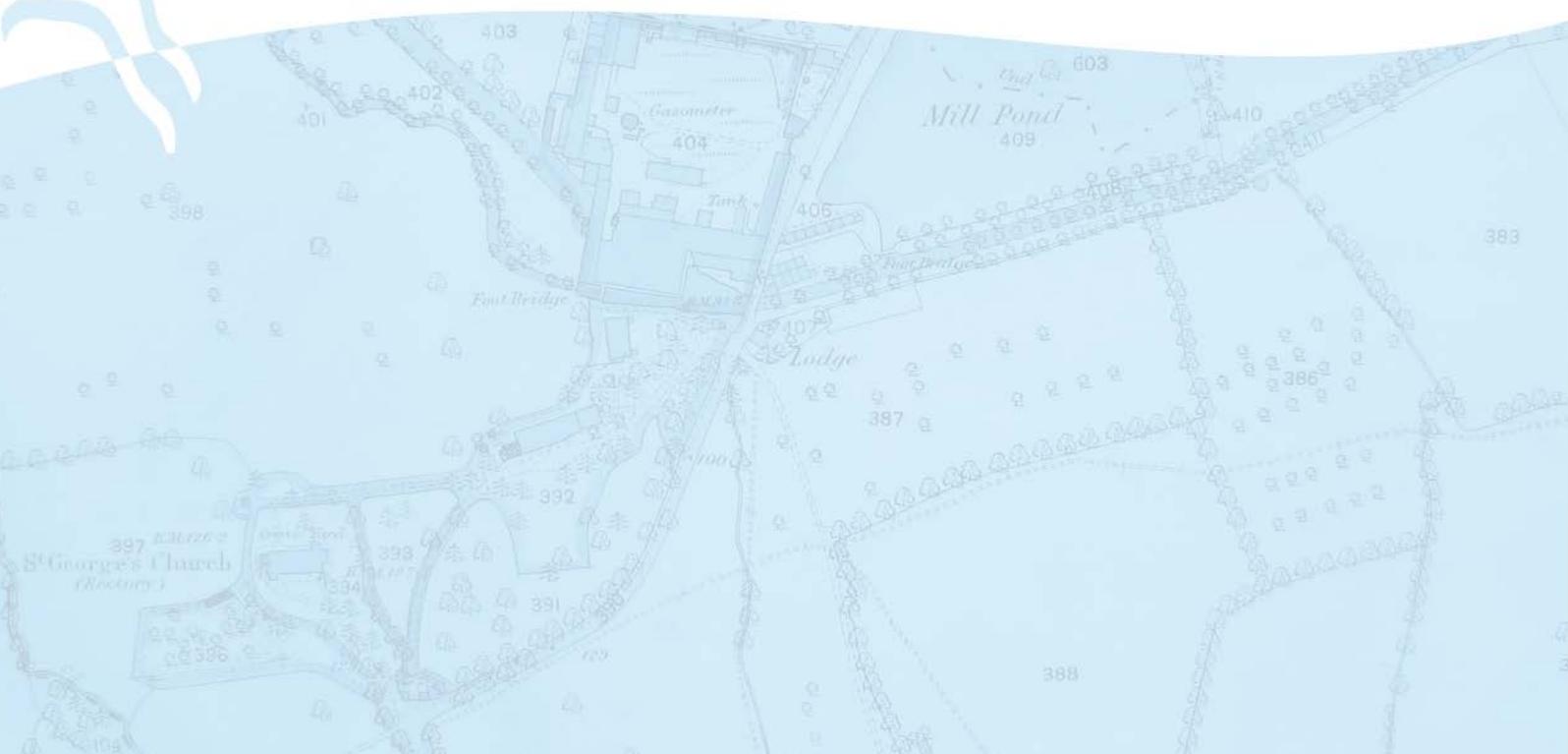
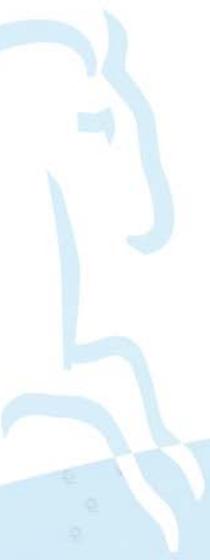


Environmental Statement: Sustainable Urban Extension, Keresley

Appendix 6.3: Documentary Records Assessment (Anthony Breen 2014)



Land at Keresley: Documentary Records Assessment

Introduction

This report has been prepared to examine the relevance of the archives of Queen's College, Oxford for the archaeological assessment of this site and supplements the information submitted in the previous study.

The measurements given in this report are those given in the original sources. There were 40 perches to a rood and 4 roods to an acre.

Victoria County History

A history of the college's estate in Keresley is given in the Victoria County History of Warwickshire. The college acquired their estate in Keresley then a hamlet of the parish of St Michael's, Coventry, under the title of the manor of Keresley in about 1519-1529. The college possession of the lordship of this manor was finally confirmed in the will of Nicholas Mylys, a fellow of the college who died in 1529. Though by the 1840's it was one of the two principal estates in Keresley it was of a very modest size consisting of Manor House Farm at Hall Yard with 197 acres of land. By 1966 the size of the college's landholding had been reduced to 137 acres. Though the college first acquired this estate at the beginning of the sixteenth century, the college is in possession of earlier deeds relating to the estate dating from the period 1332-1351.

'The other large estate in Keresley in the 1840s was that of T. B. Troughton, with the New House at the extreme south of the hamlet and 203 acres attached to it. The origins of Troughton's estate are obscure, but some evidence suggests that it represents the remains of Coventry Priory's holding. The estate occupied much of the former priory waste in the southern tip of the parish and along Tamworth Road, and covered the area of the field, Netherscotshill, which the priory had had in hand in 1410-11. Part of Troughton's estate, and Lamb's Scotch Hill Farm immediately to the north, were the only parts of Keresley on which the tithes were already merged in 1847, an arrangement which may have been made by the priory' (VCH).

Draft Assessment

The initial assessment of this site considered cartographic evidence beginning with an extract of a copy of the 1771 'map of Edward Baker's Estate at Keresley'. This copy is held at Coventry History Centre (ref. PA1680). The original map is part of the Harrison and Sons (Deposit) No. 75 held at the Department of Pictures and Maps, National Library of Wales, Aberystwyth. In the National Library's online catalogue the full title of this map is given as 'A map of Edwd Baker's Farm at Kersley, in the Parish of St Michael's, in the County of Coventry, belonging to Mr Chas Weston, Mercer and Draper of Coventry by T Eagle' (ref. shelf mark is 'Harrison 74 139/4/3').

The library's archives and manuscript department also holds in the Harrison and Son Collection a 1843 'Map of the Hamlet of Keresley parish of St Michael, Coventry' (ref. Box No. 74/Parcel/item no. 2). This is part of a bundle of documents relating to an estate 'Mainly Coundon and Coventry, 1706-1891'. The first item of this bundle appears to be deeds labelled 'Warwickshire, Coundon, City of Coventry (Keresley) 1706-1819'. The Library has a further map of an estate in the Hamlet of Keresley 'belonging to Mrs Troughton' dated 1884 (ref. shelf mark Harrison 78 131/8/25). Harrison's Solicitors (formerly Harrison and Sons) 'is a well-established firm of solicitors' based in Welshpool and the records deposited at the National Library are those of their former clients. Though most of the collection relates to properties in Wales and on the Welsh borders, part of the collection relates to the former Troughton estate at Keresley. This collection appears to have been unknown to the author of the Victoria County History.

The assessment report has reproduced a copy of the 1843 enclosure map of Keresley. On this map the main area of the assessment is shown to have been the property of Thomas Ball Troughton. He is further identified in records held at the National Library of Wales relating to property in the parish of Cilycwm, Carmarthenshire as beginning from Coventry. On the 1843 map one of the adjoining estates is that of William Woods Weston, a possible descendent of 'Mr Chas Weston, mercer and draper of Coventry' mentioned in 1771. On the 1771 map none of the adjoining lands are identified as the property of Queen's College, though the use of the apostrophe in the label 'Mr Cobb's Land' suggests that he was a tenant rather than a freeholder. On the 1843 enclosure map only the relatively small area, the field 212, appears to have been the college's property. Though not explained in the text of the assessment the smaller fields shaded in red may have been exchanges of lands between the respective owners as detailed in the enclosure award.

The names of the then owners and occupiers of these three estates are not given in the assessment and the boundaries and extent of each landholding is not defined.

On this limited evidence, it does not appear to be the case that Queen's College owned a significant area of the assessment site in the nineteenth century. It is possible that they acquired further lands in Keresley in more recent years possibly after 1884, the date of the estate map held at the National Library of Wales, however the Victoria County History suggests that the size of the College's estate had declined by 1966 to 137 acres.

Valuation Office Records, National Archives, Kew

In 1909/1910 the then Liberal government tried to introduce a national land tax. In preparation for the introduction of the tax the second edition of the 1:2500 Ordnance Survey maps were annotated to show the boundaries of each property in the country. These maps are held at the National Archives in Kew. The assessment area

is shown on Ordnance Survey sheet number Warwickshire XVI.15 and all the maps for Warwickshire XVI are in one folder (ref. IR 129/2/116). The Valuation maps for the area to the south Warwickshire XXI have not survived.

Each property was given an individual hereditament number and these are listed in the separate field books (ref. IR 58/60778 – 780). There were only four hereditaments numbers noted on the map within the area of this assessment.

8 This is described as 'Golden Green' land & buildings. Originally it included 111 acres of woodland but the description was later amended to 14 acres 3 roods 15 perches. The occupier had been John Smith but this too was amended to H. French. The owner was Charles Adcock of Kersley Manor. The property was freehold and let at an annual rent of £15.

An inspection of the property was carried out on 18 May 1915 and the following notes made

'Two enclosures of rich pasture being nos 147 & 190 OS near road. No water, right of cartway over field 190 to field at rear ref no Keresley 9. Footpath through field 147. Newly built red brick & galvinised iron open cattle shed £35 & cart shed'.

The decimal acreages were given as 6.200 & 8.645 acres with a total of 14.920 acres (ref. IR58/60778).

102 This hereditament was described as a 'House, farm & land Golden Green, Allesley 77 acres 3 roods'. William Hillman was both the owner and occupier of this freehold property.

The property was inspected on 14 May 1915

'A Residential estate situate on Main Road (within 2 miles of Coventry). The residence is reached by winding carriage drive – occupies commanding position with southern aspect protected by good shelter belt to road'. The description then describes the immediate grounds of the house and garden before

'Enclosure of Rich Pasture land: The Whole comprising about 76 acres'.

148 (part) The description was altered to include the numbers 149-151 as well as both parts of 148. It was described as 'house, land & buildings 151 acres' and was later altered to '159 acres 3 roods 25 perches'. This property was occupied by John Charles Wright but it was the property of 'Edward Armstrong for the Provost & Scholars of Queen's College, Oxford'. The property was held the property as freehold.

Unusually the description includes a small plan of the farm yard showing the positions of the various buildings.

149 -151 were three small houses and gardens.

156 The boundaries of 156 were divided between sheets XVI.15 and XXI.3. This was a property consisting of 72 acres 1 rood occupied by a Sarah Nightingale but owned by Joseph Green, Whitley, Coventry.

The property had been sold in 1897 and the description lists the OS numbers and gives their descriptions in pencil as they would have appeared in the sale particulars

Of these properties only a small area of 148 had been owned by Queen's College since the early sixteenth century. This is the field numbered 188 on the Ordnance Survey map and measured with the decimal acreage 8.928 acres. There is no evidence of any connection between the other estates and the college's estate.

Comparing the Estates

In the tithe apportionment for Keresley (ref. IR 29/36/84), William Wood Weston is listed as owning an estate of just 53 acres and 21 perches, then in the occupation of Richard Warner. Of this estate only one field, 'The Gappings' measured at 8.775 acres in the tithe apportionment and 8.928 acres on the second edition of the Ordnance Survey map, later used for the national valuation, is now within the assessment area. The apportionment numbers are not the same as those used on the enclosure map, however the position of his name in the same area as Joseph Green's lands from 1897 suggest that they are one and the same property. The tithe apportionment gives only the total acreage of his land in Keresley. The hereditament 156 includes the lands shown on sheet number Warwickshire XVI.15 but the part of this hereditament was also on the Ordnance Survey sheet number Warwickshire XXI.3 and this map has not survived.

In the tithe apportionment Thomas Ball Troughton is listed as owning and occupying just 5 acre 1 rood of woodland. His other lands were divided between his tenants listed in the summary as Joseph Ward who held 134 acres 3 roods and 12 perches and Samuel Clarke and Joseph Whitem bracketed together as holding 62 acres 3 roods and 3 perches. The total for this estate was 202 acres 3 roods and 15 perches. The position of Thomas Ball Troughton's name on the enclosure map suggests that he had held the lands with the hereditaments numbers 8 and 102 evidently subdivided and sold possibly at some point in time between 1884 and 1891 the dates of the map and other records held at Aberystwyth.

As for the college's estates, in the tithe apportionment they are listed as owning an estate of 48 acres 2 roods and 33 perches of woodlands in hand and then a farm of 148 acres 2 rood and 34 perches tenanted to William Wright. The total of their estate was 197 acres 1 rood and 27 perches. William Wright's tenanted lands were smaller than those occupied by John Charles Wright in 1909 – 1910 but the surname suggests that it was the same family who were tenants on the property. The areas to the north and west of field 212 on the enclosure map suggest parcels of lands exchanged to consolidate the boundaries of the property. The field name 'The

Gappings' is marked on an 'Extract from the map of 1846' in the assessment report. This field is further identified in the tithe apportionment with the number 205 and measured at 8 acres 3 roods 4 perches. This acreage expressed as a decimal fraction is 8.775 acres only slightly smaller than the 8.928 acres of field 188 on the Ordnance Survey map. The field was the property of Queen's College then tenanted to William Wright.

Potential for Further Research

Queen's College Archives hold the records for their estate in Keresley. According to the VCH the size of their estate in the 1840's was just 197 acres. Of this estate only one field, 'The Gappings' measured at 8.775 acres in the tithe apportionment and 8.928 acres on the second edition of the Ordnance Survey map, later used for the national valuation. The field is less than 5% of their overall landholding.

The National Library of Wales' description of the records of the Troughton estate as 'Warwickshire, Coundon, City of Coventry (Keresley) 1706-1819' is unpromising. It appears to be little more than the solicitors' label for the bundle. There are no further details of how many items are in the bundle. The bundle may include deeds relating to the estate but unless these contain a lengthy recital of earlier titles there are unlikely to bring the history of the estate back to the period before 1706. Not all deeds contain a full list of field names and it is entirely possible that the estate is described by a general total acreage.

Now that these collections have been identified, they may be worth considering, if substantial and significant medieval or post medieval archaeological remains are discovered through the further assessment of the area.

Conclusions

The proposed development area that has been assessed in this report is in the region of 42 hectares converted into acres this is about 103 acres. Only 8.775 acres or 8.928 acres was part of the lands acquired by Queen's College in the early sixteenth century. Even at the higher acreage of 8.928 acres this represents 9% of the total assessment area.

Within this area those maps and documents examined suggest that there is little evidence for previous structures, buildings or other activity that might leave an archaeological footprint. At this stage further study of the records held by Queens College is not considered to be appropriate.

Anthony M Breen

March 2014



Fig 1: Extract from Valuation Office Records (148 is land in the holding of Queens College, Oxford).

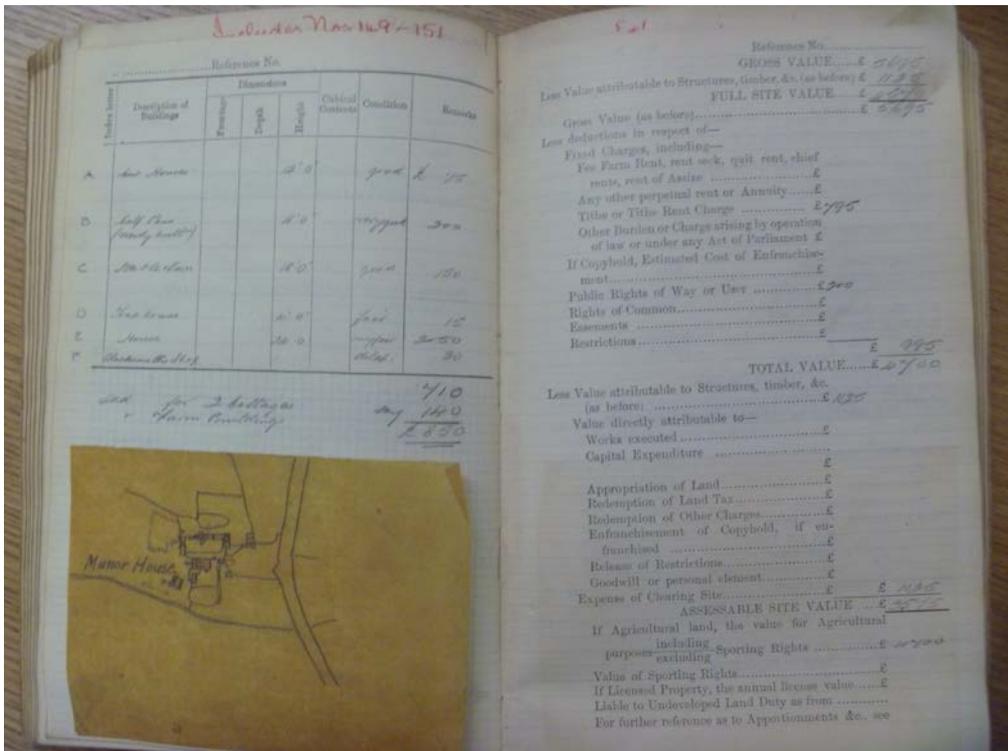


Fig 2: Extract from Valuation Office Records Field Book.