



JOHN MOORE HERITAGE SERVICES

ARCHAEOLOGICAL MONITORING OF DEMOLITION

OF

CALTHORPE HOUSE, 60 CALTHORPE STREET,

BANBURY, OXFORDSHIRE

NGR SP45450 40345 centred

On behalf of

Cherwell District Council

SITE CODE: BACS 14

PROJECT CODE: 3001

MARCH 2014

Archaeological Monitoring of Demolition

Introduction

This summary report presents the results of the archaeological monitoring at Calthorpe House, Calthorpe Street, Banbury conducted on 17 & 18 February 2014 (Fig. 1).

Cherwell District Council has submitted a planning application (13/01709/CDC) for redevelopment of the site to provide 15 apartments over four floors (with the fourth floor set back). In line with NPPF, Oxfordshire Historic and Natural Environment Team (OHaNET) recommended two conditions relating to an archaeological watching brief be attached to the permission. The first condition requires the approval of a written scheme of investigation (WSI) in advance of development commencing and the other requires the watching brief to be undertaken in accordance with the approved WSI.

The site area is situated on the lower east facing slopes of the Cherwell valley, with the River Cherwell passing the site some 650 metres away in the same direction. The land falls broadly from south-west to north-east along the line of Calthorpe Street from approximately 105 m AOD at the junction with South Bar Street to some 97m AOD in the High Street.

Calthorpe Street falls by about 1.5m alongside the site from 100.2m AOD at its southern end to 98.7m AOD close to its northern boundary. The ground also slopes downwards within the car park from the south-eastern corner of the proposed development area towards the existing access. The garden in the north-eastern part of the site is relatively level, but is raised above the surrounding boundaries and terrace to the east by approximately 0.5m. The location is centred at NGR SP45450 40345.

The proposed development area is situated on the Lower Lias (GSGB Sheet 201), an Early Jurassic formation laid down between 208 and 178mya (Sumbler 1996). The Lias group outcrops over an extensive area in and around Banbury and is dominated by mudstone (ibid.). The Lower Lias in Banbury consists predominantly of dark bluish grey clays.

Demolition of the building had already taken place and the archaeological watching brief consisted of monitoring the removal of six large (2.8×2.8×1.2m) concrete piers and the lift-shaft (2.8×2.8×3+m) of the previous structure.

Natural sandy clay of the Lower Lias (106) was revealed during groundworks. Cut into this material at the north end of the site was the sub-rounded shaft (103) for the well **104**. Backfill (105) of the well yielded fragments of a nineteenth century gravestone. No further archaeological features or finds were recovered.

Further monitoring was discontinued when it became apparent that only the northern, truncated part of the area was to be impacted upon during this phase of works. The southern portion of the proposal area was not subject to invasive action during the removal of the piers.

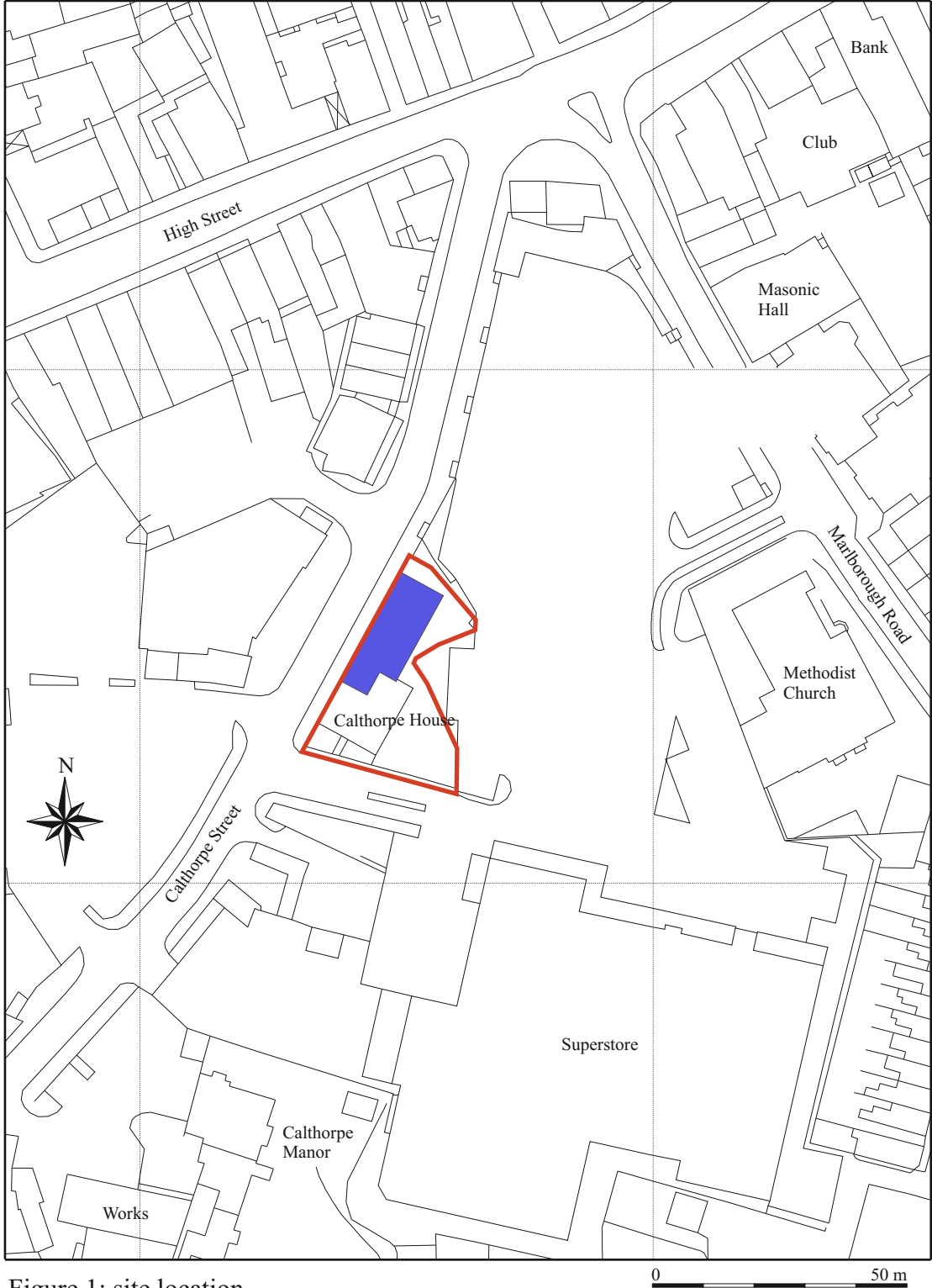




Figure 1: site location

-  Site
-  Monitored area during demolition