

**HISTORIC BUILDING SURVEY REPORT:  
DUDFIELD NURSERIES, TAVERN LANE, SHOTTERY, WARWICKSHIRE**

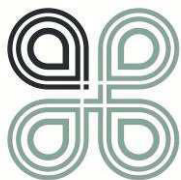
Planning Reference: 11/02803  
NGR: SP 18645 64813  
AAL Site Code: SHDN17  
OASIS Reference Number: allenarc1-281454



Report prepared for Grevayne Properties Limited

By  
Allen Archaeology Limited  
Report Number AAL2017056

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Allenarchaeology



## Contents

Executive Summary .....	1
1.0 Introduction.....	2
2.0 Site Location and Description.....	2
3.0 Planning Background.....	2
4.0 Archaeological and Historical Background.....	2
5.0 Methodology .....	3
6.0 Results .....	3
Exterior .....	3
Interior.....	4
7.0 Discussion and Conclusions.....	5
8.0 Effectiveness of Methodology.....	5
9.0 Acknowledgements .....	5
10.0 References.....	5

### List of Plates

Plate 1 (Shot 57): Southwest elevation, looking east-northeast (1m scale) .....	6
Plate 2 (Shot 56): Porch projecting from southwest elevation, looking east-northeast (1m scale) .....	6
Plate 3 (Shot 60): Second doorway and window inserted into previous opening, looking northeast (1m scale).....	7
Plate 4 (Shot 63): Window above garage door, looking northeast.....	7
Plate 5 (Shot 67): Ground floor window on southwest elevation, looking east-northeast .....	8
Plate 6 (Shot 69): Southeast elevation, looking north (1m scale).....	8
Plate 7 (Shot 73): Northeast elevation, looking west-southwest (1m scale) .....	9
Plate 8 (Shot 76): Northwest elevation, looking south-southeast (1m scale).....	9
Plate 9 (Shot 33): Door leading out to the porch, looking west (1m scale) .....	10
Plate 10 (Shot 34): Staircase, looking north-northwest (1m scale).....	10
Plate 11 (Shot 49): Living room, looking west-southwest (1m scale) .....	11
Plate 12 (Shot 48): Living room, looking east-northeast (1m scale) .....	11
Plate 13 (Shot 45): Brick plinth in living room, looking south-southeast (1m scale) .....	12
Plate 14 (Shot 41): Kitchen, looking north-northwest (1m scale) .....	12
Plate 15 (Shot 43): Section cut out from southeast wall of kitchen, looking south-southeast (1m scale) .....	13
Plate 16 (Shot 36): Bedroom 1, looking west (1m scale) .....	13
Plate 17 (Shot 14): First floor landing, looking south-southeast (1m scale) .....	14
Plate 18 (Shot 19): Bathroom, looking north-northwest (1m scale).....	14
Plate 19 (Shot 27): Bedroom 2, looking west-southwest (1m scale) .....	15
Plate 20 (Shot 12): Bedroom 3, looking west (1m scale) .....	15
Plate 21 (Shot 6): Bedroom 4, looking west-southwest (1m scale) .....	16

### List of Appendices

Appendix 1: Colour Plates .....	6
Appendix 2: Photo Archive .....	17

Appendix 3: Figures .....	19
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**List of Figures**

Figure 1: Site location outlined in red .....	19
Figure 2: Site location, development site outlined in red, building outlined in blue.....	20
Figure 3: Location and direction of exterior photographs .....	21
Figure 4: Location and direction of ground floor photographs.....	22
Figure 5: Location and direction of first floor photographs .....	23

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## Executive Summary

- Allen Archaeology Limited was commissioned by Grevayne Properties Limited to undertake a programme of historic building recording of a 19<sup>th</sup> century brick cottage at Dudfield Nurseries, Tavern Lane, Shotton, Warwickshire, as a condition of planning consent for the demolition of the building prior to a residential development.
- The brick building on the development site features on the first edition Ordnance Survey map dating to the 1880s. Externally it is fairly typical of buildings of this date; two storey, red brick with double pitched gabled plain tile roof.
- The building has undergone a series of alterations over the 20<sup>th</sup> century including the conversion of a cartshed or store and replacement of original windows. As such the building is fairly unremarkable, with the exception of some decorative brickwork at the eaves and above the former cartshed door.

## **1.0 Introduction**

- 1.1 Allen Archaeology Limited were commissioned by Grewayne Properties Limited to undertake a programme of photographic recording of a 19<sup>th</sup> century brick cottage at Dudfield Nurseries in Shottery, Stratford-upon-Avon, as a condition of planning consent for the demolition of the building prior to a residential development.
- 1.2 The works adhere to the national guidance set out in the Historic England documents '*Understanding Historic Buildings: A guide to Good Recording Practice*' (2016), and the Chartered Institute for Archaeologists '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (CIfA 2014), and to a specification for the work prepared by this company (AAL 2017).
- 1.3 The documentary and photographic archive will be submitted to The Warwickshire Museum under the temporary museum site code T/1592, within 12 months of the completion of this report.

## **2.0 Site Location and Description**

- 2.1 Shottery is situated within the administrative district of Stratford-upon-Avon District Council, approximately 1.8km west of the historic core of Stratford-upon-Avon and 14.4km northeast of central Warwick. Dudfield Nurseries lies immediately to the northwest of Tavern Lane, centred on NGR SP 18645 64813 (Figure 1).

## **3.0 Planning Background**

- 3.1 Planning permission was granted on 22<sup>nd</sup> December 2015 for the '*Demolition of existing garden centre buildings and dwelling and erection of 12 new dwellings*' (Reference 11/02803/FUL). As a condition of planning consent, the Assistant Historic Environment Officer, advising Stratford-upon-Avon District Council, recommended the undertaking of a programme of photographic recording, in order to make a permanent record of the building on the site prior to any demolition or alterations.
- 3.2 This approach adopted is consistent with the guidelines that are set out in the National Planning Policy Framework (NPPF) (Department for Communities and Local Government 2012).

## **4.0 Archaeological and Historical Background**

- 4.1 The settlement is not mentioned in the Domesday Survey of 1086, at which time it was probably assessed as part of Stratford, but it is documented as early as c. AD705 when it was given to the monastery in Worcester by King Offa (Styles 1945).
- 4.2 The brick built cottage on the site that is the subject of these works is shown on the First Edition Ordnance Survey map dated 1888-9.
- 4.3 There are two listed buildings close to the site, both on the south side of Tavern Lane. The Thatched House is a Grade II listed property directly opposite the site (List Entry ID 1298507). It was formerly 3 cottages but has been merged to create a single dwelling, originally dating to c.1600, with later additions. A little further to the southwest is Lavender House, which is also Grade II listed (List Entry Number 1025003). Lavender House is a 17<sup>th</sup> century cottage with extensive alterations in the late 19<sup>th</sup> century and two 20<sup>th</sup> century rear wings.

## 5.0 Methodology

- 5.1 The works described below are based on the guidance set out in the Historic England document '*Understanding Historic Buildings: A guide to good recording practice*' (2016). The building survey has been undertaken by an experienced archaeologist who recorded all aspects of the relevant buildings prior to demolition, acting strictly in accordance with the approved specification (AAL 2017).
- 5.2 Photographs were taken of the following:
- All external elevations and external roof structure.
  - The relationship of the structures to their surroundings.
  - A general internal photographic record. Photographs were taken of a selection of rooms/internal spaces to show the general nature and type of spaces represented.
  - A selection of key architectural details, i.e. windows, doors, decorative brickwork, and other significant features, fixtures or fittings.
- 5.3 The location and direction of each photograph taken during the survey have been linked to a floor plan. These are shown on Figure 3-Figure 5 and are listed in Appendix 2.
- 5.4 The survey was carried out by the author on 27<sup>th</sup> February 2017. The weather was overcast providing challenging lighting conditions internally, and a fill flash was used where appropriate.

## 6.0 Results

- 6.1 The location of the development site is shown on Figure 2. An account of the exterior of the building will be given before commenting on the interior. The plate number refers to Appendix 1, showing a selection of photographs taken during the survey. The location of each of the photographs is shown on Figure 3-Figure 5, which can be cross referenced with the photographic archive list in Appendix 2.

### **Exterior**

- 6.2 The surveyed building is a two storey brick house, built in Flemish Garden Wall bond, irregularly patterned between red and cream, creating an uneven appearance to the façade. There is a course of black engineering bricks at the base of the wall, no doubt added as a damp proof measure. The roof is of plain ceramic tiles and is a simple double pitched gable roof, with dentil course below the eaves (Plate 1).
- 6.3 There are two entrances to the building, both on the southwest elevation (Plate 1). Slightly to the south of the centre of the elevation a brick lean-to porch projects from the elevation. It is roofed in the same plain tiles as the main building, but the better condition of this and the brickwork, indicate it is a more recent addition. The door in this porch is a modern uPVC door with uPVC surround and narrow side lights (Plate 2). The second entrance to the building is located towards the north end of the southwest elevation. Here a wooden door has been inserted adjacent to a modern uPVC casement window. A heavy blue lintel runs across both the door and window and sits below a segmental arch suggesting this may have formed a single large opening (Plate 3). The door and window sit within a recessed opening, on either side of which are two stone blocks with steel pintles, suggesting the opening originally had a set of large double doors.

- 6.4 Above this door and window is a single glazed casement window with thin wooden glazing bars (Plate 4), which may be original or at the very least, rather older than the remaining windows in this elevation, all of which are modern uPVC double glazed windows. There are two further windows at first floor level, one directly above the porch and one to the south of this, with an identical window directly below it with a soldier arch above (Plate 5).
- 6.5 The final window in the elevation, sits between ground and first floor level, indicating the location of the staircase (Plate 1).
- 6.6 There is only one chimney on the building, the chimney breast for which projects out from the southeast elevation and is topped with a modern ceramic pot. There were two modern uPVC windows to the east of the chimney one on the ground floor and one at first floor level (Plate 6). The course of engineering bricks runs behind the chimney stack, suggesting the stack is a later addition.
- 6.7 There are two windows on the north-eastern elevation, both located towards the centre of the building, one at ground floor and one at first floor level. They are both modern double glazed uPVC windows with the ground floor window being offset slightly to the north from the first floor window. There is a small area of brick repair to the south of the ground floor window which may indicate the location of a small blocked window. The course of engineering bricks continues along this elevation, but stops short just to the north of the windows (Plate 7). This corresponds with the position of the large opening on the opposing elevation, but there is no evidence for a corresponding opening on this elevation.
- 6.8 The northern gable has a single window at first floor level and is a single glazed window with thin wooden glazing bars, below a soldier arch lintel. A segmental arch is also visible above this lintel, suggesting alterations to the window opening. A single storey brick outbuilding abuts the eastern part of the elevation, with a door on its west elevation and a short stub of a low brick boundary continuing to the north (Plate 8). The outbuilding partially conceals a brick buttress on this corner of the building.

### ***Interior***

- 6.9 The projecting porch on the southwest elevation conceals an external door (Plate 9), further indicating the later date of the porch. It opens into a hallway with a staircase to the left of the entrance. It is a 90° winder staircase, and the space below the stairs can be accessed from slightly further to the north (Plate 10).
- 6.10 Three further doors open off the hallway. To the south a door provides an entrance to the living room. The room has modern décor with a laminate floor and an exposed lintel runs north – south (Plate 11 and Plate 12). On the south wall is a small brick plinth which is probably a modern addition to house a wood or coal burner (Plate 13).
- 6.11 Directly opposite the porch a door leads from the hall into the kitchen. This is a long galley style kitchen which has modern fixtures and fittings (Plate 14 and Plate 15).
- 6.12 The final door leads into the northern part of the house, most recently in use as a bedroom (Bedroom 1) (Plate 16). This room again has modern fixtures and fittings and a boiler is located in the south-eastern corner of the room.
- 6.13 Up the stairs a landing (Plate 17) provides access to three bedrooms and a bathroom. The bathroom is a long thin room, lit by a large window on the north-eastern wall. It is fitted with a modern bath and shower units and a built in cupboard (Plate 18).

- 6.14 The three bedrooms on the first floor are all fitted with modern décor with no historic features evident.

## **7.0 Discussion and Conclusions**

- 7.1 The building is a small late 19<sup>th</sup> century brick cottage located just beyond the core of the village of Shottery. It is an unremarkable building which has been converted in recent years for multiple occupancy.
- 7.2 There is some suggestion in the brickwork that the section of building to the north, is of a later phase, however the evidence is not clear. Historic mapping indicates that the building has had its current dimensions since at least the late 19<sup>th</sup> century, and it is therefore more likely that the northern part of the building, with a large opening on its southwest elevation, originally served as a cartshed or store, which has since been converted for residential use.
- 7.3 There are some interesting brick details surviving, including the brick arch over the garage door and the dentil course below the eaves. However, the inconsistent replacement of windows and modern internal fittings do not present a building of any particular heritage value.

## **8.0 Effectiveness of Methodology**

- 8.1 The methodology was appropriate for the project and has allowed for a permanent record of the structure to be made prior to its demolition.

## **9.0 Acknowledgements**

- 9.1 Allen Archaeology Limited would like to thank Grewayne Properties Limited for this commission.

## **10.0 References**

AAL, 2016, *Specification for an historic building survey: Dudfield Nurseries, Tavern Lane, Shottery, Warwickshire, CV37 9HE*, Allen Archaeology Limited

CIfA, 2014, *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*, Reading: Chartered Institute for Archaeologists

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Styles, P., 1945, *A History of the County of Warwick: Volume 3, Barlichway Hundred*, Victoria County History, London



**Appendix 1: Colour Plates**



*Plate 1 (Shot 57): Southwest elevation, looking east-northeast (1m scale)*



*Plate 2 (Shot 56): Porch projecting from southwest elevation, looking east-northeast (1m scale)*



*Plate 3 (Shot 60): Second doorway and window inserted into previous opening, looking northeast (1m scale)*



*Plate 4 (Shot 63): Window above garage door, looking northeast*



*Plate 5 (Shot 67): Ground floor window on southwest elevation, looking east-northeast*



*Plate 6 (Shot 69): Southeast elevation, looking north (1m scale)*



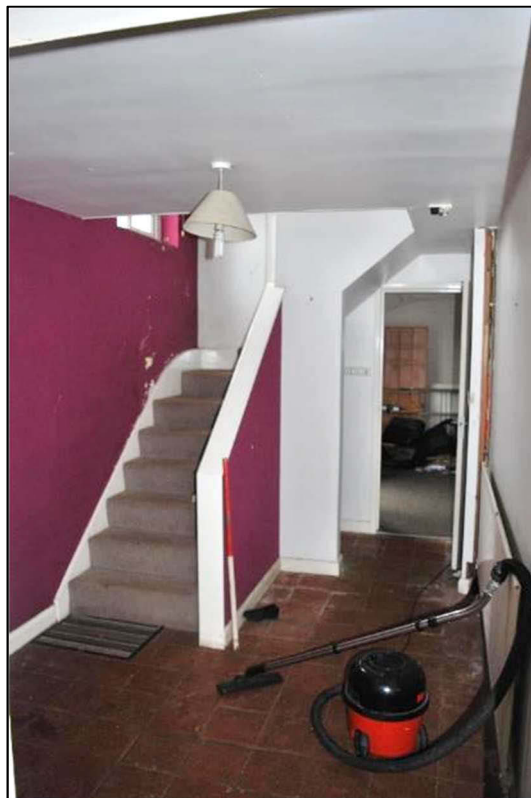
*Plate 7 (Shot 73): Northeast elevation, looking west-southwest (1m scale)*



*Plate 8 (Shot 76): Northwest elevation, looking south-southeast (1m scale)*



*Plate 9 (Shot 33): Door leading out to the porch, looking west (1m scale)*



*Plate 10 (Shot 34): Staircase, looking north-northwest (1m scale)*



*Plate 11 (Shot 49): Living room, looking west-southwest (1m scale)*



*Plate 12 (Shot 48): Living room, looking east-northeast (1m scale)*



*Plate 13 (Shot 45): Brick plinth in living room, looking south-southeast (1m scale)*



*Plate 14 (Shot 41): Kitchen, looking north-northwest (1m scale)*



*Plate 15 (Shot 43): Section cut out from southeast wall of kitchen, looking south-southeast (1m scale)*



*Plate 16 (Shot 36): Bedroom 1, looking west (1m scale)*





*Plate 17 (Shot 14): First floor landing, looking south-southeast (1m scale)*



*Plate 18 (Shot 19): Bathroom, looking north-northwest (1m scale)*



*Plate 19 (Shot 27): Bedroom 2, looking west-southwest (1m scale)*



*Plate 20 (Shot 12): Bedroom 3, looking west (1m scale)*

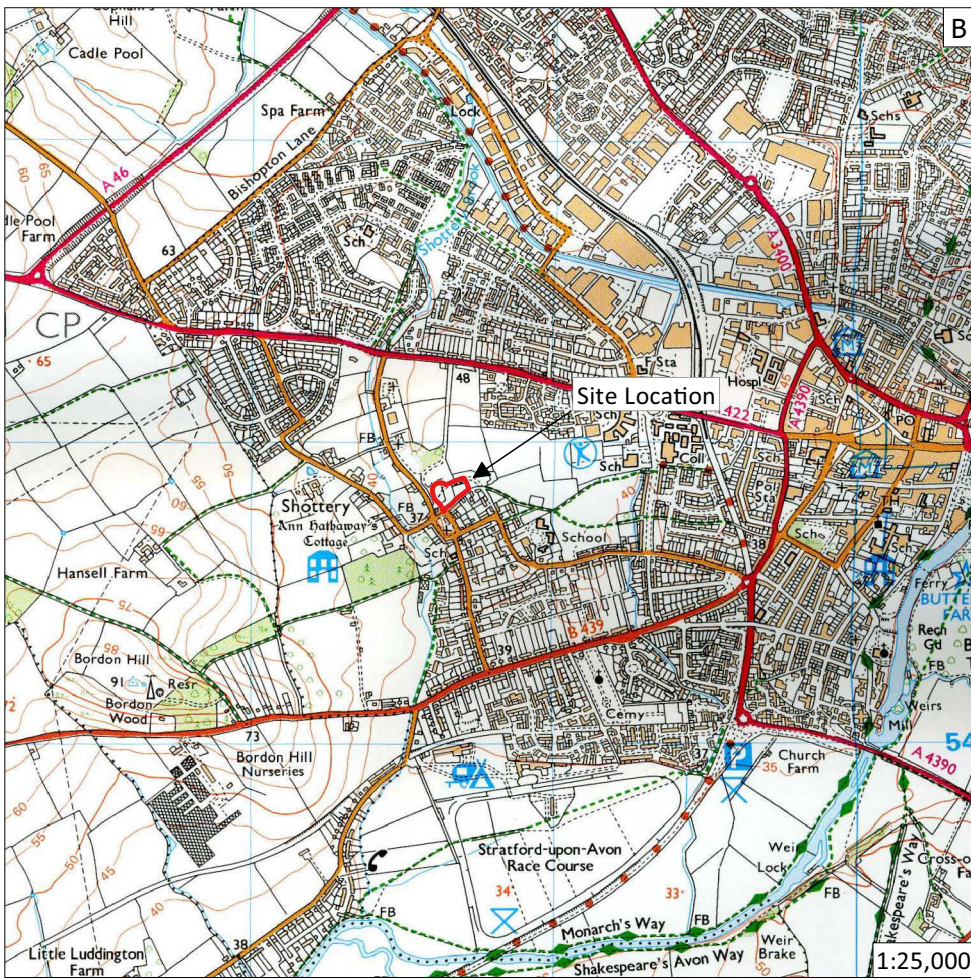
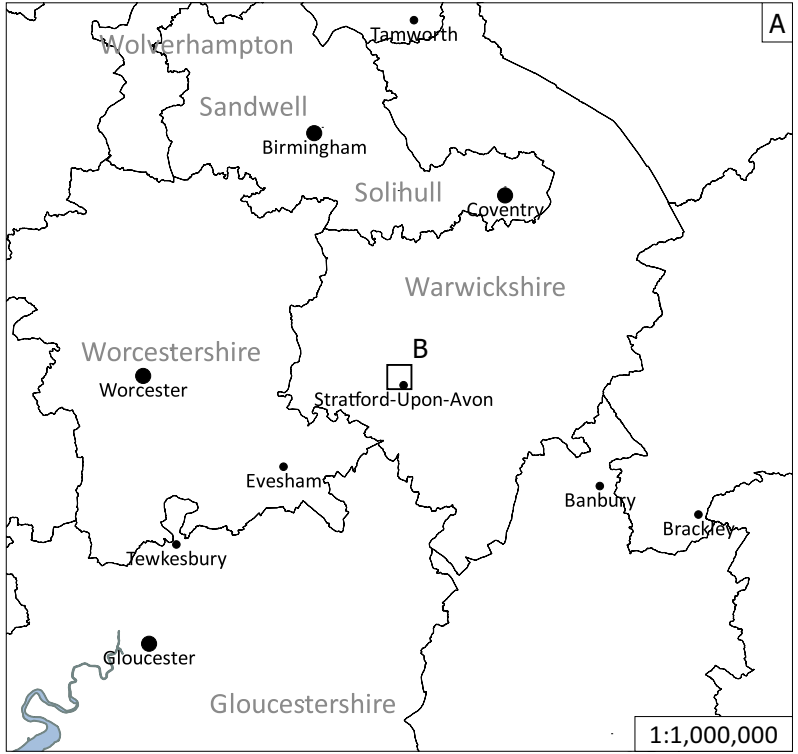
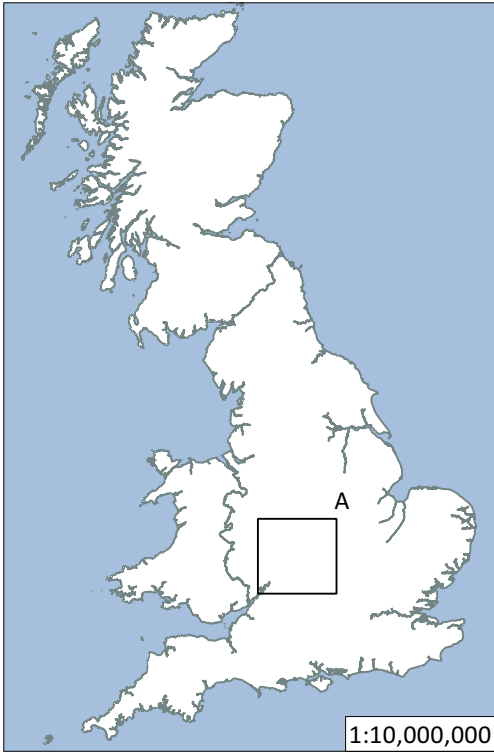


*Plate 21 (Shot 6): Bedroom 4, looking west-southwest (1m scale)*

## Appendix 2: Photo Archive

Shot No	Direction	Int/Ext	Description
1	East	Interior	Bedroom 4 southwest-facing wall
2	East	Interior	Bedroom 4 southwest-facing wall
3	Southeast	Interior	Bedroom 4 Northwest-facing wall and window
4	South	Interior	Bedroom 4 Northwest-facing wall
5	south	Interior	Bedroom 4 Northwest facing wall
6	Northeast	Interior	Bedroom 4 Northeast-facing wall and window
7	Northwest	Interior	Bedroom 4 Southeast-facing wall and door
8	Northwest	Interior	Bedroom 4 Southeast-facing wall and door
9	North.	Interior	Bedroom 4 Southeast-facing wall and door
10	Northeast	Interior	Bedroom 4 Southeast-facing wall and door
11	Northwest	Interior	Bedroom 3 Southeast-facing wall
12	West	Interior	Bedroom 3 Northeast-facing window and wall
13	West	Interior	Bedroom 3 Northeast-facing window and wall
14	South	Interior	Landing Bedroom 4 Door and bathroom door
15	Up	Interior	Loft hatch
16	Up	Interior	Roof support
17	Up	Interior	Roof support
18	North	Interior	Landing Bedroom 2 door and bathroom door
19	North	Interior	Bathroom Southeast-facing wall
20	Northwest	Interior	Bathroom Northeast-facing wall
21	East	Interior	Bathroom Southwest-facing window and wall
22	South	Interior	Bathroom Northwest-facing wall.
23	South	Interior	Bathroom Northwest-facing wall.
24	Northwest	Interior	Landing Northeast-facing wall
25	East	Interior	Bedroom 2 southwest-facing wall
26	North	Interior	Bedroom 2 southeast-facing window and wall
27	West	Interior	Bedroom 2 Northeast-facing window and wall
28	South	Interior	Bedroom 2 Northwest facing door and wall
29	West	Interior	Landing window Northeast-facing wall
30	East	Interior	Landing Southwest-facing wall
31	North	Interior	Stairs Southeast-facing
32	West	Interior	Northeast-facing wall and front door
33	West	Interior	Northeast-facing wall and front door
34	North	Interior	Hall and bedroom 1 door southeast-facing
35	Southwest	Interior	Under stairs Northeast-facing
36	West	Interior	Bedroom 1 Northeast-facing windows and door
37	South	Interior	Bedroom 1 Northwest-facing wall and door
38	South	Interior	Bedroom1 Northwest-facing wall and door
39	Northeast	Interior	Bedroom 1 southwest-facing wall
40	North	Interior	Bedroom 1 Southeast-facing wall
41	North	Interior	Kitchen Southeast-facing wall
42	North	Interior	kitchen Southwest facing window and wall
43	Southeast	Interior	Kitchen Northwest facing wall
44	South	Interior	Kitchen Northeast facing wall and door
45	Southeast	Interior	Living room Northwest-facing wall and fireplace
46	Southeast	Interior	Living room Northwest-facing wall, window and fireplace
47	Southeast	Interior	Living room Northwest-facing wall and fireplace
48	Northeast	Interior	Living room Southwest-facing wall
49	Southwest	Interior	Living room Northeast-facing window and wall

Shot No	Direction	Int/Ext	Description
50	Northwest	Interior	Living room Southeast-facing wall and door
51	North	Interior	Living room Southeast-facing wall and door
52	Southwest	Interior	Northeast-facing porch door
53	Northeast	Exterior	Southwest facing porch door
54	East	Exterior	Southwest-facing porch door
55	Northeast	Interior	Porch roof supports.
56	Northeast	Exterior	Front porch Southwest-facing elevation.
57	Northeast	Exterior	Southwest-facing elevation.
58	Southeast	Exterior	Porch window Northwest-facing elevation.
59	Southeast	Exterior	Porch window Northwest-facing elevation.
60	Northeast	Exterior	Side door and window Southwest-facing elevation.
61	Northeast	Exterior	Side door and window Southwest-facing elevation.
62	Northeast	Exterior	Side door and windows Southwest-facing elevation.
63	Northeast	Exterior	FF Window southwest-facing elevation
64	Northeast	Exterior	FF Window southwest-facing elevation
65	Northeast	Exterior	FF Window southwest-facing elevation
66	Northeast	Exterior	FF Window southwest-facing elevation
67	Northeast	Exterior	GF Window southwest-facing elevation
68	Southeast	Exterior	Northwest-facing rockery wall
69	North	Exterior	Southeast-facing elevation
70	North	Exterior	Southeast-facing elevation
71	Northwest	Exterior	GF window Southeast facing-elevation
72	Northwest	Exterior	FF Window southeast-facing elevation
73	Southwest	Exterior	Northeast-facing elevation
74	Southwest	Exterior	GF window Northeast-facing elevation
75	Southwest	Exterior	FF window Northeast-facing elevation
76	Southeast	Exterior	Northwest-facing elevations
77	Southeast	Exterior	FF window Northwest-facing elevation
78	Southeast	Exterior	Outhouse door and window southwest-facing elevation
79	Northeast	Exterior	Outhouse door and window southwest-facing elevation
80	Northeast	Interior	Outhouse Southwest-facing wall



**Figure 1:** Site location outlined in red

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Site Code	SHDN 17
Scale	1:10,000,000 1:1,000,000 1:25,000 @ A4
Drawn by	R J Birtwistle
Date	08/03/17

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**Figure 2:** Site location, development site outlined in red, building outlined in blue

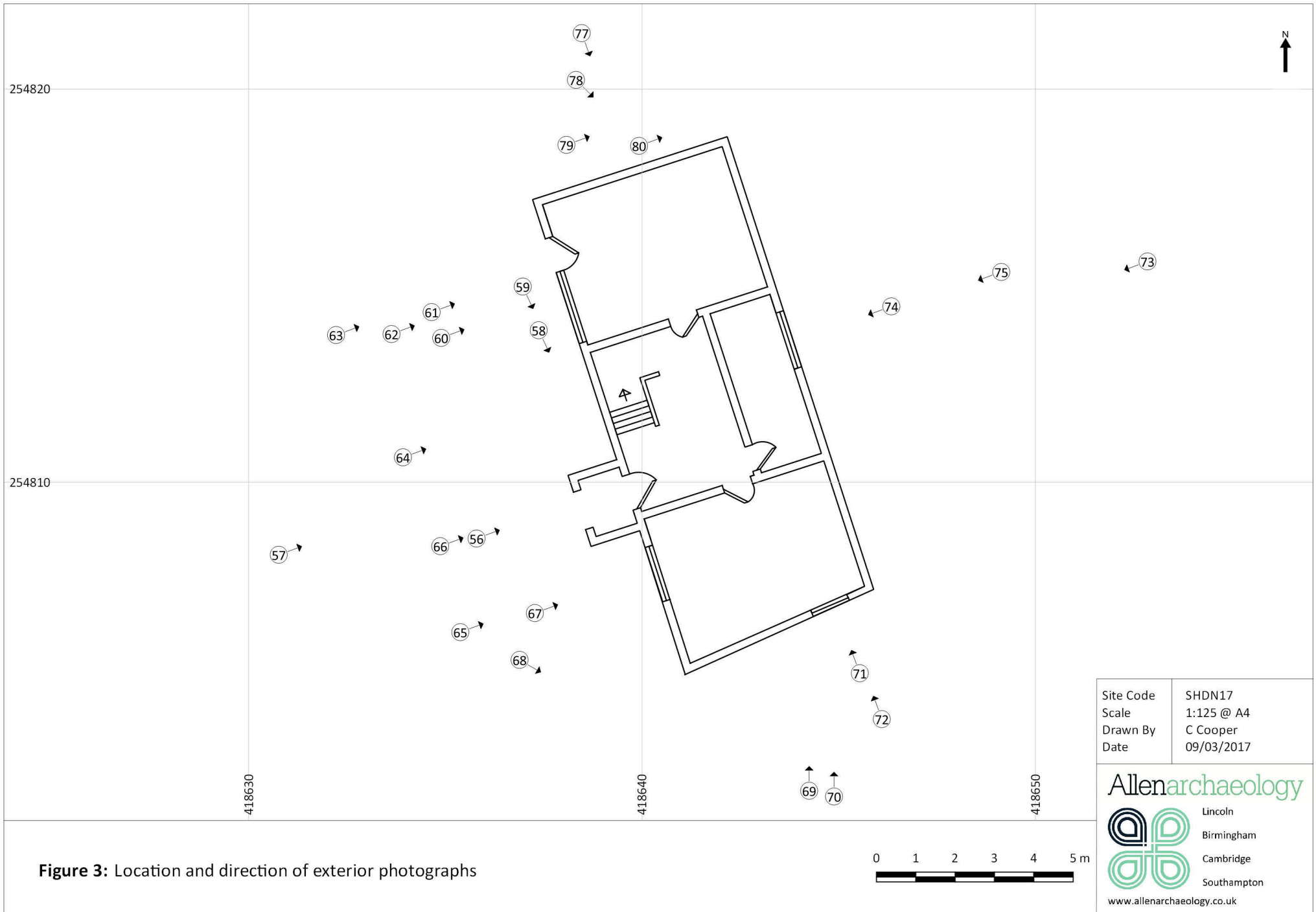


Site Code	SHDN17
Scale	1:750 @ A4
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Date	09/03/2017

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**Figure 3:** Location and direction of exterior photographs





Site Code	SHDN17
Scale	1:125 @ A4
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Date	09/03/2017

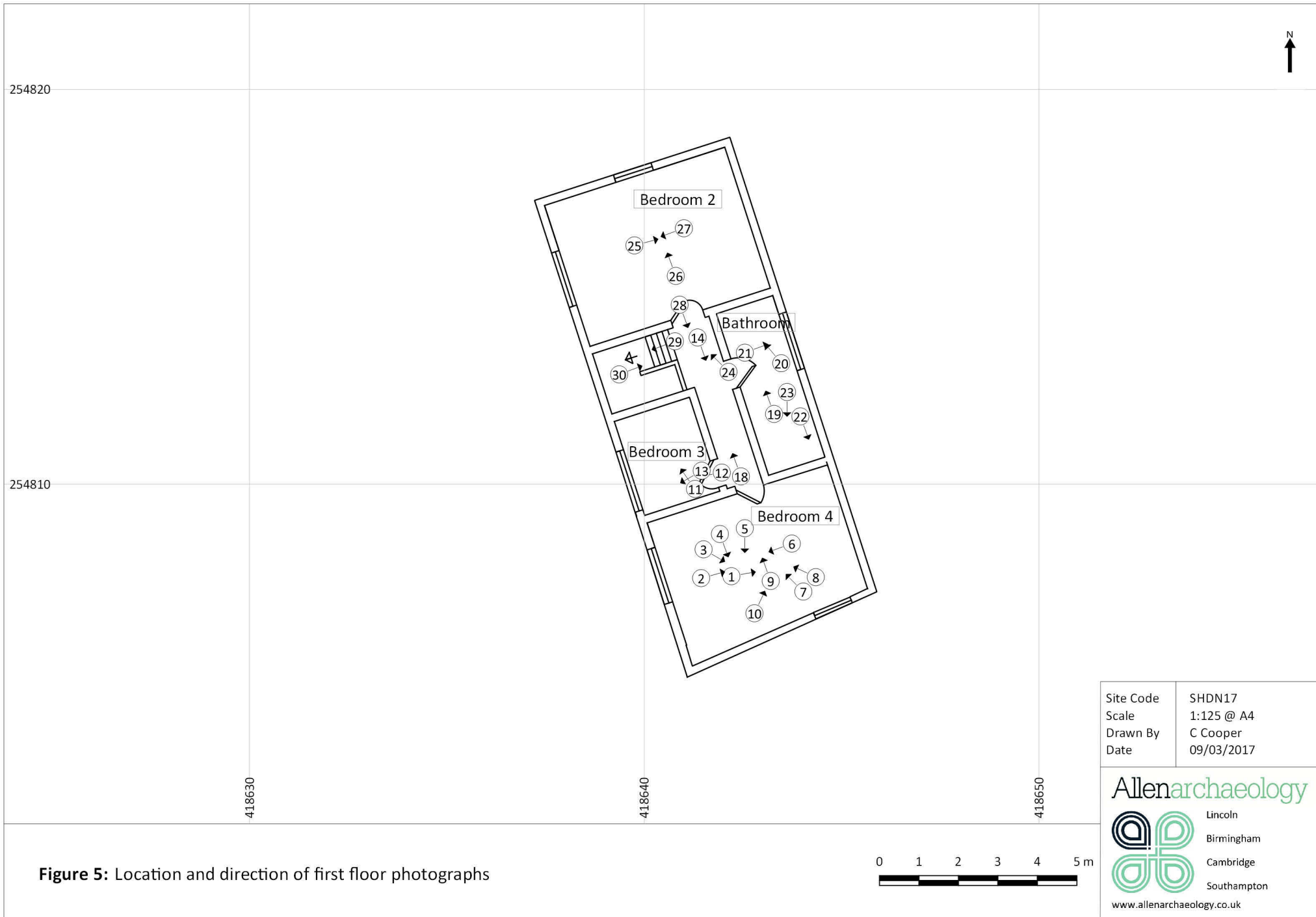
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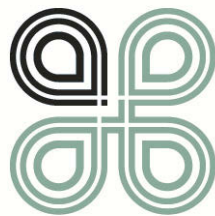
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**Figure 4:** Location and direction of ground floor photographs





**Figure 5:** Location and direction of first floor photographs



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