

JOHN MOORE HERITAGE SERVICES

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

ON

LAND EAST OF WELLESBOURNE ROAD, BARFORD,

WARWICKSHIRE

NGR SP 2703 6054

On behalf of

Sharba Homes (Keys) Ltd

OCTOBER 2011

REPORT FOR Sharba Homes (Keys) Ltd
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SUMMARY

This document represents an investigation of the potential for archaeological remains on land to the east of Wellesbourne Road, adjacent to Barford House, in Barford, Warwickshire (NGR SP 2703 6054). Previous research on the gravel terrace around Barford has shown that significant archaeological deposits remain of prehistoric and Roman sites. The potential for medieval archaeology is considered to be lower, though still cannot be discounted, but certain surviving evidence indicates that the pastureland was part of the open field system. In the Imperial period, possibly 1795 to 1805 Barford House was constructed and at the same time several enclosures of pastureland of approximately 24 acres, surrounding the House and formal garden areas, were brought into the same ownership to form a larger estate of c.26 acres in total. The initial laying out of the garden followed in subsequent years. The house is a grade II listed building and has a grade II listed gazebo within its formal gardens. Barford House is not on the National Register of Historic Parks and Gardens maintained by English Heritage, but it is included on the local council's listings of key parks and gardens. The estate, whilst changing ownership several times over the intervening period, was eventually subdivided by its last single owner with first approx 10 acres of pastureland sold in c.1950's, upon which some new housing and a garden nursery have been built, and a further c.0.6 acres sold in 1962, upon which council owned flats were constructed. In 1970 Barford House and its formal gardens were sold and the remaining pastureland of c. 13 acres sold in 1976.*

The area for which this report relates is restricted solely to the pastureland sold in 1976 of c.13 acres. There were some agricultural buildings shown on historical maps of this area of which only one remains standing. There was a variety of trees planted c.1860-80 around the periphery of the pastureland which have been double fenced to prevent livestock incursion. The pastureland is sporadically grazed by cows, sheep and horses. The trees and hedges have not been maintained.

1 INTRODUCTION

1.1 Origins of the Report

Ed Sharkey, on behalf of Sharba Homes (Keys) Ltd, has commissioned this archaeological desk-based assessment on land to the east of Wellesbourne Road, adjacent to Barford House. The report has been prepared and is intended to inform any proposal under consideration within the defined area of the potential for archaeology. Specifically, the report has been commissioned in response to a letter dated 19 September 2011 from Caroline Rann of Warwick Field Services which made the following comments/request:

“Thank you for your consultation with regard to this proposed development. Our records show that the proposed development is in an area of significant archaeological potential. The development site lies within Barford House Garden (Historic Environment Record MWA 12728). Insufficient is known about the survival of features relating to the Regency Period Garden, but it was recommended for inclusion on the National Register of Historic Parks and Gardens maintained by English Heritage. I would therefore recommend that an archaeological desk-based assessment and walkover survey be undertaken in order to determine the archaeological significance of the site.”

The above comment appears to have arisen from a report commissioned by English Heritage in their review during the 1990's of potential sites for inclusion on the National Register of Historic Parks and Gardens as produced by Mr Lovie. In his report on Barford House he noted "*this interesting early 19th century house (listed: Grade II*) is at present in a very poor condition and gives rise to concern*". He further noted that "*the house is set behind a high brick wall fronting Wellesbourne Road, in pleasure grounds which obviously retain much of their Regency character...*" this latter comment on the gardens relates to the visible part of the front garden as Mr Lovie continues to say that "*...it has only been possible to view the site from the gateway from the road...the condition of the gardens at the rear of the building is unknown...*". Mr Lovie's assessment of the age of this front garden is disputed by the findings of Sharkey's report as the front garden includes plant & tree species that were unavailable until post 1860 onwards.

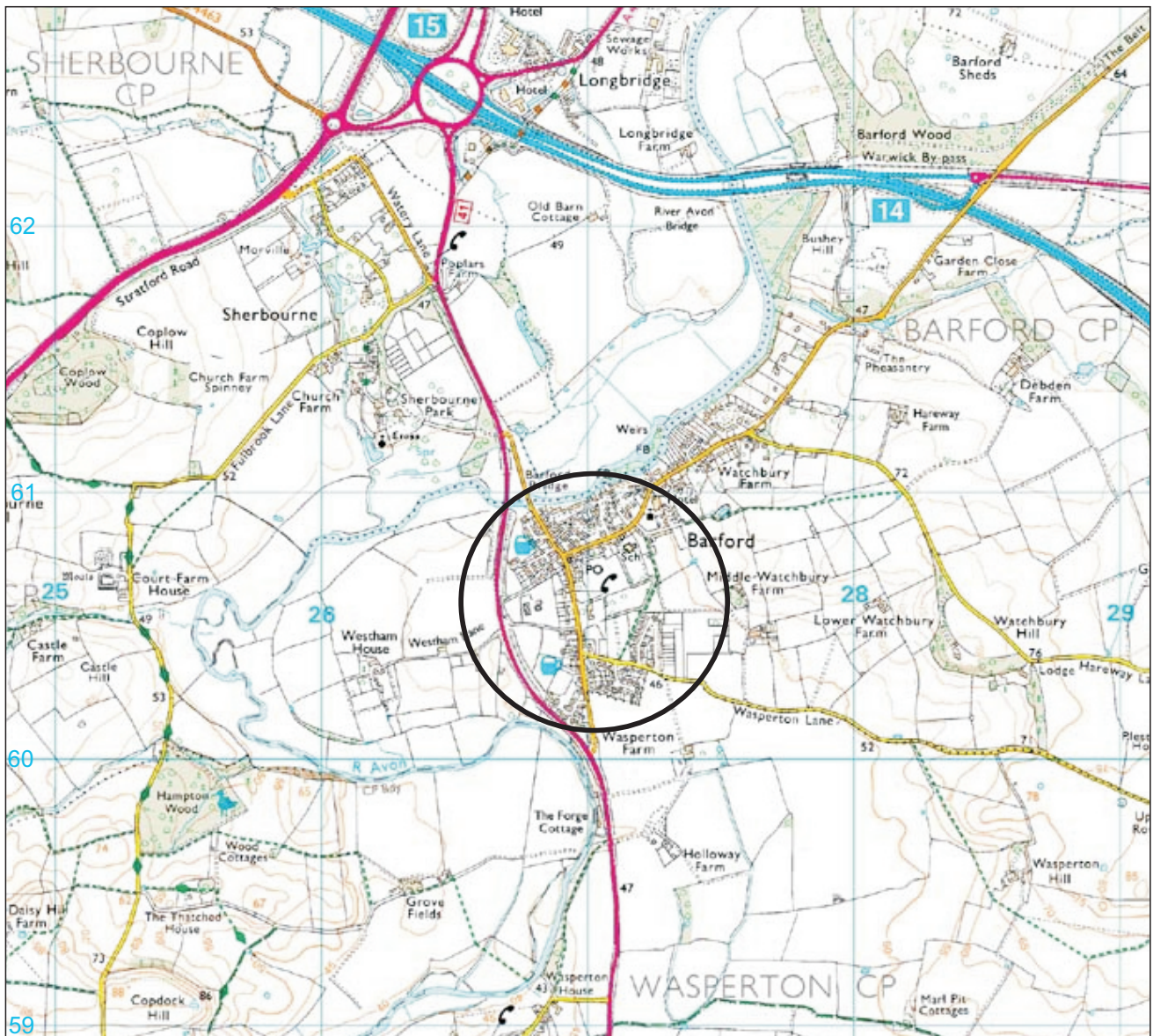
1.2 Planning Guidelines and Policies

This report has been prepared in accordance with *Planning Policy Statement 5. Planning for the Historic Environment (PPS 5 2010)* provides guidance related to archaeology within the planning process. The following Policy points are key to this development:

HE6.1 Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed using appropriate expertise where necessary given the application's impact. Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation.

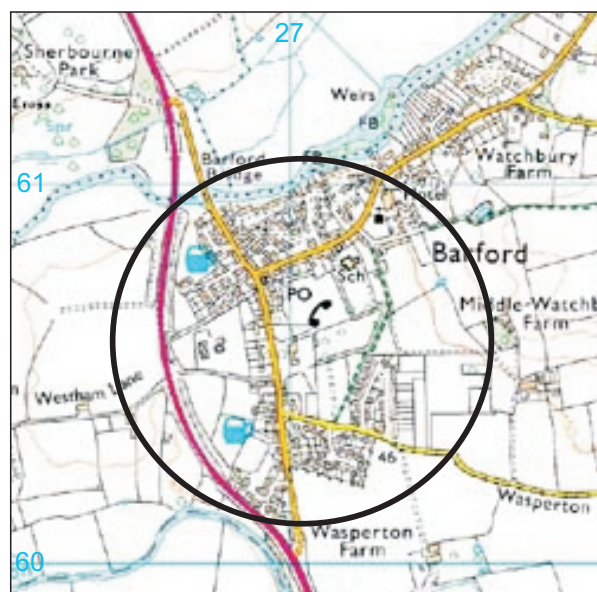
HE6.2 This information together with an assessment of the impact of the proposal should be set out in the application (within the design and access statement when this is required) as part of the explanation of the design concept. It should detail the sources that have been considered and the expertise that has been consulted.

HE6.3 Local planning authorities should not validate applications where the extent of the impact of the proposal on the significance of any heritage assets affected cannot adequately be understood from the application and supporting documents.



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○ Study Area

Figure 1. Site location

In format and contents this report conforms to the standards outlined in the Institute for Archaeologists' guidance paper for desk-based assessments (IFA 2008).

1.3 Desk-Based Assessment Aims and Objectives

The primary aim of the desk-based assessment is to provide a professional appraisal of the archaeological potential of the site. This follows the Government guidance in *PPS 5* by presenting a synthetic account of the available archaeological and historical data and its significance at an early stage in the planning process.

In accordance with *PPS 5*, the report presents a desk-based evaluation of existing information. It additionally follows the Institute for Archaeologists (IFA) *Standard* definition of a desk-based assessment (IFA 2008). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

The Institute for Archaeologists *Standard* states that the purpose of a desk-based assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with *PPS 5*, the desk-based assessment forms the first stage in the planning process as regards archaeology as a material consideration and also an assessment of the impact on the historical character of the area. It is intended to contribute to the formulation of an informed and appropriate mitigation strategy.

1.4 Desk-Based Assessment Methodology

The format and contents of this section of the report are an adaptation of the standards outlined in the Institute for Archaeologists' guidance paper for desk-based assessments (IFA 2008). The work has involved the consultation of the available documentary evidence, including records of previous discoveries and historical maps, and has been supplemented with a site walkover. The format of the report is adapted from an Institute for Archaeologists *Standard Guidance* paper (IFA 2008).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Identifying and collating the results of recent fieldwork
- Site walkover

The principal sources consulted in assessing this site were:

- The Warwickshire County Historic Environment Record
- The National Monuments Record, Swindon
- The Warwickshire County Record Office

The National Monuments Record, Swindon and Oxfordshire County Historic Environment Record, hold details of known archaeological and historical sites in the vicinity of the proposal site.

There has been no archaeological work carried out at the proposal site. The assessment of its potential has, therefore, relied on predictive modelling based on the known distribution of remains within 250 metres of the centre of the site (from a central grid reference of SP 2703 6054, shown on figure 1). The information about standing historical and listed buildings within the same radius of the proposal area has also been collated.

The available evidence is derived from casual finds, archaeological investigations, standing buildings and historical records. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance and investigation. For this reason, apparently blank zones should not be automatically regarded as being devoid of remains.

The assessment of the likely condition of any potential archaeological remains has relied upon a study of the available historical maps and observations made during the site walkover, which provide evidence for the impact of previous land-use on the site.

There have been no restrictions on reporting or access to the relevant records. The copyright to the Warwickshire Historic Environment Record belongs to Warwickshire County Council (Figures 2-4).

2 THE SITE

2.1 Location (Figure 1)

The site is located on the east side of the Wellesbourne Road in the village of Barford, Warwickshire (NGR SP 2703 6054). The village is located on the river terraces to the southeast of the River Avon and lies to the south of the county town of Warwick.

Barford House and Estate lies immediately to the south of the historic core of the village of Barford. The house and estate originally covered an area of 6.6 ha (c.26 acres), of which c.3.3ha is proposed for development to the north and east and c.0.75ha south of the house.

2.2 Description (Figure 1)

The site contains two areas a north/east one covering 4.4ha (c.10.5 acres) and southern one covering 0.75ha (c. 1.85 acres). The site is at present open pastureland with surrounding trees. This was formerly pastureland attached in ownership to Barford House. The house is listed as a grade II* building and was designated as such in 1964. The gazebo is listed as grade II and was designated as such in 1987.

The proposal is to develop parts of the site and to leave about half of the northern area as a village park for public access and amenity.

2.3 Geology and Topography

The geology of the Avon valley around Barford is made up of river terraces. The dominant terrace is the second river terrace, but capping this are third and fourth series terraces.

The village lies between 47 and 58m OD. The ground slopes down from east to west with the Wellesbourne Road frontage being approximately 47m.

3 PROPOSED SCHEME

The proposal is for the development of the site with the construction of new dwellings. The proposal is for the construction of houses over the 0.75ha (1.85 acres) to the south of the site, which has already seen limited development with the inclusion of flats. The northern site is also to see development around the south and east sides of the site, with an area of pastureland developed as a village park retained on the northern side where the fields back onto the medieval and post-medieval village fronting Wellesbourne Road and Church Street.

4 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND (Figures 2 to 4)

4.1 The Historical Development of Barford

Historically the village of Barford is first referred to in the Domesday Book (VCH 1949, 10-13). Saulf held the manor in 1066 and in 1086 William son of Corbucion and also Hugh from Osbern son of Richard held the manor. The manor subsequently descended with the overlordship of Richard's Castle in Herefordshire. The son of Osbern, called Hugh, married Eustache daughter of Hugh de Say, and subsequently the lords of the manor adopted the De Say

name. The mesne lordship, locally held from the honour of Richard's Castle, was by the family of Verdon.

In 1562 Queen Elizabeth I granted lands in Barford to Ambrose Dudley, Earl of Warwick (VCH 1949, 10-13). The history of the manor is relatively obscure until 1709 when it was in the hands of Lord Willoghby de Broke. In 1760 the manor was sold to Francis, Earl Brooke and Warwick. In 1949 when the VCH was compiled the manor was still held by the Earls of Warwick.

Other medieval landholders in Barford include the Knights Templars with 1 virgate (about 30 acres) in 1279 (VCH 1949, 10-13), the priory of Thelsford who were awarded the church in the 13th century, and from 1465-1535 an estate held by Westbury-on-Trym College for a payment of 14d to the Earl of Warwick.

The holdings of the church are complicated in that Thelsford was granted the church in the 13th century, but that the abbey of Evesham was granted the advowson of the church not long after. The advowson (a right to appoint clergy) was later obtained by the college of Westbury-on-Trym.

Barford House was constructed in the early part of the 19th century, previously classed as about 1820. The building as stated below is a grade II* listed structure, with a grade II listed gazebo in the gardens to the rear. There is a high brick wall fronting the Wellesbourne Road. The potentially unaltered regency period garden, as referred to by both Warwick Field Services in their letter of 19 September 2011 and the Lovie report on behalf of English Heritage in 1997, and the literary association with author Evelyn Waugh who wrote part of *Decline and Fall* at the house meant that Barford House was placed on the Warwick District Council local list of key sites of historic parks and gardens.

Sharkey (2011) has produced a more detailed historical study of the gardens and from his research of deeds has made considerable alterations to English Heritage's current historical background assessment. Though much work has been done not all of the gaps have been filled in. It is apparent from the land holdings on the Enclosure Map of 1760 that the land was originally held piecemeal and that it was brought together as a series of transactions. From Land Tax records from 1775 it is possible to determine how the land changed hands and to recognise that the Barford House estate started to take shape from 1795, when a Mr Smith owned the land. The Deeds of 1796 mention a William Smith. By 1797 the land had been transferred to a George Kitchen who was still the owner in 1817 when the property was rented out as a school. Who George Kitchen was has not been ascertained but Sharkey (2011) suggested that he could have been the son of George Matthew Paget Kitchen.

The bibliographic record of George Kitchen has been placed online. His registered place of birth was Saint Philip's in Birmingham, which is dated 17th May 1765. His father is recorded as a Michael Kitchen and his mother Sarah, with an unknown former surname. He married Mary Paget on the 25th October 1803. George Kitchen died on the 9th October 1830 and his registered place of

death is Barford in Warwickshire. His profession was that of a solicitor. The only recorded child of this union was a George Matthew Paget Kitchen. This sequence of the Kitchen line makes sense in that it explains the use of the name Paget Kitchen. George Matthew Paget Kitchen died in 1842. George Kitchen senior must have retained the property and lived at Barford in 1831 to be registered as living there. His son and heir would have inherited the site, but must have disposed of the property at sometime from 1831-41.

The other person that could be associated with the earliest deeds is a Smith, indicated as a William Smith in later documents. Three historical people called William Smith can be recognised from the 18th and 19th century in the Warwick area, but none can be confirmed, and some due to time discounted, as the relevant person. The first William was one of three brothers, Francis, William and Richard Smith, the son of Francis Smith of The Wegs near Tattonhall, Staffordshire. Francis Smith of Warwick (1672-1738) was an English master builder and architect. His brother William Smith (1661-1724) was a partner with Francis and together they were responsible for the construction of the nave and tower of Saint Mary's church in Warwick after it was destroyed by fire in 1694. The date is too early, but it is of interest that this William Smith is an architect in the Warwick area. The son of Francis was William Smith (1705-1747) also of Warwick. This family produced some of the most important architectural buildings across the central midlands. The business was subsequently taken over by William and David Hiom.

The other William Smith, also from the Warwick area, produced *A New and Compendious History of the County of Warwickshire*, published in 1830. He was a topographer (surveyor), besides being an antiquarian and an F.R.S.A. (Fellow of the Royal Society of Arts). This character is a potential candidate being in the right time period, although this has not been confirmed. He would also have certain skills and contacts necessary for the construction of such a house. Further research would have to be carried out on this to demonstrate that this is the right character. If this William Smith is indeed the correct candidate it could tie in with Sharkey's suspicions that the estate was brought about as a building venture, but would push the date back for the house and gardens to the later 1700s.

A deed of 1811 (CR556/743) gives sale particulars of the house and indicates that planting of the orchards was well underway at this time. This deed has led to the suggestion that the house may have been constructed in 1806-8, if not earlier. A deed of 1827 describes the extensive pleasure gardens and gothic temple.

In the censuses of 1841 and 1851 Captain James Rattray owned the house (Sharkey 2011), and still owned the land in 1856, when he is recorded as an Admiral.

The house and c.13 acres of pastureland was sold to Armstrong Siddeley Ltd in 1951 (Sharkey 2011) and retained in their possession until the 1970's when first the house was sold and subsequently the remaining pastureland was sold.

4.2 Known Archaeological Sites (see Gazetteer and Appendix of this report)

A search was carried out for archaeological sites in a 1km radius. This identified a number of archaeological sites predominantly in the area of the village.

Prehistoric

The oldest artefact recovered from the area is a Palaeolithic hand axe that was recovered from Barford New Gravel Pit (MWA717). Mesolithic flakes were also recovered from Area B on the course of the Barford Bypass (MWA 12886). The remains of three Neolithic flakes were recovered from the nursery on the Wellesborough Road (MWA 7288). A further group of late Mesolithic to early Bronze Age flints were recovered near Barford Bridge (MWA 7308). Late Neolithic and Bronze Age flints were recovered on the course of the Barford Bypass (MWA 12887).

The remains of a late Bronze Age to early Iron Age pit were excavated on the course of the Barford Bypass (MWA 12888). Excavations along the line of Barford Bypass also uncovered pits and postholes dated to the middle to late Iron Age (MWA 12885), and a further three groups of pits and an L-shaped ditch was uncovered in Area A in the same location (MWA 12891).

Roman

Excavations on the course of the Barford Bypass uncovered a series of gullies that were associated with field boundaries in a number of locations (MWA 12889, MWA 12893), perhaps indicative of a once far larger field system. There were also the remains of a probable undated fish-trap (EWA 9768).

The remains of a Roman pit were excavated in advance of the Barford Bypass (MWA 12892). An evaluation at Oldhams Transport Depot on the Wellesbourne Road recovered a single sherd of Roman pottery (MWA 9788).

Aerial photographs show the remains of a D-shaped enclosure with two parallel ditches and trackway (MWA 701). The pottery sherds recovered from the surface of the site are Roman. Further aerial photographs show the remains of a double ditch enclosure associated with settlement and a trackway (MWA 4621). The site is undated but its morphology would suggest a later prehistoric or Roman date.

Medieval

The historic core of Barford (HWA 1207) was the location of the medieval settlement that is known as existing from 1066 at least, although it incorporates many post-medieval and imperial features now.

The parish church dates partially to the medieval period (MWA 708), it was largely rebuilt in 1844. Excavations in the area of the settlement identified the remains of a well (EWA 9295). The structure is listed as a 14th century and 19th century monument (DWA 5298). Excavations at 1 High Street (MWA 12586) identified the remains of an undated post-hole and boundary ditch considered to be medieval in origin. The possible remains of a medieval

grange of Thelsford Priory (MWA 3686), has been associated with a large post-medieval dwelling off Church Street.

Barford Mill has documentation associated with it from the Domesday Book through the rest of the medieval period to the post-medieval and Imperial period (MWA 702). The Victoria County History (1949, 10-13), however, makes it clear that Barford over time has had a number of mills. In 1205 the abbey of Bordersley held the mills at Barford. The number of mills in Barford is confirmed as 3 in 1222. In 1562 there were 2 mills granted to Ambrose Dudley, and in 1692 some 4 mills at Barford.

Post-medieval

There are a significant number of listed buildings of a post-medieval origin in the search area (1600-1750), of which the oldest is classed as being of a Tudor date. The buildings include timber-framed and some stone and brick cottages at 8 Church Lane (DWA 4941) dated c. 1600. A Tudor Manor House is known to have been located on the site. Illustrations survive that depict a large Tudor style mansion in Churchway (MWA 5481). A 16th century Nuremberg jetton (counter or gaming token) was recovered from the garden of Dugard Place (MWA 4092).

There are also a group of 17th century (Stuart) timber framed cottages listed. These include 28 Church Street (DWA 4944), at 25 Church Street (DWA 4945), at 2 Keytes Lane (DWA 4950), at 3 Bridge Street (DWA 4981), at 4 Keytes Lane (DWA 5292), at 21/23 Keytes Lane (DWA 5293), 4 Church Street (DWA 5700), 38/40 Church Street (DWA 5703), 5 Keytes Lane (DWA 5707), Avonside Cottage (DWA 5706), Dragon Yard (DWA 4982), Gables (DWA 5297), Jasmine Cottage (DWA 5705), The Malt Barn (DWA 4947), barn near 11 Bridge Street (DWA 5680), Bridge House (DWA 5679), and the Cottage in Mill Lane (DWA 4951). There is an early 18th century (Georgian) listed building at 6 and 8 Bridge Street (DWA 5302). This brings us to the end of the earlier post-medieval monuments.

There are a number of listed buildings in the area categorised as being of the Imperial period, which is 1750-1913. A handful of late 18th century structure can be identified at 4 Bridge Street (DWA 4979), at 17 Bridge Street (DWA 5300), at 15 Wellesbourne Road (DWA 5547), Ivy House (DWA 5702) and a dovecote near 7 Church Lane (DWA 5701).

Other Imperial sites include the remains of Toll Road passed through Barford, which was established after the legislation of the parliamentary acts from 1779 (MWA 4820). The Bridge at Barford (MWA 707, DWA 5544) was constructed in the Imperial period in 1785. This replaced an earlier structure of which the date is unknown. A gravel pit was opened in the northeast corner of the Park in 1760 (MWA 7282), the land was later called Gravel Pit Acre and it is documented that the pit was exhausted by 1850 (MWA 7282). Evaluation trenches uncovered the remains of an 18th century wall and earlier well (MWA 8716). The remains of an Imperial well and watertank were uncovered at The Cottage, Mill Lane (MWA 9967).

The listed buildings of the Imperial period also include early 19th century structure at 44 Church Street (DWA 4946), early 19th century Barford House (DWA 4952), Barford Lodge (DWA 4942), and a gazebo east of Barford House (DWA 5546). The gardens at Barford House are described ‘Villa –type pleasure gardens, set behind a high wall fronting Wellesbourne road, around drive to W of house, formal garden to E, kitchen garden, paddocks, parkland to E. At the time of his visit, Lovie describes good contemporary planting to entrance front while the condition of the rear garden is unknown’ (MWA 12728). The gardens were incorporated in a study of formal gardens in Warwickshire by Lovie when it was noted that the site was worthy of an in depth study, if it were in any other county than Warwickshire. This means that the gardens were considered to be a good example but that due to the survival of other formal gardens in the area of this period that it was classed as being only of local importance. At the time the garden was only viewed from the road, but early planting was observed. The formal nature of the garden was thought to hint at the gardens originating earlier than the house.

The listed buildings of the later 19th century brick structure occur at 1 Bridge Street (DWA 4980), 6 Wellesbourne Road (DWA 5291), at 29 Church Street (DWA 5296), the 19th century Granville Arms (DWA 5708), Ivy House (DWA 5702), Sun Cottage (DWA 4943), the Joseph Arch Public House (DWA 5299), and the Glebe Hotel (DWA 5704).

Barford was the site of a gas works in 1886 (MWA 7283), but this is known to have closed by 1920. Excavations identified the remains of a group of probable gravel quarry pits that were sealed by the remains of a 19th century structure (MWA 9725).

A Second World War gun battery was constructed at the Barford river crossing (MWA 8012).

4.3 Cartographic Research (see Sharkey 2011 Appendices)

The earliest map of the area is the Enclosure Award of 1760 (WRO CR1618-W6-1) that shows most of the land as a series of enclosed fields with no mansion or outbuildings. Dwellings are marked in pink and these are predominantly located to the north of the site where they extend along the Wellesbourne Road and adjoining Church Street. There are some three cottages located to the north of the junction of the Wellesbourne Road and the Wasperton Road which, although probably two pre-dating Barford House, were brought into the same ownership during Mr Kitchin’s period. The field boundaries across the area are practically in the same or similar locations to those shown on the detailed plan of 1871 (see below). The north south orientation of the fields in the north the result of plots of land being set out running back from the properties on Church Street. The southern part of the site contains smaller sub-square to rectangular plots. Only on the very eastern side of the site have the field boundaries been altered significantly.

The first edition Ordnance Survey of 1886 (OSC39NW-1886) shows the mansion house as already constructed. The mansion is L-shaped with

buildings to the north. There is a lodge and a further building to the northwest, buildings around the edge of the mansion's walled garden and a building on the east side of the plot of land to the south. No further buildings can be clearly identified on the map, although a number of paths and woodland areas are marked.

The remains of a detailed sale plan survives at Warwick Record Office dated 1871 (WRO CR634-Box 5). This shows the plan of the mansion with the main building range orientated north to south as it is today. On the south side the building has a wing extended on the east side. On the north side and in line with the main building is another range. To the east of this are further buildings also predominantly orientated north to south. Two buildings are located to the north of this. The main formal garden is laid out to the east of this, which included Kitchen Gardens and tree lined avenues. A wall surrounds the area, creating a discreet space, and further buildings are constructed along this boundary. To the northwest of the main mansion is a store and lodge. To the north of this are nursery and kitchen gardens and a croquet lawn. To the north and east of this area are five fields which contain rows of trees and an orchard. The central field on the north of the site contains the name Lammas Lay, deriving its name from an agricultural festival associated with the harvest of the first grain crops at the beginning of August. This name is considered to be associated with traditions associated with an open field system (Sharkey 2011). The northeast field contains a piggery, cowshed and yard. At the extreme eastern end of the east field are the remains of a gateway. To the south of the mansion house and inner garden there are two fields with cottages fronting onto the road and a building located centrally on the eastern boundary marked as a laundry.

A further sale plan exists for the site dated to 1912 (WRO CR737-73), which shows a similar group of buildings to that found on the 1871 map. There are a few notable alterations in that the buildings to the north of the mansion now appear to be joined to the main structure. The lodge and other building to the northwest survived, as did the buildings around the core walled area of the garden. The piggery has been removed. The fields to the south contain the building located on the east side plus additional buildings identified within the detailed sales particulars as including a "*large brick build fowl house*". In addition, numerous farm buildings are shown in the north west of the site in enclosure 105 as comprising a "*farmery of four boxes, a piggery, cow houses for three beasts, calf pen, wood house and manure yard*". Certain differences can be noted on the latter map to the former indicating new planting. Sharkey (2011) catalogued the apparent variations between the maps, but we also have to remember that maps are produced for a specific purpose and are designed to show specific things at a specific time. Some of the alterations may simply be superficial, for example using the term plot as opposed to assigning a purpose to the land.

The Ordnance Survey map of c. 1970 shows few details, most significantly that the Lodge to the house had been demolished which Sharkey identifies as being demolished in 1927 by the then owner, Mrs Graham.

4.4 **Air Photographs and site visit (see Sharkey 2011 Appendix 3)**

Aerial photographs show indications of earlier field boundaries and trackways, and that the piggery, cowshed and yard partially show up as a platform.

Imogene Grundon carried out the walkover survey on 27/9/11, the following paragraphs are her comments:

The land under consideration was reached from the Wellesbourne Road on the north side of the proposed site. Both areas of proposed development are under pasture, currently grazed by horses and occasionally cows or sheep.

Of the built features on the land in question, nothing remains standing. The original piggery, cowshed and yard between are gone and there is only the very slightest hint of a building platform where they stood. Only one of the farmery buildings in the north west remains.

Apart from the occasional senescent fruit tree, nothing survives of the orchard that once filled part of the south section of the proposed development area – or of a line of trees that seem to have formed – or at least may have been intended to form – one side of an avenue, to be seen from the temple structure at the west end of the formal garden.

Evidence of the western lodge survives along the inside of the west wall as bricks re-used in the building of a later wall, as does evidence of a garden door which has been bricked up. A second garden door survives to the north end of the wall. The building of the lodge has gone and its precise location is unknown, but the trees surviving in the vicinity may define the original plot.

Outhouses on the exterior (east side) of the main house boundary wall survive but are beyond the limit of the land for development.

There was once a track through the grounds from the southwest corner, skirting the formal garden and crossing diagonally to the easternmost point of the property. No trace of this survives on the pastureland, though in the perimeter vegetation at the west end and the east end, there is evidence of a disused thoroughfare.

The rockery at the southwest corner of the property – and under proposal for development – is very overgrown indeed. However, the rockery does survive beneath. It is, however, quite a late probably 20th Century addition to the garden's history and not of any great significance or merit.

5 **DISCUSSION**

5.1 **The Archaeological Potential of the Site**

There is archaeological potential of the site for certain periods. The site lies on the gravel terrace, which has from the very earliest times (Palaeolithic)

produced evidence of human activity. The potential, not just for Palaeolithic material, but also Mesolithic, Neolithic, Bronze-Age, Iron-Age and Roman material is emphasised by the surviving sites excavated and identified through fieldwork during the construction of the Barford Bypass some 500m west of the site. The sporadic nature of the deposits perhaps indicates remaining patches of archaeology that have been left undisturbed through periods of more intensive archaeological activity on the Barford gravel terrace.

The medieval settlement focuses on an area to the north of the site and Barford House. Certain aspects of the site, such as the name Lammas Ley, would indicate that the pastureland to the north and east of Barford House was part of an open field system and, therefore, the only medieval archaeology that is likely to survive here is medieval ridge and furrow. Medieval settlement could potentially front onto the Wellesbourne Road, which may have originated as a trackway leading to the ancient crossing point of the river.

In the post-medieval period it is apparent the open field system was enclosed and that the surviving pastoral boundaries are distinguishable on the 1760 map and Aerial Photographs. The arrangement of the formal pleasure gardens of Barford House and their survival or non-survival is difficult to categorise. Sharkey (2011) has shown that aspects of the pleasure garden have changed over time. However, the land has not been intensively ploughed so it is feasible that the lines of paths and trackways survive across the pastoral area. Formal gardens of the post-medieval and early imperial period are difficult to categorise in that in so many ways they are associated with other things and as an organic and living feature they are prone to change. They were designed as concepts of time and space and were physical extensions of the house around which they were formally planned. Trees have life spans so replanting and alteration is not simply the issue, the alterations have to assess details of the species and retention of concepts also. The pastureland as it survives is degraded in that certain buildings have gone and other organic components have become distorted. Views of the house no longer survive due to tree growth.

5.2 The Impact of Previous Development on Potential Archaeological Remains

The site is known to have been part of the medieval open field system. When the site was enclosed c. 1760 the fields may have remained pastoral, or if they were ploughed they would have only been so for a potential period of 35 years. Disturbance to the archaeology may have occurred in the nursery and kitchen gardens depending on the digging regime (for example double digging techniques to improve the depth of the soils that may produce a topsoil of 0.6m). The orchard area could have a number of deliberately excavated tree pits associated with landscape gardening. From c. 1795 the whole field system was left as pastoral ground through to the present day (possibly with the exception of the Second World War when a lot of land around the country was brought into agricultural production), thus implying potentially good survival rates.

This regime means that any potential early archaeology if not destroyed by medieval ploughing would have a good chance of survival across the site.

5.3 The Impact of the Proposal Area on Potential Archaeological Remains

The proposal intends to construct 58 dwellings around two areas of pastureland. On the larger 4.4ha site to the north and east of Barford House the proposal is for 39 dwellings. There is a proposal for the construction of 19 dwellings on the land to the south of Barford House.

Currently the presence and nature of any archaeology of a pre-medieval date in the area is not known. Research in the surrounding area indicates that the gravel terrace may contain amounts of archaeology. If such archaeology exists the development could cause damage to the archaeology as some 60% of the site is to be developed.

The medieval archaeology on the site, if there is any, is likely to be ridge and furrow. This probably survives better elsewhere within the county.

The pleasure gardens and some of the the pastures were part of the initial development of Barford House, which was evidently underway by 1806. The two properties are now not in the same ownership and the remaining pastureland with its later tree planted boundary has been degraded from its original form.

6 CONCLUSIONS

Prehistoric and Romano-British remains have been found in the area but not in the immediate vicinity of the proposal site or on the site itself. Medieval remains have been found in the area but not on the proposal site itself. Our knowledge of the village plan would probably indicate that the site was at this time an area of open fields. The site was part of the area subject to the Inclosure Award of 1760. This shows the site being divided into several parcels of land. Some of these divisions can be seen on aerial photographs and therefore at least some of them survive as buried features (ditches). The Estate Agent's Sales Plan of 1871 shows within the site the location of Nursery Garden, Kitchen Garden, Croquet Lawn, Lodge, and a Yard containing Piggeries and Cowshed. The Yard is identifiable as a slightly raised platform. The present house was built c. 1805) and the landscape features within the proposal site almost certainly date to the nineteenth century. Lovie's report (1997, I.140) refers to the possibility of survival of part of an earlier 18th century garden to the rear of Barford House. The gardens that Lovie noted from map evidence only are at the rear of the present building where a further kitchen garden is shown on the 1871 Sales Plan and are not on the proposed land for development.

7 BIBLIOGRAPHY AND SOURCES CONSULTED

7.1 Books and Documents

Lovie, J (1997) Warwickshire Register Review Report & Recommendations, Warwick: Warwickshire Museum Services

Sharkey, E (2011) Report on Heritage Assessment for a proposed housing development on pasture land to the east of Barford House at Wellesbourne Road, Barford, Warwickshire, CV35 8EN, Burton-upon-Trent: Ed Sharkey Associates

VCH (1949) A History of the County of Warwickshire, volume 5: Kington Hundred, Oxford: Oxford University Press

7.2 Historic Maps

Warwickshire Record Office

CR1618-W6-1 (1760) Barford Parish Enclosure Award

CR634-Box 5 (1871) Barford House sale plan/map

OSC39NW-1886 (1886) 1st edition Ordnance Survey

7.3 GAZETTEER: ON HISTORIC ENVIRONMENT RECORD

For locations see subsequent figures 2-4.

PERIOD	JMHS ID	HER ID	NGR (SP)	DESCRIPTION
Early Prehistoric				
Palaeolithic		MWA717	SP 27 61	Retouched stone implement from the New Gravel Pit.
Mesolithic		MWA12886	SP 26666063	Two core trimming flakes and a series of blades (Area B).
Neolithic		MWA7288	SP 26606060	Field walkover survey recovered fragments of flints and cores.
Prehistoric		MWA7308	SP 26616079	Five flint artefacts dated from the Mesolithic to the Early Bronze Age.
Neolithic		MWA12887	SP 26676063	A core fragment and a broken scraper (Area B)
Late Prehistoric				
Bronze Age		MWA12888	SP 26666061	A pit dated from the late Bronze Age to the early Iron age (Area B).
Iron Age		MWA12885	SP 2666460630	Three distinct pits and a post-hole dated to the middle Iron Age (Area B).
Iron Age		MWA12891	SP 2654460871	An L-shaped ditch and pits dated to the Iron Age (Area A).
Roman				
		MWA12889	SP 26666064	Field boundaries dated to the Roman period (Area B).
		MWA12893	SP 2679860234	Boundary gullies of a Roman date.
		EWA9768	SP 26686048	The remains of a fish trap.
		MWA12892	SP 2675960296	A pit containing Roman pot (Area F).
		MWA9788	SP 2689660279	A single abraded pottery sherd from Oldhams Transport Depot.
		MWA701	SP 26836059	APs show the remains of a D-shaped enclosure with ditches and trackways. The surface finds included R pottery.
		MWA4621	SP 26526080	APs show the remains of a double ditched rectangular
Medieval				
		HWA1207	SP 26896072	The location of the medieval settlement of Barford.
		MWA708 DWA5298	SP 27246090	The site of a medieval church of which only the 14 th century perpendicular tower survives. The rest of the structure was rebuilt in 1844.
		EWA9295	SP 26886075	A watching brief identified a well in the medieval settlement.
		MWA12586	SP27266104	An evaluation uncovered a boundary ditch and post-hole, which were essentially undated, but categorised as medieval.

		MWA3686	SP27166093	The possible site of the medieval grange belonging to Thelsford Priory.
		MWA702	SP 27216107	The remains of Barford Mill. The first mill is recorded in 1086, but subsequent accounts describe more than one mill (possibly on more than one location). Only an outbuilding survives.
Post-Medieval				
Tudor		MWA4092	SP 27306040	A later 16 th century Jetton was recovered from Dugdale Place.
Tudor		DWA4941	SP 2726960845	The remains of a timber-framed cottage dated c. 1600.
Tudor		MWA5481	SP 27166093	The remains of the large manor house, which is illustrated in 1780 with Tudor decoration. Weathered sandstone walls survive enclosing a derelict brick building.
Stuart		DWA4944	SP 2703360804	A timber-framed building of the 17 th century.
Stuart		DWA4945	SP 2706860813	A timber-framed building of the 17 th century.
Stuart		DWA4950	SP 2708360846	A brick and timber-framed structure dated to the 17 th century.
Stuart		DWA4981	SP 2688960766	A red brick building on a stone plinth dated to the 17 th century.
Stuart		DWA5292	SP 2707660874	A timber-framed 17 th century cottage.
Stuart		DWA5293	SP 2703260949	A timber-framed 17 th century building. 21/23 Keytes Lane.
Stuart		DWA5700	SP 2722960822	A timber-framed cottage of the 17 th century. 4 Church Lane.
Stuart		DWA5703	SP 2705860810	A timber-framed cottage of the 17 th century. 38/40 Church Street.
Stuart		DWA5707	SP 2704560940	A 17 th century timber-framed building. 5 Keytes Lane.
Stuart		DWA5706	SP 2725261071	A late 19 th century building with a 17 th century west wing. Avonside Cottage.
Stuart		DWA5301	SP 2691060774	A late 17 th century building. Cedar House.
Stuart		DWA4982	SP 2720060804	A 17 th century timber-framed barn. Dragon Yard.
Stuart		DWA5297	SP 2696260796	A timber-framed house of the 17 th century. Gables Cottage.
Stuart		DWA5705	SP 2721860993	A timber-framed cottage of the 17 th century. Jasmine Cottage.
Stuart		DWA4947	SP 2710760853	A timber-framed cottage of the 17 th century. The Malt Barn.
Stuart		DWA4948	SP 2728761021	A 17 th century timber framed cottage. The Old Mill House.
Stuart		DWA5680	SP 2683760844	A probable 17 th century building. A barn near 11 Bridge Street.
Stuart		DWA5679	SP 2685860858	The remains of a brick house dated c. 1700. Bridge House.
Stuart		DWA4951	SP 2682860773	A small timber-framed cottage of the 17 th century. The Cottage in Mill Lane.
Georgian		DWA5302	SP 2689760796	An early 18 th century painted brick terrace.
Imperial		DWA4979	SP 2690460792	A late 18 th century brick house.
Imperial		DWA5300	SP 2681160876	A late 18 th century brick house, dated c. 1780.
Imperial		DWA5547	SP 2694960673	A late 18 th century painted brick house.
Imperial		DWA5702	SP 2699660794	A late 18 th century house with stuccoed façade.
Imperial		DWA5701	SP 2730160968	An 18 th red brick dovecote. Rear of no.7 Church Lane.

Imperial		MWA4820	SP 25195112	Turnpike road.
Imperial		MWA707 DWA5544	SP 2677860974	A stone bridge built in 1785 to replace an older structure.
Imperial		MWA7282	SP 26596090	The site of a gravel pit. In use 1760-1850.
Imperial		MWA8716	SP 26886073	The remains of 18 th and 19 th century buildings.
Imperial		MWA9967	SP 267986070	An imperial brick well.
Imperial		DWA4946	SP 2713960842	An early 19 th century brick house.
Imperial		DWA4952	SP 2701360532	A country house of the early 19 th century, c. 1810. BARFORD HOUSE.
Imperial		DWA4942	SP 2735860903	A tollhouse built in 1843 and moved in 1872.
Imperial		DWA5546	SP 2796360553	A Gazebo in the form of a classical temple dated c. 1820.
Imperial		MWA12728	SP27106057	Gardens of Barford House, which were laid out c. 1810. These are a villa grounds classed as being in poor condition and under threat. They contained formal gardens, kitchen gardens, paddocks and parkland.
Imperial		DWA4980	SP 2689060758	An early 19 th century brick house.
Imperial		DWA5291	SP 2690760724	A brick house of the 19 th century.
Imperial		DWA5296	SP 2720760987	A stuccoed 19 th century cottage.
Imperial		DWA5708	SP 2695060369	An early 19 th century brick building.
Imperial		DWA4943	SP 2698760783	An early 19 th century house.
Imperial		DWA5299	SP 2686360800	A 19 th century public house.
Imperial		DWA5704	SP 2725660953	An early 19 th century hotel.
Imperial		MWA7283	SP 26916017	The location of a domestic gas works.
Imperial		MWA9725	SP 2686860752	An evaluation uncovered gravel quarry pits.
Post-Imperial		MWA8012	SP 26766095	A Second World War gun battery at Barford river crossing.

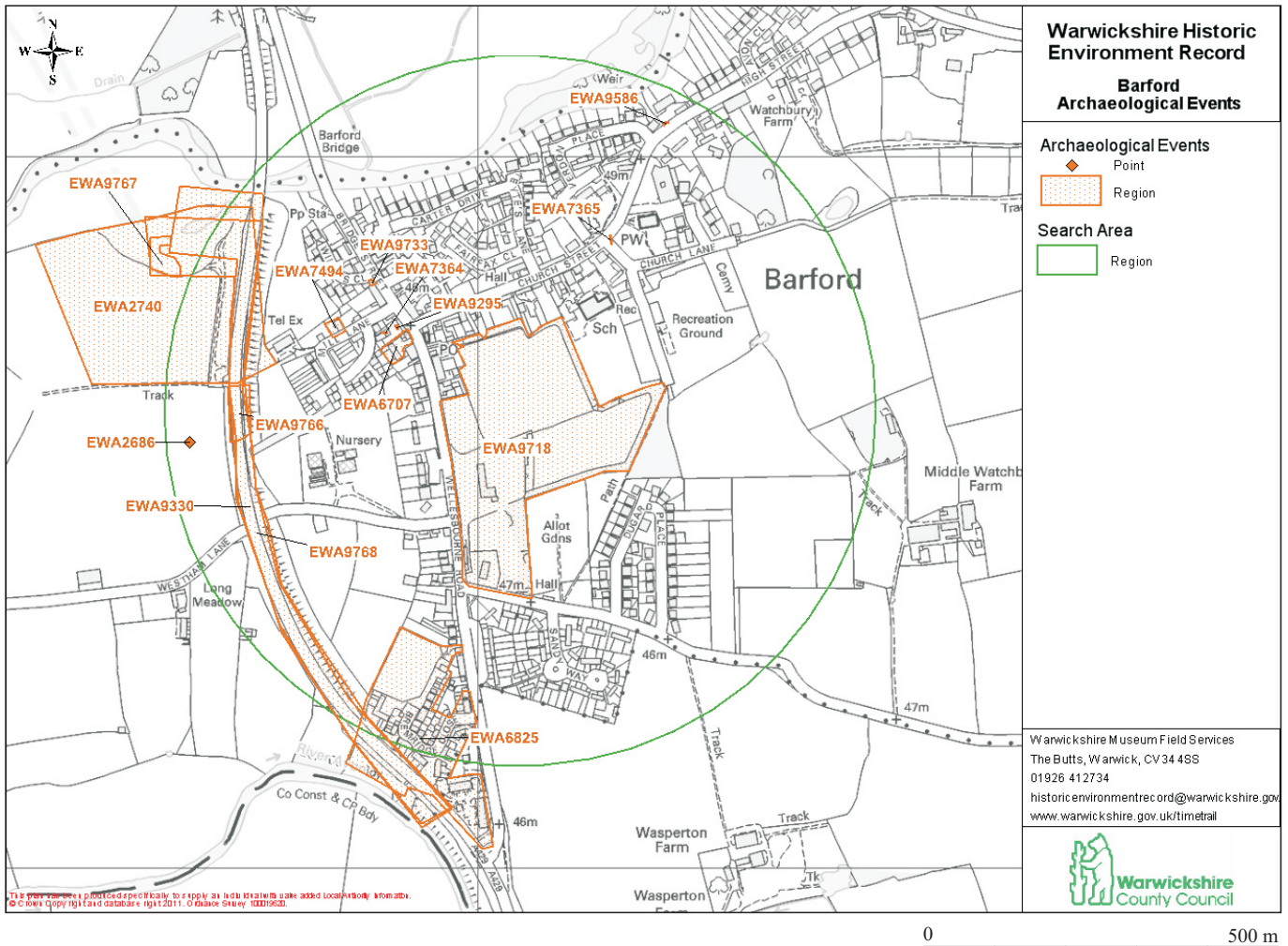


Figure 4. Archaeological events in the 1000km search area