

**205a Banbury Road  
Stratford-upon-Avon  
Warwickshire**

Archaeological Evaluation



*for*

**Bloor Homes (Tewkesbury) Ltd**


CA Project: 4211  
CA Report: 13096

April 2013

205a Banbury Road  
Stratford-upon-Avon  
Warwickshire

## Archaeological Evaluation

CA Project: 4211  
CA Report: 13096

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date	4 April 2013
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signed	
date	10 April 2013
issue	01

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## CONTENTS

SUMMARY .....	2
1. INTRODUCTION.....	3
<i>The site</i> .....	3
<i>Archaeological background</i> .....	4
<i>Archaeological objectives</i> .....	4
<i>Methodology</i> .....	5
2. RESULTS (FIGS 2-4).....	5
3. DISCUSSION.....	7
4. CA PROJECT TEAM.....	7
5. REFERENCES.....	8
<b>APPENDIX A: CONTEXT DESCRIPTIONS .....</b>	<b>9</b>
<b>APPENDIX B: OASIS REPORT FORM.....</b>	<b>10</b>

## LIST OF ILLUSTRATIONS

- Fig. 1 Site location plan (1:25,000)
- Fig. 2 Trench location plan, showing archaeological features (1:750)
- Fig. 3 Trench 1, showing quarry pit 104 (scales 1m)
- Fig. 4 Trench 2, showing quarry pit 206 (scale 1m)
- Fig. 5 Trench 1, showing quarry pit 504 (scales 1m)
- Fig. 6 Trench 4, showing terrace 406 (scales 1m)
- Fig. 7 Trench 4, showing pond base 404 (scale 1m)

## SUMMARY

<b>Project Name:</b>	205a Banbury Road
<b>Location:</b>	Stratford-upon-Avon, Warwickshire
<b>NGR:</b>	SP 21801 53802
<b>Type:</b>	Evaluation
<b>Date:</b>	18-19 March 2013
<b>Planning Reference:</b>	12/02647/FUL
<b>Location of Archive:</b>	To be deposited with Warwickshire Museum
<b>Accession Number:</b>	T1207
<b>Site Code:</b>	BBU13

An archaeological evaluation was undertaken by Cotswold Archaeology in March 2013 at 205a Banbury Road, Stratford-upon-Avon, Warwickshire. Six trenches were excavated.

The site was found to have been significantly truncated through quarrying, probably for the extraction of clay, as well as terracing and garden landscaping throughout the modern era. No archaeological features were identified.



## 1. INTRODUCTION

- 1.1 In March 2013 Cotswold Archaeology (CA) carried out an archaeological evaluation for Bloor Homes (Tewkesbury) Ltd at 205a Banbury Road, Stratford-upon-Avon, Warwickshire (centred on NGR: SP 21801 53802; Fig. 1). The evaluation was undertaken to accompany a planning application (ref: 12/02647/FUL) for the construction of 18 new dwellings with a mix of 2, 3 and 4 beds, including 8 affordable units, and associated garaging, car parking, access road, drainage, public open space and landscaping.
- 1.2 The evaluation was carried out in accordance with a detailed *Written Scheme of Investigation* (WSI) for archaeological evaluation prepared by CA (2013) and approved by Anna Stocks, Planning Archaeologist, Warwickshire Museum Service Information and Advice Group, archaeological advisor to Stratford-upon-Avon District Council (SUADC). The fieldwork also followed the *Standard and Guidance for Archaeological Field Evaluation* (IfA 2009), the *Management of Archaeological Projects* (English Heritage 1991), the *Management of Research Projects in the Historic Environment (MORPHE): Project Manager's Guide* (English Heritage 2006). It was monitored by Caroline Rand (Assistant Historic Environment Officer, Warwickshire Museum Service Information and Advice Group) including a site visit on the 19 March 2013.

### ***The site***

- 1.3 The proposed development site encloses an area of 0.7ha, located approximately 2km south-east of the historic core of Stratford-upon-Avon. It comprises open land created by the demolition of the previous property and clearance of associated vegetation. The site is bounded to the south-west by the A422 Banbury Road, to the west by residential properties fronting onto Banbury Road, to the east by a new housing development and to the north by an arable field. The site lies at approximately 103m AOD at the east, declining to 99m AOD at the north-west.
- 1.4 The underlying bedrock geology of the area is mapped as Mercia Mudstone Group of the Triassic era overlain by Ailstone Member sand and gravel of the Quaternary Period (BGS 2013). Geotechnical test pitting on the site identified mudstone at a

depth of c.2.5m below present ground level (bpgl) overlain by superficial deposits of red clay, encountered at between 0.2 and 0.3m bpgl (NC 2011).

### ***Archaeological background***

- 1.5 The development site is located adjacent to the A422 Banbury Road, which follows the line of a Roman road, part of a network linking nearby settlements such as Tiddington with the Fosse Way. Approximately 250m to the north-east of the site a series of linear features have been identified on aerial photographs of the area (Warwickshire Historic Environment Record MWA 1009). These cropmarks may indicate the presence of Iron Age or Roman settlement activity adjacent to the site. A further set of cropmarks indicating enclosures have been identified approximately 1.2km south-east of the site (WHER MWA 4943). A large rabbit warren is known to have existed on Alveston Heath, c. 0.5km north of the site, in the 17th and 18th centuries (WHER MWA 8693).
- 1.6 In 2011 CA undertook a trial trench evaluation of land at 207 Banbury Road, immediately to the east of the proposed development area (CA 2011). Two pits, one of which contained a residual worked flint flake and a small quantity of late medieval/post-medieval tile, were identified in the southern part of the site. A large pit in the north-east of the site, probably relating to quarrying/clay extraction, contained pottery of 20th-century date. An undated linear feature, probably representing a former hedge, was identified in the north of the site.

### ***Archaeological objectives***

- 1.7 The objectives of the evaluation were to provide information about the archaeological resource within the site, including its presence/absence, character, extent, date, integrity, state of preservation and quality, in accordance with the *Standard and Guidance for Archaeological Field Evaluation* (IfA 2009). This information will enable Stratford-upon-Avon District Council to identify and assess the particular significance of any heritage asset, consider the impact of the proposed development upon it, and to avoid or minimise conflict between the heritage asset's conservation and any aspect of the development proposal, in line with the *National Planning Policy Framework* (DCLG 2012).

## **Methodology**

- 1.8 The fieldwork comprised the excavation of six trenches in the locations shown on the attached plan (Fig. 2). The trenches varied in length to between 20 and 45m. All trenches were 1.8m in width. The number and distribution of the trenches was amended on site from the layout agreed in the WSI in the avoidance of buried services and the root protection area of trees which are to be retained under the proposed development plan. The revised trench layout was approved by Caroline Rann. Trenches were set out on OS National Grid (NGR) co-ordinates using Leica GPS and surveyed in accordance with CA Technical Manual 4 *Survey Manual* (2012).
- 1.9 All trenches were excavated by mechanical excavator equipped with a toothless grading bucket. All machine excavation was undertaken under constant archaeological supervision to the top of the first significant archaeological horizon or the natural substrate, whichever was encountered first. Where archaeological deposits were encountered they were excavated by hand in accordance with CA Technical Manual 1: *Fieldwork Recording Manual* (2007).
- 1.10 Deposits were assessed for their palaeoenvironmental potential in accordance with CA Technical Manual 2: *The Taking and Processing of Environmental and Other Samples from Archaeological Sites* (2003) however no deposits were identified that required sampling.
- 1.11 The archive from the evaluation are currently held by CA at their offices in Kemble and will be deposited with Warwickshire Museum under accession number T1207 in due course. A summary of information from this project, set out within Appendix B, will be entered onto the OASIS online database of archaeological projects in Britain.

## **2. RESULTS (FIGS 2-4)**

- 2.1 This section provides an overview of the evaluation results; detailed summaries of the recorded contexts are to be found in Appendix A.

- 2.2 No archaeological features were recorded in Trenches 3 or 6 where a shallow layer of imported topsoil, 300 / 600, directly overlay natural substrate, 301 / 601.

### ***Trenches 1, 2 and 5 (Figs 2 - 5)***

- 2.3 Natural substrate 101 and 201 was observed at the south-eastern end of Trench 1 at a depth of 0.21m below present ground level (bpgl) and at the north-eastern end of Trench 2 at 0.11m bpgl. The natural was cut by a very large irregularly shaped pit 105/206. The edge of the pit was only seen in plan in Trench 1. The pit contained dumped deposits all containing quantities of modern building materials and debris including brick, fragments of ceramic land drain, concrete, bottle glass and metal work which were not retained. Three fills 102, 103, and 104 were observed in the pit in Trench 1, whilst two 204 and 205 were observed in the pit in Trench 2. The north-eastern edge of the pit was not observed in Trench 2 as it appeared to have been truncated by a more recent modern intrusion comprising an irregular linear feature 202 filled with crushed modern building materials 203. Modern dumped deposits exceeding 1.2m in depth and presumed to be fills of the same large pit, were observed across the whole of Trench 5. A sondage at the north-eastern end of this trench found the base of the pit lay at 1.65m in this location. The uppermost fill 500 of the pit in Trench 5 comprised dumped imported topsoil exceeding 1.2m in depth and was not discernibly different to the topsoil 100/200 observed sealing the pit in Trenches 1 and 2.

### ***Trench 4 (Figs 2, 6 & 7)***

- 2.4 Natural substrate 406 was observed at the eastern end of Trench 4 at a depth of 0.56m bpgl and at a depth of 4.15m bpgl in a sondage dug in the central part of the trench. It was overlain by a series of layers of dumped re-deposited natural clay (401 and 403) and dark grey clay (402) which collectively accounted for a depth of made-ground in excess of 3.55m over most of the trench. These layers were cut by the construction cut 404 for a brick lined pond with a concrete slab base. This garden feature was filled with brick and concrete rubble 407. The whole trench was sealed by a further layer of made ground 400 comprising modern building debris in a dark grey clay matrix. This deposit directly overlay the natural substrate at the eastern end of the trench.



### 3. DISCUSSION

- 3.1 Despite the archaeological potential of the development site no archaeological features were identified by the evaluation. It is apparent that the whole of the site has been subject to landscaping and quarrying in the modern era. It appears that the northern part of the property (the area around Trench 4) has been terraced to significantly raise the garden above the height of the surrounding fields and neighbouring properties. The brick-lined concrete slab observed corresponds to the location of a garden pond identifiable in modern aerial photographs.
- 3.2 OS mapping dating from 1834 label a loosely defined area immediately to the east of the site as an 'old quarry' (probably for the extraction of clay) and it is reasonable to assume the quarry workings may have extended into the site and that the large pit identified in Trenches 1, 2 and 5 represents this clay extraction in the early modern era. More recent OS maps (from 1938) demarcate the southern corner of the site around Trenches 1, 2 and 5, possibly indicating the presence of a hollow or depression in this area. A further quarry pit or pits were identified approximately 100m to the north-west of Trenches 1, 2 and 5 by an archaeological evaluation in 2011 on the adjoining eastern property (CA 2011).
- 3.3 No archaeological features were observed in Trenches 3 and 6. The topsoil in these trenches was shallow in general and appeared to have been imported. It is probable that these areas have also been subject to modern horizontal truncation possibly a result of landscaping during the construction of the former residential property on the site and its gardens.
- 3.4 Any archaeological remains that may have existed within the development area, possibly associated with the Roman Road to the south or Late Iron Age / Roman settlement to the north of the site, are unlikely to have survived the significant modern truncation seen over the majority of the area.

### 4. CA PROJECT TEAM

Fieldwork was undertaken by Charlotte Haines assisted by Tom Weavill. The report was written by Charlotte Haines. The illustrations were prepared by Daniel Bashford.

The archive has been compiled by Charlotte Haines, and prepared for deposition by James Johnson. The project was managed for CA by Richard Young.

## 5. REFERENCES

BGS (British Geological Survey) 2013 <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>  
Accessed 4 March 2013

CA (Cotswold Archaeology) 2013 *205a Banbury Road, Stratford-upon-Avon, Warwickshire: Written Scheme of Investigation for an Archaeological Watching Brief*

CA (Cotswold Archaeology) 2011 *207 Banbury Road, Stratford-upon-Avon, Warwickshire: Archaeological Evaluation*. CA Typescript Report **11305**.

NC (Nicholls Colton) 2011 *Ground Investigation Report for J. S. Bloor (Tewkesbury) Limited on a Proposed residential development at 205a Banbury Road, Stratford-upon-Avon*. Report **G11098**.

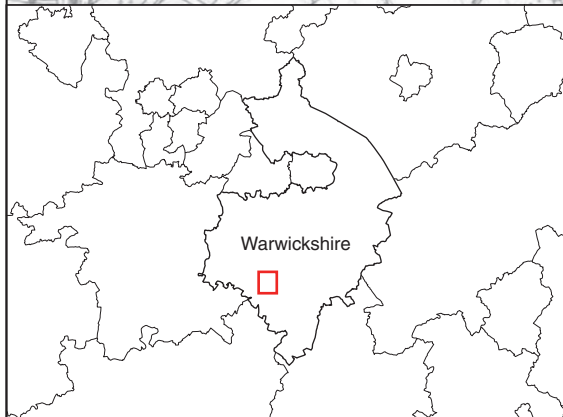


## APPENDIX A: CONTEXT DESCRIPTIONS

Trench No.	Context No.	Type	Fill of	Context interpretation	Description	L (m)	W (m)	Depth /thickness (m)	Spot-date
1	100	Layer		Topsoil	Dark grey brown sity clay	>40	>1.80	0.21	
1	101	Layer		Natural substrate	Brown red silty clay, patches of sand and gravel				
1	102	Deposit	105	3rd fill of quarry pit	Brown red sandy clay, re-deposited natural substrate			0.50	
1	103	Deposit	105	2nd fill of quarry pit	Light brown grey silty clay			0.40	
1	104	Deposit	105	1st fill of quarry pit	Brown red silty clay, re-deposited natural substrate			1.14	
1	105	Cut		Quarry / clay extraction pit	Irregular shape in plan, flat base	>35	>1.8	2.04	
2	200	Layer		Topsoil	Dark grey brown sity clay	>45	>1.80	0.11	
2	201	Layer		Natural substrate	Brown red silty clay, patches of sand and gravel				
2	202	Cut		Modern intrusion	Irregular linear	5	>1.8		
2	203	Deposit	202	Only fill of modern intrusion	Crushed modern building materials	5	>1.8		
2	204	Deposit	206	2nd fill of quarry pit	Brown red silty clay and dark grey silty clay, mixed re-deposited natural substrate	>20	>1.8	1.9	
2	205	Deposit	206	1st fill of quarry pit	Dark grey silty clay with patches or re-deposited natural substrate	>20	>1.8	0.50	
2	206	Cut		Quarry / clay extraction pit	Flat base	>20	>1.8	2.40	
3	300	Layer		Topsoil	Dark grey brown sity clay	>25	>1.80	0.38	
3	301	Layer		Natural substrate	Brown red silty clay, patches of sand and gravel				
4	400	Layer		Made-ground	Dark grey silty clay with frequent modern CBM	>30	>1.8	0.56	
4	401	Layer		Made-ground	Mid brown orange silty clay, re-deposited natural substrate	>20	>1.8	0.70	
4	402	Layer		Made-ground	Dark grey brown silty clay	>20	>1.8	1.46	
4	403	Layer		Made-ground	Mid brown orange silty clay, re-deposited natural substrate	>20	>1.8	1.29	
4	404	Masonry	405	Dis-used pond	Concrete slab with brick surrounding wall	>8	>1.8		
4	405	Cut		Construction cut	Irregular oval	>8	>1.8	>1.0	
4	406	Layer		Natural substrate	Light brown orange silty clay with patches of sand				
4	407	Layer	405	Backfill	Dumped modern building materials in silty clay matrix	>8	>1.8	0.40	
5	500	Layer	504	Topsoil / 4th fill of quarry pit	Dark grey brown sity clay, occasional modern building debris	>20	>1.8	>1.2	
5	501	Layer	504	3rd fill of quarry pit	Mid brown orange silty clay, re-deposited natural substrate	>20	>1.8		
5	502	Layer	504	2nd fill of quarry pit	Mid brown grey silty clay	>20	>1.8	>0.2	
5	503	Layer	504	1st fill of quarry pit	Mid brown orange silty clay, re-deposited natural substrate	>20	>1.8	0.55	
5	504	Cut		Quarry / Clay extraction pit	Flat base	>20	>1.8	1.65	
5	505	Layer		Natural substrate					
6	600	Layer		Topsoil	Dark grey brown sity clay	>20	>1.80	0.12	
6	601	Layer		Natural substrate	Brown red silty clay, patches of sand and gravel				

**APPENDIX B: OASIS REPORT FORM**

<b>PROJECT DETAILS</b>		
Project Name	205a Banbury Road, Stratford-upon-Avon, Warwickshire: Archaeological Evaluation	
Short description	<p>An archaeological evaluation was undertaken by Cotswold Archaeology in March 2013 at 205a Banbury Road, Stratford-upon-Avon, Warwickshire. Six trenches were excavated.</p> <p>The site was found to have been significantly truncated through quarrying, probably for the extraction of clay, as well as terracing and garden landscaping throughout the modern era. No archaeological features were identified.</p>	
Project dates	18 – 19 March 2013	
Project type	Evaluation	
Previous work	No	
Future work	Unknown	
<b>PROJECT LOCATION</b>		
Site Location	205a Banbury Road, Stratford-upon-Avon, Warwickshire	
Study area (M <sup>2</sup> /ha)	0.7ha	
Site co-ordinates (8 Fig Grid Reference)	SP 21801 53802	
<b>PROJECT CREATORS</b>		
Name of organisation	Cotswold Archaeology	
Project Brief originator	Warwickshire County Council	
Project Design (WSI) originator	Cotswold Archaeology	
Project Manager	Richard Young	
Project Supervisor	Charlotte Haines	
<b>MONUMENT TYPE</b>	None	
<b>SIGNIFICANT FINDS</b>	None	
<b>PROJECT ARCHIVES</b>		
	Intended final location of archive	Content
Physical	N/A	none
Paper	Warwickshire Museum	Trench Sheets, Photo register
Digital	Warwickshire Museum	Survey data, digital photos
<b>BIBLIOGRAPHY</b>		
CA (Cotswold Archaeology) 2013 <i>205a Banbury Road, Stratford-upon-Avon, Warwickshire: Archaeological Evaluation</i> . CA typescript report <b>13096</b>		



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**FIGURE TITLE**

Site location plan



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FIGURE NO.

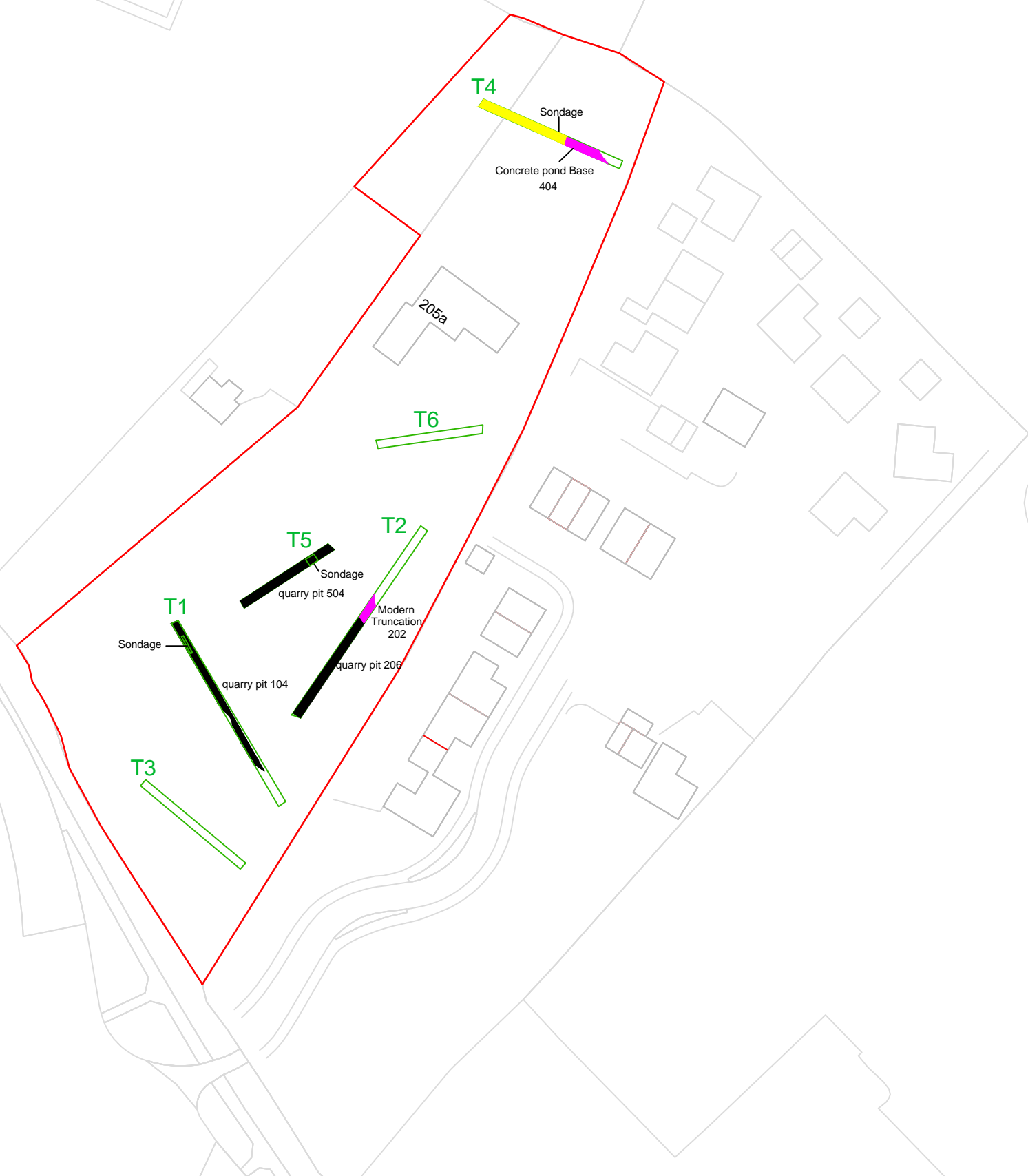
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583

Banbury Road

205a



- site
- evaluation trench
- quarry pit
- made ground
- modern



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**PROJECT TITLE**  
 205a Banbury Road, Stratford upon A  
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**FIGURE TITLE**  
 Trench location plan, showing  
 archaeological features

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217



3

**3 Trench 1, showing quarry pit 104 (scales 1m)**



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**3**



4

#### 4 Trench 2, showing quarry pit 206 (Scale 1m)



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*FIGURE NO.*

**4**





5

5 Trench 5, showing quarry pit 504 (Scales 1m)



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**5**



6

6 Trench 4, showing terrace 406 (Scales 1m)



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6



7

7 Trench 4, showing pond base 404 (Scale 1m)



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FIGURE NO.

**7**