

Date: February 2013

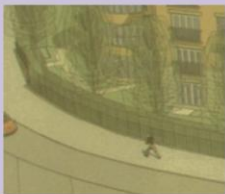
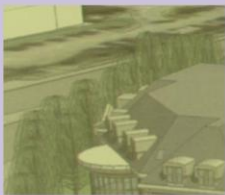
Land at Bishopton Lane,
Stratford-upon-Avon,
Warwickshire

Archaeological Desk- Based Assessment

Prepared by
CSa Environmental Planning

On behalf of
Miller Strategic Land &
Taylor Wimpey UK

Report No: CSa/1957/04



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NON TECHNICAL SUMMARY

No archaeological sites or artefact findspots are recorded within the application site or its immediate vicinity. However, this lack of recorded archaeology could be due to a lack of archaeological investigations in the area rather than reflecting a true absence. Indeed, Bishopton Lane follows the route of a former Early Medieval trackway or saltway known as *Sealt Stret* and this forms a crossroads with a former Roman road (now followed by the Alcester Road) approximately 125m to the south. Given the presence of *Sealt Stret* and the Roman road the possibility of associated but unrecorded archaeology being present within the application site cannot be discounted. It is therefore recommended that consultation be undertaken with the Planning Archaeologist at Warwickshire County Council in order to establish whether a geophysical survey of the site is required. Such a survey would help establish whether archaeological remains are present and if so whether intrusive archaeological investigations will be required prior to the submission of a planning application.

During the Medieval period the application site is likely to have been under an agricultural regime associated with the former Medieval villages of Bishopton to the north or Shottery to the south. Evidence for ridge and furrow ploughing has been observed in the northern part of the application site on aerial photographs and ridge and furrow earthworks are still visible in the field adjacent to the Stratford-upon-Avon Canal. By 1837 the Royal Victoria Spa had been established directly to the north on the opposite side of the canal and by 1917 an orchard had been established within the field containing the ridge and furrow earthworks. This field can be viewed as part of the rural setting of both the canal and two Grade II listed buildings associated with the former spa.

The hedgerow along the Bishopton Lane frontage can also be classified as historically important under the Hedgerows Regulations as it is associated with an entry within the Warwickshire Historic Environment Record, namely the Early Medieval *Sealt Stret*.

1.0 INTRODUCTION

- 1.1 This report presents the results of an assessment of the potential archaeological resource on approximately 25ha of land between Bishopton Lane and the A46 in Stratford-upon-Avon centred on NGR SP 1800 5599 (Figure 1). The aim of the assessment is to inform on the archaeological implications of proposed residential development of the site.
- 1.2 The application site consists of large arable fields with a narrow strip of grassland along the north-eastern site boundary. The site is located between Bishopton Lane to the south-east with residential development beyond and the A46 to the north-west with fields beyond. The site is also bounded by the Stratford-upon-Avon canal to the north-east and further residential development to the south-west.
- 1.3 The site falls away to the north from around 65m to 50m AOD. The underlying bedrock consists of the Blue Lias Formation and the Charmouth Mudstone Formation (<http://maps.bgs.ac.uk>).

2.0 METHODOLOGY

2.1 This report has been produced in accordance with guidelines in the *Standard and Guidance for historic environment desk-based assessment* issued by the Institute for Archaeologists (2011).

2.2 The report involved consultation of publicly available archaeological and historical information from documentary, cartographic and aerial photographic sources. The major repositories of information comprised:

- Warwickshire Historic Environment Record (HER) for records of known archaeological sites and artefact findspots within 1km of the application site;
- the National Heritage List for England for designated heritage assets;
- historic maps and documents held by the Warwickshire Record Office;
- historic aerial photographs held by the National Monuments Record (NMR); and
- records made during a site visit on 13th December 2012.

2.3 Section 3 of this report summarises relevant planning guidance. Section 4 summarises designated heritage assets close to the application site and these are marked on Figure 1 and listed in Appendix A. Section 5 summarises non-designated heritage assets close to the application site and these are marked on Figure 2 and are also listed in Appendix A. Section 6 summarises the results of map/aerial photographic regression and a site visit. Extracts from historic maps are shown in Figures 3-4, an aerial photograph in Figure 5 and site photographs in Figure 6. Section 7 presents the conclusions of this report.

3.0 PLANNING GUIDANCE

- 3.1 The most relevant planning guidance concerning archaeology and other heritage assets is to be found in paragraphs 126-141 of the National Planning Policy Framework (2012). These advise on planning procedures covering designated heritage assets (e.g. world heritage sites, scheduled monuments, listed buildings, conservation areas, registered parks & gardens and registered battlefields) and also non-designated heritage assets which are of heritage interest and therefore a material planning consideration.
- 3.2 Paragraph 128 addresses planning applications, stating that *“local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”*.
- 3.3 Designated heritage assets are addressed in Paragraph 132 which states that *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens and World Heritage Sites, should be wholly exceptional”*.
- 3.4 Archaeological sites are also protected by saved Policies EF.11, EF.11a and EF.11b in the Stratford on Avon District Local Plan Review 1996-2011 (2006) which are as follows:

Policy EF.11

Sites of archaeological importance and their settings will be protected, enhanced and preserved. There will be a presumption in favour of the

physical in situ preservation of remains of national importance, whether scheduled or otherwise. Developers will be expected to assist in that process where such remains are affected by development proposals. Development which would adversely affect such remains or their setting will not be permitted.

In the case of remains of regional or local importance, the case for in situ preservation will be assessed against other factors including the importance of the remains and the need for the proposed development.

Those proposing development on sites which may contain important archaeological remains will need to submit the results of an archaeological assessment/field evaluation with their planning application. Failure to supply such an assessment or evaluation may delay the progress of the application or lead to the refusal of planning permission.

Policy EF.11A

Where it is considered, in the light of expert advice, that in situ preservation of archaeological remains is not merited, appropriate provision for an agreed programme of archaeological works will need to be made before planning permission is granted.

Policy EF.11B

The management and enhancement of archaeological sites, including provision for public access and interpretation, will be sought and secured, in appropriate cases, through the use of conditions and/or legal agreements.

- 3.5 As two listed buildings are located close to the northern boundary of the application site the following part of policy EF.14 is also considered relevant:

The preservation of buildings listed as being of special architectural or historic interest, and their settings, will be secured through the following means: (b) ensuring that proposed alterations, extensions or changes of use to listed buildings, or development on adjoining land, will not have an adverse impact on the special qualities of such buildings or their settings.

- 3.6 This desk-based assessment will inform consideration of the development proposals in accordance with the NPPF and saved Policies EF.11, EF.11A EF.11B and EF.14.

4.0 DESIGNATED HERITAGE ASSETS

Registered Park & Garden, Grade I Listed Building and Conservation Area

- 4.1 The Grade II listed Registered Park and Garden of Anne Hathaway's Cottage is located approximately 1.1km to the south (Figure 1, no. 1) and this contains the Grade I listed Ann Hathaway's Cottage. The Shottery Conservation Area, which incorporates this Registered Park and Garden, is located approximately 700m to the south. (Figure 1, no. 2).

Grade II listed buildings

- 4.2 The Grade II listed Victoria Spa Lodge and Bruce Lodge, and the Grade II listed Pump House, are located directly to the north of the application site (Figure 1, no. 3). These buildings were constructed in 1837 as part of the Royal Victoria Spa.
- 4.3 Two Grade II listed barns of 17th century date are located at Burton Farmhouse approximately 550m to the north (Figure 1, no. 4) and four Grade II listed buildings, namely Linden House (Figure 1, no. 5), The Lodge and The Limes (Figure 1, no. 6), and Bishopston Lodge (Figure 1, no. 7) are located approximately 550-750m to the east. Several Grade II listed buildings are also located within the Shottery Conservation Area (Figure 1, nos. 8-16). A Grade II listed canal bridge is also located approximately 1.1km to the north (Figure 1, no. 17).

Summary

- 4.4 The Grade II listed Registered Park and Garden of Anne Hathaway's Cottage, the Grade I listed Ann Hathaway's Cottage and the Shottery Conservation Area are all separated from the application site by residential development. Their settings should therefore be unaffected by further residential development within the application site.
- 4.5 Most of the Grade II listed buildings are also sufficiently distant and not visible from the application site for their settings to be affected by development. However, the Victoria Spa Lodge and Bruce Lodge, together with the Pump House, are located on the opposite side of the Stratford-upon-Avon Canal. Development within the application site will therefore have to take into account the historic settings of these listed buildings.

5.0 NON-DESIGNATED HERITAGE ASSETS

5.1 Several entries are recorded on the Warwickshire HER in the vicinity of the application site. However, it should be emphasised that the HER is constantly being updated and, as it can only include sites and findspots which are known about, cannot be interpreted as a definitive list of all surviving archaeological remains. These entries are as follows:

- findspot of flint artefacts of Neolithic or Bronze Age date, a 3rd century AD Roman coin, 12th – 13th century potsherds and a coin of Charles II approximately 550m to the north (Figure 2, no. 18);
- the Saltway, a major east-west aligned Roman road approximately 125m to the south (Figure 2, no. 19);
- findspot of 8 Romano-British potsherds and tile approximately 700m to the south (Figure 2, no. 20);
- an Early Medieval trackway also known as the Saltway or *Sealt Stret* and now followed by Bishopton Lane (Figure 2, no. 21);
- Feldwne Street, a trackway dating to the Early Medieval period approximately 625m to the north-east, now followed by the A3400 Birmingham Road (Figure 2, no. 22). An Early Medieval bridge is recorded on this road approximately 700m to the east (Figure 2, no. 23);
- the deserted Medieval village of Bishopton at Burton Farm approximately 550m to the north. It is marked as a linear settlement on the Ordnance Survey First Series map of 1831 (Figure 2, no. 24);
- a deserted medieval settlement at Shottery approximately 850m to the south (Figure 2, no. 25);
- evidence for ridge and furrow ploughing recorded in an archaeological investigation approximately 350m to the north (Figure 2, no. 26);
- an 18th century turnpike road approximately 125m to the south, on the same line as the Roman road and now followed by the A422 Alcester Road (Figure 2, no. 27);
- an 18th century turnpike road from Edge Hill to Birmingham via Stratford approximately 625m to the north-east which follows the Early Medieval Feldwne Street (Figure 2, no. 28);
- the Stratford-upon-Avon canal which was constructed between 1796 and 1815 and which bounds the application site to the north (Figure 2, no. 29);
- the site of the Church of St Peter in Bishopton approximately 350m to the north-east (Figure 2, no. 30). The church has been demolished but the graveyard remains;
- pleasure grounds, a paddock, a pool and kitchen garden at The Hall, Shottery approximately 950m to the south (Figure 2, no. 31);
- the now demolished Clopton Cottage in Bishopston approximately 900m to the east (Figure 2, no. 32);

- the Royal Victoria Spa which was opened in 1837 by a consortium of local businessmen with the idea of developing a fashionable inland resort. Members of the consortium bought land in the area, constructed Victoria Terrace and built houses including the Grade II listed Linden House and Bishopton Lodge in an attempt to attract development around the resort. However the scheme failed and the spa eventually closed (Figure 2, no. 33);
- Avenue House built in 1845 approximately 425m to the east (Figure 2, no. 34); and
- a cropmark which has been proven to be a geological or natural feature approximately 550m to the north (Figure 2, no. 35).

5.2 The Warwickshire Historic Landscape Characterisation was also accessed. This notes that the application site lies within field classification no. HWA14853 which consists of large rectilinear fields with straight boundaries where earlier field boundaries have been lost since 1886.

Summary

5.3 Evidence for recorded Prehistoric activity on the HER is confined to the identification of Neolithic/Bronze Age flintwork approximately 550m to the north. However, this lack of Prehistoric activity could be due to the lack of archaeological investigations in the area rather than reflecting a true absence.

5.4 Bishopton Lane follows the route of an Early Medieval trackway known as *Sealt Stret*, and the crossroads with a Roman road (the Alcester Road) is located approximately 125m to the south. Given the presence of these two roads there is a possibility of associated but unrecorded archaeology being present within the application site.

5.5 During the Medieval period the application site is likely to have been under an agricultural regime associated with the Medieval villages of Bishopton to the north or Shottery to the south. Evidence for ridge and furrow ploughing has been recovered in an archaeological investigation approximately 350m to the north.

5.6 Although not a designated heritage asset, the Stratford-upon-Avon Canal, which was constructed between 1793 and 1816, can be regarded as a structure of regional historic importance and development will have to take into account the preservation of the historic fabric of the canal and its setting.

5.7 In 1837 the Royal Victoria Spa was established directly north of the application site and this former spa contains two Grade II listed buildings as noted in Section 4.0.

5.8 The hedgerow along the Bishopton Lane frontage can also be classified as historically important under the Hedgerow Regulations as it is associated with

an entry within the Warwickshire Historic Environment Record, namely the Early Medieval *Sealt Stret*.

6.0 HISTORIC MAPPING, AERIAL PHOTOGRAPHY & SITE VISIT

1831 First Series Ordnance Survey (not illustrated)

- 6.1 The earliest consulted map of the application site was the 1831 First Series Ordnance Survey map. This shows the site as open ground to the south of the Stratford-upon-Avon Canal which was crossed by a trackway heading west from Bishopton Lane to Cophams Hill Farm. The villages of Bishopton (now on the site of Burton Farm) and Shottery are also shown to the north and south respectively.

1886 Ordnance Survey map (Figure 3)

- 6.2 The first detailed consulted map of the application site was the 1886 Ordnance Survey map. This shows that the site was under several fields and was still crossed by the trackway to Cophams Hill Farm. A small watercourse is also shown flowing eastwards into the site before turning north towards the Stratford-upon-Avon canal. The Royal Victoria Spa had also been established directly to the north on the opposite side of the canal. Otherwise the site was part of a rural landscape with a house known as Mount Pleasant located to the east.

1917 Ordnance Survey map (Figure 4)

- 6.3 By the Ordnance Survey map of 1917 the layout of the application site remained unchanged with the exception of an orchard which had been planted in the northernmost field adjacent to the Royal Victoria Spa. Two small buildings are also located within this field close to the Bishopton Lane frontage (see Figure 4 inset). The existing house on the Bishopton Lane frontage had also been constructed along with the Bellevue Smallpox Hospital to the south.

Aerial Photograph (Figure 5)

- 6.4 An aerial photograph taken in 1946 again shows that the layout of the application site remained unchanged. However, the orchard in the very northern part of the site had been removed and traces of ridge and furrow earthworks are shown within this field and the two fields to the south, as well as in some of the surrounding fields. The smallpox hospital to the south had been demolished to make way for the beginnings of the residential development to the south.
- 6.5 A recent aerial photograph available on Google Maps also shows a dark curvilinear band adjacent to the north-western boundary of the site (see

Figure 5 for location). This reflects the former watercourse/field boundary shown on historic mapping.

Site Visit (Figure 6)

- 6.6 The application site is currently under arable fields (Figure 6, plates 1 & 2) with the exception of a small strip of grassland adjacent to the Stratford-upon-Avon Canal (Figure 6, plate 3). Earthworks, probably relating to ridge and furrow cultivation are visible within this grassed field. A raised area was also noted adjacent to the A46 and this correlates with the former watercourse/field boundary noted on historic Ordnance Survey mapping (Figure 6, plate 4). Otherwise no features of archaeological significance were observed during the site walkover.

Summary

- 6.7 Study of historic mapping has shown that the application site has been under agricultural use since at least the mid 19th century. The presence of the ridge and furrow earthworks adjacent to the Stratford-upon-Avon Canal and in the fields to the south on aerial photographs suggests that the site has been ploughed since the Medieval/Post Medieval periods. All of the application site has since remained as agricultural land with the exception of the small grassed field adjacent to the Stratford-upon-Avon Canal which was under orchard in 1917.

7.0 CONCLUSIONS

- 7.1 No archaeological sites or artefact findspots are recorded within the application site or its immediate vicinity. However, this lack of recorded archaeology could be due to a lack of archaeological investigations in the area rather than reflecting a true absence. Indeed, Bishopton Lane follows the route of a former Early Medieval trackway or saltway known as *Sealt Stret* and this forms a crossroads with a former Roman road (now followed by the Alcester Road) approximately 125m to the south. Given the presence of *Sealt Stret* and the Roman road the possibility of associated but unrecorded archaeology being present within the application site cannot be discounted. It is therefore recommended that consultation be undertaken with the Planning Archaeologist at Warwickshire County Council in order to establish whether a geophysical survey of the site is required. Such a survey would help establish whether archaeological remains are present and if so whether intrusive archaeological investigations will be required prior to the submission of a planning application.
- 7.2 During the Medieval period the application site is likely to have been under an agricultural regime associated with the former Medieval villages of Bishopton to the north or Shottery to the south. Evidence for ridge and furrow ploughing has been observed in the northern part of the application site on aerial photographs and ridge and furrow earthworks are still visible in the field adjacent to the Stratford-upon-Avon Canal. By 1837 the Royal Victoria Spa had been established directly to the north on the opposite side of the canal and by 1917 an orchard had been established within the field containing the ridge and furrow earthworks. This field can be viewed as part of the rural setting of both the canal and two Grade II listed buildings associated with the former spa.
- 7.3 The hedgerow along the Bishopton Lane frontage can also be classified as historically important under the Hedgerow Regulations as it is associated with an entry within the Warwickshire Historic Environment Record, namely the Early Medieval *Sealt Stret*.

APPENDIX A

Recorded Heritage Assets
(from the Warwickshire HER)

Appendix A: Recorded Heritage Assets (from the Warwickshire HER)

Figure 1	HER no.	Date	Description
<i>Designated Heritage Assets</i>			
1		Medieval/Post Medieval	Grade II Registered Park and Garden of Anne Hathaways Cottage which contains the Grade I listed Ann Hathaways Cottage, a farmhouse with 15 th century or earlier origins.
2			Shottery Conservation Area.
3	DWA2662 DWA2663	Post Medieval	Grade II listed Victoria Spa Lodge and Bruce Lodge, with the Grade II listed Pump House directly to the north. These buildings were constructed in 1837.
4	DWA3096 DWA3924	Post Medieval	Two Grade II listed barns of 17 th century date at Burton Farmhouse.
5	DWA2012	Post Medieval	Grade II listed Linden House which was built around 1845.
6	DWA1954 DWA2877	Post Medieval	Grade II listed The Lodge which was built around 1841 and the Grade II listed The Limes which was built around 1848 directly to the north-west.
7	DWA1908	Post Medieval	Grade II listed Bishopton Lodge which was built in 1842.
8	DWA3657	Post Medieval	Grade II listed Cottage Farmhouse which has 17 th century origins.
9	DWA3711 DWA3712	Post Medieval	Cluster of Grade II listed buildings namely 1-10 and 14-18 Hathaway Hamlet, which all have 17 th century origins.
10	DWA1919	Post Medieval	Grade II listed Burman's Farmhouse which was built in the late 18 th to early 19 th century.
11	DWA3315	Post Medieval	Grade II listed Brookside which was built in the 17 th century.
12	DWA1960	Post Medieval	Grade II listed Church of St. Andrew which was built in 1870.
13		Post Medieval	Grade II listed Church Cottage which was built in the 17 th century.
14		Post Medieval	Grade II listed Lavender House which was built in the 17 th century.
15		Post Medieval	Grade II listed The Thatched House which was built around 1600.
16		Post Medieval	Group of Grade II listed buildings namely Quineys which was built in the 17 th century, Tapestry Cottage which is of 17 th or early 18 th century date, The Green, which was built in the late 16 th or early 17 th century, and Owl House which was built in the 17 th century.
17		Post Medieval	Grade II listed Canal Bridge no. 61 which was built around 1814.
Figure 2			

<i>Non Designated Heritage Assets</i>			
18	MWA4417 MWA1621 MWA5219 MWA5220	Prehistoric/Romano-British	Findspot of flint artefacts of Neolithic or Bronze Age date, a 3 rd century AD Roman coin, 12 th – 13 th century potsherds and a coin of Charles II.
19	MWA4757	Romano-British	The Saltway, a major Roman road running from Droitwich to Finmere.
20	MWA4508	Romano-British	Findspot of 8 Romano-British potsherds and tile found during the archaeological observation of the laying of a new pipeline between Bordon Hill and the A46 Alcester Road. This may be an indication of settlement activity within the area.
21	MWA8217	Early Medieval	The Saltway, an Early Medieval trackway known as <i>Sealt Stret</i> .
22	MWA8641	Early Medieval	Feldwne Street, a trackway dating to the Early Medieval period known from documentary evidence and now followed by the Birmingham to Stratford Road.
23	MWA8642	Early Medieval	Aelfric's Bridge, the probable site of an Early Medieval bridge for which there is documentary evidence in the early 11 th century.
24	MWA6262 MWA6263 MWA6264 MWA921 MWA5307 MWA6261	Medieval	Deserted Medieval Village at Bishopton. The original village nucleus seems to have been situated at the end of the present lane but subsequently encroached onto the strips of the fields to the east. The area is very wet and there are a number of possible fishponds. A church was also present here. The village is recorded in 1656 when there were eighteen houses.
25	MWA892 MWA10218	Medieval	A Medieval settlement suggested by earthworks including house platforms at Shottery.
26	MWA12685	Medieval/Post Medieval	Ridge and furrow identified through archaeological trial trenching.
27	MWA4786	Post Medieval	A turnpike road established between 1750 and 1775 which ran from Stratford to Bradley Brook, via Alcester.
28	MWA4775	Post Medieval	A turnpike road from Edge Hill to Birmingham via Stratford built around 1725-1750, on the line of the former Feldwne Street.
29	MWA4330	Post Medieval	The Stratford-upon-Avon canal which runs from the River Avon at Bancroft Basin in Stratford-upon-Avon to the Worcester and Birmingham canal at Kings Norton junction. It was constructed between 1796 and 1815.

30	MWA1033 MWA5304	Post Medieval	The site of the Church of St Peter in Bishopton. The building has been demolished but the graveyard remains.
31	MWA13077	Post Medieval	Pleasure grounds, paddock, boundary planting, pool and kitchen garden at The Hall, Shottery.
32	MWA13015	Post Medieval	Clopton Cottage garden, Bishopton. Now demolished.
33	MWA3784 MWA1556	Post Medieval	Royal Victoria Spa which was built around 1834 by a consortium of local businessmen with the idea of developing a fashionable inland resort. The Spa opened in 1837 to mark the 17th birthday of Queen Victoria but later failed. Members of the consortium bought land in the area, laid down a road (Victoria Terrace) and built houses (e.g. Linden House, Bishopton Lodge) in an attempt to attract development around the resort. Speculative plans for developing the area south and east of the spa were initiated in the 1830s and roads and drives were laid out and a church built. However, a number of building plots did not find purchasers and in 1855 most of the area was sold off as agricultural land. The spa buildings were reopened in 1868, but were not sold when offered for sale.
34	MWA8523 MWA8521	Post Medieval	Grade II listed Avenue House built around 1845. The grounds contain a garden with walks, an avenue, a paddock and an orchard.
35	MWA1555	Undated	The site of an undated enclosure which is visible as a cropmark on aerial photographs. It appears to be a geological or natural feature. Indeed, observation after topsoil stripping as part of a water main line project revealed no archaeological features or finds, confirming its non-archaeological status.

APPENDIX B

Consulted Historic Maps
(from the Warwickshire Record Office)

Consulted historic maps

1831 Ordnance Survey First Series
1886 Ordnance Survey
1914 Ordnance Survey
1917 Ordnance Survey

APPENDIX C

Consulted Aerial Photographs (from the NMR)

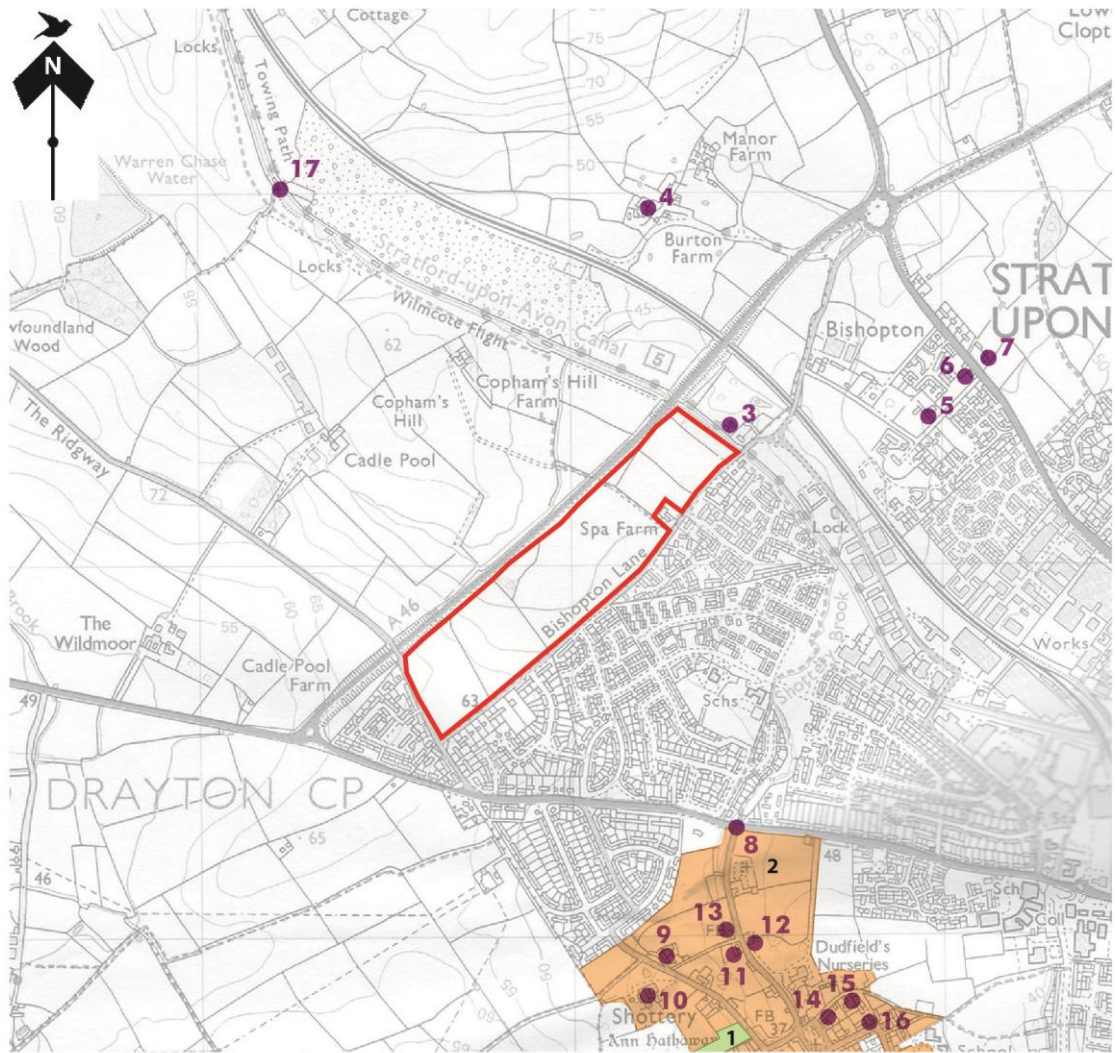
Consulted aerial photographs

1.4.1946	RAF/106G/UK/1348
27.8.1946	RAF/106G/UK/1698
22.8.1964	OS/64148
5.8.1967	MAL/67075
14.11.1983	OS/83193
25.9.1987	OS/87153
26.6.1992	OS/92362
26.3.1993	OS/93056
23.7.1999	OS/99226

APPENDIX D

Figures 1-6

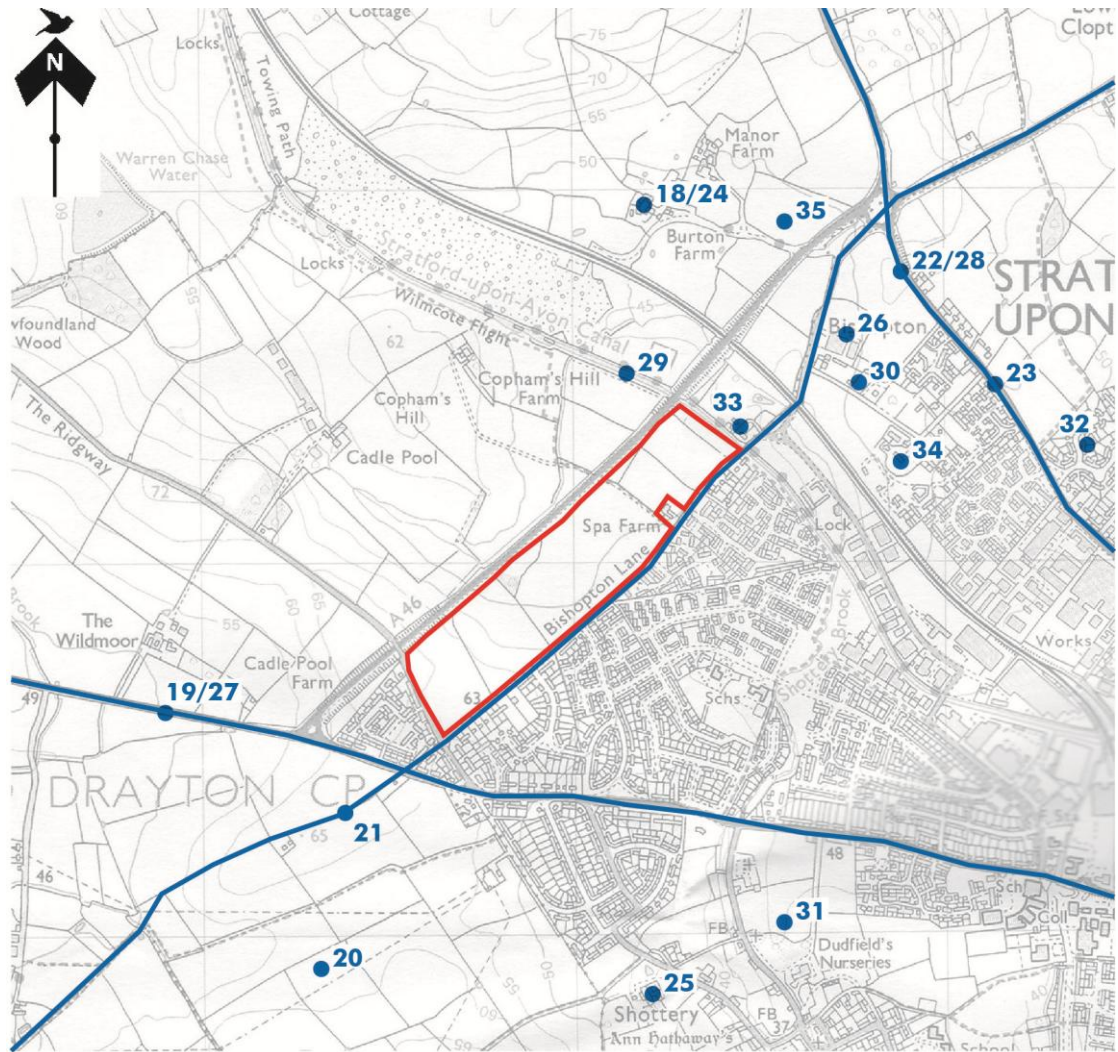
Figure 1. Designated heritage assets



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- Site boundary
- 1 Registered Park and Garden
- 2 Conservation Area
- 2 Listed buildings

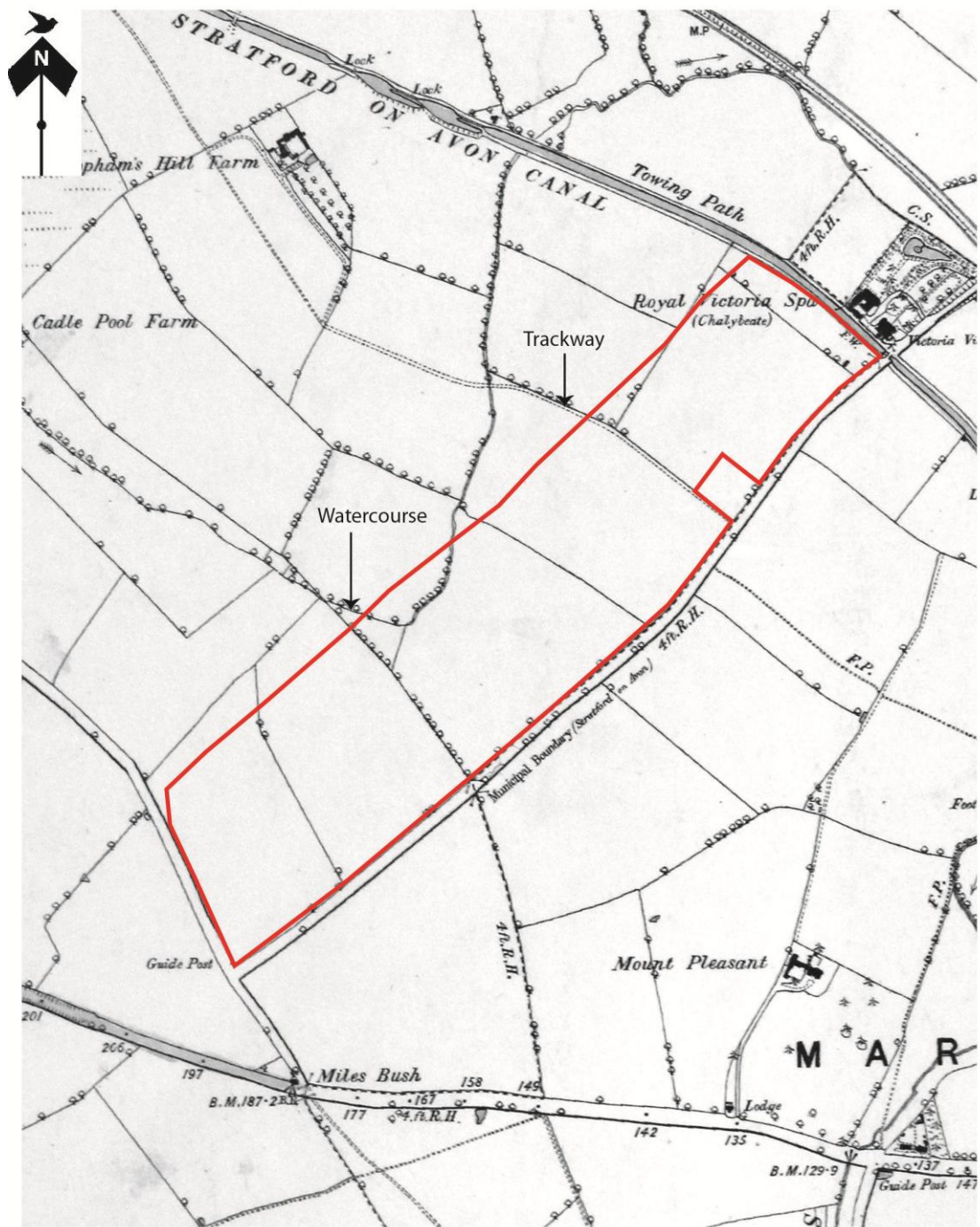
Figure 2. Non designated heritage assets



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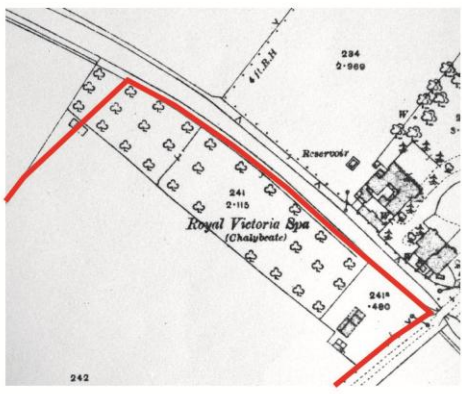
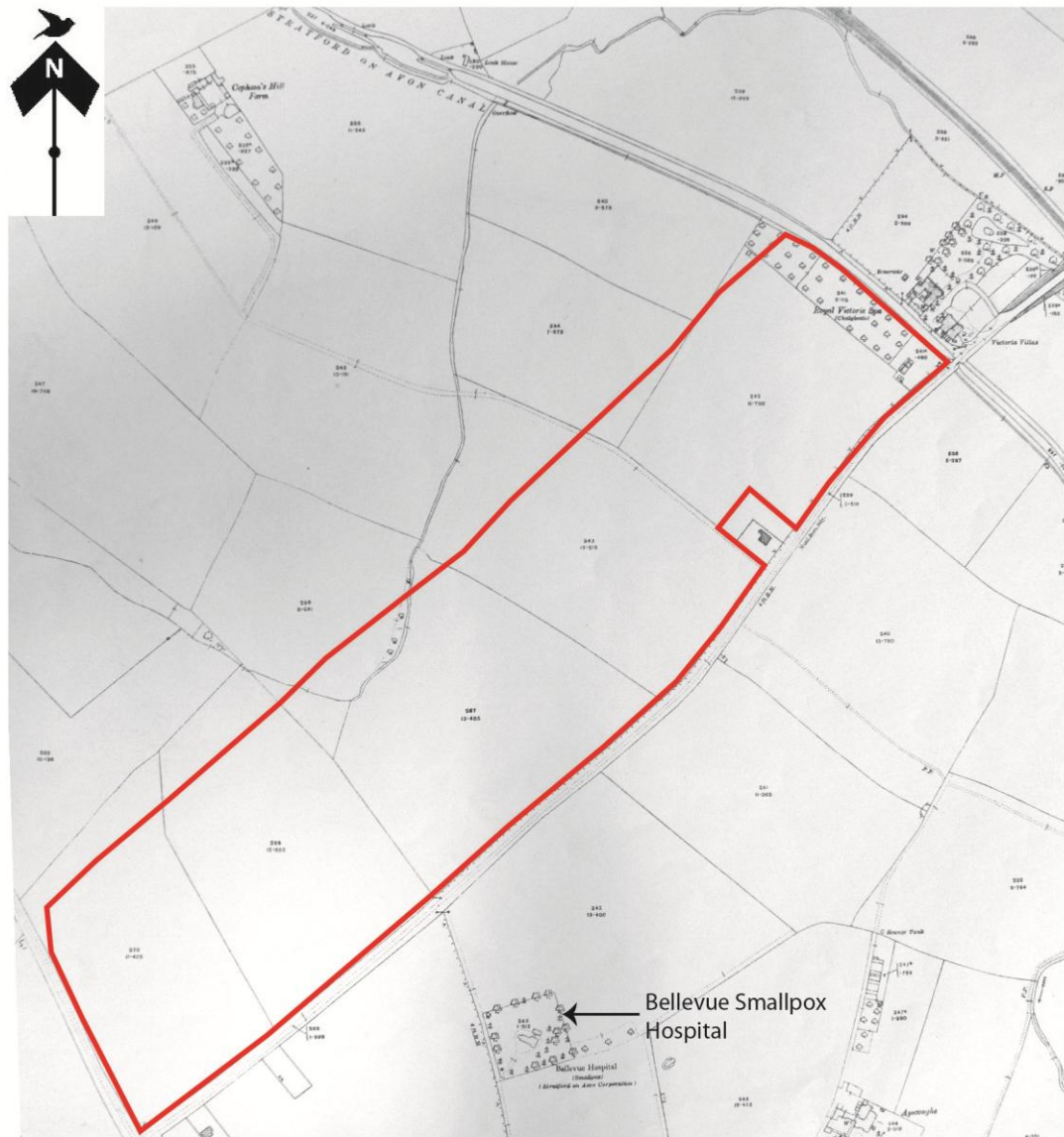
- Site boundary
- 18 HER entries

Figure 3. Extract from an Ordnance Survey map of 1886



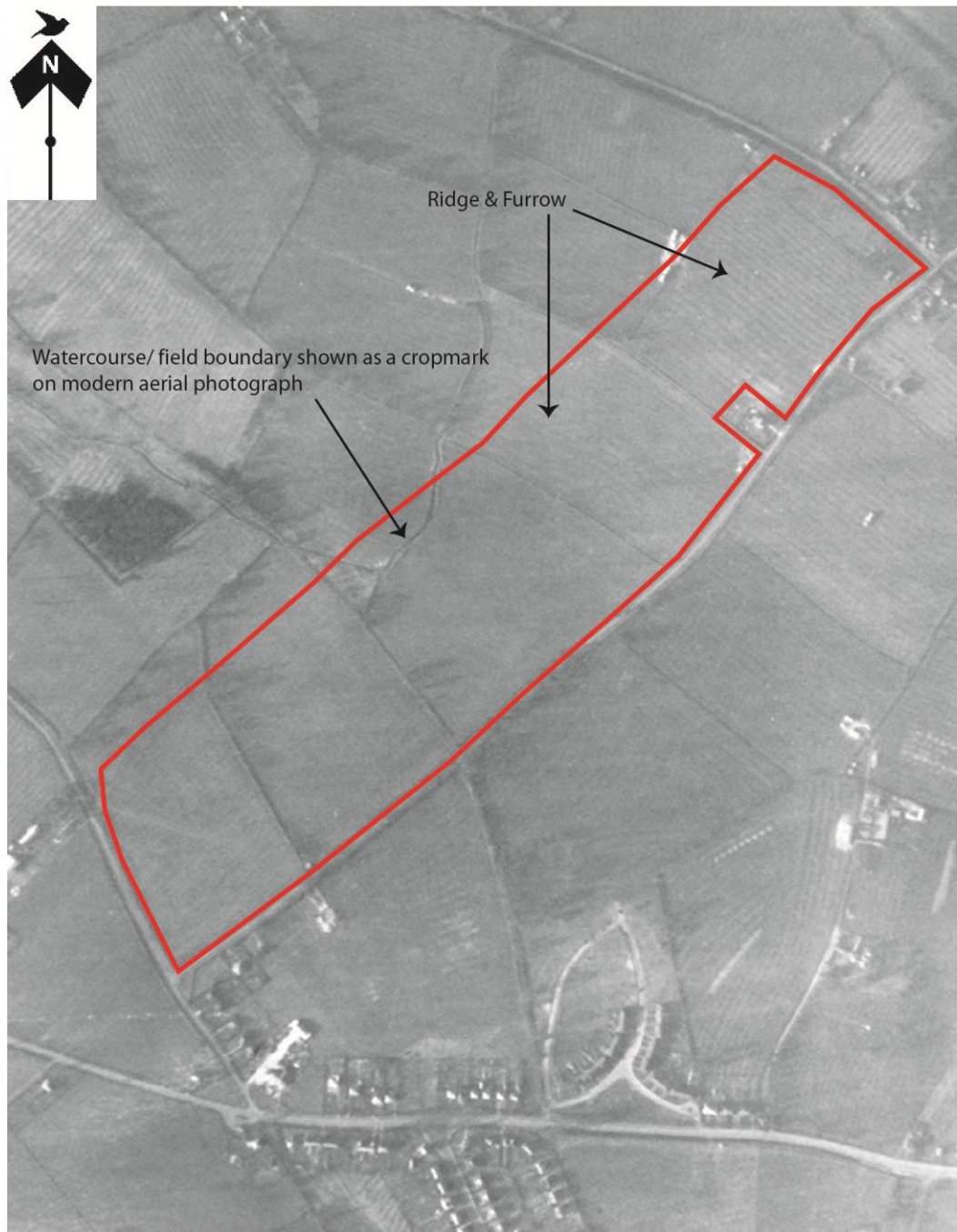
 Site boundary (approximate)

Figure 4. Extract from an Ordnance Survey map of 1917



 Site boundary (approximate)

Figure 5. Extract from an aerial photograph of 1946



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 Site boundary (approximate)

Figure 6. Site photographs



Plate 1: View looking north-east across the site



Plate 2: View looking south-west across the site



Plate 3: View looking south-east showing ridge and furrow in northernmost part of the site



Plate 4: View looking north towards raised area reflecting a former watercourse/field boundary on north-western site boundary