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**LAND TO THE REAR OF 39 NEW STREET,
CHIPPING NORTON, OXFORDSHIRE**

ARCHAEOLOGICAL MONITORING & RECORDING

Authors: Zbigniew Pozorski	
NGR: SP 3121 2717	Report No: 4063
District: West Oxfordshire	Site Code: AS 1397
Approved: Claire Halpin MfA	Project No: 4063
Signed:	Date: March 2012

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OASIS SUMMARY SHEET

Project details			
Project name	<i>Land rear of 39 New Street, Chipping Norton, Oxfordshire</i>		
<i>In March and April of 2011 Archaeological Solutions (AS) carried out a programme of archaeological monitoring and recording within a plot of land at the rear of 39 New Street, Chipping Norton, Oxfordshire (NGR SP 3121 2717). The monitoring was commissioned by Msquare Architects Ltd in compliance with a planning condition attached to the planning permission for the residential development of the site.</i>			
<i>The site lies within the medieval core of Chipping Norton, close to the parish church and the motte-and-bailey castle. Archaeological remains of a medieval date have previously been found in the vicinity. The site had a potential for medieval and post-medieval archaeological remains.</i>			
<i>In the event the monitoring revealed two undated culverts and a pit.</i>			
Project dates (fieldwork)	<i>23 and 28/03/2011, 05 and 07/04/11</i>		
Previous work (Y/N/?)	<i>N</i>	Future work (Y/N/?)	<i>N</i>
P. number	<i>4063</i>	Site code	<i>AS 1397</i>
Type of project	<i>Archaeological Monitoring and Recording</i>		
Site status	<i>Located within the medieval core of Chipping Norton</i>		
Current land use	<i>Former garden nursery</i>		
Planned development	<i>New residential development</i>		
Main features (+dates)	<i>Culverts</i>		
Significant finds (+dates)	<i>-</i>		
Project location			
County/ District/ Parish	<i>Oxfordshire</i>	<i>West Oxfordshire</i>	<i>Chipping Norton</i>
HER/ SMR for area	<i>Oxfordshire HER</i>		
Post code (if known)	<i>OX7 5LL</i>		
Area of site	<i>c. 750m²</i>		
NGR	<i>SP 3121 2717</i>		
Height AOD (min/max)	<i>186/189m AOD</i>		
Project creators			
Brief issued by	<i>OCC Archaeological Services</i>		
Project supervisor/s (PO)	<i>Zbigniew Pozorski</i>		
Funded by	<i>Summerfish Ltd</i>		
Full title	<i>Land rear of 39 New Street, Chipping Norton, Oxfordshire. Archaeological Monitoring & Recording</i>		
Authors	<i>Pozorski, Z.</i>		
Report no.	<i>4052</i>		
Date (of report)	<i>March 2012</i>		

LAND TO THE REAR OF 39 NEW STREET, CHIPPING NORTON, OXFORDSHIRE

ARCHAEOLOGICAL MONITORING & RECORDING

SUMMARY

In March and April of 2011 Archaeological Solutions (AS) carried out a programme of archaeological monitoring and recording within a plot of land at the rear of 39 New Street, Chipping Norton, Oxfordshire (NGR SP 3121 2717). The monitoring was commissioned in compliance with a planning condition attached to the planning permission for the residential development of the site.

The site lies within the medieval core of Chipping Norton, close to the parish church and the motte-and-bailey castle. Archaeological remains of a medieval date have previously been found in the vicinity. The site had a potential for medieval and post-medieval archaeological remains.

In the event the monitoring revealed the remains of two undated culverts and a pit.

1 INTRODUCTION

1.1 In March and April of 2011 Archaeological Solutions (AS) carried out a programme of archaeological monitoring and recording within a plot of land at the rear of 39 New Street, Chipping Norton, Oxfordshire (NGR SP 3121 2717; Figs. 1 & 2). The monitoring was commissioned by Msquare Architects Ltd on behalf of Summerfish Ltd in compliance with a planning condition attached to the planning permission for a residential development (West Oxfordshire District Council Planning Ref. 10/1390/P/FP).

1.2 The monitoring was undertaken in accordance with a brief and annexes issued by the Oxfordshire County Council Archaeology Officer (OCC; dated 21/10/2010), and a written scheme of investigation (specification) prepared by AS (dated 26/10/2010), and approved by OCC. The project conformed to the Institute for Archaeologists (IfA) *Code of Conduct and Standard and Guidance for an Archaeological Watching Brief* (revised 2008).

1.3 The objectives of the archaeological monitoring and recording were:

- to ensure the archaeological monitoring of all aspects of the development programme likely to affect buried archaeological remains;
- to secure the adequate recording of any archaeological remains revealed by the development programme;

- to secure the analysis, interpretation, publication (if required), long-term conservation and storage of the project archive.

Planning policy context

1.4 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance with substantial harm to designated heritage assets (i.e. listed buildings and scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

2 DESCRIPTION OF THE SITE

2.1 The site lies to the rear (north) of the property at 39 New Street, Chipping Norton, within the historic core. Its eastern boundary is demarcated by a side road, Finsbury Place (Fig. 1 & 2, DP1 & DP2). The site has most recently been in use as a garden nursery.

3 TOPOGRAPHY, GEOLOGY AND SOILS

3.1 The site lies between 186 and 189m AOD on land sloping down to the north and west. It is located in an area that has been much developed for housing during the late 20th century, but older buildings survive to the immediate north west and south.

3.2 The solid geology of the environs is Mesozoic Upper Lias Clay (British Geological Survey 1978). Soils in the area belong to the Denchworth association, described as slowly permeable seasonally waterlogged clayey soils with similar fine loamy over clayey soils with some fine loamy over clayey soils with only slight seasonal waterlogging and some slowly permeable calcareous clayey soils (Soil Survey of England and Wales 1983).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 The town's name means 'market north town', with "Chipping" (from Old English *cēping*) meaning 'market'. Chipping Norton began as a small settlement at the foot of a hill on which stand the motte-and-bailey Chipping Norton Castle. Only the earthworks of the castle remain. The parish church of St. Mary the Virgin was built on the hill next to the castle. The church is of 13th century date but some of its fabric may date from the 12th century. In 1205 a new market place was laid out higher up the hill.

4.2 In the medieval period wool production made the Cotswolds one of the wealthiest parts of England, and many of the medieval buildings built in the town as a result of that trade still survive.

4.3 The site lies within the medieval core of the town, close to the church and the castle. Medieval remains were discovered c. 100m to the east of the site, at the corner of New Street and Market Street (Chambers 1975), with the foundations of a late medieval building and large quantities of contemporary pottery.

5 METHODOLOGY

5.1 The principal elements monitored were the mechanically-excavated foundation trenches for the new dwellings and a foundation trench for a new retaining wall running along the western limit of the site (Fig. 3). The foundation trenches for the dwellings were initially excavated in the form of pits which were subsequently joined together. Before the excavation started the area had been levelled and most of topsoil had been removed from the northern end of the site.

5.2 The archaeological monitoring comprised the observation of all groundworks, the inspection of the subsoil and natural deposits for archaeological features, the examination of spoil heaps and the recording of soil profiles. Archaeological features and deposits were recorded using *pro-forma* recording sheets, drawn to scale and photographed as appropriate. Excavated spoil was checked for finds and the excavated area was scanned by metal detector.

6 DESCRIPTION OF RESULTS Fig.3

Foundation trench for retaining wall

<i>Northern part of the trench.</i>		
<i>Sample Section 1, facing east-north-east (DP 3)</i>		
<i>0.00 = 186.23m AOD</i>		
0.00 – 0.20m	L1000	Made ground. Mid to dark grey, friable, silty sand.
0.20 – 0.70m	L1003	Made ground. Light brownish grey, compact, silty sand.
0.70m+	L1004	Natural mid yellow, compact, clay.

<i>Central part of the trench.</i>		
<i>Sample Section 2, facing east-north-east (DP 4)</i>		
<i>0.00 = 186.35m AOD</i>		
0.00 – 0.29m	L1001	Topsoil. Mid grey, soft, silty sand.
0.29 – 0.64m	L1003	Made ground. As above, Sample Section 1.
0.64 – 1.47m	L1009	Upper backfill of the culvert. Light yellowish brown, loose, clayey silt.
1.47 – 1.66m	L1008	Lower backfill of the culvert. Mid to dark greyish brown, compact, clayey silt.
1.66m+	L1004	Natural clay. As above, Sample Section 1.

<i>Southern part of the trench.</i>		
<i>Sample Section 3, facing east-north-east (DP 5)</i>		
<i>0.00 = 186.37m AOD</i>		
0.00 – 0.19m	L1001	Topsoil. As above.
0.19 – 0.58m	L1003	Made ground. As above, Sample Section 1
0.58m+	L1004	Natural clay. As above, Sample Section 1.

Description: The cross section of a simple stone-built culvert was visible within the central part of the trench (Fig. 3 & DP4), and the top of this feature was evident across the site for several metres to the east (DP6). The walls were constructed of rough courses of thin slabs of sandstone, between 0.02 and 0.04m thick, bonded together only with a light brownish orange silty sand. M1006, on the southern side of the culvert, was 0.3m wide and survived to a height of 0.95m. M1007 on the northern side of the culvert was of a similar width but only survived to a height of 0.55m. No covering slab was present at the point where the wall foundation trench passed across the culvert, but further to the east many of these remained *in situ*, clearly demonstrating that the feature had originally been covered by large thin slabs of undressed stone. Two fills were recorded within the culvert. The upper fill, L1009, was a light yellowish brown, loosely compacted clayey silt. Below this was a thin layer, L1008, which was a mid to dark greyish brown, compact, clayey silt.

In the area where the culvert crossed the wall foundation trench the northern side had been partially removed by a later feature, Pit F1011. The latter had steep sides and a flattish base. It was up to 0.54m deep and was filled by L1010. How far to the east this later feature extended was not possible to

ascertain. It appeared to be a shallow pit. No dating evidence was retrieved from either the culvert or the later pit.

Foundation trenches for new dwellings (Fig 3)

<i>Plot 3, North-western trench.</i>		
<i>Sample Section 4, facing south-south-west (DP 7)</i>		
<i>0.00 = 186.51m AOD</i>		
0.00 – 0.72m	L1000	Made ground. As above, Sample Section 1.
0.72m+	L1004	Natural clay. As above, Sample Section 1.

<i>Plot 4, North-eastern trench.</i>		
<i>Sample Section 5, facing south-south-west (DP 8)</i>		
<i>0.00 = 186.01m AOD</i>		
0.00 – 0.68m	L1000	Made ground. As above, Sample Section 1.
0.68m+	L1004	Natural clay. As above, Sample Section 1.

<i>Plot 4, South-eastern trench.</i>		
<i>Sample Section 6, facing south-south-west (DP 9)</i>		
<i>0.00 = 186.12m AOD</i>		
0.00 – 0.24m	L1001	Topsoil. As above, Sample Section 2.
0.24 – 0.57m	L1003	Made ground. As above, Sample Section 1
0.57m+	L1004	Natural clay. As above, Sample Section 1.

<i>Plot 3, South-eastern trench.</i>		
<i>Sample Section 7, facing south-south-west (DP 10)</i>		
<i>0.00 = 186.22m AOD</i>		
0.00 – 0.25m	L1001	Topsoil. As above, Sample Section 2.
0.25 – 0.58m	L1003	Made ground. As above, Sample Section 1.
0.58m+	L1004	Natural clay. As above, Sample Section 1.

<i>Plot 2, North-western trench.</i>		
<i>Sample Section 8, facing north-north-east (DP 11)</i>		
<i>0.00 = 188.04m AOD</i>		
0.00 – 0.18m	L1001	Topsoil. As above, Sample Section 2.
0.18 – 0.62m	L1003	Made ground. As above, Sample Section 1.
0.62 – 1.07m	L1004	Natural clay. As above, Sample Section 1.
1.07m+	L1005	Natural clay. Mid blue grey silty clay.

<i>Plot 1, North-eastern trench.</i>		
<i>Sample Section 9, facing south-south-west (DP 12)</i>		
<i>0.00 = 188.33m AOD</i>		
0.00 – 0.40m	L1001	Topsoil. As above, Sample Section 2.
0.40 – 1.00m	L1004	Natural clay. As above, Sample Section 1.
1.00 – 1.80m	L1005	Natural Clay. As above, Sample Section 8.
1.80m+	L1006	Natural clay. Dark blue grey silty clay.

Description: A second stone-lined culvert was recorded during the monitoring of works within Plot 1 at the south east of the site. It was located very close to the eastern side of the building and was traced for a distance and orientated north east to south west (DP 13). It consisted of two parallel walls of stone M1012 and M1013, which were at least 0.1m wide and 0.18m tall. The walls rested on a stone-lined base M1014 and were covered by stone slabs M1015. The outer edge of the cut was not located but it is unlikely that this was much wider than the recorded 0.4m. The culvert was undated.

7 CONFIDENCE RATING

7.1 It is not felt that any factors inhibited the recognition of archaeological features or finds during the programme of archaeological monitoring and recording.

8 DEPOSIT MODEL

8.1 In the central and southern parts of the site (Sample Sections 2 - 3, and 6 - 9) the uppermost deposit was Topsoil L1001 (0.19 - 0.4m thick). L1001 overlay Made Ground L1003 (0.33 - 0.39m thick). L1003 overlay the natural clay L1004 excepting within Sample Section 9 where the topsoil directly overlay the natural.

8.2 Along the northern boundary of the site (Sample Sections 1, 4 & 5), the stratigraphy varied. Topsoil L1001 had been removed prior to the commencement of archaeological recording and monitoring. The uppermost deposit was Made Ground, L1000 (0.20 -0.72m thick). Below this in the north west corner was Made Ground L1003, and to the east L1000 directly overlay the natural clay L1004.

9 DISCUSSION

9.1 The location of the site within the core of the medieval part of Chipping Norton indicated there was a potential for archaeological material to be present, in particular relating to the medieval and post-medieval periods. Medieval archaeological remains have been found in the vicinity of the site, at the corner of New Street and Market Street, and indeed buildings of an early date are still standing to the north west and south of the site.

9.2 In the event the archaeological features identified on the site were a stone-built culvert, a later shallow pit that had damaged one side of the culvert, and a second culvert. No dating evidence was recovered from the features. A residual sherd of medieval pottery was found within the made ground that overlay the culverts.

10 DEPOSITION OF THE ARCHIVE

10.1 Archive records, with an inventory, will be deposited with any donated finds from the site at Oxfordshire County Museum. The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency.

ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Mr Tarquin Millican of Msquare Architects Ltd for commissioning the project and the client, Summerfish Ltd, for funding the work

AS would also like to acknowledge the input and advice of Mr Hugh Coddington, the Acting County Archaeological Officer.

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PHOTOGRAPHIC INDEX



DP 1. The site. Looking south-west.



DP 2. The site. Looking north-east.



DP 3. Trench for a new retaining wall. Looking south-south-west.



DP 4. Trench for a new retaining wall. Sample section 1. Looking east-south-east.



DP 5. Trench for a new retaining wall. Sample section 2. Looking east-south-east.



DP 6. Trench for a new retaining wall. Sample section 3. Looking east-south-east.



DP 7. North-western part of foundation trench. Sample section 4. Looking north-north-east.



DP 8. North-eastern part of foundation trench. Sample section 5. Looking north-north-east.



DP 9. South-eastern part of foundation trench. Sample section 6. Looking south-south-west.



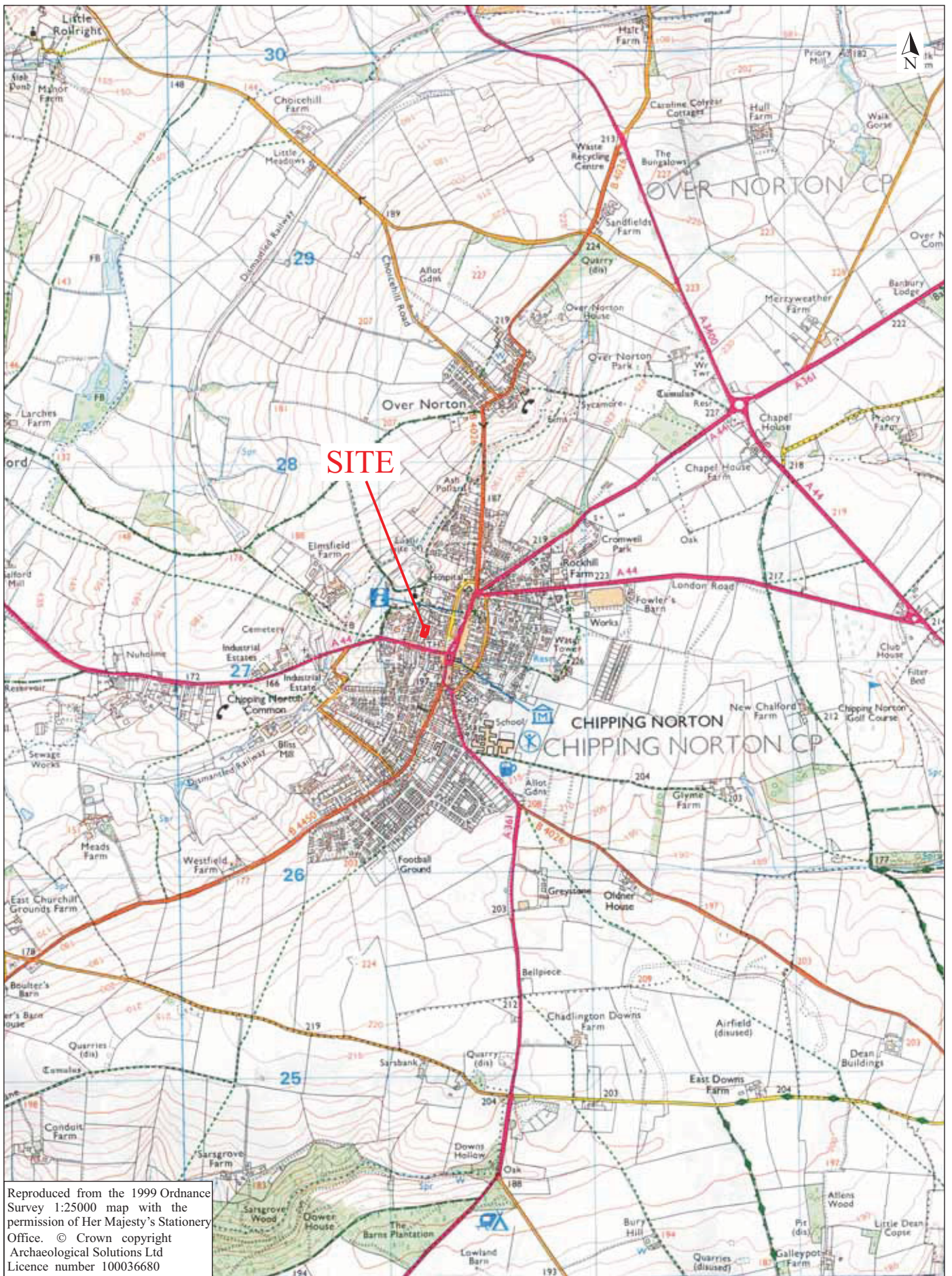
DP 10. South-western part of foundation trench. Sample section 7. Looking south-south-west.



DP 11. Western part of foundation trench. Looking north-north-east.

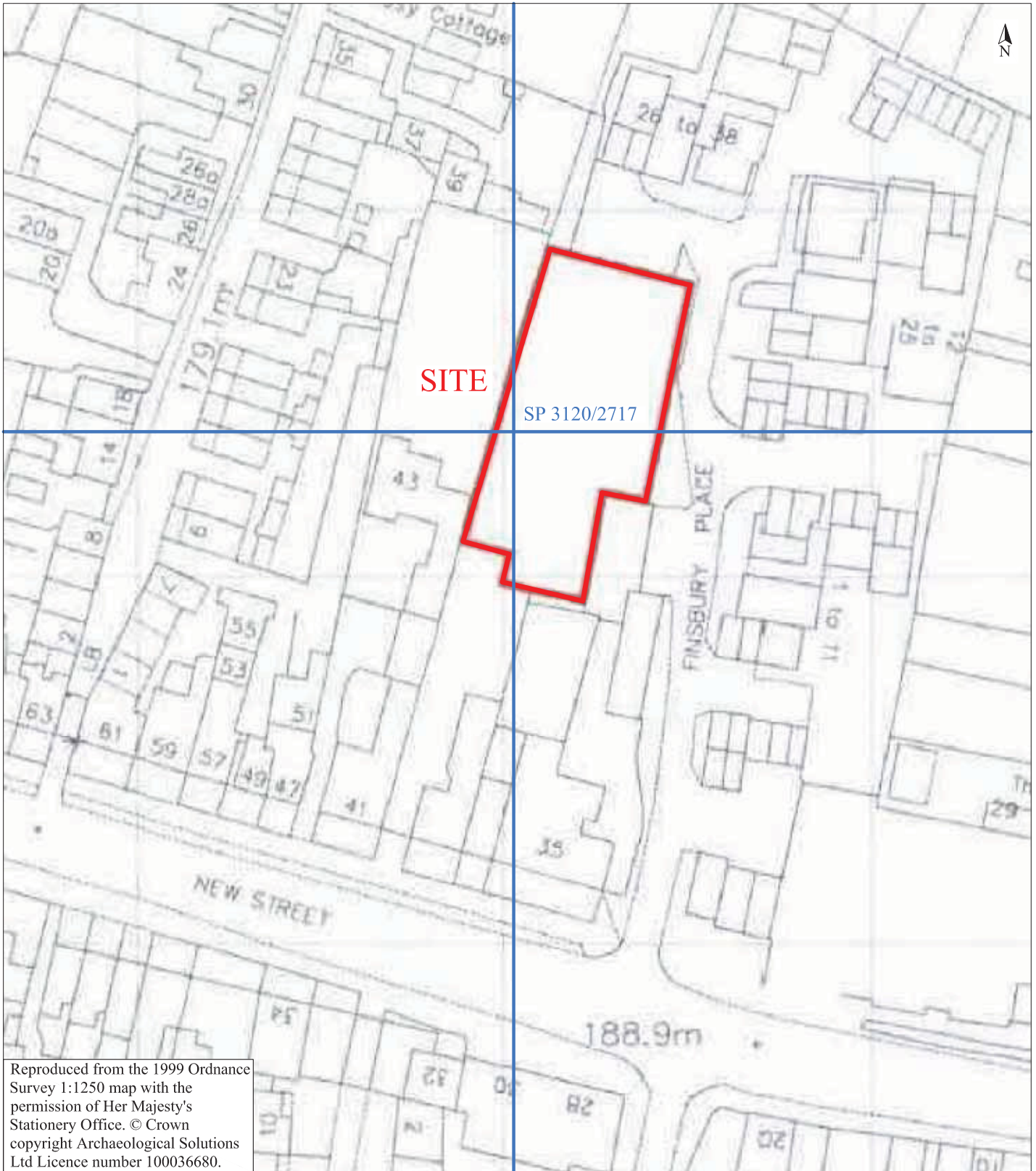


DP 12. Remains of a culvert. Looking south-west.



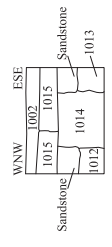
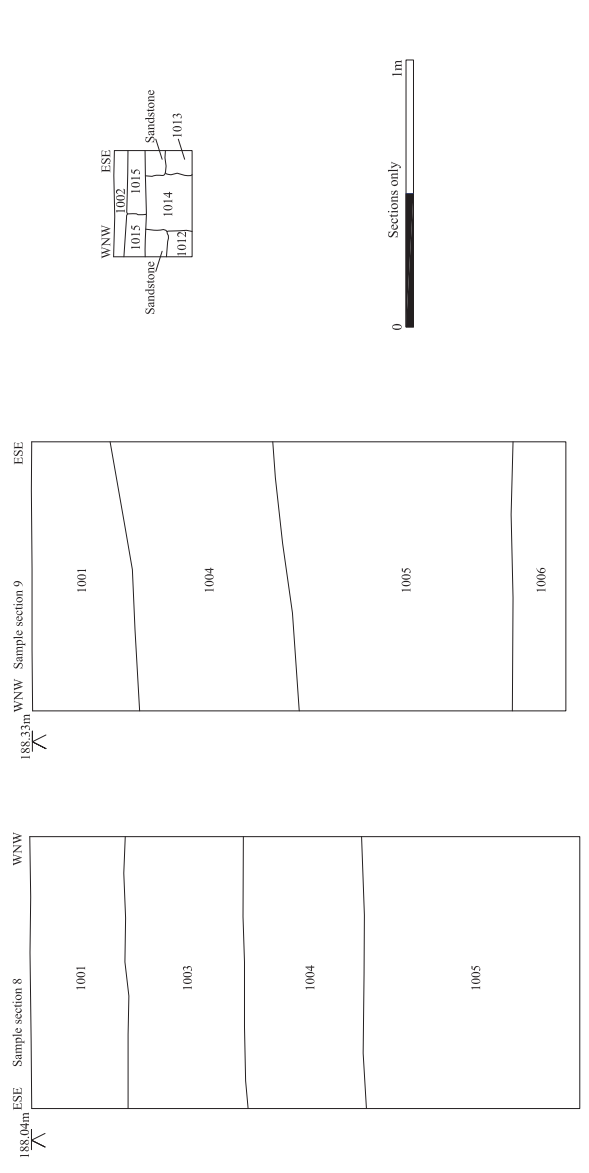
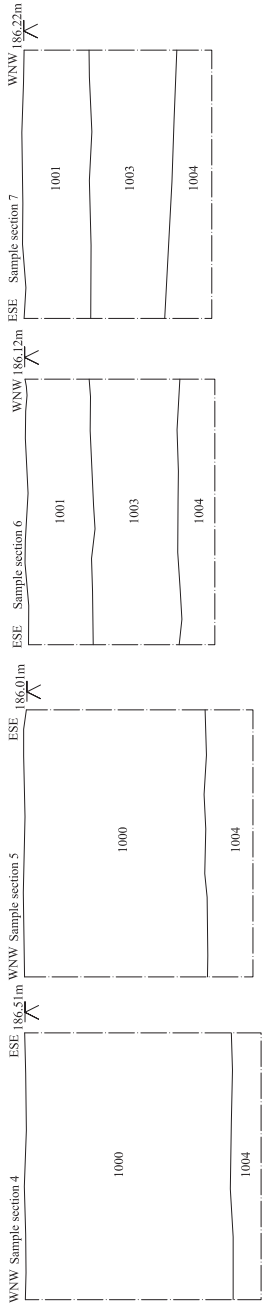
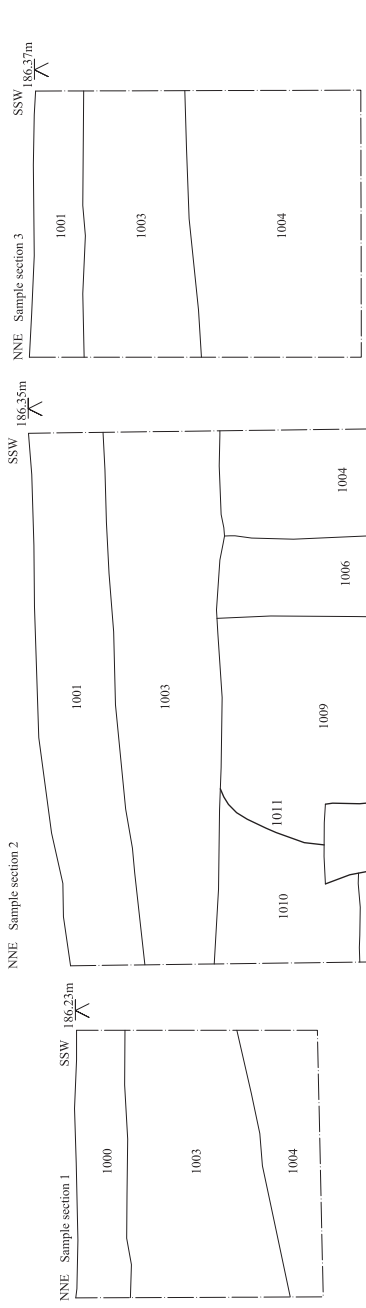
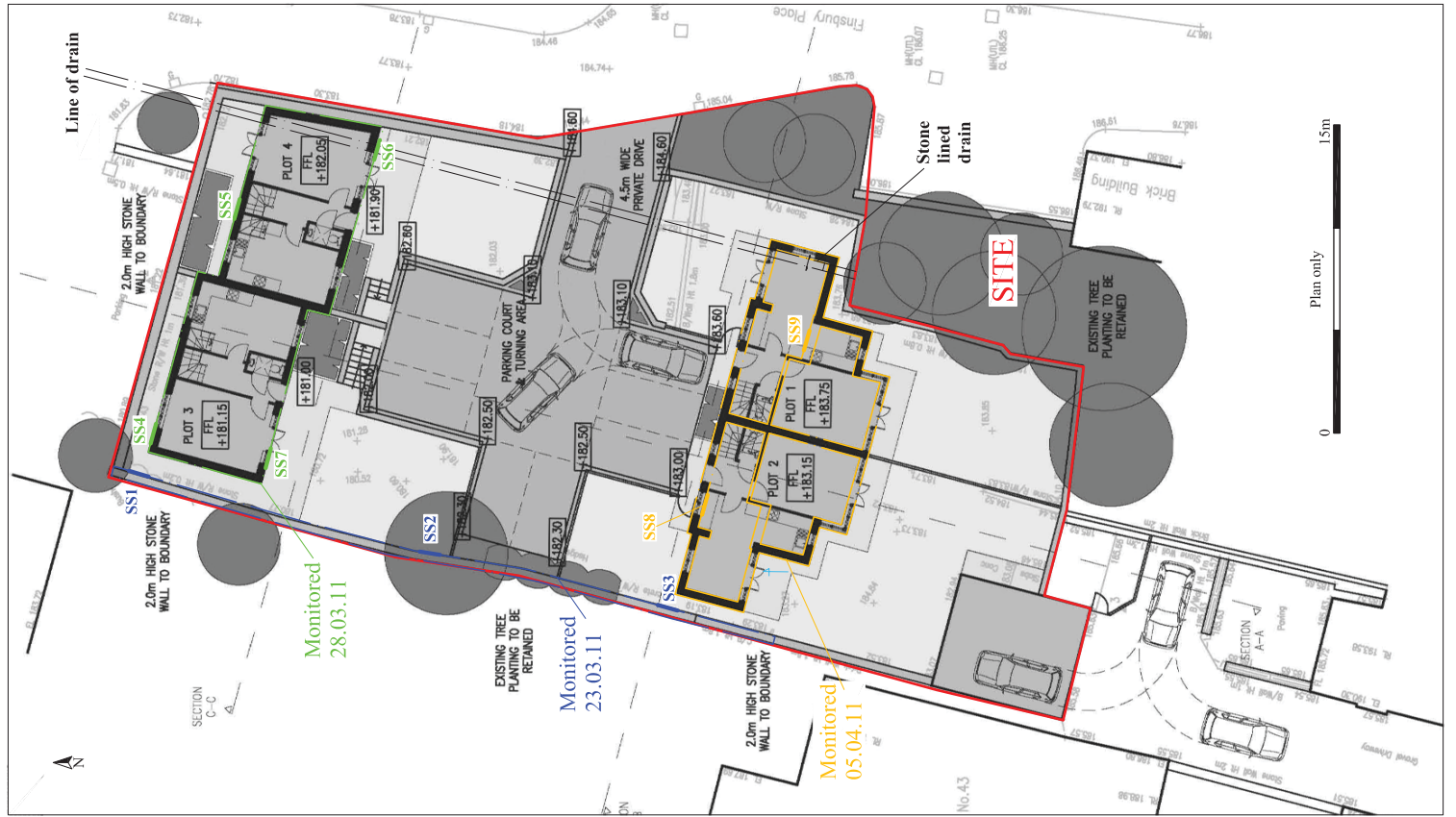
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Fig. 1 Site location plan
 Scale 1:25,000 at A4



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Fig. 2 Detailed site location plan
 Scale 1:750 at A4



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Fig. 3 Sections and section location plan
 Scale 1:250 and 1:20 at A4