A range of planning constraints are in place in the area of the site. These constraints relate both to the area as a whole, and to individual buildings and sites. These constraints are taken into consideration when assessing the implications of planning and other proposals made to the local authority and to other local and national bodies.

5.2 Conservation Areas

The site is not within a conservation area.

5.3 Areas of Archaeological Significance

The site and the surrounding study area do not fall within an area designated by *Daventry District Council* as an Area of Archaeological Significance.

5.4 Scheduled Ancient Monuments

No scheduled monuments are situated within the proposal site or in the immediately surrounding area.

5.5 Listed Buildings

There are no listed buildings present on the site.

6 Conclusions

6.1 The desk-based assessment has revealed that archaeological sites and monuments are *not currently known on the site*, but a number are known in the surrounding area (Figure 2). The claylands of southwest Northamptonshire are known to contain archaeological sites and monuments and, for example, the presence of the Iron Age and Roman site at Borough Hill and Roman settlement at Middlemore Farm provide indications of the potential of the region. A number of archaeological excavations have taken place in the centre of Daventry (Ballinger 1999) but, in contrast, little archaeological work has taken place in the farmland to the east of the town and the archaeological potential of this area is largely undefined.

6.2 *Archaeological Potential of the Site*

There is limited potential for the presence of archaeological remains on the site. The farm buildings, quarry and works associated with the construction of the canal and reservoir may have caused some local disturbance and any archaeological remains that may be present are likely to be best preserved on the open land, away from these areas.

6.2.1 The Sites and Monuments Record contains a number of references to prehistoric and Roman artefacts in and around Daventry, but remains of these periods is not known on or adjacent to the site. The survival of remains of these periods on the site cannot be entirely dismissed and the site is considered to offer *moderate* potential for the survival of remains of these periods.

6.2.2 The site is away from the Saxon and medieval core of Daventry and contained ridge and furrow cultivation strips. During the medieval period it probably formed part of the open field system of Daventry and consequently, Saxon and medieval settlement is unlikely to be present. The potential for remains of these periods on the site is *low*.

6.2.3 The site has probably always comprised open land. Monksmoor Farm was probably developed during the late 19th century. The existing brick buildings are unremarkable examples of their type and are not architecturally significant.

6.2.4 During the medieval period the site was probably part of the open field landscape of Daventry and ridge and furrow cultivation strips have been recorded on the site. These no longer exist as surface features and have been denuded, probably due to the effects of deeper ploughing during the late 20th century. This ploughing may also have had a detrimental effect on any underlying prehistoric, Roman or Saxon remains, but any cut features, *e.g.* pits, ditches, etc, may survive below the level of the ploughing.

6.3 The framework for the management of archaeological issues in the planning system is currently set out in the document PPG16 *Archaeology and Planning*. Matters relating to buildings are dealt with under the terms of PPG 15 *Planning and the Historic Environment*. Decisions relating to archaeological matters within the area of the site are taken on behalf of the local authority by the Historic Environment Team of *Northamptonshire County Council*.

7 Acknowledgements

The writer is grateful to *Kember Loudon Williams Ltd* for commissioning the desk-based assessment on behalf of *Capel Property Trust Ltd*. Thanks are also due to Alison Smith of the *Northamptonshire Sites & Monuments Record* for providing access to the SMR data. The assistance of the staff of the CRO and Local Studies Library is also gratefully acknowledged.

The research for the assessment, and the walk-over survey, were undertaken for *ASC Ltd* by Jonathan Hunn BA PhD MIFA and Calli Rouse BA. The report was prepared by Calli Rouse under the guidance of Dr Jonathan Hunn, and edited by David Fell BA MA MIFA.

8 Sites & Monuments Data

Sites listed below are those within the study area, *i.e.* the site and an additional radius of 1km.

SMR No	NGR	Period	Type	Description
442	SP 724 536	Modern (1805AD – 1929AD)	Monument	Grand Junction Canal (later incorporated into Grand Union Canal)
442/1	SP 724 536	Modern (1805AD – 1929AD)	Monument	Route of Grand Junction Canal
442/1/1	SP 7248 5366	Modern (1805AD – 1999AD)	Monument	Canal, Grand Junction Co.
442/1/13	SP 5655 6530	Modern (1796AD – 2000AD)	Monument	Braunston Tunnel
638/0/184	SP 57697 63257	Early Medieval to Post Medieval	Monument	Windmill
638/36/1	SP 58024 64014	Medieval	Monument	Mill
638/38	SP 57928 63755	Medieval	Monument	Mill
7824/0/0	SP 5800 6400	Modern (1804AD)	Monument	Daventry Reservoir
9197	SP 57822 62950	Medieval to Post Medieval	Monument	Daventry Township

9 References

Standards & Specifications

ALGAO 2003 *Standards for Field Archaeology in the East of England*. East Anglian Archaeology Occasional Paper 14.

IFA 2000a Institute of Field Archaeologists' *Code of Conduct*.

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10 Cartographic Sources

The following maps and plans were consulted in the course of this assessment:

Date	Reference	Description
1803	-	Inclosure Map of Daventry
1880	Northants XXXVI SW	Ordnance Survey 6 inch map. County Series
1901	Northants XXXVI SW	Ordnance Survey 6 inch map. County Series
1927	Northants XXXVI SW	Ordnance Survey 6 inch map. County Series
1952	Northants XXXVI SW	Ordnance Survey 6 inch map. County Series
1999	OS Explorer 222	Ordnance Survey Explorer Series 1:25,000 series Rugby and Daventry, Southam and Lutterworth
2005	-	Ordnance Survey Landplan 1:10,000