

JOHN MOORE HERITAGE SERVICES

**HERITAGE IMPACT ASSESSMENT**

**ON**

**OXFORD THAMES FOUR PILLARS HOTEL,**

**SANDFORD-ON-THAMES, OXFORDSHIRE**

**NGR SP 53208 01850**

*On behalf of*

*Henry Riley LLP*

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## **SUMMARY**

*This document represents an investigation of the potential for archaeological remains on land at the Oxford Thames Four Pillars Hotel, Sandford-on-Thames, Oxfordshire (NGR SP 53208 01850). The site is the location of a historical site, but development has been permitted in Green Belt land due to certain circumstances. The archaeology is a non-designated heritage asset. The site was historically known as a Manor, Templar Preceptory, Hospitaller Preceptory, Manor Farm, Temple Farm and all of these are used in various places for the site in different time periods.*

*Sandford-on-Thames is a historic parish that previously contained parts of Littlemore. Historically it was located in the Hundred of Bullingdon and the County of Oxford, it is now in South Oxford District and the modern County of Oxfordshire. The site is located on a low spur or terrace in the junction to the south of Littlemore Brook with the River Thames.*

*The search area, 1km radius, revealed sporadic activity for the Stone Age, Bronze Age and Iron Age, there was more activity for the Roman period due to the Oxford pottery industry. Activity tails off again in the earliest part of the early medieval period before becoming focused on the site perhaps from the 9<sup>th</sup> or 10<sup>th</sup> centuries AD. The site continued as a manorial site to the 13<sup>th</sup> century, when it was granted to the Knights Templars. This Preceptory is considered to be the second largest Templar complex in England after their main centre in London, it is thus highly important. It is possible to identify the location of certain buildings and with the help of other sites excavated in England start to put forward a plan. The Templar order was dissolved at the beginning of the 14<sup>th</sup> century and by 1325 it is known that the site had passed to the Knights of the Hospital of Saint John. One thing that sets this Templar complex out from others is that its cartulary, called the Sandford Cartulary, survived, no other Templar document like this survives from England. The Hospitallers were dissolved at the start of the 16<sup>th</sup> century and from that time the site reverted to being a manor. The buildings of the Preceptory were transformed and altered for more domestic use than religious life, the nature of other buildings were transformed and over time a number of them were destroyed.*

*The complex had at its heart a courtyard set to the north of the Chapel that probably included a Great and Little Hall and a Dormitory. The listed chapel / barn and the west range of the old farmhouse (now College Hall) are derived from some of these structures and contain indications of a 13<sup>th</sup> and 14<sup>th</sup> century origins. To the west of the main complex there was a further yard that probably contained a kitchen block and a yard to the north that contained an Infirmary and Infirmary Chapel. A Reardorter should also be suspected in this area. There is also the likelihood that around the Chapel a cemetery was established, which may be problematic, but the possibility of its existence should not be denied as it is a felony to move a human burial without a licence from the Home Office. To the south of the chapel a series of barns and other farm buildings were undoubtedly established.*

*Previous archaeological mitigation has been problematic and the client appreciates this fact, promising better action in the future. The Thames Valley Archaeological Services report is confusing to say the least with trench numbers and remains not necessarily showing what they should in what places. Trench 2 did not reveal any*

*significant archaeology, yet it is apparent from this investigation that it was either to the east of the Infirmary Hall or ran up the centre of the Infirmary. Either way no further archaeological work took place for the construction of Brook House. Trench 3 in the courtyard between the angle of the two barns also appears to have found wall remains running at a different angle to the Templar complex, and it can be assumed that this may be linked to something earlier. Evaluation, survey and watching brief were carried out from 2011 and 2013, but the archaeological work for an eastern accommodation block was not carried out. This area appears to possibly have the large end of a Tithe Barn, but is also close enough to the east end of the former chapel to be in an area where burials could be suspected.*

*The current proposal is for the reworking of the complex in five areas. The first of these is a new reception area with attached link that would hug the large listed Chapel Barn. This would potentially disturb archaeology. At the east end of the Chapel Barn there is the potential to disturb burials. The second alteration is a new lounge in the current courtyard. The TVAS Trench 3 wall would also imply that there may be earlier structures under this area that predate the Templar complex. The alterations to create further accommodation on the south side of the hotel could also affect archaeological remains, the south boundary wall of the Preceptory. The alterations may have an impact on the archaeology. It is presumed that this area may fall into the agricultural enclosure of the complex that lies on the south side of the complex. The alterations proposed to the Chapel Barn and its conversion to a banquet and wedding hall occur in an area where burials may be suspected.*

*There are concerns about previous archaeological or heritage mitigation policies on the second largest Templar complex in England after London. Permission should be granted with the appropriate mitigation policy, which is dependent on the County Archaeological Officer.*

# 1 INTRODUCTION

## 1.1 Origins of the Report

This heritage impact assessment was requested by Henry Riley LLP, which is part of Riley Consulting. The report is a heritage impact assessment (minus listed buildings) on the Oxford Thames Four Pillars Hotel, Sandford-on-Thames, Oxfordshire (SP 53208 01850). The heritage impact assessment is primarily carried out to assess the remains and location of the early, high and late medieval development on the site of the hotel.

## 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 protecting the 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 West Midland Plan was revoked 20<sup>th</sup> May 2013 under the Regional Strategy for the West Midlands (Partial Revocation) Order of 25<sup>th</sup> April 2013. The revocation of the West Midlands 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 authority (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.

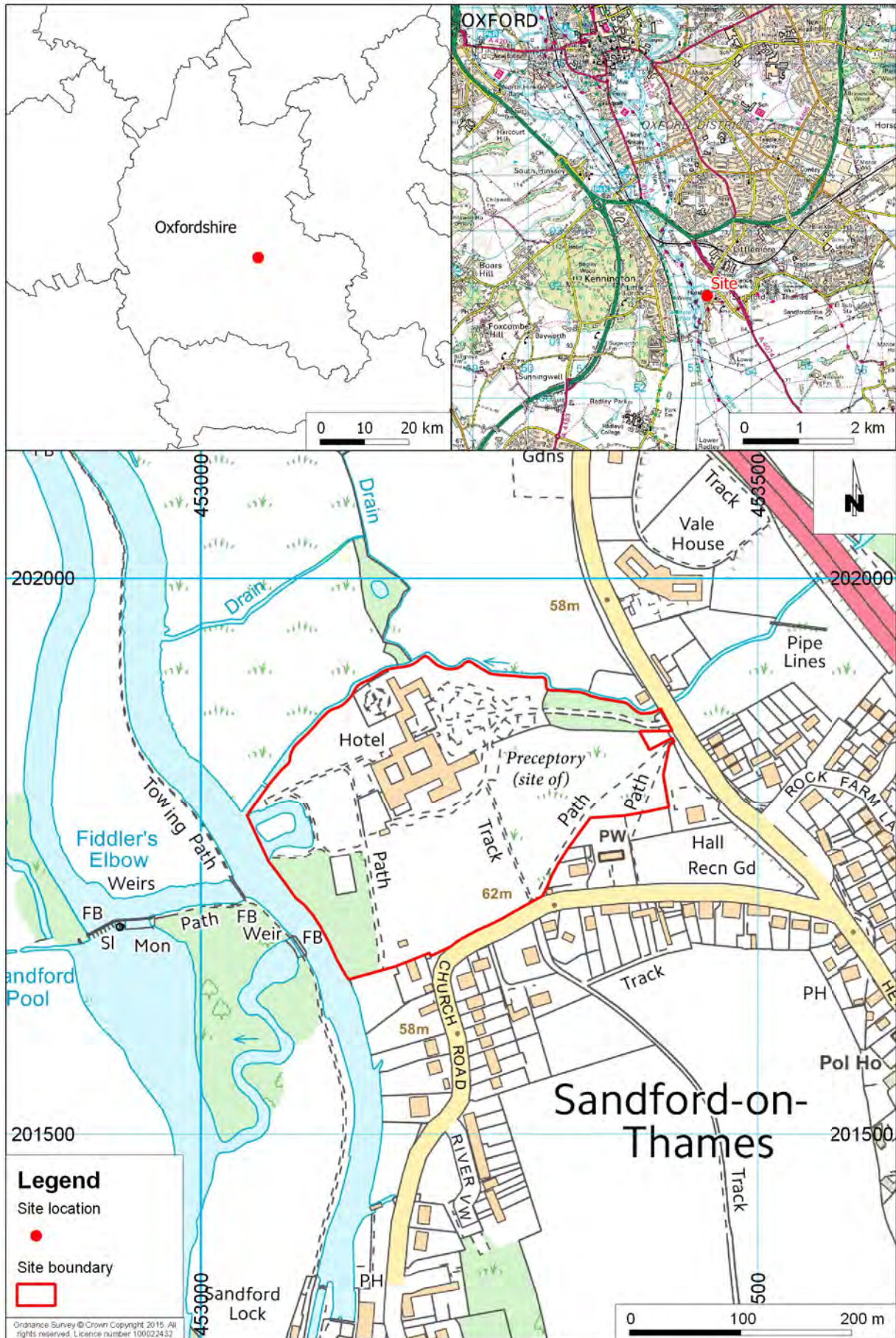


Figure 1: Site location



Those points to consider in the local plan that affect listed buildings and conservation areas include LB2 (proposals affecting listed buildings or their settings), and LB3 (change of use of listed buildings).

### **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 using existing information. It additionally follows the Chartered Institute for Archaeologists (CifA 2014) *Standard* definition of a heritage impact assessment (CifA 2014). 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 Chartered Institute for Archaeologists' guidance paper for desk-based assessments (CifA 2014). 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 a Chartered Institute for Archaeologists *Standard Guidance* paper (CifA 2014).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic, photographic 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 Historic Environment Record (HER)
- The Oxfordshire History Centre
- National Monuments Record photographic collection

The Oxfordshire 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 (2008b) 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.

Archaeological work has been carried out to some extent on the site. The assessment of its potential has, therefore, relied on predictive modelling based on the limited archaeology and the known distribution of remains within an irregular polygonal shape located around the site (that is centred on NGR SO 71479 92596). The information about heritage assets both designated (scheduled ancient monuments and listed buildings) and non-designated heritage assets within the search area have been collated to provide a wider picture of the historic development of the landscape and thus the potential of surviving heritage assets in the vicinity.

The available evidence is derived from casual finds, archaeological investigations, standing buildings and historical records located in the wider polygonal search area. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance and investigation in

the search area. 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.

The advent of the NPPF (2012) has raised wider issues of impact on heritage assets, to involve not only physical damage but also visual impacts in a wider heritage or historic landscape. The visual impact assessment has been carried out under the following guideline documents Highways Agency (2007), English Heritage (2011a; 2011b), Landscape Institute and the Institute of Environment Management (2013), and the Landscape Institute (2011).

## **2 THE SITE**

### **2.1 Location (Figure 1)**

The Oxford Thames Four Pillars Hotel is located on the northern edge of the village of Sandford-on-Thames, Oxfordshire (NGR SP 53208 01850). Sandford is a historical parish, which was originally located in Headington Hundred, later Bullingdon Hundred, and in the historic County of Oxfordshire. The site is now located in South Oxfordshire District and the modern County of Oxfordshire.

### **2.2 Description (Figure 1)**

The hotel contains a range of buildings set in its own grounds, with an access road from the east. To the south of the hotel there is open land beyond which is the village of Sandford-on-Thames, with the village church located on its northern edge. To the west is the River Thames, and to the north is the Littlemore Brook. Beyond Littlemore Brook are further fields.

### **2.3 Geology and Topography**

Topographically the hotel is located on a northwest low bluff, which is the end of a projecting spur of a low hill under and to the south of Sandford village. The Ordnance Datum height is between 55m and 58m.

The underlying bedrock is a Beckley Sand Member a sedimentary deposit formed 156 to 161 million years ago in the Jurassic Period ([mapapps.bgs.ac.uk/geologyofbritain/home.html](http://mapapps.bgs.ac.uk/geologyofbritain/home.html)). To the north and west of the site the Beckley Sand Member is covered with Alluvium a superficial

deposit of a clay, silt, sand and gravel mix, which has developed over the last 2 million years in the Quaternary.

### **3 PROPOSED SCHEME**

There are a number of proposals that are incorporated into this scheme. These include the construction of a new reception at the east end of the listed barn, a new lounge in the courtyard, alterations to certain accommodation units with further additions and redevelopment of the bar area with the addition of a terrace. Further to this the wedding reception area will be relocated.

The alteration to the entrance and the addition of a new reception area is designed to make the hotel more welcoming and to emphasise the entrance, a feature that is not evident in the current design. This will include the addition of a new block at the end of the large listed barn, which formerly operated as a chapel to the Templar complex. Further to this there will be a proposed new link running along the side of the historic chapel / barn.

A further part of the proposal is for the insertion of a new lounge area inside the current courtyard that lies between the right-angle of the two listed structures (chapel / barn and barn / farm building). Most of the current open area here will be taken up with the new construction and the current courtyard will be reduced in size.

Alteration to the accommodation will include the conversion of the current conference centre into a new accommodation block. This will mean the reduction of the walls leading to the elevation of the building. Adjacent to this there will be the insertion of two small new accommodation blocks and the landscaping of a new courtyard.

The restaurant and bar area will be altered which will include the new access to the bar, development of the bar area, alterations to the restaurant and also the addition of a terrace outside the complex to open up the garden and the Thames to guests.

The final alteration will be the relocation of the banquet and wedding hall to the listed barn / chapel. It is unclear how this will affect the physical structure of the listed building.

### **4 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND**

A historic impact assessment is designed to provide an independent assessment in accordance with Cifa guidelines. This section thus contains a historical development of the area, the known archaeology of a surrounding search area, cartographic evidence, aerial photographic evidence and a site visit. Some information may thus be duplicated due to this.

## 4.1 The Historical Development

There are three early grants that mention Sandford (VCH 1957, 267-75). The earliest is dated 811 and is associated with Ceonulf, King of the Mercians, and awards 10 manentes to Abingdon Abbey. The second is from Athelstan and concerns the giving of 5 cassati to the abbey. The last grant is concerned with 8 ½ hides from Athelward at a place called Sandford. However, with the last grant it is not apparent if it is this Sandford that is being referred to.

The earliest recorded form of Sandford recognised by Gelling (1953, i.186) is *Sandforda* dated to 1050 and also *Sandfordan* and *Sandforda* dated to 1054. The etymology of the name is straight forward and is simply a reference to the sandy ford.

The grant of 1050 concerns Edward the Confessor giving a grant to Earl Godwin of 4 hides at Sandford (VCH 1957, 267-75). In 1054 the estate passed to Abingdon Abbey on the insistence of Harold Godwin on his father's death. The abbot had four years previously transferred the rights in Sandford to Blacheman (Blackman) who built the church of Saint Andrew near the abbey. Tradition has it that this church was established at Andersey (VCH 1962, 27-39), but it should also be noted that the church of Sandford is dedicated to Saint Andrew.

There are three accounts of the manors of Sandford in 1066 and 1086 as accounted in the Domesday Book (Morris 1978, 9.3-5, and note). All of these holdings are listed under the Abbey of Abingdon. The first estate listed was of 10 hides and was held by Blackman the priest, and in 1086 it was held by Wenric. The account of the manor records 7 villagers with 4 smallholders, woodland 28 perches by 30 perches, and 2 fisheries. Blackman is known to have been the person who granted Sandford to the abbey. The second manor was 1 hide and was held by Siward in 1066, and in 1086 by Robert and Roger. This is noted as land for 1 plough, but was land that could not be withdrawn from the church. The parcel of land sounds like a parcel of land specifically held by a church. The third manor was held by Wenric in 1086 and contained 4 hides with 3 villagers, 4 smallholders and a meadow of 10 acres. Of these three manors, one appears to be a parcel of a land at 1 hide, whereas the other two appear to be properties with attached villagers and small holders and must contain structures.

Wenric is associated with Gueres de Palences (VCH 1957, 267-75). The manor at this time is considered to be part of the fee of Ralph de Sandford. Robert de Sandford is first heard of in 1111, but when he was associated with the Palences is not apparent. Robert of Sandford founded Littlemore Priory at a date from 1150-60 and attached to it 6 virgates of land and 4 acres of pasture. In 1177 Roger de Sandford is known to have granted a third part of an island at Kennington to the nuns. Thomas Bussell de Sandford and Mabel his wife (a daughter of Ralph de Sandford) provided the nuns with a further virgate in 1254.

The church is believed to have been founded by Gueres de Palances according to the Hundred Rolls of 1279 (VCH 1957, 267-74). This would imply a foundation date in the late 11<sup>th</sup> century or the early 12<sup>th</sup> century at the latest. Little is known about the church until 1204 when its presentation was in lay hands. As early as 1220 there was an ordination of the vicarage and Littlemore Priory appropriated the advowson and rectory of Sandford (Leys 1938, no 18). This implies that the advowson of the village church and priory came into the hands of the Templars in 1240. In 1295 the Templars may have become patrons (VCH 1957, 267-74).

The Templars were a movement of international importance across Europe and the Near East, and a series of land, manorial and church grants were catalogued to them in Oxfordshire from 1136 (VCH 1907, 106-107). In the year 1136 Matilda granted the Templars a manor at Cowley. Some 20 years after that grant, c. 1156 a grant of 7 hides was made at Merton. By 1153 the manor of Sibford Ferris and the chapel of Sibford Gower had been acquired. In 1142 the manor of Hensington was granted. Bradwell manor, 5 hides, a church, and a further number of other gifts were granted in 1185. In c. 1200 further land was acquired at Littlemore and Wapsgrove, and in 1225 two manors were acquired in Horspath.

The initial grant of land at Sandford concerned a grant to the Cowley Perceptory of 4 acres in 1150 (VCH 1957, 267-75). In or before 1219 a mill (Leys 1938, nos 7-8), a fishery or piscaria (Leys 1938, no 11) and meadowland (Leys 1938, no 12) were granted to the Templars. Also at this time part of an island was granted in the Thames (Leys 1938, no 10). An earlier grant in the cartulary indicates that Jordan of Sandford had previously granted the mill at Sandford to William the miller c 1170 (Leys 1938, no 15). The largest grant that the Templars obtained was for the manor at Sandford-on-Thames from Thomas, son of Thomas de Sandford, in 1239-40 (Leys 1938, no 2). This grant appears to have bestowed upon them Blewbury Church.

The grants at Temple Cowley and Merton led initially to the establishment of a preceptory at both of those locations (VCH 1907, 106-107). The granting of Sandford in 1239-40 led to the establishment of a new preceptory at Sandford and a reduction of status of the other two sites to *camerae* or granges. The holdings at Bradwell never appear to have been controlled by their preceptory at Sandford and it is assumed that this was controlled from elsewhere, possibly the site at Temple Guiting.

A cartulary was begun at Sandford 1265-1274 when 3 ½ hides belonged to the Templars, 5 hides to Ralph de Sandford, and 1 hide to Osney Abbey (VCH 1957, 267-75). Reference is made to the Templar complex within the Sandford Cartulary for 1277, however, it is not clear from this the extent of the structures on the site at that time:

*tenenatum quod habuimus in Saunford' extra cimiterium nostrum, inter curiam **Templariorum in Saunford'** et gardinum Radulfi de Saunford, salvis nobis mesuagio capellani nostril de Saunford' et quadam domo quam Pimma*

*et Maydekin de nobis tenant ibidem, habendum et tenendum totum tenenentum predictum* (Leys 1938, no 26).

The Templars were suppressed in 1308 (VCH 1907, 106-107) and it is from this date that a number of past occupants of the preceptory are recognised. The preceptor was called William Sautre, who was charged in the ensuing court cases. William de Warrewyk is recognised as a priest, and Richard de Colingham a brethren, of which both were charged or were witnesses in the following court cases. Further brethren named are Robert de Waus, Michael de Baskevile, William de Chalesey and Walter de Rokele. A Ralph de Malton was noted as being 26 years in chapel at Cowley and John de Dokesworke a 'claviger' of Cowley. Robert de Sancto Justo of Beauvais Diocese who was admitted to Sandford Preceptory spoke against the establishment, and Thomas de Wakington in favour. The order was dissolved in 1312 (VCH 1957, 267-75).

The earliest known reference to the Hospitallers' association with the preceptory is in 1325 (VCH 1957, 267-75). In 1438 Robert Malorre, Prior of the Hospitallers of England, listed a camera at Sandford. The cartulary of Sandford must have passed to the Hospitallers and they must have continued using the document as a historical reference (Leys 1938, vii). The Hospitallers were themselves dissolved in 1524 after rejecting Henry VIII claim of Royal supremacy (VCH 1957, 267-75). Sandford Preceptory passed to Wolsey and on his death in 1530 to the king (Henry VIII).

The site of the manor was bought in 1542 by Edmund Powell (VCH 1957, 267-75). He was succeeded by Edmund (his son) who died in 1592; and was succeeded by a further Edmund who died in 1632. A fourth Edmund inherited the manor at this time. John Powell inherited in 1653 and in that year demised the manor to pay debts to John Spicer and George Cale. John's mother caused the manor to be sequestrated. The manor was subsequently restored to John Powell and Catherine Petre. In 1661 Wood retrieved the manuscript of the Sandford Cartulary from Mr John Powell of Sandford (Leys 1938, vi). The manuscript is the only Templar Cartulary to survive in England. Perhaps also of interest is that Wood provides a description of the Templar complex in 1661:

*Recorded a fair mannour house & a Chappelle .... sometime belonging to the Kights Templars' now in the possession of Joh Powell of Sandford Esq and Catholic, as descended to him from his great grandfather, as I supposed who purchase it* (Leys 1938, vi).

The second son of John and Catherine, called John, succeeded in 1678 (VCH 1957, 267-75). The lands were valued at £351 in 1717 and John was still resident in 1727. In 1730 when he died it descended to the co-heirs Winifred and Catherine. Then it passed wholly to Winifred who married Sir Francis Curson of Waterperry. In 1760 the manor was sold.

The manor house described by Leland had largely gone by 1805 along with the Infirmary to the north (VCH 1957, 267-75). The barn on the south side survived. There was a walled garden to the north with the date 1614.

Hearne produced three drawings of Manor Farm in 1722 (VCH 1957, 267-75). The interpretation of the images suggest that the fabric of the current main building is 18<sup>th</sup> century, but with Tudor windows at the south end. That the stone cross pattée set over the main east entrance is a relic of the Hospitallers, and there is possibly a 15<sup>th</sup> century coat of arms on the west side. The barn contains details on a door with high windows to the east. Hearne thought the barn was the site of the chapel.

The lord in 1785 was Thomas Walker, and in 1791 the Duke of Marlborough, who were still lord in 1854 (VCH 1957, 267-75). Temple Farm was known by the name of Manor Farm until as late as 1849.

In the 1920s stone coffins were reported at the site (VCH 1957, 267-75).

Development of the site has taken place within the last five years. This was to be mitigated with a series of archaeological investigations. A series of evaluation trenches were opened up prior to any building work commencing in 2011 (Chadwick 2011). Further archaeological recording was carried out for the new western group of buildings that were constructed in 2013 (• elovský 2013). However, no archaeological mitigation was carried out during the eastern development of the site in 2015, as was requested by the County Archaeologist.

## 4.2 Known Archaeological Sites (Figures 2 to 4)

### Prehistoric

Palaeolithic	c. 800,000 - 10,000 BC
Mesolithic	c. 10,000 - 4,400 BC
Neolithic	c. 4,400 - 2,500 BC
Bronze Age	c. 2,500 - 800 BC
Iron Age	c. 800 BC - AD 43

### Historic

Roman (Romano-British) Period	AD 43 - AD 410
Early Medieval Period	AD 410 - AD 1066
High and Late Medieval Period	AD 1066 - AD 1542
Post Medieval Period	AD 1542 - AD 1704
Imperial	AD 1704 - AD 1800
Industrial	AD 1801 - AD 1900
Modern	1901 onwards

Evaluations in the vicinity of former Temple Farm now the Oxford Thames Four Pillars Hotel identified Palaeoenvironmental deposits (**JMHS 1**, EOX3247: SP 53194 01802). See Fig 2.



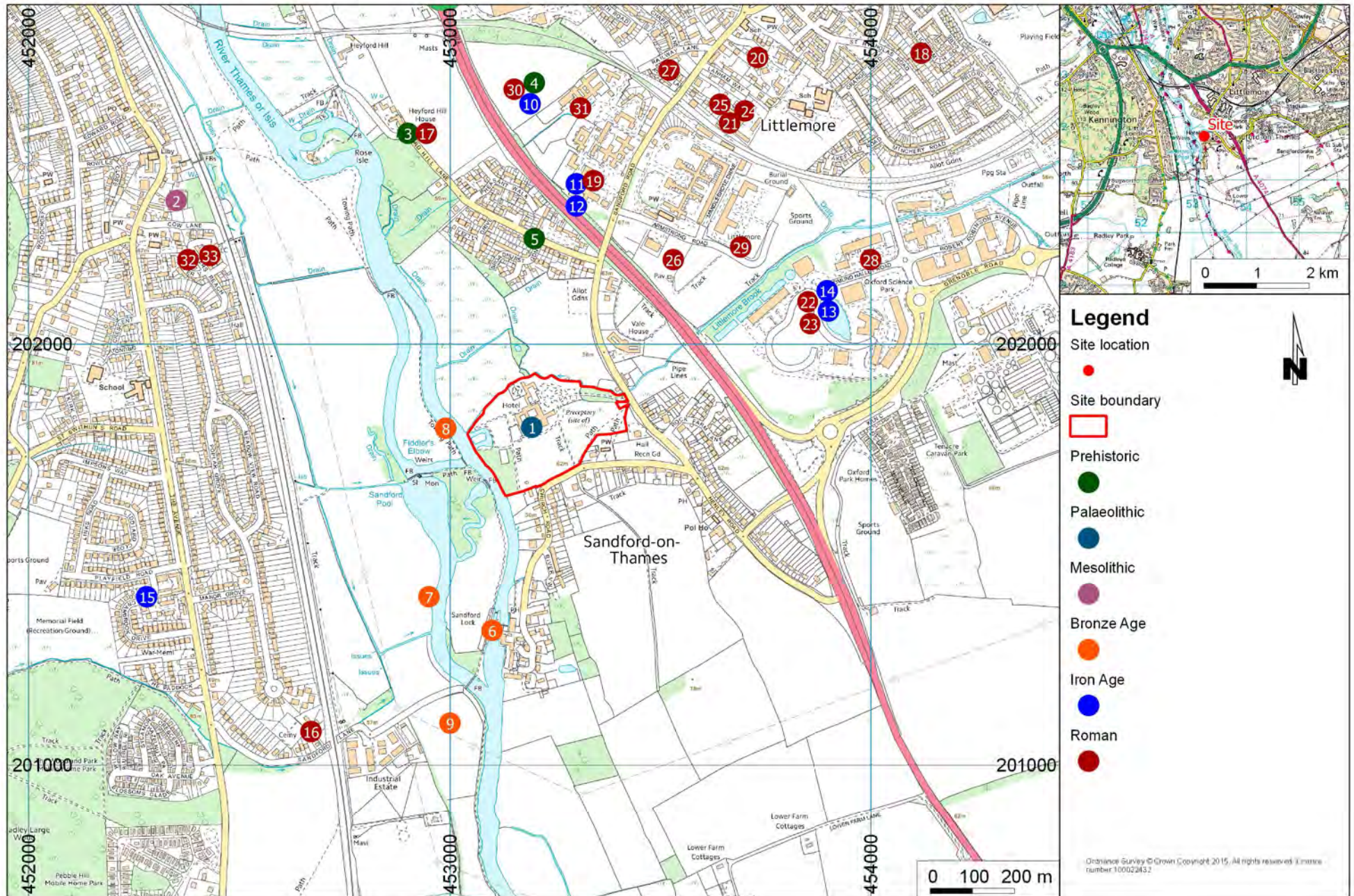


Figure 2: Prehistoric and Roman Historic Environment Record Sites

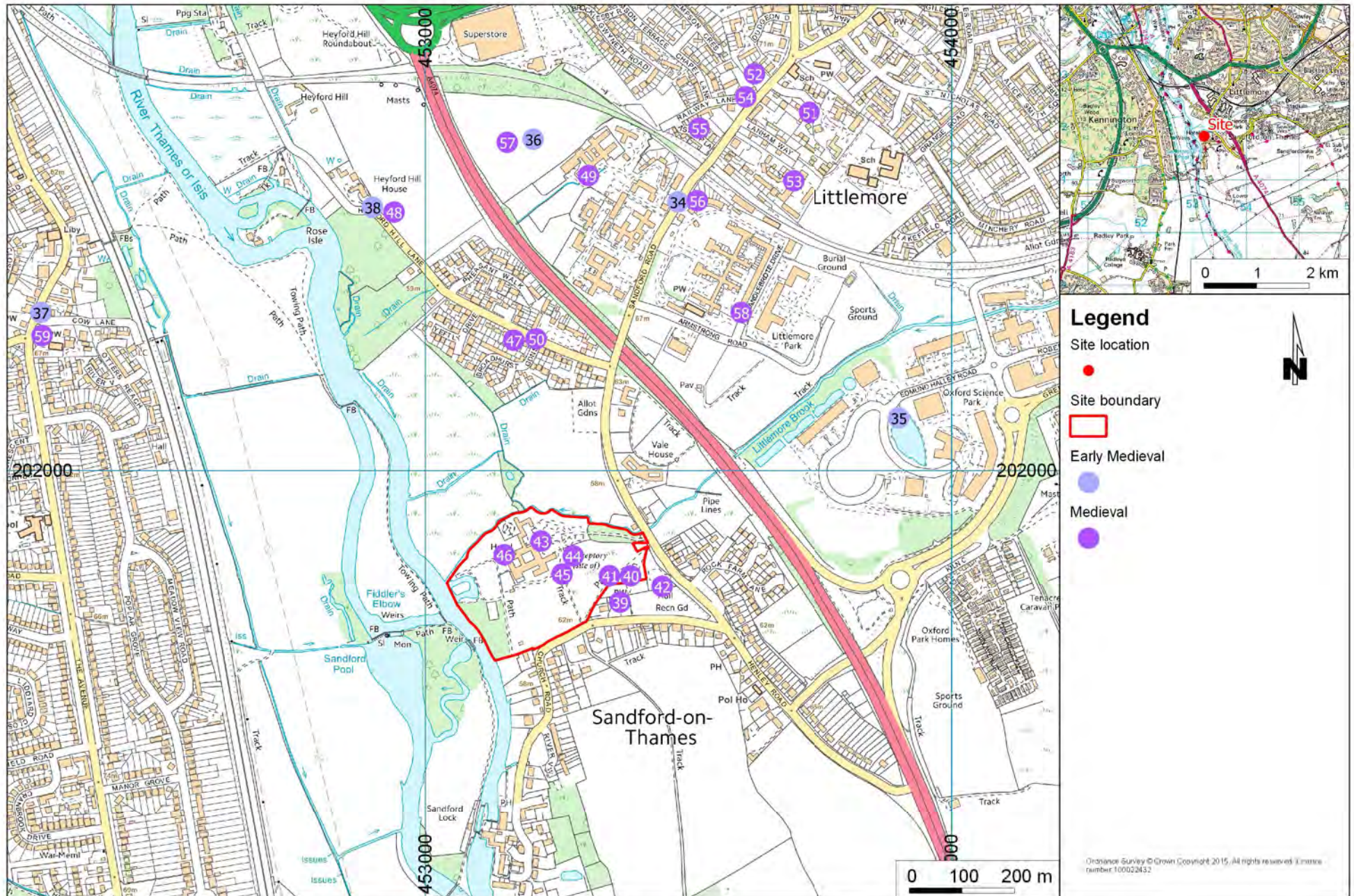


Figure 3: Medieval Historic Environment Record Sites

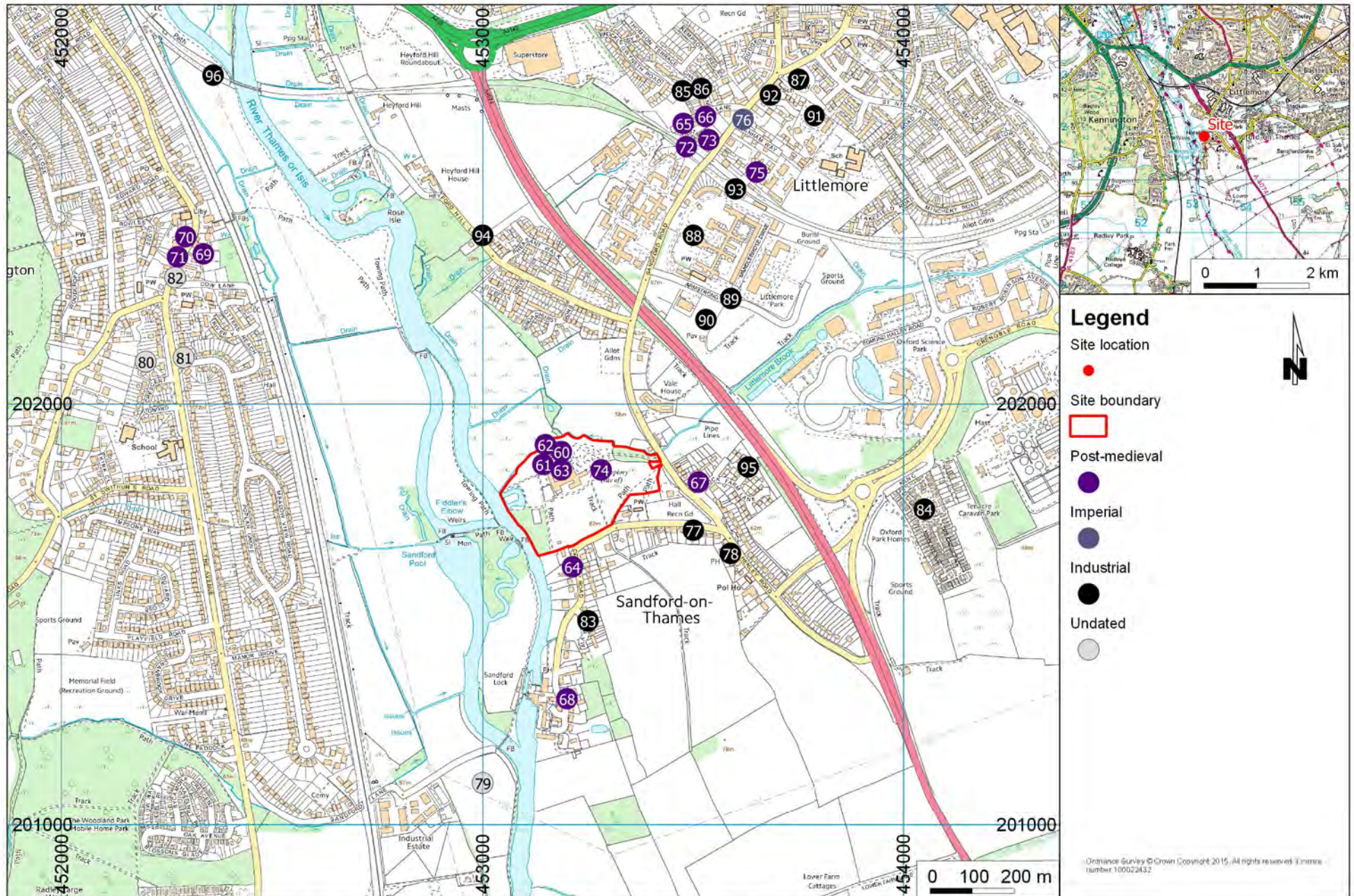


Figure 4: Post-medieval, Imperial, Industrial and Undated Historic Environment Record Sites

A number of prehistoric flint deposits occur sporadically across the search area, which may indicate that there is a low chance of this type of find being recovered from the site (Fig 2). Mesolithic finds included two microliths and several rough flakes were recovered from the Manor House (**JMHS 2**, 1425-MOX10963: SP 5235 0234). Further flint finds include 3 flakes from Heyford Hill (**JMHS 3**, 3843-MOX12145: SP 529 025). A struck flint was recovered on land adjacent to Littlemore Hospital (**JMHS 4**, EOX5715: SP 5320 0262). Further pre-Roman finds including flints were reported from Heyford Hill Lane (**JMHS 5**, 16030-MOX11245: SP 5320 0225).

The Thames is recognised as a river with significant quantities of votive deposits of a Bronze Age date (Fig 2). These include a Bronze Age dagger or rapier and a spearhead recovered from Sandford Lock (**JMHS 6**, 1431-MOX10862: SP 5310 0132), a late Bronze Age sword recovered at Sandford Pool South (**JMHS 7**, 5533-MOX10888: SP 5295 0140), also a late Bronze Age sword from Kennington (**JMHS 8**, 7688-MOX10891: SP 5299 0180), and a Bronze Age rapier from Sandford Lock (**JMHS 9**, 7704-MOX10895: SP 530 011). Deposition of these objects is in some cases associated with timber platforms erected across marshes and into rivers for such ritual activity to take place.

A number of Iron Age sites were located that indicate various levels of activity in the area of Littlemore Brook and the Oxford Science Park (Fig 2). An Iron Age banjo enclosure has been identified on land adjacent to Littlemore Hospital along with Iron Age pottery (**JMHS 10**, MOX26757: SP 5319 0257; EOX5714: SP 5313 0263; EOX5715: SP 5320 0262). A ditch of a Late Iron Age date was identified at Thames House in Sandford Road (**JMHS 11**, EOX5597, EOX5626: SP 5330 0238). There was Roman pottery in the plough soil above the ditch fill. A further ditch of a similar date has been detected in Sandford Road (**JMHS 12**, EOX3351: SP 5330 0234). Iron Age activity was identified at the Oxford Science Park (**JMHS 13**, 16299-MOX12169, EOX1578: SP 5390 0210). The most significant find was a late Middle Iron Age ditch (**JMHS 14**, EOX2608: SP 5390 0212). The remains of an Iron Age or Roman iron arrowhead came from Kennington (**JMHS 15**, 7691-MOX10893: SP 5228 0140).

There is a significant amount of Roman material recovered from the search area (Fig 2). Roman deposits adjacent to the Templar complex come from the area of Sandford Lane and Poplar Grove where Roman pottery has been recovered (**JMHS 16**, 16851-MOX12614: SP 5267 0108). Roman pottery and tile was also recovered from Heyford Hill (**JMHS 17**, 3843-MOX12145, EOX1590, EOX1251: SP 529 025), to the north of the Littlemore Brook.

The most significant amount of Roman material has come from Littlemore (Fig 2), where it is possible that the material could be associated with a farmstead or villa and its associated field system and significant industrial component. Roman pottery and coins were recovered from the site of the Sewage Pumping House at Littlemore (**JMHS 18**, 1436-MOX11219: SP 5412 0269). A Roman kiln and pottery finds were identified at Littlemore Hospital (**JMHS 19**, 8017-MOX11237: SP 533 024). Roman pottery and a boundary

ditch were identified at Lawn Upton School (**JMHS 20**, 15837-MOX11244, EOX811: SP 5373 0268). Roman coins and pottery were recovered from Littlemore (**JMHS 21**, 1435-MOX11246: SP 5367 0254). Roman activity was noted at the Oxford Science Park (**JMHS 22**, 16299-MOX12169, EOX1578: SP 5390 0210). This included the remains of two possible kilns (**JMHS 23**, EOX2609: SP 5389 0207). Roman pottery was recovered from Speedwell First School (**JMHS 24**, 16966-MOX12768, EOX1700: SP 53700 02550). A single Roman sherd has been found (**JMHS 25**, 16967-MOX12771: SP 53650 02550). Kiln furniture was recovered in Armstrong Road along with 2<sup>nd</sup> century Roman pottery (**JMHS 26**, 26121-MOX23492, EOX2152: SP 5353 0220). Roman pottery has been recovered from Beenhams in Littlemore (**JMHS 27**, 26220-MOX23635, EOX2411: SP 53520 02650). Roman pottery was recovered from Littlemore Stream bed (**JMHS 28**, 26248-MOX23665: SP 540 022). A Roman ditch was identified at Littlemore Park along with an undated posthole and gully (**JMHS 29**, MOX26652: SP 5369 0223; EOX5590: SP 5371 0224). A Roman cremation has been identified on land near Littlemore Hospital along with Roman pottery (**JMHS 30**, MOX26757: SP 5319 0257; EOX5715: SP5320 0262). Residual Roman finds have been found (**JMHS 31**, EOX2606: SP 5331 0256). See Fig 2.

Roman industrial activity associated with the local pottery industry can be recognised on the other side of the River Thames at Kennington (Fig 2). Roman pottery and wasters along with a boxwood 2 edge comb from alongside the Cold Store (**JMHS 32**, 1423-MOX10963: SP 5240 0220). The remains of a possible Roman kiln was identified at the Cold Storage Plant at Kennington (**JMHS 33**, 16850-MOX12613: SP 5243 0221).

Early medieval activity is again sporadic across the search area (Fig 3). However the manor was established at some time on this site, presumably in the later part of the early medieval period. Archaeological investigations of the site by JMS recovered St Neots ware from the area of the preceptory. Early medieval pottery was recovered from the League of Friends Office (**JMHS 34**, 26334-MOX23761: SP 5348 0251; EOX2580: SP 5338 0263). These were sherds of a 5<sup>th</sup> to 6<sup>th</sup> century date residual in a later ditch. Early medieval activity of the 6<sup>th</sup> to 7<sup>th</sup> centuries was identified in the Oxford Science Park (**JMHS 35**, 16299-MOX12169, EOX1578: SP 5390 0210). Early medieval pottery was recovered from land near Littlemore Hospital (**JMHS 36**, EOX5715: SP 53205 02629). The remains of a medieval cess pit were identified at the Onion Patch, Kennington (**JMHS 37**, 16804-MOX12569: SP 5227 0230). The associated pottery is classed as Saxo-Norman. Medieval pottery was recovered of which some were of an 11<sup>th</sup> century date (**JMHS 38**, 3843-MOX12145: SP 529 025).

The site of a high medieval village is known to be located to the south of the site (Fig 3). The church of St Andrew at Sandford has an 11<sup>th</sup> to 12<sup>th</sup> century origin, and is now mainly 13<sup>th</sup> century (**JMHS 39**, 5994-MOX10889: SP 5337 0175). The Shrunken Medieval Village of Sandford lies to the north of the church and contains a linear feature and a series of rectangular earthworks that were associated with 13<sup>th</sup> to 15<sup>th</sup> century pottery (**JMHS 40**, 11588-MOX10927: SP 5339 0180). A survey of the earthworks was carried out over

Church Close, which identified narrow rectangular enclosures (**JMHS 41**, EOX5809: SP5335 0180). Investigation at Sandford-on-Thames Village Hall identified two ditches of the 13<sup>th</sup> and 14<sup>th</sup> centuries, which corresponded to earthworks plotted in the village (**JMHS 42**, EOX5632: SP 5345 0178).

On the north side of the medieval village the 11<sup>th</sup> to 13<sup>th</sup> century manor was located, along with the 13<sup>th</sup> to 16<sup>th</sup> century Templar and subsequent Knights Hospitallers complex (Fig 3). An assessment of the site by the RCHME suggested that the Templar Court was a series of ranges around a courtyard (**JMHS 43**, EOX2974: SP 53220 01866). It was suggested that all that survived of the complex was the Hall Range on the east side of the courtyard, and that there was a chapel at the south end of the house. Geophysical survey of the site suggested the possible survival of structural remains (**JMHS 44**, EOX3253: SP 53226 01857). Further archaeological investigation on the site identified the remains of a northwest to southeast orientated wall 1.6m wide, along with pits and post holes of medieval occupation (**JMHS 45**, EOX3252: SP 53281 01843). Four pits of a late medieval date were associated with the Knights Hospitallers of St John (**JMHS 46**, 28320-MOX26593: SP 5315 0184; EOX5491: SP 5318 0185).

High and late medieval activity has been noted to the north of the Templar complex across the Littlemore Brook (Fig 3). A medieval ditch was located at Heyford Hill Lane (**JMHS 47**, 16030-MOX11245: SP 5320 0225). Medieval pottery has also been recovered from Heyford Hill (**JMHS 48**, 3843-MOX12145, EOX1590, EOX1251: SP 529 025), also medieval pottery and tile of the 12<sup>th</sup> to 15<sup>th</sup> centuries (**JMHS 49**, EOX2608: SP 5331 0256).

Medieval farmhouses are known to have been located at Littlemore, and a number of medieval finds occur in the area (Fig 3). Medieval pottery was recovered from Lawn Upton School (**JMHS 50**, 15837-MOX11244: SP 5320 0225), also at Lawn Upton School pits and a ditch were recognised of a 12<sup>th</sup> to 15<sup>th</sup> century date (**JMHS 51**, EOX811: SP 5373 0268). Corpus Christi Farmhouse is a building with a medieval core and a 16<sup>th</sup> to 17<sup>th</sup> century extension (**JMHS 52**, 16493-MOX12194: SP 5362 0274; EOX868 SP5361 0273). The building was owned by the College from 1526. Medieval pottery was recovered from Speedwell First School (**JMHS 53**, 16966-MOX12768, EOX1700: SP 53700 02550). Manor House and Campion Cottage are originally part of a 15<sup>th</sup> century house that was remodelled in the late 17<sup>th</sup> and early 18<sup>th</sup> century (**JMHS 54**, 27411-MOX13032: SP 53614 02720). Medieval and undated features were located at Beenhams in Littlemore (**JMHS 55**, 26220-MOX23635: SP 53520 02650). Three pits of a medieval date along with postholes and a gully were identified under a later medieval ploughsoil (**JMHS 56**, 26334-MOX24006: SP 5348 0251; EOX2607: SP 5348 0257). A medieval ditch has been found on land next to Littlemore Hospital (**JMHS 57**, EOX5715: SP5320 0262); there was also medieval pottery and ploughsoils (**JMHS 58**, EOX1118: SP 536 023).

Medieval activity has been noted on the other side of the Thames at Kennington (Fig 3). The chapel of St Swithan was constructed at some time

prior to 1538, but was ruinous by 1802 (**JMHS 59**, 1441-MOX10964: SP 52263 02264). The structure was rebuilt by 1828.

A number of post-medieval (16<sup>th</sup> to 17<sup>th</sup> century) activities have been noted at the Templar complex (Fig 4). Temple Farm is a 16<sup>th</sup> century farmhouse, some of which contains 15<sup>th</sup> century components (**JMHS 60**, 1433-MOX9464: SP 5318 0187). The western block of the farmhouse dates from the 17<sup>th</sup> century where there is evidence of timber framing (**JMHS 61**, EOX2806: SP 53143 01856; EOX558: SP 5321 0188). At Temple Farm there is a doorway and a wall (**JMHS 62**, 19667-MOX16354: SP 53149 01903). There is a date stone above the doorway of 1614. The barn and farm building are of an 18<sup>th</sup> century date but with 15<sup>th</sup> century components (**JMHS 63**, 19666-MOX16759: SP 53180 01843).

The 17<sup>th</sup> century structures (Fig 4) include Bassimore Cottage of the mid-17<sup>th</sup> century (**JMHS 64**, 12598-MOX10952: SP 53213 01613), Sandford Lock and Turnpike of 1632 (**JMHS 65**, 1233-MOX10844: SP 531 013), Beenhams Barn of c 1700 (**JMHS 66**, 27408-MOX15385: SP 53529 02682), and Sandford House on the Henley Road of the late 17<sup>th</sup> century (**JMHS 67**, 19669-MOX15903: SP 53512 01814). The Watermill and Paper-mill, formerly a corn-mill, at Sandford Lock is of a post-medieval date (**JMHS 68**, 2-MOX10841: SP 532 013).

Kennington Manor House (Fig 4) is a structure of 1629 with walls and gate-piers (**JMHS 69**, 22843-MOX18936: SP 52337 02356). The barn north of Kennington Manor is a listed structure of the early 17<sup>th</sup> century (**JMHS 70**, 22844-MOX18568: SP 52318 02380). The house at 208/210 Kennington Road is a late 17<sup>th</sup> structure with an 18<sup>th</sup> century extension (**JMHS 71**, 22845-MOX18569: SP 52269 02339).

Post-medieval activity has been recognised in the vicinity of Littlemore (Fig 4). Post-medieval pottery was recovered from the Beenhams at Littlemore (**JMHS 72**, 26220-MOX23635, EOX2411: SP 53520 02650). Post-medieval features were identified at Beenhams in Railway Lane (**JMHS 73**, 26302-MOX23728, EOX2476: SP 5352 0265). A post-medieval path associated with landscaping at the Manor Farm complex (**JMHS 74**, 27495-MOX24006: SP 53281 01843). Post-medieval gullies have been identified at Speedwell First School (**JMHS 75**, EOX1701: SP 53650 02550).

Old House in Sandford Road is a listed building of an early 18<sup>th</sup> century date (**JMHS 76**, 27409-MOX13031: SP 53618 02675). The site of a Toll House on the Henley Road is first recorded on Bryant's Map (**JMHS 77**, 10200-MOX10922: SP 535 017). The Catherine Wheel is a building of the late 18<sup>th</sup> to early 19<sup>th</sup> centuries (**JMHS 78**, 19670-MOX17325: SP 53588 01645).

An undated wine measure was recovered from Sandford Lock (**JMHS 79**, 7704-MOX10895: SP 530 011). There is an undated limestone quarry at Kennington (**JMHS 80**, 16673-MOX12405, EOX1048: SP 5220 0210), besides the remains of an undated ditch at Kennington Service Station (**JMHS 81**, 16799-MOX12564, EOX1326: SP 5229 0211), and an undated Quarry Pit

at the Onion Patch at Kennington (**JMHS 82**, EOX1338: SP5227 0230). See Fig 4.

A number of Industrial sites are noted in the search area, which includes a couple of sites in Sandford (Fig 4), some six cottages in Church Road date to 1825 (**JMHS 83**, 19668-MOX18362: SP 53250 01485) and the clay pits and brickworks of a 19<sup>th</sup> century date (**JMHS 84**, 11590-MOX10929: SP 5405 0175). The majority of sites of this date are at Littlemore and includes Littlemore Baptist Church of c 1809 (**JMHS 85**, 10353-MOX11239: SP 5349 0274), its cemetery (**JMHS 86**, MOX26733: SP 5349 0273); the church of St Mary and St Nicholas of 1835 (**JMHS 87**, 11353-MOX11240: SP 53750 02770), Littlemore Hospital constructed in the 1840s (**JMHS 88**, 6749-MOX8503: SP 535 024), a limestone wall (**JMHS 89**, EOX2208: SP 53589 02250), and horticultural beds (**JMHS 90**, EOX2152: SP 5353 0220). Lawn Upton House was constructed about 1846 (**JMHS 91**, 27412-MOX17849: SP 53788 02684), and the Lodge at the same time (**JMHS 92**, 19666-MOX16759: SP 53683 02733). Littlemore Railway Station was built in 1864 (**JMHS 93**, 12445-MOX11241: SP 5360 0251). The site of the Littlemore Sewage Works (**JMHS 94**, 5504-MOX11232: SP 530 024), and the dovecote at Rock Farm are also 19<sup>th</sup> century (**JMHS 95**, 11589-MOX10928: SP 5363 0185). The Railway Station at Iffley is also a 19<sup>th</sup> century structure (**JMHS 96**, 12444-MOX10930: SP 5236 0278).

### 4.3 Cartographic and Pictorial Research (Figures 5 to 15)

Hearne in 1722 produced three views of the manor at Sandford-on-Thames, which were published in his *Ectypa varia ad historiam Britannicum illustratum aere olim insculpta studio et curâ* (1737). The VCH (1957, 267-75) comments on these illustrations as an indication of how much of the historic buildings had been lost at that time and later. The three pictures are thus described as 1) the North Side of the Manor House of Sandford, 2) Old Buildings supposed to have been the Infirmary, and 3) the Chapel now turned into a barn on the South Side of the Manor House.

The drawing of the north side of the manor (Fig 5) is of some interest in that it enables all of the other images drawn by or for Hearne to be located. The building at first sight appears to contain an L-shaped building, but from the ridge line on the structure it is possible to note that there are further associated ranges that must exist to the south of the building. The picture is dominated by the north wall of what was the main range of the manor orientated east to west. At the east end there is a gable end with a ground floor door and window, with two windows on the first floor and a gable that is partly timber framed. This north facing gable wall (boxed in red) still survives at the north end of the west range of the surviving part of the old manor. This would imply that the basic structure of the west range is of at least a 17<sup>th</sup> century date only reworked in 1751 (date stone). On the left hand side there appears to be part of a diagonal buttress, and this is the case on this illustration. The partial remains of an angle buttress would imply that parts of the stonework could be medieval in origin and that the stone shell has been reworked with later datable features. The diagonal buttress came into prominent use in the 14<sup>th</sup>



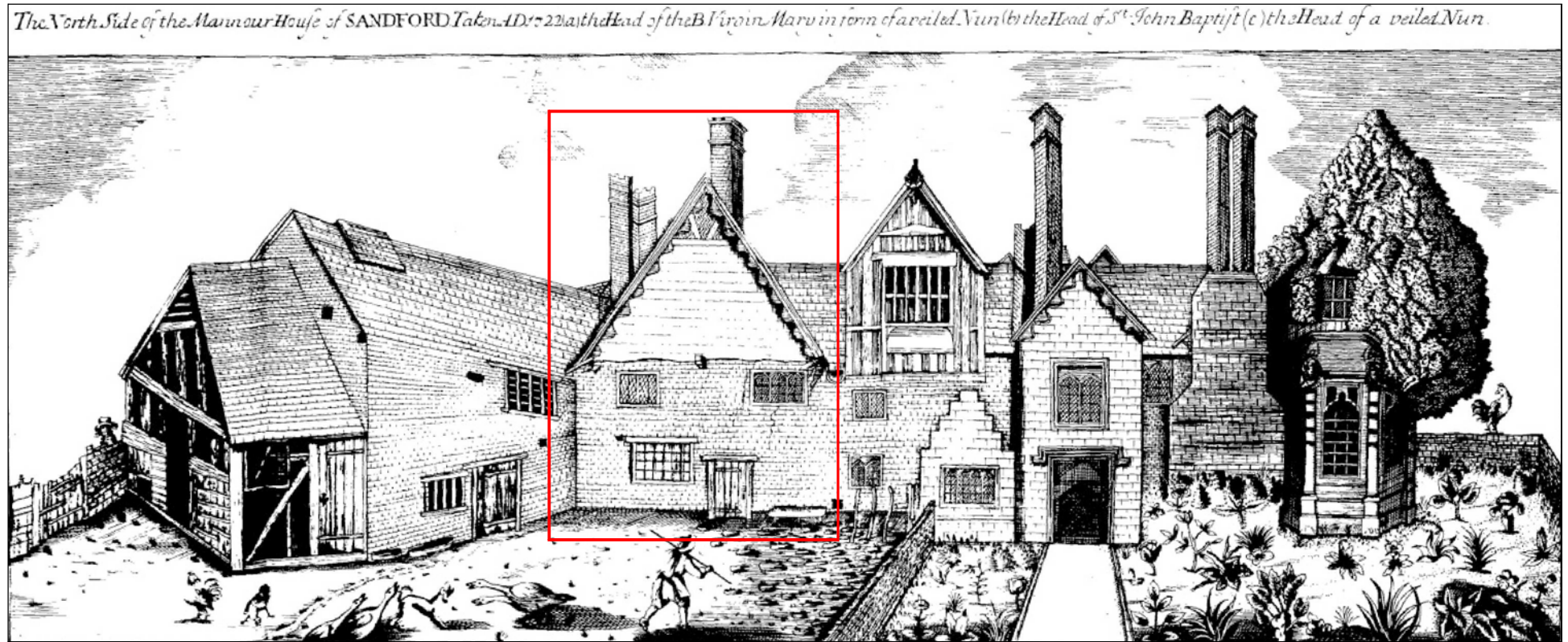
century, so it is likely that the structure is of a very late Templar origin or an early Hospitaller origin. The remaining wall surviving along the main range contains a ground floor and first floor window, above which there is a timber gable. The windows of the large timber dormer gable are drawn differently and it is possible that these may be diamond shaped mullions. Also below the timber gable is a single storey stone gable with a crowstep gable. To the west of this there is a two storey porch with square-headed door, with first floor room above. A small group of windows lie to the west of this, which are partly obscured, and could indicate that the porch has been reworked. To the west of this is a lateral chimney with shoulders and double chimneystack. On the west end of the building is a polygonal structure, possibly a ground floor bay in a gable. To the east of this façade a wing extends to the north, this structure is also still standing. Here a door and ground floor window are shown, along with a first floor window. Here also the windows are shown differently and it is possible to wonder here also if the mullions shown represent diamond mullions, while the upper window has possibly louver type slats. On the north end of this east wing a timber framed stud structure is shown, possibly a 17<sup>th</sup> century addition. If these are indeed diamond mullion structures, then it is possible to infer that these parts of the structures (east wing and larger timber dormer gable) represent buildings of the mid-16<sup>th</sup> century. At the south side of the east range it is possible to see that there is an east to west orientated roof. This structure still survives. Above the main north door it is also possible to discern the gable end of two north to south oriented structures.

The second illustration is claimed to be the old infirmary and infirmary chapel (Fig 7). The infirmary is described as being turned into stables and lying on the south side. The illustration appears to have drawn some medieval ridge tiles along the ridge line of the stable, implying that the infirmary was a single storey structure. The description that the stables in the infirmary occupy the south part of the building and that this is located to the north of the manor implies the infirmary was located on the north side of the current surviving manor house. There is a boundary wall on the right hand side, and this is presumably the line of the boundary wall along the brook. The stable block is shown as a structure with four bays. The details of these features are not overly clear, but at the south end there is an open window with lintel and sill. To the right is a square headed doorway with frame and lintel. To the right of this there is a further square headed doorway with two lintels and posts and a door with battening running down the front. To the right of this there is a square headed mullion window that presumably has brick or rubble stone infill. The lintel is drawn as a straight feature with drop ends characteristic of Tudor moulding. This type of architecture would appear to be indicative of a later 15<sup>th</sup> or early 16<sup>th</sup> century date, or could be post-Dissolution. The north part of the structure is represented by an irregular gable end, which was claimed to be the remains of the Infirmary Chapel. The ground floor has two bays of which the left appears to be a square headed door but with no visible lintel shown, which is perhaps indicative of the door being inserted into this wall. The door is square headed and appears to be drawn as if there was an arch design upon the door and vertical battens. This type of door continued in use into the 17<sup>th</sup> century (Alycock and Hall 1994, 14-15). To the right of this

is a window with a rectangular moulded surround, but with the internal moulding appearing to represent a window of a decorated design with its apex truncated. The lancet arches are shown with double cusps and between the heads of each lancet there is a quatrefoil. The design is suggestive of a 14<sup>th</sup> century date (Sherwood and Pevsner 1974, 902). The upper part of the surviving gable appears to have a later inserted opening. The peculiar shape of the gable may imply that this chapel had a northern aisle.

The last illustration shows the remains of the barn on the south side of the manor house (Fig 6). This is presumably the large listed barn that is used as the location of the current location of the reception. The picture shows a number of features concerning the barn; some of which can still be shown to exist while others are now absent. At the east end of the barn, which is shown at the left hand end of the drawing, there is a parapet gable, perhaps this once held a bell turret. The picture is drawn as if there were two angle buttress, however there are problems with this interpretation and the physical remains. Immediately to the west of this there is a small square headed opening with what looks like a stable door. The doorway, however, is located in the raised bands of moulding that are shown running around the church / barn. To the west of this there is a further arched doorway, and a doorway similar to this survives in this location today. The moulding contains three spiked angles associated with spiked hollow chamfers between. Spike hollow moulds as they are referred to are features of the later Gothic period and come into fashion in the 14<sup>th</sup> century (Morris 1992, 15). The shallower pitch would indicate a possible 15<sup>th</sup> century date. It is thus the case that evidence of this door and of a moulding survive in the wall and are indicative of parts of this wall being of at least a 14<sup>th</sup> century date. The drawing of 1722 shows the wall mouldings continuing to a point where they are disrupted by the insertion of a large opening for a pair of double doors. These are presumably associated with the transformation of the chapel into a barn in either the 16<sup>th</sup> or 17<sup>th</sup> century. To the right of this there are the remains of a buttress that has been partially robbed. To the west of this buttress there are the remains of two moulded arches. The tracery in one of the arches has been completely removed, whereas the other may contain indications of Geometrical tracery and would suite a date of *c.* 1250-1310 (Sherwood and Pevsner 1974, 902). If this interpretation is correct it would suggest that this barn started off as a chapel that can be associated with the period of the Templars at Sandford. At the west end of the building two angle buttresses are drawn. The windows and buttresses of the western part of the building are not at present traceable or details of them have not been noticed. Angle buttresses were constructed mainly in the 13<sup>th</sup> century, a date that would also support the argument that this structure was part of a 13<sup>th</sup> century chapel.

Kitchin's map of *c.* 1753 (CH.XXIII/11 b) shows Sandford village located along the main Sandford and Henley Roads, along with the church to the west (Fig 8). However, like other early county maps it shows very little outside the main part of the village and nothing apparently where Manor / Temple farm is located.



Gable marked in red survives to present day (see Plate 5)

Figure 5: North elevation of Manor House 1722

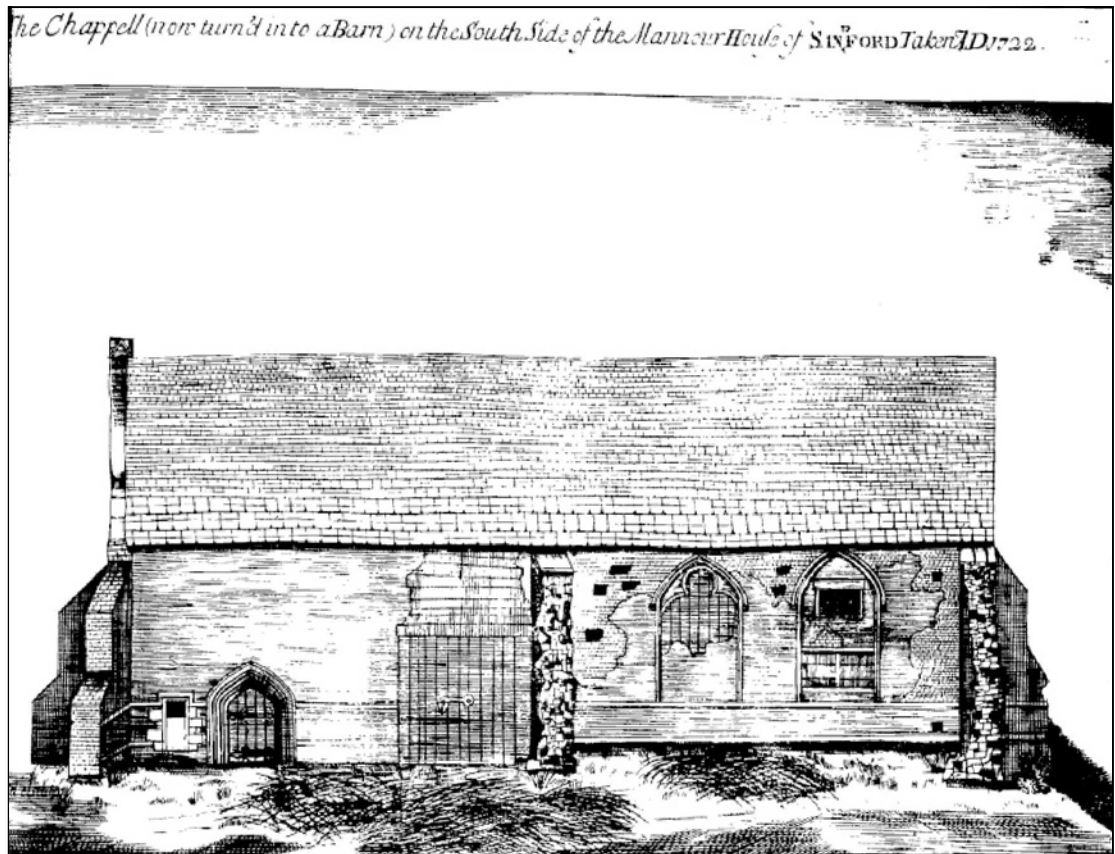


Figure 6: 13th century chapel converted to a barn 1722

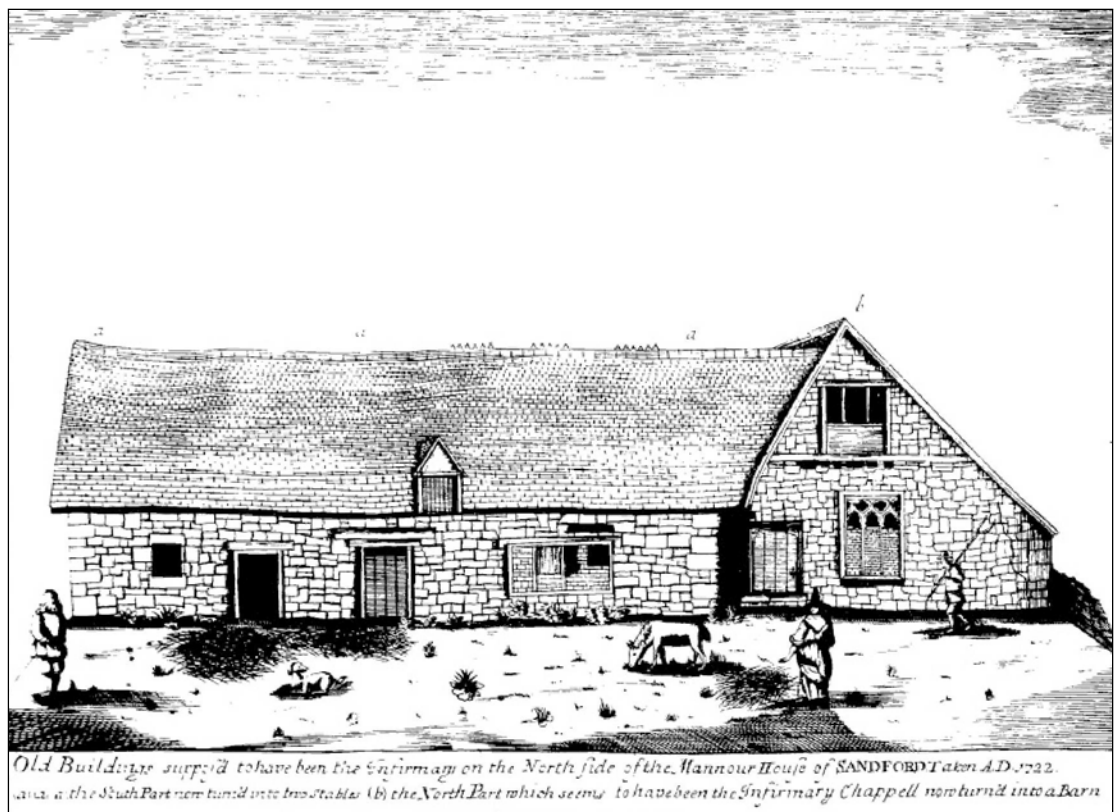


Figure 7: Remains of Infirmary 1722

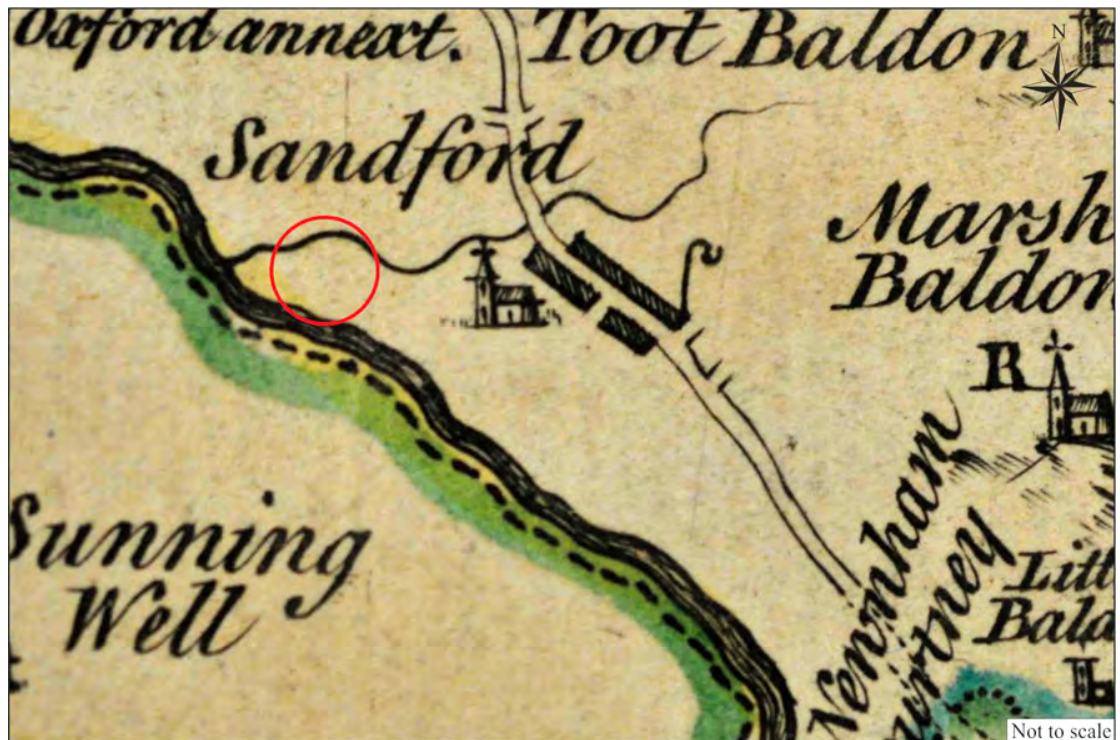


Figure 8: Kitchin's map of c. 1753



Figure 9: Jefferys's map of 1767

Rocque's map of Berkshire of 1761 (T/M 128) shows some detail from the Oxfordshire villages along the Thames. Here, however, only the village is shown in detail along with the road to the lock.

Jefferys's map of Oxfordshire dated 1767 (CP/103/M/1) shows two buildings on the site of Manor / Temple Farm orientated east to west (Fig 9).



Figure 10: Davis of Lewknor's map of 1797



Figure 11: Ordnance Survey map of c. 1850

Davis of Lewknor's map of 1797 (CH.XX/2) shows three buildings on the site of the Manor / Temple Farm complex (Fig 10). One of the buildings is orientated northwest to southeast, with two further buildings located to the south and east.

A map of 1819 (PAR163/16/H/1) shows land on the north side of the Littlemore Brook, and also some areas to the south of the Littlemore Brook, but does not show anything in the location of the Manor / Temple farm complex.

A further picture of the complex survives that is dated to 1823 and occurs in Joseph John Skelton's *Oxonia Antiqua Illustrata* (LEN 1182451), which shows the gateway of 1614 as being located in a different position.

Bryant's map of 1824 (P345/M/1) shows the village but does not appear to show any structures in the location of Manor / Temple Farm.

A map of 1826 (Misc.Mu1. II/1) shows parts of the parish of Sandford and Littlemore, but does not show the area of Manor / Temple Farm. There is a similar map dated to 1828 held at the Bodleian (MS C17:49 (95)) which is recorded as an Estate Map of Wet Sandford. This map also shows no details of the plan of the site of Manor / Temple Farm.

The Ordnance Survey map of 1830 (O/138/09/M/1) shows buildings in the village and the church. It does appear to show the Manor / Temple Farm complex to the north of the village, however on this map it appears to be located on the north side of Littlemore Brook; which is a complete error. The map shows what appears to be a H shaped building with two structures located to the south running east to west. The buildings are shown in a rectangular enclosure that is open on the east side. This map may indicate that the main ranges of the manor were still standing in 1830, and that amid to late 19<sup>th</sup> century date was when these structures were demolished.

The Ordnance Survey map of c. 1850 (CH.XXIV/4) is a composite map with components from 1830 to 1870 (Fig 11). The map shows Sanford as it is on the 1930 Ordnance Survey map.

An estate map of 1855 (CJ.IX/XXII/11) shows parts of the village but does not show the area of the Temple / Manor Farm complex (Fig 12). The name of the field to the north of the Littlemore Brook is called Mars Heath. Which is presumably a reduced form of marsh or less likely an allusion to Mars.

The First Edition Ordnance Survey map of 1876 (Oxon 39.12) shows four groups of buildings on the site (Fig 13). On the southeast side of the site there is a C-shaped group of buildings that incorporates the two barns on the south side of the complex. The larger of the barns, considered previously to have been the site of the chapel, was the north range. A southwest wing contained the surviving smaller barn; while a building located at the southern end does not exist or was not seen. The southeast wing was not seen. In the enclosed space to the north there is evidence of a further group of buildings probably with reworked stone walls, but internal timbers that are of some size and possibly of some antiquity. At the western end of the walled area there is a square building, and between these and extending to the north there is an L-shaped structure which appears to respect the line of the middle enclosure and the northern enclosure, which has a water gate on its north side.



Figure 12: Estate map of 1855

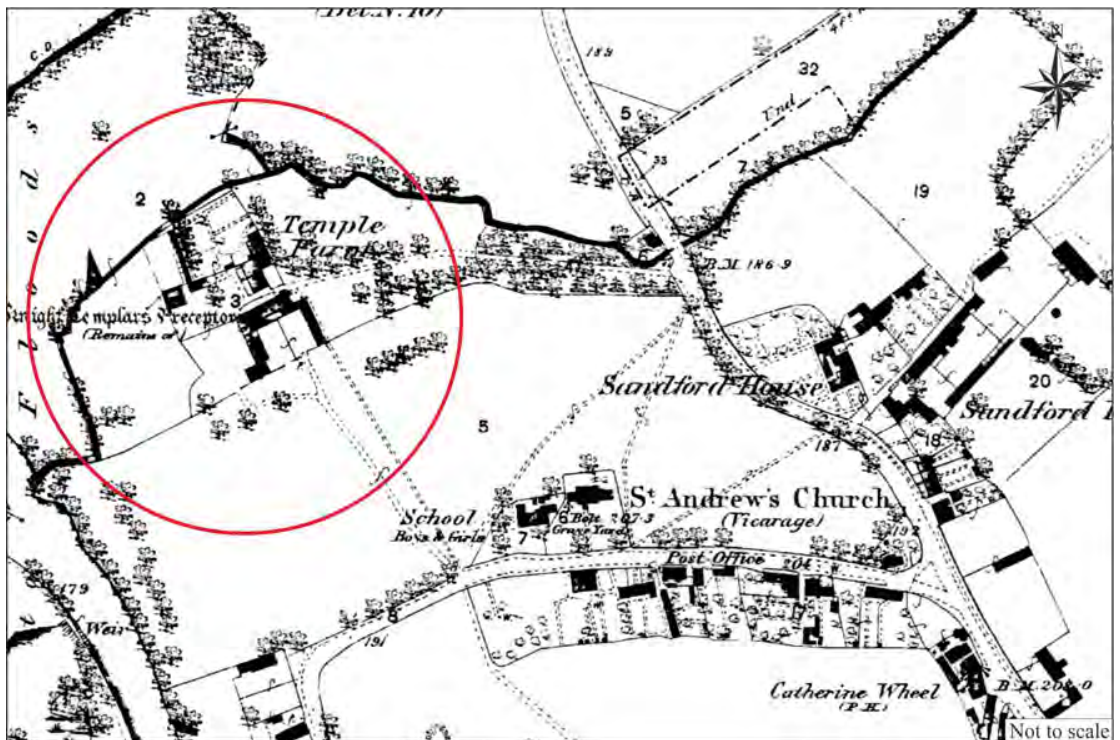


Figure 13: First Edition Ordnance Survey map of 1876

The Second Edition Ordnance Survey map of 1899 (Oxon 39.12) shows six buildings on the site (Fig 14). Much of the building arrangement is as it is on the first Ordnance Survey edition, but there are some alterations. Of the C-shaped building it is apparent that the end of the southwest wing has altered. There is an additional building on the southwest edge of the complex of unknown type. Of the building on the northeast side of the complex there is a



small addition at the north end of the structure that is also not on the First Edition map. The two structures in the northwest corner are still in their locations. However, further structures have been constructed between Temple Farmhouse and the western buildings.

A photograph of 1902 is held by Historic England.

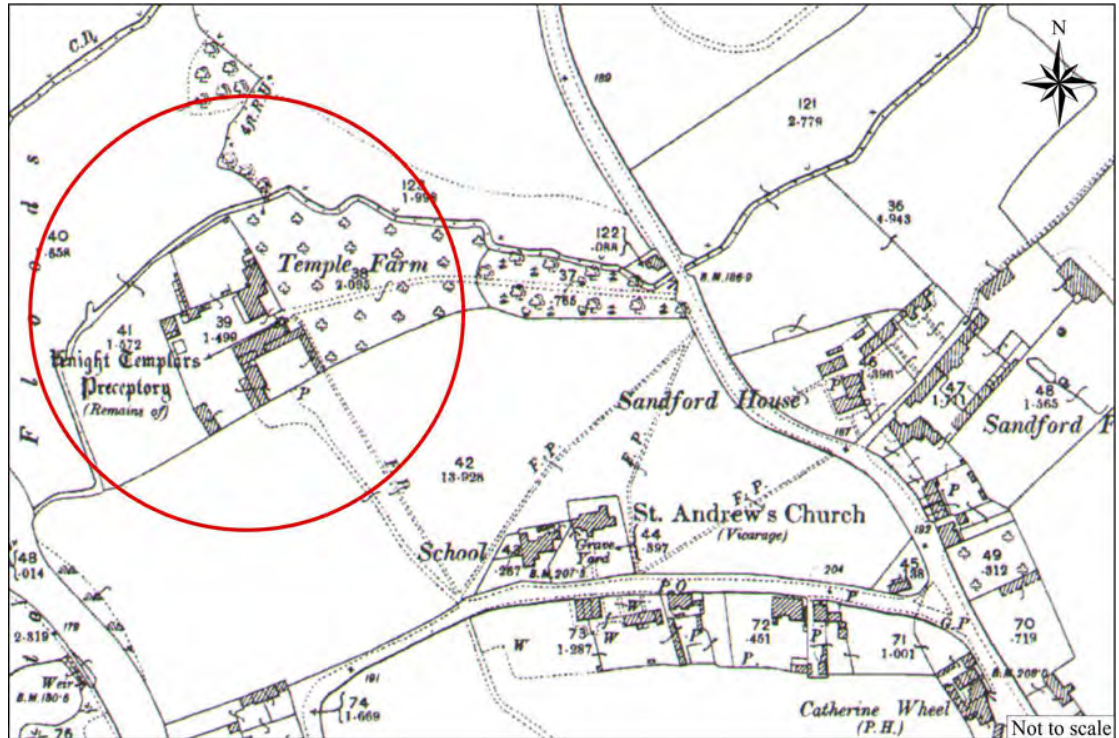


Figure 14: Second Edition Ordnance Survey map of 1899

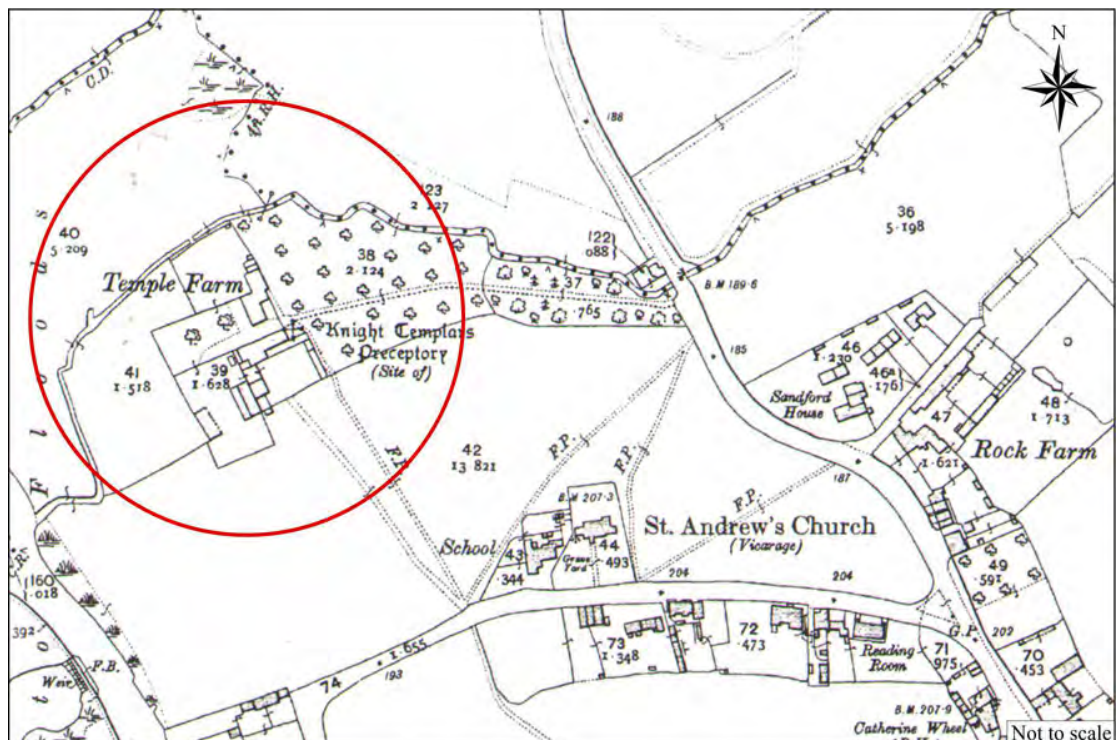


Figure 15: Third Edition Ordnance Survey map of 1913

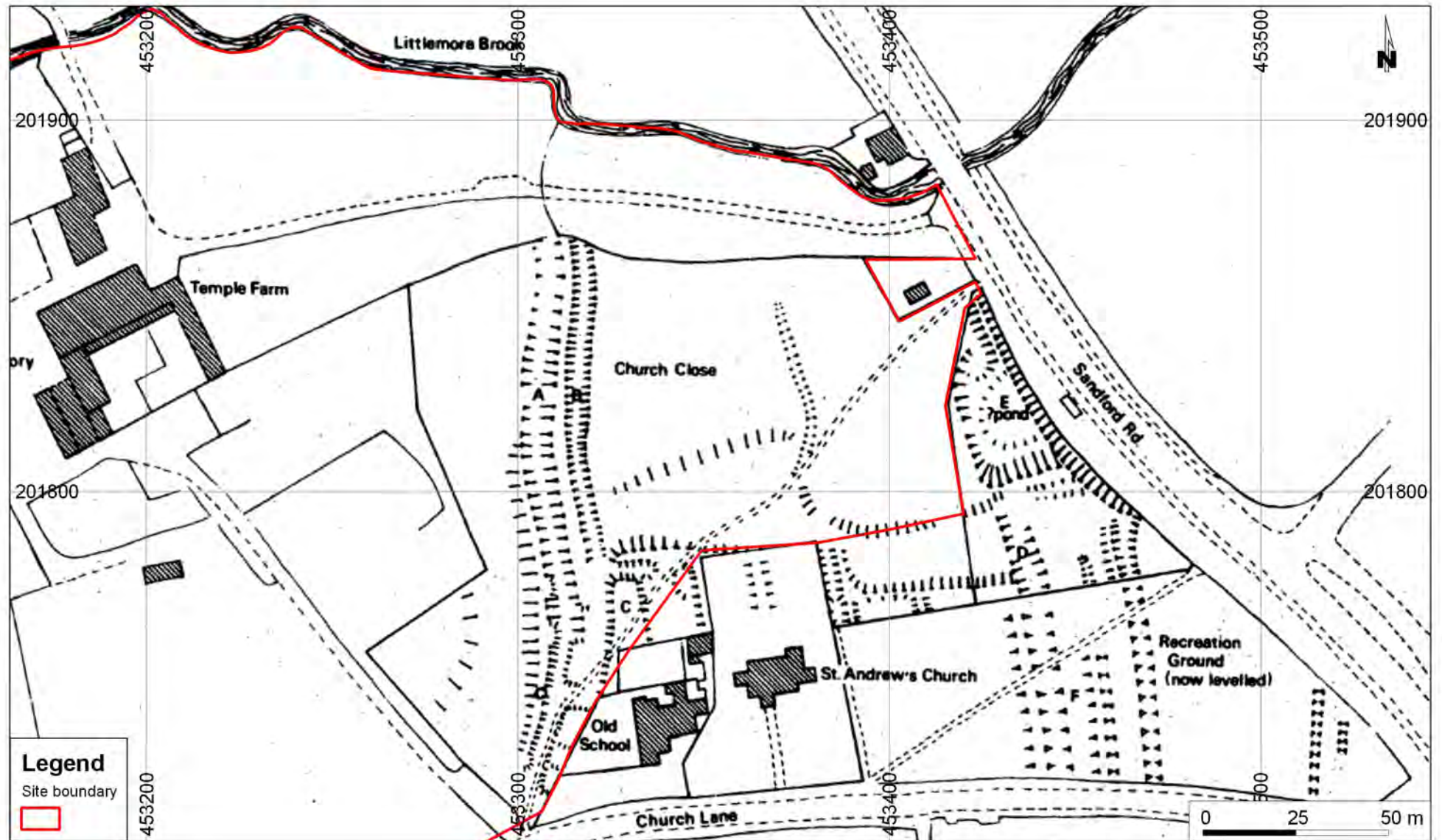


Figure 16: Earthworks of shrunken medieval village (Brown and White 1981)

The Third Edition Ordnance Survey map of 1913 (Oxon 39.12) shows three groups of buildings on the site with some of the structures dismantled or levelled (Fig 15). The C-shaped group of buildings with the two barns survives, with some additions on the west side. The building on the southwest side of the complex is still there. The three buildings on the northwest side of the complex have gone, although a wall line of one survives as a boundary wall. The Littlemore Brook is drawn with a break in its course near the water gate with the date of 1614 inscribed above, and it is possible that there was a bridge across the brook at this location.

#### **4.4 Aerial Photographs**

An aerial photographic search was carried out at the National Monuments Record (search no. 96594), which revealed that there were 86 vertical frames and 59 oblique pictures, plus a further 9 oblique pictures with a military designation. Many of these photographs show the series of earthworks that are located between Temple / Manor Farm and Sandford village, besides other earthworks to the east, north and west of the Farm (Fig 16).

The earliest photograph of note is an oblique picture that is dated 1933 (SP 5301/2) which shows the linear earthworks between the village, and also appears to show a recent alignment of the Sandford Road.

A vertical photograph dated 1936 (SP 5301/1) not only shows part of the earthworks but more significantly shows potential areas of braiding or earlier courses in Littlemore Brook.

The next group of significant photographs to show the earthworks are US Air Force photographs of 1943. Besides showing the earthworks between the village and the Temple Farm complex they also appear to show the trackway to the east as a hollow way (US/7PH/GP/LOC104 6822). A further photograph of that year (US/7PH/GP/LOC95 6816-5001) shows the earthworks of the shrunken medieval village (SMV) but also a quarry to the east of the Sandford Road and significant amounts of surviving ridge and furrow across the parish.

A further group of photographs are dated 1947 and associated with a series of sorties in 1947. These photos also show the remains of the earthworks to various degrees. Photograph (RAF/CPE/UK/2348 724-6093) shows the construction of two buildings in the area of the southern courtyard. While photographs (RAF/CPE/UK/2268 712-5012, 5013) show a possible surviving gable end of the infirmary.

Further photographs from 1952 also show the earthworks of the SMV. Photograph (RAF/540/673 15636-3355) shows a series of earthworks between the Temple Farm complex and the village, which contains a mixture of linear features and enclosures. Other earthworks appear to be visible to the north and the west of the Temple Farm. To the north of the Littlemore Brook the areas may be enclosed meadowland. A block appears to show up to the north of the manor, which may mark the outline of the original Infirmary. The remains of

the square building shows up in the west part of the complex, which is also shown on Ordnance Survey maps, which has the form if not the confirmation of a medieval kitchen building. To the east there is a possible linear feature, a boundary wall. To the northeast there is a depression, perhaps a culvert run as presumably there must be one so as to remove waste from the latrines or rear-dorter.

#### **4.5 Site Visit**

A site visit was made to contextualise the listed building and the underlying Templar complex, which undoubtedly had further buildings associated with it. Little is known historically of the Templars in general in this country and even less about the archaeology of many of their sites. One exception is the site at South Witham in Lincolnshire (Figs 17-18), which has received an extensive archaeological excavation (Mayes 2002, 4-6). The site consisted of three phases, for which Phase 1 was dated 1185-1220/40, Phase 2 was dated 1220/40 to the late 13<sup>th</sup> century, and the last Phase 3 was late 13<sup>th</sup> century to 1313-38. The early development of Phase 1 was a modest affair with the first hall being constructed, with rooms adjacent to the hall, a watermill (mill and dam), of which the dam was a large stone bank (Mayes 2002, 7-15). Phase 2 was the critical phase in that it saw a total revamp of the preceptor site (Mayes 2002, 16-51). This saw the construction of a great hall 15.25m x 7.6m, a lesser hall 18.6m x 6.7m and a chapel. These were all adjacent to each other with the two halls forming part of a roughly square enclosure around the chapel. Also attached to the great hall was a further rectangular enclosure that contained a kitchen with massive ovens and a Brewhouse come dairy with significant hearths. On the other two sides of the great hall were constructed five barns, one aisled and measuring 26m x 10.6m, the second measuring 13.4m x 8.8m, a third measuring 13.4 x 7m, and a fourth aisled barn 26m x 9.6m and the last barn also aisled measuring 28.5m x 11.3m. Along with a workshop and a main eastern gate these formed part of a large L-shaped enclosure. There were other less elaborate gates around the enclosure. What is interesting about the precinct boundary is that it did not form a perfect shape with regular boundary walls in which the buildings were constructed, but that the boundary walls were constructed irregularly between these buildings. Outside of this area were fish ponds (Mayes 2002, 4-6). Phase 3 saw final modifications to a well and a postern gate (Mayes 2002, 52-54). There are certain parts of this plan which are significant and if they can not necessarily be directly transcribed they are perhaps mimicked.

The Templar complex at Sandford has a series of buildings that are all grade II listed structures. The farmhouse is described with the following designation (LEN 1182401: UID 246510: SP 53184 01877):

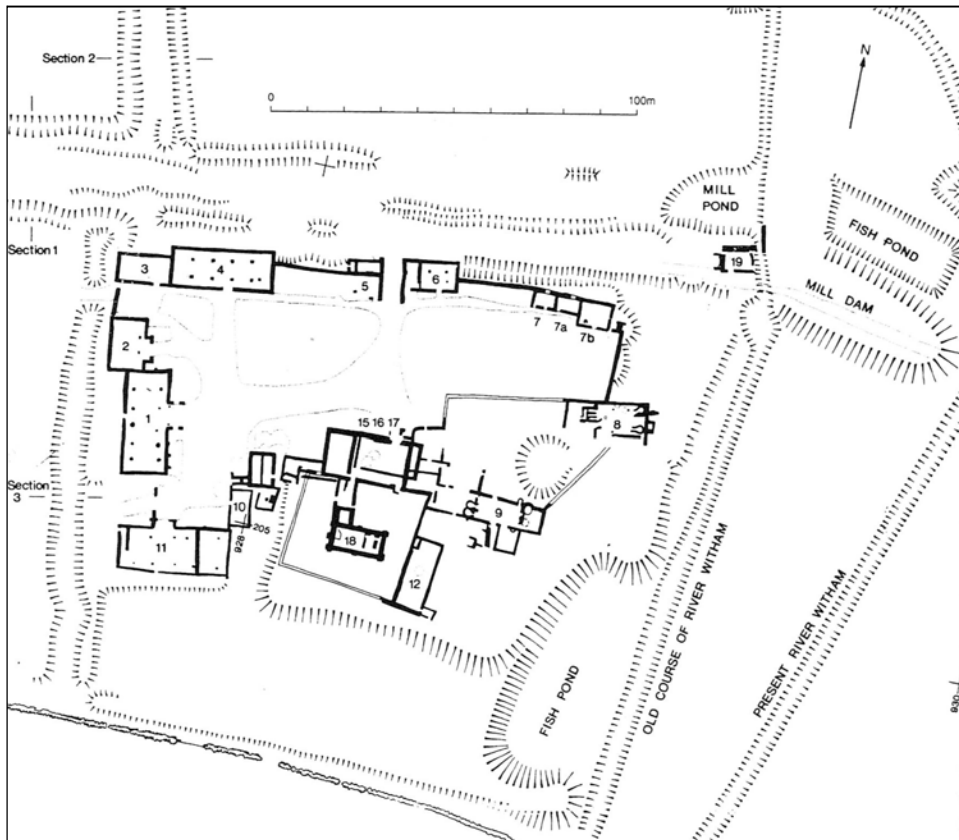


Figure 17: South Witham Preceptory plan (Mayes 2002)

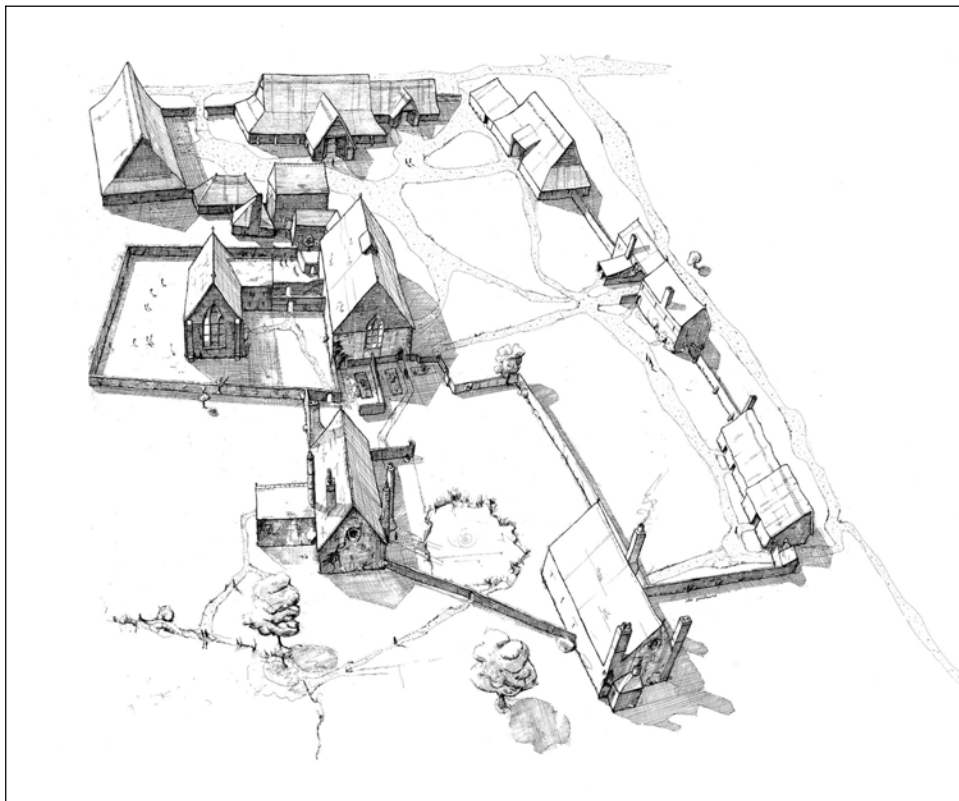


Figure 18: South Witham Preceptory illustration (Mayes 2002)

*Farmhouse, now country club. C16, possibly earlier and C18 reconstructed c.1900. Limestone rubble with ashlar dressings; old plain-tile roof. 2- parallel ranges with linking wing. 2 storeys plus attics. Moulded eaves-coves, gable parapets, stone stacks and much else in the main range dates from the re-building, but the entrance front has 2 earlier windows at first floor: to left a C16 stone-mullioned window with 3 concave-chamfered 4-centre arched lights, and above the entrance a 2-light window with 2-centre arched lights, concave chamfered but with no outer rebate. Re-set shield carved with cross pattee over entrance. Gable of projecting wing to right has a C16 3-light window with 4-centre arched lights and double concave chamfer. Below is a C20 copy. Extending right from projecting wing is an C18 2-storey 2-window cottage range with central door and 3-light casements. Left gable wall of main range is probably early C17 and has concave-chamfered mullioned windows with straight hood-moulds. Rear has two C15 windows of 2 and 3 (remains) lights with concave- chamfered 4-centre arched lights and an outer casement moulding, also a crude arched single light. Interior: Main range has some C17 panelling and a C16 moulded stone fireplace with Tudor roses carved in the spandrels. Roof has 3 heavy cambered tie-beams, morticed on the soffit for braces. The building is on the site of a preceptory of the Knights Templars, later transferred to the Knights Hospitallers of St. John. (V.C.H. Oxfordshire V, p.268; Buildings of England Oxfordshire, p.750).*

For images of this building see Plates 1 to 5.



Plate 1: West façade



Plate 2: South façade



Plate 3: Part of east façade



Plate 4: Remains of diagonal buttress on north façade



Plate 5: Building from northwest with gable end shown by Hearne 1722

The barns to the south of the former farmhouse are described in the following designation (LEN 1369217: UID 246511: SP 53180 01843):

*Barn and farm building, now hall and studio. C18 with C15 elements. Limestone rubble with ashlar dressings; plain-tile and Welsh slate roofs with weatherboarded gables. 2 ranges at right-angles linked by a short lower range. Barn range of 6-bays, 5 of which are probably early C18 with central porch, full-height opposed doors and slit windows. End bay is part of a*



*medieval building, probably the east end of a chapel. In the north wall a C15 4-centre arched doorway cuts into the 2-course weathering of an earlier plinth, with a mutilated window above. The east gable wall, rising from a low plinth, contains the blocked lower part of a 3-light window with wide central light, possibly C15. A sill-level string returns around a deep buttress to right. Doorways are now blocked and porch is flanked by C20 lean-to structures. The 3-bay building linked to the barn has a small central doorway with a dormer door above, and blocked slit windows. A quoin to left is inscribed WC/1751. Interiors: Barn structure is now cased and not visible. 3-bay building has 2 heavy trusses with curved under-principals and 2 rows of trenched purlins. 2 bays of the loft floor survive. The building is on the site of a preceptory of The Knights Templars, later transferred to The Knights Hospitallers of St. John. (V.C.H. Oxfordshire V, p.268; Buildings of England, Oxfordshire, p.750.)*

See plates 6-8.



Plate 6: 15<sup>th</sup> century doorway



Plate 7: 13<sup>th</sup> century angle buttress



Plate 8: South elevation of Chapel / Barn



Plate 9: East elevation of small barn

The last structure defined is that of a gate and wall to the north of the former farmhouse (LEN 1182451: UID 246512: SP 53149 01903):

*Doorway and wall. Doorway dated 1614. Limestone rubble and ashlar. Wall approx. 40 metres long, running east-west. Doorway has 4-centre moulded arch with carved spandrels and is flanked by several pieces of medieval carved stone re-used as walling material. The walling above the arch is now thick with ivy but earlier descriptions agree with photographs of 1902 showing a segmental pediment bearing the date 1614. Earlier view (1823) shows the gateway in a different position facing away from the house with the pediment at a higher level. V.C.H. Oxfordshire V, p.268; Buildings of England, Oxfordshire, p.750: National Monuments Record.)*

Observations were made of these buildings and a series of digital photographs taken of these buildings both externally and also internally, so as to be able to assess the dates of the structure besides the impact. The internal timber framing will not be fully discussed here, but it was noticeable that there were a number of external factors that probably require stating so as to appreciate the longevity of some of the buildings. The two buildings that are primarily affected by the new proposals of the development is the barn and farm building, or two barns. Of the big barn it can be noted that there are at least two medieval features surviving in some form. On the very east end of the building there is an extension on the northwest corner, which would appear to be the remains of a probable 13<sup>th</sup> century angle buttress (plate 7). Though Hearne does not draw mouldings on this buttress as it is shown in shadow two other buttresses are shown to have mouldings. This buttress has moulding remaining. This buttress is butted up to the corner of the building and thus implies here that part of the medieval structure must remain in some form. This is confirmed by the existence of two 13<sup>th</sup> century lancet windows in the east wall. There is also a doorway surviving that is listed as having a 15<sup>th</sup> century date in the north wall of the large barn. The medieval geometric windows that once existed in the west part of the building have extensively

been removed as have the buttresses but to what extent the whole of the wall has been reconstructed post-1722 is difficult to determine.

The large barn and small barn form part of a modern courtyard to the south of the main historic core of the Templar complex. The large barn is currently visible from the east and northwest, and also from the south when one is located in the courtyard. The small barn is completely surrounded and obscured on all sides visually by modern buildings, and can only be seen and appreciated as a structure from the east from within the courtyard.

The main part of the farmhouse has a gable end that can be recognised on Hearne's drawing of 1722 (plate 5). This implies that the structure that stands now was in existence by the beginning of the 18<sup>th</sup> century and that though the building may have undergone 18<sup>th</sup> century and later reworking the basic walls and timbers could be far older. It is interesting to note that on the north end of the west range of the main building there would appear to be the remains of an angle buttress, which was keyed into the building and would imply that here again the west range may contain walling that originated in the 14<sup>th</sup> century (plate 4). The angle buttress appears to be represented on Hearne's drawing. Some of the other windows in the farmhouse are noted as being of a 15<sup>th</sup> century date.

The main farmhouse is visible from the north and west, and from the east. The new reception hall will have an impact on the setting of this listed structure.

The wall and gate that lies at the north end of the complex is a post-medieval development. The date on the structure implies a construction date of 1614, however a representation of the structure in 1823 indicates that its current location is not its original location and that this structure was reorganised in the 19<sup>th</sup> century. The proposed developments are less visible from this structure.

## **5 DISCUSSION**

The proposed development was briefly outlined in section 3. A discussion of the heritage data was discussed in section 4 (4.1 Historical, 4.2 Archaeological, 4.3 Cartographic, 4.4 Aerial Photography, and 4.5 Site Visit). Section 5.1 offers a simplified overview in a chronological overview.

### **5.1 The Landscape of the Search Area**

A 1km search radius was requested around the site, this was primarily to obtain the density in the area of activity from the Palaeolithic to the end of the early medieval period. Palaeoenvironmental deposits have been located in the vicinity of the Littlemore Brook and River Thames (JMHS 1). Prehistoric flint scatters have been found occasionally in the area (JMHS 2-5), which suggests that there is a low probability in the area for recovery of this material. Significant numbers of Bronze Age objects have come from the Thames especially in the vicinity of Sandford Lock (JMHS 6-9). This is indicative of a

votive or religious site in this part of the Thames although there is no evidence at present that it is located in the vicinity of Temple Farm. An Iron Age banjo enclosure has been located in the search area (JMHS 10), and other Iron Age finds more sporadically across the search area (JMHS 11-15). The recovery of late prehistoric (Bronze and Iron Age) material is thus considered to be low. More significant in the area is the identification of Roman sites, much of which appears to be associated with the nationally important pottery industry (JMHS 16-33). Roman material could occur on the site but at present there is insufficient indications that any will be found on the Temple Farm site (now the Oxford Thames Site).

The chances of uncovering medieval archaeology around the site of the Temple Farm / Four Pillars Hotel are extremely high. Material of an early medieval date may be spread sporadically across the search area (JMHS 34-38), but it is known historically that a manor was located on the site of the Oxford Thames Four Pillars Hotel from at least the 9<sup>th</sup> or 10<sup>th</sup> century, which is suggested by the recovery of pottery such as St Neots ware.

High and later medieval activity is also found in the search area at Sandford Village (JMHS 39-42), north of Littlemore Brook (JMHS 47-49), at Littlemore and Kennington (JMHS 59). A number of medieval contexts have been found at the Temple Farm / Oxford Thames Four Pillars Hotel (JMHS 43-46), which is not unexpected as the site is documented as the location of a significant Templar complex.

Post-medieval activity is also known to occur at specific locations across the area including Sandford village (JMHS 64-68), at Littlemore (JMHS 72-75) and also at Kennington (JMHS 69-71). There is also known post-medieval activity known on the Temple Farm / Oxford Thames Hotel site (JMHS 60-63). The likelihood of post-medieval activity is high as it is known that this continued to operate as the location of Sandford Manor.

Later activity includes Imperial activity at Sandford (JMHS 76-78), undated sites (JMHS 79-82) and also Industrial sites (JMHS 83-96). Activity of these periods may be located, but in the context of reworking an earlier medieval and post-medieval activity.

## **5.2 The Archaeological Potential of the Proposal Area**

Assessment of the data of the shape and design of medieval structures on the site relies on a number of sources, but they can be drawn together to indicate where certain structures were located. There are a number of archaeological and architectural appraisals that have taken place in the area, which include evaluations in 1994 (Ford 1994), and 2011 (Chadwick 2011) and a watching brief in 2013 (• elovský 2013), besides survey work: an earthwork survey in 1981 (Brown and White 1981, 109-111), and also a geophysical survey by Stratascan in 2011 (Smalley 2011), and also structural assessments for the Royal Commission. These assessments coupled to pictorial representations of the site, most notably by Hearne in 1722 have all provided evidence that the medieval development of the site occurred over a number of periods (Fig 19).

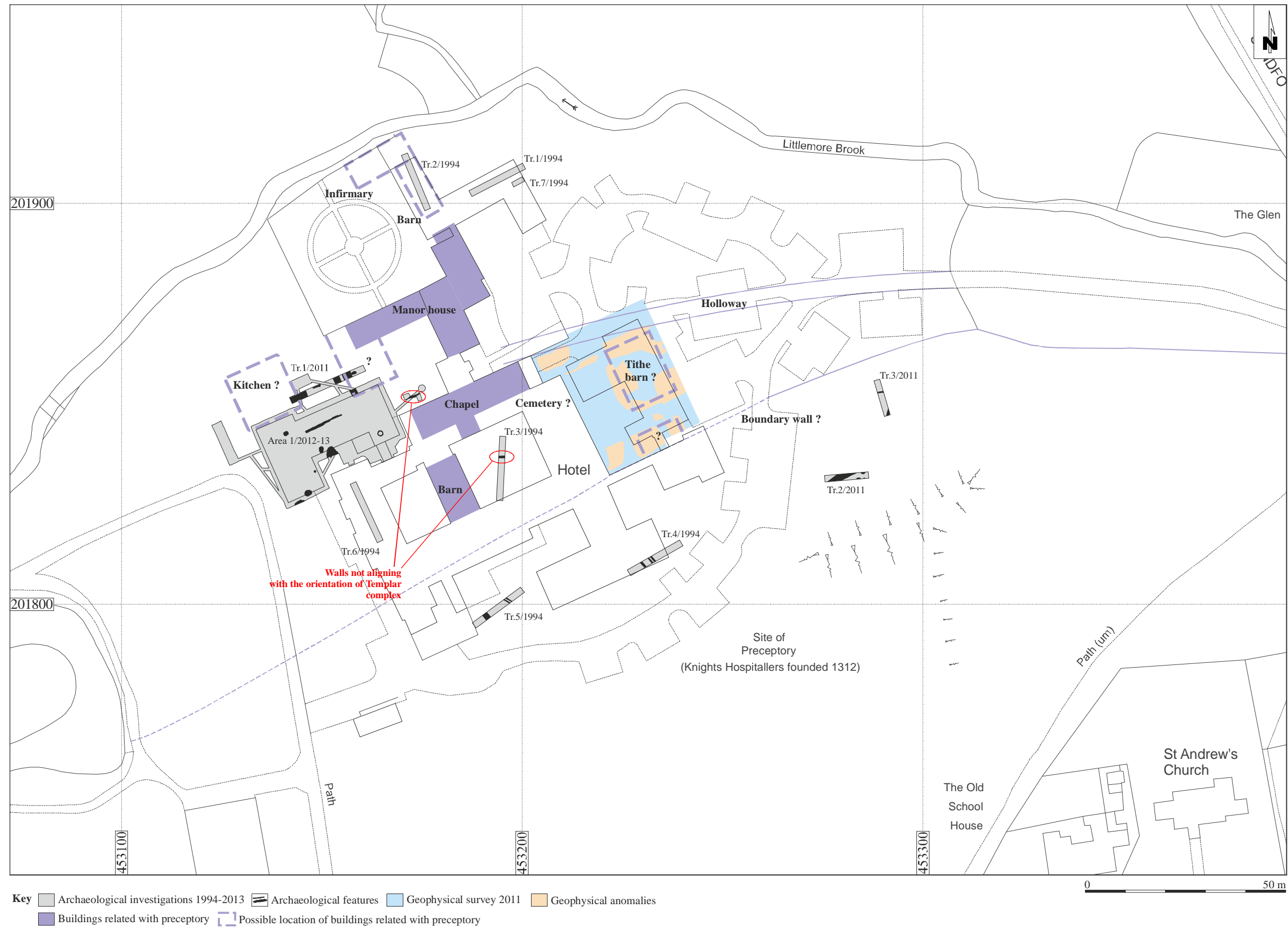


Figure 19: Templar complex

Historical data implies that there was a later early medieval manor site located in the area prior to the foundation of the Templar complex. That there was activity at this period is also implied by the recovery from the site of later early medieval pottery fabrics such as St Neots ware and also Cotswold ware. The shape and form of any structure on the site is confused by a lack of knowledge and orientation of what at present would seem random postholes. There is a further problem with the TVAS (Ford 1994) report in that it is confused; the drawing of archaeological features on the large plan shows these as existing in Trenches 4 and 5, but in the internal illustrations the trenches that are indicated as having indications of ditches and wall lines are 3 and 4. If there is a wall in Trench 3, which was located in the current courtyard it indicates that there is a stone wall, which was orientated at a different angle to the known later orientations of the Templar buildings. The structure cannot at present be feasibly demonstrated as being later so the likelihood is that it is part of an earlier structure associated with the pre-13<sup>th</sup> century manor.

Hearne in 1722 and Wood with his comments provide some indication of how the Templar complex was arranged. This can only be understood or appreciated in the light of the excavations of the complete Templar Preceptory at South Witham in Lincolnshire (Mayes 2002). At the South Witham site it was recognised that one courtyard was formed by the Great Hall, the Little Hall set around a chapel. Hearne's illustration enables us to place this probable complex within the Sandford Templar complex. The west range of the current historic structure, previously called Templar Farm, appears to represent one of these structures. This structure appears in one location to retain part of a diagonal buttress and is presumably 14<sup>th</sup> century in origin, or reworked in that period. Hearne's picture shows a further range running east to west from the north end of the west wing. It is highly likely that this range also represents a former range of the Templar or Hospitaller buildings. Roof lines are also shown to the rear of the range on Hearne's 1722 illustration. This would thus tend to indicate that there was a C-shaped structure that contained the Great and Little Hall and also that this had a Dormitory that provided accommodation for the Templars or Hospitallers. This range of buildings were thus arranged around a yard that contained the chapel, which was the case at South Witham and can be seen to have been the case at Sandford if the interpretation is correct; with the current listed barn being recognised as the location of the former chapel.

At Great Witham it was recognised archaeologically that in a separate courtyard located off this one there was evidence of a Kitchen and a Brewhouse. This fact is interesting if we consider what is known about medieval kitchens. The best preserved medieval kitchen at a religious establishment is that located at Glastonbury Abbey, where a square structure with four chimneys and a vaulted roof was constructed. A further medieval kitchen is located at Stanton Harcourt a lay establishment where the structure is slightly rectangular. The shape and design of the structure is of interest as to the west of the complex there is evidence on maps and aerial photographs of the remains of a square building, which could have been a kitchen located in a separate courtyard.

Hearne in 1722 indicated that the Infirmary and Infirmary Chapel were located to the north of the manor house. This is of interest in that one aerial photograph appears to show a block in this area that may be the location of this structure. Trench 2 of the TVAS evaluation (Ford 1994) was placed lengthwise along the line of the location of the Infirmary block. This trench failed to find any features, however, if it was placed centrally in a long narrow hall with an earth floor or just outside the building it would have failed to find the Infirmary building. It is highly plausible that the construction of the extra accommodation in this area may have caused serious damage to the Infirmary without any record being made, essentially because Trench 2 was being orientated along the lines that the Templar complex was laid out to. On the northern edge of the Infirmary Hearne claims that there was an Infirmary Chapel. The window could indicate a 14<sup>th</sup> century date.

The complex must also have had a reardorter or latrines, and presumably these would have had to have been located alongside Littlemore Brook, in some type of garderobe type structure that was constructed over the brook, or that a culvert was created that ran under parts of the Templar complex. It is almost certain that this feature was once located on the northern edge of the complex.

South Witham appears to have had a series of segregated yards with the Great Hall, Little Hall and main Chapel, and also a further one with a Kitchen and Brewhouse. At Sandford three potential enclosures have been noted so far, while at South Witham no Infirmary enclosure was noted. The remaining enclosure at South Witham identified a large L-shaped enclosure that contained five barns. To the southwest of the Chapel / Barn there is a further agricultural building that could have been in origin a medieval barn. Archaeological investigation was not carried out at the location of the new eastern accommodation block but a geophysical survey was carried out by Stratascan. This investigation picked up areas of rubble scatter, which could feasibly be rubble scattered over the top of a demolished wall. If this is so it is noticeable that some of this rubble scatter appears to form the rectangular end of a large building. At South Witham one of the barns was described as the location of a large medieval tithe barn, and it is feasible that this feature could be that structure. Interestingly it would be located between the main part of the Templar complex and the medieval village of Sandford.

Other buildings that were located at Witham that probably require a mention, are a mill with associated dam and a large eastern gateway, which represented the entrance to the Templar complex. We know from textual sources that the Templars were presented with the mill at Sandford Lock, there must be a gateway to the complex, but where this is can at present not be discerned.

The Dissolution of the monasteries caused a disjuncture in the economy of England. Industries such as glass manufacturing collapsed as it had largely been maintained by the benevolence of the church fathers. The Templar / Hospitaller site was sold and until the beginning of the 18<sup>th</sup> century it is apparent that what must have housed the Great Hall, Little Hall, Dormitory, and Chapel along with the Infirmary and Infirmary chapel were reworked and refashioned into domestic dwellings. The surviving small barn was also



probably reworked, and though there is no clear evidence of what the square building on the Ordnance Survey maps is at the end of the 19<sup>th</sup> century it is possible that the Kitchen also survived in some form. Other structures such as the outlying barns on the south side may have been considered to lie too far away and were let go derelict.

At some time after 1722 and 1878 the main range of the manor house was dismantled or destroyed, as was the west wing that probably contained one of the halls.

From this analysis it is apparent that there was archaeology across the site, and that mitigation to enhance our knowledge of this site has not always been adhered to. The significance of the archaeology thus remains unknown.

### **5.3 The Impact of Previous Development on Potential Archaeological Remains**

The design and form of the Templar / Hospitallers complex has been elucidated above as far as we can. This has been carried out with the knowledge of this site and the knowledge of other excavations carried out around the country on such establishments.

Historically we know that the Templar complex replaced an earlier manor that had been in existence from the ninth century at least. What form these early structures took are not known and any information we may have about them is extremely fragmentary. It is not known if the 11<sup>th</sup> or 12<sup>th</sup> century manor was in alignment with the later Templar complex or if there was a complete overhaul and demolition of the structure.

The Templar / Hospitaller complex has been roughly reconstructed in layout, even if it is not possible to provide the exact location of walls. Damage to this site commenced with the advent of private ownership in the 16<sup>th</sup> century. The medieval structures were altered and amended, being transformed into new historic monuments with new details. This is an ongoing process historically.

What is apparent is that significant damage has been caused to the archaeology in recent times. Hearne's description of the Infirmary block with its north end chapel was described as lying to the north of the manor. This area is now covered by Brook House. An archaeological evaluation took place on this site. However, Trench 2 was orientated in the same direction as the lines of the Templar / Hospitaller complex, it is thus likely that the trench may have lain just to the east of the walls or could equally have run up the centre of the building cutting into a dirt floor. It is likely to be the case that part of this structure may well have been encountered during the construction of the west part of Brook House, if it was not then that structure just missed it.

Remains of structures were also encountered under the development of the western accommodation block. This has been degraded in certain places where new foundations were cut through.

The geophysical survey by Stratascan indicated areas of rubble underneath the location of the east accommodation block. It can be argued that a large rectangular arrangement represents the end of a tithe barn. We know from excavations at South Witham (a Scheduled Monument NHLE 1007688) that these structures contained such features, and that no other tithe barn is known to have existed in the parish of Sandford (perhaps there could also have been one at Littlemore Priory). Other potential walls are also possible in this area. However, this is also said with the caveat that proper mitigation was not carried out on this area.

South Witham is known to have had some five barns located within an agricultural enclosure. It is highly likely that this part of the complex was located to the south and the east of the main part of the Templar complex and that this is the area that has been considerably degraded by new construction.

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

The Templar / Hospitaller complex is in an unusual position in that it has listed buildings, which are designated. The site is important because of its use by the Templars, but also because it is the only Templar Preceptory for which a cartulary survives. Due to the listing of the buildings the site has thus not been designated as a Scheduled Monument. The underground features are at present thus treated as a non-designated heritage asset because they are catalogued on the Oxfordshire Historic Environment Record.

The development of the reception area and glass link has a high potential to uncover archaeological remains below ground. A link wall should exist between the chapel and the west range of the earlier manor house (College Hall). The remains of buttresses may also be identified below ground level. This was formerly the location of a chapel, but the location of the Templar and Hospitaller burials have not been located but are known to exist.

The TVAS report (Ford 1994) is confused but it indicates that in Trench 3 there was the remains of a wall, which presumably did not run in alignment with the rest of the complex. This implies that where the new lounge is to be placed that archaeology survives. The archaeology here due to the fact that it does not appear to align with the rest of the Templar complex may be part of an earlier phase on the site.

It is more difficult at present to categorically imply that there is archaeology in the areas proposed for further accommodation and in the new bar and restaurant area with terrace. TVAS Trench 4 would imply that there is likely to be archaeology under the new accommodation area. In the area of the new proposed terrace, buildings are shown in this area on the later Ordnance Survey maps, but these could be post-medieval or later. What we can say is that it is highly plausible that barns and a boundary wall must be located somewhere across the southern part of the site.

## 5.5 The Impact of the Proposal on designated heritage assets

A Designated Heritage Asset can be comprised of a: **World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area**. This designation means that the site is considered to be an archaeological site of national and in some cases international importance. Such sites are legally protected and can only be disturbed if legally sanctioned by the proper authorities (in this case Historic England or an official acting for them). This legal protection is provided under the “Ancient Monuments and Archaeological Areas Act of 1979”.

The site is not a Scheduled Monument and only contains listed buildings.

## 5.6 The Impact of the Proposal on listed building

A listed designation means that a building is considered to be of exceptional architectural or historical significance. There are three ranks of designation that are I, II\* and II. The legal back-ground for designation is provided by the “*Planning (Listed Buildings and Conservation Areas) Act 1990*”. Any alteration or destruction has to be legally sanctioned by the proper authorities with a listed building consent.

Impact on Listed Buildings has been covered by a separate report (Morse 2015).

## 5.7 The Impact of the Proposal on known burial sites

‘The *Burial Act 1857* makes the removal of buried human remains an offence unless a Home Office (now Ministry of Justice) licence, or in relevant circumstances, a faculty from the diocesan consistory court, has first been obtained’ (HO 2004).

Burials only become designated heritage assets if they are part of a listed cemetery structure in a churchyard, a burial in a church, or part of a scheduled monument like a long barrow, round barrow, a burial mound inside a later designated structure for example a hill-fort or are a secondary or satellite cemetery to a listed or scheduled structure. In all these cases it can be argued that the individual burial or cemetery is thus protected. In other cases where past burials have been or become located they are essentially non-designated heritage assets as their presence will become added to the Historic Environment Record. In any event burials can only be moved with the permission of the Ministry of Justice and should not be touched by building contractors.

The large chapel / barn is the location of a medieval chapel. This **does not necessarily infer that burials should be located in the area proposed for development** but it may well contain burials. There appears to have been a complicated arrangement in Sandford and Littlemore over the burial arrangements, yet it is one that is not fully understood. Sandford parish church

would have been the parish church with burial rights. The advowson of this church became owned by Littlemore Priory by 1220. This indicates that Littlemore Priory controlled the burial practices of Sandford parish at this date. Excavations at Littlemore Priory have indicated that there was an even distribution of male and female burials and their range was normal across all ages. The Templars acquired the manor and thus became the patrons of Littlemore Priory and the parish church in about 1240, and subsequently the burial rights in the parish. It is feasible then that their chapel also obtained a burial licence by their priory and control and that there **may or may not be graves around the chapel**. The most sought after spot for burials in a medieval church or chapel was at the east end or south side. This area is the location for proposed development, and part of the eastern area around the chapel has already been disturbed without recourse to archaeological mitigation. Stone coffins are reported in the VCH and gravestones elsewhere.

Excavations at the chapel on the Preceptory site at South Witham identified two burials (Mayes 2002, 145-147). This is indicative of there being human remains in the area of the chapel.

**If burials are located in the areas around the former chapel then appropriate archaeology will be carried out in discussion with the Oxfordshire County Archaeologist that covers South Oxfordshire District.**

## 6 CONCLUSIONS

This Historic Impact Assessment was requested as part of a planning application at the Oxford Thames Four Pillars Hotel. The site was historically located in Sandford parish, Bullingdon Hundred and the County of Oxfordshire. It is now in South Oxfordshire District and the modern County of Oxfordshire.

The site of the hotel is located around the former Manor / Temple Farm complex, which is a historic development from the medieval manor and the later Templar Preceptory and Hospitaller site. The site contains three designations: the old farmhouse (now College Hall), a gate and wall at the north end of the complex, and also the chapel / barn and a barn / farm building, with the last two being listed together.

As part of the research a 1km search was made around the proposal site so that pre-medieval archaeology could be placed into a wider context. Prehistoric archaeology includes flint scatters and Iron Age activity, but these appear at present to have a sporadic distribution and the chances of finding archaeology of this date is low. The Bronze Age has also produced finds but these at present are invariably votive objects deposited in the River Thames. Roman period archaeology is more widely recognised and is often associated with the nationally important Oxford Pottery Industry. Though the chance find of Roman material is possible at present there are no clear indications of Roman activity from the site only residual pottery. Early medieval

archaeology from the 5<sup>th</sup> to the 8<sup>th</sup> centuries is also sporadic across the search area. After this time archaeological deposits become more focussed at Sandford village, Littlemore hamlet, Kennington hamlet, and at the manorial complex under Temple Farm (now the Hotel and proposal site).

A historical study of the site has shown that there was a manor on the site from at least the 9<sup>th</sup> or 10<sup>th</sup> centuries. The manorial site continued through various unrecognised forms under the auspices of the de Sandford family until c. 1240 when the manor was presented with a number of hides of land and Blewbury church to the Templars. Analysis of the evidence at this site and at the only fully excavated complex at South Witham in Lincolnshire indicate how the complex was probably arranged in the 13<sup>th</sup> to 14<sup>th</sup> centuries. At the centre of the complex there was a courtyard, which had a chapel on its south side along with a probable Great Hall, Little Hall and Dormitory complex. Burials may or may not occur near the Chapel / Barn complex. **The client has been made aware of his legal requirements if burials are found and state that proper archaeological mitigation will be carried out in discussion with the County Archaeologist.** Though the design of the Templar complex has similarities to South Witham it would seem that the development was on a far larger scale, thus indicating the relative importance to the Templar governance of its estates. Adjacent and to the west of that enclosure it is probable that there was a further courtyard associated with a Kitchen, and there was probably a Brewhouse located in that area. Information by Hearne dated 1722 implies that there was a further courtyard to the north of the manor that contained the Infirmary a further large hall and also an attached Infirmary chapel of at least the 14<sup>th</sup> century. It is probably in this area that the Reardorter or Latrines were located, either over the Littlemore Brook or a culvert channelled off the brook. To the south of the listed Chapel / Barn we have indication of a surviving small barn, but this area may have contained a further four barns or so besides a gatehouse complex and other ancillary agricultural buildings. The survey work by Stratascan may indicate that the western end of a substantial Tithe Barn was located under that building and the current car parking area. This would have been the appropriate place so that villagers could deposit their appropriate taxation without entering the central area of the Templar complex.

The Dissolution of the Monasteries by 1542 brought about significant change as the Hospitallers complex was transformed back into a lay manor. Many of the buildings survived and went through periods of being reworked although it is possible to show that some of the listed Chapel / Barn still contains 13<sup>th</sup> century material and that the west range of the manor still contains part of a diagonal buttress of a probable 14<sup>th</sup> century origin. During this time period it is undoubtedly the case that some of these buildings fell into use decayed or were physically taken down. These processes continued into the 18<sup>th</sup> and 19<sup>th</sup> centuries. The current complex has four listed structures that have component parts ranging in date from the 13<sup>th</sup> century to the 20<sup>th</sup> century.

Building work that has brought about the current Hotel plan has taken place since 1994. A synthesis of the data reveals that there are problems in the mitigation of archaeology. The Ford (1994) report has problems on a number

of points. The first is the representation of features in Trenches 4 and 5 on the site plan and the drawing of these trenches and even the photographs being indicative of the archaeology being located in Trenches 3 and 4. The location of Trench 2 also has problems as it is located in the vicinity of the Infirmary, a long medieval hall. The trench was orientated along the axis of the building in roughly the area that Hearne in 1722 identified that structure. It is perhaps possible that the trench lay parallel and to the east of the building or that it actually ran up the centre of the hall. Either way it is possible that the development of Brook Hall may have encountered the Infirmary.

Archaeological work was carried out successfully in respect to an evaluation in 2011, with geophysical surveys in 2011, and a watching brief in 2013. However, further problems concern other mitigation projects most notably the Eastern Accommodation Block. The archaeological recording may indicate the end of a Tithe barn and also on the areas adjacent to the former chapel it is possible but not proven that a Templar and Hospitaller cemetery was located. The client appreciate the failings of previous commitments and indicate that a better working relationship will be created in the future.

The proposal is for alterations in five areas, some of which may have concerns in respect to the archaeology of the Templar and Hospitallers complex. Area 1 concerns the addition of the reception area and glass link. Here there should be archaeology in the form of yard boundary walls, buttress bases and the **possibility** of burials around the listed Chapel / Barn. Area 2 concerns the development of the courtyard between the two barns, the TVAS (Ford 1994) report is ambiguous, and here it is apparent that Trench 3 did contain a wall which implies the possibility of pre-13<sup>th</sup> century archaeology in this area. Proximity to the chapel could also mean the **possibility** of burials. The redevelopment of the accommodation areas to the south of the listed barns may also come across archaeology in the form of the boundary wall to the Templar agricultural precinct, with the **possibility** of a gateway fronting the village. With the development of the bar and restaurant area it is less clear as to what archaeology existed in this area. Here we probably find ourselves located in the large agricultural enclosure that lies on the south side of the building. Internally the listed barn was part of the Templar chapel and it is **possible but not proven** that burials could also exist in this area.

There is archaeology on the site but planning should be granted. Based on the Heritage Impact Assessment archaeological mitigation should take place and be carried out in line with the County Archaeologist. This may involve evaluations as an initial investigation followed by other appropriate forms. The applicant accepts that the previous works on the site (which were carried out, at their early stages, under different ownership) did not meet the standards that we would now expect in terms of liaison with the archaeological teams at the council. They understand the importance of forming a better working relationship going forward in that the archaeological importance of the site can be properly managed and recorded during future works.

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## **7.2 Historic Maps**

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CP/103/M/1 1767 Jefferys's map of Oxfordshire

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O/138/09/M/1 1830 Ordnance Survey map

CH.XXIV/4 c 1850 Ordnance Survey map

CJ.IX/XXII/11 1855 Tithe Map of Sandford

Oxon 39.12 1876 First Edition Ordnance Survey map

Oxon 39.12 1899 Second Edition Ordnance Survey map

Oxon 39.12 1913 Third Edition Ordnance Survey map

**7.3 Gazetteer of Historic Environment Record Data**

<b>Gazetteer: On Historic Environment Record</b>					
<b>ID</b>	<b>Period</b>	<b>Identifying Number</b>	<b>X coordinate</b>	<b>Y coordinate</b>	<b>Description</b>
1	Palaeolithic	EOX3247	453194	201802	Temple Farm Country Club. Palaeoenvironmental deposits were identified during an archaeological evaluation
2	Mesolithic	1425-MOX10963	452350	202340	Mesolithic Finds (Manor House). Recovery of 2 microliths and several rough flakes
3	Prehistoric	3843-MOX12145	452900	202500	Roman and Medieval Pottery, Heyford Hill. 3 flakes were recovered during a watching brief at Heyford Hill
4	Prehistoric	EOX5715	453200	202620	Evaluation at land adjacent to Littlemore Hospital, Oxford. A struck flint was recovered during an evaluation
5	Prehistoric	16030-MOX11245	453200	202250	Prehistoric to roman finds and Medieval Ditch found in Heyford Hill Lane area. A small quantity of prehistoric finds, including flints were found during an evaluation
6	Bronze Age	1431-MOX10862	453100	201320	Bronze Age Dagger and Spearhead (Sandford Lock). A Bronze Age rapier & socketed spearhead were recovered from Sandford Lock c.1845
7	Bronze Age	5533-MOX10888	452950	201400	Bronze Age Sword. Late Bronze Age sword, in mint condition was recovered from the River Thames at Sandford Pool South in 1971
8	Bronze Age	7688-MOX10891	452990	201800	Late Bronze Age Sword.
9	Bronze Age	7704-MOX10895	453000	201100	Bronze Age Rapier and wine measure at Sandford Lock. Found c.1970
10	Iron Age	MOX26757	453190	202570	Iron Age and Roman Site. An Iron Age banjo enclosure and pottery has been identified on land adjacent to Littlemore Hospital
11	Iron Age	EOX5597	453300	202380	An Evaluation of land to the rear of Thames House, Sandford Road, Littlemore, Oxford. A ditch of Late Iron Age date was identified during an evaluation
12	Iron Age	EOX3351	453300	202340	Standford Road, Littlemore Mental Health Centre. A ditch was investigated during a watchinf brief
13	Iron Age	16299-MOX12169	453900	202100	Anglo Saxon Village and Evidence of Multiple Period Occupation Site, Oxford Science Park. Evidence of Iron Age activity was identified during an excavation, including the recovery of Iron Age pottery
14	Iron Age	EOX2608	453900	202120	Oxford Science Park, Littlemore (Phases 2 & 2A). A late Middle Iron Age ditch was recorded during an archaeological evaluation
15	Iron Age	7691-MOX10893	452280	201400	Iron Age/Roman Iron Arrowhead. Iron Arrowhead found in 1959

**Gazetteer: On Historic Environment Record**

<b>ID</b>	<b>Period</b>	<b>Identifying Number</b>	<b>X coordinate</b>	<b>Y coordinate</b>	<b>Description</b>
16	Roman	16851-MOX12614	452670	201080	Roman pottery from Sandford Lane and Poplar Grove. 1st-2nd century Romano-British pottery
17	Roman	3843-MOX12145	452900	202500	Roman and Medieval Pottery, Heyford Hill. Roman pottery and tile was recovered from Heyford Hill
18	Roman	1436-MOX11219	454120	202690	Romano-British Pottery and Coins.
19	Roman	8017-MOX11237	453300	202400	Roman Kiln and Pottery. A Roman kiln and pottery finds were recorded at Littlemore Hospital
20	Roman	15837-MOX11244	453730	202680	Roman/Medieval Pits and Boundary Ditches, Lawn Upton School, Littlemore. Roman pottery and a boundary ditch were identified
21	Roman	1435-MOX11246	453670	202540	Roman Coins and Pottery
22	Roman	16299-MOX12169	453900	202100	Anglo Saxon Village and Evidence of Multiple Period Occupation Site, Oxford Science Park. Roman activity was noted at the Oxford Science Park
23	Roman	EOX2609	453890	202070	Oxford Science Park, Littlemore (Phase 2 & 2A). Remains of to possible kilns or a kiln and a hearth
24	Roman	16966-MOX12768	453700	202550	Roman and Medieval pottery at Speedwell First School. 7 sherds of Roman pottery dated from the 1st to the 2nd century
25	Roman	16967-MOX12771	453650	202550	Speedwell First School Site, Oxford. A single Roman sherd of pottery
26	Roman	26121-MOX23492	453530	202200	Roman pottery and Kiln furniture from Armstrong Road, Littlemore. Kiln furniture and 2nd century pottery were recovered during an evaluation
27	Roman	26220-MOX23635	453520	202650	Medieval and undated features at Beenhams, Littlemore. Roman pottery was recovered during an evaluation
28	Roman	26248-MOX23665	454000	202200	Roman Pottery. Found in bank of stream 550yards west of Minchery Farm
29	Roman	MOX26652	453690	202230	Roman ditch at Littlemore Park. A Roman ditch and pottery was recorded during an evaluation
30	Roman	MOX26757	453190	202570	Iron Age and Roman Site. A Roman cremation has been identified on land near Littlemore Hospital along with Roman pottery
31	Roman	EOX2606	453310	202560	Ashurst Clinic Site, Medium Secure Unit. Residual Roman finds were recorded during an evaluation
32	Roman	1423-MOX10963	452400	202200	Roman British Potteries. Roman pottery and wasters were found along with a boxwood 2 edge comb from alongside the Cold Store

**Gazetteer: On Historic Environment Record**

ID	Period	Identifying Number	X coordinate	Y coordinate	Description
33	Roman	16850-MOX12613	452430	202210	Possible Roman Kiln at the site of the Cold Storage Plant, Kennington. The remains of possible Roman kiln was identified at the Cold Storage Plant at Kennington
34	Early Medieval	26334-MOX23761	453480	202510	Medieval Pits, League of Friends Offices, Littlemore Hospital. 5th to 5th century residual pottery sherds were found in a later ditch
35	Early Medieval	16299-MOX12169	453900	202100	Anglo Saxon Village and Evidence of Multiple Period Occupation Site, Oxford Science Park. Remains of 6th to 7th century Anglo Saxon village
36	Early Medieval	EOX5715	453205	202629	Evaluation at land adjacent to Littlemore Hospital, Oxford. Early Medieval pottery was recovered during an evaluation
37	Early Medieval	16804-MOX12569	452270	202300	Medieval cess pits at the Onion Patch, Kennington. The remains of three Saxo-Norman cess pits and associated pottery
38	Early Medieval	3843-MOX12145	452900	202500	Roman and Medieval Pottery, Heyford Hill. Medieval pottery was recovered during a watching brief, some of which was dated to 11th century
39	Medieval	5994-MOX10889	453370	201750	Church of St Andrew, Church Road. Church, originally 11th/12th century, but was heavily restored in the 19th century with additional features dated to the 15th and 17th century
40	Medieval	11588-MOX10927	453390	201800	Medieval Shrunken Village. A series of earthworks located to the north of the church and associated with 13th to 15th century pottery
41	Medieval	EOX5809	453350	201800	Sandford-on-Thames, A Survey of the Upstanding Earthworks. Several narrow rectangular earthworks were recorded during a survey over Church Close
42	Medieval	EOX5632	453450	201780	Sandford-on-Thames Village Hall. During a watching brief, two ditches dated to the 13th and 14th century were identified
43	Medieval	EOX2974	453220	201866	Templars Court (formerly Temple Farm). A series of ranges based around a courtyard, dated from 11th century onwards
44	Medieval	EOX3253	453281	201843	Oxford Thames Four Pillars Hotel. Geophysical survey of the site suggested the possible survival of structural remains
45	Medieval	EOX3252	453281	201843	Oxford Thames Four Pillars Hotel. An evaluation at the site revealed the remains of a wall, with pits and post holes of medieval occupation
46	Medieval	28320-MOX26593	453150	201840	Late Medieval Pits. Four pits of a late medieval date
47	Medieval	16030-MOX11245	453200	202250	Prehistoric to Roman finds and Medieval Ditch found in Heyford Hill Lane area. A medieval ditch was located at Heyford Hill Lane

**Gazetteer: On Historic Environment Record**

ID	Period	Identifying Number	X coordinate	Y coordinate	Description
48	Medieval	3843-MOX12145	452900	202500	Roman and Medieval Pottery, Heyford Hill. Assemblage of medieval pottery was recovered during a watching brief
49	Medieval	EOX2608	453310	202560	Oxford Science Park, Littlemore (Phases 2 & 2A). Medieval pottery and tile of the 12th to 15th century was recovered during n evaluation
50	Medieval	15837-MOX11244	453200	202250	Roman/Medieval Pits and Boundary Ditches, Lawn Upton School, Littlemore. Medieval pottery was recovered during an evaluationa nd watching brief
51	Medieval	EOX811	453730	202680	Lawn Upton School. Pits and a ditch were recorded as dating from 12th to 15th century during an evaluation
52	Medieval	16493-MOX12194	453620	202740	Corpus Christi Farmhouse. Grade II listed building. Building with a medieval core and a 16th to 17th century extension
53	Medieval	16966-MOX12768	453700	202550	Roman and Medieval pottery at Speedwell First School. An assemblage of medieval pottery was recovered during an evaluation
54	Medieval	27411-MOX13032	453614	202720	Manor House & Campion Cottage, Sandford Road, Littlemore. Grade II listed building. A 15th century house that was remodelled in the late 17th and early 18th century
55	Medieval	26220-MOX23635	453520	202650	Medieval and undated features at Beenhams, Littlemore. A series of features recorded during an evaluation
56	Medieval	26334-MOX24006	453480	202510	Medieval Pits, eague of Friends Offices, Littlemore Hospital. Three pits of a medieval date along with postholes and a gully were identified under a later medieval plough soil
57	Medieval	EOX5715	453200	202620	Evaluation at land adjacent to Littlemore Hospital, Oxford. A medieval ditch was found as part of an evaluation
58	Medieval	EOX1118	453600	202300	Lttlemore Hospital, Oxford: Archaeological Watching Brief Report.
59	Medieval	1441-MOX10964	452263	202264	Disused Church of St Swithun, now Village Hall. Grade II listed building. Chapel of Saint Swithan, which was built by 1538 and ruinous by 1802
60	Post-medieval	1433-MOX9464	453180	201870	Temple Farmhouse. Grade II listed building. 16th century farmhouse with some 15th century components
61	Post-medieval	EOX2806	453143	201856	Temple Farm. Western block of farmhouse dating from the 17th century where there is evidence of timber framing
62	Post-medieval	19667-MOX16354	453149	201903	Temple Farmhouse, Doorway and Wall Approximately 40metres North. Grade II listed building. A stone wall with a doorway that has a date stone with 1614 engraved
63	Post-medieval	19666-MOX16759	453180	201843	Temple Farmhouse, Barn and Farm Building Approximately 15metres South. Grade II listed building. A barn and farm building of 18th century date but with 15th century components
64	Post-medieval	12598-MOX10952	453213	201613	Bassemore Cottage, Church Road. Grade II listed building. Mid-17th century building

**Gazetteer: On Historic Environment Record**

<b>ID</b>	<b>Period</b>	<b>Identifying Number</b>	<b>X coordinate</b>	<b>Y coordinate</b>	<b>Description</b>
65	Post-medieval	1233-MOX10844	453529	202682	Sandford Lock and Turnpike. Pound lock built sometime before 1632. Repaired in Sandford in 1647
66	Post-medieval	27408-MOX15385	453529	202682	Barn Attached to Beenhams, Railway Lane, Littlemore. Grade II listed building. Barn, now a garage, probably c.1700 date
67	Post-medieval	19669-MOX15903	453512	201814	Sandford House, Henley Road. Grade II listed building. Late 17th century house
68	Post-medieval	2-MOX10841	453200	201300	Water Mill and Paper Mill. Watermill and paper-mill, formerly a corn-mill
69	Post-medieval	22843-MOX18936	452337	202356	Kennington Manor House and Attached Wall and Gatepiers, Kennington Road. Grade II* listed building. Kennington Manor House is a structure of 1629 date with walls and gate-piers
70	Post-medieval	22844-MOX18568	452318	202380	Barn Approximately 20metre North of Number 211 (*Kennington Manor House), Kennington Road. Grade II listed building. Early 17th century barn
71	Post-medieval	22845-MOX18569	452269	202339	Nos 208 (Jasmine Cottage) & 210, Kennington Road. Grade II listed building. A late 17th century structure with 18th century extension
72	Post-medieval	26220-MOX23635	453520	202650	Medieval and undated features at Beehams, Littlemore. Post-medieval pottery was recovered during an evaluation
73	Post-medieval	26302-MOX23728	453520	202650	Post-medieval features at Beenhams, Railway Lane, A series of Post-medieval features recorded during a watching brief
74	Post-medieval	27495-MOX24006	453281	201843	Medieval/Post-medieval features at Four Pillars Hotel. A post-medieval path associated with landscaping at the Manor Frm complex
75	Post-medieval	EOX1701	453650	202550	Speedwell First School Site, Littlemore. Post-medieval gullies were identified during an evaluation
76	Imperial	27409-MOX13031	453618	202675	No 7 (Old House), Sandford Road, Littlemore. Grade II listed building. Early 18th century house
77	Industrial	10200-MOX10922	453500	201700	Site of Toll House. Site of Sandford Tollgate, identified from an historical map
78	Industrial	19670-MOX17325	453588	201645	The Catherine Wheel, Henley Road. Grade II listed building. Late 18th to early 19th century public house
79	Undated	7704-MOX10895	453000	201100	Bronze Age Rapier and wine measure at Sandford Lock. An undated wine measure was recovered from Sandford Lock

**Gazetteer: On Historic Environment Record**

<b>ID</b>	<b>Period</b>	<b>Identifying Number</b>	<b>X coordinate</b>	<b>Y coordinate</b>	<b>Description</b>
80	Undated	16673-MOX12405	452200	202100	Kennington (limestone) Quarry. An undated limestone quarry at Kennington
81	Undated	16799-MOX12564	452290	202110	Undated ditch at Kennington Service Station.
82	Undated	EOX1338	452270	202300	The Onion Patch. Undated Quarry Pits
83	Industrial	19668-MOX18362	453250	201485	No 3 To 8 (Consec) (River View), Church Road. Grade II listed building. Terrace of 6 cottages, dated to c.1825
84	Industrial	11590-MOX10929	454050	201750	Brickworks and Claypits (Sandford Brickworks). 19th century clay pits and brickworks
85	Industrial	10353-MOX11239	453490	202740	Littlemore Baptist Church, Church Lane. Baptist Church dated c.1809
86	Industrial	MOX26733	453490	202730	Littlemore Baptist Church Cemetery. Cemetery of Littlemore Baptist Church, in use between 1861 and 1881
87	Industrial	11353-MOX11240	453750	202770	Church of St Mary and St Nicholas, Littlemore. Grade II* listed building. Church, originally built in 1835
88	Industrial	6749-MOX8503	453500	202400	Littlemore Hospital, Sandford Road, Littlemore. Grade II listed building. Built as County Asylum in 1843, has since been re-developed into housing
89	Industrial	EOX2208	453589	202250	Littlemore Hospital, Oxford, Yamanouchi Site Redevelopment. A limestone wall was recorded during an evaluation
90	Industrial	EOX2152	453530	202200	An Archaeological Evaluation for The Institute of Reproductive Sciences, Armstrong Road. Horticultural beds were found during an evaluation
91	Industrial	27412-MOX17849	453788	202684	Lawn Upton House, Sandford Road, Littlemore. Grade II listed building. House in Gothic style c.1846
92	Industrial	19666-MOX16759	453683	202733	Teple Farmhouse, Barn and Farm Building Approximately 15metres South. Grade II listed building. Barn and farm building, now hall and studio, 18th century date with 15th century components
93	Industrial	12445-MOX11241	453600	202510	Littlemore Railway Station. Original site of the Littlemore Railway Station that was opened in 1864
94	Industrial	5504-MOX11232	453000	202400	Site of Sewage Pumping House, Littlemore. Site of an old sewage pumping site, which was demolished in 1958
95	Industrial	11589-MOX10928	453630	201850	Dovecote at Rock Farm. Dated to 19th century, now derelict and incorporated into housing estate

<b>Gazetteer: On Historic Environment Record</b>					
<b>ID</b>	<b>Period</b>	<b>Identifying Number</b>	<b>X coordinate</b>	<b>Y coordinate</b>	<b>Description</b>
96	Industrial	12444-MOX10930	452360	202780	Railway Station at Iffley Halt.