

Planning Consultation Response

To:	Gill Butter
From:	David Radford, Archaeologist (01865 252605, ext 2605, dradford@oxford.gov.uk)
Location:	Worcester College, Worcester Street, Oxford
Proposal:	Application advice for Replacement of electrical sub mains cables and ducting for data cabling to the front Quad.
Application number:	16/01994/LBC
Date sent:	12/8/2016

Recommendations:

- In this case, bearing in mind the scale of the proposed works, I would request that, in line with the advice in the National Planning Policy Framework, any consent granted for this application should each be subject to an archaeological condition (wording provided below).

Scope:

This advice note considers the archaeological implications of the proposed scheme. It is based on an assessment of the information in the Oxford Historic Environment Record and the submitted Design & Heritage Statement (Carter Jonas 2016).

Designations and allocations:

Central Conservation Area
Grade II* Registered Park and Garden
Several Grade I Listed Buildings

Assessment (of the likely impacts of the proposal):

Potential impacts for Archaeology:

This application is of interest because it involves ground works within the historic precinct of the medieval Gloucester College, Gloucester Hall and post-medieval Worcester College. The Oxford Historic Environment Record does not contain any information regarding the depth and character of remains within Front Quad and therefore given the potential of this site and the character of proposed works a watching brief would be appropriate.

Gloucester College was founded in 1283 for the Benedictine monks of the province of Canterbury. At the Dissolution the site was surrendered to the king who nominated it as the private residence of the Bishop of Osney Cathedral. When the cathedral was moved to Christ Church in 1547 the college ceased to be the bishop's residence. Gloucester Hall was eventually re-founded in around 1559 by Sir Thomas White and was elevated to a college in 1714 under the name of Worcester College following a generous grant from Sir Thomas Cooke.

The historic college comprised of a single large quadrangle. Unlike the other colleges, Gloucester College served a number of Benedictine monasteries. As it held no endowments each monastery

was required to build and maintain their own tenement. The surviving 15th century buildings, now part of Worcester College, have the appearance of a row of independent cottages and several still bear the seal of their founding monastery. Many of these houses (or *camarae*) survive in the modern college in the south range and to a lesser extent in the north range of the main quadrangle. These structures represent an exceptional survival of medieval monastic collegiate architecture. In the 18th century a substantial part college was rebuilt and the chapel, hall, library and rooms at the front were largely demolished.

The submitted design and impact assessment states that there will be no significant works to the fabric of the historic college buildings.

Policies:

The following planning policies apply: Local Plan policy HE2

Where archaeological deposits that are potentially significant to the historic environment of Oxford are known or suspected to exist anywhere in Oxford but in particular the City centre Archaeological Area, planning applications should incorporate sufficient information to define the character and extent of such deposits as far as reasonably practicable, including, where appropriate:

- a. the results of an evaluation by fieldwork; and
- b. an assessment of the effect of the proposals on the deposits or their setting. If the existence and significance of deposits is confirmed, planning permission will only be granted where the proposal includes:
- c. provision to preserve the archaeological remains in situ, so far as reasonably practicable, by sensitive layout and design (particularly foundations, drainage and hard landscaping); and
- d. provision for the investigation and recording of any archaeological remains that cannot be preserved, including the publication of results, in accordance with a detailed scheme approved before the start of the development.

NPPF Summary: As you will be aware, the National Planning Policy Framework states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Where appropriate local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

Conclusions/Requirements for surveys/further information:

Advice: In this case, bearing in mind the scale of the proposed works, I would request that, in line with the advice in the National Planning Policy Framework, any consent granted for this application should each be subject to an archaeological condition (wording provided below).

"No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority. All works shall be carried out and completed in accordance with the approved written scheme of investigation, unless otherwise agreed in writing by the Local Planning Authority."

Reason: Because the development may have a damaging effect on known or suspected elements of the historic environment of the people of Oxford and their visitors, including medieval and post-medieval remains (Local Plan Policy HE2).

Scope of recording-

The archaeological investigation should consist of a detailed watching brief during significant groundworks (and fabric interventions). The work should be undertaken by a professionally qualified archaeologist working to a brief issued by ourselves.

Please let me know if you have any questions regarding this advice.

David Radford
Archaeologist