

JOHN MOORE HERITAGE SERVICES

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

ON

36-40 LONDON ROAD & 2 LATIMER ROAD,

HEADINGTON, OXFORD

NGR SP 5417 0683

On behalf of

Frontier Estates

FEBRUARY 2015

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SUMMARY

This document represents an investigation of the potential for archaeological remains on land at 36-40 London Road and 2 Latimer Road in Headington, Oxford (NGR SP 5417 0683).

The potential for Prehistoric and Roman activity on the site is considered to be relatively low, with few sites in the surrounding area. The potential for early medieval and medieval activity in the area is also considered to be low or insignificant. The area may have been woodland and treated as part of the waste associated with Headington or could potentially have been part of an agricultural regime.

A house called the Brambles and gardens is known to have been developed on the site in the latter part of the 19th century. A possible garden enclosure is marked on the maps on the site. This 19th century garden would, with the surrounding development, be considered to have very little significance. It has not been found listed as a site of architectural significance, and its name only survives on Ordnance Survey maps.

There are no scheduled monuments located in the search area, and thus there is no physical or visual impact.

There are two listed structures within the search area. The first of these is the Britannia Inn, which lies along the line of the London Road. There is no physical impact on this building from this development; visually the development is hid by higher buildings. The second structure is the walls around Bury Knowle Park. The distance and the drop in the road height will also mean that this is not visible from the proposal site.

The proposal site lies between two Conservation Areas called Old Headington, which covers the historic core of the old village and that of Headington Hill that covers a stretch along the line of the London Road. There are further listed buildings in the Old Headington Conservation Area, to the north, none of these will be impacted on physically. The Headington Hill Conservation lies to the southwest along the London Road, this development will have no physical impact on this area.

The development will have no physical impact on the Central Oxford Conservation Area, and its internationally important group of buildings.

1 INTRODUCTION

1.1 Origins of the Report

Michael Mansell of Frontier Estates has commissioned this archaeological desk-based assessment on land at 36-40 London Road and the adjoining property of 2 Latimer Road, Headington, Oxford (NGR SP 5417 0683). The report has been prepared and is intended to inform any proposal under consideration within the defined area.

1.2 Planning Guidelines and Policies

The National Planning Policy Framework (2012) provides guidance related to archaeology within the planning process. The following Policy points are key to this development:

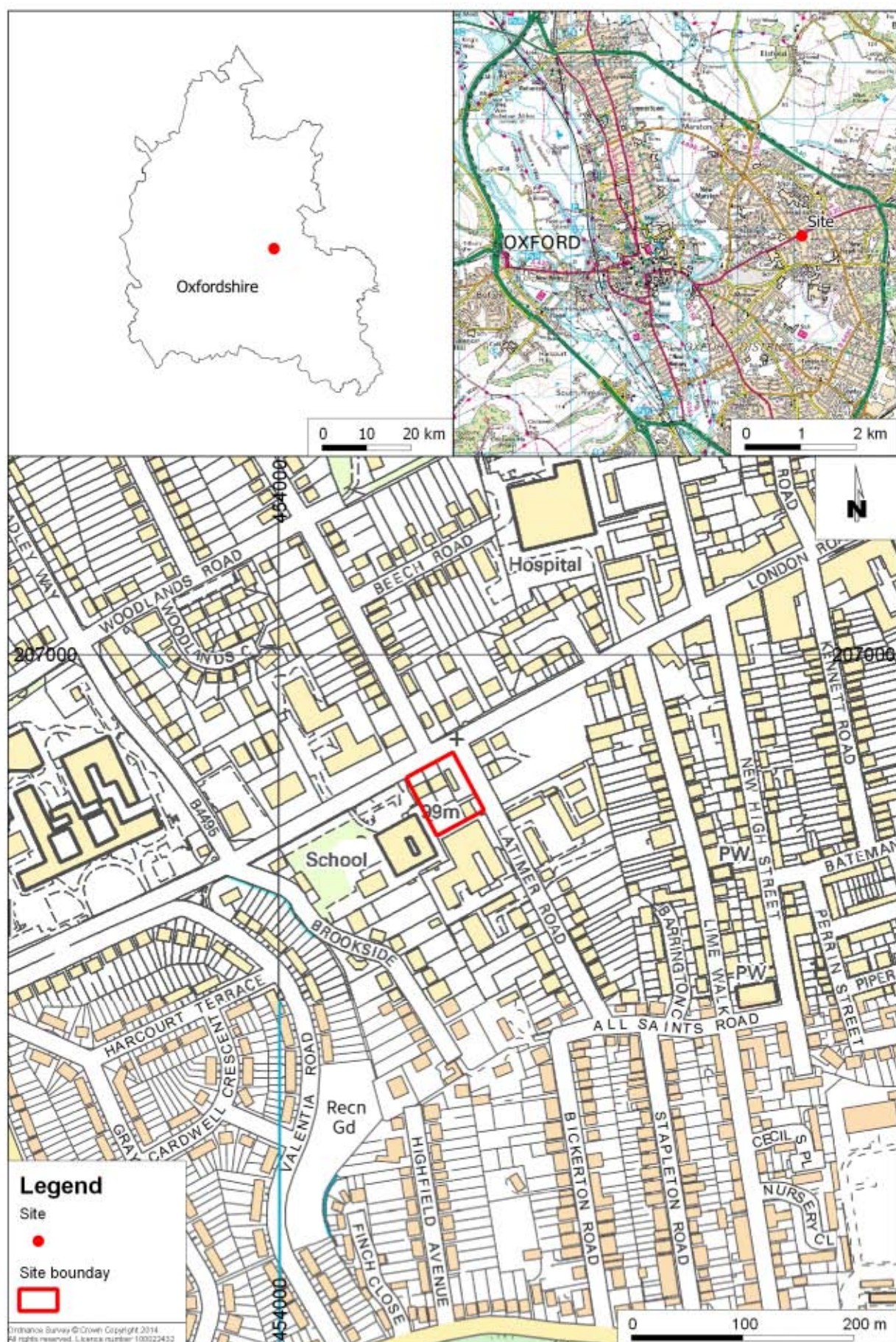
128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The NPPF also makes provisions for the protecting significance of non-designated heritage assets (**135**), the setting of heritage assets (**137**) and stresses the desirability of the proposed development to make a positive contribution to the local character and distinctiveness (**131**).

The South East Plan was revoked on 25 March 2013 under the Regional Strategy for the South East (Partial Revocation) Order 2013. The revocation of the South East Plan decentralises planning powers to local authorities. However, local authorities have a duty to co-operate with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and reflected in local plans.

The NPPF makes provisions for the continued use of the Local Plan for decision making in the district (sections **58** and **126**). Due weight may be given to the policies in the Local Plan according to their degree of consistency with the NPPF. The Local Plan will therefore continue to form the basis for determining local planning applications until it is superseded by documents in the Local Development Framework, including a new draft Local Plan.



1.3 Historic Environment Impact Assessment Aims and Objectives

The primary aim of the historic environment impact assessment is to provide a professional appraisal of the archaeological potential of the site and its setting. This follows the Government guidance in *NPPF* (2012) by presenting a synthetic account of the available archaeological and historical data and its significance at an early stage in the planning process.

In accordance with *NPPF* (2012), the report presents a desk-based evaluation of existing information. It additionally follows the Chartered Institute for Archaeologists (IFA) *Standard* definition of a desk-based assessment (IFA 2012). 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 Chartered Institute for Archaeologists *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 *NPPF* (2012), the historic environment impact assessment forms the first stage in the planning process as regards archaeology as a material consideration and also an assessment of the impact on the historical character of the area. It is intended to contribute to the formulation of an informed and appropriate mitigation strategy.

1.4 Historic Environment Impact Assessment Methodology

The format and contents of this section of the report are an adaptation of the standards outlined in the Institute for Archaeologists' guidance paper for desk-based assessments (IFA 2012). The work has involved the consultation of the available documentary evidence, including records of previous discoveries and historical maps, and has been supplemented with a site walkover. The format of the report is adapted from an Institute for Archaeologists *Standard Guidance* paper (IFA 2012).

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
- Site walkover

The principal sources consulted in assessing this site were:

- The Oxfordshire County Historic Environment Record (HER)
- The Oxfordshire History Centre

The Oxfordshire County Historic Environment Record, hold details of known archaeological and historical sites in the vicinity of the proposal site.

The heritage values of the site will be assessed using English Heritage Conservation principles (2008) guidelines, which state that people “value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community”. These values can be summarised as:

- Evidential value derives from the potential of a place to yield evidence about past human activity.
- Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

There has been no archaeological work carried out at the proposal site. The assessment of its potential has, therefore, relied on predictive modelling based on the known distribution of remains within 500 metres of the centre of the site (from a central grid reference of NGR SP 5417 0683, shown on figure 1). The information about standing historical and listed buildings within the same radius of the proposal area has also been collated.

The available evidence is derived from casual finds, archaeological investigations, standing buildings and historical records. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance and investigation. For this reason, apparently blank zones should not be automatically regarded as being devoid of remains.

The assessment of the likely condition of any potential archaeological remains has relied upon a study of the available historical maps and observations made during the site walkover, which provide evidence for the impact of previous land-use on the site.

There have been no restrictions on reporting or access to the relevant records. The copyright to the Oxfordshire Historic Environment Record belongs to Oxfordshire County Council (Figures 1).

2 THE SITE

2.1 Location (Figure 1)

The site on the corner of London Road and Latimer Road (NGR SP 5417 0683) was located in the historic parish of Headington, which undoubtedly was part of an earlier parochial system focused on St Frideswides. The parish was located in the historic Hundred of Bullingdon and the historic County of Oxford. Much of Headington Parish was incorporated in the City of Oxford in 1928 (VCH 1957, 157-68), and it now lies in the modern County of Oxford.

2.2 Description (Figure 1)

The site contains four domestic dwellings.

The proposal site fronts onto the London Road on the northwest side. On the east side this fronts onto Latimer Road, which is also an area predominantly residential in origin. To the south the proposal site fronts onto an area of land with a series of buildings and on the southwest side there is a school with grounds.

2.3 Geology and Topography

The site is on land that is relatively level and at about 95m to 100m Ordnance Datum.

The underlying geology is part of the Beckley Sand Member, which is a sandstone rock formed 156million to 161million years ago in the Jurassic Period (mapapps.bgs.ac.uk/geologyofbritain/home.html).

3 PROPOSED SCHEME

The proposal is for the development of the site with the construction of 175 units of student accommodation of between 4 and 5 storeys and four residential dwellings.

4 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND (Figures 2 to 5)

4.1 The Historical Development of Headington

Prehistoric and Roman finds are known from Headington parish, with a villa recognised at Wick and a kiln at Harry Bear's Bottom (VCH 1957, 157-68).

The name Headington refers to the hill on which Headington is located. The name *Hedenandun* is first recorded in the cartulary of Saint Frideswide in 1004 (Gelling 1953, 30). The later part of the name is *dūn*, a hill, while the first part of the name is associated with the unattested name **Hedena*, considered to be related to the name *Heoden*. Reference is made to the *villa regia quae vocatur Hedindona* (VCH 1957, 157-68). The manor of Headington operated as the caput or head of a royal manor, which in the early 11th century was bestowed on the minster of Saint Frideswide. Ethelred's palace is considered to be located at Court Close next to the Manor Farm (VCH 1957, 157-68).

The manor of Headington in 1086 was held by the king and accounted for 10 hides (Morris 1978, 1.2, 10). This manor had 20 villagers, 24 smallholders along with 2 mills, and 5 fisheries. The number of fisheries is perhaps indicative of a larger Headington territory extending to the River Cherwell, Peasmore Brook and the Bayswater Brook.

The royal residence at Headington is considered to have fallen out of favour as a royal residence in the reign of Henry I who preferred the royal hunting lodge at Woodstock (VCH 1957, 157-68). Maud granted the manor to Hugh de Pluggenait who died in 1201. In 1203 the manor was granted to Thomas Bassett and in 1220 this had come to his daughter Phillippa. In 1233 the manor was divided between the three daughters of Phillippa's younger sister Alice, who were known as Margaret, Ela and Isabel. Hugh de Plescey was the sole lord of the manor in 1280 when his wife died. The manor was subsequently surrendered and came under the administration of the royal bailiffs. In 1299 the manor became part of the revenue of the Queens of England. In 1317 the manor was alienated from the crown to Sir Richard Damory. By 1354 the manor had come to Richard Chandos and in 1375 to Sir John Chandos. The manor in 1399 returned to the crown due to non payment, and this appears to have been a problem of the estate throughout the last century. Subsequently in 1399 the manor went to William Willicote of North Leigh and by c. 1500 to the Brome family. It is thought that in the 15th century the manor fell into decay. In 1613 Sir Thomas Whorwood obtained the estate and it remained with the family until the 19th century.

The manor is known to have contained two watermills and two windmills (VCH 1957, 157-68). The arable field system around Headington appears to have contained three field systems that had irregular distribution. This was considered to have developed because it was poor agricultural land and that Headington was part of the waste of Shotover and Stowford Forest (undoubtedly an appendage to the Forest of Bernwood).

The canons of Saint Frideswide were granted confirmation of the church of Saint Andrew at Headington in 1122 (VCH 1957, 116-22, 157-68, 214-21). The church at Headington is known to have formed part of a peculiar jurisdiction in 1222, to which the chapels of Elsfield, Marston and Binsey were also attached. It is possible that this peculiar developed from the traditions of an Anglo-Saxon royal church and that Headington originated as a royal church within the wider *parochiae* of St Frideswide. There is increasing

evidence that many, if not all, early parochial systems contained a minster church (St Frideswide, Oxford) and a lay lord's church (the King's church at Headington).

A council of war in the Civil War decided to build a fort on Headington Hill to hold 3,000 men (VCH 1957, 157-68). Headington Hill lies on the line of the London Road, and it is not apparent where the subsidiary forts were located. Fairfax at the time proclaimed a free market at Headington.

The modern suburb of New Headington was created in a rectangular area bounded by the London Road, Windmill Road, Old Road and Gipsy Lane (VCH 1957, 157-68). The Britannia is mentioned as early as 1828, and may be on the site of an older establishment called the White House. This is the only building recognised as being in the area before 1860. All Saints was built in Lime Walk in 1870. In 1910 the church in Lime Walk was rebuilt and a new ecclesiastical parish was formed under the name of Highfield.

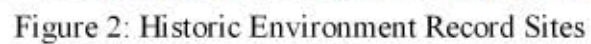
4.2 Known Archaeological Sites (Figure 2) (By David Gilbert)

Prehistoric

The lithic assemblage of 33 struck pieces discovered during the excavations at the Manor Ground (JMHS 1, PRN16974-MOX12797: SP 54230 07180) roughly 300m to the north of the proposed site, were retrieved mainly from one context and date from Late Mesolithic/early Neolithic and late Neolithic/early Bronze Age periods, suggesting limited activity on or near the site which potentially increased during the latter period. The advent of the Iron Age was accompanied by the abandonment of this site (JMHS 2003).

An isolated find of an unidentified object dated to the Neolithic or Bronze Age was also recovered in the vicinity (JMHS 2, MOX25580: SP 5427 0714). Earlier occupation is also hinted at 300m to the west of the proposed site, near Headington School, by the presence of later prehistoric pottery as residual material in later features (JMHS 3, PRN26157-MOX23561: SP 5374 0685). A single fragment of Bronze Age pottery was recovered from a grave roughly 400m to the northeast of the proposed site, although this was thought to be residual within a Saxon context, however there was no other dating evidence to support this (JMHS 4, PRN16973-MOX12799: SP 54474 07162). The prehistoric activity is considered to be locally significant.

The Manor Ground site seems to be an intensification of activity during the middle and later parts of the Iron Age, as shown by the dramatic increase in pottery (48% of the assemblage). The concentration of Iron Age pottery (JMHS 5, PRN16974-MOX12797: SP 54230 07180) in the northwest corner of the area suggested some form of settlement just outside the excavated area (JMHS 2003).



Roman

Roman linear features were found at Headington School (JMHS 6, PRN26157-MOX23561: SP 5374 0685) roughly 300m to the west of the proposed site. A high density of locally significant Roman features was found in the western part of this area; these features consisted of seven ditches and four gullies, dating to the late Iron Age to early Roman period. Roman occupation is more definite with well-defined and well preserved ditches, dated by a large, unabraded pottery assemblage (TVAS 2008).

A scatter of Roman pottery was recovered from the Manor Ground (JMHS 7, PRN16974-MOX12797: SP 54230 07180) roughly 300m to the north of the proposed site. The activity appears to increase throughout the Roman period, but the even spread of pottery suggests its use in manuring fields. The site is seemingly abandoned at end of Roman period and considered of local significance.

Early Medieval

An Early Medieval burial with a number of grave goods was uncovered during a watching brief at 2 Stephen Road (JMHS 8, PRN16973-MOX12799: SP 54474 07162). Due to the associated grave goods the grave is likely to date from the 6th century AD. The burial is unique as the position of a single brooch on the forehead has no known comparisons in England. A second inhumation of likely contemporary date was recovered during a watching brief at 10 Stephen Road. This north-east-south-west aligned burial was in poor condition with only the legs surviving. A single fragment of Bronze Age pottery was recovered from the grave fill although this is probably residual. The burial is thought likely to be part of a dispersed Saxon cemetery. This cemetery should be considered of potentially national significance due to the unique burial.

High and Late Medieval

The Manor Ground site (JMHS 9, PRN16974-MOX12797: SP 54230 07180) roughly 300m to the north of the proposed site was reoccupied in the medieval period but with only fairly limited locally significant activity, probably associated with agriculture.

The proposal site is located roughly 400m to the north of the line of the Ridgeway running east from Oxford to Stokenchurch (JMHS 10, PRN8865-MOX10040: SP 54063 06874). This was a former drove road, and formed a short section of the medieval London 'Weye', turnpiked in 1719. It fell into disuse 1824 when the A40 route was made (Grundy 1933). This route is of regional significance.

Imperial and Industrial

Three nationally significant listed structures are known in the study area. The 18th century grade II listed Britannia Public House, Lime Walk (JMHS 11,

PRN27114-MOX15101: SP 54346 06992) is located roughly 200m to the east of the proposed site. The 18th century grade II listed building Farm, on Highfield Avenue (JMHS 12, PRN27051-MOX15615: SP 54105 06558) is located roughly 250m to the south of the proposal site. The grade II listed boundary wall of Bury Knowle, North Place (JMHS 13, PRN27189-MOX15627: SP 54615 07269) runs south from North Place gate to London Road and east along the frontage of the park. The wall is partly built of stone rubble; the London Road length is of a 19th century date.

Two non-designated sites of local significance are also recorded in the study area. The site of the Headington Sidegate Toll House (JMHS 14, PRN10226-MOX10045: SP 545 072) lies roughly 350m to the east and the Wesleyan Methodist Church (JMHS 15, SMR 6309-MOX5465: SP 544 068) that was built as a chapel in 1888, and now operates as a church lies 200m to the south east.

4.3 Cartographic Research (Figures 3-5)

A number of maps have been identified of the Headington area and parish that date back to the 18th century. The earliest of these maps was Jefferys' map of 1767 (CP/103/M/1), which shows the rough line of the A420 (London Road) but does not indicate any built structures in the area of the proposal site. It can be assumed at this time that the area is either a survival of the open field system or is an area of enclosed fields.



Figure 3: Jefferys' map of 1767

The next map is that of Davis of Lewknor's map of 1797 (CH.XX.2), which shows a similar situation. There is, however, one building is marked on the

south side of the road and is called White House. This does not appear to be in the location of the proposal site.



Figure 4 Davis of Lewknor's Map of 1797

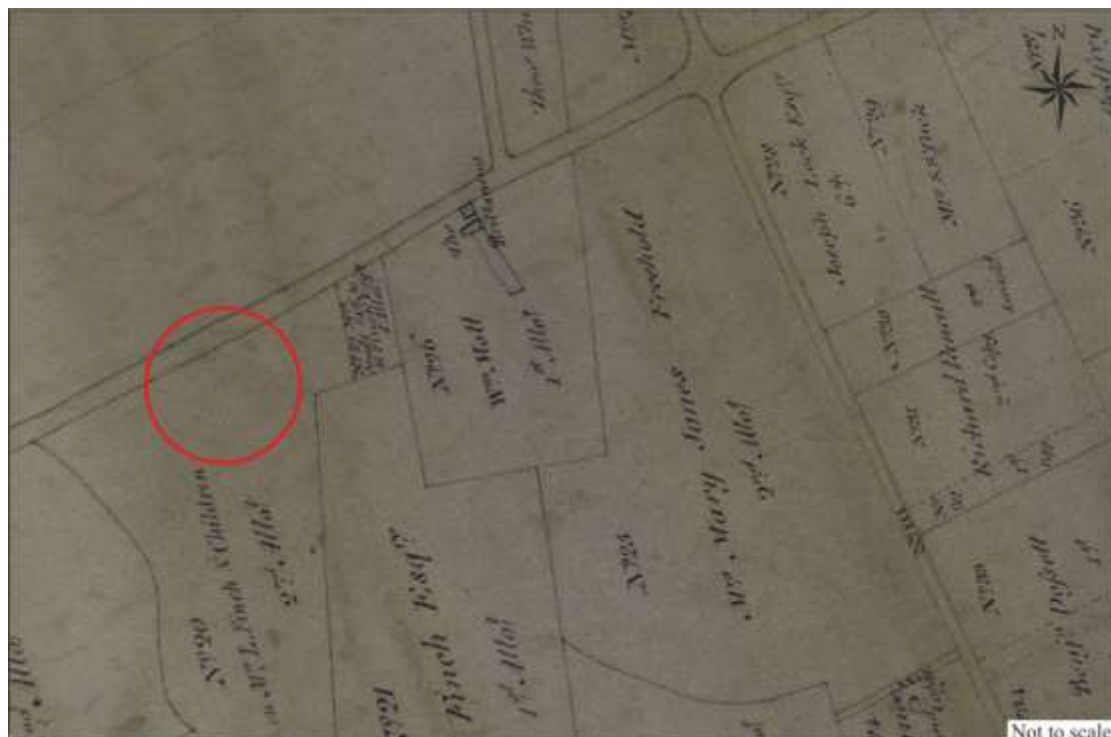


Figure 5 Inclosure Map of Headington dated 1802

The most detailed early map of the Headington parish is the Inclosure Map (PAR126/16/H/2, QS/D/A/Vol F), which shows the Britannia Inn on the south side of the A420. There are a series of fields extending along the south side of

the road. The proposal site is probably located in one under the ownership of Mrs L Finch and Children.

The maps by Bryant dated 1824 and Greenwood dated 1834 (CH.XLVII.I) both show this as an area of enclosed fields.



Figure 6 Bryant's map of 1824

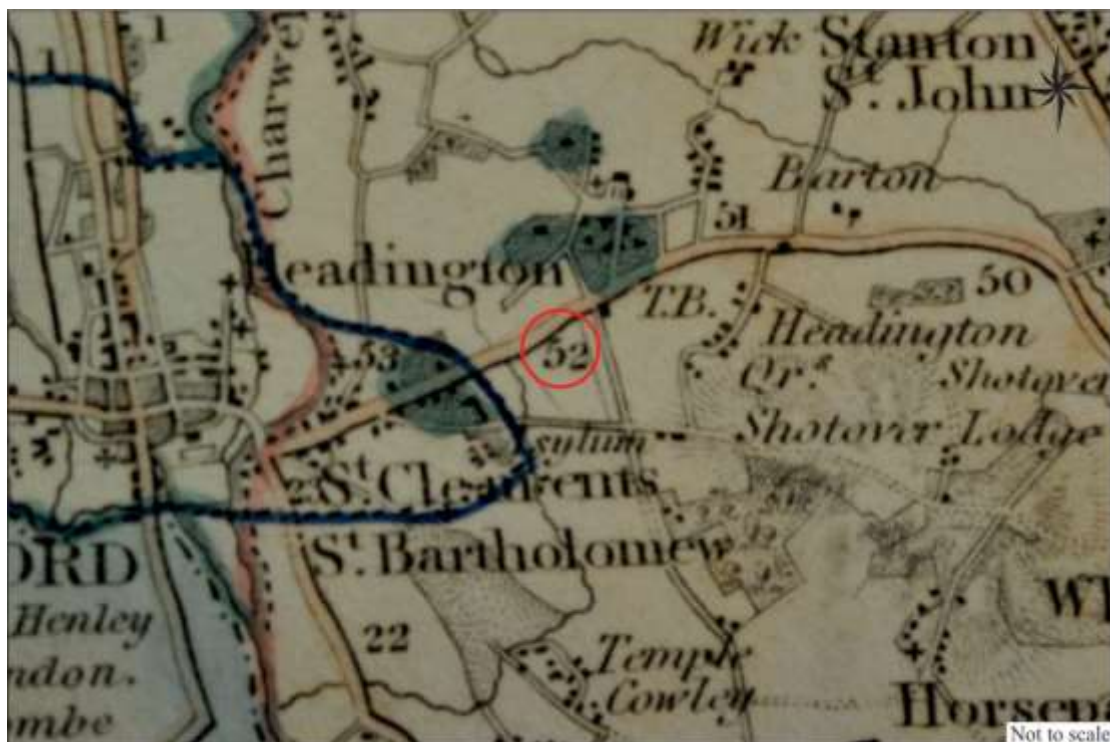


Figure 7 Greenwood's map of 1834

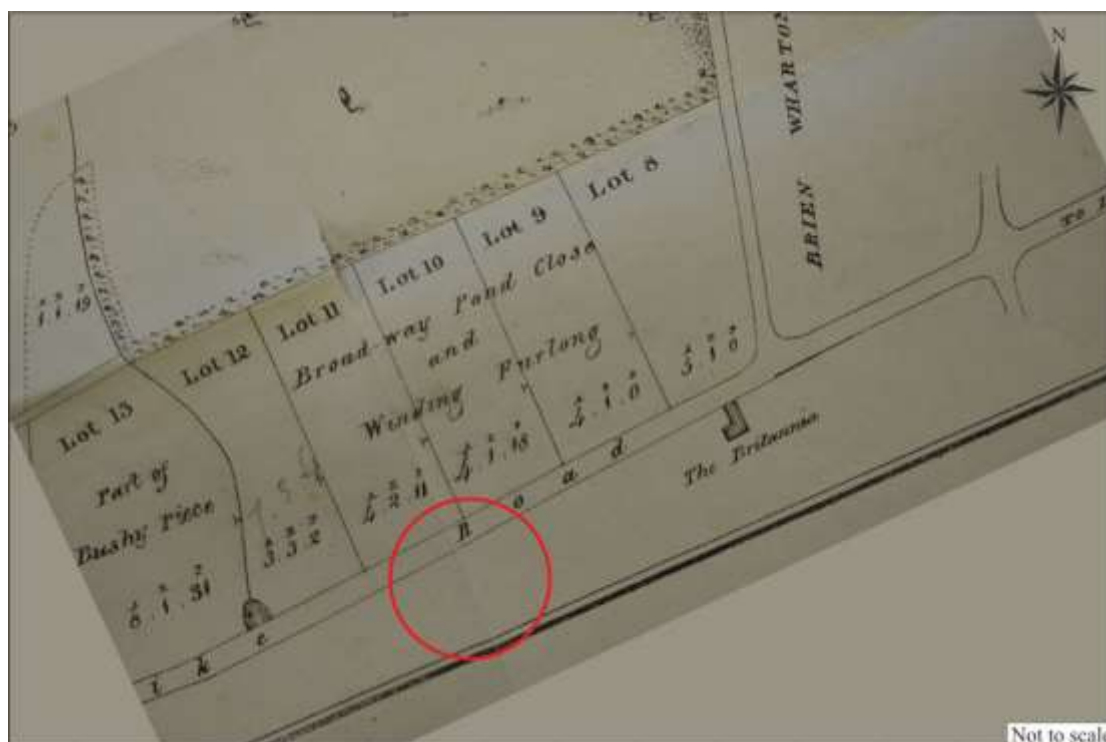


Figure 8 Sale document of 1836



Figure 9 First Edition Ordnance Survey map of 1880

The next two maps are a group of sale maps. One is a map of 1836 (SC35) that accompanies the sale of Headington Manor. This shows the area as undeveloped land outside the sale area. It does show the Britannia Inn on the south side of the road, a pond on the north side, Joe Pullens Tree that appears to be a boundary marker, and a park with a pond under the site of the John Radcliffe Hospital. The second sale map presumably of the early to mid 19th

century (Cla.I/viii/1b) shows the Britannia Inn (*Brittania*) and a toll house to its east, but the road and field system to the southwest along the line of the A420 is omitted.



Figure 10 Second Edition Ordnance Survey map of 1899

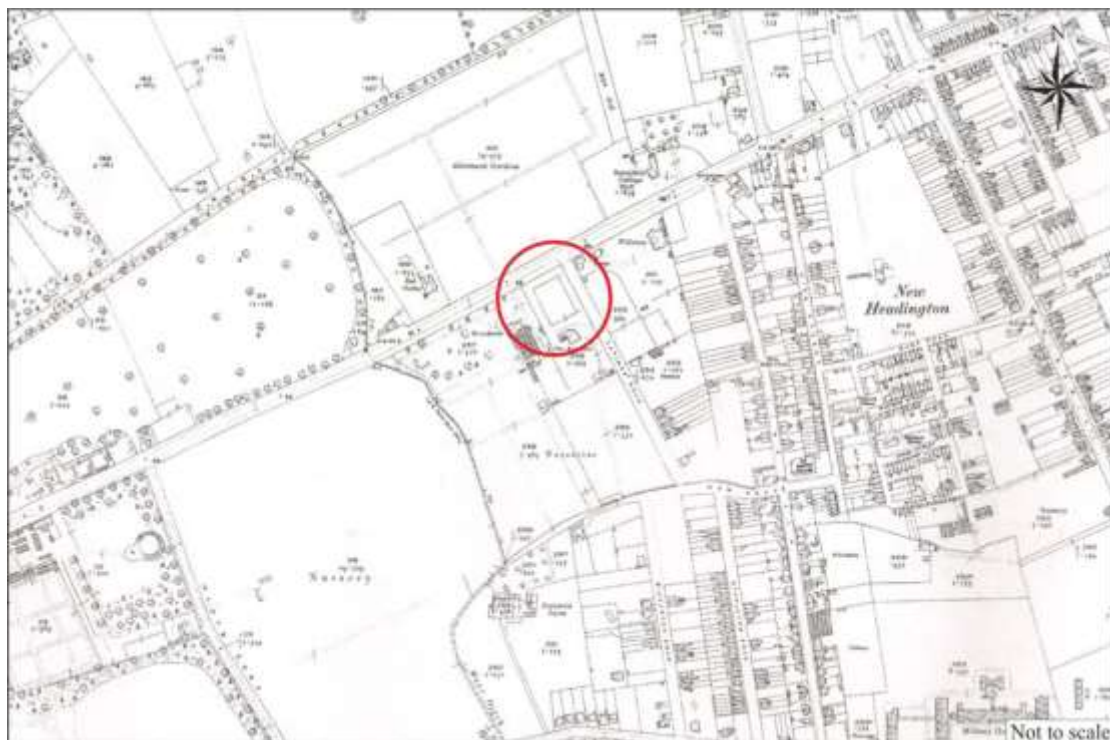


Figure 11 Third Edition Ordnance Survey map of 1921

The First Edition Ordnance Survey map of 1:2,500 of 1880 (XXXIII.16) shows the Britannia to the northeast of the site and the Gipsy Lane to the

southwest with only undeveloped fields between. Sites noted on this map in areas surrounding the site at some distance includes the Moor Ditch, Old Windmill, and a number of Old Quarries and Clay Pits.

The Second Edition Ordnance Survey map of 1:2,500 of 1899 (XXXIII.16) shows that Latimer Road has now been constructed, probably over the location of an earlier path or track. A site called Brookside has been built (a later school). The proposal site lies in an undeveloped field between this and Latimer Road. Other grounds on the south side of Brookside are shown as orchards and gardens.

The Third Edition Ordnance Survey map of 1:2,500 of 1921 (XXXIII.16) shows that the Brambles was constructed alongside Brookside between it and Latimer Road. There appears to be an enclosed garden over the north part of the site. Nothing has changed on the Ordnance Survey map of 1939 (XXXIII.16). On a 1956 map by the Ordnance Survey the Brambles still survives and the area in which the proposed development is located has been planted with orchards. The situation is much the same on the map of 1960-1. It is not until 1977-78 that the current housing arrangement is shown on the plot. This indicates that the structures on the site were constructed in the later part of the 1960s or the early part of the 1970s.

4.4 Air Photographs

As the area has been urban for most of the 20th century no search of aerial photographs at the National Monuments Centre was carried out.

4.5 Site Visit

The site at present contains four detached houses of a reasonable size, three of which front on to the London Road and one that fronts onto Latimer Road. These houses at present appear isolated in a landscape that has substantially altered from the 1990s onward with the removal of more affluent detached properties and the construction of maisonettes, flats and student accommodation. Thus the demolition of these houses and the construction of similar properties would make the site more in keeping with the current surroundings.

No signs of earlier archaeology were noted.

5 DISCUSSION

5.1 The Archaeological Landscape of the Search Area

Though the site is located on a strategic roadway running into Oxford, the relative number of listed monuments in the surrounding area appears to be low. This could be due to the amount of research that has been carried out in the search area.

For Prehistoric and Roman activity there is the occasional find within the search area. Depending on how old the A40 route is there could be intensive activity in the area. The potential for remains from this period is low. A focus for prehistoric activity can be recognised in place-names and archaeological finds outside the search area in the vicinity of the Headington Roundabout.

In the early medieval period the main centre of early medieval activity lies to the north in the vicinity of the old village and under the site of the John Radcliffe. This was an early medieval lay lords centre, and it is possible that the rich early medieval burial in Saint Stephen Road may be an outlying feature associated with this centre.

In the high and late medieval period the centre of the village remained on the edge or outside the search area to the north. The landscape of the parish is recognised at this time from textual sources as being predominately waste with an irregular system of open fields, which are poorly located.

It is only in the post-medieval to imperial period that development is first recognised in the area in the form of the Britannia Inn and the later toll house. The parish was inclosed in about 1802, with the laying out of fields. This would probably have seen the clearance of the waste.

In the Victorian and 20th century a number of the main estate holdings were sold, this ultimately leads to the development of the Headington Area and its urbanisation.

5.2 The Archaeological Potential of the Proposal Area

The potential for Prehistoric and Roman activity on the site is considered to be relatively low, with few sites in the surrounding area.

The potential for early medieval and medieval activity in the area is also considered to be low or insignificant. The area may have been woodland and treated as part of the waste associated with Headington or could potentially have been part of an agricultural regime. If this scenario proves to be the case then the agricultural remains will be considered to have very little importance archaeologically.

A house called the Brambles and gardens is known to have been developed on the site in the latter part of the 19th century. A possible garden enclosure is marked on the maps on the site. This 19th century garden would, with the surrounding development, be considered to have very little significance. It has not been found listed as a site of architectural significance, and its name only survives on Ordnance Survey maps.

In the latter part of the 20th century the current structures were erected.

5.3 The Impact of Previous Development on Potential Archaeological Remains

As little evidence of earlier activity is present it is difficult to postulate that any has been destroyed. Agricultural activity in the medieval periods would presumably have left their archaeological footprint, but these processes are erosive for any earlier activity.

The inclosure of the land would intensify agricultural activity and further erode the land surface. The laying of formal gardens in the 19th century would reduce positive features and only leave negative ones apart from the new garden layout. These gardens were cleared or reduced and used for building. Presumably if any archaeology ever existed besides that of low status agricultural activity this would have been compromised in the areas of the current dwellings.

5.4 The Impact of the Proposal on non-designated heritage assets

Though non-designated heritage assets can be identified in the search area, as our current knowledge stands this development will have very little impact on this type of monument.

5.5 The Impact of the Proposal on scheduled heritage assets

There are no scheduled monuments located in the search area, and thus there is no physical or visual impact.

5.6 The Impact of the Proposal on listed heritage assets

There are two listed structures within the search area. The first of these is the Britannia Inn, which lies along the line of the London Road. There is no physical impact on this building from this development; visually the development is hid by higher buildings. The second structure is the walls around Bury Knowle Park. The distance and the drop in the road height will also mean that this is not visible from the proposal site.

The proposal site lies between two Conservation Areas called Old Headington, which covers the historic core of the old village and that of Headington Hill that covers a stretch along the line of the London Road. There are further listed buildings in the Old Headington Conservation Area, to the north, none of these will be impacted on physically. The Headington Hill Conservation lies to the southwest along the London Road, this development will have no physical impact on this area.

The development will have no physical impact on the Central Oxford Conservation Area, and its internationally important group of buildings.

6 CONCLUSIONS

This report represents an assessment of the proposal site to contain archaeological remains and thus the impact that the proposed development will have on any recognisable heritage assets.

The search area produced a total of 15 sites from the Historic Environment Record. Some of these accounts occurred on multi-period sites. The low number of recognisable sites in the area is an indication of one or two things. The first is the possibility that there is very little archaeology in this part of Headington, while the second is that there just may simply be a lack of research focussed on this part of New Headington.

Few Prehistoric and Roman sites have been noted in the area, so at present the indication of the site producing any archaeological remains of those dates is considered low, but not implausible. It is in the area of the former Manor Ground that earlier Prehistoric, Iron Age, and Roman activity has also been noted.

Historically in the medieval period the focus of human activity in the parish of Headington lay to the north around the site of the current village. In the medieval period much of the parish was waste and there were three irregular open fields.

Inclosure of the land is noted in 1802, when the medieval land arrangement was swept away. Sales of land from 1836 subsequently saw the development of Headington as Oxford's northeast suburb. The proposal site was part of the garden of the Brambles from the late 19th century, but the present dwellings were not constructed on the site until the 1970s.

In conclusion there is an extremely low potential for the proposed development site to contain any archaeological remains of significance.

7 BIBLIOGRAPHY AND SOURCES CONSULTED

7.1 Books and Documents

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John Moore Heritage Services, 2003, *An Archaeological Excavation at the Manor Ground, London Road, Headington, Oxford* (Unpublished document)

Morris, J 1978 *Domesday Book: Oxfordshire*, Chichester: Phillimore

Thames Valley Archaeological Services, 2008, *New Music Building, Headington School, Oxford: An Archaeological Evaluation* (Unpublished document)

VCH 1957 A History of the County of Oxford, volume 5: Bullingdon Hundred, Oxford: Oxford University Press

7.2 Historic Maps

CP/103/M/1 1767 Jefferys' map

CC.XX.2 1797 Davis of Lewknor's map

PAR126/16/H/2 1802 Inclosure Map

QS/D/A/Vol F 1802 Inclosure Map

Bryant's map

CH.XLVII.I 1834 Greenwood's Map

SC35 1836 Sale Catalogue map of Headington Manor

Cla.I/viii/1b C19 Sale map of parts of Headington

7.3 GAZETTEER OF HISTORIC ENVIRONMENT RECORD DATA

| ID | Period | Identifying Number | X coordinate | Y coordinate | Description |
|----|----------------|--------------------|--------------|--------------|---|
| 1 | Prehistoric | PRN16974-MOX12797 | 454230 | 207180 | Manor Ground: 33 flints of the late Mesolithic, early Neolithic, late Neolithic and early Bronze Age |
| 2 | Prehistoric | MOX25580 | 454270 | 207140 | Isolated and unidentified find of the Neolithic or Bronze Age |
| 3 | Prehistoric | PRN26157-MOX23561 | 453740 | 206850 | Headington School: Later prehistoric pottery in residual contexts |
| 4 | Bronze Age | PRN16973-MOX12799 | 454474 | 207162 | Stephen Road: Bronze Age pottery recovered from an early medieval grave |
| 5 | Iron Age | PRN16974-MOX12797 | 454230 | 207180 | Manor Ground: Significant assemblage of Iron age pottery, and geophysical survey of adjacent features |
| 6 | Roman | PRN26157-MOX23561 | 453740 | 206850 | Headington School: Linear features of a Roman date |
| 7 | Roman | PRN16974-MOX12797 | 454230 | 207180 | Manor Ground: Roman pottery recovered and geophysical survey of adjacent features that may be associated with this phase |
| 8 | Early Medieval | PRN16973-MOX12799 | 454474 | 207162 | 2 Stephen Road: The remains of an early female grave of a female with grave goods that has been dated to the 6th century AD |
| 9 | High Medieval | PRN16974-MOX12797 | 454230 | 207180 | Manor Ground: Limited indications of medieval activity |
| 10 | Medieval | PRN8865-MOX10040 | 463640 | 201490 | London Weye: The remains of a drove road located in the vicinity of the A40, which was turnpiked in 1719, and replaced by the A40 in 1824 |
| 11 | Imperial | PRN27114-MOX15101 | 454346 | 206992 | Britannia Inn: A listed building interpreted as being of the 18th century |
| 12 | Imperial | PRN27051-MOX15615 | 454105 | 206558 | Farm, Highfield Avenue: Listed building of the 18th century |
| 13 | Industrial | PRN27189-MOX15627 | 454615 | 207269 | Bury Knowle Park: Boundary wall of the park |
| 14 | Industrial | PRN10226-MOX10045 | 454500 | 207200 | Headington Sidegate Toll House |
| 15 | Industrial | PRN6309-MOX5465 | 454400 | 206800 | Wesleyan Methodist Church built in 1888 |