

JOHN MOORE HERITAGE SERVICES

A DESK-BASED ASSESSMENT

OF

RADLEY COLLEGE, RADLEY,

OXFORDSHIRE

SU 5190 9960 centred

On behalf of

Radley College

January 2006

REPORT FOR

Radley College
c/o West Waddy ADP
The Malthouse
60 East St Helen Street
Abingdon
Oxon OX14 5EB

PREPARED BY

Dave Gilbert

REPORT ISSUED

6 January 2006

ENQUIRES TO

John Moore Heritage Services
Hill View
Woodperry Road
Beckley
Oxfordshire OX3 9UZ

Telephone/Fax 01865 358300

Email: info@jmheritageservices.co.uk

JMHS Project No:

1606

CONTENTS

	Page	
1 INTRODUCTION	1	
1.1 Origins of the Report		
1.2 Aims and Objectives		
1.3 Methodology	2	
2 THE SITE	3	
2.1 Location and Description		
3 PROPOSED SCHEME OF DEVELOPMENT	3	
4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	5	
4.1 Historical Background		
4.2 Cartographic Evidence		
4.3 Known Archaeological Sites	6	
4.4 Documentary Evidence		
5 DISCUSSION	8	
6 CONCLUSION	9	
7 BIBLIOGRAPHY	10	
Figure 1	Location Map	4
Figure 2	Detail from the Tithe Map of 1851	5
Figure 3	Detail from the 1883 OS map	6

1 INTRODUCTION

1.1 Origins of the Report

This archaeological desk-based assessment was commissioned by WestWaddy ADP in response to a proposal to develop the area of land north of the College swimming pool.

1.2 Aims and Objectives

Archaeology and Planning (PPG 16 1990) provides guidance related to archaeology within the planning process. It points out that where a desk-based assessment has shown that there is a strong possibility of significant archaeological deposits in a development area it is reasonable to provide more detailed information from a field evaluation so that an appropriate strategy to mitigate the effects of development on archaeology can be devised:

Paragraph 21 states:

‘Where early discussions with local planning authorities or the developers own research indicate that important archaeological remains may exist, it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out...’

Should the presence of archaeological deposits be confirmed, further guidance is provided. Archaeology and planning stresses preservation in situ of archaeological deposits as a first consideration as in paragraphs 8 and 18.

Paragraph 8 states:

‘Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there should be a presumption in favour of their physical preservation...’

Paragraph 18 states:

‘The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications whether that monument is scheduled or unscheduled...’

However, for archaeological deposits that are not of such significance it is appropriate for them to be preserved, they should be ‘preserved by record’ (i.e., fully excavated and recorded by a competent archaeological contractor) prior to their destruction or damage.

Paragraph 25 states:

‘Where planning authorities decide that the physical preservation in situ of archaeological remains is not justified in the circumstances of the development

and that development resulting in the destruction of the archaeological remains should proceed, it would be entirely reasonable for the planning authority to satisfy itself... that the developer has made appropriate and satisfactory provision for the excavation and recording of remains.'

Government Planning Policy Guidance, PPG 16, emphasises that early consultation regarding the results of an archaeological assessment, and a consideration of the implications of a development proposal, are the key to informed and reasonable planning decisions. An aim of this report is therefore to facilitate that process, and enable informed discussion to take place in order, if appropriate, to develop a strategy by which the impact of the development on the archaeological resource of the site can be mitigated.

In accordance with the Institute for Field Archaeologists (IFA) *Standard* definition of a Desk-based Assessment (IFA, 1994), this report seeks to identify and assess the known and potential archaeological source 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 regional and national context as appropriate.

A further objective is to define and comment on the likely impact of works (e.g. site clearance/reduction, construction, infrastructure etc.) resulting from the proposed redevelopment scheme on the surviving archaeological resource.

The IFA *Standard* states that the purpose of a desk-based assessment is so that appropriate responses can be made, 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 PPG 16, the desk-based assessment forms the first stage in the planning process as regards archaeology as a material consideration and, if the archaeological potential warrants, may lead to evaluation by fieldwork within the defined development area.

1.3 Methodology

The format of the report is adapted from an Institute of Field Archaeologist *Standard Guidance* paper (IFA, 1994).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic and documentary sources available for consultation
- Assembling, consulting and examining those sources

The principal sources consulted in assessing this site were the Sites and Monuments Records for Oxfordshire and the Oxfordshire & Berkshire Records Offices. The first holds details of known archaeological sites. The Records Offices contained copies of relevant early editions of Ordnance Survey maps, other cartographic sources and documentary sources. Archaeological sites within 1.5 km of the proposal site have been noted.

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

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

2 THE SITE (*Figure 1*)

2.1 Location and Description

(National Grid Reference – SU 5190 9960 centred)

Radley College is located approximately 1km north-east of Abingdon. It lies at approximately 70m OD, sloping upwards from east to west. It is situated in an area of Kimmeridge Clay.

The main concern for the developer, and the reason for this assessment, is the presence of a stone wall within the proposed development area. While obviously old its significance was not known.

The proposal area is currently part of an orchard and garden, bounded to the south by the standing walls.

3 PROPOSED SCHEME OF DEVELOPMENT

The site is under consideration for redevelopment.



Figure 1. Location Map

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Historical Background

The proposed development site was situated within the county of Berkshire prior to 1974 when the boundaries were re-defined resulting in the site becoming incorporated within Oxfordshire.

4.2 Cartographic Evidence (*Figures 2&3*)

The earliest available map was John Rocque's 18th century Survey of Berkshire. Radley Hall is shown but it is not detailed enough to show the garden. Greenwood's map of 1829 also lacked detail in this area.

The Inclosure Map of 1848 showed very little detail of the area, but marked the land as being owned by the College. The Tithe map of 1851 shows the walled garden very clearly, it also shows the northern boundary wall continuing to the west and joining another wall running south. The garden is recorded as plot 115, with an associated tool-house, owned by George Bowyer and rented to the Reverend William Sewell.

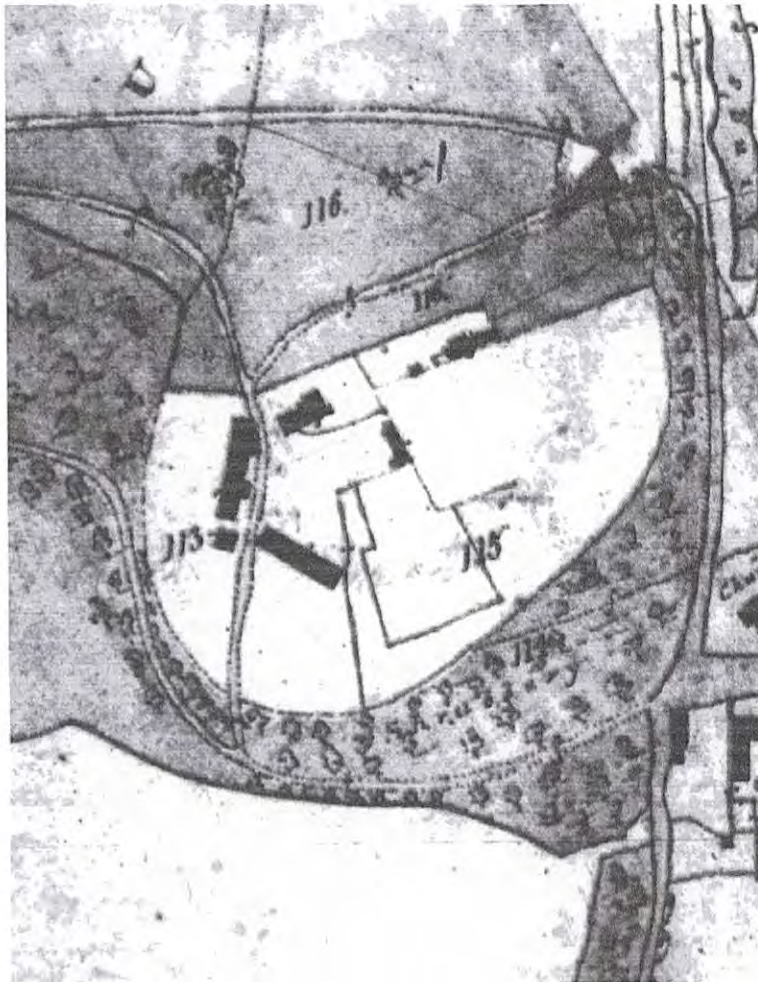


Figure 2. Detail from the Tithe Map of 1851

The Surveyors map of 1876-78 does not show this wall extension, but shows a second garden to the east. The pathways of the garden are laid out in a “T-shape”. The garden is surrounded by an area marked as “The Shrubbery”.

The first edition OS map of 1883 shows the walled garden. The path across the lower portion of the garden appears to be an “X” in plan.



Figure 3. Detail from the 1883 OS map.

The second edition OS map of 1899 is less detailed, but indicates that the south-western corner of the walled garden, now destroyed, was extended to the west, possibly by extending the southern wall and building a new section of the western wall at an angle.

The 1937 Radley College, Easter map shows the wall forming the north-western corner of a walled garden. The garden appears relatively unchanged since 1883 although the path in the garden at this period appears to be a “T” in plan. There is also no indication of other gardens in the area.

4.3 Known Archaeological Sites

Information on known archaeological sites has been collected from the County Sites and Monuments Record/ National Monuments Record (SMR/NMR), for an area of 1.5 km from the centre of the development site. No entry corresponds to the wall in question, so these findings have been omitted from this report.

4.4 Documentary Evidence

The name Radley first occurs in the 12th century when it is said to be in the “tenure of Barton”. This would indicate that it was included in the 40 hides of the Abbott’s large manor of Barton recorded in the Domesday Book (Curtis 1924).

The monks from the Abby of Abingdon had a hunting lodge in the area of Radley. After the Dissolution, Radley was presented by grant as crown land to Lord Seymour of Sudeley. Beheaded in 1548 the estate went to Queen Mary who was said to occasionally reside there (Raikes 1897).

In 1569 the manor of Radley was bought by George Stonhouse. Soon after purchase he commissioned a manor house. The cottages in the grounds of Radley College might be estate cottages, possibly the steward's cottage to the manor house. The building today referred to as "The Cottage" is a "quite gracious" house of 1570 and has the remains of a fireplace with the initials J.S. This could stand for John Stonhouse and date to c.1602-1632 or 1639-1700. A sixteenth century timber framed barn is also present in the grounds and is now incorporated into the College buildings (Drysdale 2002).

Sir John Stonhouse began negotiations to build a new manor house in the park in 1721, but disputes over mason's bills delayed the work (*ibid*). The nucleus of Radley Hall was built between 1721 and 1727 by William Townsend of Oxford, who was mason and perhaps architect. It is a nine-bay house of red brick with stone dressings. Notable are the quoins of even length at the angles and the angles of the centres, none of which have pediments (Pevsner 1966).

Thomas Hearne in a diary entry of 1/7/1727 mentions the previous buildings on the estate, saying that "most of which they say is to be pulled down". Also he says "The insides and the gardens, etc. of the new house are not quite finished" (Boyd 1948).

There is no mention of the garden wall in the numerous legal papers, mason's bills and building contracts for the estate dated 1648-1729 held in the Berkshire County Record Office.

Admiral Sir George Bowyer inherited the Hall in 1795 as son of Anne Stonhouse and Sir William Bowyer.

Financial troubles over the failure of a mining venture led to an auction sale of the Halls contents in 1815. In 1819 the Hall and park was rented to Benjamin Kent for a non-conformist school, this however failed by 1844. The house was then rented until 1847 (Drysdale 2002).

The "Cottage" and seven acres of land including the walled garden was still occupied by M. Gould, who had been the Bowyer's gardener (Boyd 1948).

Radley (St. Peter's) College was started in 1847 when William Sewell and Robert Singleton applied for a lease to open an Anglican boarding school for boys. Dating to this year is the campanile, which had buttresses added in 1855. A year later saw the construction of the school and upper dormitory was added a year after that. The octagon was added in 1857, with the gallery dormitory, gymnasium and servitor's quarters built in 1859. The next stage of development of the college started in 1875 and it was steadily expanded until 1910 with the addition of the dining hall and kitchens.

In 1889 the College bought 136 acres of parkland that included the garden and shrubbery for £13,000. The area assigned to the new cricket pitch was described as originally being under ridge and furrow cultivation (Raikes 1897).

No further work was carried out on the college until after the First World War, with continued development until the beginning of the Second World War (Pevsner 1966). Eight classrooms were added in 1960-61 and the college continued to expand during the 1970's and 1980's.

5 DISCUSSION

In assessing the archaeological potential of the site, a number of factors must be taken into account: the survival of archaeological monuments within the development area and its environs, previously recorded archaeological sites, previous land use and disturbance and future land use, including the impact of the proposed development.

There are no find-spots within the confines of the proposed development site itself.

The east and west walls of the garden are both constructed of brick with an ornamental capping. These bricks measure 23 x 11.5 cm, which corresponds to an imperial measurement of 9 x 4½ inches; a standard size stipulated by charter of 1571. This suggests an early date for the wall because in 1769 Parliament legislated for an 8¼ x 4 inch brick (Hammond 1998). Larger bricks were still manufactured and it is possible that these bricks could be later in date as they fall below the 150 cubic inches limit for double duty imposed by the "brick tax" of 1803 to 1850.

The brick bond of the wall is constructed using the Flemish pattern corresponding to the main Hall which is also in the Flemish pattern built in 1727. The only other building on the site using this pattern of bonding is the Octagon built in 1857. This bond was probably chosen for the Octagon due to its location overlooking the main Hall and its special shape. The bricks used in its construction were chosen for specific colours to enhance the pattern.

The bond used on the School of 1848 is the English pattern, and this pattern remains in use for all additions to the college until 1936, with the exception of the Octagon and the Chapel.

The north wall is constructed of uneven coursed stone. It displays signs of repair and alteration at several locations. The height of this wall was raised at some point, as can be seen from the repair to the exterior. This would be in line to complement the capping of the east and west walls.

The north wall has four section of brick repair. Two are the full height from ground level, while the other two start further up to wall. The upright stones

surrounding the areas of bricks have dressed faces, and it would appear that they were originally doorways and windows. The exterior of the north wall is heavily overgrown with ivy and only one blocked doorway could be traced. There also appears to be an earlier window blocked by stone.

The western most doorway is blocked internally by brick bonded in the Flemish pattern, while the other door and windows are blocked either by English pattern or a more haphazard bond. This would suggest that only one doorway was blocked in 1727 and that the others were left as features until a later date.

It would appear that this wall was originally the southern wall of a cottage similar to the standing one to the north. Raikes (1897) believe this wall to be from a building associated with George Stonhouse and dated to c.1569. This is also confirmed by Boyd (1948). The interior of this building would likely be inside the proposed development area within the orchard.

The north-east corner of the walled garden is slightly encroached upon by a small outbuilding. This building has undergone considerable alternation of repair during its lifetime. It appears that the east wall of the garden butts against the southerly wall of this building, indicating that it is of an earlier date. However it appears that the building's west wall butt onto the stone north wall of the garden, on the interior of the garden. On the exterior of the garden the building's west wall is a later brick repair and definitely butts onto the stone garden wall. This repaired brick section is bonded in the English pattern.

The cross section of the "T" shaped path recorded on the 1937 map is still in existence. Each end terminated at a doorway in the opposite walls, both now blocked.

The development of the college after the Second World War was responsible for the destruction of a large proportion of the walled garden on the site, with the erection of a sports centre and swimming pool.

6 CONCLUSION

The northern garden wall of stone appears to be part of an earlier building, perhaps as early as 1569. It shows distinct similarities to the cottage located just to the north. It then appears to have been worked into the walled garden during the initial construction of Radley Hall in 1721-7, when the eastern and western walls were also constructed.

It is the opinion of John Moore Heritage Services that there is a potential for further buried remains relating to the cottage dating to the seventeenth century within the development area.

7 **BIBLIOGRAPHY**

Boyd, A.K. 1948 *The History of Radley College 1847-1947*.

Curtis, M. 1924 *Radley* in W. Page & P.H. Ditchfield (eds.) *The Victorian History of the County of Berkshire*. pp 410-416

Drysdale, P. *et. al.* 2002 *The History of Radley*. Radley History Club.

Hammond, M. 1998 *Bricks and Brickmaking*. Princes Risborough: Shire.

Institute of Field Archaeologists 1994 *Standard and Guidance for archaeological desk based assessment* (revised 1999).

Pevsner, N. 1966 *The Buildings of England: Berkshire*. London: Penguin.

Raikes, T.D. (ed.) 1897 *Fifty years of St. Peter's College, Radley*.