

Clarendon LP GP Limited
Clarendon Centre Redevelopment
Archaeological Mitigation Strategy
for Phases 1 to 3

Issue | 18 December 2020

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 454545

IHCM
45 Crescent Lane
London
SW4 9PT
United Kingdom
www.arup.com

Document verification

Job title		Clarendon Centre Redevelopment		Job number	
				454545	
Document title		Archaeological Mitigation Strategy for Phases 1 to 3		File reference	
Document ref					
Revision	Date	Filename	Clarendon Mitigation D1.docx		
Draft 1	04 Dec 2020	Description	First draft		
			Prepared by	Checked by	Approved by
		Name	Richard Hughes		
		Signature			
Issue	15 Dec 2020	Filename	Full mitigation scope Issue 1 .docx		
		Description	First Issue		
			Prepared by	Checked by	Approved by
		Name	Richard Hughes	Marco Latella	Richard Hughes
		Signature			
Issue	18 Dec 2020	Filename	Full mitigation scope ISSUE 3.docx		
		Description	issue with additions responding to early review by David Radford		
			Prepared by	Checked by	Approved by
		Name	Richard Hughes	Marco Latella	Richard Hughes
		Signature			
		Filename			
		Description			
			Prepared by	Checked by	Approved by
		Name			
		Signature			

Issue Document verification with document



Contents

	Page	
1	Archaeological Mitigation Objectives and Standards	1
2	Consultation	2
3	Archaeological Standards	3
4	Supporting Documents	3
5	Likely Planning Consent Archaeological Condition(s)	4
6	Site Evaluation	5
7	Location of the Archaeological Mitigation Works	5
	7.1 Excavations	5
	7.2 Watching Briefs	6
	7.3 Public Engagement	6
8	Pre-Site Works Requirements	6
9	Archaeological Site Works Requirements	7
10	Post Site Works Reporting Requirements	8
11	Supporting Services from the Employer or Main Contractor	9
12	Monitoring of the Archaeological Works	10
Drawings		
	18029 (05) 022 Rev D Area of Ground works Phase 1	
	18029 (05) 023 Rev E Area of Ground Works Phase 2	
	18029 (05) 024 Rev D Area of Ground Work Phase 3	
	18029 (05) 025 Rev A Area of Ground Work Hard Landscaping	

1 Archaeological Mitigation Objectives and Standards

This document provides a summary general guidance for implementing archaeological mitigation, supporting the redevelopment objectives of Clarendon Centre, central Oxford, by Clarendon LP GP Limited (the 'Developer'), off-setting the ground works impacts.

The document aids the Developer's team for integrating archaeological requirements in the design and procurement phases of the scheme. It also supports the Planning Application and shows to Oxford City Council the strategy to be adopted when the scheme is consented, then in responding to an Archaeological Planning Condition driving the required archaeological agenda. This Condition will undoubtedly require there to be an agreed programme of archaeological mitigation, approved in writing before the start of development.

To support the mitigation strategy an archaeological desk-based assessment has been undertaken by Pre-Construct Archaeology Ltd. and is referenced in Section 4 of this document

This proposed mitigation package of undertakings is to be applied to Phases 1, 2 and 3 of the overall construction programme. The development scheme has been planned to occur in three phases, results of Phase 1 archaeological undertakings will inform the design for the onwards undertakings in Phase 2 and then Phase 3.

This archaeological mitigation programme follows on from similar archaeological mitigation undertaken for H & M redevelopment, roughly central within Clarendon Shopping Centre. Here medieval and post-medieval archaeological remain were archaeologically excavated and the results published.

In summary, the object of the archaeological mitigation will simply be to discover, identify, document and publish on encountered soils, structures, artefacts and ecofacts of heritage value - where there will be development impacts and do so by standard professional archaeological processes. The archaeological works will be within the made-ground, roughly 0.5 to 5m (with local excavation to 6m) below the present ground level and complexly interfacing with underlying natural soils.

The first principle is to maximise on *in situ* preservation so archaeological remains are preserved for the future. However, there has to be a complex set of ground engineering works (the impacts) and it is here that mitigation needs to occur. As with the mitigation on H & M redevelopment site the strategy continues to support 'rationalising' archaeology into 'reasonably' sized areas where 'meaningful investigation can occur. This mean that: a) there is not a vast number of very small excavations where resulting archaeological evidence is nearly impossible to interpret; and, b) some development impacts only get monitored in Watching Brief undertakings. Area excavations allow for a better and more useful capturing of an archaeological / history 'story'. Where it is proved that there are no archaeological resource or development impacts no archaeological mitigation is necessitated. Where significant structural remains are found within the

designated excavation areas opportunities will be considered for their onward *in situ* preservation and cultural use.

Where it is proved that there are no archaeological resource or development impacts no archaeological mitigation is necessitated.

For Phase 1, the archaeological excavations are scheduled for an 8 week archaeological period, excluding for stopping, responding to any identified temporary engineering works to ensure safety and assuming an efficient working environment. Watching briefs will occur at all times when there are engineering excavations for obstruction removal, pile probing, and local excavations for new ground works. This period may be several weeks, depending on the Main Contractor's programme and what is found in the ground.

The agreed mitigation archaeological programme, responding to the Planning Condition, is to be formulated in an Archaeological Specification by the Archaeological Consultant and then captured in a Written Scheme of Investigation (WSI) by the Archaeological Contractor. These will address 'Archaeological Excavations and 'Watching Briefs' processes and practical working arrangements, and post-excavation analysis and publication of the results. Further on in this document supporting services to be provided by the Main Contractor are noted, for example providing site office and messing facilities for about a 25 strong archaeological team and sheltering the archaeological excavation if the works occur during winter inclement weather.

The Specification and the WSI shall be based on: a). a best-fit mitigation strategy; b). architectural and engineering documents used within the planning application and onward detail engineering designs; c). findings made in Watching Briefs accompanying engineering site investigations; and, d). documents approved/Conditions imposed by Oxford City Council.

Interesting findings made during the mitigation undertakings may support some community engagement.

2 Consultation

To inform development of the archaeological mitigation strategy consultation has occurred with David Radford, Oxford City Council's planning archaeologist:

1. Addressing useful additions to the archaeological desk-based assessment provided to him, this being captured in an addendum report.
2. Noting the high cultural value of the site lying central to the City
3. Taking advantage of engineering site investigations (boreholes and trial pits) for supporting Evaluation of the site
4. Mitigation options – comprising archaeological Excavations and general Watching Briefs
5. The importance to Oxford City Council of 'public outreach', this related to: a). archaeological excavations and the story being revealed about the

history of Oxford; and, b). the value of archaeological findings to ‘place-making’ being created by the architectural design objectives.

No comments and recommendations on archaeology have been received during Public Consultation processes.

3 Archaeological Standards

The archaeological mitigation undertakings shall be to the following:

1. The intent of National Planning Policy Framework.
2. Policies of Oxford City Council.
3. Standards required by the Chartered Institute for Archaeologists. In particular, the undertakings will be to the standards and guidance for Archaeological Excavations, Watching Briefs, Reporting and Publications’.
4. The CIfA Code of Conduct.
5. General archaeological guidance of Oxford City Council.
6. Any special requirements of the Employer and the Main Contractor

The Archaeological Contractor for the mitigation programme shall be a Registered Archaeological Organisation of the Chartered Institute for Archaeologists.

4 Supporting Documents

Documents driving the archaeological mitigation agenda for Phases 1, 2, 3:

1. Archaeological Desk-based Assessment, Clarendon Shopping Centre, 52 Cornmarket Street Oxford OX1 3JE: Pre-Construct Archaeology Ltd.
2. Clarendon Shopping Centre, 52 Cornmarket Street, Oxford OX1 3JE. Addendum Report on 55-58 Cornmarket Street Excavations. Pre-Construct Archaeology Ltd November 2020
3. Drawings showing the proposed engineering ground works:
 - 18029 (05) 022 Rev D Area of Ground works Phase 1
 - 18029 (05) 023 Rev E Area of Ground Works Phase 2
 - 18029 (05) 024 Rev D Area of Ground Work Phase 3
 - 18029 (05) 025 Rev A Area of Ground Work Hard Landscaping

The drawings will be further developed during detailed design, following the consenting of the scheme by Oxford Coty Council.

5 Likely Planning Consent Archaeological Condition(s)

Oxford City Council, responding to its heritage policies and the archaeological values of the Clarendon Centre site will undoubtedly be applying a Planning Condition relevant to archaeological mitigation needs, this for off-setting construction impacts:

The Condition will likely address:

1. A short summary background to the history and archaeological of the site
2. Justification for the mitigation objectives
3. The Condition. At this time the Condition wording is unknown, likely being similar to the wording and intent noted below:

If planning consent is granted, paragraph 199 of the NPPF says that applicants should record the significance of any heritage assets that the development harms.

Applicants should also improve knowledge of assets and make this public. NPPF paragraphs 185 and 192.

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation (Excavations and Watching Briefs) and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. Where appropriate, details of a programme for delivering related positive public benefits agreed works

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice

6 Site Evaluation

As part of detailed design and following on from the redevelopment being consented, there is to be an engineering site investigation, to begin with focussed on Phase 1 designs needs. This will include engineering trial pits and boreholes to variously investigate geotechnical aspects of the site and onwards use in designing foundations, basements, lift sumps and infrastructure. The Archaeological Contractor shall be in attendance, undertaking an archaeological Watching Brief. This archaeological site work will also investigate the made-ground conditions, provide support to ensuring that there is no damage to discovered important archaeological remain and then support practical aspects of the mitigation design and the production of the WSI.

Some flexibility in the engineering excavation of trial pits is planned for so pit locations can have slightly changed locations and also so any discoveries made be archaeologically investigated. Additional 'Evaluation' pits driven by archaeological needs will be considered as part of detailed design needs and objectives required by Oxford City Council. Overall, the aim is that trial pits can be regarded as an archaeological evaluation process.

7 Location of the Archaeological Mitigation Works

The type and location of the archaeological mitigation undertakings are to be addressed in an Archaeological Specification, this responding to the Planning Condition, then taken forward in the Archaeological Contractor's Written Scheme of Investigation, used also to define obligations stemming from the Planning Consent. The archaeological undertakings will address the City and County research agendas:

<https://oxfordarchaeology.com/research-publication/solent-thames-research-framework>

<http://www.oxford.gov.uk/PageRender/decP/OxfordArchaeologicalPlan.htm>

7.1 Excavations

Formal archaeological Excavations are required, likely in all three phases of the development; the areas in which they are to occur to be determined and agreed by all relevant parties and scoped in the Specification. The location, plan shape and depth of the excavations may vary, to respond to improved knowledge of site conditions, to archaeological Watching Brief findings undertaken beforehand, and development activities on site at the time. The general aim is to thoroughly investigate by 'area' sampling the historical sequences of past uses of the land of potentially prehistoric to industrial age, and the character of past development processes and activities from encountered physical remains - then to be integrate this with record analysis and with intangible cultural heritage. The main archaeological resources on site are likely to be of mid-Saxon, early-medieval, medieval and post-medieval age.

7.2 Watching Briefs

Watching Briefs will generally occur at localised areas where Excavations are not undertaken, but where there is a likelihood of local archaeological remains being encountered and have not been previously disturbed, and where archaeological recording of such features is desirable and supportive to development and Excavation findings.

7.3 Public Engagement

Related to area archaeological Excavations in all three phases of the development the Developer, Architect, Engineer, Main Contractor will support the Archaeological Contractor with staged outreach, updated on a regular basis:

1. Display boards on hoardings, providing information on the history and archaeology of the site and context, and of the archaeological findings being made. The notices to be supported with viewing windows, where possible
2. Hosting when appropriate one or more public open days, this noting the need for special Health and Safety measures
3. Facilities, where and when feasible, to show off to the public interesting artefacts that have been discovered
4. Handout and web-based leaflets and news items for the public and for release to the Local Press, also providing Social Media online 'blog' type information

As part of detailed scheme design an Archaeological Outreach Plan, and capturing the above, will be developed, focussed on Phase 1 to start with. It will then be extended for Phases 2 and 3, as more gets known about the archaeology and when new opportunities can be considered.

8 Pre-Site Works Requirements

The Archaeological Contractor shall provide, and will have approved by the Archaeological Consultant:

1. The Written Scheme of Investigation (WSI), responding to the required site undertakings defined in the Archaeological Specification, as a 'Project Design' for onward submission by the Archaeological Consultant to Oxford City Council for approval to implement.
2. A Health and Safety Plan and Code of Conduct statement.
3. An archaeological 'site code'.
4. A programme integrating the archaeological agenda with that of the Main Contractor and specialist sub-contractors.

9 Archaeological Site Works Requirements

The Archaeological Contractor shall be:

1. Fully taking into account the contents of the provided engineering documents for achieving the mitigation agenda.
2. Fully taking into account the contents of the Archaeological Desk Based Assessment the Specification and WSI as formulated as a response to archaeological Planning Condition.
3. Coordinating the attendance programme with the Employer, Main Contractor and Archaeological Consultant.
4. Keeping Oxford City Council regularly informed of the progress of site works and findings.
5. Be in technical attendance during the excavation of modern made-ground and modern construction elements within it. The structures (engineering obstructions) will include substantial foundations of the demolished buildings and around which old made-ground will be present.
6. Integrating archaeological mitigation undertakings with the objectives of the engineering ground works construction agenda - do so taking note of any potential contaminated soils, stability of obstructions and the techniques / safety of the engineering works. The engineering works, in outline, are to comprise: building demolition; making the site safe; obstruction removal; excavation for forming basements (in Phase 3); lift sumps; infrastructure corridors through the whole redevelopment site; piling and other foundation constructions; retaining wall construction; and, surface landscaping.
7. When requested, advising the Main Contractor on made-ground and structural features within it, related to the site's history, this potentially spanning Prehistoric to 20th century times, and advise on archaeological value of any observed heritage assets and related preservation-mitigation measures.
8. Undertaking Archaeological Excavation mitigation works in the designated, approved and safely secured areas.
9. Observing and documenting the engineering machine works from ground level, and from descent where hand digging is undertaken by the Main Contractor and the excavations are safely secured and implemented.
10. Recovering and sampling soils from the local ground reduction and obstruction removal excavations, and mitigation areas when later further off-site sample office inspection and analysis is required.
11. Keeping relevant parties informed of progress with a weekly email summary of undertakings, addressing at a minimum: attendance; work undertaken; discoveries; planned works for the following week; difficulties encountered; and, any accident incidents.

12. Supporting the Main Contractor and developer when necessary with fortnightly site inspections for relevant parties: when archaeological remains are found and are worthy of being seen; to resolve any concerns; and, to aid with design of onward mitigation.

The Archaeological Contractor in his Written Scheme of Investigation shall be further developing and having approved, by the Archaeological Consultant (for onward lodging with Oxford City Council), a site-based research agenda based on a Statement of Significance. Key themes addressed in the archaeological desk-based assessment presently promote the following research objectives:

1. The geomorphological development of the natural ground conditions from post glacial times onwards, based on natural soil formations and soil structure.
2. The pre first phases development character (rural and early agricultural) with evidencing interfaces between natural and man-made soil formations and artefact / ecofacts contents.
3. Transformation of the site and context to an urban residential Oxford landscape.
4. Phased occupation of mixed uses through medieval and post-medieval times.
5. 19th and 20th century redevelopment with a focus on urban residential and then commercial-based uses.
6. Assessment of archaeological resource preservation conditions and of archaeological potential, related to quality of archaeological deposits and degree of superimposed damaging impacts and effects.

10 Post Site Works Reporting Requirements

After the completion of each phase of mitigation site works, the Archaeological Contractor shall:

1. Provide an updated project plan, with amended research agenda based on the findings.
2. Provide a factual and interpretive report on the mitigation works in respect of made-ground formations, alluvial formations, structural remains, artefacts and ecofacts. The format and scope of the reports shall be developed and agreed with Oxford City Council. The reports shall contain, as a minimum:
 - i. Introduction to the commission and site-based activities.
 - ii. Text account of the observations and discoveries and findings satisfying the prescribed and updated research objectives, and a Statement of Significance.

- iii. Plans positioning the locations of the mitigation area.
- iv. Drawings of the of heritage features and soils.
- v. Photographs of the mitigation areas and main archaeological discoveries in situ, of all ages and heritage value. Photographs that may have promotional value to Clarendon Centre renewal and onward operations.
- vi. Drawings, photographs and logs of significant discovered and retained artefacts and ecofacts.
- vii. Technical appendices by specialists on the assets and soils studied.
- viii. Recommendations for publishing significant findings, with content, formats and timescales to be agreed with Oxford City Council.

Each report shall be provided within six to nine months following the completion of site works on each phase of the Clarendon redevelopment and the final reports shall be issued one month after receiving comments from the Employer, Oxford City Council and the Archaeological Consultant.

3. Provide a completed OASIS form to lodged with OCC and/or other parties.
4. Agree with the Developer legal transfer of discovered / retained asset ownership in favour of Oxford Museum's archive depository and then lodge the site archive with the Museum upon completion of the commission.

11 Supporting Services from the Employer or Main Contractor

The Main Contractor for the construction works will support the archaeological objectives:

1. Prepare entry to the site and make the site ready and safe for archaeological attendance by the Archaeological Contractor and for approved visitors.
2. Provide, if found necessary, electricity, water and lighting for any archaeological equipment and for securing safe working conditions.
3. Provide for the Archaeological Contractor suitable office, messing/lavatories (for men and women) and temporary secure storage facilities.
4. Undertake breakout of 20th century structures and soils agreed with the Archaeological Contractor and where this will significantly aid with archaeological undertakings. Breakout archaeological structures of the late 19th century following recording and evaluation to the satisfaction of the Archaeological Consultant and Oxford City Council.

5. Provide all temporary works supporting structures to excavations of any depth where site conditions require and also when deeper than 1.2m, where archaeological access is required, and the excavation faces are not battered to secure natural stability.
6. Breakout all unnatural 'modern' obstructions impeding deeper investigations so archaeological excavations when requested can be efficiently and safely undertaken.
7. Allow inspection of, and provide technical advice on, infrastructure services via drawings and other information that the Archaeological Contractor may wish to examine prior to the design, programming and execution of his site works.
8. If necessary, keep loose / piled up spoil away from agreed short term / temporary archaeological working areas.
9. Provide geotechnical and engineering advice about the encountered ground conditions to the Archaeological Contractor to aid in his site archaeological works and interpretation programme.
10. Undertake all required reinstatement of the working areas.

12 **Monitoring of the Archaeological Works**

The archaeological site works will be monitored on and off site by the Archaeological Consultant, and for Oxford City Council, by the archaeological planning officer, presently David Radford.