



**ARCHAEOLOGICAL
DESK-BASED
ASSESSMENT**

**LAND AT RED HOUSE FARM
LILLINGTON
LEAMINGTON SPA
WARWICKSHIRE**

Planning • Heritage

Specialist & Independent Advisors to the Property Industry

July 2013

**Local Planning Authority:
Warwick District Council**

**Site centred at:
SP 3360 6665**

**Author:
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**Report Status:
FINAL**

**Issue Date:
July 2013**

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CONTENTS

- Executive Summary
- 1.0 Introduction and Scope of Study
- 2.0 Planning Background and Development Plan Framework
- 3.0 Geology and Topography
- 4.0 Archaeological/Historical Background and Assessment of Significance
- 5.0 Site Conditions, the Proposed Development and Impact on Heritage Assets
- 6.0 Conclusions

Sources Consulted

LIST OF ILLUSTRATIONS

- Fig. 1 Site location
- Fig. 2 Site details
- Fig. 3 Historic Environment Record (HER) Distribution Map
- Fig. 4 1711 Lillington Enclosure map
- Fig. 5 1793 Yate's map of Warwickshire
- Fig. 6 1803 Red House Farm survey
- Fig. 7 1813 Ordnance Surveyors drawing
- Fig. 8 1839 Lillington Tithe map
- Fig. 9 1886 Ordnance Survey 1:10,560 scale
- Fig. 10 1951 Ordnance Survey 1:2,500 scale
- Fig. 11 Illustrative Masterplan

PLATES

- Plate 1 Google Earth Image 2011
- Plate 2 RAF/OS vertical c1945
- Plate 3 View from NW corner of site looking south-east
(towards Red House Stables)
- Plate 4 View across northern part of site (looking east)
- Plate 5 View from NE field looking SE
- Plate 6 View from central part of site (top of green lane)
looking south-west
- Plate 7 View from SE field looking north
(towards Red House Stables)
- Plate 8 Looking east across car park and ménage

Executive Summary

Land at Red House Farm, Lillington near Leamington Spa is being considered for development and has been assessed to identify any impacts on the significance of heritage assets on or near the site and, in accordance with the National Planning Policy Framework (NPPF) to consider the archaeological potential of the site.

There are no Scheduled Ancient Monuments, listed buildings, Registered historic parks and garden or other designated heritage assets on the site or particularly nearby.

In addition, there are no non-designated archaeological assets on the site. Historic cartographic and aerial photographic evidence indicates that the site was in arable cultivation during the Medieval period, and therefore Medieval settlement is unlikely on the site. Equally, the configuration of prehistoric, Roman and Saxon evidence in the Warwickshire Historic Environment Record is such that the study site appears to have little likelihood of settlement or other significant evidence from these periods.

Accordingly, it is concluded that the site has little or no 'archaeological interest' as defined in the NPPF, and that in these circumstances there is no heritage constraint to the allocation of this site or its future development.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been prepared by Paul Chadwick of CgMs Consulting on behalf of the landowner, Mr Harry Johnson.
- 1.2 The subject of this assessment, also referred to as the study site, is land at Red House Farm, Lillington near Leamington Spa, Warwickshire (Fig. 1). The site is centred at SP 3360 6665 and is approx. 29 hectares in extent. It is roughly rectangular in shape and bordered to the north by Black Lane (with residential properties fronting Buckley Road beyond), by a Reservoir, Water Treatment Works and Newbold Comyn Park to the west and by agricultural land to the south and east (Fig 2 and Plates 1 to 7).
- 1.3 In accordance with government policy on archaeology within the planning process (Section 12 of the National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the archaeological/heritage potential of the study site.
- 1.4 Additionally, in accordance with the 'Standard and Guidance for Archaeological Desk-Based Assessments' (Institute for Archaeologists (IfA) 2012), it incorporates an examination of evidence in the Warwickshire Historic Environment Record (HER), the English Heritage National Monuments Record (NMR), the National Heritage List (NHL), and Warwickshire Record Office, considers published and unpublished material and charts historic land-use through a map regression exercise. A site inspection was undertaken in July 2013.
- 1.5 As a result, the assessment enables relevant parties to assess the significance of any designated and non-designated heritage assets within the study site, assess the potential for as yet to be discovered archaeological assets and enables potential impacts on assets to be identified, along with the need for design, civil engineering or archaeological solutions.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment).

2.1.1 Section 12 of the NPPF, entitled 'Conserving and enhancing the historic environment' provides policy for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
- Conservation of England's heritage assets in a manner appropriate to their significance, and
- Recognition that heritage contributes to our knowledge and understanding of the past.

2.1.2 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

2.1.3 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

- 2.1.4 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.1.5 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.1.6 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.1.7 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas).
 - Protects the settings of such designations.
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions.
 - Provides for the excavation and investigation of sites not significant enough to merit in-situ preservation.
- 2.2 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.3 The Local Plan Framework is provided by the Warwick District Local Plan 1996-2011. The Local Plan is being reviewed and will eventually be replaced by a new Local Plan. However, the following policy relating to archaeology (DP4) remains relevant:

DP4 ARCHAEOLOGY

DEVELOPMENT WILL NOT BE PERMITTED WHICH HARMS SCHEDULED ANCIENT MONUMENTS (AS SHOWN ON THE PROPOSALS MAP) OR OTHER ARCHAEOLOGICAL REMAINS OF NATIONAL IMPORTANCE, AND THEIR SETTINGS. WITH REGARD TO LOCALLY OR REGIONALLY IMPORTANT SITES THERE WILL BE A PRESUMPTION IN FAVOUR OF PRESERVATION, EXCEPT WHERE THE APPLICANT CAN DEMONSTRATE THAT THE BENEFITS OF DEVELOPMENT WILL OUTWEIGH THE HARM TO ARCHAEOLOGICAL REMAINS. THE COUNCIL WILL REQUIRE THAT ANY REMAINS OF ARCHAEOLOGICAL VALUE ARE PROPERLY EVALUATED PRIOR TO THE DETERMINATION OF THE PLANNING APPLICATION. WHERE PLANNING PERMISSION IS GRANTED FOR DEVELOPMENT WHICH WILL HAVE AN ADVERSE AFFECT ON ARCHAEOLOGICAL REMAINS, THE COUNCIL WILL REQUIRE THAT AN AGREED PROGRAMME OF ARCHAEOLOGICAL INVESTIGATION AND RECORDING PRECEDES DEVELOPMENT.

- 2.4 This assessment has established that there are no Scheduled Ancient Monuments, listed buildings, registered historic parks and garden or other designated heritage assets on the site or particularly nearby, nor are there any regionally or locally important remains on the site. This report therefore concentrates on considering whether any as yet to be discovered remains of archaeological value are present on the site (Policy DP4) and whether the site can be considered to contain any 'archaeological interest' as defined in NPPF.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The underlying solid geology of the study site comprises Triassic mudstone, siltstones and sandstones with localised drift formed by Glacial Till/Boulder Clay (British Geological Survey (England and Wales 1:50,000 Series, Sheet 184 – Warwick and <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

3.1.2 There is currently no site specific geotechnical data available for the site.

3.2 Topography

3.2.1 The study site occupies the crest and south-facing scarp slope of the Campion Hills, which form a ridge rising to an altitude of 97m Above Ordnance Datum (AOD) overlooking Leamington Spa and the River Leam to the south.

3.2.2 The northern part of the study site occupies a level plateau, typically at 95mAOD (Plates 3 & 4), and south of Red House Cottages (see Fig. 2) gradients drop in moderate and locally steep slopes to c65m at the southern site boundary. From here, more gentle, longer slopes grade down to Red House Farm and then to the River Leam.

3.2.3 The River Leam lies 350m to the south-east of the study site. Additionally, about 400m to the north-west of the study site, the largely culverted Binns Brook drains the plateau, past the historic core of Lillington and runs south-west to join the Leam at Leamington Spa.

4.0 ARCHAEOLOGICAL/HISTORICAL BACKGROUND AND ASSESSMENT OF SIGNIFICANCE

Timescales used in this report.

Prehistoric

Palaeolithic	450,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1749
Modern	AD 1750 -	Present

4.1 Introduction

4.1.1 This assessment considers archaeological evidence from a study area within a 1000m radius of the study site held in the Warwickshire Historic Environment Record (HER) (Fig. 3).

4.1.2 No Scheduled Monuments lie on or particularly close to the study site and the HER indicates that no archaeological sites and finds occur within the site. This study will therefore consider evidence from the wider study area, in order to clarify whether any the site has any archaeological interest.

4.2 Prehistoric

4.2.1 The HER contains no evidence for Palaeolithic evidence either on the study site or in its vicinity. Regional studies of Palaeolithic evidence suggest a very low density of human activity across the landscape in some interglacial periods, evidenced by occasional lithic handaxes incorporated within gravel and other riverine deposits. The absence of sand and gravel deposits on the site and its

topographic location suggest that Palaeolithic material will not be present on the site.

4.2.2 Elsewhere in Lillington, the HER records antiquarian finds of a late Neolithic/Bronze Age burial and pottery vessel (MWA 1383). It is unclear whether the two finds were associated or even contemporary. Subsequent comment has suggested they were found in a gravel pit in the north-west part of the parish.

4.2.3 The near total absence of prehistoric evidence, combined with the geological background and topography of much of the study site strongly suggest that the vast majority of the study site has a very limited/nil potential for prehistoric evidence and, even if present on the level plateau, any evidence is likely to comprise one or two lithic artefacts.

4.3 **Iron Age and Roman**

4.3.1 During the later prehistoric period, the study site lay in an area subject to influences from three tribal groupings, the Coritani, the Cornovi and the Dobunni. Settlement and related agricultural field systems concentrate in the major river valleys of the region, particularly the Trent and Avon valleys, with perhaps a lesser amount of woodland clearance and a greater emphasis on pastoral farming (which tends to leave fewer archaeological traces) occupying the subsidiary river valleys of the area. Away from these valley locations, and particularly on the heavier, less well drained soils, the density of Iron Age settlement and related activity drops off rapidly. Certainly, there is no recorded Iron Age activity within the study site and none within the study area, suggesting a nil potential for evidence of this period on the site.

4.3.2 During the Roman period, the main Roman road linking Exeter, Gloucester, Lincoln and York, subsequently known as Fosse Way, ran a short distance south-east of the River Leam. A number of Roman coins (MWA 2223) have been found around Offchurch Bury (across the River Leam from the study site). However, although there are a scatter of Roman coins and other isolated stray finds along the Leam valley generally, there is no clear focus of Roman settlement and aerial photographs do not suggest an intensively cleared and farmed landscape

along the Leam (English Heritage SE Warwickshire & Cotswold High Level Stewardship target areas National Mapping Programme).

4.3.3 Accordingly, a low/nil potential for Roman evidence within the study site is identified.

4.4 **Anglo-Saxon, Medieval, Post-Medieval and Modern**

4.4.1 The study site falls within the historic parish of Lillington. A settlement is recorded at Domesday (1086), when it was recorded within the Stoneleigh Hundred and comprised 4 hides of land, including land for 4 ploughs held in lordship with 4 slaves, 2 villagers and 3 smallholders with 1 plough. A mill, valued at 6s 8d, meadow 9 acres, woodland 1 league long and 1/2 wide are also recorded and the township was valued (prior to the Conquest) at 20s and in 1086 at 40s. The extensive woodland recorded in the late 11th century tends to support the theory that this area saw relatively little clearance of its woodland cover during the later prehistoric and Roman period.

4.4.2 The Domesday Book indicates a value for the settlement in the late Saxon period, evidencing a small, probably nucleated hamlet, here from the 9th century. The location of that settlement is not known, but it is presumed to lie at or near the parish church in the later historic core of Lillington.

4.4.3 The Post-Conquest period saw an increasing population and pressures, particularly during the 12th and 13th centuries, for land clearance for agricultural production and the growth of village settlement (a trend which came to a halt with the Black Death of the 1340s). The study site was apparently cleared during this period and farmed for arable agriculture, and later documentary evidence (Fig. 4: 1711) evidences a series of furlongs of ridge and furrow within Hamm Field occupying the study site. In addition, there are slight hints of ridge & furrow on Google Earth aerial photos of the site, although modern ploughing of the site has removed all earthwork evidence.

4.4.4 As indicted above, the earliest plan of the site is the 1711 Lillington Enclosure map, indicating an early date for the enclosure of the open field system. Figure 5 shows the study site within its wider topographic setting. The Red House Farm Survey (Fig. 6: 1803) shows the study site within the tenure of Mr Lidbrook. Red House Farm, first shown on the 1793 map and presumably built in the mid-

18th century following the Enclosure of the parish, is shown at the southern end of a wide green lane, and at the northern end the buildings forming Red House Cottages are shown. Just south of Red House Cottages and bordering the green lane (in Field 17) a pond is shown, perhaps marking a flooded marl pit, a second pond is shown in the boundary between fields 24 and 25. The wider landscape setting of the site is shown in 1813 on Figure 7.

4.4.5 Little change is documented on the site between the 1803 Survey and the 1839 Tithe Map (Fig. 8). However, between 1839 and 1886, an oval copse of trees had been planted as a landscape feature on a topographic spur extending into the Leam Valley. A remnant of this copse is visible in 1945 (Plate 2).

4.4.6 The 1951 OS map is included since this is the only map to show a small pond and small building in the area north of Redhouse Farm Cottages; subsequent OS editions do not show this apparently short lived feature.

4.4.7 The potential for Medieval evidence will be confined to a scatter of pottery incorporated into the fields during manuring. The Post-Medieval enclosure agricultural landscape remains largely unaltered, and no significant archaeological evidence from this period is anticipated on the site.

4.5 **Assessment of Significance**

4.5.1 The study site does not contain any designated or any non-designated assets and the prospect of as yet to be discovered archaeological finds is considered to be low/nil.

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND IMPACT ON HERITAGE ASSETS

5.1 Site Conditions

5.1.1 The study site occupies approx. 29 hectares of agricultural land centred on Red House Far Cottages (also known as Red House Stables and Top Cottage). The site contains eight fields, all except the north-eastern field are grazed pasture, the exception containing an oat crop. This pattern of arable and pasture has been undertaken for several years (see Plates 1-7).

5.1.2 Arable agricultural use of the study site during the Medieval and Post-Medieval periods will have had a moderate, but widespread damaging impact on any sub-surface horizons. In particular, Post-Medieval and Modern ploughing has been sufficient to remove all trace of medieval ridge and furrow.

5.1.3 Since the last OS edition, a large ménage has been terraced into the slope to the south-east of Red House Cottages with an adjacent area of car parking to the west.

5.2 The Proposed Development

5.2.1 An Illustrative Masterplan for the proposed development (Fig. 11) indicates the proposed residential development in the northern part of the study site (which is allocated for development in the Local Plan), with additional residential development across the central part of the site and landscaping to the south.

5.3 Impact on Heritage Assets

5.3.1 The proposed development will not have an impact on any designated heritage assets.

5.3.2 Similarly, the proposed development will not impact the significance of any assets recorded in the Warwickshire Historic Environment record. Additionally, this assessment concludes that the site has a low/nil potential for as yet to be discovered archaeological assets.

6.0 CONCLUSIONS

- 6.1 Land approximately 29 hectares in extent at Red House Farm, Lillington near Leamington Spa is being promoted for development through the Local Plan Review and will form a planning application for residential development.
- 6.2 In accordance with Government policy in NPPF (paragraph 128), a desk-based assessment has been undertaken to clarify the potential impact of the proposed development on the significance of any heritage assets within the site and to consider the archaeological potential of the site.
- 6.3 There are no designated heritage assets (Scheduled Ancient Monuments, listed buildings, registered historic parks and garden, conservation areas or registered battlefields) on the site or particularly nearby.
- 6.4 In addition, there are no non-designated heritage/archaeological assets on the site. Historic cartographic and aerial photographic evidence indicates that the site was in arable cultivation during the Medieval period and therefore Medieval settlement is unlikely on the site. Equally, the configuration of prehistoric, Roman and Saxon evidence in the Warwickshire Historic Environment Record is such that the study site appears to have little likelihood of settlement or other significant evidence from these periods.
- 6.5 Accordingly, it is concluded that the site has little or no 'archaeological interest' as defined in the NPPF, and that in these circumstances there is no heritage constraint to the allocation of this site or its future development.

SOURCES CONSULTED

Warwickshire Historic Environment Record

Warwickshire Record Office

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

British Geological Survey (England and Wales 1:50,000 Series, Sheet 184

Institute of Geological Sciences Geological Survey Ten Mile Map South Sheet (Solid)

Bibliographic

Doubleday H A 1904 VCH Warwickshire vol 1

& Page W (eds)

Hall D 2001 Turning the Plough

Midland open fields: landscape character and proposals for
management

Salzman L F (ed) 1951 VCH Warwickshire vol 6 p 161

Cartographic

1711 Lillington Enclosure map

1793 Yate's map of Warwickshire

1803 Red House Farm survey

1813 Ordnance Surveyors drawing

1839 Lillington Tithe map

1886 Ordnance Survey 1:10,560 scale

1888-9 Ordnance Survey 1:2,500 scale

1903-4 Ordnance Survey 1:10,560 scale

1905 Ordnance Survey 1:2,500 scale

1925 Ordnance Survey 1:2,500 scale

1926 Ordnance Survey 1:10,560 scale

1938-9 Ordnance Survey 1:10,560 scale

1939 Ordnance Survey 1:2,500 scale

1951 Ordnance Survey 1:2,500 scale

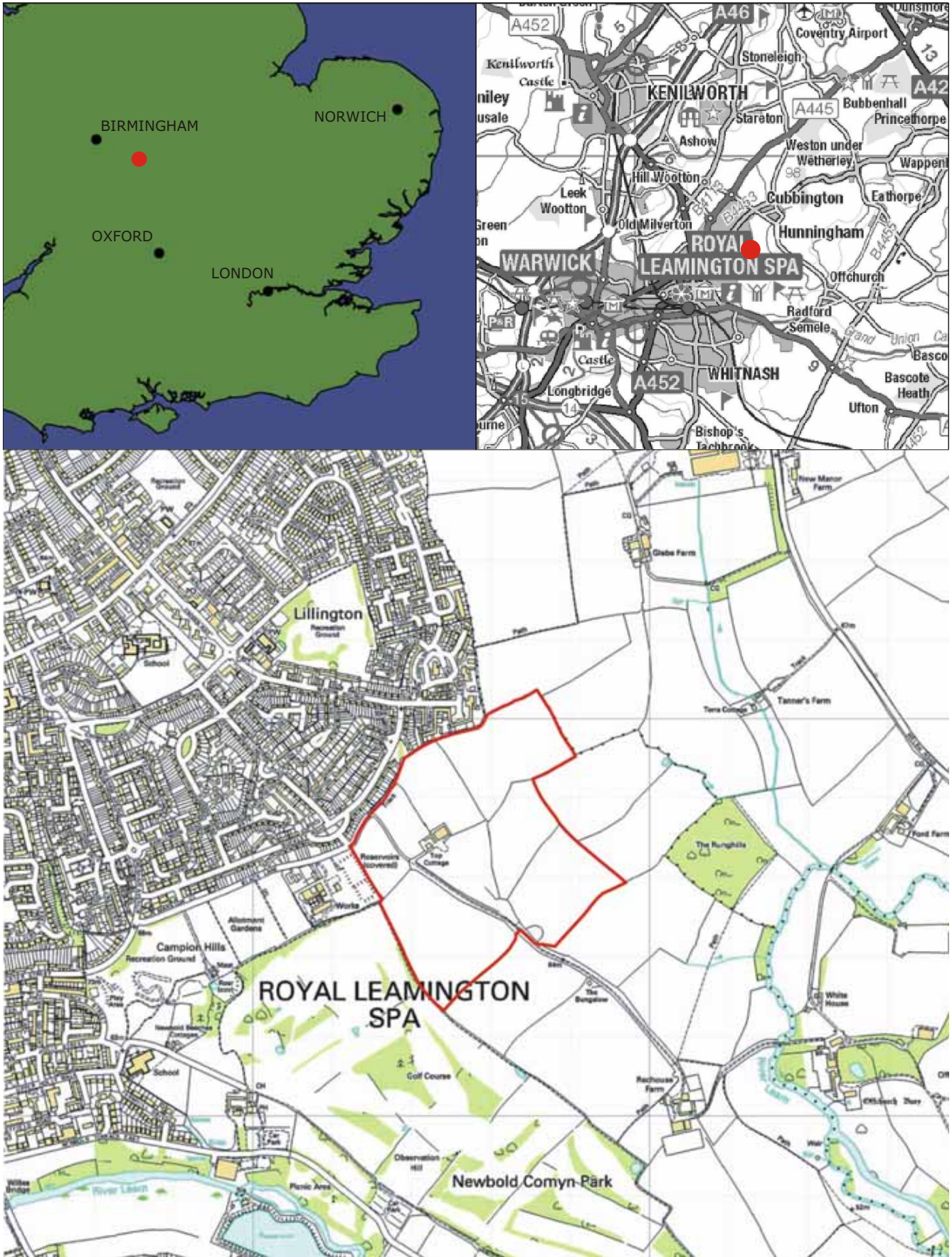
1954 Ordnance Survey 1:10,560 scale

1973 Ordnance Survey 1:10,000 scale

1984 Ordnance Survey 1:10,000 scale

1987 Ordnance Survey 1:2,500 scale

2002 Ordnance Survey 1:10,000 scale





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Figure 1: Site Location



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Figure 2: Site Details

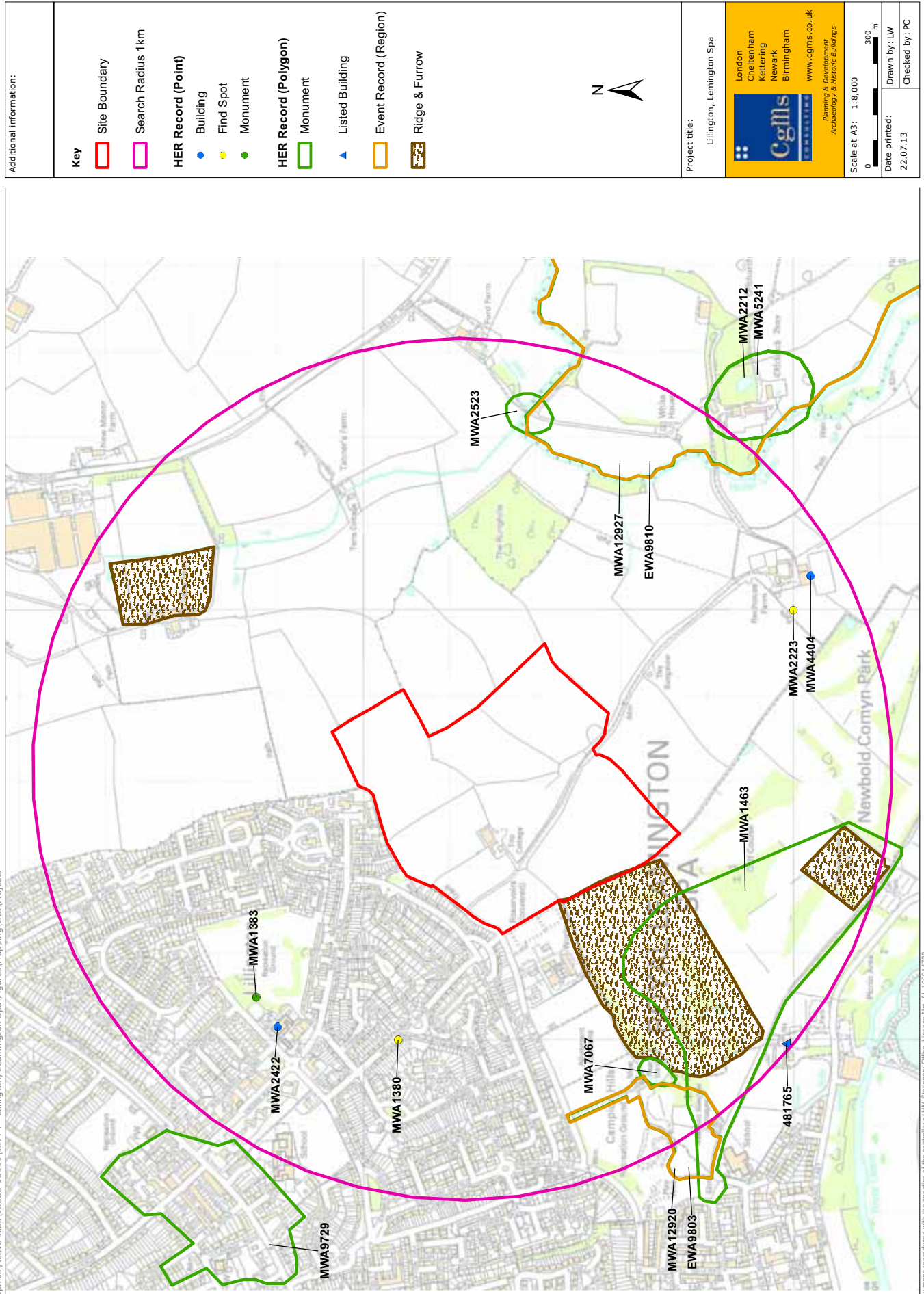


Figure 3: Historic Environment Record (HER) Distribution Map

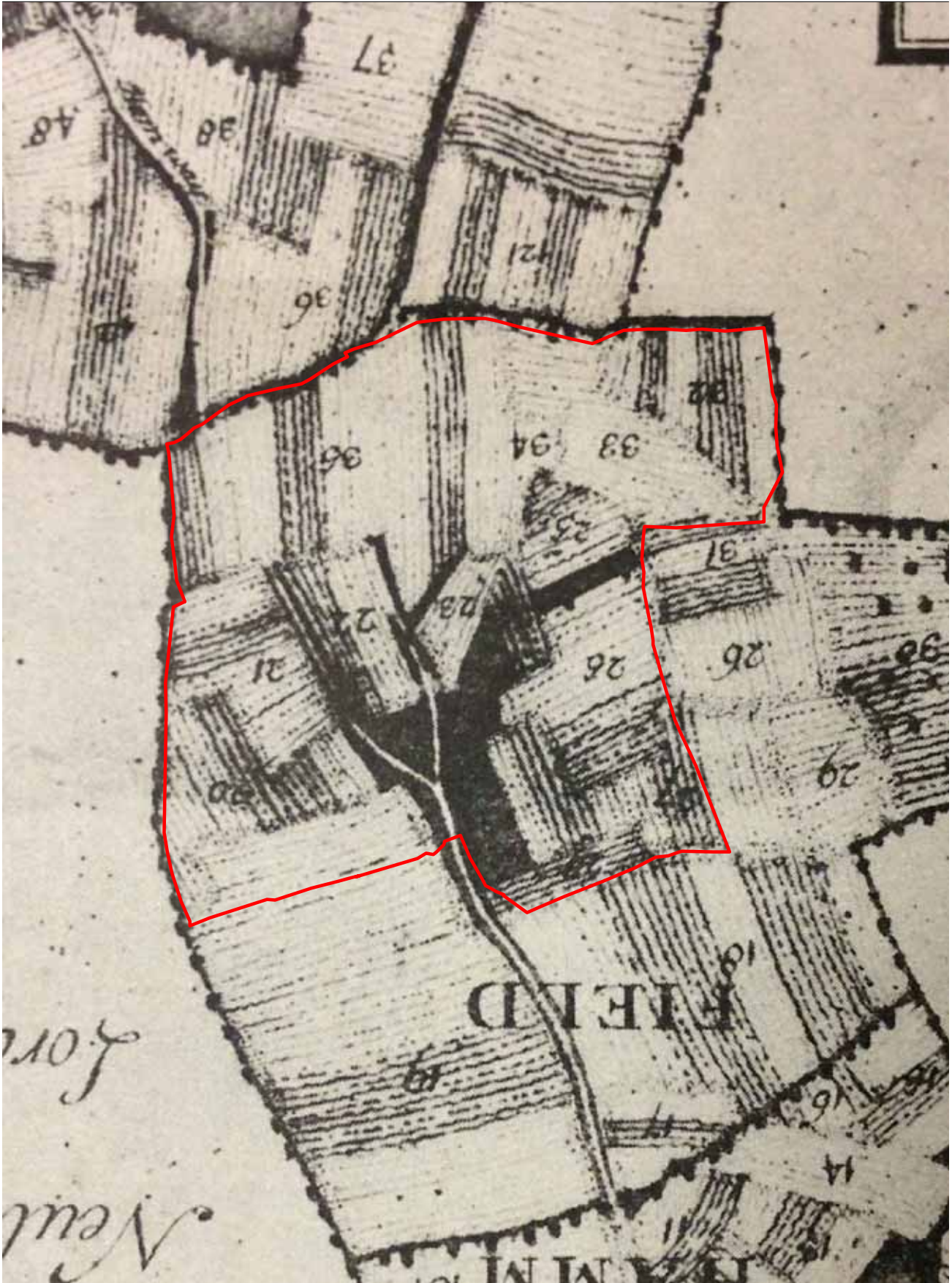
Additional information:

- Key**
- Site Boundary
 - Search Radius 1km
 - HER Record (Point)**
 - Building
 - Find Spot
 - Monument
 - HER Record (Polygon)**
 - Monument
 - ▲ Listed Building
 - Event Record (Region)
 - Ridge & Furrow






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Scale at A3: 1:8,000
 0 300 m
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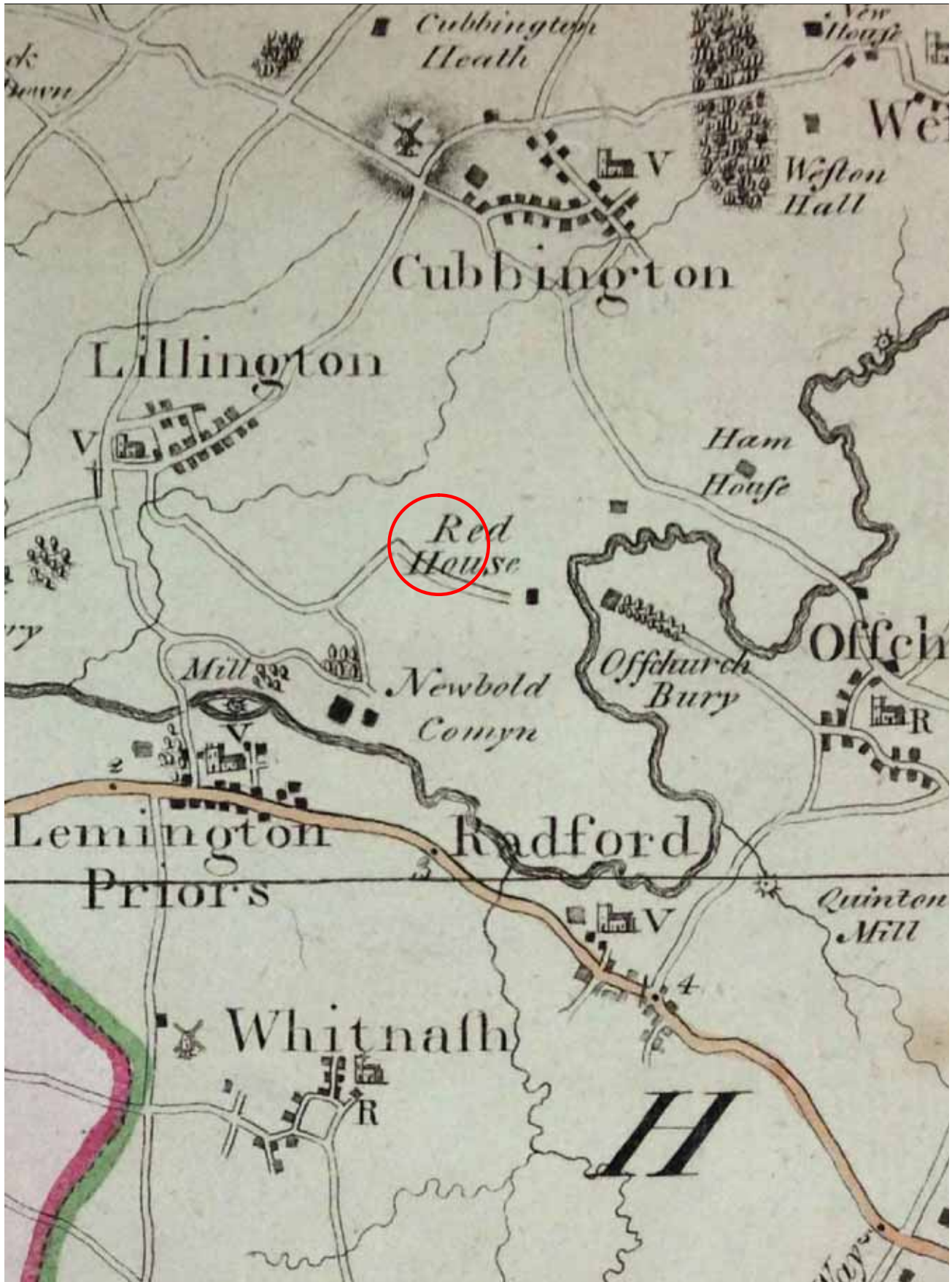
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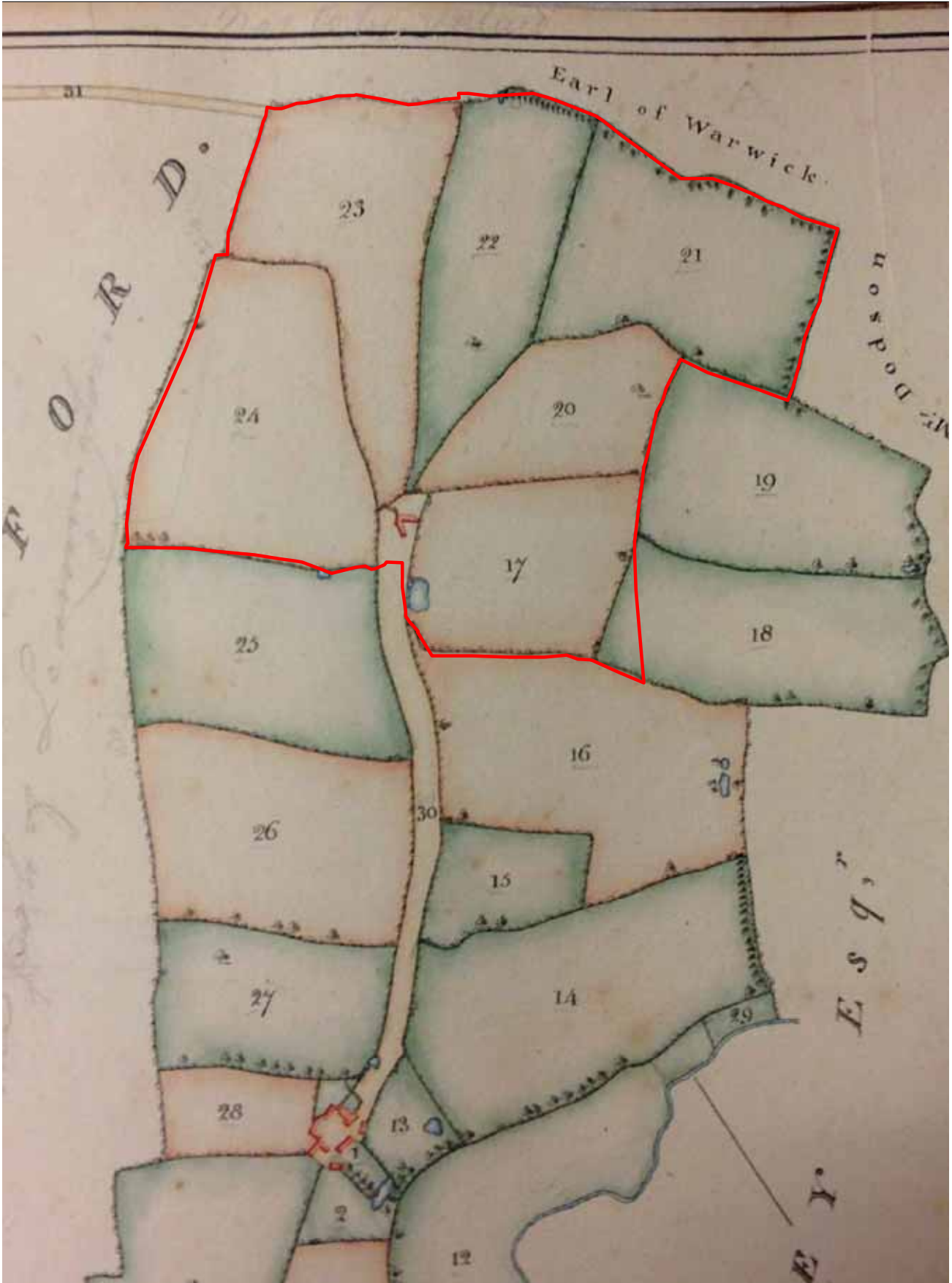
Figure 4: 1711 Lillington Enclosure Map





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Figure 5: 1793 Yate's map of Warwickshire



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Figure 6: 1803 Red House Farm survey



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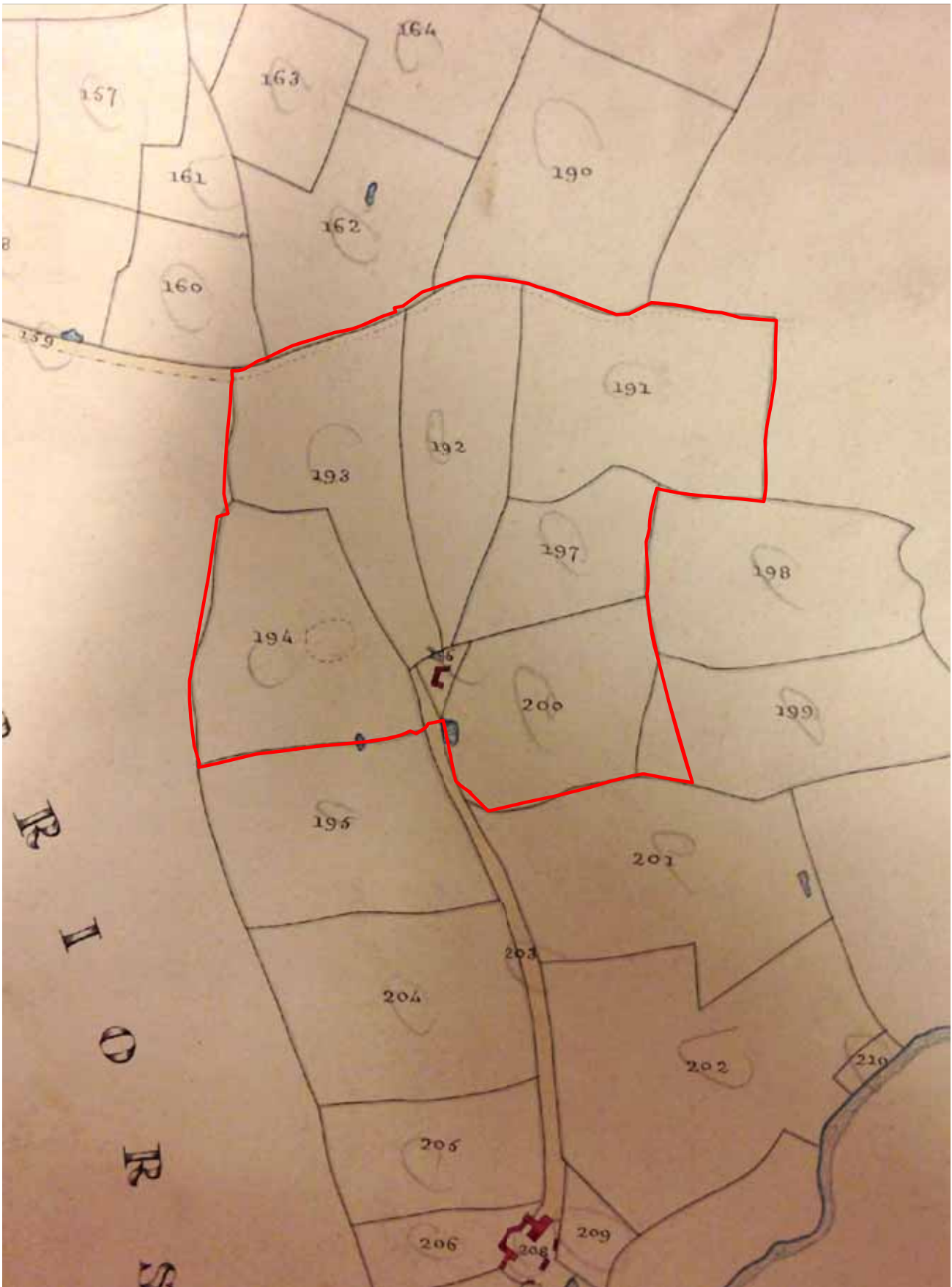
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Figure 7: 1813 Ordnance Surveyors Drawing



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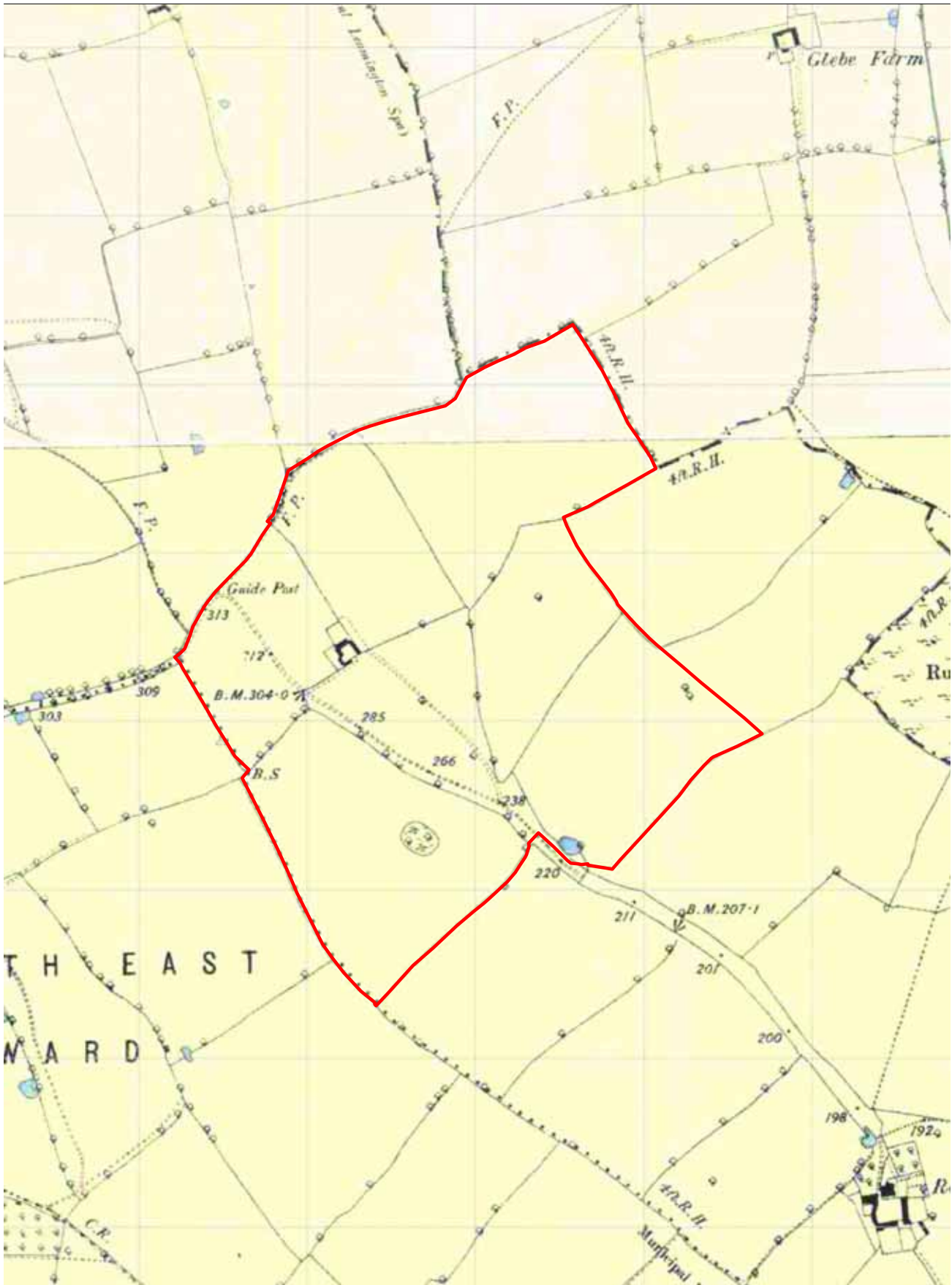
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Figure 8: 1839 Lillington Tithe Map



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Figure 9: 1886 Ordnance Survey 1:10,560 scale



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Figure 10: 1951 Ordnance Survey 1: 2,500 scale

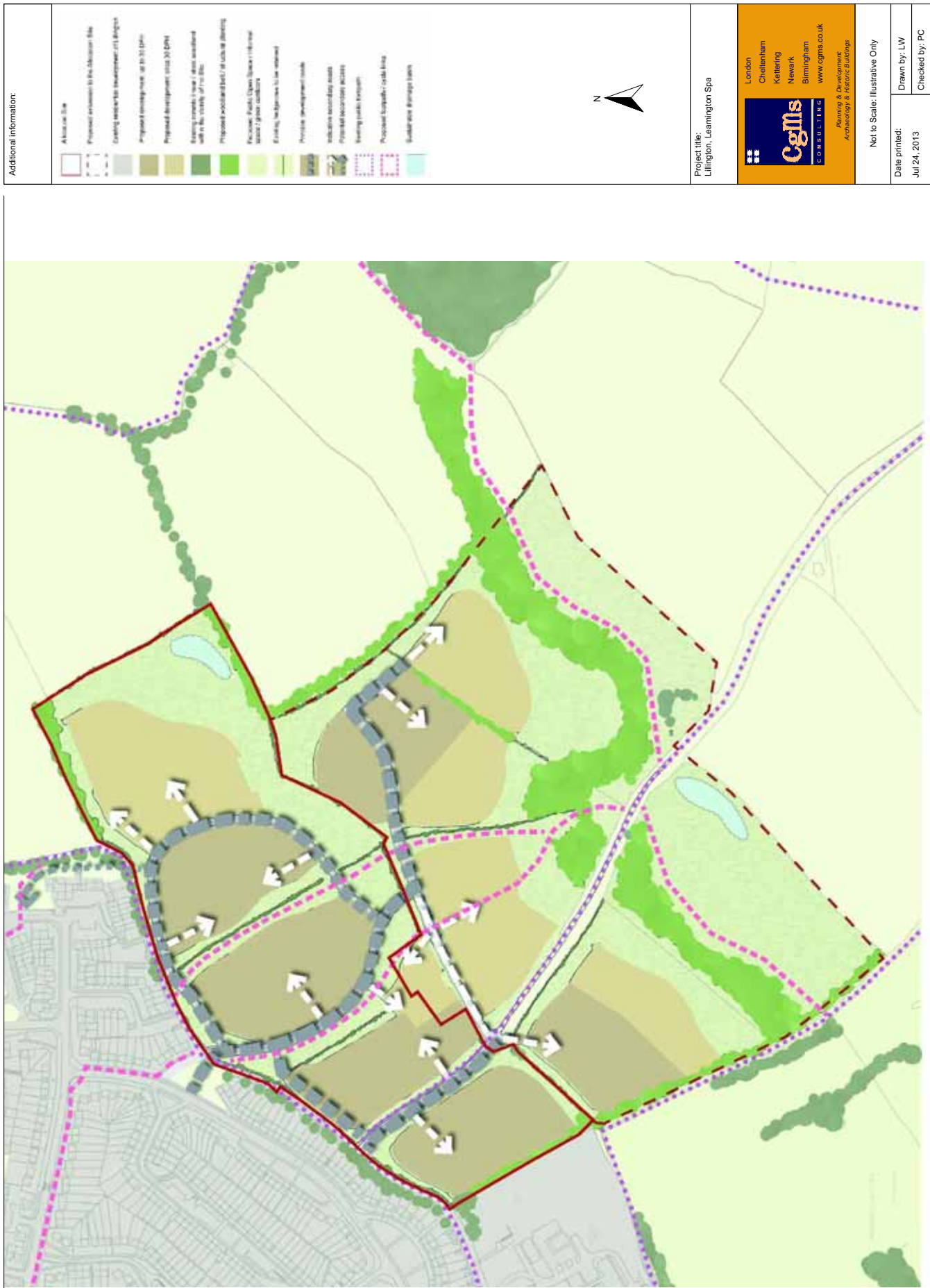


Figure 11 : Illustrative Masterplan



Plate 1: Google Earth Image 2011

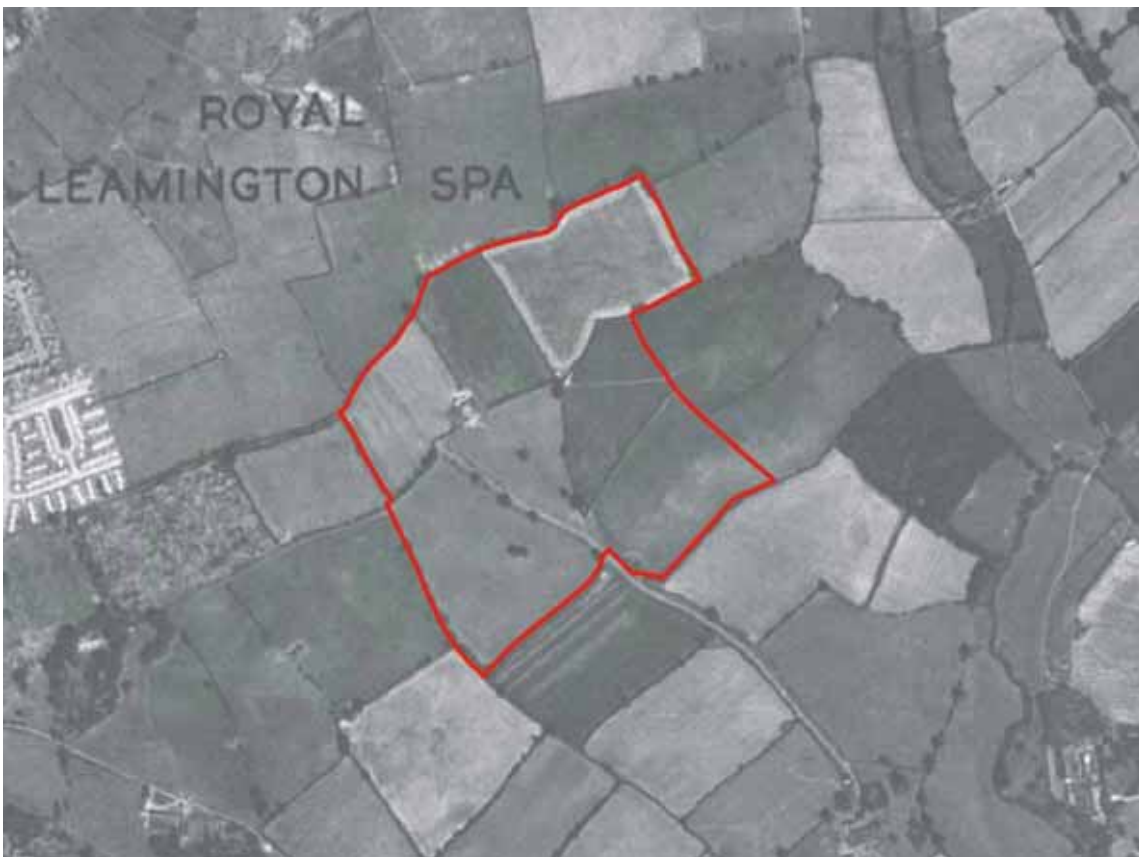


Plate 2: RAF / OS vertical c.1945



Plate 3: View from NW corner of site looking south-east (towards Red House Stables)



Plate 4: View across northern part of site (looking east)



Plate 5: View from NE field looking SE



Plate 6: View from central part of site (top of green lane) looking south-west



Plate 7: View from SE field looking north (towards Red House Stables)



Plate 8: Looking east across car park and menage

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