

JOHN MOORE HERITAGE SERVICES

**AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT
(INCLUDING BUILDING ASSESSMENT)**

OF

376 BANBURY ROAD,

OXFORD

NGR

On behalf of

Carnegie Capital Estates

OCTOBER 2014

REPORT FOR Carnegie Capital Estates
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SUMMARY

This archaeological desk-based and building assessment was commissioned as part of the consideration to develop the land at no. 376 Banbury Road, Oxford.

The building at 376 Banbury Road is a 2 ½ storey structure with two phases of development. The earliest of these is the west end with three remaining period fireplaces and a staircase. All other features, doors and mouldings, along with most if not all windows have been lost. The structure is not listed as a heritage asset and is not in a conservation area. Redevelopment of the site would disturb or remove clay or possible river terracing deposits.

There is a moderate to good potential for Palaeolithic remains related to the nationally significant Wolvercote Channel Deposits, to be situated within the development area. Features associated with locally significant Roman settlement of the area also have a moderate chance of being present.

1 INTRODUCTION

1.1 Origins of the Report *(By Stephen Yeates)*

This archaeological desk-based assessment was commissioned by Lester Whitby of T S H Architects for Garry Tully of Carnegie Development.

1.2 Planning Guidelines and Policies *(By David Gilbert)*

This report has been prepared in accordance with National Planning Policy Framework issued by the Department for Communities and Local Government (2012); and with the policies relevant to archaeology in the *Oxford Local Plan 2001-2016*. In format and contents this report conforms to the standards outlined in the Institute for Archaeologists' guidance paper for desk-based assessments (IfA 2010).

1.2.1 Government Planning Policy Guidance *(By David Gilbert)*

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.

1.2.2 The Oxford Local Plan 2001-2016 *(By David Gilbert)*

POLICY HE.1 - NATIONALLY IMPORTANT MOMUMENTS

Planning permission will not be granted for any development that would have an unacceptable effect on a nationally important monument (whether or not it is scheduled) or its setting

POLICY HE.2 – ARCHAEOLOGY

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.

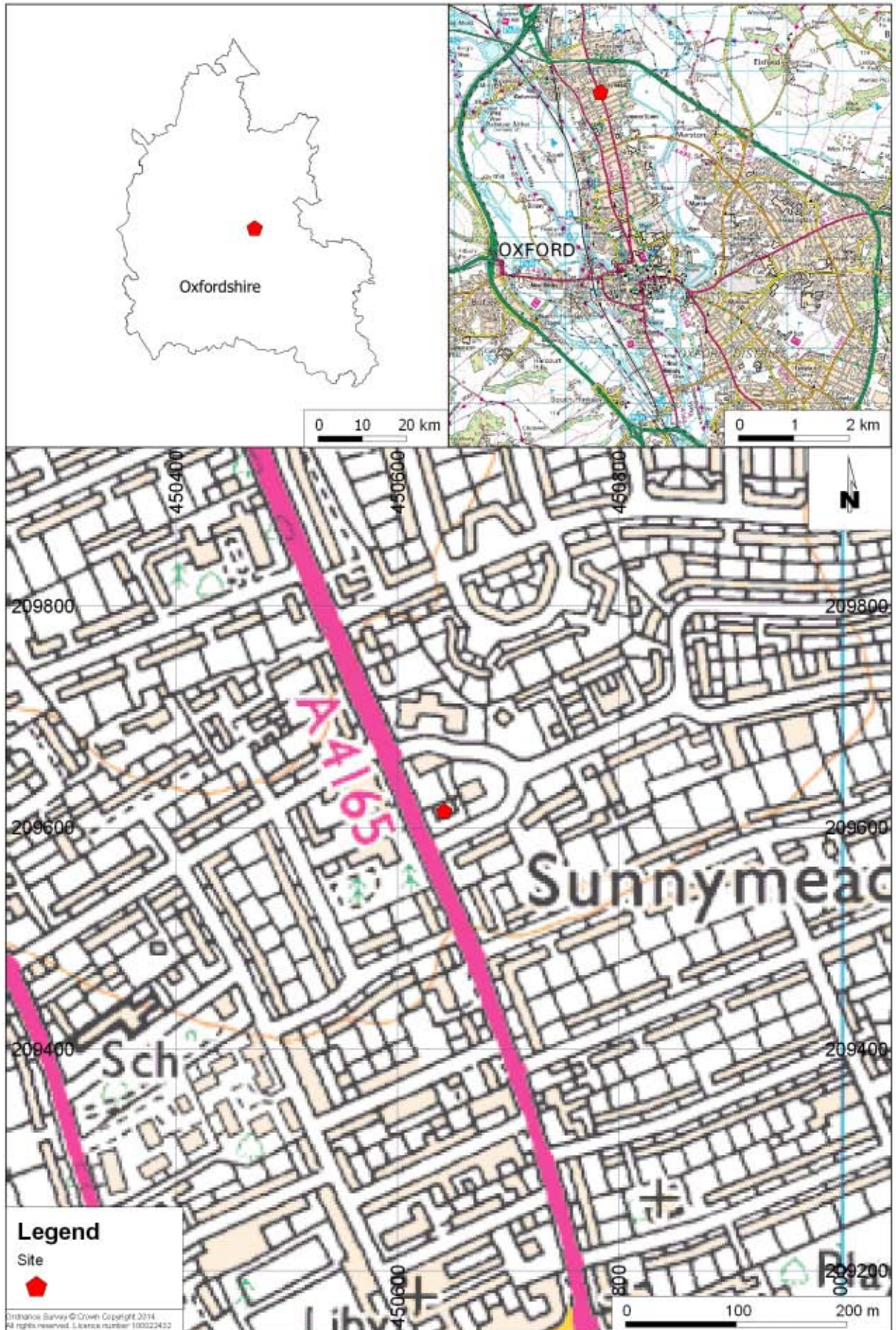


Figure 1: Site location

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.

POLICY HE.3 - LISTED BUILDINGS AND THEIR SETTING

Planning permission will only be granted for development which is appropriate in terms of its scale and location and which uses materials and colours that respect the character of the surroundings, and have due regard to the setting of any listed building.

POLICY HE.6 - BUILDINGS OF LOCAL INTEREST

Planning permission will only be granted for development that involves the demolition of a Building of Local Interest, or that would have an adverse impact on the building or its setting, if:

- a. the applicant can justify why the existing building cannot be retained or altered to form part of the redevelopment; and
- b. the development will make a more positive contribution to the character and appearance of the area.

1.3 Aims and Objectives (*By David Gilbert*)

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 NPPF 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 NPPF, the report presents a desk-based evaluation of existing information. It additionally follows the Institute for Archaeologists (IfA) *Standard* definition of a desk-based assessment (IfA 2010). 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 NPPF, 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 Methodology (*By David Gilbert*)

The format of the report is adapted from an Institute for Archaeologist *Standard Guidance* paper (IfA, 2010).

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

The principal sources consulted in assessing this site were the Historic Environment Records for Oxford and the Oxfordshire Records Office. The first holds details of known archaeological sites. The Records Office contained copies of relevant early editions of Ordnance Survey maps, other cartographic sources and documentary sources. Archaeological sites in Oxfordshire within 500 m of the proposal site have been noted. Due to the urban nature of the site aerial photographs of the area held at the National Monuments Record were not consulted.

The extent to which archaeological remains are likely to survive on the site will depend on the previous land use. The destructive effect of the previous and existing buildings/infrastructure/activity on the site has therefore been assessed from a study of available map information and other documentary sources.

In order that the appropriate archaeological response/s can be identified, consideration has been given to the need for further assessment and evaluation by fieldwork, in order to identify and locate surviving archaeological deposits on the site.

2 THE SITE (*By Stephen Yeates*)

The location of the proposed development site is 376 Banbury Road, Oxford (Fig. 1). Historically the area was part of the parish of Saint Giles (VCH 1979), which was earlier tied into the parochial system of Oxford. The site was located in the historic county of Oxford. Today the proposal site is in the modern county of Oxford and also part of the area located in Oxford City Council.

The site is centred at grid reference SP 50 09. It is bordered on the west by the Banbury Road and on the north and west by domestic developments. To the south the site is bordered by a further road called Hernes Road.

Topographically the site is located on a plateau or ridge located between the rivers Thames to the west and Cherwell to the east. The proposal site is located between 65m and 70m Ordnance Datum.

According to the latest data from the British Geological Survey the proposal Site is located over the Oxford Clay Formation and West Walton Formation that are undifferentiated mudstones formed in the Jurassic some 156 million to 165 million years ago (mapapps.bgs.ac.uk/geologyofbritain/home.html). This latest plot indicates that to the south of the site this bedrock is capped by superficial deposits of the Summertown-Radley Sand and Gravel Member deposited some 3 million years ago in the Quaternary. To the north there is a further superficial deposit associated with the Wolvercote Sand and Gravel Member also deposited about 3 million years ago in the Quaternary. Thus this new plot indicates that the proposal site lies in an area where there are no superficial deposits. These boundaries, however, are subject to redefinition and it is possible that this may occur here in the future.

3 PROPOSED SCHEME OF DEVELOPMENT

The site is the location of an early 19th century house with a considerable extension dated to the latter part of the 20th century. The proposal is to demolish this building and replace it with a boarding house. The boarding house will be for 58 sixth form students, a mixture of boys and girls, and with accommodation for two live-in house parents. The design is modern being a mixture of three and four storeys.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Historical Background (*By Stephen Yeates and David Gilbert*)

The Banbury Road is considered to be the latest course of an ancient route or trackway. The name Banbury Road was recorded as such in 1772, and the first form of this name was in the Godstow texts where it is *kyngis hye-vey I-called Bannebury wey* in 1388 (Gelling 1953, i.37). The road was prior to this called the *port street* (i.e. paved road to the market town) in 1004, a reference where the road divided Wolvercote from Cutteslowe (Gelling 1953, i.3); it became a turnpike road in 1755 and ceased to be one in 1875.

The site is located in the vicinity where the three territories of Saint Giles', Wolvercote and Cutteslowe came together. It appears probable that during the medieval period the area was historically part of the parish of Saint Giles, certainly by 1750 (VCH 1979). The northern boundary of this parish ran to the north of Victoria Road on the east side of the Banbury Road, continuing on the west side to the north of Summer Hill Villa.

Saint Giles'

376 Banbury Road lay on the northern edge of the parish of Saint Giles, the origins of which can be traced to *c.* 1130 (VCH 1979, 369-412). Prior to this Saint Giles probably formed part of one of the parishes of the named 10th century churches in Oxford: Saint Frideswide's minster, Saint Peter in the East, Saint Ebbe's, Saint Martin's, Saint Michael at the North Gate and Saint Mary the

Virgin (VCH 1979, 3-73), or the suspected churches of that date: Saint Mildred's, Saint Edward's, Saint Mary Magdalene, and Saint George in the Castle.

The church of Saint Giles' probably originated as a private church around 1123-33 by Edwin son of Godegose (VCH 1979, 369-412). At its dedication it was granted the tithes of the villeins of Walton by the Archdeacon of Oxford. In 1139 the church was granted to Godstow nunnery that later appropriated the rectory.

The area of Saint Giles' and Saint Mary Magdalene's parishes was known in the 13th century as the *Liberty of Northgate Hundred*, which also included Walton and Holywell (VCH 1979, 265-83).

The manor of Walton is accounted in 1086 when Roger of Ivry held 4 hides from the King (Morris 1978, 29.22). The manor had 1 slave and 13 smallholders and a fishery valued at 60s. The name is interpreted with an etymology of Old English *wælle-tūn*, the farmstead by the wall (Gelling 1953, 23). The manor may have its origins as a royal holding attached to the castle and then later to the king's house, later known as Beaumont Palace, the latter of which was started in the reign of Henry I (VCH 1979, 304-5). Indeed an understanding of the manorial arrangement and the ecclesiastical arrangement in the area seem to follow a pattern indicating that both developments were linked and that these were also linked to the increase in population across the area.

The church of Saint Mary Magdalene, was given to Saint George in the Castle at its foundation in 1074 and confirmed to that church in c 1127 (VCH 1979, 369-412). This can be seen to occur as Walton as a manor was land held by or from the king, and at this early date the church of Saint George was undoubtedly established as a royal church in a royal castle. The church of Saint Mary Magdalene was restored in 1139-41 to Saint Frideswide's minster, and from 1147-1225 the holding of that church is challenged by Saint Frideswide's. The Church of Saint Michael of the North Gate had 2 priests in 1086, and was granted to Saint Frideswide's in 1122 (VCH 1979, 369-412). The church was seized by Roger, holder of the castle, but the bishop of Salisbury returned the church to the priory in 1139. What we know about the manor of Walton is that one of the 4 hides mentioned in the Domesday Book was held by Saint Frideswide's and paid no geld (VCH 1979, 265-83). The early interactions and disputes could best be assimilated historically in the following historical assessment. The land formed part of the territory of Saint Frideswide's minster, and was allocated to the chapel or church of that mother church, which was Saint Michael of the North Gate. In the 11th century the king developed his holdings with the establishment of Saint George in the Castle and its chapel Saint Mary Magdalene. However, Saint Mary Magdalene had been established on the hide of Walton manor that was held by Saint Frideswide's and was geld free. This consequently led to disputes between the churches of royal foundation and that of the local minster, which resulted in the establishment of the church of Saint Giles' whose parish covered the 3 remaining hides of Walton manor.

The manors of Walton were in ecclesiastical hands until the dissolution of the

monastery, c. 1540, when George Owen acquired them (VCH 1979, 74-180). Roger Taylor (who died 1578) held Walton Farm besides five houses in the city a brew house and grey friars.

Suburban expansion of Oxford to the north and west is known to have happened in the 12th and 13th century if not before (VCH 1979, 3-73). This development was mainly in the area of Walton and along Saint Giles' but no development is known in the vicinity of Summertown at this time. Settlement is known to have developed in the medieval period at Twenty Acre Close in Jericho and on Stockwell Street (VCH 1979, 265-83). By 1377 these locations formed a separate hamlet or tithing.

The College of Saint John is known to have held land in Saint Giles' parish in the 16th and 17th century as there is small payments made to the vicar from that establishment (VCH 1979, 369-412).

Wolvercote

The name Wolvercote was first recorded in 1086 as *Vlfgarcote* (Gelling 1953, i.33-4). The etymology of the place-name is Wulfgār's cottage.

Roger d'Ivri held Wolvercote in 1086, and Godfrey held of him (Morris 1976, 29.23). The manor contained 5 hides, 13 villager and 7 smallholders. Some of the manors held by Roger were held from the king, but this is not stated to be the case for Wolvercote

There is no further record of the under-tenancy, and d'Ivri's successors probably held in demesne. The manor descended with the rest of Roger d'Ivri's lands in the county and in the early 12th century was held by Reynold of St. Valery and John of St. John (VCH 1990, 304-11). About 1180 Reynold's son Bernard of St. Valery granted Wolvercote to Henry II who gave it to Godstow abbey. The abbey held the manor until the Dissolution, and in 1541 it was sold to George Owen, Henry VIII's physician.

The tithes of Roger d'Ivri's demesne in Wolvercote were granted to St. George's in the Castle, Oxford, before c. 1130, and passed with the other possessions of that house to Osney abbey, which took tithes from Wolvercote in 1239, but there is no later record of Osney's interest in Wolvercote (VCH 1990, 304-11). Ecclesiastically the area was attached to the church of Saint Peter in the East until the 17th century. The mother church of Saint Peter was granted to Osney Abbey by Robert d'Oilly.

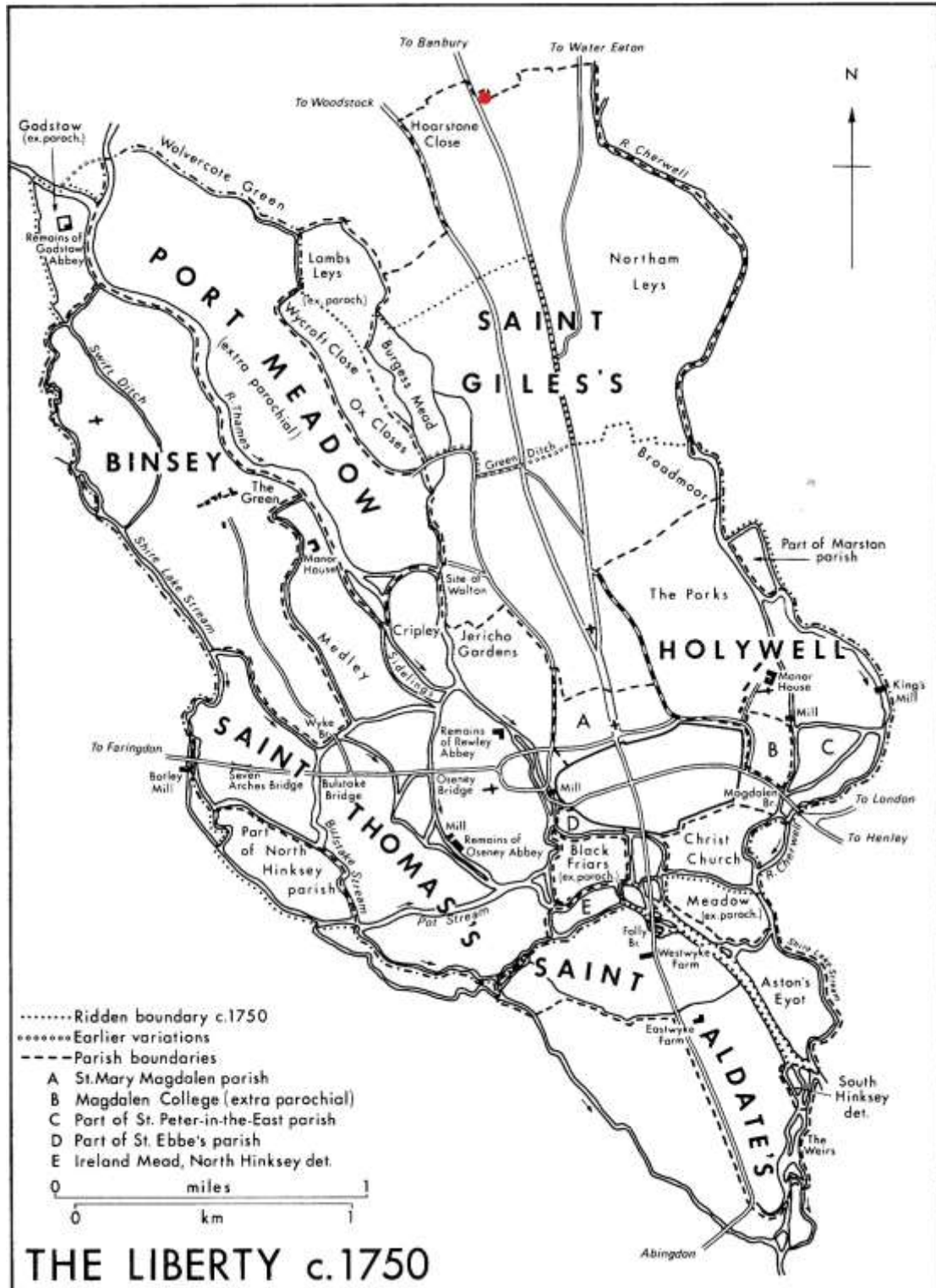


Figure 2. Map of 1750 showing site in red (after VCH)

Cutteslowe

Cutteslowe was first recorded in 1004 as *Cuðues hlaye*, which is considered a corrupt form of *Cuðnes hlawe* (Gelling 1954, ii.267). The etymology given to the name is *Cūþen's* or *Cūþwine's* burial mound. The mound, the location of which is not known precisely, but could have been at Cotteslowe Park or Saint Frideswide Farm, was

levelled in 1261 when two burials were found under the mound.

Two hides at Cutteslowe were confirmed to St. Frideswide's minster in Oxford in 1004. This grant indicates a long association of the manor of Cutteslowe with the main church in Oxford.

In 1086 Siward held the estate of the canons of Saint Frideswide, which contained 2 hides (Morris 1978, 14.2). The phrase it was and is the churches, under the title of 'land of the canons of Oxford and other clergy' imply that this land was probably the long term holding of the church and may be the original holding granted back at the churches foundation. This position would explain why the area was extra-parochial and this may have come about with land of Saint Frideswide's church being exempt from taxes, which was a normal early medieval arrangement. The second manorial holding is listed under the heading of 'land of Roger of Ivry'. It recorded that Alfred, the clerk, held 3 hides from Roger (Morris 1978, 29.17).

The land passed to the Augustinian priory of St. Frideswide and, on the suppression of that house in 1525, to Cardinal College. After Cardinal Wolsey's attainder Cutteslowe passed, with most of the rest of his college's endowments, to Henry VIII's College until its surrender in 1545. Part of the extra-parochial area of Cutteslowe was geographically within the parish of Kidlington but completely separate from it administratively.

The extra-parochial area of Cutteslowe derived from an early grant to St. Frideswide's minster in Oxford of 2 hides of a 5-hide estate there. A confirmation of the minster's possessions in 1004 seems to describe an area roughly the same as that of the later estate. The boundary followed the Banbury road on the west and a stream on the east; Wilsey by the Cherwell was at the south-east corner, but the remainder of the southern boundary and the northern were probably altered in the mid 14th century when Oseney abbey exchanged 17 a. at Cutteslowe with St. Frideswide's priory for a total of 13 a. in Water Eaton.

In 1341 Cutteslowe was included in St. Edward's parish, Oxford, presumably because St. Edward's had taken over St. Frideswide's parish church (closed in 1298), which had assumed the parochial functions of the minster church. By 1556, when a Cutteslowe man requested burial at Wolvercote, the area seems to have been served by Wolvercote church. An attempt in the 1660s to annex Cutteslowe to Kidlington parish failed. The area was extra-parochial in 1771 and 1789. Cutteslowe and Godstow formed a unit for payment of land tax, and Cutteslowe, Godstow, and Wolvercote for window tax. Cutteslowe was included without comment in Wolvercote in the earlier 19th-century census reports. It was separately entered, as a hamlet of Wolvercote, in the 1871 census, and as a civil parish in 1881.

Summertown (By Stephen Yeates)

During the medieval period Oxford consisted of the walled town with extra-mural areas and outlying villages in the area of Saint Giles and in Walton (Fig. 2). These settlements were located in areas that were tide manorially and ecclesiastically to medieval Oxford. An early boundary around Oxford became the *Ridden Boundary*

that is noted in 1800. The name undoubtedly derives from the medieval or post-medieval practice of riding or processing around the city by a series of recognisable boundary markers. The development site lay outside of the *Ridden Boundary* that was accepted as the Municipal boundary in 1832. It was not incorporated into the city limits until 1889 (VCH 1979). This is when the boundary appears to have been extended north to run roughly along the line of the old Saint Giles' parish.

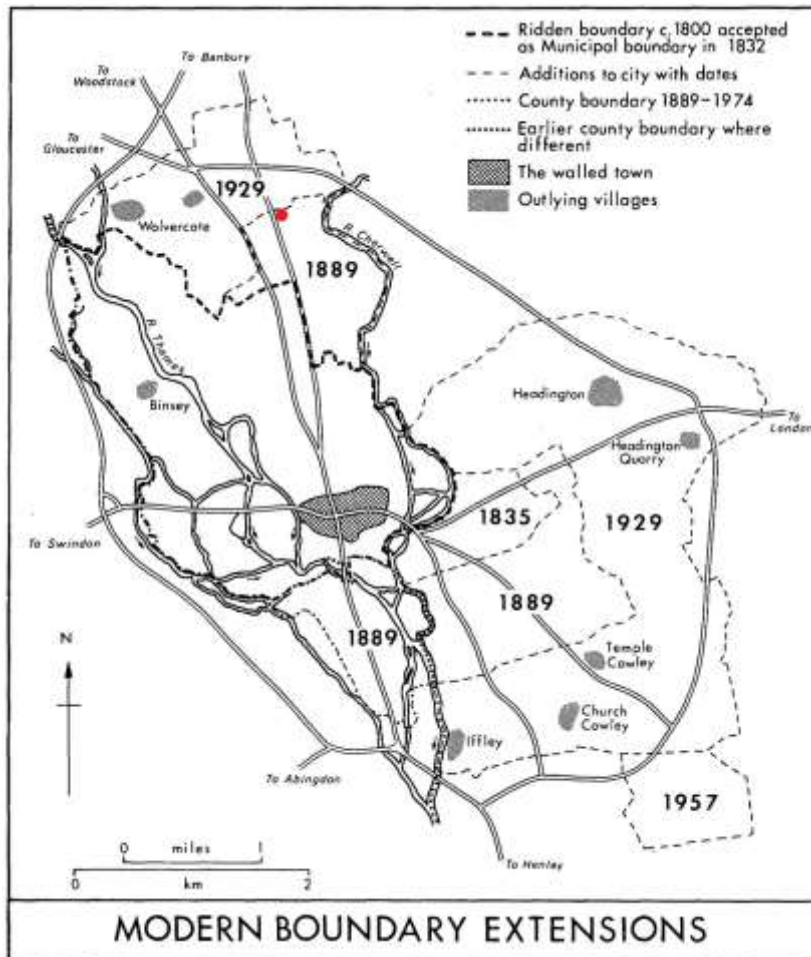


Figure 3. The site (red) in relation to the development of the city of Oxford

376 Banbury Road lay on the northern edge of the parish of Saint Giles, the origins of which can be traced to c. 1130 (VCH 1979, 369-412). Early buildings in the Summertown area was the Diamond Hall or House recorded on documents in 1757, 1760 and 1767 (Fasnacht 1977, 2), and the Hawkeswell Farm referred to in 1762 as Rump Hall Grounds.

Summertown was established as a settlement in the northern part of the parish during the early part of the 19th century. The entrepreneurs responsible for the development of Summertown were Crews Dudley, a local solicitor, and George Kimber, a tallow merchant (VCH 1979, 181-259), who were also responsible for building work in Beaumont Street and Walton Close (Hinchcliffe 1992, 20). The origins are noted in a sale of 45 lots near the Diamond House in 1820 (Fasnacht 1977, 2, 4), and that this speculative development was on freehold property.

In 1832 there are known to have been c. 125 houses which consisted of a series of small scale cottages and substantial villas (VCH 1979, 181-259). The upper part of Summertown was added to the city of Oxford in 1889 (VCH 1979, 181-259).

Badcock's texts of 1832 (Minn 1947, 152-161) indicates that the land previously located between the Banbury and Woodstock Roads was part of a farm called Whoreston Farm. Interestingly the name of South Parade was originally the Double Ditch, the name is ambiguous and without a context but could be a reference to archaeological remains (Civil War if not older). The name Whoreston Farm is also of interest, referring to a boundary stone or boundary farm.

The building is not located on the 1st series Ordnance Survey map dated 1877-8 (Fig. 11). The 1899 second series map shows the development of Hernes Road on the east side of the Banbury Road (Fig. 12). The front part of the property has been constructed and must date to the last 20 years of the 19th century. The third series map of 1921 shows a similar arrangement of roads to that on the 2nd series (Fig. 13). However, further properties have been built along the Hernes Road.

4.2 Known Archaeological Sites (*By Stephen Yeates and David Gilbert*)

A 500m radius search was made of the local Oxfordshire County and Oxford City Historic Environment Record and also the National Monuments Record. The search was focussed on NGR SP 50642 09612.

Palaeolithic

A number of Palaeolithic items have been recorded from the search area. However, a number of the locations appear to be duplicated and it is not confirmed if these are individual finds from those streets or locals or if they represent the same finds only later erroneously located. Two hand axes have been reported from the search area; the first from Lonsdale Road (**JMHS 1**, 8080-MOX10002: SP 509 093, Fig. 4) and the second from a garden in Summertown in Cavendish Road (**JMHS 2**, 14271-MOX10054: SP 5074 0994). There are further accounts of flint flakes from Davenant Road (**JMHS 3**, 6783-MOX11995: SP 502 099), and also from the same road two further hand axes (**JMHS 4**, NMR 338786: SP 503 100), associated with the Wolvercote Gravels. Other possible Palaeolithic implements have been noted from the Lonsdale Road (**JMHS 5**, 3577-MOX9935: SP 5100 0929), and from the gravels of Summertown (**JMHS 6**, 3674-MOX9958: SP 506 090). Though the NGR locations given are different the names of the street and location read the same as the first pair.

The nationally significant Wolvercote Channel Deposits lie to the north, just outside the study area. This artefact assemblage is recorded from sediments at the base of the interglacial channel in association with palaeontological and palaeobotanical remains. The channel deposits have not been exposed since the 1930s, despite several attempts in the 1980s to locate them. Other, possibly associated palaeo-channels have been identified in a number of investigations across the gravel terrace of Oxford, however no detailed collation of these observances has been undertaken (Beckley & Radford 2011a).

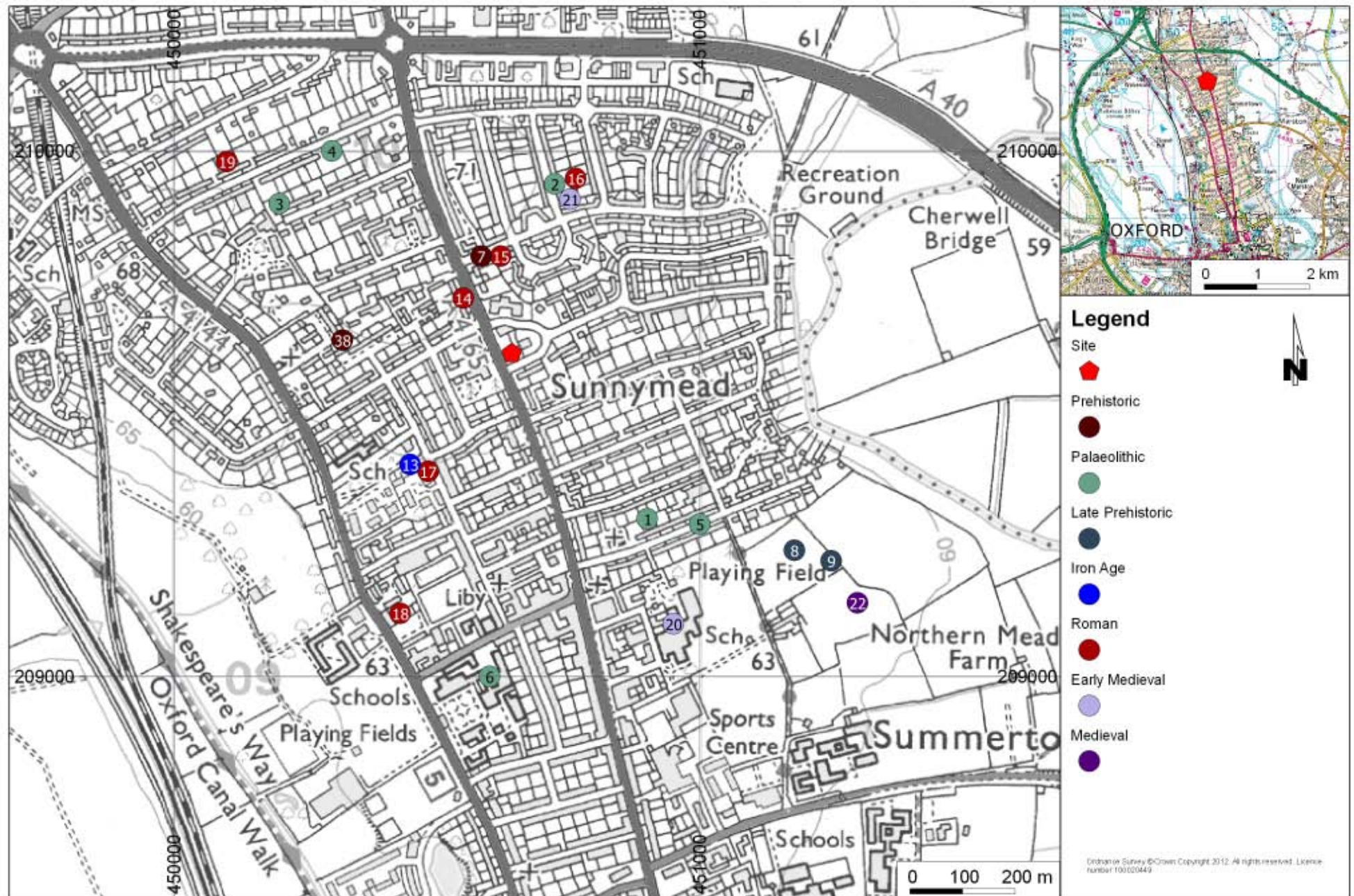


Figure 4: Prehistoric, Roman and Medieval Historic Environment Record Sites

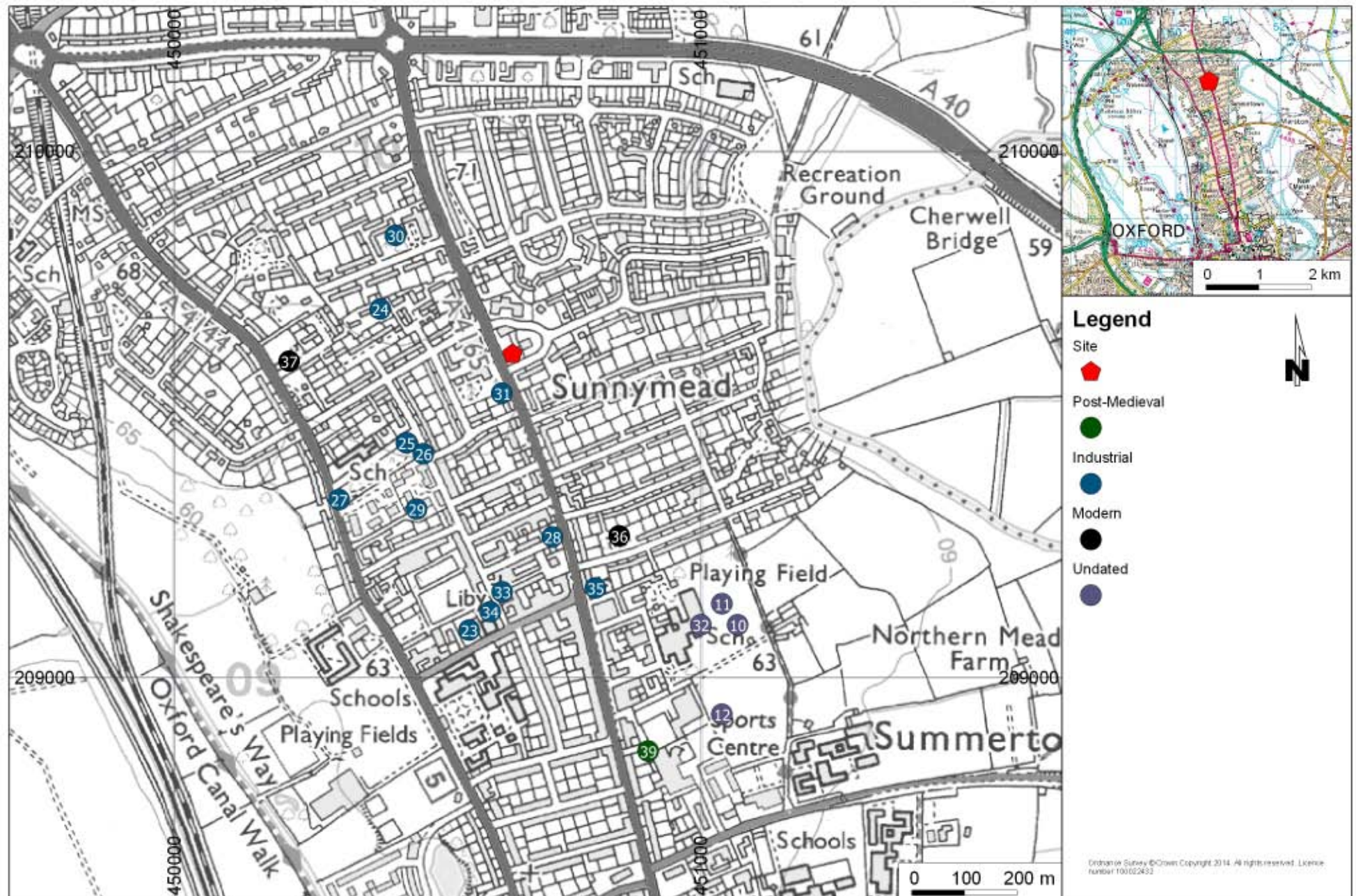


Figure 5: Post-Medieval, Industrial, Modern and Undated Historic Environment Record Sites

The general trend of artefact distribution in the area is a broad linear pattern from the Wolvercote Channel in the north to Cornish's Pit in Iffley. The line within the study area appears to roughly follow the line of Banbury Road following the line of the Summertown-Radley Second Gravel Terrace (Beckley & Radford 2011a, Fig. 1). However, this trend may be misleading as flanking alluvial deposits may mask further contemporary deposits.

Mesolithic and Neolithic

A flint knife was recovered as a residual find within a Roman refuse pit 100m to the north of the development site located on the Cutteslowe housing estate (**JMHS 7**, NMR 338435: SP 506 098). This is the only find of these periods from within the study area.

This data means that at present we have very little indication of activity associated with the Mesolithic and Neolithic period in the study area.

Bronze Age and Iron Age

An assessment of aerial photographs in the NMR numbered (SP5109/2 SP511090 24June1990 NMR4659/25; SP5109/3 SP512091 24June1990 NMR4659/26; SP5108/1 SP510089 24July1990 NMR 4384/23; SP5108/2 SP511089 24July1990 NMR4384/24) that were observed for a Desk-Based Assessment at Summer Fields School (Soden and Thompson 2014) noted the remains of cropmarks running along the edge of the river terrace. Two of these features were noted as potential ring ditches. These included a larger circular feature (**JMHS 8**: SP 5118 0924), and a smaller feature that was either a ring ditch or round house (**JMHS 9**: SP 5125 0922). A further group of undated features were also noted including an undated sinuous enclosure ditch (**JMHS 10**: SP 5107 0910, Fig. 5), a straight sided enclosure with ring (**JMHS 11**: SP 5104 0914) and a series of linear ditches (**JMHS 12**: SP 5104 0893), some of which had become truncated by later agricultural activity. These features could in essence date from any time from the Bronze Age to the early medieval period.

The aerial photographs of Summer Fields accompanied by those of University Parks show that a rich assortment of archaeological sites once occupied the terrace between the rivers Thames and Cherwell, which is now covered by the suburbs of North Oxford.

An archaeological watching brief and excavation was conducted 200m to the south during ground-works for a new house at Walled Garden, Middleway (**JMHS 13**, 26007-MOX23117: SP 50478 09406, Fig. 4). This recorded the periphery of a farmstead that was in use from the late Iron Age. The earliest phase of activity on the site dates to around 50 BC and comprised a possible ditch or pit, a gully, an area of hard-standing and a post built structure possibly a four posted granary.

It seems likely that Middle Way forms the focus of Iron Age settlement in the area, although there are find spots of artifacts further to the northwest outside the study area (Beckley & Radford 2011c). It is possible that contemporary field systems could lie

within the area, but in general a low archaeological potential can be evidenced for these periods at the study site itself.

Roman

The Banbury Road is recognised as the route of an ancient trackway, the history of which was mentioned above. This was known as Port Street in 1004 and is thus recognisable as the course of a Roman road (**JMHS 14**, SP 5055 0972).

Within 100m to the north of the development site six or seven Roman refuse pits were found in 1933 during the laying of a drain on the Cutteslowe housing estate. These contained 1st - 2nd century pottery, pot-boilers, and animal bones (**JMHS 15**, NMR 338435: SP 506 098). This activity may have spread towards the north-east with further pottery sherds being recovered in the area (**JMHS 16**, 14271-MOX10054: SP 5074 0994).

Further Roman settlement activity was recorded 200m to the south at Walled Garden, Middleway (see Iron Age section). A Roman ground surface cut by a Roman ditch was recorded; targeted excavation then revealed Romano-British settlement features including post-structures, gullies, pits and ditches (**JMHS 17**, 26007-MOX23117, NMR 1487646: SP 50478 09406).

Possible Roman postholes were also recorded at 274-276 Woodstock Road, 500m to the south of the development site (**JMHS 18**, 26458-MOX23893; NMR 1546076: SP 5043 0912) and 500m to the northwest Roman coins were found on Davenant Road (**JMHS 19**, 3572-MOX9931: SP 5010 0998).

It seems likely that Middle Way also forms the focus of Roman settlement in the area, however contemporary pottery has been recovered from the wider area (Beckley & Radford 2011d). Consequently the archaeological potential for Roman remains must be considered moderate.

Early Medieval

Part of an early medieval cemetery was uncovered 500m to the southeast during building work in 1898. Associated artefacts included a shield boss, shield grip, knife and spear (**JMHS 20**, 6218-MOX9984: SP 5095 0910). Human bones had been noted close to this findspot earlier in the century when in 1850 skeletal remains with associated Saxon artifacts were uncovered when digging a trench in a garden on the east side of the Banbury Road.

A single pottery sherd of a possible late Saxon date was noted as being retrieved from an area 400m to the northeast of the development site (**JMHS 21**, 14271-MOX10054: SP 5074 0994).

The main focus of Saxon settlement and activity in the region is focused to the south (Beckley & Radford 2011e). The presence of grave goods would point to an earlier date for the cemetery, although this is not always the case. Early Saxon settlement is known from the Radcliffe Infirmary site, although apparently short lived and with no recorded cemetery. Sturdy had previously proposed an early settlement focus north of

the later burh, based on the recovery of stray finds from this area (Sturdy 2004). The activity noted within the study area probably represents activity associated with an outlying farmstead; however the burial could indicate a possible hamlet in the area. Despite this the archaeological potential for this period remains must be considered low.

High Medieval

The only medieval features recognised in or on the edge of the search area are the remains of ridge and furrow that show up on aerial photograph (5297 CPE/UK/2334.PT IV.30sept47:F/12/14,800.58sqdn) at Summer Fields School (**JMHS 22**, SP 5130 0914). This was identified by research by Soden and Thompson (2014). The implication is that ridge and furrow was far more extensive previously across the area now occupied by the north Oxford suburbs.

Regency, Victorian and Edwardian

In the early 19th century, predominantly in the period of the Regency (1811-37), there were a significant number of villas constructed in the Summertown part of North Oxford. The majority of these structures are listed heritage assets that lie some way away from the proposal site. Northern House, 23 South Parade, was built in 1824 grade II listed building (**JMHS 23**, 27348-MOX15009: SP 50560 09090, Fig. 5). Field House, Field House Drive, is a 19th century grade II listed building (**JMHS 24**, 26977-MOX15255: SP 50391 09700). A Historic Building Record of this structure suggested that it was of four phases with the original commencing in 1830. Subsequent work on the structure is dated 1910, further work in 1925 to 1964, and work since 1965. The Lodge, Woodstock Road, built c.1830 grade II* listed (**JMHS 25**, 27399-MOX15505: SP 50446 09438), its gate piers and boundary walls are grade II listed and also dated c. 1830 (**JMHS 26**, 27400-MOX15506: SP 50473 09425; **JMHS 27**, 27401-MOX15507: SP 50313 09338). 275-277 Banbury Road built in 1831 grade II listed (**JMHS 28**, 26884-MOX15527: SP 50718 09267). There is a wall and archway constructed in 1831 within the grounds of 302 Woodstock Road using 12th-14th century material from Beaumont Palace (**JMHS 29**, NMR 338247: SP 5046 0932). Summertown House, Apsley Road, is an early to mid 19th century Grade II listed building (**JMHS 30**, 6781-MOX9997: SP 5042 0984).

Pevsner describes 333 Banbury Road as a rather grand Italianate villa, ashlar, with a tower (Sherwood & Pevsner 1974). Although not a designated heritage asset its inclusion by Pevsner would indicate it has significant local importance (**JMHS 31**, SP 50622 09540), as a number of later listed structures are not mentioned. The earliest recognised phase of this structure is 1823.

The remains of a ha-ha are described as being back-filled at Summer Fields School in 1948 (Soden and Thompson 2014). This feature was supposedly identified on aerial photographs (**JMHS 32**, SP 5100 0910). However, there is also the possibility that what was noted was part of an enclosure ditch of an uncertain date. There seems no reason why a ha-ha should be constructed around a school and it is feasible that the name may have been applied to an already extant feature.

The buildings first noted in the Victorian period include three structures. The former Congregational Chapel, Middle Way, Grade II listed was built in 1843 (**JMHS 33**, 6724-MOX9995: SP 5062 0916). The former Nonconformist Chapel, 10-12 Middle Way, Grade II listed (**JMHS 34**, 11445-MOX10047: SP 5060 0913) by 1859 it was a private house. Summertown Congregational Church on Banbury Road Grade II listed building noted on the map of 1880s (**JMHS 35**, 1003-MOX9921: SP 5080 0917)

St Michael and All Angels Church on Lonsdale Road 500m to the southeast is a grade II listed structure (**JMHS 36**, 27132-MOX15791: SP 50845 09269). This Church was built in 1908-9. It replaced the Church of St. John the Baptist, in Rogers Street that was built in 1832 to serve the new population in the northern part of St. Giles's parish. By 1904 the church was too small, it closed in 1909 and was demolished in 1924 (VCH 1979). The NMR record for this Church erroneously attributes a west tower built in the early-mid 11th century, stating the Church was repaired in 1896 and partly rebuilt in 1908 (NMR 527415: SP 508 092). This is a confused entry and the 11th century tower belongs to Saint Michael by the North Gate. The Church does not have a tower only a bell-cot. The Roman Catholic Church of St Gregory and St Augustine on Woodstock Road, built 1910-11 grade II listed (**JMHS 37**, 27402-MOX15495: SP 50218 09601).

The only building noted in these lists is 333 Banbury Road. Though not a listed building 333 Banbury Road is a building that is noted in both the VCH (1979) and in the Buildings of England Series (Sherwood and Pevsner 1974, 333) as a distinguished building in the Summertown area. As it is noted in two national studies this begs a question of the exact significance of the architecture of the building and its location either on a list of locally important buildings, and perhaps due to its use in national studies of a potential inclusion on any further lists.

4.3 Cartographic Evidence (*By Stephen Yeates*)

Antiquarian maps of Saint Giles' do not show any dwellings in the area of 376 Banbury Road in the 18th century.

A map of the Liberty of Oxford reproduced by the VCH (1979) calls the area later known as Summertown Enclosures, on the opposite side of the Banbury Road to 376 as being called the Hoarstone Close. The name is significant as the first part of the name is derived from an Old English reference to the boundary stone and would indicate that a stone, possibly prehistoric in origin, was located along the line of the Saint Giles and Wolvercote parish boundary between the Banbury Road and Woodstock Road. The exact location is not known precisely but is likely to have been in one of three locations. These are where the boundary meets the Banbury or Woodstock Roads or a further possibility where a right angled bend occurred in the boundary (**JMHS 38**, SP 5032 0964, Fig. 4), used for the coordinates here. The place-name implies that the boundary of Saint Giles' parish from the River Cherwell to the Woodstock Road is undoubtedly the location of a boundary from at least the early medieval period.

The map of Wolvercote parish of 1765 (VCH 1990) shows much of the surrounding area to be arable fields at this time.

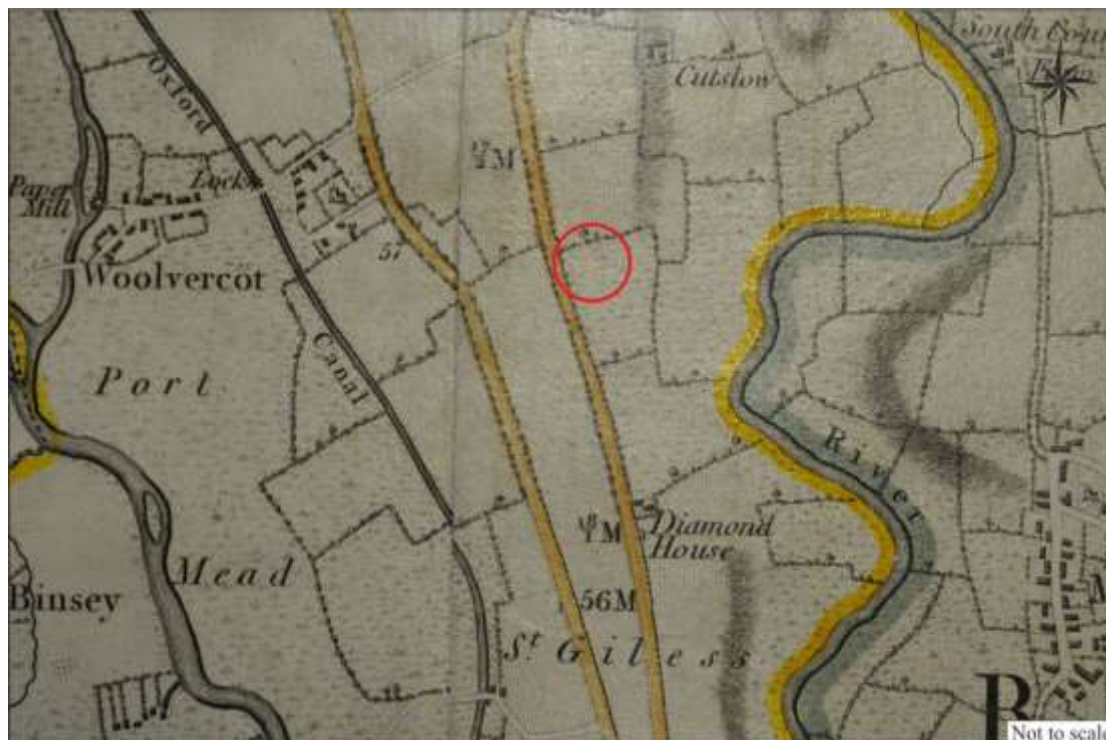


Figure 6 Davis of Lewknor's map of 1797

Jefferys' map of 1767 (CP/103/M/1) shows no development between the Banbury and River Cherwell in the vicinity of the proposal site and the only structures along the Banbury road besides mile stones is the Diamond House marked on the east side of the road (**JMHS 39**, SP 5090 0886). The location of the Diamond House is the only location of 18th or pre-18th century marked on the historic maps.

Davis of Lewknor's map of 1797 (CH.XX/2) shows no development between the Banbury Road and the Cherwell in the vicinity of the proposal site and the only house or buildings in the Summertown area is Diamond House. The area of the Summertown Enclosures has been marked out with a north to south ridge and furrow. The area is called generally Saint Giles' Field.

Smith's map of 1804 (P350/M/1) shows no development along the Banbury Road, besides that already noted.

On Cary's map of 1805 (CH.XXIII/12) the Diamond House is named but is not marked and is the only structure noted in the Summertown area.



Figure 7 Bryant's Map of 1824

Bryant's Map of 1824 that was plotted in 1823 (P345/M/1), shows buildings located in the Summertown Enclosures between the Woodstock and Banbury Road. There are further developments on the Summertown Enclosures on the east side of the Banbury Road to the north of Diamond House. Diamond House lies at the south end of Summertown is marked. 376 Banbury Road is not located on the map, but there are buildings to the east of the Banbury Road that represent farm buildings.

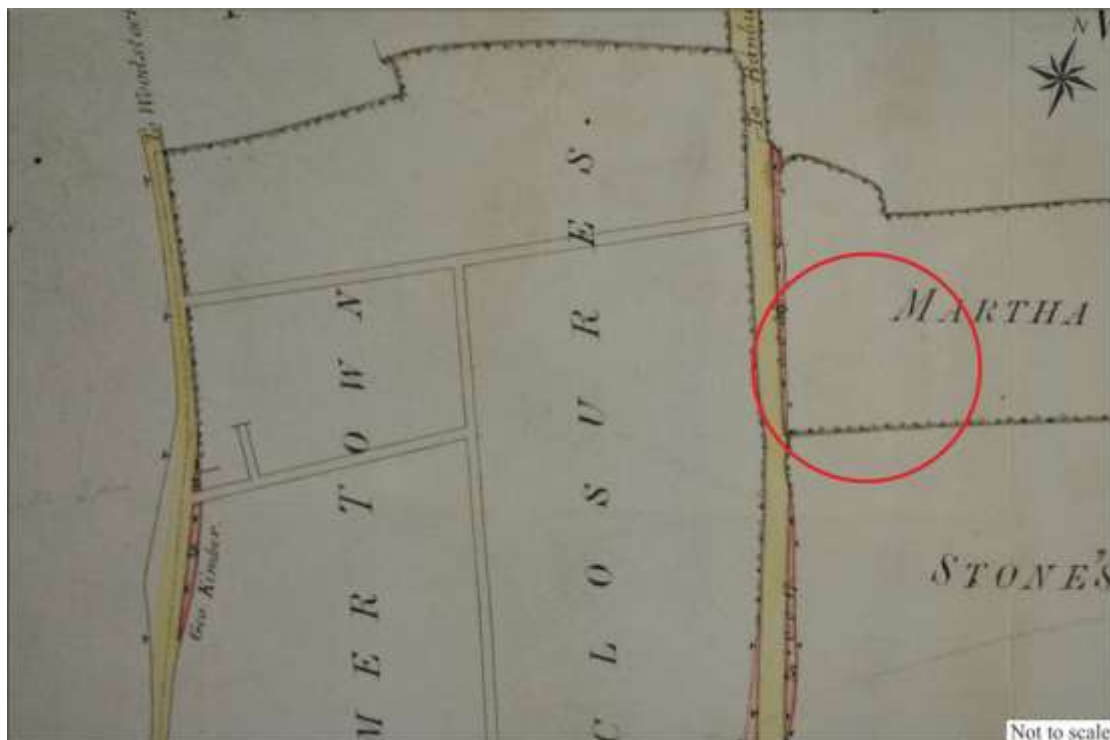


Figure 8 Inclosure Map of Saint Giles' 1832

The Inclosure Map contains three separate plans and is dated *c.* 1832 (QS/D/A/vol E). The Summertown Enclosures have roads marked on them only on Plan A, though development is known to have started across the area. Plan C shows a building of Crews Dudley by Prospect Road and the possible outline of a building on the east side of the Banbury Road to the south of Prospect Road. Prospect Road had its name changed later to South Parade. The location of 376 Banbury Road is shown as an area where no development has taken place.



Figure 9 Ordnance Survey Map of 1834

An Ordnance Survey map of 1834 (CH.XLVII/1) shows houses marked in the vicinity of the Summertown Enclosures, but nothing in the vicinity of 376 Banbury Road. The Ordnance Survey map of *c.* 1850 (CH.XXIV/4) also shows that development has continued in the Summertown Enclosures west of the Banbury Road (Fig. 11).

376 Banbury Road is not shown on the 1:2,500 OS map of 1878 (Fig. 12), although houses are shown on the west side of the Banbury Road. Other large houses with their own grounds also line Woodstock Road. More urban development can be seen on Albert Road and Grove Street to the south.

By 1899 (OS map 1:2,500) Hernes Road has been constructed with associated building plots for detached houses (Fig. 13). This means that the front part of the house at 376 Banbury Road has been constructed and that its construction must be dated to the last 20 years of the 19th century. By the third series of 1913-1921 the area to the south of Hernes Road has a distinctly urban character, although on the opposite side of Banbury Road development ceases at Albert Road. However by 1937 there is considerable development to the north of the site along both Woodstock Road and Banbury Road as well as to the north of Hernes Road.

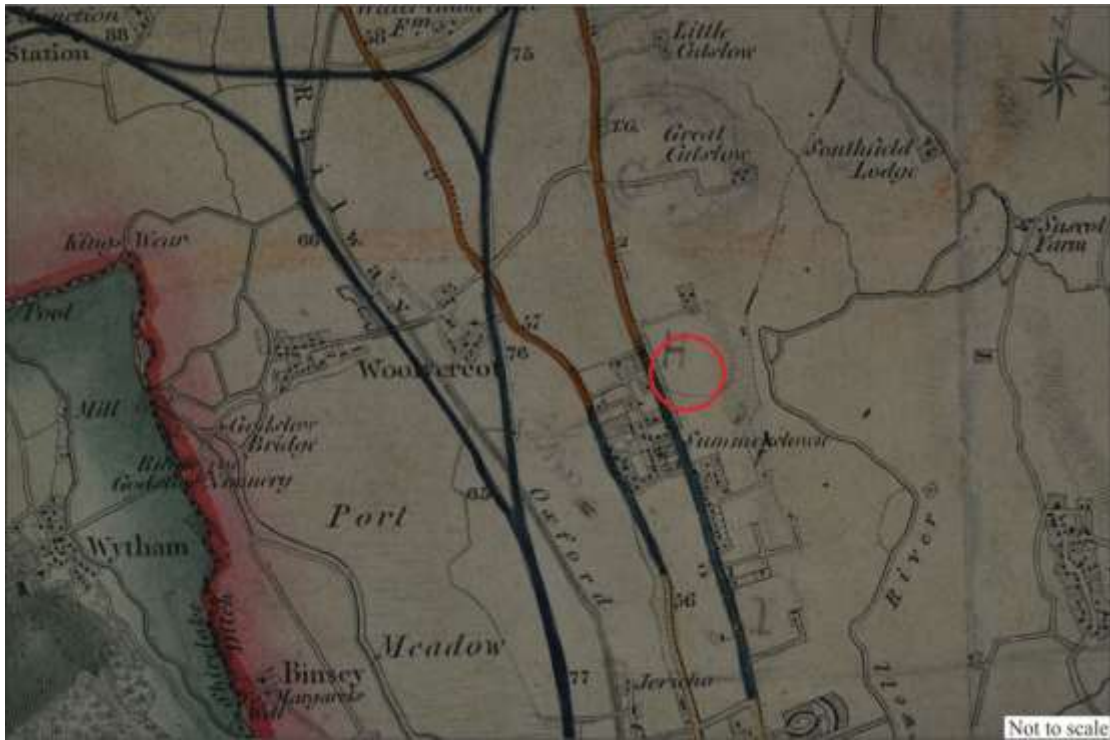


Figure 10 Ordnance Survey Map of c. 1850



Figure 11 Ordnance Survey Map of 1876



Figure 12 Ordnance Survey Map of 1899



Figure 13 Ordnance Survey Map of 1913-21

4.4 Description of 376 Banbury Road (By Stephen Yeates)

Designations

The building is not listed and is not included in a conservation area.

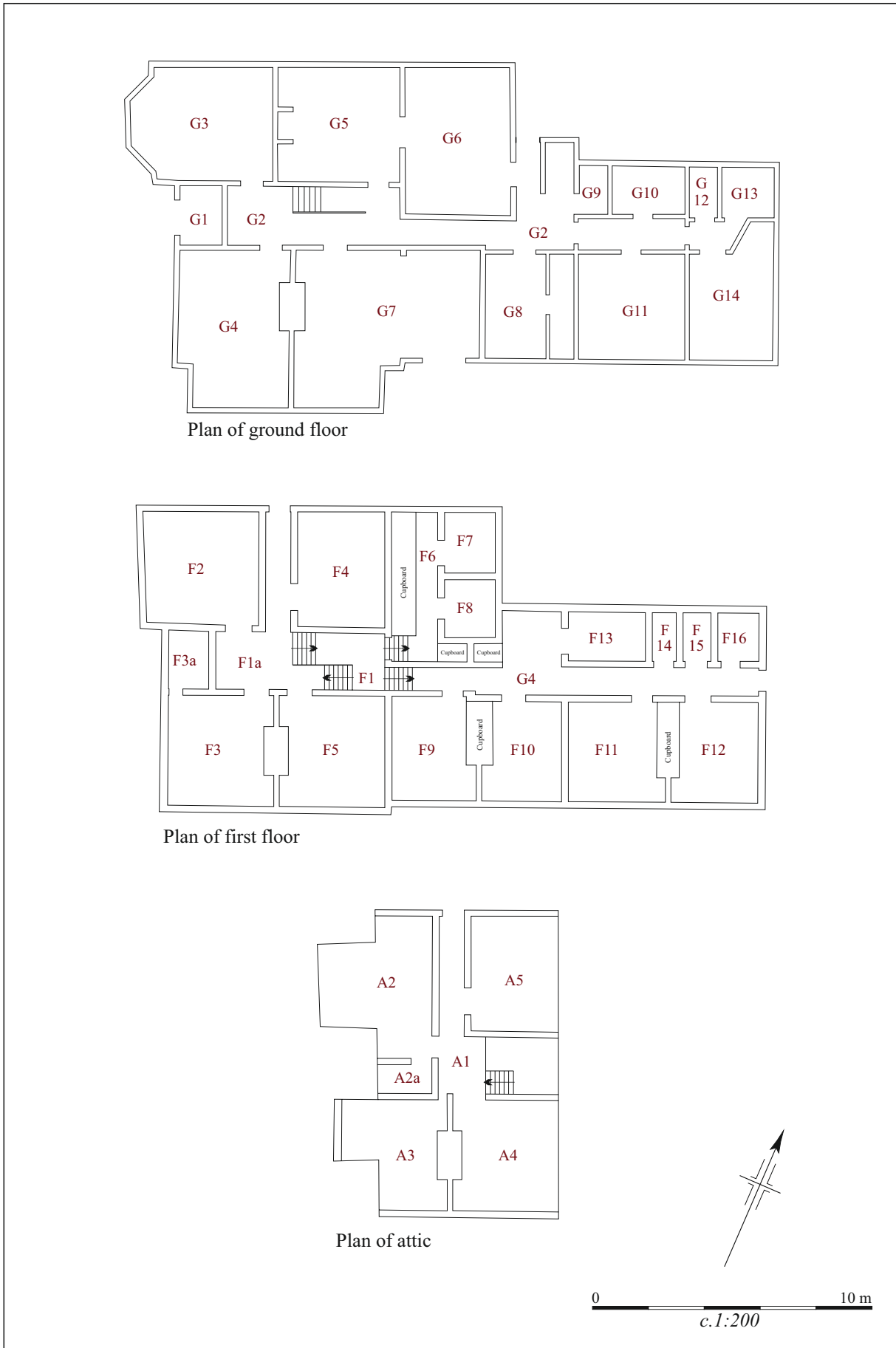


Figure 14: Sketch plans of ground floor, first floor and attic

Introduction and General Description

The structure is a building of two component parts. The earliest part of the building is at the west end of the structure. This component part is a two and half storey building. The structure is of brick with some areas rendered. The main access of the roof is north to south. There are two gables on the front of the building. The rear part of the building is of a later date, and contains a longer range on the east side of the building.

West (front) façade

The west façade is the front façade and faces onto the Banbury Road. There are three bays to the façade. On the left or north side there is a gable end that juts out from the building that is in red brick. On the ground floor there is a bay window with a tile roof. This contains sash windows. Above this on the first floor there is a composite window with three sash windows. In the gable above this there is a further window within a tile fronted wall. The gable has a fascia board.

The right hand or south side of the façade contains two bays. The central bay has a door surrounded by window lights. To the right on the ground floor there is a composite sash window. These two features are protected by a timber framed veranda. On the first floor there are two composite sash windows. Above this a further gable exists using the similar design in its compatriot of a tiles wall, central window with fascia. On the south side there is an extended square bay window that would appear to be an extension of a possible modern date.



Plate 1 West and south façades

South façade

The south façade is also made of two components, but unlike that of the front or west façade one is late 19th century and the other is a later 20th century adaptation. The west part of the building contained the main gable of the 19th century part of the structure. On the ground floor there is the extended square bay window. Above this on the first floor there are two sets of windows containing composite sash windows. The gable

end above this contains a tile-clad wall with fascia. There is a chimney set along the line of the top of the gable.

The extension to the rear contains four bays of which the upper windows are set under the eaves of the roof, while on the ground floor the bays contain a mixture of patio doors and windows. One of these features on the ground floor has a segmented arch. To the rear of the building there is a single storey extension housing a boiler.

North façade

The north façade is also a façade of two phases, with a late 19th century west component and a 20th century east component. The west part of the façade is of red brick. There is an external brick feature on the end of the gable (not sure that it was ever a chimney breast) and a fire escape door has been inserted on the first and attic floors. On the ground floor there is a large window providing light to the back room of the old building. On the first floor above this there is a smaller window and another one alongside it in the modern extension.

The rear of the building's north façade contains a further eastern extension. There is on the ground floor a glazed porch area central placed to the whole building. On the ground floor there are windows adjacent to this (a small window, larger window, and two small windows) and on the first floor a further group of three bays.

East façade

The east façade contains a brick gable with a fire door in the ground floor. There is an offset chimney against the gable, probably attached to a boiler. The boiler occupies a flat roof single storey extension sitting before the gable. This structure juts out to the north.

To the north of this gable it is possible to see part of the rear façade of the part of the building that extends to the north with two window lights on the first floor. On the ground floor there is a large kitchen window of part of the extension.

Roof

The roof is of red slate. The original main roof of the old building runs north to south with large gables on both side. On the south side a chimney is set in the line of the ridge roof line. At the north end there is an external chimney breast. On the front or west of the building there are two gables of slightly different sizes. On the rear of the building the extension has created a long west to east roof with an east gable and an offset chimney. There is a flat roof on the north central part of the first floor of the building.

Ground floor



Plate 2 Stairwell (G2)

The main door in the west façade (a fire or safety door) with simple designed window light surrounds enters a small lobby (G1). In the east wall there is an opening into a rectangular hall (G2) that extends into a long passageway that extends the length of the property to a fire door in the east gable. The staircase in the front of the building is a dog-leg staircase and is probably original or if not a design that was in keeping. There are further steps along the passage that indicates that the floor level on the rear part of the building is higher than the original. At the end of this passage there is the area of the glazed porch that lies on the north side of a rectangular area.

The first door (fire) on the north side of the passage enters a large room (G3). There is a bay window in the west wall and the north wall is blank. The fireplace has presumably been removed and boarded up.

The first door (fire) on the south side also enters a relatively large room (G4). There is a chimney breast in the east wall. The west wall is staggered with a larger window in the longer part of the window. The stagger is to create a long rectangular bay on the south side of the room. This bay has two windows in the south wall and one in the west wall.



Plate 3 Bay window

Beyond the stairwell in the passageway there is a further door on the north side (G5). This enters a room that would have acted as the original kitchen of the late Victorian house. In the west wall there is a chimney breast that is flanked by a cupboard. The design echoes that of a Regency or Georgian structure, but here the built-in cupboards are mainly new. There is a large eight panelled window in the north wall. In the east wall there is a further fire door that leads into the new extension of the building (G6). This room is now the kitchen with new fittings and a window and door (fire) in the east wall. The opening leads back into the passage.

The second door on the south side of the passage leads into an L-shaped room (G7). In the west wall there is a chimney breast with a surviving fireplace surround. This is the most elaborate surviving original feature in the building. The south part of the L-shape extends into the long square south bay, which has two windows in the south wall and one in the west. In the east arm of the room there is a modern patio door in the south wall.



Plate 4 Fireplace in former kitchen (G5)



Plate 5 Windows in G7

The rectangular area at the east end of the passage (G2) has the glazed area on the north side, and a room from the new kitchen on the northwest side. There is one door on the south side of this area of the passage and two doors in the east. The door on the south side enters a washing and heating room (G8). There is a ceramic sink on the west wall, and a window in the south. The room is divided in two with a small long narrow east room used for drying, with a series of large heating pipes. The door on the northeast side of the rectangular end of the passage is to a toilet with small window in north wall (G9).

The door on the southeast side of the passage leads into a further passage. There are two rooms on the south side of this passage (G11 and G14), both with windows in the south wall. The east of these rooms is irregular in shape. On the north side of this passage there is access to a toilet and bathroom (G10, G12 and G13).



Plate 6 Fireplace in G7

First floor

The first floor is accessed via the stairs at the west end of the building, by the main entrance. The stairs ascend to an initial staggered floor or landing. There are further steps rising from the south side of this landing to the east and west. The west stairs ascend to a further landing in the front part of the building (F1a), the old structure.



Plate 7 Fireplace in F3

A door on the southwest side of this landing enters a rectangular room (F3) with a fireplace and chimney breast in the east wall. In the south and west walls there are windows. In the north wall there are two doors, of which the west one leads to a small room above the front door lobby (F3a). There is a window in the west wall.

There is a further door on the southeast side of this landing. In this room (F5) there is a chimney breast and fireplace in the west wall and a composite sash window in the south wall.

On the north side of this landing there is a passage on the east side leading to a fire escape door. The door on the west side leads to a room (F2) with a composite sash window of three pieces. The fireplace in the north wall has been removed and blocked. There is a further door on the east side of the passage to the fire escape. This room has a window in the north wall (F4).

Back on the central staggered lobby there is a further short stairs on the northeast side that leads into a short south to north passage (F6). There is a window at the north end

and a series of modern cupboards on the west side. On the west there are two bathrooms (F7 and F8).



Plate 8 Chimney breast in F5

The passage on the southeast side of the staggered central landing leads into a long passageway (F1b) along the range of the first floor. On the south side of the passage there are four rooms (F9-12) all of which have a window on the south side. Each are treated as a pair and they have a staggered wall between containing built-in cupboards.



Plate 9 Gable interior A3

Along the passage there is a wider rectangular area with a window on the north side. On the east side of this window there is a cupboard, and on the west side there is a small room with a window in the north wall (F13-16). The remaining room on the north side of the passage is a bathroom.

Attic space

The stairs in the front landing on the first floor have a further flight with a dog-leg that leads up to an attic landing (A1). This has glass panelling above the stairwell. On the north side there is a passageway that leads to a fire-escape door.

On the west side of the landing there is a door that leads into a T-shaped room that occupied the north front gable (A2). There was a window in the west gable wall. There is a further small window in the north gable wall. In the south wall there was a further door that entered a walk-in cupboard (A2a).

The west door on the south side of the landing leads into an L shape room with the west arm extending into the front south gable (A3). There is a chimney breast in the east wall, a continuation of the feature and in the same location (not staggered) on the ground and first floor. The location of the fireplace is boarded over suggesting that there was originally a fireplace here. There are built in cupboards to the south of the chimney.

The second door on the southeast side of the landing leads into an area of unlit attic space (A4), with the chimney breast in the west wall.

A further door is located along the north passage that leads to the fire-escape door. This opens up into a long narrow room with no lighting (A5), but with a plastered sloping ceiling.

Phases

There would appear to be two main phases of the building. This can be ascertained structurally and from later map evidence. The earliest phase saw the construction of a roughly square building with 2 ½ storeys. On the ground floor this would have contained an entrance lobby and hall with stairwell around which four rooms were arranged. The room on the northeast corner would have been the kitchen. The first floor would have contained five rooms around a landing and stairwell. The fifth room was a small box room located over the ground floor entrance lobby. The stairwell continued up into the attic and here there would essentially have been two functioning rooms located in the front gables of the house. There are no indications that the two rear units ever had lighting and as such they would have operated as conventional attic space. There were two chimney breasts originally that were located between the two rooms on both the north and south side of the building. These were both internal and helped to support the main roof ridge. This house is shown on the second edition Ordnance Survey map of 1899 but not on the first so that means that it was constructed at some time 1880-1899.

The second phase is not shown on the Ordnance Survey maps of 1946 and 1957. However the structure on the site appears to be more elongated and rectangular on the maps produced 1972-77 and 1982-94. It is likely that the rear extension took place in the mid part of the 1970s, however, some of the materials look newer than this, but they may be replacements. These alterations saw the addition of an extension to the east with the addition of a 2 storey structure with a central passageway with four rooms to the south and a kitchen and toilet and washing facilities to the north. A boiler room was attached at the east end. These alterations saw the removal of large parts of the back wall of the original building so that ground floor rooms could be made larger. The insertion of passages to fire-escapes on the first and attic floors caused the removal of the chimneybreast on these floors. This means that key features that were specifically of this period have been lost. The windows and doors have also been replaced.

Listed Status

The building is not listed and is not in a conservation area.

Historic and Architectural Assessment

The house historically is part of the Victorian expansion of North Oxford. However, it is not part of the early development of the area, for example Norham Gardens or Park Town, and as such falls outside the conservation area.

The North Oxford Conservation Area is filled with large and imposing Victorian Villas. In contrast to those structures this building originated as a more modest affair, a large house but not in essence a villa. The Victorian building in its day would have been visually pleasing but not exceptional. It is visually noticeable along the Banbury Road, but this is primarily due to its location on a corner plot.

The extension has very little architectural merit. The alterations at this time have caused the removal of structural elements such as parts of the rear wall of the building and the internal removal of the north chimneybreast. The alterations have also caused the removal of period details. All of the fireplace surrounds of the north chimney have been lost. On the south only three survive, one on the ground floor and the other two on the second floor. All of the period doors have been lost as these have all been replaced by fire doors. The windows also look as though they have been substantially replaced.

5 DISCUSSION

5.1 The Archaeological Potential of the Site *(By David Gilbert and Stephen Yeates)*

The building is not listed and is not in a conservation area and is thus not classed as a heritage asset. Though probably a pleasing reasonably large Victorian house the alterations to the building have degraded significantly its original features.

For below ground archaeological remains the potential for Palaeolithic remains must be considered moderate to good with the possibility of deposits related to the nationally significant Wolvercote Channel Deposits, situated to the north. Features associated with locally significant Roman settlement of the area also have a moderate chance of being present within the development area.

Such deposits and features may have been already impacted upon by the initial construction of the building, however depending on the depth of foundations and stratigraphic sequence in the area pockets or intact layers could remain undisturbed. The proposed demolition of the building's foundations and the building of new foundations, basements or new service trenches could impact upon any surviving deposits.

While the records would suggest that there is a relatively low potential for buried archaeological remains of other periods within the development area this may be due to lack of fieldwork conducted in the area.

5.2 The Impact of Previous Development on Potential Archaeological Remains *(By Stephen Yeates)*

Davis of Lewknor's map of 1797 indicates that that the area to the north of the Diamond House on the east side of the Banbury Road was divided into fields and used as rough pasture or meadow lands. However, an archaeological assessment of the Summer Field School suggested that there were indications of ridge and furrow across the area. This means that it is possible that there was some degradation of the area if any archaeology existed on the site but that the area had been enclosed and was under pasture by the later part of the 18th century.

The land is known to have been built on first 1880-99. Further building activity occurred in this local in the 20th century as the house expanded. This means that destruction of any potential archaeological remains has occurred where the foundations are located.

5.3 The Impact of the Proposal Area on Heritage Assets *(By Stephen Yeates)*

The Palaeolithic deposits in the North Oxford terraces are considered to be deposits of a national importance. Unless archaeology is carried out it is not known if this material extends onto the site.

Though a number of listed buildings were noted in the study area it can be stated that there will probably be little visual impact on them. The Buildings of England and VCH both make a case for the significance of the Italianate Villa of Summer Hill House as an important Summertown structure and a structure that is described architecturally in a national survey. This building is thus here considered to be a heritage asset and thus the development of 376 Banbury Road will have an impact on 333 Banbury Road. Other listed structures in the area are not visible from 376 Banbury Road.

6 CONCLUSION (By Stephen Yeates)

The building at 376 Banbury Road is not a listed building and is not located in a conservation area. Though the structure may have been a pleasing structure in its day it has subsequently been degraded and there are few period features of the original building surviving.

There is a moderate to good possibility of below ground Palaeolithic deposits of national significance being present in the area. Other archaeological material has been found in the local vicinity of Roman and Iron Age date that may indicate a possibility that features of these dates may be located in the area. The Banbury Road is regarded from historical sources to be the location of a stoned Roman Road, which potentially follows the course of an earlier track or runs adjacent to one. This implies that the areas along the side of the road again have the potential for activity from these periods.

The intention is to replace 376 Banbury Road.

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VCH 1990 *A History of the County of Oxford: Volume 12: Wootton Hundred (South) including Woodstock*, Oxford: Institute of Historical Research London / Oxford University Press

7.2 Historic Maps

Oxford Liberty Map c 1750 (VCH 1979)

Wolvercote Parish 1765 (VCH 1990)

CP/103/M/1 1767 Jefferys' Map

CH.XX/2 1797 Davis of Lewknor's map

CH.XXIII/12 1805 Cary's Map

P350/M/1 1804 Smith's Map

Cat. No. SC 68 1821 Sale Catalogue plan

P345/M/1 1824 Bryant's map

QS/D/A/vol E c 1832 Inclosure Maps of Saint Giles (Plan A and Plan C)

CH.XLVII/1 1834 OS map

CH.XXIV/4 c 1850 OS map

1:2,500 OS Map 1876 (Oxon 33.6, Oxon 33.7)

1:2,500 OS Map 1899 (Oxon 33.6, Oxon 33.7)

1:2,500 OS Map 1914 (Oxon 33.6)

1:2,500 OS Map 1921 (Oxon 33.7)

1:2,500 OS Map 1937

1:2,500 OS Map 1957

7.3 Gazetteer of Historic Environment Data

ID	Period	Identifying Number	X coordinate	Y coordinate	Description
1	Palaeolithic	808-MOX10002	450900	209300	Lonsdale Road: Palaeolithic hand axe
2	Palaeolithic	14271-MOX10054	450740	209940	Cavendish Road: Palaeolithic hand axe
3	Palaeolithic	6783-MOX11995	450200	209900	Davenant Road: Flint flakes of a palaeolithic date
4	Palaeolithic	NMR 338786	450300	210000	Wolvercote Gravels: Two further hand axes
5	Palaeolithic	3577-MOX9935	451000	209290	Lonsdae Road: Palaeolithic implement
6	Palaeolithic	3674-MOX9958	450600	209000	Summertown: Palaeolithic implement
7	Prehistoric	NMR 338435	450600	209800	Cuttesslowe: Residual flint of a Mesolithic to Bronze Age ditch in Roman pits
8	Late Prehistoric		451180	209240	Summer Fields School: Large circular feature believed to be a ring ditch
9	Late Prehistoric		451250	209220	Summer Fields School: Small circular feature believed to be a ring ditch or a round house
10	Undated		451070	209100	Summer Fields School: Sinuous enclosure ditch
11	Undated		451040	209140	Summer Fields School: Straight sided enclosure with ring
12	Undated		451040	208930	Summer Fields School: Series of linear features
13	Iron Age	26007-MOX23117	450478	209406	Walled Garden, Middleway: Ditch or pit, gully and an area of hard standing associated with Iron Age settlement
14	Roman		450550	209720	Banbury Road: This was recorded as the Port Street in 1004, a recognised name associated with Roman metalled roads
15	Roman	NMR 338435	450600	209800	Cuttesslowe: Refuse pits associated with 1st-2nd century material
16	Roman	14271-MOX10054	450740	209940	Cuttesslowe: Roman pottery scatter
17	Roman	26007-MOX23117	450478	209406	Walled Garden, Middleway: Roman ground surface cut by a Roman ditch, post structures, gullies, pits and ditches
18	Roman	26458-MOX23893	450430	209120	274-276 Woodstock Road: Roman postholes
19	Roman	3572-MOX9931	450100	209980	Davenant Road: Roman coins were recovered
20	Early Medieval	6218-MOX9984	450950	209100	Summer Fields School: Early medieval artefacts including a shield boss, shield grip, knife and spear were uncovered in the vicinity where human remains were also noted
21	Early Medieval	14271-MOX10054	450740	209940	Cuttesslowe: A single sherd of later early medieval pottery
22	Medieval		451300	209140	Summer Fields School: Medieval ridge and furrow
23	Industrial	27348-MOX15009	450560	209090	Northern House, South Parade: A listed building constructed 1824

24	Industrial	26977-MOX15255	450391	209700	Field House: A listed building originally constructed in 1830
25	Industrial	27399-MOX15505	450446	209438	The Lodge, Woodstock Road: a listed building constructed c 1830
26	Industrial	27400-MOX15506	450473	209425	The Lodge: Gate Piers of c 1830
27	Industrial	27401-MOX15507	450313	209338	The Lodge: Gate Piers of c 1830
28	Industrial	26884-MOX15527	450718	209267	275-277 Banbury Road: Listed building of 1831
29	Industrial	NMR 338247	450460	209320	302 Woodstock Road: Reconstructed archway of the 12th-14th centuries from Beaumont Palace. Reconstructed in 1831
30	Industrial	6781-MOX9997	450420	209840	Summertown House: A listed building of the early to mid 19th century
31	Industrial		450622	209540	Summer Hill Villa: An Italianate villa described by Sherwood and Pevsner, and thus of at least local importance if not national. The earliest phase is c 1830
32	Undated		451000	209100	Summer Fields School: The remains of a ditch on aerial photographs interpreted as the ha-ha that was backfilled in 1948
33	Industrial	6724-MOX9995	450620	209160	Congregational Chapel, Middle Way: A listed structure that was built in 1843
34	Industrial	11445-MOX10047	450600	209130	Nonconformist Chapel, Middle Way: A grade II listed building that was out of use by 1859 and transformed into a private house
35	Industrial	1003-MOX9921	450800	209170	Summertown Congregational Church, Banbury Road: A grade II listed building on the OS maps of 1880s
36	Modern	27132-MOX15791	450845	209269	Saint Michael and All Angels, Lonsdale Road: A listed building
37	Modern	27402-MOX15495	450218	209601	Saint Gregory and saint Augustine Roman catholic Church, Woodstock Road: A grade II listed building
38	Prehistoric		450320	209640	Hoarstone Close: The name refers to a boundary stone and is of an Old English origin. Often these stones were of a prehistoric origin and simply re-named for their modern use
39	Post-Medieval		450900	208860	Diamond House: The house is the only settlement marked along the Banbury Road on 18th century maps. It thus indicates an area of settlement that is at least of that century but likely earlier. In its later period the building was used as a public house