



JOHN MOORE HERITAGE SERVICES

**AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT
OF LAND AT
12A FRIARS ENTRY & RED LION SQUARE,
OXFORD
SP 5115 0643**

*On behalf of
Central Building Contractors Ltd*

JULY 2008

REPORT FOR Central Building Contractors Ltd
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1 INTRODUCTION

1.1 Origins of the report

This archaeological desk-based assessment was commissioned by JP Planning Ltd on behalf of Central Building Contractors Limited. It has been prepared at the request of the City Archaeologist of Oxford City Council in parallel with a planning application, 08/01136/FUL, for works at 12A Friars' Entry/Red Lion Square, Oxford. The proposed development comprises a residential new-build on piles and ground beams. This Desk-Based Assessment is intended to provide a map regression and draw that together with the results of previous archaeological work in the area of the proposed development.

1.2 Planning Guidelines and Policies

This report has been prepared in accordance with an advice note issued by the Oxford City Archaeologist detailing that the site falls within the Local Plan Area of Archaeological Interest, and therefore requires an archaeological response. In format and contents this report conforms to the standards outlined in the Institute of Field Archaeologists' guidance paper for desk-based assessments (IFA September 2001).

1.2.1 Government Planning Policy Guidance

PPG16 (DOE 1990) provides Government guidance for the investigation, protection and preservation of archaeological remains affected by development. The document emphasises the importance of archaeology (Section A, Paragraph 6) and states that:

“Archaeological remains should be seen as a finite, and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.”

PPG 16 additionally stresses the importance of addressing archaeological issues at an early stage in the planning process (Paragraph 12):

“The key to informed and reasonable planning decisions, as emphasized in paragraphs 19 and 20, is for consideration to be given early, before formal planning applications are made, to the question of whether archaeological remains exist on a site where development is planned and the implications for the development proposal.”

The advice given recommends early consultation between developers and the planning authority to determine “whether the site is known or likely to contain archaeological remains” (Paragraph 19). As an initial stage, such consultations may lead to the developer commissioning an archaeological assessment, defined in the following manner in PPG16 (Paragraph 20):

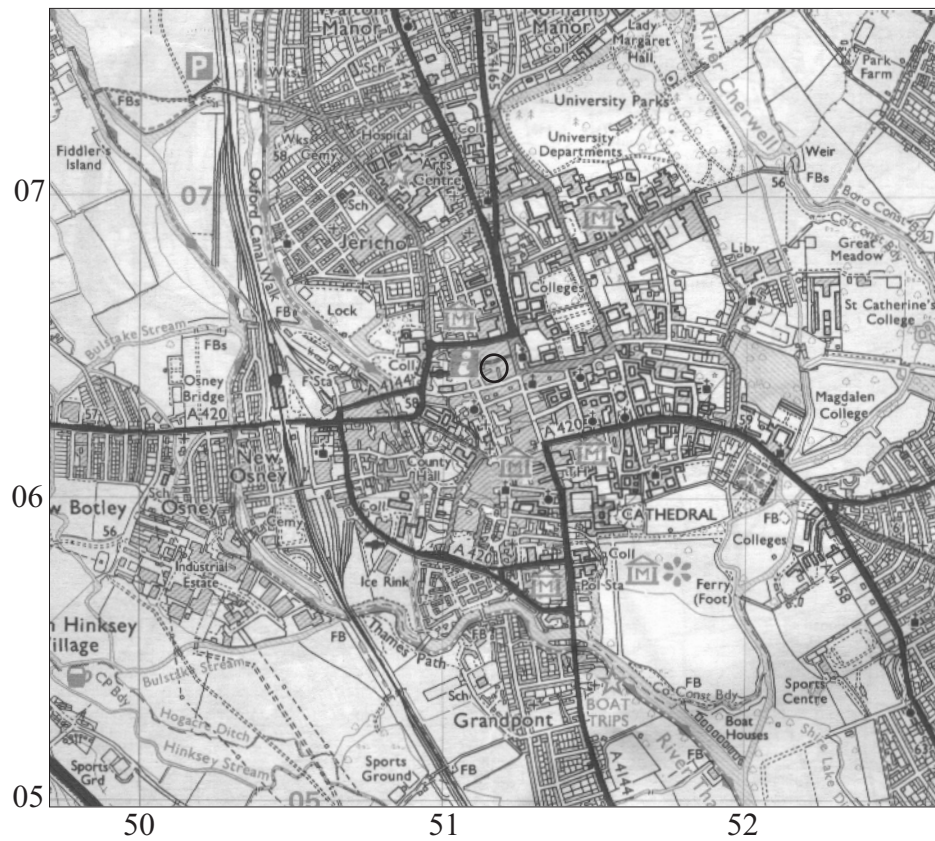


Figure 1. Site location

“Assessment normally involves desk-based evaluation of existing information: it can make effective use of records of previous discoveries, including any historic maps held by the County archive and local museums and record offices, or of geophysical survey techniques.”

If the desk-based assessment should indicate a high probability of the existence of important archaeological remains within the development area, then further stages of archaeological work are likely to be required. PPG16 states that in such cases (Paragraph 21):

“...it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. This sort of evaluation is quite distinct from full archaeological excavation. It is normally a rapid and inexpensive operation, involving ground survey and small-scale trial trenching, but it should be carried out by a professionally qualified archaeological organisation or archaeologist.”

Additional guidance is provided if the results of an evaluation indicate that significant archaeological deposits survive within a development area. PPG16 stresses the importance of preservation (Paragraphs 8 and 18):

“Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation.”

And that:

“The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled.”

But acknowledges that (Paragraphs 24 and 25):

“the extent to which remains can or should be preserved will depend upon a number of factors, including the intrinsic importance of the remains. Where it is not feasible to preserve remains, an acceptable alternative may be to arrange prior excavation, during which the archaeological evidence is recorded.”

“Where planning authorities decide that the physical preservation in situ of archaeological remains is not justified in the circumstances of the case and that development resulting in the destruction of the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains. Such agreements should also provide for the subsequent publication of the results of the excavation.”

This level of work would involve the total excavation and recording of archaeological remains within the development area by a competent archaeological contractor prior to their destruction or damage.

1.2.2 Local Government Planning Policy Guidance

The Adopted Oxford Local Plan 2001-2016 states that

“Archaeological remains provide valuable evidence that contributes to the understanding of important elements in the development of Oxford – a Bronze Age barrow cemetery; a Roman pottery industry; an early Christian centre; an academic community; and the capital of Royalist England in the 17th century. Such remains are a finite and non-renewable resource that requires appropriate management to ensure they survive in good condition. Developers should consider the existence of archaeological remains on a site at an early stage, to allow sympathetic designs to be made.” (5.2.1)

As a consequence of such important prehistoric and historic remains, the Local Plan presents a methodology for protecting this finite resource; Policy HE2 defines the appropriate steps to integrate the archaeology into the planning process

“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.”

The proposal site lies within the City Centre Area of Archaeological Interest, and is therefore subject to the policy.

1.3 Desk-Based Assessment Aims and Objectives

The primary aim of the desk-based assessment is to provide a professional appraisal of the archaeological potential of the site. This follows the Government guidance in PPG16 by presenting a synthetic account of the available archaeological and historic

data and its significance at an early stage in the planning process. The report will provide the evidence necessary for informed and reasonable planning decisions concerning the need for further archaeological work. The information will allow for the development of an appropriate strategy to mitigate the effects of development on the archaeology, if this is warranted.

In accordance with PPG16, the report presents a desk-based evaluation of existing information. It additionally follows the Institute of Field Archaeologists (IFA) *Standard* definition of a desk-based assessment (IFA 2001). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

The IFA *Standard* states that the purpose of a desk-based assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with PPG16, the desk-based assessment forms the first stage in the planning process as regards archaeology as a material consideration. It is intended to contribute to the formulation of an informed and appropriate mitigation strategy.

1.4 Desk-Based Assessment Methodology

The format and contents of this section of the report are an adaptation of the standards outlined in the Institute of Field Archaeologists' guidance paper for desk-based assessments (IFA 2001).

The work has involved the consultation of the available documentary evidence, including records of previous discoveries and historic maps, and has been supplemented with a site walkover. The format of the report is adapted from an Institute of Field Archaeologists *Standard Guidance* paper (IFA 2001).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Identifying and collating the results of recent fieldwork

The principal sources consulted in assessing this site were:

- The Oxfordshire Historic Environment Record
- The Centre for Oxfordshire Studies in the Westgate Library, Oxford
- The archive officer at Oxfordshire County Museum Services at Standlake
- The City Archaeologist for Oxford City Council

The Oxfordshire Historic Environment Record holds details of all known archaeological and historic sites in the vicinity of the site. References to published and unpublished sources are also available in the County Sites and Monuments Record. Oxfordshire Studies keep copies of the historic maps, antiquarian sources and documentary records.

The assessment of the likely condition of any potential archaeological remains has relied upon a study of the available historic maps and archaeological reports, which provide evidence for the impact of previous land-use on the site. The archaeological gazetteer is limited to the archaeology within 100m of the proposal site; as a consequence no listed, scheduled or other standing buildings of interest have been included in the gazetteer.

2 THE SITE

2.1 Location (Figure 1)

The site is situated in the city of Oxford, in the former Northgate Hundred, centred on National Grid Reference SP 5115 0643 (centred). The site lies between Friars' Entry and Red Lion Square. These two streets are located on the northern side of George Street which is the line of the city wall, and west of Magdalen Street, which is the line of the historic north entrance into Oxford through the North Gate or Bocardo; Gloucester Green is to the west of the site and Beaumont Street lies to the north.

2.2 Description

The site comprises a nineteenth-century structure fronting onto Red Lion Square, which houses the electricity sub station, and derelict ground which lies to the south of Friars Entry, at the west end of the Debenhams' complex.

2.3 Topography

The site is located in the centre of Oxford, just to the north of the line of the historic defences of the city. The land gently rises from west to east, here, as well as from south to north. The rise from south to north has been attributed in part to gravel quarrying (Brian Durham, pers. comm.), although it should be borne in mind that the city ditch lies along George St, and would itself be made ground subject to settling. This rise of slope ends with the plateau which forms St Giles, the Woodstock and Banbury Roads, and the land stretching east towards the River Cherwell.

To the west the land drops away to the Thames floodplain, which is cut by several natural and artificial water-courses. Some, such as the Castle Mill are medieval, others are later, such as the Oxford Canal which dates from the late 1780s.

To the west of the proposal site, at Gloucester Green, was the site of the city gaol. To the north of the proposal site was also the approximate location of Beaumont Palace, the 12th century royal palace at Oxford, which by the early 14th century had been largely made over to the Carmelites, or White Friars; this provides the origin for the street name Friars Entry.

2.4 Geology

The 1:50,000 geological map for Witney (Sheet 236, Geological Survey of Great Britain (England and Wales) indicates that the site is located on First Terrace or Flood Plain gravel Deposits. These drift deposits overlie the Oxford Clay, an argillaceous and marine sedimentary rock of the Jurassic period, c. 161–156 million years ago.

3 PROPOSED DEVELOPMENT

Central Building Contractors Limited wishes to partially demolish and rebuild the current building housing the electricity substation occupying the Red Lion Square frontage and to construct a residential block of seven apartments in the strip of land between Red Lion Square and Friar's Entry. Currently the land is derelict, apart from that part in use as a substation.

4 ARCHAEOLOGICAL AND CARTOGRAPHIC BACKGROUND

4.1 Known Archaeology on the Proposed Development Site

There are eight archaeological sites within 100m of the proposal site (Fig. 2). There are further sites just beyond that, including but not only, the city ditch, the city gaol and the north gate. These have not been included, but do form the backdrop to the northern suburb under investigation at Friars Entry/Red Lion Square.

1. Bronze Age Barrows and Beaumont Palace (Carmelite Friary), Beaumont Street (PRN 6042/6043, 6664 & 3557; SP 5110 0655)

Palace of Beaumont built by Henry I (1100-1136) and occupied by successive kings until reign of Edward II.

In 1317 Edward II granted to the Carmelite Friars his manor, called the Palace of Beaumont by the North Gate. It is believed to be the largest house of the order in England in the 14th century. It was suppressed in 1538. Originally it was sited on north side of Beaumont Street, three quarters of the way down towards Worcester College remains were found; these were rebuilt in the form of a gateway, now removed, at 302 Woodstock Road.

Between April 1998 and March 1999 OAU carried out archaeological investigations on site of Sackler Library development at Ashmolean Library. Two probable Bronze Age barrows were revealed – neither with artefacts or burials and both part of University Parks Barrow Cemetery – and medieval pits aligned in rows. Tree planting from time of Beaumont Palace, formal gardens. Site known to lie in palace precinct walls and buttress and of later Carmelite Friary. No PRN given.

Housing development in 1822 and 1836 on two fields known as Beaumont Close and The Beaumont's covered the area of the former palace for White Friars PRNs 6042/6043; SP 5110 0655.

When digging up remains of Beaumont Palace c.1713, burials, painted glass, a coin of Constantine, stones and bricks were found PRN 6664; SP 5110 0655.

Substantial parts of Perpendicular window tracery found behind 28 Beaumont Street. They may have come from Beaumont Palace PRN 3557; SP 5110 0655.

2. Medieval Wall Foundations, Beaumont Street (Beaumont Palace) (PRN 6041; SP 5112 0651).

Remains of a foundation wall which ran along the line of Beaumont Street and 2.74m out from the southern pavement were found by workmen digging a trench in connection with an extension to the Ashmolean museum in 1940. A cache of late 13th-early 14th century pottery was found at a depth of 2.12m on the north side of the wall in a shallow pit.

In addition, a 14th century ridge tile with cut serrations was found in a trench at the junction between 35 Beaumont Street and St John's Street.

3. Carmelite Cemetery, Beaumont Street (Now Playhouse Theatre) (PRN 3558; SP 5111 0648)

Burial ground of the Carmelite Whitefriars; fifteen burials were found during excavations for the foundations of the Playhouse Theatre. Seven bodies lay in a common grave, two had three buckles at waist. These inhumations were dated to the 14th century

Contractor's excavations in 1973 revealed burials behind 11 & 12 Beaumont Street. Eleven burials were recorded. No medieval structures encountered. Grave finds included inlaid floor tile fragments, roof tile fragments (1 ridge), glazed base sherd and body sherd.

A grave was reported in 1956 with an extended skeleton lying on its back with feet to northwest sited on near side of Beaumont Street west of the Playhouse

4. St Mary Magdalen Church, Magdalen Street (PRN 6120; SP 5125 0647).

Late 13th century chancel. Earliest documentary evidence for the existence of the church occurs in a charter of 1127, although The Annals of Osney state that it was built in 1074 and received endowments that were transferred to Osney in 1149. It was part of the endowment given to the Canons of St George by Robert d'Oilly and Roger d'Ivri.

The churchyard may have served as a market place. The south chapel was built circa 1330 during which time the outer south chapel was destroyed. The north and south aisles have arcades rebuilt early in the 16th century. The West Tower was built between 1511 and 1531 and the South Porch in the early 16th century.

Subsequent additions and restoration occurred between 1840-2 where 12th century work was found and removed. The north aisle was rebuilt in memory of the Oxford martyrs in 1840 – a memorial for whom lies to the north of the church.

5. Excavation and watching brief at Magdalen Street, 1-12, Debenham's Site, Oxford. No PRN; SP 5116 0646.

A programme of archaeological investigation and recording, carried out during the redevelopment of a department store, discovered evidence relating to the suburban development of Oxford in the medieval and post-medieval periods. Most of the surviving deposits originated to the rear of tenements or in the 'backlands' behind buildings that fronted onto Magdalen Street and George Street.



Figure 2. Location of known archaeology within proposal site

These indicated that occupation of the area commenced in the 12th and 13th centuries but suffered a decline in activity in the later medieval period, with development recommencing in the later 17th or early 18th century.

NGR given as SP 5016 0646 but must be SP 5116 0646

Accession number OXCMS : 1999.33

6. Medieval Road Surfaces, Magdalen Street (PRN 6234; SP 5126 0643).

Excavations by the City Council uncovered a previous road surface of clean gravel and rubble observed below the present street level. Graves were also discovered. An ancient road surface at a depth of 0.3m and undisturbed gravel at 1.06m below ground level were observed in trenches immediately outside the south east corner of the churchyard of St Mary Magdalen.

Natural gravel occurred at 1.44m below ground level; graves were cut into the gravel. The presence of graves indicated that the churchyard of St Mary Magdalen once stretched further to the east.

7. Post Medieval Icehouse (Now New Theatre) George Street (site of) (PRN 6192; SP 5116 0639).

A rectangular building is shown on an 1878 OS map. It is now destroyed.

8. St George the Martyrs Church, George Street (site of) (PRN 6308; SP 5105 0636).

The site was surveyed in 1876 and 1921. It is now a cinema. No more details.

4.2 The Cartographic Evidence (Figures 3 to 29)

The cartographic evidence comprises a number of maps from the late 16th century onwards. These are not always easy to interpret, as some of the information is occasionally contradictory between the different maps.

Additionally, the ‘bird’s-eye’ perspective adopted by the earliest of map makers tends to foreshorten features, creating a misleading idea of the layout of the land, as does an occasional tendency to represent the land according to the wishes of the commissioner of the map. A result of this is poor accuracy locating the proposal area in the earliest maps.

4.2.1 The Sixteenth Century (Figure 3)

Agas’ map of 1578 is the earliest source for the site. The site is located in Broken Heys. The map shows Friars Entry as a break in the street-line at the northern end of the church of St Mary Magdalen, providing access to the former Carmelite monastery of White Friars. The site is located east of Broken Heys or Hays, to the west of the north/south building which is at a right angle to Friars Entry.

The place name Broken Heys – meaning broken enclosures – may well indicate the former presence of plots or land-holdings to the north of the city wall. Certainly the presence of medieval ditches in the excavations carried out at 1-12 Magdalen St, indicate that the land was not entirely open and was subdivided, apparently aligned both on Magdalen Street and on the line of George Street, which was the city ditch during the medieval period (Bateman et al., 2001, 7).

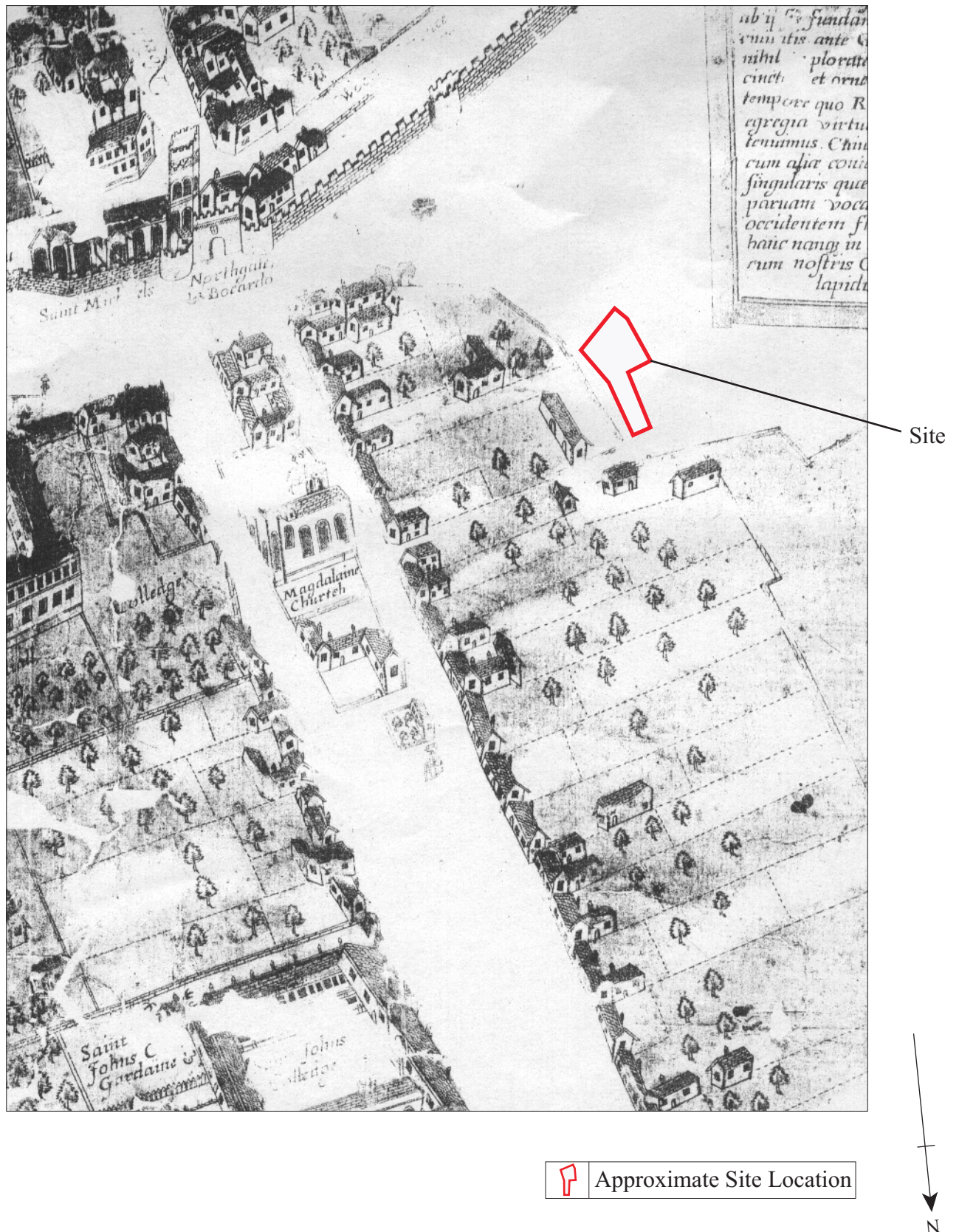


Figure 3. 1578 Agas, engraved 1588 map.

The curve of land at the south end of the block fronting Magdalen Street, where George Street, today, runs west toward Hythe Bridge Street appears to be related to the contraction of Oxford during the period of the 14th to 16th centuries. Just to the north of Friars Entry, the depth of the burgage plots is almost entirely consistent between the churches of St Mary Magdalen and St Giles.

Agas shows a dense street frontage, but apart from the cluster at the Northgate, which is already defining the line of the future Victoria Court, and the smaller cluster at Friars Entry, generally the rears of the plots are shown as gardens or orchards. Friars Entry obviously is already in existence extending west from Magdalen Street to the south side of the recently suppressed Whitefriars.

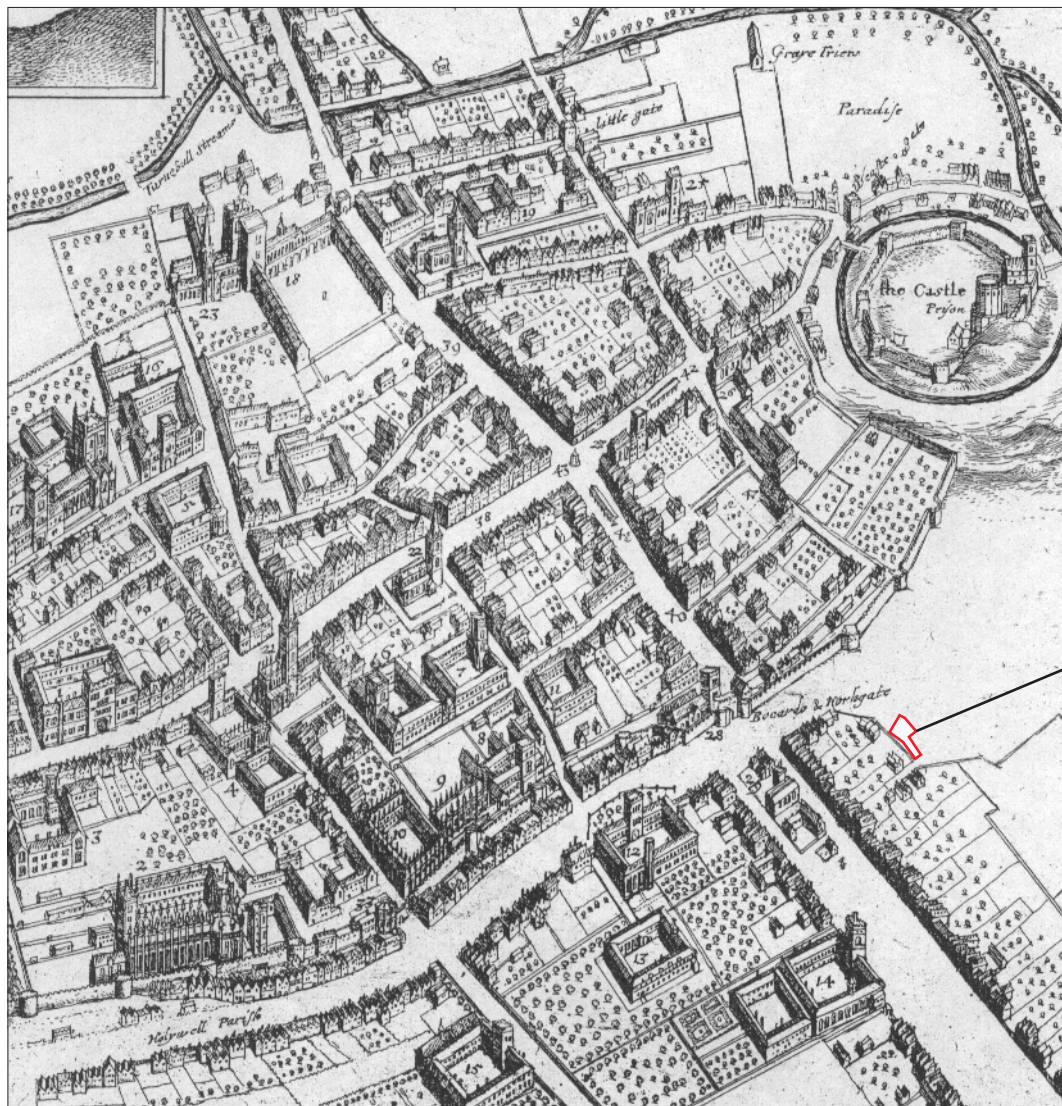
4.2.2 The Seventeenth Century (Figures 4-6)

Hollar (Fig. 4) in 1643 shows no changes in the immediate area of the proposal site from Agas' mapping sixty-five years earlier. The west end of Friars Entry is clearly shown on the Hollar map; the entrance to Friars Entry at Magdalen Street is not clear. Moreover, the line of Friars Entry is shown as enclosed at the west end. It is not possible to assert that this conclusively demonstrates that Friars Entry was an open or permitted right of way. To the southeast, and within c. 20m, of the proposal area is a small cluster of buildings.

Woods' (Fig. 5) map of the city, from the period of the War of the Three Kingdoms, shows that in 1644 the civil war defences took in the church of St Giles to the north, but that there was no significant recorded change at the proposal site. The property boundaries of the houses fronting onto Magdalen Street are shown, somewhat schematically. No detail is given for the area within the plots, unlike the earlier Hollar and Agas maps. To the west, Woods shows the soldiery encamped or bivouacked outside the city walls in Broken Heys. No buildings are shown in this area at all. Skelton's republishing of the map in the early 19th century introduces a built-up area in the vicinity of Victoria Court, Gloucester Green, and Red Lion Square (see below).

The contrast with the 1675 by map of Oxford Loggan (Fig. 6) is marked. This map shows a busy and built-up city, particularly in the area of the proposal site. The line of Victoria Court (Fig. 2) has become fixed and already Gloucester Street, Red Lion Square and Friars Entry are laid out, bounded by Broken Hays to the west. The warren of small courts and places which was to be the hallmark of the ward is already in place.

The site is located at the east end of Red Lion Square and extends north to Friars Entry. The south side of the site apparently comprises two party walls running approximately east west, meeting at west end. These form a small courtyard for the buildings to the east. It is not clear to which buildings the yard might appertain. A long east/west yard extends from the houses fronting Magdalen Street, a line of buildings overlooks the yard to the east. North of the yard, where the proposal site is located, are gardens to the rear of the buildings, fronting onto Friars Entry. On Loggan's map of 1675 it does not appear that the court, later named as Albert Court (Figs 25-28), yet exists. It seems to appear in the mid 18th century (Fig 10, see below).



Not to scale

 Approximate Site Location

Site

N

Figure 4. Hollar map of 1643

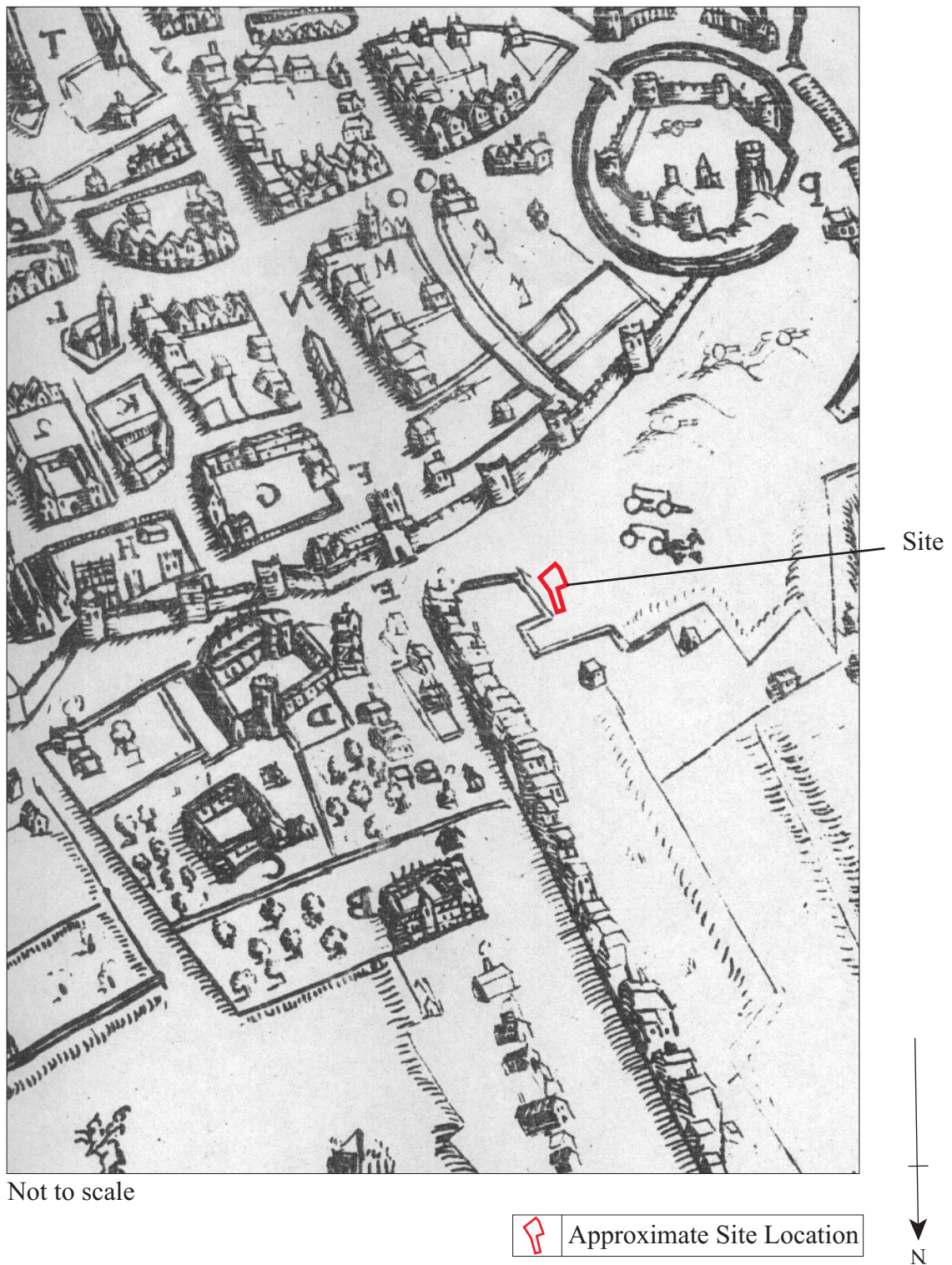


Figure 5. Woods map of 1644



Not to scale

Site

 Approximate Site Location

N

Figure 6. Loggan map of 1675

It is remarkable that this has happened at such a speed since Woods map of 1644; the archaeological evidence from the excavations at 1-12 Magdalen Street accords with a 17th century explosion of development in the vicinity of the study area (Bateman et al. 2001, 8). It is clear that Thames Street (now George Street), extending west to Hythe Bridge Street, has been laid out and built up, with properties backing onto the city wall and Broken Hays.

The area around Red Lion Square and Friars Entry does not evidence the same degree of fine properties with reasonably extensive urban gardens. The buildings and plots seem smaller, and perhaps meaner. They are clearly the remains of a medieval and early post-medieval accreted suburb at the Bocardo or North Gate.

4.2.3 The Eighteenth Century (Figure 7-15)

Whittlesey's 1728 (Fig. 7) reprint of Agas' 1578 plan clarifies the detail of the original, but adds no new information.

The 1729 Pieter van der Aa map (Fig. 8) is less easily interpreted as the reproduction is small; nonetheless Red Lion Square is clearly shown, with Broken Hays to the west. The line of Friars Entry is discernable to the north although the density of buildings precludes clear identification of the site location. It is not possible to see whether the unbroken line of buildings seen on the Loggan map is still there or whether a courtyard has been opened up.

Williams' 1733 map of Oxford (Fig. 9) shows Friars Entry marked Fryers Entry, which extends across the north side of Gloucester Green (formerly Broken Hays). Between it and George Lane or Thames Street (now George Street), are a number of courts. From east to west the current Victoria Court (unnamed) is as in Loggan's map of 1675, followed by Gloucester Street (unnamed) and off that to the east, Red Lion Square (unnamed). Broken Hays is identified for the first time as Gloucester Green. This is the first map of Oxford, and the proposal site, which is in plan, rather than bird's eye. It shows the proposal site located in an open courtyard area or open square.

The open courtyard, with a single building located in the middle of it is slightly distorted in its perspective, showing Friars Entry to be closer to Red Lion Square than it actually is. The buildings fronting Friars Entry form a solid east/west block; there is no indication of any court to the south. The rear of these buildings appears to directly overlook Red Lion Square, and the single building in the centre. Both earlier and later maps show a number of buildings and small yards, where the Williams' map shows nothing. To the east, the long yard stretching from Magdalen Street to the south side of the proposal site, visible on the Loggan 1675 map, is not shown.

It is always possible that this map may document a short period of rebuilding within the quarter. The map suggests that Red Lion Square may well, indeed, have been briefly a square, albeit informal, rather than a formal square with buildings lain out around it with a single building in the middle. This contrasts with Loggan's earlier plan, which seems to indicate that in 1675 Red Lion Square was already in its current form. Moreover, as the long yard is not shown on Williams' map, this map cannot be taken entirely at face value.

Taylor's map of 1751 (Fig. 10) shows the proposal site comprising buildings and a yard. A range of buildings fronts onto Friars Entry, marked Friars Entry, and onto Red Lion Square (unnamed); a small courtyard separates the two properties, and a court, which is later identified as Albert Court (Fig 25) has been created. This court must be associated with the demolition of a building formerly fronting onto Friars Entry, for access to the rear of other properties fronting Friars Entry. A party-wall separates the future Albert Court from the north side of Red Lion Square.

The proposal site is located just to the west of the court along the line of the building fronting onto Friars Entry, back across the enclosed yard to the rear of that building and the building overlooking Red Lion Square. The contrast with Williams' map is clear; although, notwithstanding the new court, the general urban topographical similarities with Loggan's map are very high. For example, the long courtyard extending west from Magdalen Street, not shown on Williams' map, is shown both on Taylor's and Loggan's maps. The elapse of fourteen years shows significant urban build-up, although the pattern has been established, and will not change largely until the 20th century.

Rocque's map of Oxford (Fig. 11) is taken from the cartouche on his map of Oxfordshire of 1761. The scale is such that we cannot be sure how exact the detail is, although the layout concurs with that on earlier maps; none of the street names, except George Lane, are given; Gloucester Green to the west is identified as Bowling Green. Nonetheless, he shows Friars Entry, Red Lion Square and Albert Close, although the detail is insufficient to rely on the map for anything but confirmation of what is shown on earlier and later maps. It is of course not clear how much he relies on earlier map-makers for his map of the city.

Thomas Jeffreys published his Plan of the University and City of Oxford in 1768 (Fig. 12). This illustrates the site, but does not appear to always show property boundaries, which appear on Taylor's map of 1751. The party-wall, separating Albert Court and Red Lion Square, shown on Taylor's map is not shown. However the complex of court and buildings is shown. Clearly, Red Lion Square still formed a relatively large open area in this suburb of the city. Gloucester Green is shown to the west of the site.

Longmate's New Map of the City of Oxford of 1773 (Fig. 13) adds no new information to the site; although the City Gaol is not shown, it is not clear whether it had been yet built.

Faden's map of 1789 (Fig. 14) shows that the layout of the proposal site has not changed; the party-wall between Albert Court and Red Lion Square is illustrated, as are the buildings fronting onto Friars Entry and those onto Red Lion Square. The enclosed courtyard between the two is also still within the proposal site. The new city gaol has opened in the adjacent Gloucester Green.

In 1793 Richard Davis published his new map of the city of Oxford (Fig. 15); despite the scale no significant change can be identified within or near the proposal site.

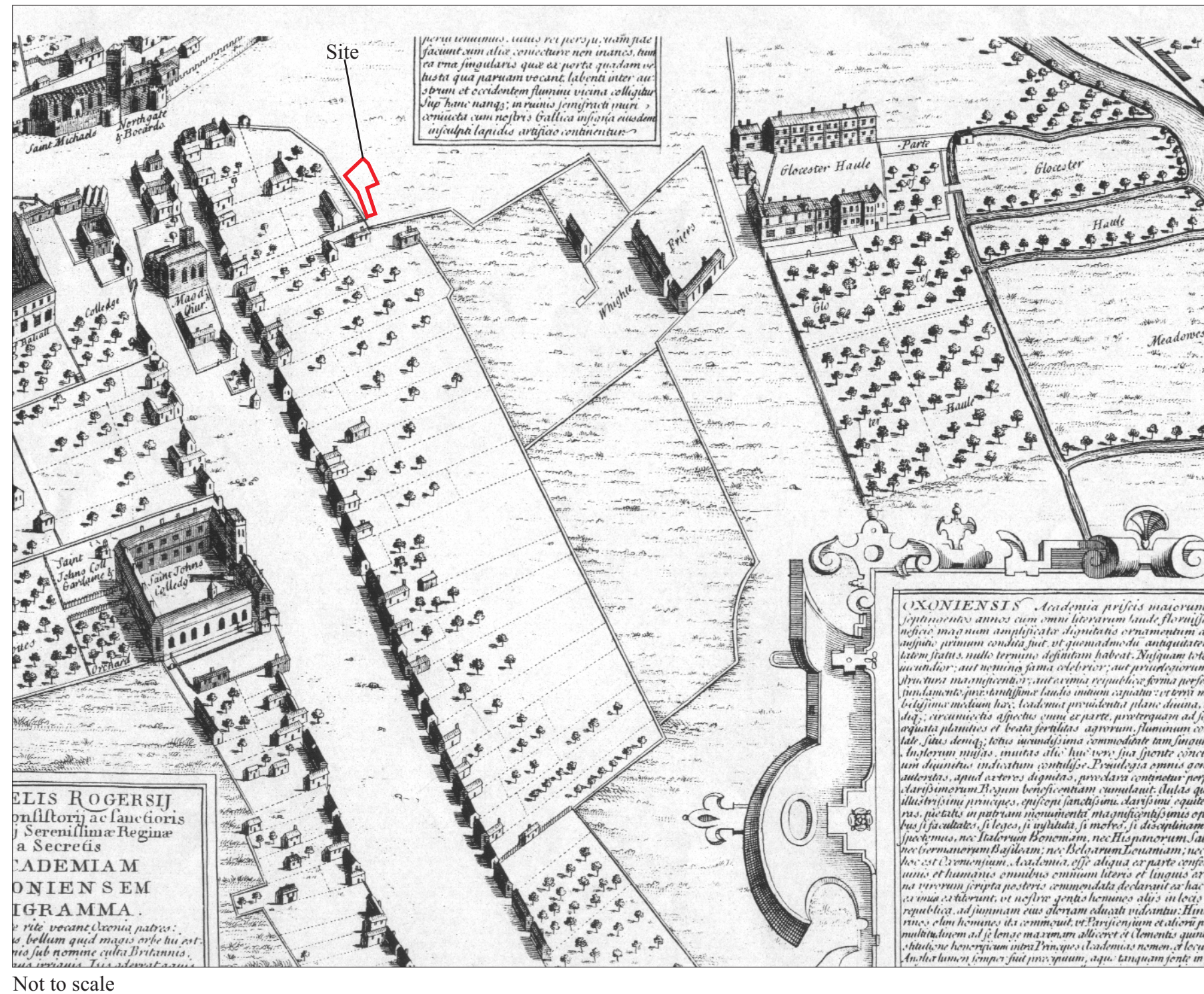


Figure 7. Whittlesey's 1728 reprint of Agas 1578

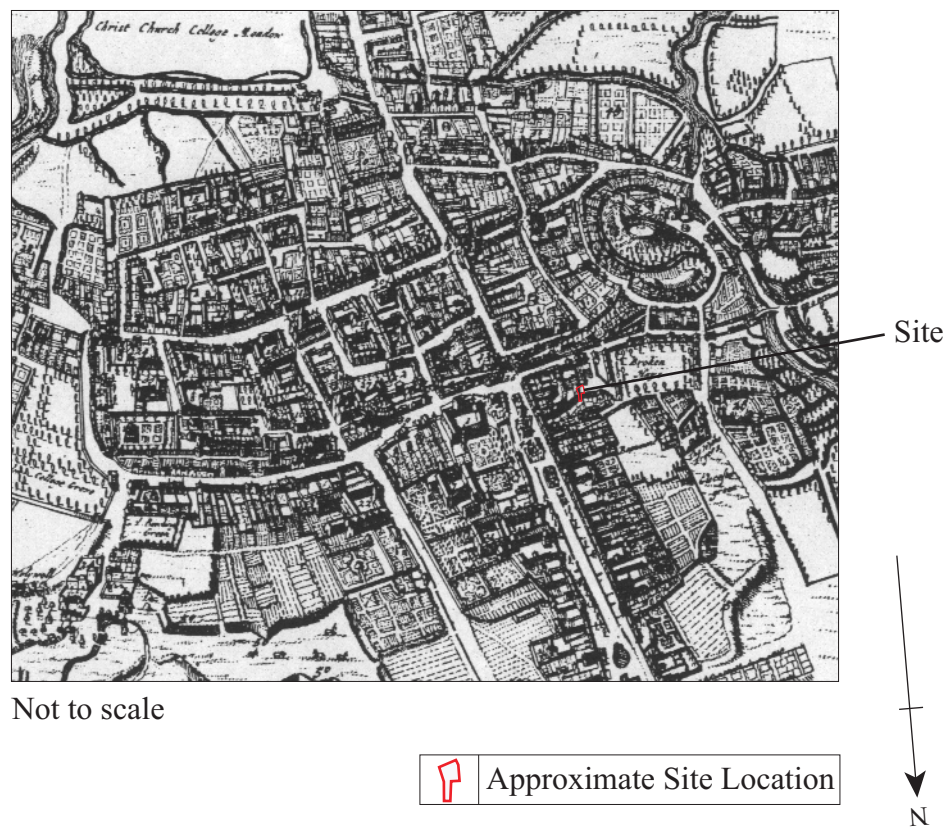
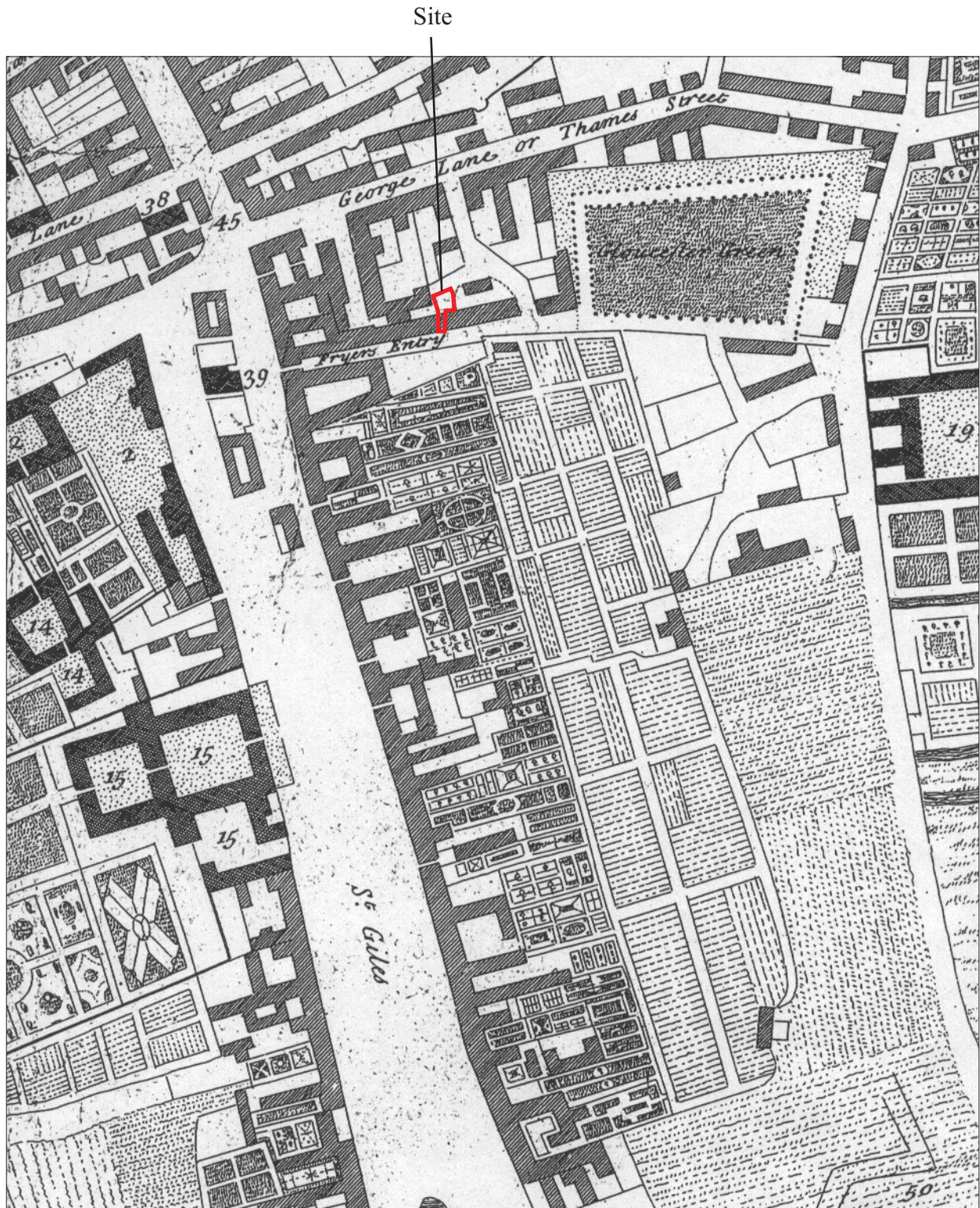


Figure 8. Pieter van der Aa 1729

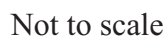


Not to scale

 Approximate Site Location



Figure 9. Williams' map of 1733



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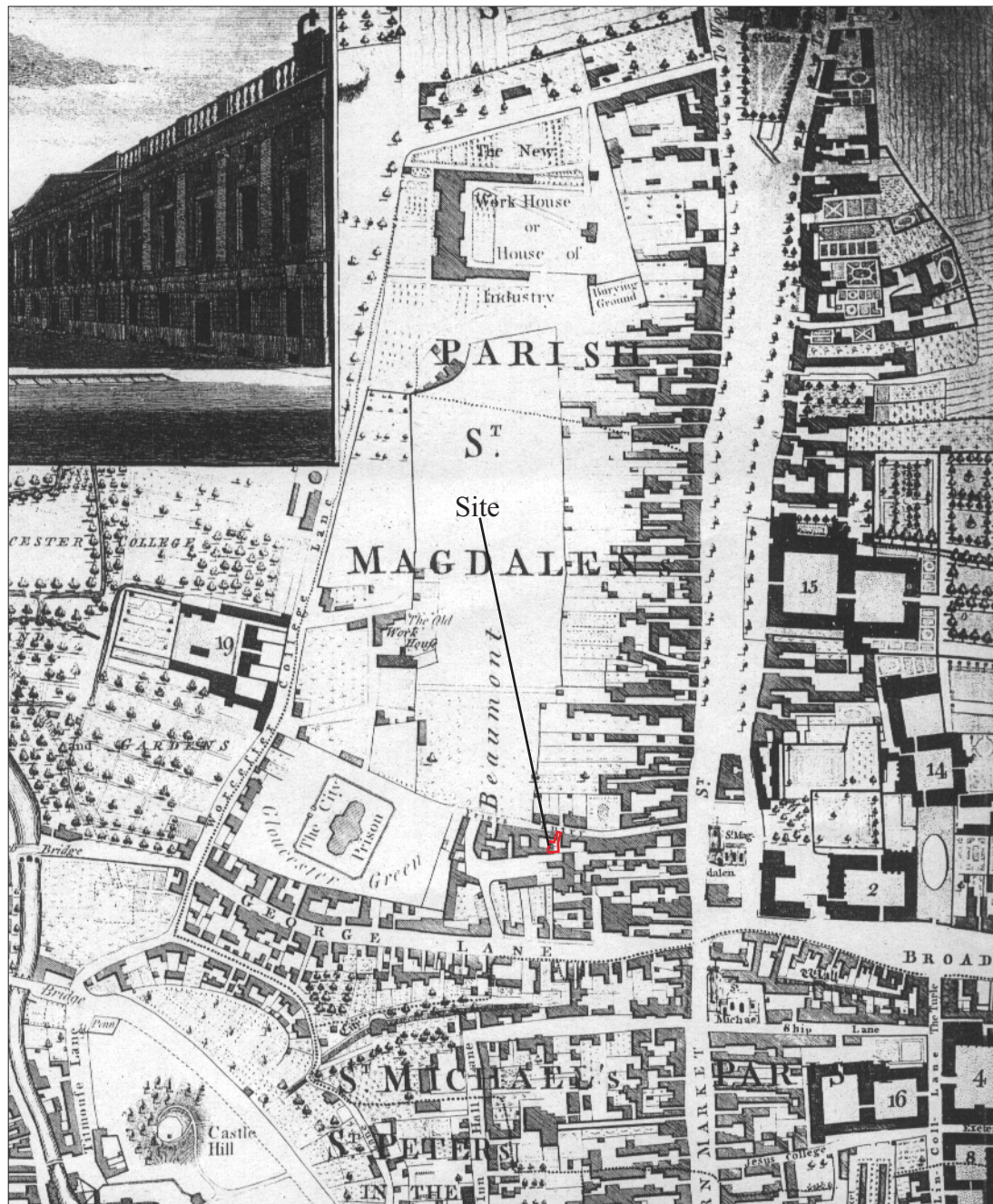
Figure 11. Roque's map of 1761



Figure 12. Jeffrey's map of 1768



Figure 13. Longmate's map of 1773



Not to scale

	Approximate Site Location
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Figure 14. 1789 Faden map



Not to scale

 Approximate Site Location

Figure 15. Davis' map of 1793

4.2.4 The Nineteenth Century (Figures 16-26)

Cole's 1808 (Fig. 16) map of Oxford is obviously the sum of several maps, failing to show the new City Gaol, identifying the Old Work House as the Work House, although also depicting the House of Industry, or new Work House. It seems to derive much information for the proposal area from Taylor's map of 1751. It contributes little.

In 1817 Skelton published a new engraving of Woods' Plan of Lines around Oxford when defended by King Charles I (Fig. 17). This shows the quarter where the proposal area is located possibly to be in place already. It is difficult to be sure, as this map is 150 years later than the events it describes, whether the suburb around Friars Entry and Red Lion Square existed before the Civil War or not; Woods' own map shows the area to have been open. This may well have been schematic, reliant on an earlier plan or a proposal for a cleared area in front of the city walls.

Pearson, in 1817 (Fig. 18), seems to have relied on Longmates plan of 1773 (Fig. 13) for the layout of the quarter where the proposal site is. Consequently, it is not particularly valuable. He does however indicate the recent arrival of the Oxford Canal to the west. Barclay's Dictionary map of Oxford of 1842 (Fig. 19) is schematic and of little use to understanding the proposal site. It misidentifies the City Gaol as St. Michael's, but does show that Beaumont Street to the north of Friars Entry had been cut through from St. Giles to Worcester College.

The 1850 map of Hoggar (Fig. 20) is a fine, detailed map of the city. It identifies George Street, for the first time named as such, with Red Lion Square, also named as such and Friars Entry. Gloucester Street is marked Victoria Court, although this may well be a setting error. The map shows that a number of changes have occurred within the proposal area and the study area. The court which provided access to the rear of properties fronting onto Friars Entry has been closed off at the south end. Albert court only runs along the edge of the proposal area. To the east it is a different court. A building has been built on the west side of the court, while the enclosed yard seems to have been either partially or wholly built over.

Neither the Le Keux map of c.1856 (Fig. 21) nor the Cassell, Petter & Galpin map of c.1865 (Fig. 22) inform; the former is reproduced at a scale that is not very useful, while the latter shows much the same as the Hoggar map of 1850. It may well be based upon it.

The Ordnance Survey 1:2,500 map of 1876 (Fig. 23) shows Albert Court, the north side of the proposal site, giving onto Friars Entry. The south side of the proposal site comprises several back-to-back buildings which give onto a yard to the north, and Red Lion Square to the south. The open yard to the east of Albert Court has been built over, leaving only a small gap between it and the east side of the proposal site. A party-wall separates the proposal site from Albert Court, which forms the east side of the current proposal site. The building overlooking Friars Entry is where the current proposal site is derelict; to the south of it a further building projects slightly into the courtyard of the back-to-backs. The 1:10,560 (Fig. 24) does not show any more detail. It does however show that the area round the proposal site has changed enormously, with an increasing urban build up in the suburbs of Oxford.



Not to scale

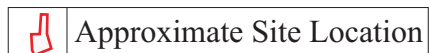
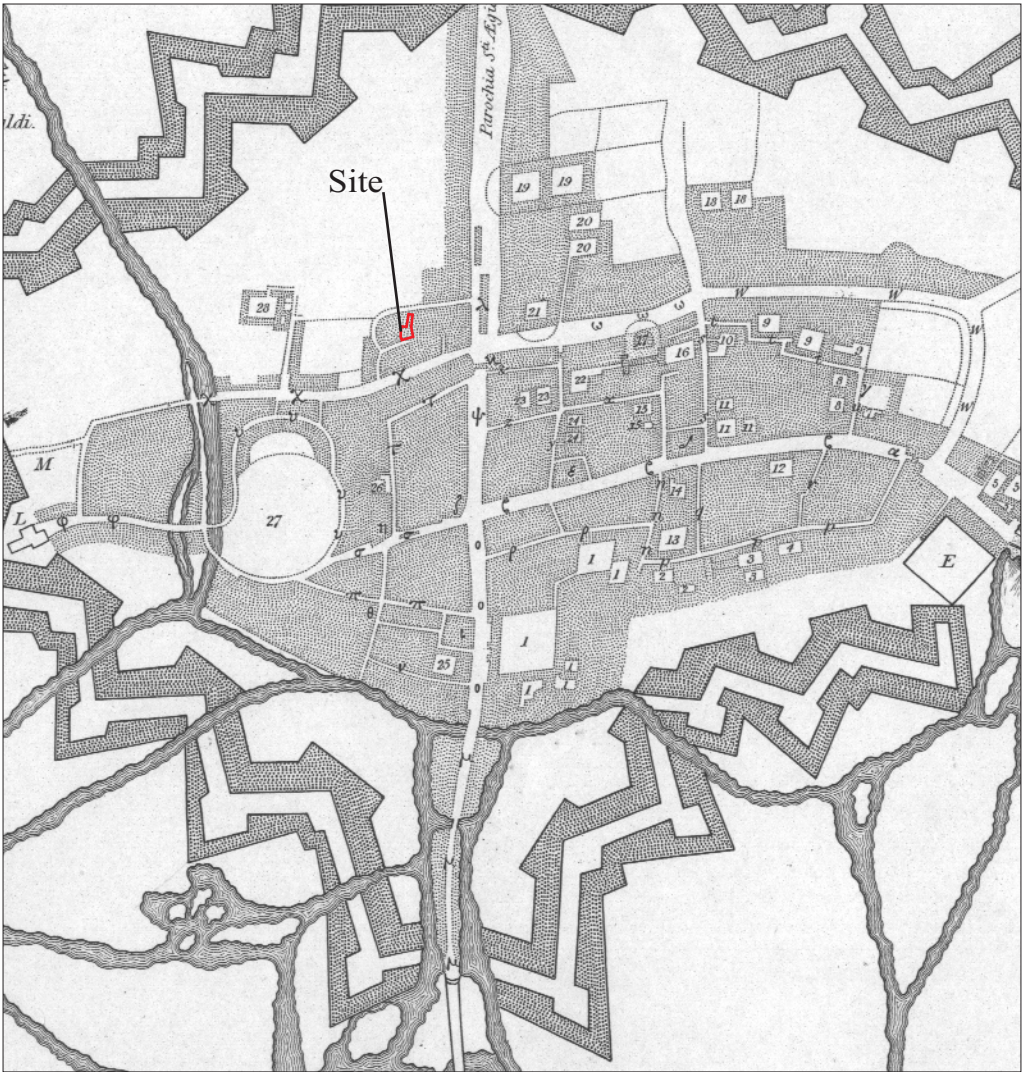


Figure 16. Cole's map of 1808



Not to scale

 Approximate Site Location

Figure 17. Skelton's reprint of Wood's 1643
29

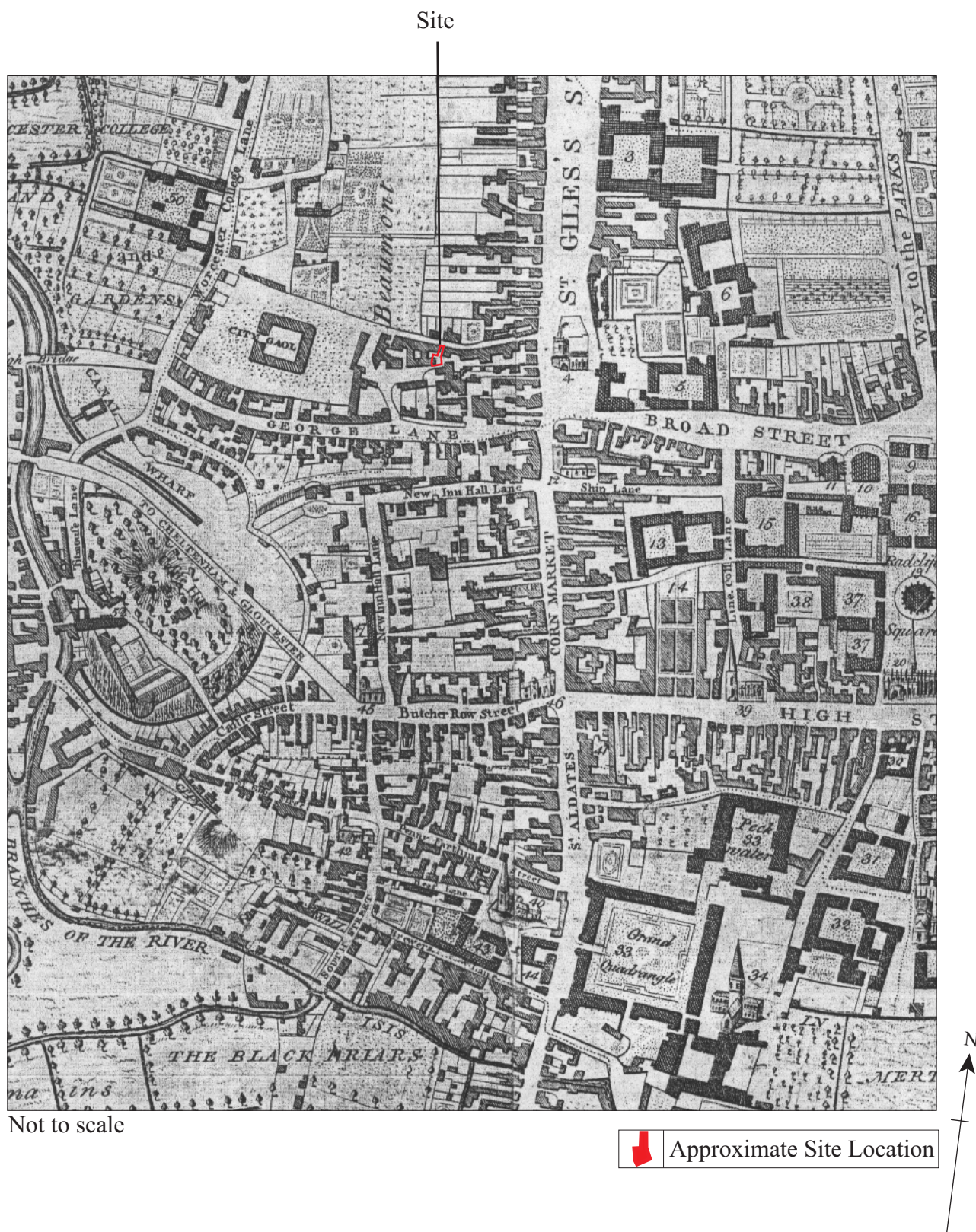
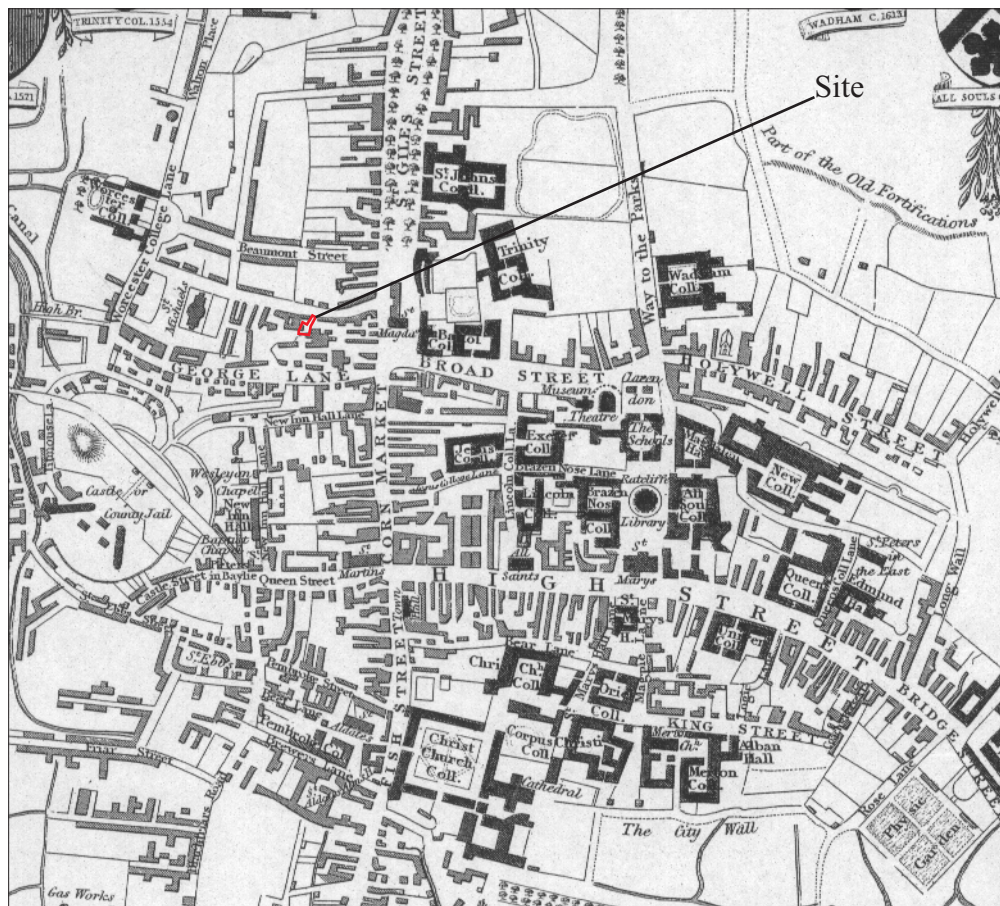
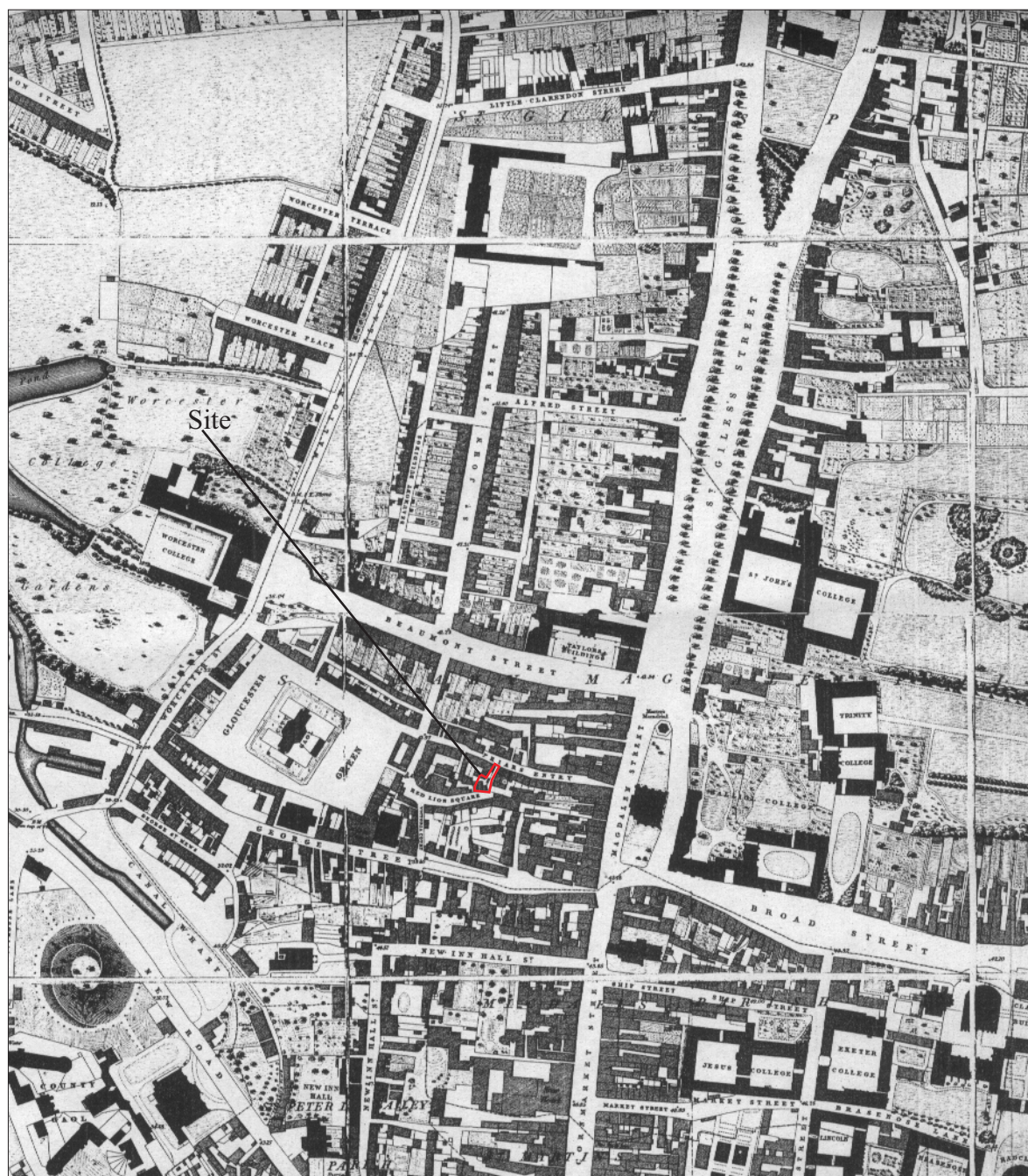


Figure 18. Pearson's map of 1817



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 Approximate Site Location



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 Approximate Site Location

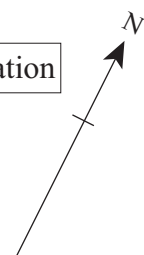
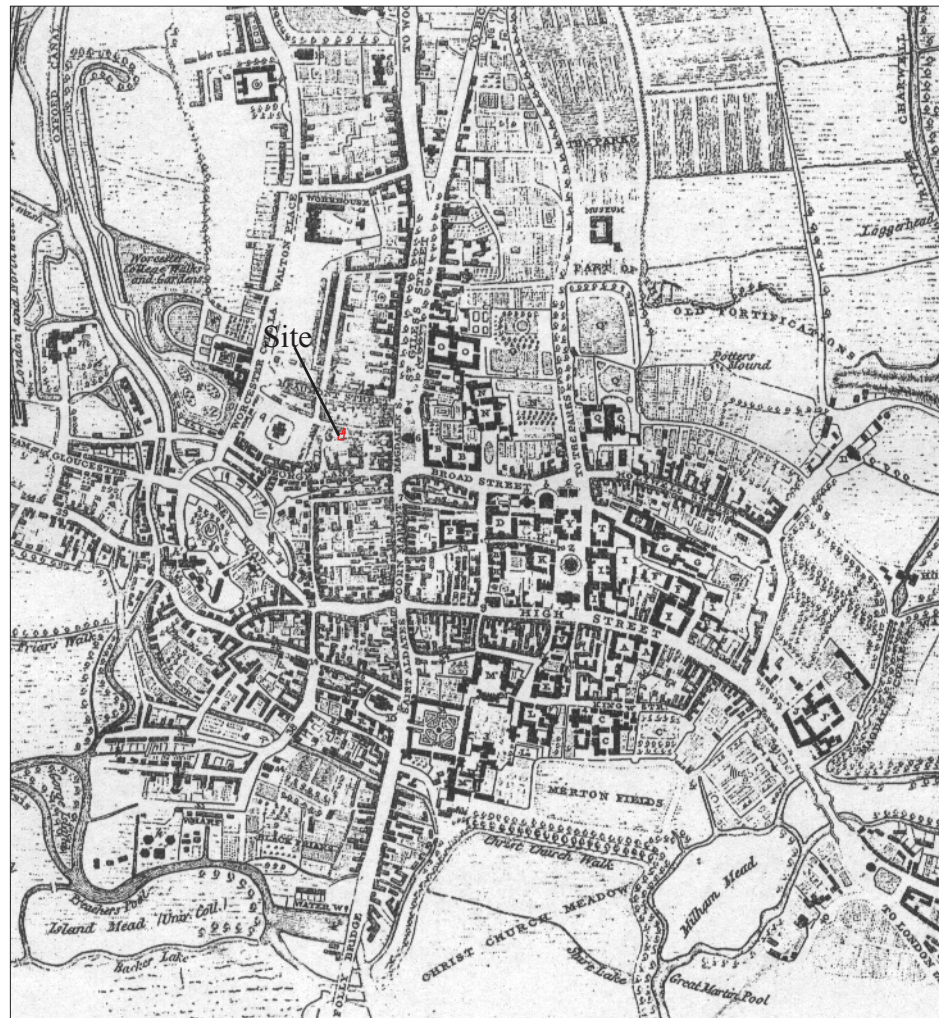


Figure 20. Hoggar 1850



Not to scale

 Approximate Site Location

Figure 21. Le Keux's map of c. 1856

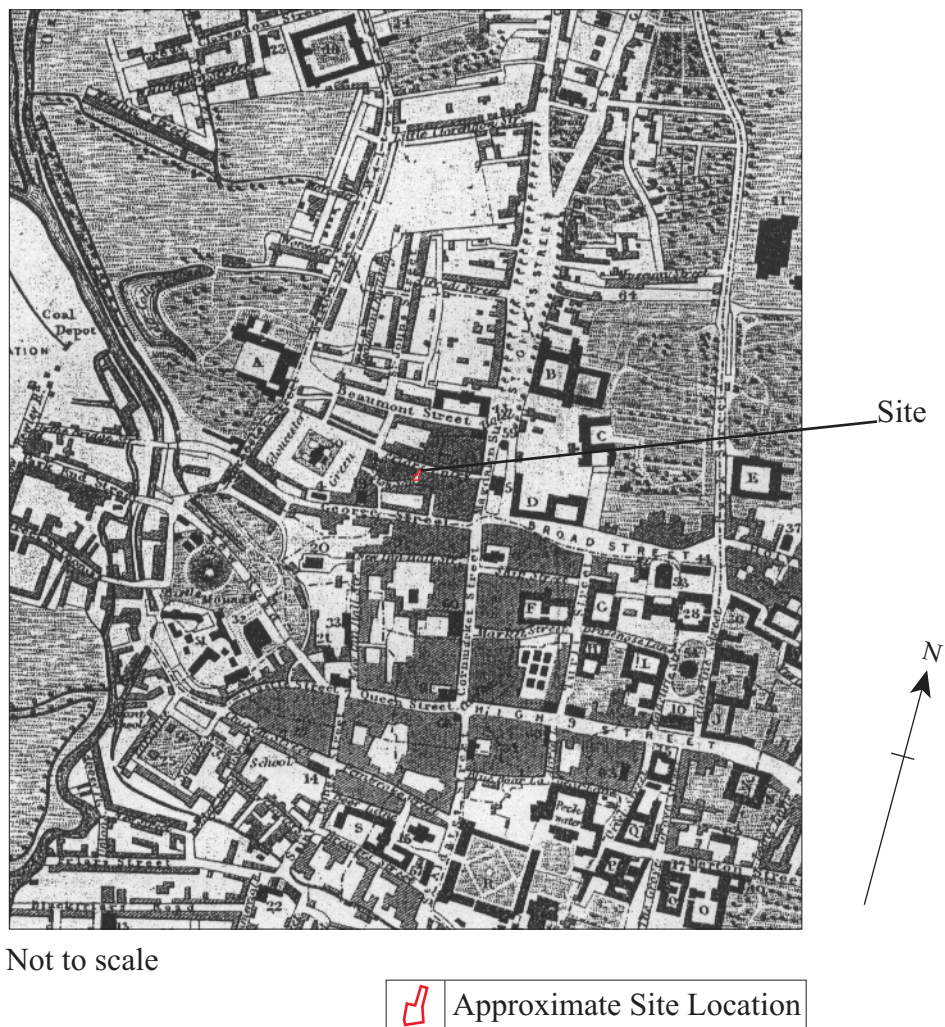


Figure 22. Cassell, Petter & Gilpin's map of c. 1865

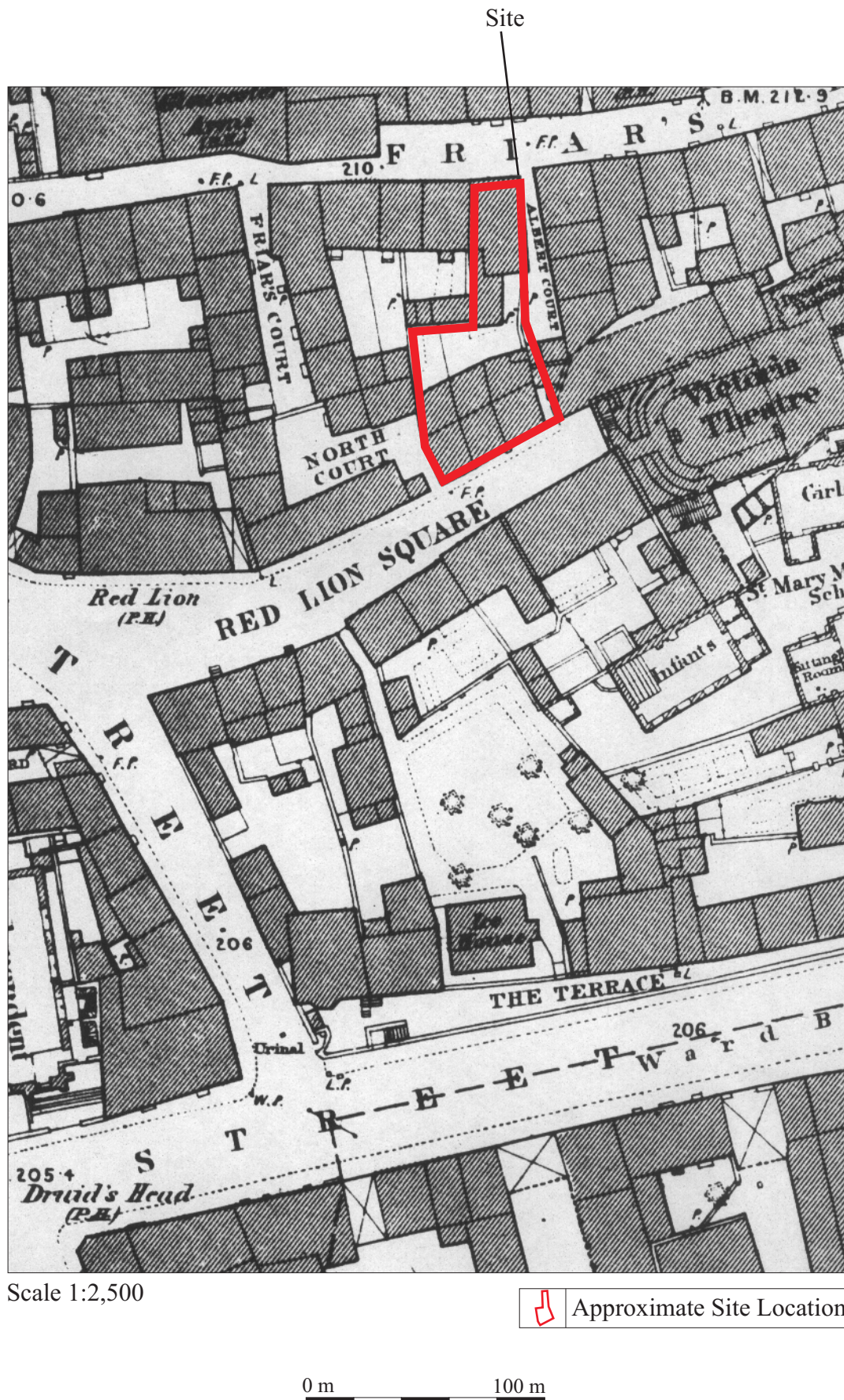
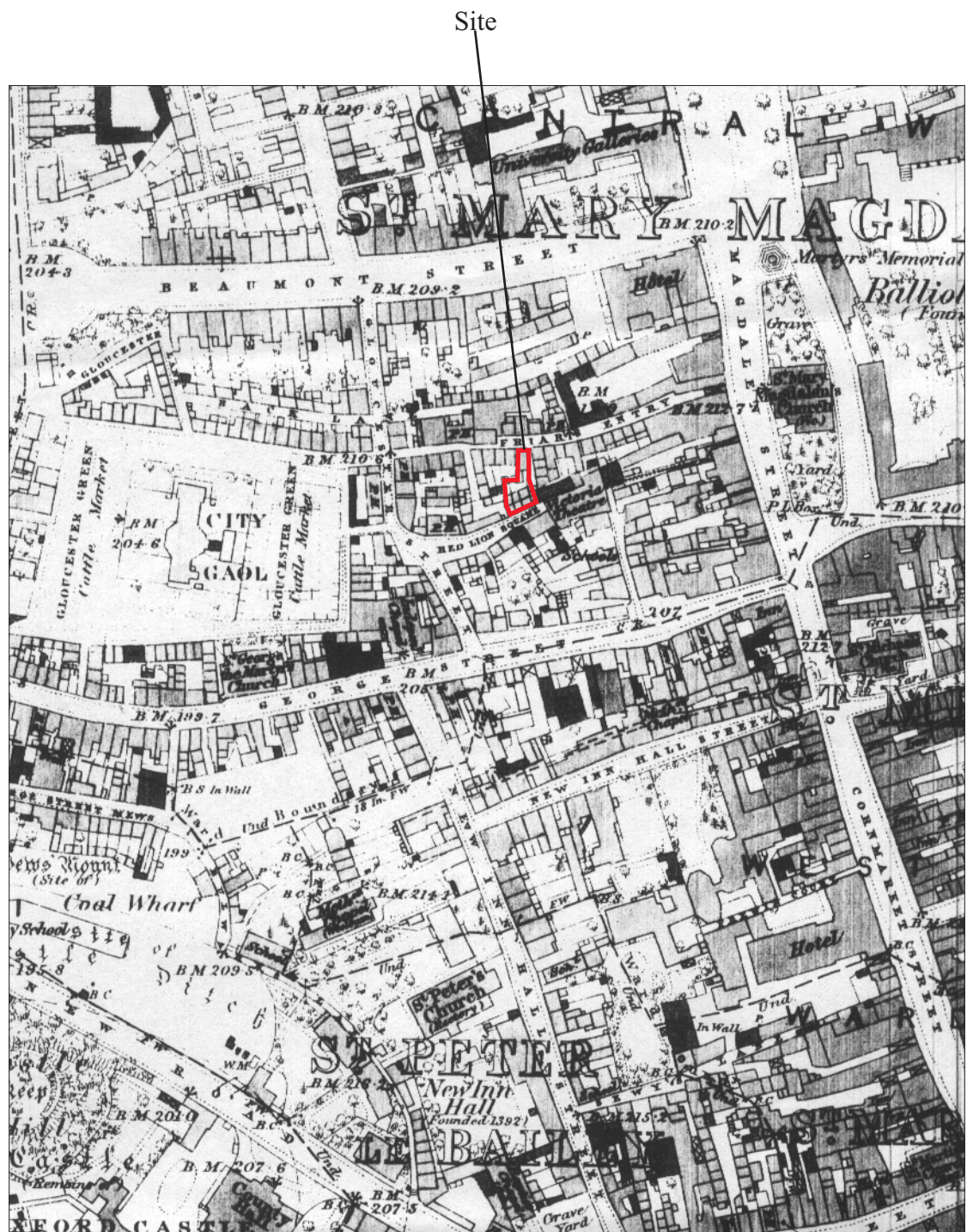


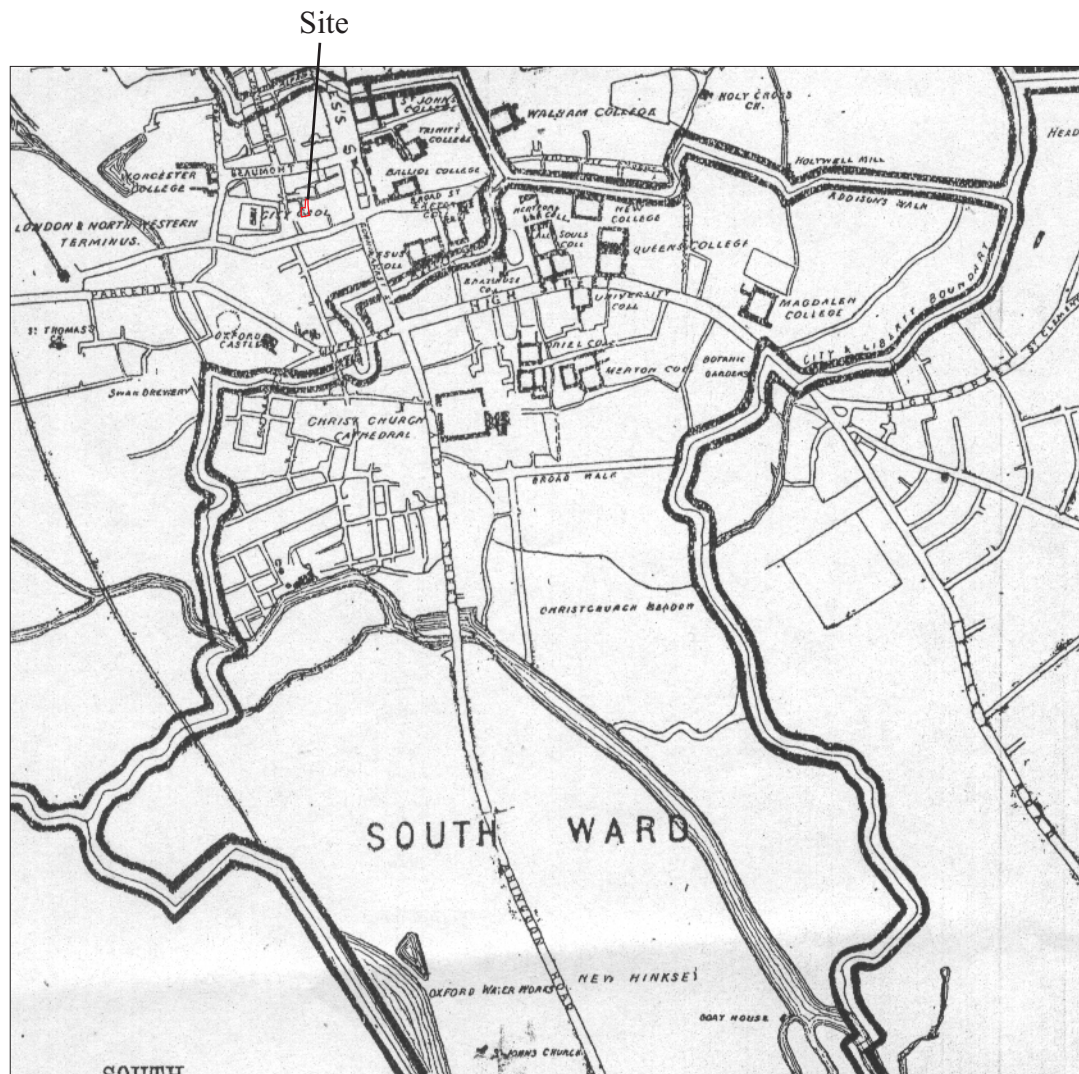
Figure 23. Ordnance Survey 1876



Scale 1:10,560

 Approximate Site Location

Figure 24. 1876



Not to scale

	Approximate Site Location
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Figure 25. Supplement to Jackson's Oxford



Figure 26. Bacon's map from Kelly's Directories 189-

Neither the 1889 Supplement to Jackson's Oxford (Fig. 25) contributes any significant data, nor does Bacon's map for Kelly's Directory of the 1890s (Fig. 26) add any further information. The scales of both maps are such as to lack sufficient detail.

The changes over the course of the 19th century are limited to the properties within the overall street plan. No new streets or courts have been created; rather existing space has been built upon and closed off, but the shape of the proposal site has not changed. The building on ever smaller plots reflects the pressure on land within Oxford during the mid-19th century, despite the continual push to the north and east that was occurring elsewhere in the city.

4.2.5 The Twentieth Century (Figure 27-29)

The 1900 Ordnance Survey (Fig. 27) shows the proposal site as unchanged since 1876. The site is still occupied by the six back-to-backs, with a small courtyard to the north. The two properties to the north, one fronting onto Friars Entry, are in the same location.

The 1921 Ordnance Survey (Fig. 28) shows Albert Court as an open court. It also shows the back-to-backs as a single built unit; this is probably the building in which the electricity sub station is housed. To the north of this building the courtyard north of the former back-to-backs has been built over.

The 1939 Ordnance Survey (Fig. 29) shows Albert Court built over by the rear of Debenham's with only a small part of Albert Court remaining to the rear. The building fronting onto Red Lion Square is unchanged, as is the building fronting onto Friars Entry.

5 DISCUSSION

5.1 The Archaeological Potential of the Site

The map evidence shows that the proposal site between 1578 and 1675 was in an area which was neither built-up, nor fenced in. Certainly, property boundaries are shown on the early post-medieval maps; some field boundaries are shown on the peripheries of the city, which have not been illustrated. The name Broken Hays indicates that it had previously been a quarter which was enclosed to some degree. It is clear from Agas onwards that the access Friars Entry was already in place, and that the line of it was not to alter over the following centuries. The proposal site does not impinge upon the line of Friars Entry, nor will works impact upon it.

Over the course of the post-medieval and early modern period we see an increasing urbanisation of this area of houses grouped round the North Gate or Bocardo. This results in the erection of buildings along the line of the former city ditch, where George Street is today. The area of the proposal site, south of Friars Entry becomes very built up very early on, whereas, to the north of Friars Entry and to the west of Gloucester Street, and south of George Street, the buildings seem to have more space along the street frontage and extend further to the rear. By way of contrast, it appears that from as early as Loggan's map of 1675 the basic form of the quarter has been defined; changes occur within the plots – the most significant being the creation of Albert Court by piercing the Friars Entry frontage to create access to the rear of the south side of Friars Entry.

Although within the plots defined by the street plan changes are visible on many of the maps – so that new buildings are raised and old levelled, the layout of the quarter does not change. The only apparent occasion when it may be illustrated by the Williams' map of 1733, but it is equally possible that the map itself is inaccurate as it fails to show some of the courtyards which feature on earlier and later maps. As a source, it cannot be taken at face value.

The archaeology of the proposal site is not known. No previous work has been carried out here. Given the limited access, the presence of services and the proposal for construction it is not deemed appropriate to consider an evaluation to ascertain the archaeology present. However, due to excavations carried out to the south and east of the current proposal site at the Debenham's complex, it is possible to provide an assessment of the archaeological potential of the proposal site.

The site at 1-12 Magdalen Street (4) to the immediate south and east of the proposal site comprised two excavation areas and a watching brief. The watching brief considered the front of the building where deep pits and wells were observed. To the rear of the Magdalen Street redevelopment, c.25m to the east and c.10m south of the proposal area, excavations recovered medieval and post-medieval remains.

The medieval remains comprised boundary ditches and pits. The ditches were generally aligned northwest/southeast, although one was oriented southwest/northeast. They dated from between the 11th and 13th centuries and are believed to have been property divisions fronting onto both Magdalen Street and onto what is now George Street (Bateman et al. 2004).

West of the ditches was a gravel surface, indicating that some of the ditches may well have been internal divisions, rather than property boundaries.

Later medieval and post-medieval activity was also observed over the areas of the site, comprising soil horizons and pits. This indicates both cultivation and ongoing use of the rears of the tenements. Post-medieval activity observed on site also comprises pits, as well as levelling deposits (Bateman et al. 2001:4). It should be noted that earlier Saxon, Roman and Iron Age residual pottery was also found.

Further known medieval remains in the area include the burial ground for Whitefriars (3) to the north west of the proposal site as well as the remains of part of Beaumont Palace (2) to the north of the proposal site; north of these two sites on the edge of the study area Oxford Archaeological Unit carried out work during works at the Sackler Library.

The Oxford Archaeological Unit work identified two barrows - an outlying part of the University Parks barrow complex – and a number of medieval pits in rows (1). These are believed to be part of the gardens of either Beaumont Palace or Whitefriars. Further sites include the Church of St. Mary Magdalen (5) on Magdalen Street; and the medieval road below Magdalen Street (6) both to the east.

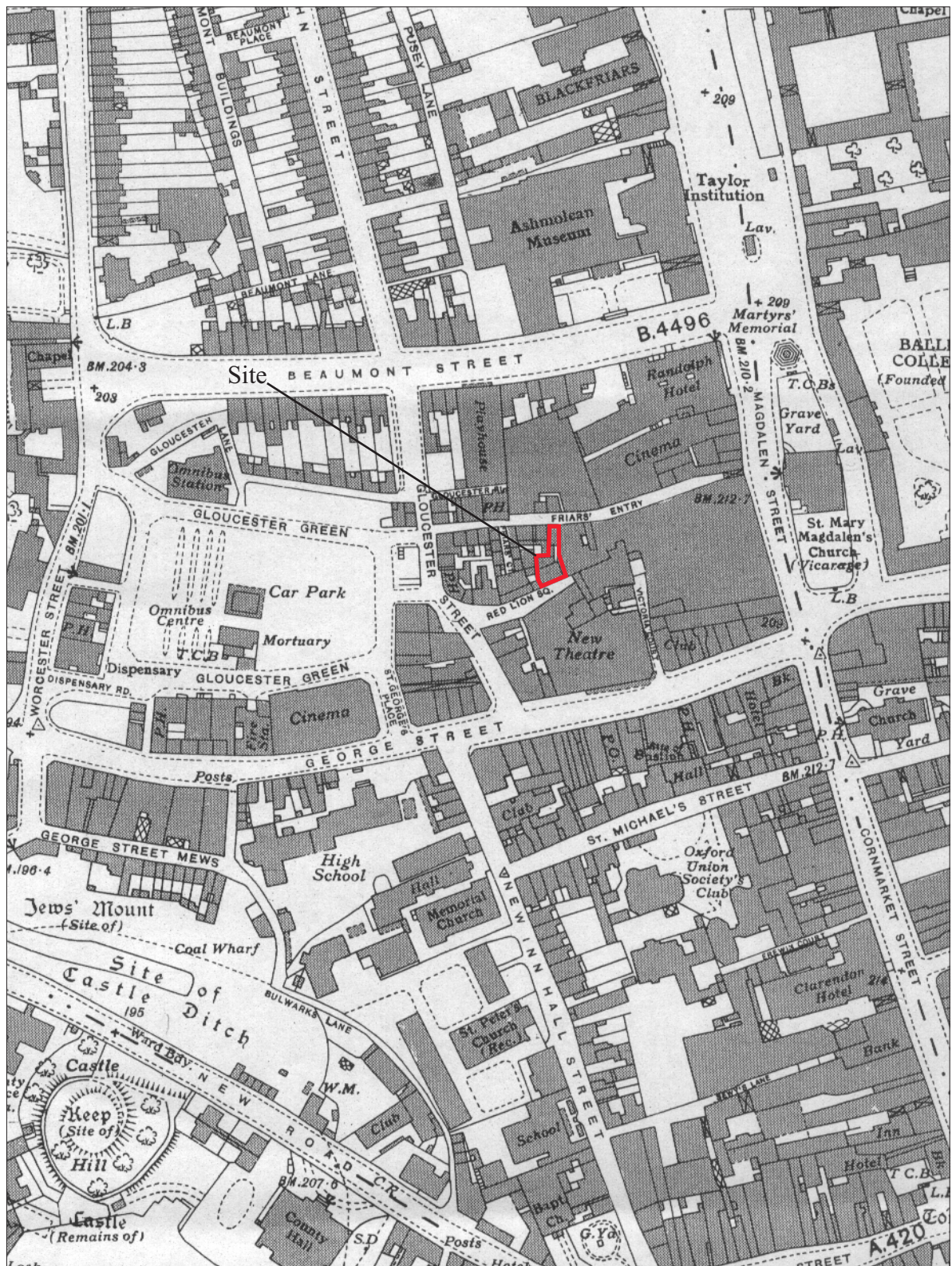
Clearly there is a high potential for medieval and post-medieval activity. There is also a small possibility of pre-medieval activity. Saxon, Roman and prehistoric remains – both finds and features – have been recovered from the immediate vicinity.



Figure 27. 1900



Figure 28. 1921



Scale 1:10,560

 Approximate Site Location

Figure 29. Ordnance Survey 1939

Post-medieval remains comprise an icehouse (7) to the south of the proposal area and the Church of St George the Martyr (8) to the southwest.

5.2 The Impact of the Proposed Works on Potential Archaeological Remains

The proposed works for the site comprise a seven-flat block within the footprint of the proposal area. This is narrow to the north on the Friars Entry side, broadening out to the south towards Red Lion Square. The north side of the site which was the site of Albert Court on the historic map regression has been heavily dug up for cables associated with the electricity sub station.

The extent of the impact of the cable-laying on the underlying deposits within Albert Court is unknown. The excavations to the south and east, on the Debenham's site, recorded archaeology at 62.5m OD, c. 0.7m below current ground level, which is 63.2m OD. A discrepancy does however exist in the record (Bateman et al, 2004:3), as this height is noted to be 1.8m below ground level; it is not clear from the report whether the 1.8m below ground level actually refers to the watching brief at the front. In any event, the impact of the cables upon the underlying archaeology is not clear whether it is significant in respect of the archaeological remains or whether they are unlikely to have been effected by previous works in the area. The south side of the proposal site will have been affected by the relaying of cables when the sub station was moved from the north side of the proposal site, fronting onto Friars Entry to the south. The extent of impact is unknown.

The proposed new-build is going to comprise a pile and beam structure. While it will impact upon the buried archaeology, it is clear that this will not impact to the same extent were footings to be dug, which mitigates against invasive archaeological intervention and provides grounds for a watching brief intervention.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 Buried Archaeological Remains

The potential for buried remains on the site is high. The archaeology to the north, east and south is largely medieval, although prehistoric barrows are known from under the Ashmolean Museum. Prehistoric, Roman and Saxon pottery was been found as residual material; this is less easy to associate with specific activities in the area. It is always possible that residual pot has been brought from elsewhere.

The buried medieval archaeology seems to occur between 0.3m (below Magdalen Street road) to 0.7m (below 1-12 Magdalen Street) to 2.12m below Beaumont Street. It is consequently difficult to assert unequivocally that the archaeology is deep. it may be so shallow that it is visible within the bases of the cable trenches.

Certainly the historic map evidence points to the northern part of the site not having been subject to invasive activity until the 20th century. It is not clear how deep the footings associated with the building might be, although it is probable that as a late nineteenth century building in this back-quarter of Oxford, they are unlikely to be very deep.

The depth of any footings associated with the former electricity sub station is not known; nor is the depth of any footings of the nineteenth-century building housing the current sub station known either.

6.2 Recommendations

In light of the proposed method of construction – pile and beam – it is clear that the impact will be minimal. No invasive archaeological investigation is recommended.

Given that the cable-trenches may well have cut through archaeological deposits, in the event of these being lifted due to construction then a watching brief to record these trench sections and any other invasive works to be carried out during the construction project.

Although there is no current intention to carry out work on the building housing the electricity sub station, were any invasive works to be carried out, it would be appropriate for these to be monitored in the event of further archaeological evidence, such as property divisions or boundaries, pitting, surfaces or wells, being revealed.

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Bateman C, Enright, D & Hancocks, A 2004 The Development of Oxford's Northern Suburb: Evidence from 1-12 Magdalen Street South Midlands Archaeology **34**

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7.2 Historic Maps

16th Century

AD 1578 Agas' map of Oxford (Surveyed: 1578; Engraved: 1588)

17th Century

AD 1643 Hollar's map of Oxford

AD 1644 Wood Civil war defences of Oxford

AD 1675 Loggan's map of Oxford

18th Century

AD 1728 Whittlesey's copy of Agas

AD 1729 Pieter van der Aa

AD 1733 Williams' map of Oxford

AD 1751 Taylor's map of Oxford

AD 1761	Roque
AD 1768	Jeffreys
AD 1773	Longmate
AD 1789	Faden's map of Oxford
AD 1793/4	Davis
19th Century	
AD 1808	Cole
AD 1817	Pearson
AD 1817	Skelton's Wood
AD 1842	Barclay's Dictionary
AD 1850	Hoggar's map
AD c. 1856	Le Keux
AD c. 1865	Cassell, Petter & Galpin
AD 1876	Ordnance Survey 1 st Ed. 1:500
AD 1876	Ordnance Survey 1 st Ed. 1:10,560
AD 1889	Supplement to Jackson's
AD 189-	Bacon's map of Oxford for Kelly's Directory
20th Century	
AD 1900	Ordnance Survey 2 nd Ed. 1:10,560
AD 1921	Ordnance Survey 2 nd Revision 1:10,560
AD 1939	Ordnance Survey 3 rd Revision 1:10,560