



JOHN MOORE HERITAGE SERVICES

**HISTORIC BUILDING RECORDING  
AND ARCHAEOLOGICAL WATCHING BRIEF  
ON  
THE WOOLPACK, HORSEFAIR, BANBURY**

**NGR SP 4537 4047**

*On behalf of  
Mr and Mrs C Budgett*

**AUGUST 2013**

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# The Woolpack, Horsefair, Banbury

## *Historic Building Recording and Archaeological Watching Brief*

### SUMMARY

*John Moore Heritage Services carried out building recording and an archaeological watching brief on the conversion of The Woolpack on Horsefair, Banbury, Oxfordshire (NGR SP 4537 4047). The watching brief identified the remains of a shallow linear feature that ran parallel to the present boundary plots and churchyard wall but was essentially undated. There was a cess pit probably associated with the earliest development of the public house. The remains of wall lines were detected under the building. Sondages and sewer runs were not observed.*

## 1 INTRODUCTION

### 1.1 Location

The Woolpack was a public house located on Horsefair in Banbury (NGR SP 4537 4047), not far from Banbury Cross. Banbury is an historic parish initially located partially in the historic county of Oxfordshire, but with lesser parts in the historic county of Northamptonshire. The town and parish were located in the historic Hundred of Banbury.

On the west the property fronts onto Horsefair, where it can be identified as being located in a row of structures, thus being bounded on the north and south sides by plots of land that also front onto the west side Horsefair. To the east of the property there is a car park. Banbury Church, though not directly adjacent to the site lies in close proximity on the north side.

Topographically the site is located on a plateau, at just over 100m OD.

The underlying geology is Charmouth Mudstone Formation, which is mudstone sedimentary bedrock that was formed 190 to 202 million years ago in the Jurassic period.

### 1.2 Commission

The archaeological work was commissioned by Chris Budgett care of Coleman Hicks Partnership, at the request of the Conservation Officer for Cherwell District Council and the Oxfordshire County Archaeological Services (OCAS). This is on the basis that the structure is a designated grade II listed structure, and lies in the area of Banbury that has previously been designated as part of the town's medieval area. The church of Saint Mary lies some 100m to the north, a site known to have at least 12<sup>th</sup> century origins. The County Archaeological Services produced a Design Brief from which John Moore Heritage Services (JMHS) produced a Written Scheme of Investigation.

### 1.3 Aims of Investigation

The aim of the report is to produce a Level 1 survey of the historic part of the building. This is thus a record of the building prior to refurbishment. Alterations were observed when necessary to add detail to the development of the structure.

Observations were made to record any significant archaeological remains that would be destroyed in the process of cutting new foundations and services.

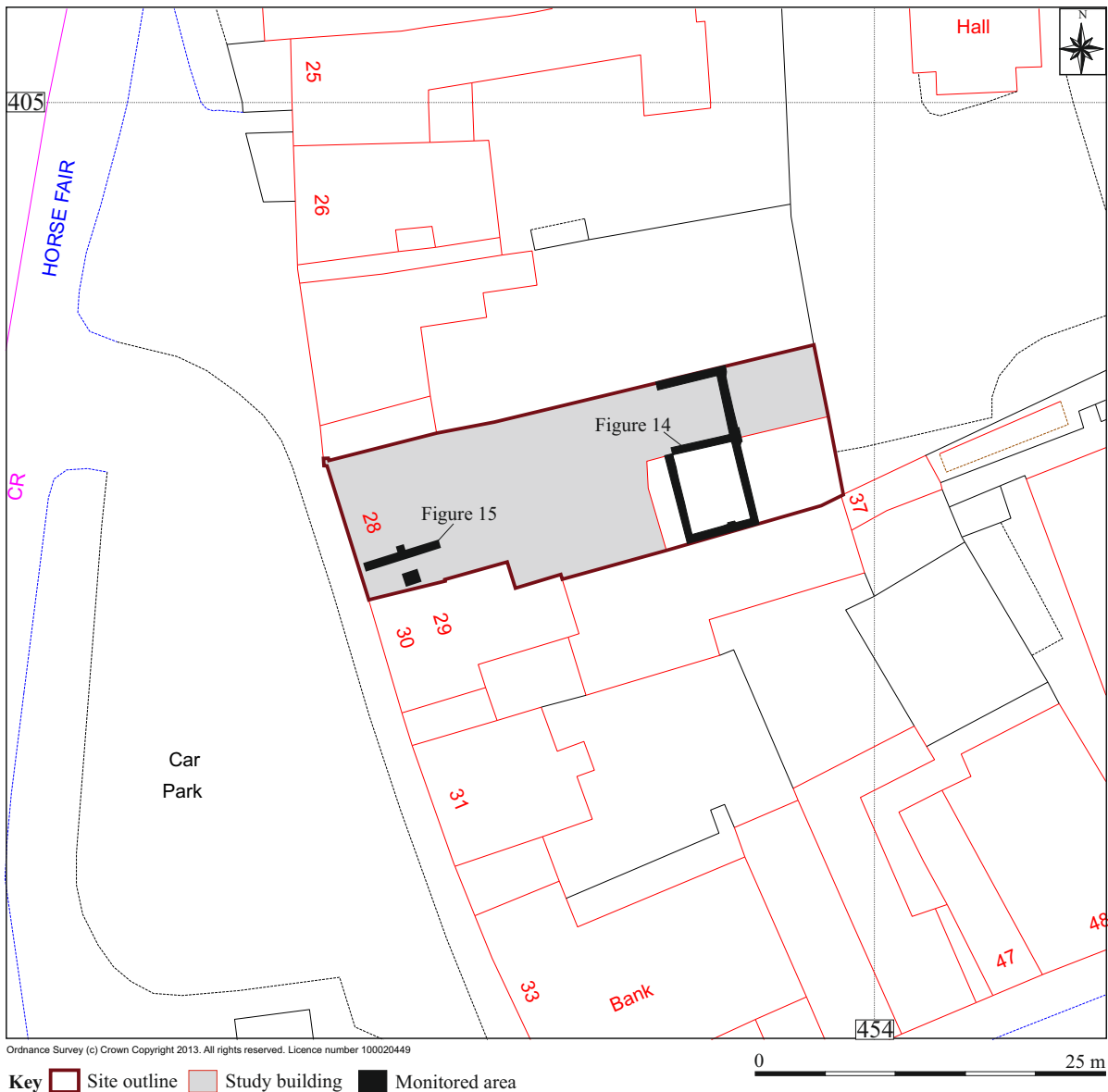
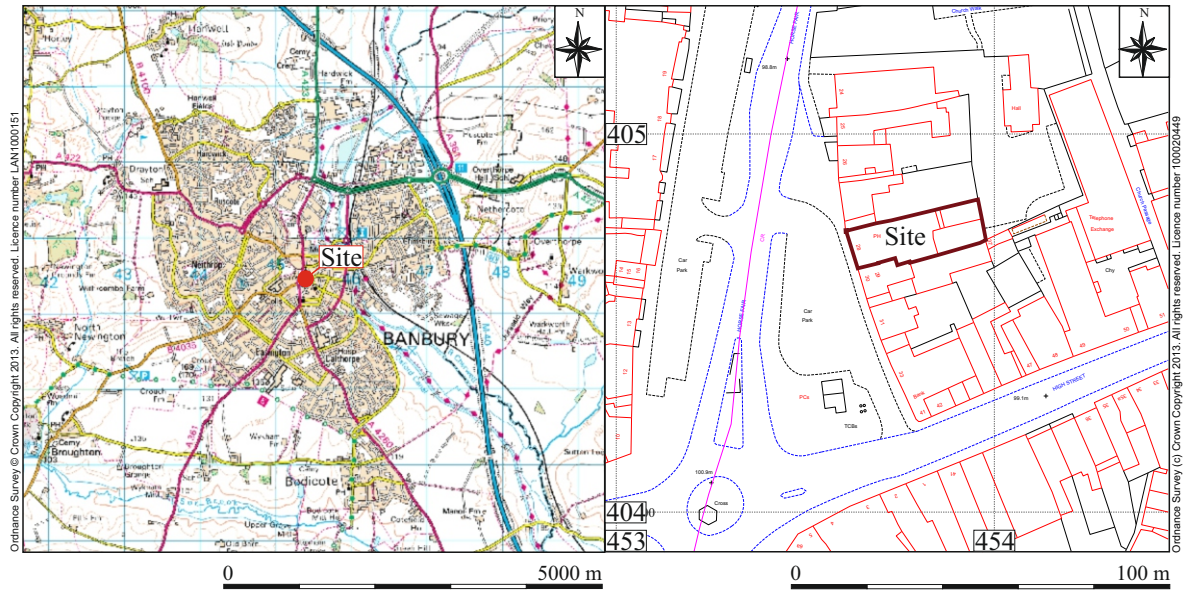


Figure 1. Site location

## 2 BACKGROUND

### 2.1 Designations

The Woolpack Public House was a designated grade II listed building listed under the title The Woolpack Public House and left part of Compare Insurance (EH ID 244384: SP 45376 40470). The description supplied for the site is as follows:

*House, now public house. C17 with later alterations. Regular coursed ironstone rubble. Slate roof. Brick end stack. C20 ground floor. Cased entrance. One storey plus attic, 4-window range. 3-light window to left. Right part has a renewed window with glazing bars. 4 wooden mullioned and transomed windows to attic floor have opening casements with wrought-iron casement fasteners. Interior: inglenook fireplace with chamfered bressumer. Chamfered beams.*

The description of Horsefair in *The Buildings of England: Oxfordshire* notes two buildings; the Whateley Hall Hotel and the Vicarage (Sherwood and Pevsner 1974, 443), with the church and Banbury Cross are listed separately. North Bar Street is noted as a continuation of Horse Fair.

### 2.2 History of Development

The name Banbury first survives as a written name in the Domesday Book of 1086 as Banesberie, with variations after this for example Banneberia in 1109 (Gelling 1953, 411-2). The name has been interpreted as having an etymology of \**Ban(n)a's burh*, the prefix considered to be a personal name related also to the Norfolk place-name Banningham, and the latter part of the name referring to a fortification or fort. No firm archaeological evidence has yet been found for the fortification. Topographically one would expect the fortification to be located on the ridge where the church was located near the high point of the town.

The manor of Banbury in 1086 was held by the Bishop of Lincoln and contained 50 hides (Morris 1978, 6.4), of which 33 1/3 were held by the villagers. The details provided in the Book of Winchester state that there were 76 villagers, 17 smallholders, 14 slaves, 3 mills, and pasture land 3 furlongs x 2 furlongs.

From this early reference it is apparent that Banbury was the head of a large administrative estate belonging to the Bishop of Lincoln (VCH 1972, 5-18). There is an assumption that the manor prior to 1070, the date at which the See transferred its *cathedra* to Lincoln, may have been with Dorchester. There is an assumption that Banbury was developed to oversee the manors of the Bishop of Lincoln in Oxfordshire as in 1279 the Hundred of Thame and Fee of Dorchester were held as part of the Barony of Banbury. The main manor remained with the Bishop until the Banbury Estate was sold to the Duke of Somerset in 1547 (VCH 1972, 42-9); who in 1550 granted it to John Dudley the Earl of Warwick. In 1551 the manor was granted to the Crown.

The pre-Norman vill is considered to have been located along the Calthorpe Lane and around the old church (VCH 1972, 18-28). In 1123-48 the castle was built. In 1167 the first reference to a borough is encountered and by 1200 the borough had been built between the church and the river. From the 12<sup>th</sup> to the 16<sup>th</sup> century Banbury was a small seigneurial borough, and from 1554-1885 a parliamentary borough (VCH 1972, 5-18). The settlement operated as a small market town from the 16<sup>th</sup> to the 19<sup>th</sup> century.

The date at which a market was first initiated at Banbury is difficult to determine and activity at present can be seen to take place before legal charters are signed. In 1138-9 there is a grant from the Bishop of Godstow Abbey of £5 from the tolls at the market at Banbury (VCH 1972, 49-71). From 1151-60 the Templers were granted freedom from market tolls. Henry II in 1155 granted the Bishop the right to hold a market on every Thursday. A weekly wool market is known to have been held at Banbury from at least 1608.

The right for Banbury to hold a Whitweek Fair was confirmed by charter in 1154 AD. In 1329 there were alterations to the holding of the fair with two fairs both lasting two days being held rather than one lasting a single week. The earliest reference to a Horse Market is in 1525 (VCH 1972, 49-71). Though the street-name Horsefair is first recorded in *c.* 1605 as *le Horsefaire*, there is a street called *Horse shewe* recorded in 1551-2, which has been identified as a reference to the same street (Gelling 1953, 412). In 1739 records survive for the purchase of a mare on Ascension Day (VCH 1972, 49-71). While it is also known that a group called the Strolling players may have or were to have performed in a barn behind the Horsefair in 1633 but they were arrested (VCH 1972, 5-18). There is a large barn adjacent and to the rear of The Woolpack on the south side.

The Woolpack public house name has been identified as being first recorded nationally at the end of the 17<sup>th</sup> century in 1696 in Norwich (Cox 1994, 19, 21). The name like other public house names such as the Golden Fleece in Gloucester or simply the Fleece are considered to be names associated with the wool trade. The town of Banbury is known to have had a reputation for its ale and cloth houses since the 13<sup>th</sup> century (VCH 1972, 5-18). However, one cannot at present place The Woolpack public house back to this date. Only five inns are recorded in the 16<sup>th</sup> century in Banbury, but by the 1840s some 66 can be recognised. This is not to imply that The Woolpack was not a public house earlier than records would allow; it could have been the location of a tavern from an early date. However, it is notable that public house names recorded before the 17<sup>th</sup> century are apart from New Inn almost all associated with heraldic emblems. It is in the 17<sup>th</sup> century, especially after the Commonwealth where public house names arise that are associated with trades and other professions.



Figure 2 Jefferys Map of 1767

Surviving maps of Banbury commence in the later part of the 18<sup>th</sup> century. Jefferys map (Fig. 2) dated 1767 (ORO CP/103/M/1) shows a church in an island surrounded by roads around most of the sides of which has buildings facing out on to the roads. The line of Horsefair is drawn incorrectly on these maps. The Davis map (Fig. 3) of 1793 (ORO 942/33 DAV) shows a similar picture with the church block and buildings facing out from this area. The Bryant map of 1824 (Fig. 4) shows this part of Banbury in the same vein, but for the first time shows the proper line of Horsefair. Similar arrangements are shown on the map of 1832 (ORO CH CXII/4) and 1833 (ORO CH XXIV/72).





Figure 3 Davis Map of 1793



Figure 4 Bryant Map of 1824

The map of 1838 (ORO PAR 21/17/M/1) shows the most detailed map for its streets of Banbury by that date (Fig. 5). Though the streets are drawn well, the buildings are not and a grey line is drawn along the street fronts to represent the locations of the buildings. It is noticeable also that a part of Horsefair outside the Woolpack is called the Sheepfair and this would explain the association of the public house with the wool trade.



Figure 5 Map of 1838



Figure 6 Tithe Map of 1852

The Tithe Map of 1852 (ORO 30/M) shows Banbury in some detail (Fig. 6), however, the location of The Woolpack and other buildings adjacent to it are omitted. This is probably an indication that this building and those around it resided on a tithe free piece of land. Many of the properties in the island in which the church is located are marked in this fashion and perhaps is a basic indication of where the church land at Banbury was generally located.



Figure 7 Davis and Davids Map of 1853



Figure 8 Stones Map of 1861

The map of 1853 (Fig. 7) by Davis and Davids (ORO L XVII-i-1) is as detailed as the parish map, but fortunately shows all of the properties in the central of town. Here the old L-shaped structure is shown in pink as a dwelling (standard convention) while even though the east wing does extend beyond the domestic dwelling it is marked in grey as an agricultural, industrial or out building. This map thus explains certain significant factors concerning the development of the building. There is a further group of four other structures marked as outbuildings constructed in the rear of the property. Stones map (Fig. 8) of 1861 (ORO CH XXIV/22) may be based on the earliest small scale 1833 Ordnance Survey map (not shown 1in to 1mile).



Figure 9 OS map of 1882

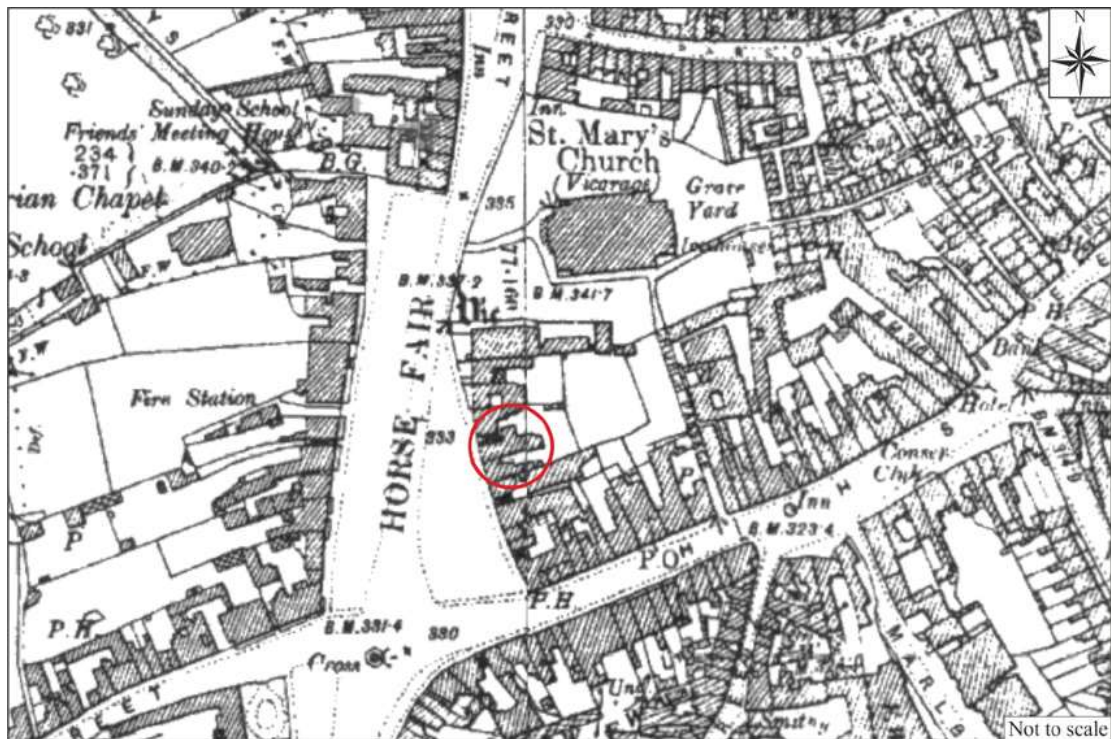


Figure 10 OS map of 1900

The last three maps are those produced by the Ordnance Survey. The first series map of 1882 (Fig. 9) shows the L-shape building but no division of the structure. It is possible that at this date the large outbuilding possibly originally a barn associated with the wool trade may have been transformed into an extension of the domestic accommodation by this time, although this cannot be confirmed. The second series Ordnance Survey map of 1900 (Fig. 10) shows the long building shaded with a different apparent division of the property at the front of the building. There are no boundaries drawn in the rear part of the properties implying that The

Woolpack and the two neighbouring properties were at one time combined or held jointly. This could make some sense as the property on the north side has a carriage access which one would expect more with a public house than any other profession. The third series Ordnance Survey map of 1922 (Fig. 11) shows different boundaries at the front of the properties, but new boundaries inserted to the rear of the property.

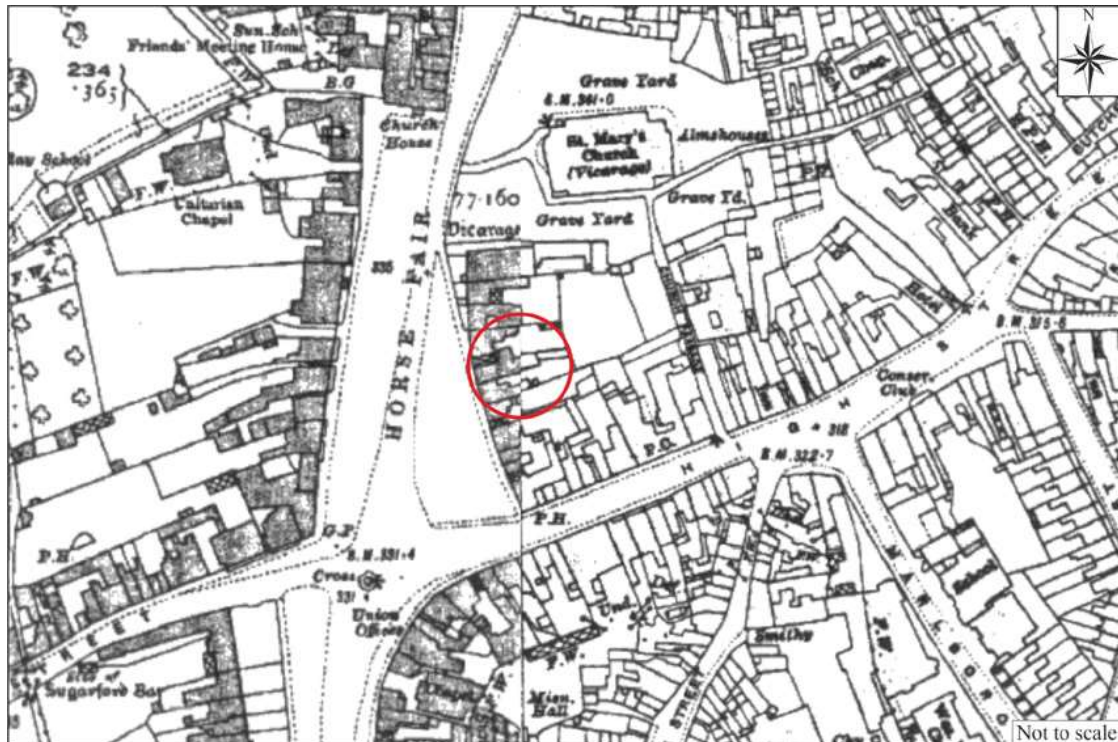


Figure 11 OS map of 1922

### 3:1 DESCRIPTION OF THE WOOLPACK PUBLIC HOUSE

#### 3.1 Introduction and General Description

The ex-public house represents a structure of a number of different phases. The earliest phase formed part of a terrace, with a simple pitched roof. This was added to with an extension forming an L-shape. Modern rooms were subsequently added to fill in the area in the angle of the L-shape and also as lean-to structures for animals. As the structure formed part of a terrace there are minimal descriptions of either side facades, as they were joined to neighbouring tenements or not visible.

#### 3.2 The Front Façade (Figure 13)

The façade of the structure is west facing and built of local oolitic iron stone (Plate 1). There are two floors. On the lower floor there is an area of wall covered in vertical lap boarding that has a door at either end, both with upper window panel. Between these doors is a central mullion window with four lights. There is a plinth at the base of the boarding and a shallow protruding cornice above. Either side of this there is a window, on the left a mullion window with three lights, and on the right a window with six lights. The window on the right is now not part of the present premises, but in the past it must have been. An observation was made when the wood lap was removed that there were two bricked up openings, one located around the right hand door and window and the other around the left hand door, with a limestone column between. Between these were the remains of a limestone wall. The first floor contains four windows (one of which is now not part of the premises) each with two mullions and a transom. The windows are spaced so that there is a central blank wall on which the sign of the public house was attached on an iron bracket. The original façade was, therefore, originally symmetrical in its design with two openings or passageways. This is presumably not for the

use of the public house, but may be a necessity for the public house to function in a further capacity, as part of the Banbury post-medieval wool trade.



Plate 1 Front façade

The roof indicates that this frontage now serves more than one property, and the roof is split with the right hand quarter being at a slightly different angle. The other roof covering  $\frac{3}{4}$  of the building is covered in slate. A brick chimney with water tablets is visible on the left hand side.

### 3.3 The Rear Façade (Figure 13)

The rear wall of the building is complicated due to the complicated L-shape of the old structure and the later insertion (Plate 2).



Plate 2 Rear façade

On the right hand side there are indications of a gable end of brick infill and limestone blocks. An opening on the ground floor has been filled in while on the upper floor are the remains of a mullion window with three lights, but set in an area of brick infill. The ground floor on the left had a modern flat roof with two doors, the right one with boarding either side and on the left a window. Roof lights are evident on the flat roof, while above this on the left is a red brick gable. Between the rear wing and the neighbouring gable is a wall with a fragmentary limestone piece with modern brick insertions. The wall contains three windows all new.

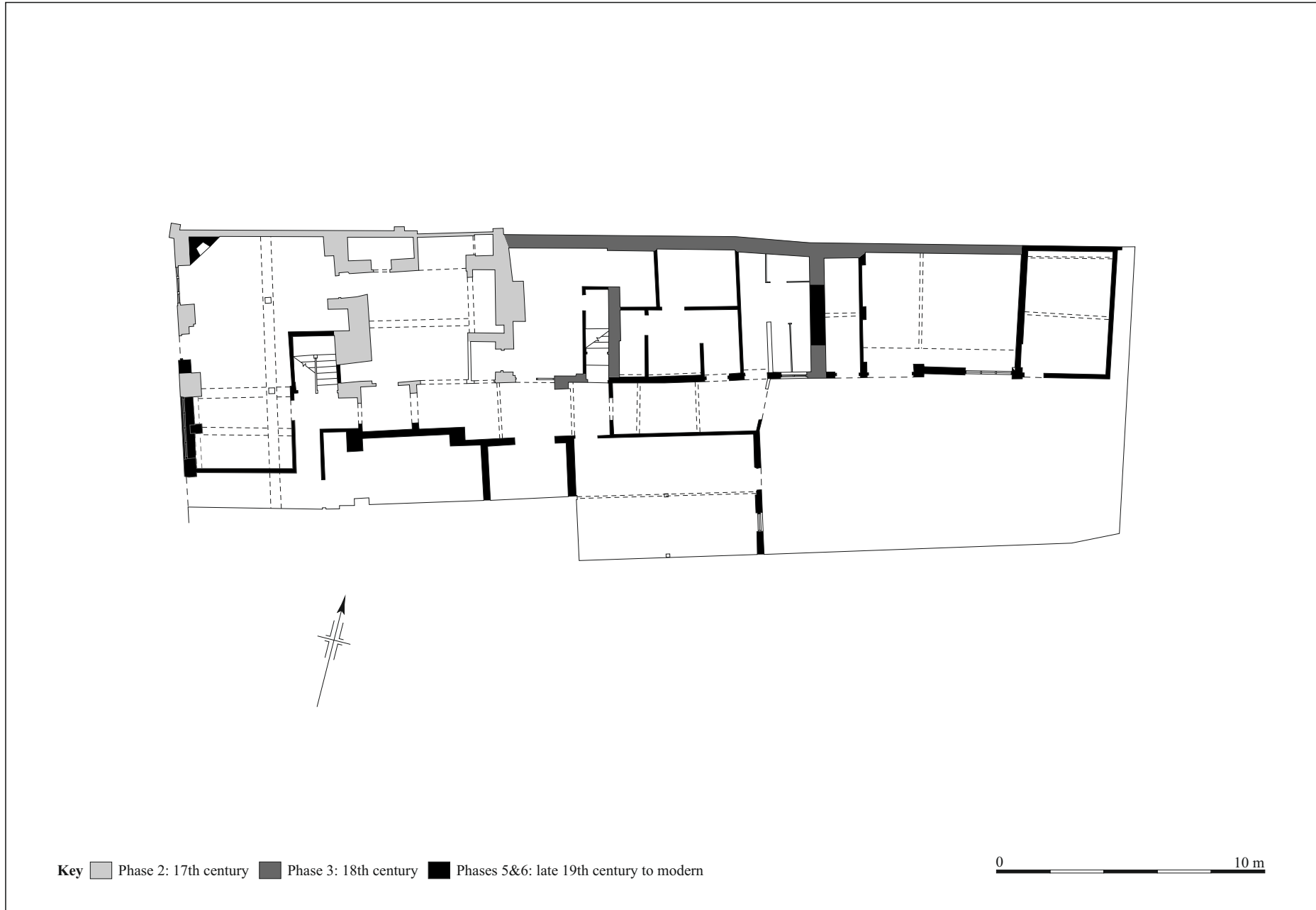


Figure 12. Phased building plan



Figure 13. Elevations



### 3.4 The South Façade of Rear Wing (Figure 13)

The south facing façade of the rear wing contains two components (Plate 2). A right-hand component which contains a series of breezeblock lean-to structures with corrugated roofing, and a left-hand façade which is the upper floor of the rear wing. The upper wall of the rear wing is in brick, there are two dormer windows and a further group of windows at the west end. The roofs are steeply pitched, some covered in slate and others in corrugated asbestos. There are a group of chimneys located centrally along the range, one in stone and one in brick. There is a further chimney obscured on the north side of the roof.

### 3.5 Ground Floor (Figure 12)

The front bar (Plate 3) has a west wall with a central door flanked by two mullioned windows. There is a modern fireplace in the northwest corner, but it is not apparent what this masks. There is a bar located in the east wall on the north side with modern fittings, and a central passageway from this bar that extends to the back of the public house. All walls contain modern lap panelling. There are two freestanding posts in the room; one at least is an older beam that is clad in later timber. There are also chamfered beams in the ceiling that are also clad by later timbers.



Plate 3 Front bar

The passageway extends from the east door of the front bar to the back of the ground floor of the public house. There is an L-shape passage from the main long central passage leading to the southern front door that provides direct access to the back bar. A door of this L-shaped passage leads into the cellar, a modern above ground construction. Immediately on the north side of the main through passage are a pair of black painted panel doors that leads to the base of the west stairwell. Next along the north side of the passage is the back bar, which has a modern bar on the west side. There is a large inglenook (Plate 4) with chamfered timber lintel on the east side that has seen some unnecessary alterations that detract from its status. The ceiling has a black painted chamfered beam and a planked wooden ceiling (Plate 5). The passageway between the bars contains some stonework, and there is fragments of timber framing between the back bar proper and the central passageway.

The central passageway contains a series of lintels made to look like timbers. On the north side of the passageway is a kitchen that has been greatly refurbished and modernised, and beyond this there are toilets again with modern details. The kitchen should contain part of a blocked up fireplace. There is also in this area a second stairwell leading to a ladder staircase.

On the south side of the passageway there are modern rooms, an extension to the back bar and

a function room with central post.



Plate 4 Inglenook in back bar



Plate 5 Beams in back bar

### 3.6 First Floor

The front or west stairwell contains a dogleg staircase. This leads up onto a landing with new mullion window in the east wall looking out over the flat roof, adjacent to a door in the north wall. On the west side of the landing there is a passage, from which access to two of the front rooms are obtained. The passage has a dado rail.

Access to the north front room is obtained at the end of the passage through a panelled door. In the west wall is a mullioned and transomed window with seat below. In the northwest corner is the breast of a chimney that has been blocked up. The exposed timbers here appear to be covered in plaster and then painted.

Access to the central front room is obtained through a hardwood covered panel door. There is a mullioned and transomed window in the west wall, with seat below and a cockspur handle. On the east side of the room there is a black beam running below the ceiling. It is possible that this is a covered timber, but it is not confirmed.

In the south front room there is also a mullioned and transomed window in the west wall. The plank door is set at an angle in the northeast corner. Adjacent to this room and also of the front landing are two further rooms a toilet and bathroom both of which contain modern detail. The bathroom, however, contains the remains of a blackened timber beam. The peculiar arrangement of the doors may also indicate that this is modern. The moulding around these three doors could be of a modern origin.

The plank door in the east end of the landing leads into the east or rear wing of the building. This door leads into a room that although it has no real old details on display is located above the rear bar of the public house, and must, therefore, contain older components. In the east wall is a large blocked up chimneybreast (Plate 6). In the south wall alongside the plank door is a mullioned window (Plate 7). In the west wall there is a cupboard with a modern louver door. The door in the east wall alongside the chimneybreast leads into the extension to the public house.

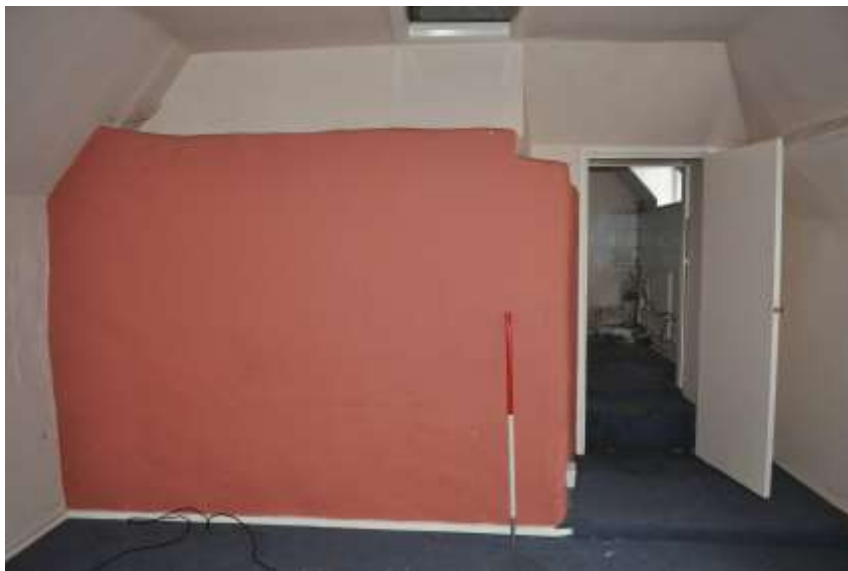


Plate 6 Remains of large chimneybreast



Plate 7 Mullioned window first floor

The first floor extension has three rooms and a passageway along the north side. The west room of this group contains a fireplace and chimneybreast in the west wall. There are steps

either side of the door due to the alterations in floor level. In the south wall is a mullioned dormer window and in the north wall a panelled door leading into a passageway. The passageway runs east to west, a small room at the west end contains a shower. Panelling along the passage on the north side conceals the remains of the stone wall. The wall above is of a different build. On the south side of the passage are three doors all panelled and a stairwell. At the east end of the passage is a toilet. The central room of this extension has a dormer window in the south wall. There is some timber framing in the ceiling. The east room contains a mullioned window in the east wall and some timber framing in the ceiling.

### 3.7 Attic

Three attic spaces were observed. The west attic space at the front of the building had king post and struts from a tie beam. The timbers in this area of the roof did not look exceptionally old and may well have been replaced from the 19<sup>th</sup> century or later. The middle part of the roof, contained old timbers in an A-frame and perlins (Plate 8). At either end there was evidence of a chimney stack, which is indicative of the modern front bar using part of an inglenook in the front bar. The east roof space also uses A-frames but this is 19<sup>th</sup> century in appearance.



Plate 8 A-frame and chimney remains in attic over back bar

## 3:II ARCHAEOLOGICAL WATCHING BRIEF RESULTS

The natural layer (44) in the internal foundation trench (Fig. 15) was a highly compact light blue grey clay, which was excavated in places to a depth of 0.58m, but evidently extended deeper than this. This is probably the Charmouth formation expected to be in the area, formed 190 to 202 million years ago. Context (39) was a firm mid brown sand gravel with frequent large blocks and bands of limestone, which appeared to be naturally layered and was possibly part of a remnant of limestone banding. A sondage was opened up earlier to the south of this trench and appeared to contain a deposit similar to that of context (39). No limestone deposits are marked as being expected in the area on the British Geological Survey maps, but there are areas of Marlstone Rock formation noted with bands of ferruginous limestone and iron stone marked in areas adjacent to it, formed 190-195 million years ago. The abrupt way in which this deposit appears to end could be natural, but could also be due to quarrying at an early date.

The natural (21) in the external foundation trench (Fig. 14) was a highly compact orange brown ferruginous sand layer with gravel inclusions. This is probably part of the superficial sand and gravels formed 2 million years ago.

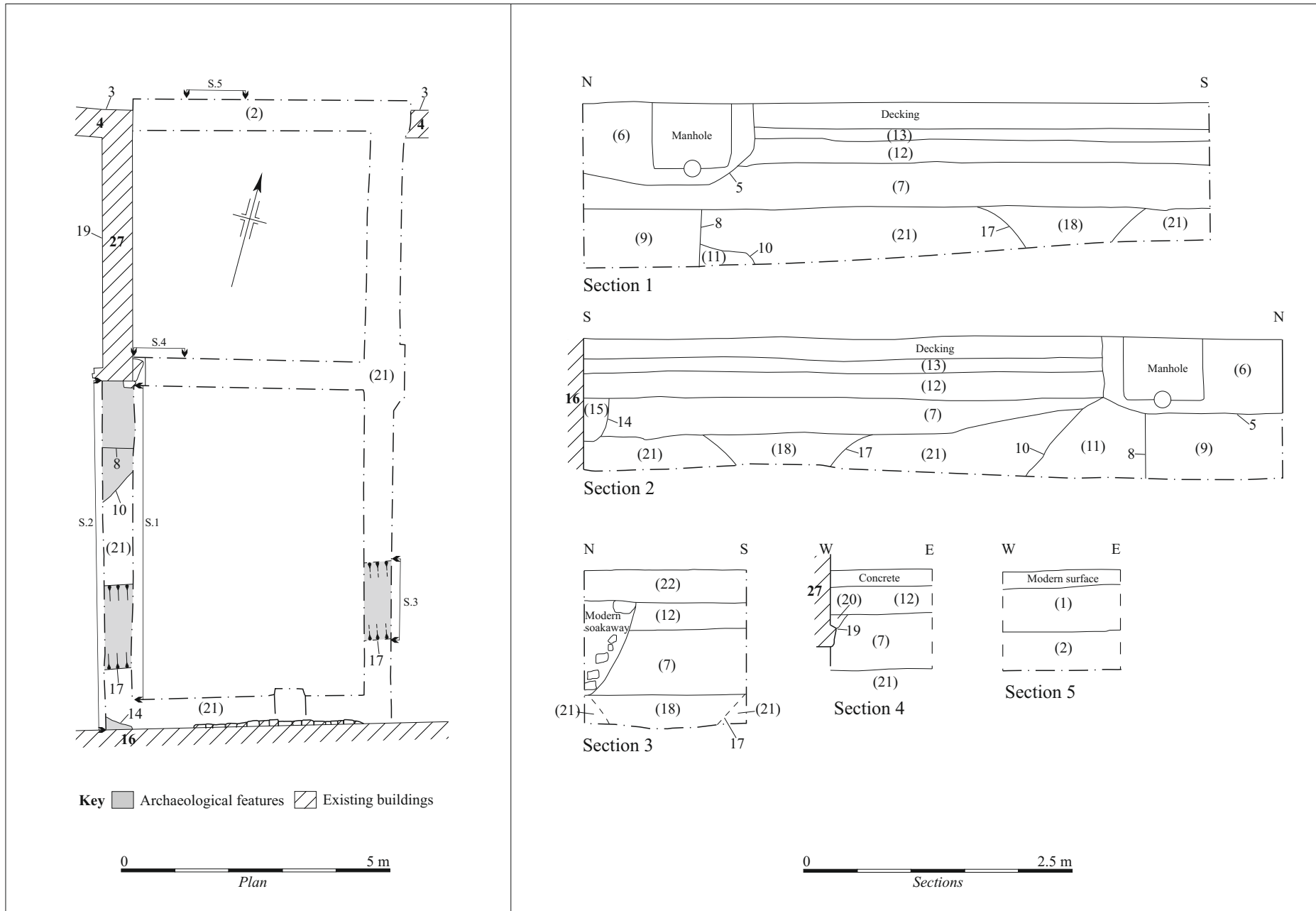


Figure 14. Plan and sections of external excavated area

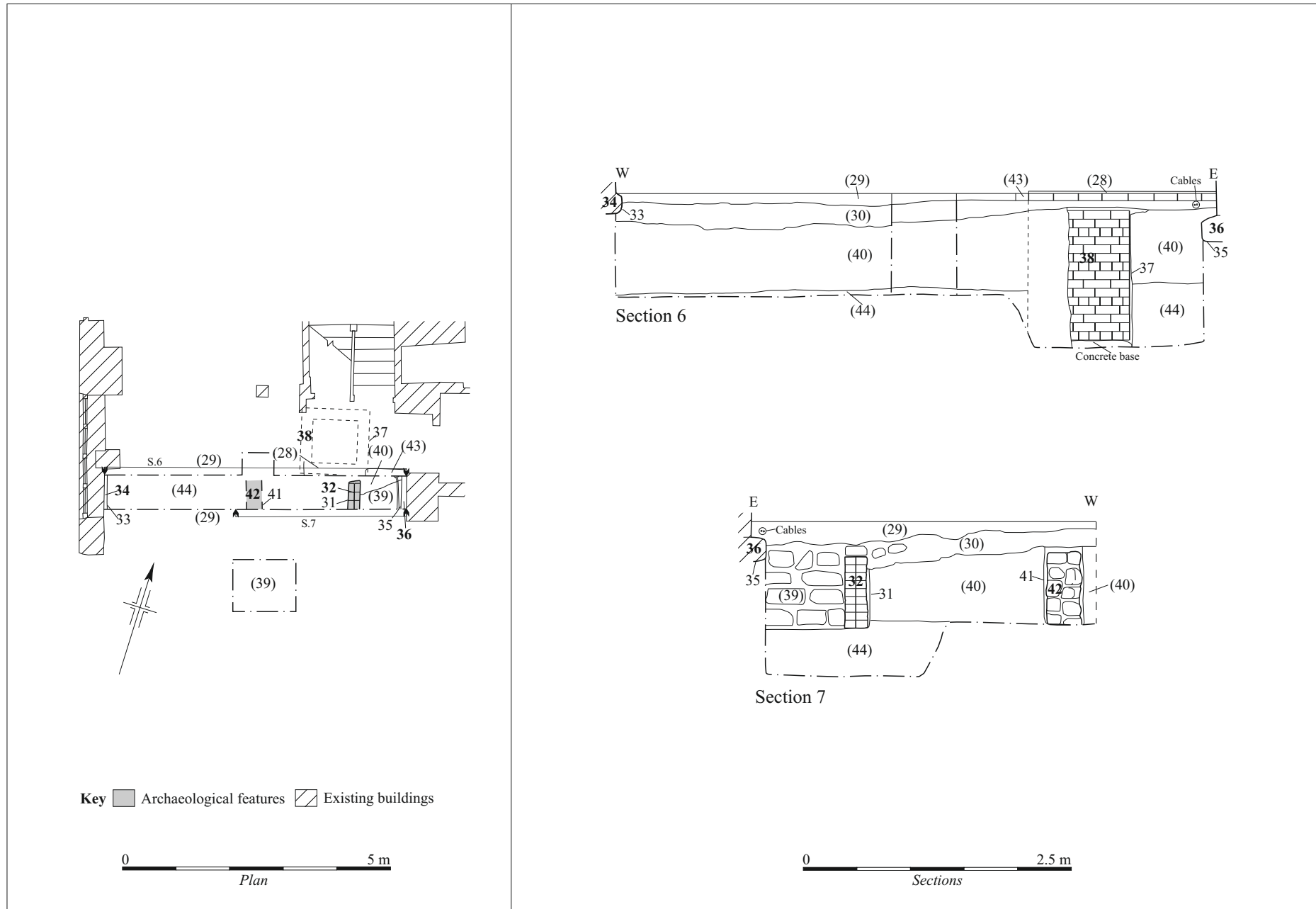


Figure 15. Plan and sections of internal footing trench

### **3.8 Phase 1: Possibly medieval or earlier**

Phase 1 is represented by a feature truncating the natural in the external trench (Fig. 14), cut 17 a linear feature (ditch) 1.5m wide and over 0.3m deep orientated east to west. The fill (18) was a moderately compact light red brown silt clay (Fig. 14, S1-3). The date of this feature was not determined, but there are a number of possible interpretations concerning its origins. The ditch runs parallel to the burgage plots and church boundary, which now conforms to the general orientation of the burgage plots. However, it is most likely to represent an early feature, which may be extremely truncated.

### **3.9 Phase 2: Late 16<sup>th</sup> or 17<sup>th</sup> century**

Though apparently cut from the same level in the external trench (Fig. 14), the cess pit, has been classed as Phase 2, as it has dating evidence from its fill. Cut 8 was not fully defined but it was probably of a sub-square feature with a depth in excess of 0.6m. The fill (9) was a moderately compact black grey silt clay with sand deposits. Deposit (11) was a highly compact light grey sand feature with silt staining (Fig. 14, S1 & S2). This feature was in reality part of the natural but represents an area of staining leaching from the cess pit.

### **3.10 Phase 3: 17<sup>th</sup> century**

Phases 1 and 2 in the external trench (Fig. 14) were sealed by layer (7) a moderately compact yellow brown sand clay varying in depth from 0.35 to 0.52m. This deposit was truncated by a number of wall foundations probably of different phases as evident in the nature and style of the building. In the internal trench (Fig. 15) was deposit (40) was a compact mid brown sand clay 0.5m deep (Fig. 15, S6). This deposit appears to be comparable to that of context (7). The depth of the deposit could be caused by quarrying of the face of (39).

A further feature found in the internal trench (Fig. 15) was cut 41, a linear foundation cut 0.45m wide and 0.63m deep, with vertical sides and a slightly rounded base. Wall 42 was constructed of limestone blocks, about 300mm x 250mm x 150mm, and was about 0.4m wide and 0.63m deep. The feature was considered to be part of an older structure standing on the site, but there was no dating evidence. Though the wall is not the same thickness as that of the 17<sup>th</sup> century walls of the public house it is possible that this wall is contemporary, and is associated with some internal division of the structure.

Phase 3 contained the construction of the building on the south side of the premises in the external trench (Fig. 14), a large barn type structure. Cut 14 was over 0.7m wide and 0.4m deep, probably up to 0.7m in places. The sides are steep and the base probably rounded and flat. Wall 16 was a limestone structure of squared blocks bonded by mortar. Backfill (15) of the cut for the wall was a moderately compact black silt sand with rubble inclusions. These features form part of the large barn like structure that lies on the southern boundary. The building is only clearly shown on a map of 1853, but the way that such a large structure is hemmed in at this date by other property boundaries is perhaps indicative of it pre-dating some of these other arrangements.

### **3.11 Phase 4: 18<sup>th</sup> to early 19<sup>th</sup> century**

In the internal trench (Fig. 15, S7)) was cut 31 a linear foundation trench 0.23m wide x 0.76m deep with sharp vertical sides and a flat base, and orientated north to south. Wall 32 was of brick, individually measuring 237mm x 110mm x 70mm. The wall was bonded by a lime mortar and the dimensions are the same as the foundation cut. The dimensions of the brick and the appearance of the fabric are indicative of this wall being constructed in the 18<sup>th</sup> century. This wall is perhaps indicative of there being alterations to the passageway at this time.

Phase 4 contained the earliest extension to the rear of The Woolpack property, evident in the external trench (Fig. 14). Foundation cut 19 contained linear features with steep sides and flat bases. Wall 27 was a limestone wall with brick infill bonded with mortar. The foundation splayed out in the trench. Backfill (20) was a moderately compact brown silt sand some 0.3m

deep. This structure was also on the map of 1853. The stonework here was part of an older outbuilding, a barn like structure, perhaps for storing woolpacks. Cut 3, probably contemporary, was a linear 0.6m wide with vertical sides and a flat base. Wall 4 was of limestone with variable size stones 330mm x 250mm x 100mm that are roughly squared. The wall is over 2.5m high and 0.6m wide. This is a boundary wall which appears to be a continuation of the north wall of the east wing of the Woolpack building.

### **3.12 Phase 5: Middle to late 19<sup>th</sup> century**

At the end of the 19<sup>th</sup> century or early in the 20<sup>th</sup> century the outbuilding was converted into domestic rooms. At the same time alterations were probably made to the passageway through the front range of the public house, infilling the opening on both sides. Cut 33 was a foundation trench 0.2m deep with vertical sides and a rounded base, which was orientated north to south. Only the east side of the foundation cut was exposed. Wall 34 was of brick, 224mm long x 67mm deep, laid in a stretcher formation and bonded with a light grey mortar (Fig. 15, S6). This wall was constructed as part of an infill on the west or front façade of the building. It is possible that there was previously a passageway to the rear part of the building originally through the opening where the large window was located. Cut 35 was a linear wall foundation with vertical sides and a flat base (Fig. 15, S7). Wall 36 was part of a foundation, which was in line with a north to south wall which formed an internal wall of the building. At this point the wall foundation was interpreted as being concrete footing for a brick wall.

The backfill of the foundation cuts in the external trench (Fig. 14) were sealed by layer (12) a moderately compact yellow brown clay with stone inclusions up to 0.25m deep. This butted up to wall 3. On the north side of wall 3 the equivalent layer to deposit (12) was layer (2) a moderately compact yellow brown silt clay.

### **3.13 Phase 6: Modern**

In the external trench (Fig. 14) was layer (22), which sealed layer (12), a loose dark grey brown sand silt with inclusions of small stones and brick fragments 0.3m deep. This was the topsoil which had been truncated by a number of modern cuts for services and the modern lean-to structures at the rear of the property. One of these cuts was cut 5 a linear service trench with a maximum width of 1.6m and 0.7m deep, with sharp vertical sides and a flat base (Fig. 14, S1). The fill (6) was a moderately compact grey clay with limestone rubble 0.65m deep, which contained a complete brown glass bottle dated 1881-1930. The cut for the lean-to buildings had as its lowest fill a make-up layer (23) a firm mid brown loam with stone inclusions. This was sealed by layer (25) was a grey white concrete layer 0.1m deep. The garden soils were also truncated by a large rectangular cut into which the modern decking was placed. Layer (13) was a yellow compact sand and gravel at the base of that cut, a makeup layer measuring 0.13m deep (Fig. 14, S2).

In the property to the north was layer (1), which sealed deposit (2), a moderately compact brown grey silt clay 0.18m deep, which contained red clay tile. This was sealed by a loose tar chipping make-up layer.

In the internal trench (Fig. 15) was layer 30 a moderately compact light yellow brown sand and gravel with fragments of stone and brick, measuring 0.2-0.3m deep. Through this was cut 37 was a rectangular cut measuring 1.28m x 0.86m (Fig. 15, S6). Only the south side of the cut was exposed. Structure 38 was of brick, measuring 225mm x 73mm in an English Garden wall style, and bonded by a cement mortar. Butting up around the edge of this feature was context 43 was a compact brick surface 70mm thick and 1.87m wide. Layer (29) was a compact light grey concrete with a depth of 0.15m extending between the 17<sup>th</sup> century walls, and also butted up to the brick surface 43. Context 28 was a floor of brick red ceramic tiles 158mm x ? x 15mm laid on a light grey mortar, which overlay the brick surface 43. The tiles are of a 20<sup>th</sup> century date.



### **3:III WATCHING BRIEF FINDS**

#### **3.14 Pottery** (*By David Gilbert*)

The post-medieval pottery assemblage consisted of 1 sherd weighing a total of 90g from context (9) and was recorded utilizing the coding system and chronology of the Oxfordshire County type-series (Mellor 1984; 1994), as follows:

Red Earthenware (REW), dated 1550+

It was a base sherd 120mm in diameter and had a dark brown glaze both internally and externally.

#### **3.15 Brick**

A sample brick was retrieved from wall 32 which was 234mm x 109mm x 68mm. The general size of the brick would indicate that it was probably a product of the 18<sup>th</sup> century when legislation was introduced to standardise brick sizes with the effect that the depth of the brick increased. The fabric was a pale red colour with minimal inclusions. The brick was not retained.

#### **3.16 Tile**

Two fragments from one floor tile were recovered from context (28) as a sample which measured 158mm x ? x 15mm and weighed 388g. The tile was a modern red fabric with minimal inclusions and moulded seating on the underside. The tile was not retained.

#### **3.17 Glass**

A single complete glass bottle was recovered from context (6). The bottle measured 192mm x 82mm x 57mm and weighed 565g. The bottle is a brown glass with embossed features only on the base reading SNOW HILL B. W. & Co LONDON. The shape of the bottle is one generally associated with medicine bottles or cure-alls (Hedges 1996). The head of the bottle is probably applied. Burroughs Wellcome and Co of Snow Hill was formed by two American pharmacists in London, who were called Henry Wellcome and Silas Burroughs. Early documentary sources for the company date to 1881, and by 1959 they had become the Wellcome Company, later Glaxo Wellcome and subsequently Glaxo Smith Kline plc. This would mean that the bottle probably dates from 1881-1930.

### **4 ASSESSMENT**

#### **4.1 Phases of Building** (Figure 12)

The phasing of the building is difficult, primarily because there are so many inserted alterations that create problems with seeing the butt joints between the original phases. For this reason it is suggested that The Woolpack probably started off as a 17<sup>th</sup> century building that contained its main range running parallel to the Horsefair or Sheepfair and that this included a short east wing that contained an inglenook fireplace at the east end. In the chimney arrangements in the attic it is apparent that we should place a further fireplace in this original building in the wall where the east wing joins the back wall of the main front range. This would mean that the bar in the front room was placed in the location of a possible inglenook of the front range. In the walls at either end of the front range there is no surviving evidence of any fireplaces, in either floors or the attics. This would also mean that the present stairwell in the front, although greatly enlarged, may well have been a development of a small spiral staircase originally built into the structure of the chimney. The timbers in the front bar were chamfered and a probable 17<sup>th</sup> century date is acceptable. These beams point to a different arrangement of rooms on the ground and first floor of the property. The rear chimney is still

evident on the ground and first floor and still in the roof line. The windows are of a style that one could suspect of being of a 17<sup>th</sup> century origin, but it is probable that due to their size and lead tracery that they are later. One would also suspect that dormer gables were originally constructed on the front, but if these did exist then this has also gone.

Of the rear part of the property it is not possible to determine exactly when it was built as so much of the structure has been altered. The building was a stone barn or outhouse on the map of 1853 (Phase 2), the north wall survives and was heightened when altered. The outbuilding could be a contemporary structure of the 17<sup>th</sup> century or a later 18<sup>th</sup> century addition; it is certainly the case that they were there by the middle of the 19<sup>th</sup> century in 1853 and by 1882 they could have probably been transformed into domestic accommodation (Phase 3). The only possible dating evidence that we can identify for this part of the structure is that the cut of the rear wall truncated deposit (7) and also lay over the fill (9) of the cess pit.

Other outbuildings can be identified on the map of 1853 and later maps, but it is not apparent that any of these structures survive as they were probably demolished as the structures located there now all had flat roofs. These and the breezeblock lean-to structures are all treated as being modern.

#### **4.2 Listed Status**

The building is a grade II listed building due to the surviving 17<sup>th</sup> century components, and is located in the conservation area.

#### **4.3 Historic and Architectural Assessment**

The building has been noted as a structure of moderate national importance, due to its listing. The structure is regarded as a 17<sup>th</sup> building, although it could be slightly older or slightly later. Part of the importance of the structure is due to the number of listed structures in the near vicinity within Banbury, and thus how all of these structures work together to form a distinctive landscape.

### **5 THE CURRENT ALTERATIONS**

The current alterations changed the status of the building from a licensed premise to an unlicensed premise. The new structures of the old building will be demolished, an act that has been mitigated by the taking of a photographic record. The frontage and the east wing are to be transformed into units, and a new build at the back is to be added where further lean-to structures are located and in the garden area. Alterations permitted to this building now mean that the structure is considerably degraded.

A record of the listed structure has been made. A record of all groundworks was not maintained as the archaeologist was notified of all events (this primarily concerns the cutting of services and test sondages). Archaeological observations were made during the cutting of the new foundations at the rear and an internal wall foundation.

### **6 CONCLUSIONS**

The Woolpack is a grade II listed build, a historical study of the development of the structure was made initially. This noted in the structure some four phases that could be recognised above ground, which when coupled to the archaeology a further two phases could be identified of what occurred on site. The construction of the main building occurred in the 17<sup>th</sup> century, which included a main range and a short L-shape east wing (Phase 2). The east wing was extended with the construction of outbuildings as a later phase (Phase 4), which was subsequently converted to domestic quarters (Phase 5). The last phase of the standing structure saw the addition of modern structures at the rear of the property (Phase 6).

The archaeological watching brief observations that were carried out identified the remains of an early ditch, which was presumed to be pre-16<sup>th</sup> century in date. This feature was Phase 1 of the archaeology, which it was not easy to relate to the later structural phases. The cesspit represented Phase 2 of the archaeology, it is presumably associated with the early structure of the 17<sup>th</sup> century, and predates the construction of the outbuildings. The walls of the outbuildings were observed next, which would indicate that archaeologically these are Phase 3 and Phase 4. Phase 5 saw alterations to the front of the building with the infill of the passageway of the original public house and conversion of the outbuildings. Phase 6 saw modern additions.

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