



Kellogg College, 60-62 Banbury Road, Oxford, OX2 6PN

Archaeological Desk-Based Assessment

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Kellogg College (Kitchen) – Archaeological Desk-Based Assessment

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NON-TECHNICAL SUMMARY

This archaeological desk-based assessment has been undertaken by Heritage and Design Consultant Dorian Crone BA BArch DipTP RIBA MRTPI IHBC and Historic Environment Consultant Dr Daniel Cummins MA (Oxon) MSc PhD IHBC.

The site is located at Kellogg College, 60-62 Banbury Road, Oxford, OX2 6PN. Planning Permission is being sought for the provision of a single-storey extension to the kitchen facilities within the Balfour Building to the rear No. 58 Banbury Road.

Based on the HER, cartographic and documentary evidence, and previous archaeological evaluations, a moderate to high potential has been identified for the Prehistoric and Roman periods. Throughout the mid to late Prehistoric period and into the Roman period, the site was located within an active and settled landscape, with extensive evidence for a late Neolithic and Bronze Age ritual landscape, overlain by agricultural activities and other evidence for dispersed settlement in the late Prehistoric and Roman periods which extended into outlying areas beyond likely areas of settlement. This has also been demonstrated archaeologically within 55m to the north of the subject site during evaluations in 2005 and 2015, and by Roman finds recorded 30m to the south of the site at No. 56 Banbury Road.

A low to moderate potential has been identified for the Anglo-Saxon period. There is archaeological evidence for Anglo-Saxon settlement and activity within 500m of the subject site, although the site itself was likely located within the agricultural hinterland. However, any evidence from this period would be of regional significance due to the potential for contributing information on the earliest stages of the development of Oxford.

A low potential has been identified for the Medieval and Post-Medieval periods. During these periods, the site formed part of the extensive open fields which lay to the north of Oxford and any archaeological finds or deposits are likely to be limited to local significance.

A low to moderate potential has been identified for the Modern period. Any Modern archaeology within the site is likely to be related to the post-1870s phases of development and is unlikely to have more than local or negligible significance.

Past impacts within the subject site have likely compromised any archaeological remains from the upper layers, given the extent of previous groundworks and provision of services during the 19th and 20th centuries. Whilst the proposed levelling works are unlikely to have a significant archaeological impact, the proposed excavations required for the foundations and floor slab beneath the levelled surface are likely to compromise any archaeological remains and/or deposits of potentially regional significance dating from the Prehistoric and Roman periods, and possibly also the Anglo-Saxon period. It is therefore likely that further archaeological evaluation will be required in the forming of a Written Scheme of Investigation (WSI) in the first instance; the WSI will be prepared according to a brief agreed with the City Council Archaeologist, which will set out the scope and methodology for further evaluation, recording and dissemination. It is anticipated that it will be possible to undertake appropriate mitigation works by planning condition to preserve any archaeological remains by record prior to development.

1.0. INTRODUCTION

- 1.1. The subject site is located at Kellogg College, 60-62 Banbury Road, Oxford, OX2 6PN. The site comprises a small piece of open ground laid to lawn and containing a bike shed adjacent to the west elevation of the Balfour Building – a 1980s extension added to the rear of the Grade II listed No. 60 Banbury Road. It is located within the rear garden plot of No. 58 and is separated from No. 60 by a brick boundary wall which dates from the same time as the Balfour Building. The site is located within the North Oxford Victorian Suburb Conservation Area, which has been identified as having considerable potential for buried archaeology from the Prehistoric and Roman periods. Full details of the site and its context can be found in the Heritage Statement which has also been submitted as part of this application (Heritage Information, October 2023).
- 1.2. Planning Permission is being sought for the provision of a single-storey extension to the kitchen facilities within the Balfour Building to the rear No. 58 Banbury Road. The proposed foundations will likely comprise spread reinforced strip concrete under all external walls of 1 metre in depth by 600mm wide. The floor build-up will likely comprise a suspended beam and block ground floor of c.225mm in thickness. Some minimal groundworks will also be required in order to level the site, given the slight gradient from west to east.
- 1.3. The primary aim of this desk-based assessment is to provide an appraisal of the archaeological potential of the subject site by presenting an account of the available archaeological and historic data and its significance at an early stage in the planning process. The report will provide the evidence necessary for informed and reasonable planning decisions and will allow for the development of an appropriate strategy to mitigate the effects of development on the archaeology, if this is warranted.
- 1.4. The evidence for this desk-based assessment has been drawn from the Oxford Historic Environment Record (HER), as well as cartographic and other material including aerial photographs. A site visit was conducted in September 2023. This assessment has been written in accordance with the guidance published by the Chartered Institute for Archaeologists (CIfA), particularly *Standard and Guidance for Historic Environment Desk-Based Assessment* (2014).

2.0. LOCATION

- 2.1. The subject site is located on the south-west side of the Balfour Building at Kellogg College (opened during the 1980s) which adjoins the rear elevation of No. 60 Banbury Road and continues south into the historic plot of No. 58 Banbury Road; the subject site forms part of a small enclosed garden area within the plot of No. 58 (School of Anthropology – Centre on Migration, Policy and Society building) (Figure 1).

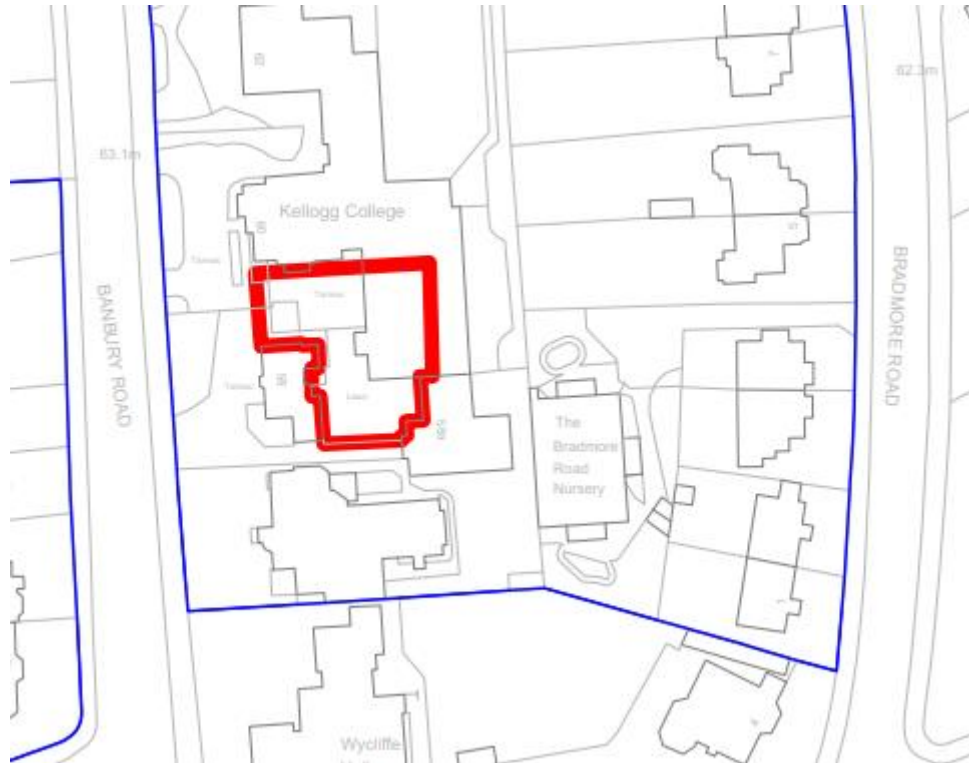


Figure 1: Site location plan with the subject site outlined in red.

3.0. PLANNING FRAMEWORK

- 3.0.1. There are a number of national and local planning policies relevant to the proposed works at the subject site based on the constraints of the site; any heritage assets and their settings which may be affected by the proposed development have been identified during the site visit and an examination of the HER. These planning policies have been taken into account in establishing the likely impact of the proposals on the archaeological potential of the subject site.
- 3.0.2. As set out in detail within the Heritage Statement (October 2023), the site is located within the North Oxford Victorian Suburb Conservation Area (the Banbury Road Character Area). This character area is characterised by very large red and yellow detached gothic villas set in large gardens amidst wide avenues. The long rear gardens and the gaps between the buildings are important elements to the character of this area. The gaps enable views through to the planting in the gardens and the rear of adjacent properties, and are important in strengthening the sense of openness that prevails throughout the suburb. A number of Grade II listed buildings are located in close proximity to the subject site, particularly Nos. 56 and 60 Banbury Road. The **Grade II listed No. 60** is located to the north of the subject site and the south flank elevation provides a sense of enclosure to the site. No. 60 is an eclectic Franco-Italianate style villa constructed in yellow brick under dark clay tiled gabled and hipped roofs with a prominent angle turret over the front door. To the south of the subject is the **Grade II listed No. 56 (Wykeham House)**, which was built in 1866 in yellow brickwork with a Ruskinian flavour in a rich gothic style.
- 3.0.3. These two statutorily listed buildings were designed to address the wide leafy avenue of Banbury Road from where their distinctive architectural and historic interest is best appreciated and understood and more frequently experienced as a group at the gateway to North Oxford. The subject site is largely indistinguishable from the backdrop of the Balfour Building in the gap between Nos. 58 and 60; it is set back and largely concealed behind the existing boundary walls and so is considered to make a very limited and neutral contribution to the primary aspect of the settings of these listed buildings.
- 3.0.5. The Conservation Area Appraisal states that there is considerable evidential potential for below ground archaeology being on the edge of an extensive landscape of late Neolithic-early Bronze Age funerary monuments and Iron Age, Roman and early Saxon rural settlement. The two main roads into the city, which include Banbury Road, have a long history and are a key factor both in defining the nature of the suburb and as significant entrances into the city.

3.1. National Planning Policy Framework

- 3.1.1. The Government adopted the revised National Planning Policy Framework (the NPPF) in September 2023, which sets out the overall objectives for planning strategy at a national level and how they are expected to be applied. The document makes clear that the significance of heritage assets and their settings, whether designated or not, needs to be considered within the planning process. The NPPF advocates an integrated approach using archaeological, architectural and artistic, and historical values in order to ensure that planning decisions are based upon the nature, extent and significance of the heritage assets.

16 Conserving and enhancing the historic environment

- 3.1.2. 194. *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.*
- 3.1.3. 199. *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
- 3.1.4. 203. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*
- 3.1.5. 205. *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

3.2. Planning Practice Guidance

- 3.2.1. Updated in July 2019, the PPG is an online guidance resource which is updated continuously. Regarding non-designated archaeology, the PPG states at Paragraph 041 Reference ID 18a-041-20190723:

'Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

Decision-taking regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated following an initial assessment of archaeological interest only a small proportion – around 3 per cent – of all planning applications justify a requirement for detailed assessment'.

3.3. Local Policy

Oxford Local Plan 2036 (2020)

3.3.1. Policy DH3 deals with designated heritage assets:

Planning permission or listed building consent will be granted for development that respects and draws inspiration from Oxford's unique historic environment (above and below ground), responding positively to the significance character and distinctiveness of the heritage asset and locality.

3.3.2. Policy DH4 deals with archaeology:

Within the City Centre Archaeological Area, on allocated sites where identified, or elsewhere where archaeological deposits and features are suspected to be present (including upstanding remains), applications should include sufficient information to define the character, significance and extent of such deposits so far as reasonably practical. This information should include:

a) a Heritage Assessment that includes a description of the impacted archaeological deposit or feature (including where relevant its setting), an assessment of its significance and the impact of the proposed development on its significance, in all cases using a proportionate level of detail that is sufficient to understand the potential impact of the proposal. The Statement should reference appropriate records (including the information held on the Oxford Historic Environment Record); and

b) if appropriate, a full archaeological desk-based assessment and the results of evaluation by fieldwork (produced by an appropriately qualified contractor. Pre- application discussion is encouraged to establish requirements). In the City Centre Archaeological Area where significant archaeological asset types can be shown to be subject to cumulative impact from development, the desk-based assessment should contain appropriate contextual assessment of this impact.

Development proposals that affect archaeological features and deposits will be supported where they are designed to enhance or to better reveal the significance of the asset and will help secure a sustainable future for it.

Proposals which would or may affect archaeological remains or features which are designated as heritage assets will be considered against the policy approach as set out in Policy DH3 above.

Archaeological remains or features which are equivalent in terms of their significance to a scheduled monument are given the same policy protection as designated heritage assets. Proposals which affect the significance of such assets will be considered against the policy test for designated heritage assets set out in Policy DH3 above.

Subject to the above, proposals that will lead to harm to the significance of non-designed archaeological remains or features will be resisted unless a clear and convincing justification through public benefit can be demonstrated to outweigh that harm, having regard to the significance of the remains or feature and the extent of harm.

Where harm to an archaeological asset has been convincingly justified and is unavoidable, mitigation should be agreed with Oxford City Council and should be proportionate to the significance of the asset and impact. The aim of mitigation should be where possible to preserve archaeological remains in situ, to promote public enjoyment of heritage and to record and advance knowledge. Appropriate provision should be made for investigation, recording, analysis, publication, archive deposition and community involvement.

4.0. GEOLOGY AND TOPOGRAPHY

- 4.1. The superficial bedrock of the subject site is a gravel terrace of the Thames river valley which covers much of the North Oxford Conservation Area. This area of gently sloping gravel, known as the Summertown-Radley Second Terrace Gravels, was created in the Pleistocene period as a result of melting glaciers depositing large amounts of sand and gravel. The underlying geology of the site consists of bedrock of Oxford Clay Formation and West Walton Formation, a sedimentary mudstone bedrock. An evaluation c.55m to the north of the subject site within Kellogg College in 2015 recorded an upper layer of natural which was described as a compact mid-yellow brown silt sand with gravel inclusions. This was considered to be a deposit that can be found surviving above the Summertown-Radley deposits; containing gravel it indicates that it has been disturbed. This upper geological horizon was recorded at 0.7m (+62.27m OD) (JMS, 2015 and 2016).
- 4.2. The subject site is located on a north to south ridge along which the Banbury Road traverses, and which slopes away to the east of the site towards the River Cherwell. The ground level on the Banbury Road street frontage of No. 58 is +63m OD. The levels within the subject site slope slightly downwards from west to east, with the ground at a slightly lower level adjacent to the Balfour Building than adjacent to the rear elevation of No. 58 Banbury Road.

5.0. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 5.0.1. There are a number of recorded entries on the HER recording archaeological investigations and findspots, and statutorily listed buildings within 500m of the subject site (radius confirmed appropriate by the Oxford City Council Archaeologist). No previous archaeological evaluations have taken place within the subject site. In determining the significance of any potential archaeological remains, the following criteria have been used:
- **National** – undesignated assets of the quality and importance to be treated as designated heritage assets under the NPPF, or assets which contribute to national research agendas;
 - **Regional** – assets which contribute to regional research agendas;
 - **Local** – assets with importance to local interest groups or which contribute to local research objectives;
 - **Negligible** – assets with little or no archaeological interest.

5.1. Prehistoric (to AD 43)

- 5.1.1. There is little evidence for early prehistoric activity in the area. A handaxe was recorded in the University Parks in 1907 (MOX12006) and a stray unidentified object found from Banbury Road in 1880 was dated to the Lower Palaeolithic/early Mesolithic (MOX25478). However, evidence from aerial photographs and archaeological excavations indicates the presence of an extensive Neolithic and Bronze Age ritual landscape across this part of the Oxford gravel terrace. Substantial prehistoric evidence dating to the late Neolithic/Bronze Age has been identified across the University Parks (MOX11619) extending as far westwards as the Radcliffe Infirmary and Jericho (MOX27051, MOX11568, MOX26524, MOX11611,

MOX26526, MOX26527, MOX26541). At least six round barrows have been identified as partial or complete ring ditches in the Parks area, five of which are cropmarks (MOX26293); one on South Parks Road has been excavated to reveal 4 inhumations (MOX12742) and one at the Rex Richards Building revealed a pit containing a cremation at the centre (MOX26287). A late Neolithic/early Bronze Age henge monument occupying a roughly circular layout of about 150m belonging to this complex was excavated in 2014 500m to the south of the subject site on the south side of Keble Road (MOX26528). The density of barrows and other features (including pits and ditches – MOX23611) suggests that an extensive funerary complex dating from the Bronze Age was located below a large area of north and central Oxford, between the Rivers Thames and Cherwell. The subject site likely lies on the northern edge of this concentration of monuments, although it is possible that further monuments belonging to this complex remain to be found in this area. Indeed, during a watching brief at Kellogg College in 2005, excavation of a geotechnical test pit recovered two sherds of Bronze Age pottery, a possible grave and an unexcavated oval feature has been interpreted as the site of a possible Bronze Age barrow c.55m to the north of the subject site (JMS 2016, MOX26886). Other evidence of Neolithic and Bronze Age activity in the wider area includes flint flakes and a scraper from Bardwell Road c.500m to the north-east of the subject site (MOX9928), and a Bronze Age food vessel with human remains was found c.275m to the north-east of the site south of Park Crescent in 1864 (MOX9942).

5.1.2. A probable Iron Age settlement site has been identified to the south-east of the subject site within the University Parks. Analysis of aerial photographs has revealed a complex of cropmarks of likely agricultural enclosures and trackways, overlying the earlier funerary complex (MOX26296). Evidence of Iron Age activity, in the form of ditches and pits containing Iron Age material, uncovered during excavations at the Clarendon Laboratory and Rex Richards Building 470m south-east of the site suggests a settlement existed in the University Science Area throughout the Iron Age (MOX11610). Further evidence of Iron Age activity has been uncovered during archaeological investigations along Crick Road c.260m to the east of the subject site, including a middle Iron Age pit containing 19 sherds of pottery at 12 Crick Road (MOC26939) and a pit at 6 Crick Road containing pottery and animal bones (MOC26936). Evidence for the infilling of earlier Bronze Age ring ditches within the Science Area suggests considerable population pressure at this time (MOX11611, MOX26287). Evidence for a Middle Iron Age occupation site incorporating metalworking has also been recorded c.280m to the north of the subject site, comprising pits, pottery, slag and animal bone (MOX26756), placing the subject site within an active and settled late prehistoric landscape.

5.1.3. **The potential for Prehistoric archaeology is therefore considered to be moderate to high**, particularly from middle and late prehistoric periods. The identification of any Neolithic or Bronze Age monuments and other prehistoric features and artefact assemblages would be of regional significance, especially given the proximity of the site to the adjacent funerary complex and other prehistoric activity recorded across the North Oxford terrace.

5.2. Roman (AD 43 – 410)

5.2.1. Dispersed rural Roman settlements with associated enclosures, fields and drove-ways may have extended across the gravel terrace and continued the Iron Age occupation and activities. Analysis of aerial photographs of University Parks has identified cropmarks suggestive of Roman settlement activity.

Evidence of Roman activity has been recorded close to the subject site at the University Parks (MOX11619), as well as at the sites of the Radcliffe Science Area and the Rex Richards Building (MOC27085), where signs of settlement were uncovered in the form enclosures, trackways, ditches and pits which overlay the Iron Age activity. The subject site is located on the northern edge of an area identified in the HER to be a likely Roman settlement. An evaluation at St Anthony's College c.200m to the south-west of the subject site identified several coins with the probable basement of a Roman building with stone foundations (MOX11369); the concentration of finds from nearby sites supports the existence of a settlement (MOX26480). This is confirmed by pottery finds within 500m of the subject site (MOX11365, MOX11484, MOX11560). Roman activity also likely continued to the north of the subject site, with a series of likely Roman ditches found on Norham Road which probably relate to the enclosures recorded in the University Parks (MOC27120). Possible evidence for a Roman inhumation cemetery was recorded at Park Crescent to the north of the subject site during the late 19th century (MOX9940) and coins of Valens were found in a garden on North Parade c.150m to the north-west (MOX9945). The evidence suggests an extensive area of rural agricultural settlement during most of the Roman period.

- 5.2.2. The subject site appears to have remained located within an active and settled landscape throughout the Roman period. A series of plough marks were identified at Kellogg College in a watching brief c.55m to the north of the subject site; these were interpreted as probably Roman as they did not conform to any known direction of ploughing during later periods (JMS 2016). Within the garden of No. 56 Banbury Road c.30m to the south of the subject site, a collection of 1st to early 2nd century pottery and burnt stones were found when digging an annexe at Wykeham House; the evidence was considered to denote occupation (MOX11504).
- 5.3.3. **The potential for Roman archaeology is therefore considered to be moderate to high.** The identification of any Roman monuments and other features and artefact assemblages that enhance knowledge about the extent of the likely nearby settlements and the nature and extent of related activity would be of regional significance.

5.3. Anglo Saxon / Early Medieval (AD 410 – 1066)

- 5.3.1. The subject site lies to the north of the early medieval town of Oxford, which is considered to have its origins in the 8th century, when the early religious house of St Fridewide was founded and perhaps provided a focus for settlement. It is probable that the subject site was a mixture of arable land and meadow during this period, although it is also possible that the Bronze Age burial mounds discussed above remained visible in the landscape into the early medieval period and may have provided a focus for Anglo-Saxon activity. At the old Radcliffe Infirmary site, a sunken floored craft hut of likely 6th century date and possible cemetery have been recorded close to the remains of Bronze Age barrows (MOX11568, MOX26298, MOX26540); a number of features in this area near Walton Street suggest an early-middle Saxon settlement located c.500m to the south-west of the subject site. Isolated finds from across North Oxford suggest the presence of Saxon burials, these include a shield boss and spear recovered from near Park Town in the 19th century c.275m to the north west of the subject site (MOX9982). A burial comprising a male individual buried with a knife, suggestive of a possible Anglo-

Saxon date, is recorded to have been found in 1903 in the garden of No. 10 Crick Road, c.275m north-east of the site (MOX9977).

- 5.3.2. Whilst it is likely that post-Roman activity on the site was limited to agriculture, the recorded Saxon burials and the assertion that the numerous Bronze Age burial mounds in the area may have created a focus of Anglo-Saxon activity mean that similar remains should be considered as potentially present on the site. However, there were no recorded finds or features dating from the medieval period during the evaluation at Kellogg College c.55m to the north of the subject site (JMS, 2016). **The potential for Anglo-Saxon archaeology is therefore considered to be low to moderate**; any evidence of this date would be of regional significance due to the potential for contributing information on the earliest stages of the development of Oxford.

5.5. Medieval (AD 1066 – 1485)

- 5.5.1. During the medieval period, Oxford consisted of the walled town with extra-mural areas and outlying villages. It is probable that the subject site and its immediate surroundings would have been open fields constituting the agricultural hinterland of Walton Manor; the manor of Walton was in ecclesiastical hands until the dissolution of the monasteries when George Owen acquired it (VCH 1979). More recent discoveries have presented some evidence for small-scale suburban settlement activity in the 11th 13th centuries along St Giles, Banbury Road and Woodstock Road to the north of the medieval town of Oxford (MOX26321, MOC27122). This includes a rubbish pit and possible evidence for a farmhouse on the Woodstock Road c.280m to the south-west of the subject site (MOX23780), as well as ditches and pits c.320m to the south-west of the site between Woodstock and Banbury Roads (MOC27122). These roads connected to the wide northern approach road to Oxford, now known as St Giles with its church of medieval origins (MOX11654, MOX25882) and were major routeways in the medieval period and probably have even earlier origins (MOX26261). From the mid-13th century, the land east of the Banbury Road was called Beaumont Field, but in the 14th and 15th centuries the whole of North Oxford was called Walton Field. Ridge and furrow features were recorded at St Hugh's College c.275m to the north-west of the subject site (MOX26746).
- 5.5.2. Apart from the accumulation of soil layers, there were no recorded finds or features dating from the medieval period during the evaluation at Kellogg College c.55m to the north of the subject site (JMS, 2016). **The potential for Medieval archaeology is therefore considered to be low.** Any archaeological finds or deposits are likely to be of local significance.

5.6. Post-Medieval (AD 1485 – 1749)

- 5.6.1. The largely rural settlement character of the area continued from the medieval period into the post-medieval period. Land north of the medieval town of Oxford, including the subject site, was first recorded as St Giles' Field in 1542. Much of it was purchased by St John's College in 1573, but the land continued to be used for mixed farming. The primary medieval routes of Banbury Road and Woodstock Road running into St Giles continued in use throughout the post-medieval period. The Royal Oak Inn was established on Woodstock Road by the 17th century 350m to the south-west of the subject site

(MOX15780, MOX25766) and the Old Parsonage on Banbury Road was built circa 1600 c.460m to the south of the subject site (MOX23538, MOX25755). The Pheasant Inn was also built during the early 17th century and located on St Giles (MOX25754). According to the Victoria County History, a windmill was located by the junction of Banbury Road and Parks Road in the early 17th century but had gone by 1660 (MOX26175). The city defences established between 1642 and 1646 during the Civil War, when Oxford was the location of the court of Charles I, were located at least 480m to the south of the subject site (MOX11829, MOX24935, Lattey, Parson and Philip 1936). A guard house shown on historic maps was located outside the main ring of fortifications to the north of St Giles Church in line with Banbury Road c.480m to the south of the subject site (MOX25960).

- 5.6.2. Given the likely continuation of agricultural uses at some distance beyond the recorded outlying fringes of the north of Oxford, **there is considered to be a low potential for Post-Medieval archaeology within the subject site.** Any archaeological finds of deposits are likely to be of local significance.

5.7. Modern (AD 1750 – Present) – including Map Regression Exercise

- 5.7.1. Earlier maps of Oxford of any detail do not continue further to the north of the central part of the University Parks, as this area was not developed. The 1769 map of St John's College property in St Giles field shows that the area to the north of University Parks was split into a large number of strip-fields (Crossly, 2023). The 1832 enclosure map shows the reorganisation of the land into larger fields still owned by St John's College, with the site forming part of the agricultural fields on the east side of Banbury Road. The majority of the land to the north of St Giles church remained open countryside. Limited development is evident in some stuccoed villas on the west side of Banbury Road: Nos. 77 and 79 (c.1840 and early 19th-century respectively) are close to the junction with North Parade, which was built during the 1830s. Even by 1860, however, the main bulk of what was to become St John's College's North Oxford estate was still a combination of fields and allotment gardens cultivating produce for the local market; there was no indication of any development on the subject site (Figure 2).
- 5.7.2. Although St John's College is synonymous with the development of North Oxford, the first planned development in the suburb was not within their control. Samuel Lipscomb Seckham was appointed by the Poor Law Guardians in response to his proposal for a development of substantial houses for the emerging middle classes: Park Town, begun in 1853. Initial investment in the development was slow but all the houses were occupied by the 1860s. St John's agreed to provide the land for a church, and appointed Seckham to draw up plans for the layout of new residential streets. After slow beginnings during the 1860s, the 1870s finally saw a marked increase in the pace of development under William Wilkinson. St John's kept a tight grip on the style of development, enforcing rules to ensure a high standard of workmanship (and social exclusiveness). Planting out the large gardens was an unspoken expectation that the College had of all its lessees and it was obvious they were meant to be seen because the College also insisted on low boundary walls with railings.



Figure 2: City Plan of Oxford, Cassell's *Weekly Dispatch Atlas* (1860), the approximate location of the subject site indicated.

5.7.3. The subject site was located within the plot of Norham House (No. 58 Banbury Road), which was built in 1865-66 for chemist William Walsh, who was also a freeman of the city. The architect was John Gibbs who had published three books of designs for gothic monuments and furnishings and had won a number of competitions for memorials; he was also responsible for designing No. 56 Banbury Road (MOX26549). In 1876, only 10 years after the building at No. 58 had been completed, the subject site formed part of the lawn and path area adjacent to the rear of the house at the base of a stair leading from the raised ground floor (Figure 3). A buttressed wall the full length of the plot separated Nos. 58 and 60 and there also appears to have been a short wall within the planting on the north boundary with a possible gateway on the pathway separating the front forecourt area from the rear garden. A stables was located to the south side of the house.

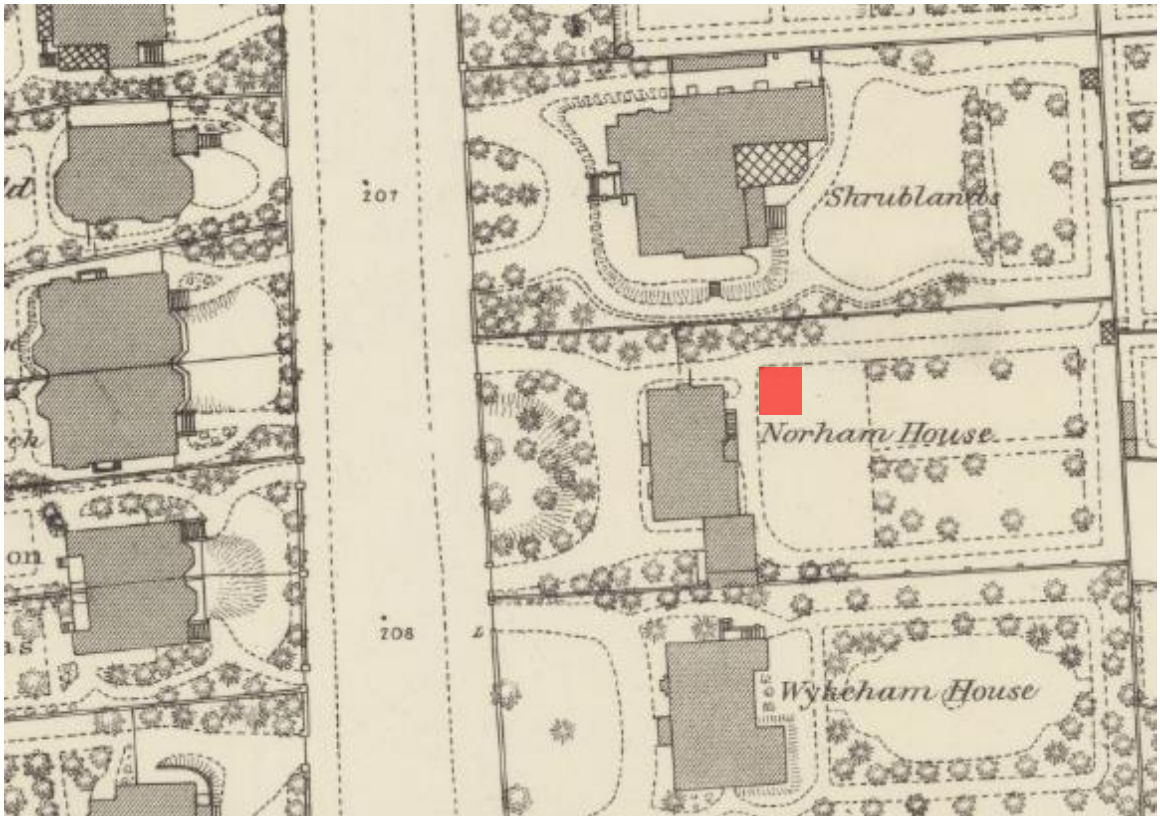


Figure 3: Ordnance Survey (1876), the subject site shaded red.

5.7.4. By the turn of the 20th century, a glasshouse had been built against the north boundary wall, with the west elevation abutting the shorter cross wall. A large 2-storey conservatory had also been built against the rear elevation of the house (Figure 4). There do not appear to have been any changes by 1921 (Figure 5).

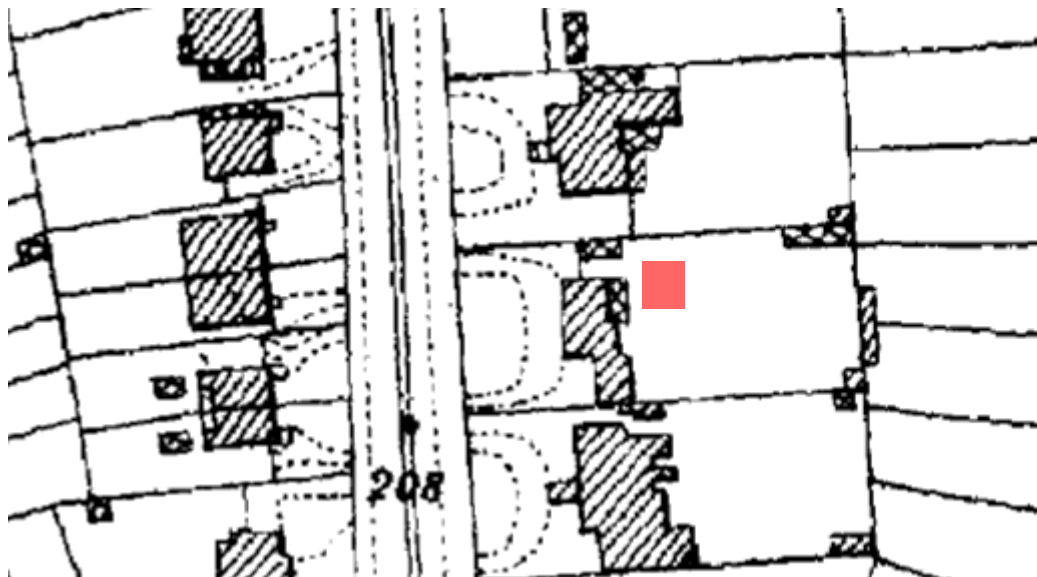


Figure 4: Ordnance Survey (1899-1900), the subject site shaded red.

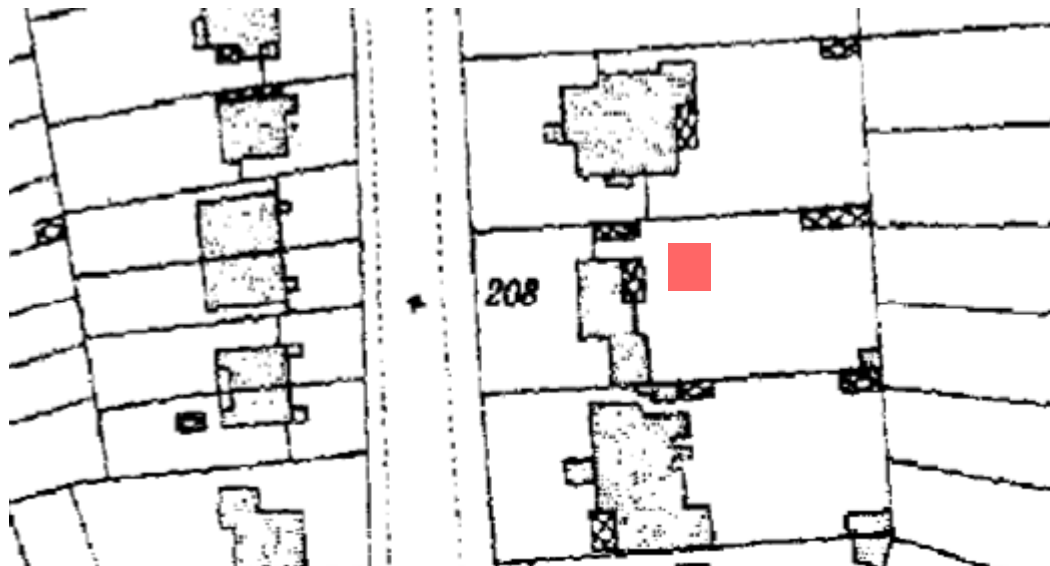


Figure 5: Ordnance Survey (1921), the subject site shaded red.

5.7.5. By the 1950s, the large 2-storey conservatory remained to the rear, although the glasshouse against the north boundary had been demolished and replaced by a larger outbuilding set further back into the plot (Figure 6). This circumstance remained unchanged into the early 1970s (Figure 7). A photograph taken at around this time illustrates the long brick boundary walls with half-rounded capping that separated the plots; the heights of the walls stepped down with the contours of the ground levels reflecting the gentle slope to the east. The large rear conservatory at No. 58 extended to both lower ground and ground levels, with a canted north end marks the location of the subject site (Figure 8).

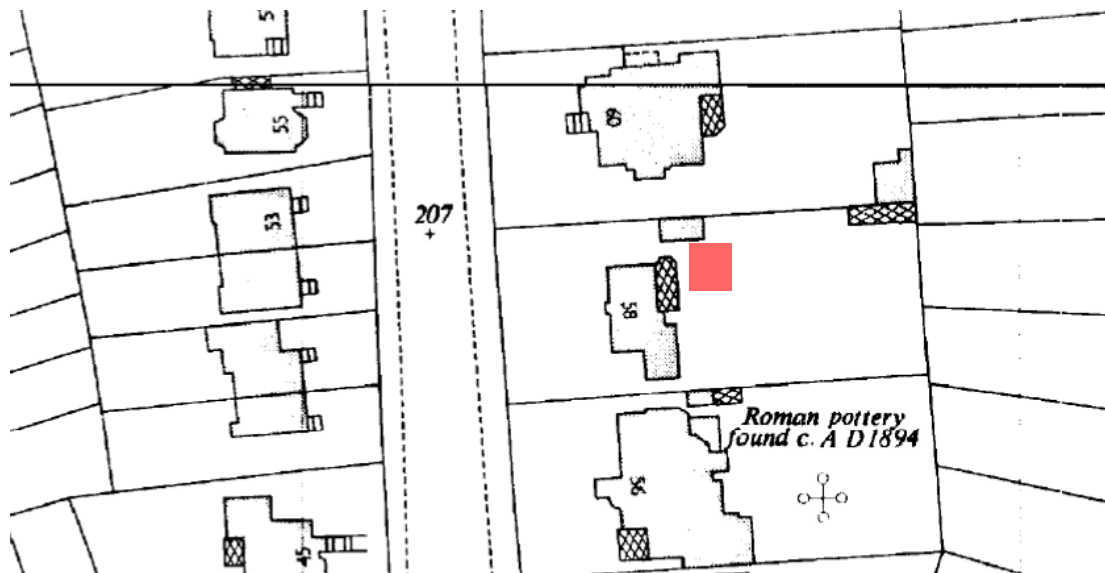


Figure 6: Ordnance Survey (1957), the subject site shaded red.

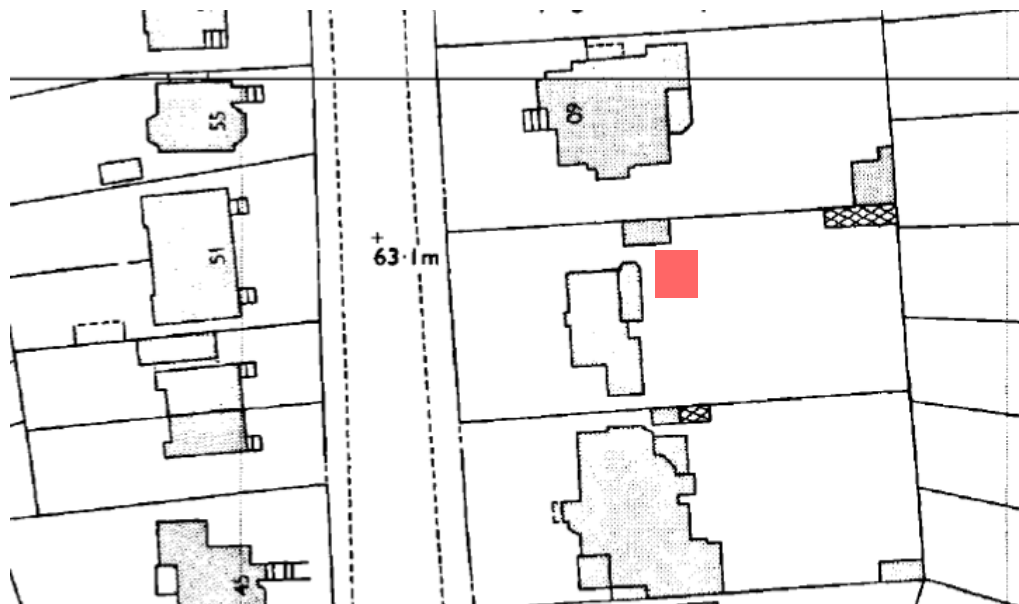


Figure 7: Ordnance Survey (1967-72), the subject site shaded red.



Figure 8: The subject site (indicated) as glimpsed from the rear garden of No. 62 Banbury Road (1966).

5.7.6. During the early 1970s, the Pitt Rivers Museum acquired the site on Banbury Road and Bradmore Gardens; the original intention had been to move the whole collection to the site (which included Nos. 58 and 60). The Balfour Building was built to designs by the University Surveyor to house the collection of musical instruments with conservation laboratories. The Balfour Building was opened in 1986 and was accessed from the rear of No. 60. It is likely that at this time the late 19th century conservatory to the rear of No. 58 was demolished, and much of the boundary wall separating Nos. 58 and 60 was also

demolished to make way for the new extension, with only the front section of the wall to the forecourt retained (Figure 9). A dog-leg was installed to move the line of the boundary to the south towards No. 58 to align with the elevational treatment and roof form of the Balfour Building and to provide an enclosed courtyard space to serve a double doorway into a large workshop accommodated within the building; the cross wall also appears to have been rebuilt closer to the front building line of both houses (Figure 9).

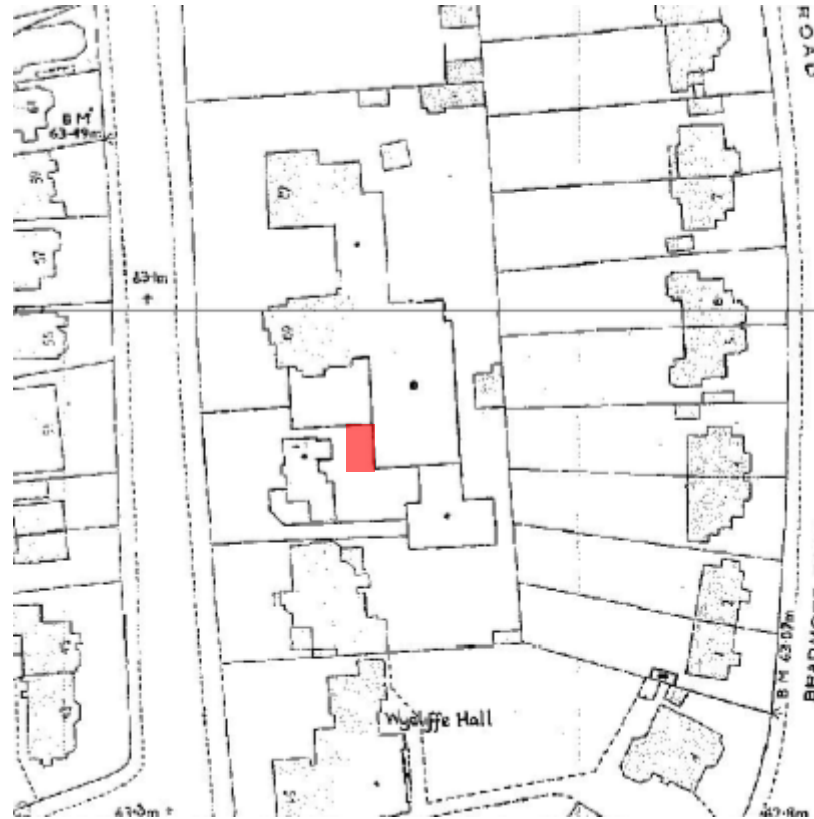


Figure 9: Ordnance Survey (1984-92), the subject site shaded red.

- 5.7.8. Kellogg College moved to the site in 2006. At this time, the Balfour Building was re-purposed to accommodate a dining room, kitchen, bar and servery. The kitchens occupied the north part of the former workshop space opening out into the courtyard, whilst the south part of the former workshop space with a blank wall and two window openings to the west elevation within the plot of No. 58 was used for stores. The alignment of the boundary walls established in 1986 was retained to separate the college from No. 58 which was occupied by a university department. The subject site therefore continues to form a fragmentary part of the gardens to the rear of No. 58, albeit enclosed by the Balfour Building and realigned boundary wall on the north and east sides.
- 5.7.9. **There is therefore considered to be a low to moderate potential for Modern archaeology within the subject site** given that it appears to have remained largely undeveloped ground during this period. At the evaluation 55m to the north at Kellogg College in 2015, the pottery assemblage all occurred in contexts of 19th or 20th century date; brick and tile fragments was also all of a 19th century date or later (JMS 2016). Any Modern archaeology within the site is unlikely to have more than local or negligible significance and is unlikely to increase current knowledge about the history and development of the wider Victorian estate.

6.0. SITE VISIT AND DESCRIPTION

- 6.1. The subject site primarily comprises a piece of open ground laid to lawn to the rear of No. 58 Banbury Road. No. 58 historically addressed its rear garden via a late 19th century conservatory and steps down from the raised ground floor, although since the construction of the Balfour Building there appears to have been no connectivity. None of the landscaping present during the late 19th century (ref. Figure 3) survive. This piece of ground is therefore a leftover piece of garden, which is now addressed only by the late 20th century utilitarian rear extension of No. 58 which occupies part of the footprint of the late 19th century 2-storey extension and is set down below the ground level of the garden (Figures 11 and 13). The ground level slopes slightly downwards to the east towards the Balfour Building, which may have been created partially through levelling for the late 20th century work and ground disturbance with the alterations to the rear of elevation of No. 58 rather than the natural gentle sloping topography to the east (Figure 13). Indeed, the presence of a manhole to the north part of the site within the higher ground level suggests that services have been installed within at least part of the site (Figure 12).
- 6.2. The west elevation of the Balfour Building has some architectural interest in that it was designed to sit comfortably within its High Victorian context. Its red brickwork construction in stretcher bond was articulated with a plinth, cornice with dentilled detailing and coping to the parapet; the bays which elevationally articulate the distinctive tiled pyramidal roofs with lead lanterns are defined by pilasters and buttresses which step forward of the main building line (Figure 10). The south part of the elevation which addresses the subject site has two window openings which are likely original with solid course heads. A lightweight timber framed shelter has been constructed against the area of blank brickwork for use as a bike shed; an area of hardstanding has been laid within the bike shed area (Figure 10).
- 6.3. The boundary wall which separates the site from No. 60 dates from the same period as the Balfour Building; it is also constructed in red brickwork (using a Flemish garden wall bond with buttresses to match the historic boundary walls) but has the same dentilled detailing as the Balfour Building (Figure 12). The capping is brick-on-edge as opposed to the half-rounded capping which distinguishes the original boundary walls. This part of the boundary wall is also located further south than the original alignment, which continued in a straight line from the forecourt; the wall here aligns with one of the pilasters which subdivides the west elevation of the Balfour Building into defined bays (Figure 10).



Figure 10: The subject site, illustrating the west elevation of the Balfour Building and adjoining boundary wall.



Figure 11: The west side of the subject site towards the rear elevation of No. 58.



Figure 12: The subject site looking north, illustrating the sloping ground levels from west to east (left to right) with the presence of services indicated by a manhole in the centre.

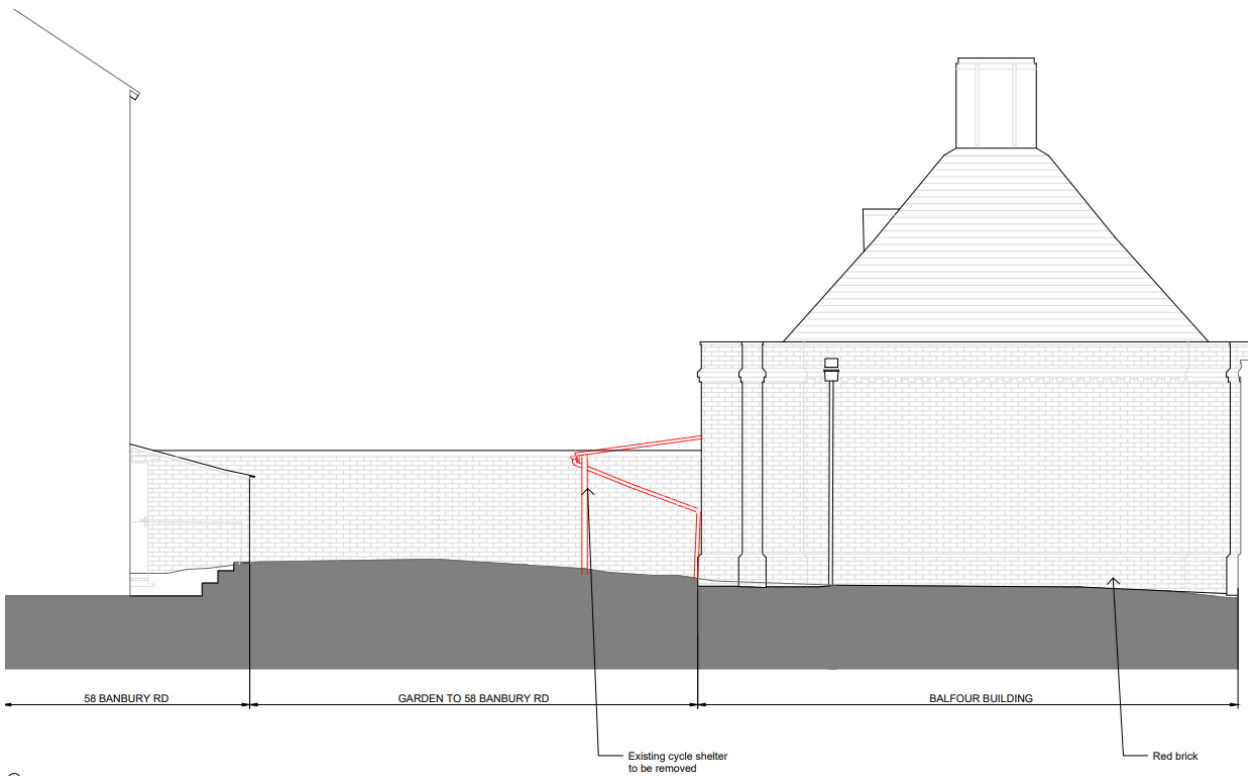


Figure 13: Existing section through the site looking north illustrating the ground levels.

7.0. IMPACT ASSESSMENT

Past Impacts

- 7.1. The archaeological evidence, cartographic and documentary sources reveal that the subject site was located outside the areas of Early Medieval, Medieval and Post-Medieval settlement and occupation; during these periods it likely formed part of the agricultural hinterland comprising part of the large open fields located on the east side of the principal route of Banbury Road. The evidence suggests that these agricultural uses likely overlay a more intensive and extensive pattern of occupation and activity from the Prehistoric and Roman periods with strong evidence of Neolithic/Bronze Age ritual landscapes and Iron Age to Roman agricultural activity, which may well have extended into the Early Medieval period.
- 7.2. The first recorded development on the subject site occurred during the 1870s with the building of Nos. 58 and 60 Banbury Road as part of the north Oxford suburb. The site originally formed part of the gardens of No. 58 and appears to have remained undeveloped throughout this phase in its history. There has likely been considerable disturbance, however, particularly since the 1980s with levelling works associated with the development of the Balfour Building and the construction of the existing north boundary wall, as well as the demolition of the late 19th century 2-storey conservatory to the rear elevation of No.58 and the provision of services. These impacts are highly likely to have had an impact on the ground levels within the site and likely truncated any archaeological deposits from the upper layers, although any deeper features such as cuts for pits and ditches are likely to have been undisturbed.

The Significance of the Site and Potential Impacts

- 7.3. According to the North Oxford Victorian Suburb Conservation Area Appraisal, the whole area including the subject site has a high potential for archaeology. There is an identified high potential on the site of Kellogg College for Prehistoric and Roman archaeology (Oxford Local Plan, para. 9.167). As assessed in this report, throughout the mid to late Prehistoric period and into the Roman period, the site was located within an active and settled landscape, with extensive evidence for a late Neolithic and Bronze Age ritual landscape, overlain by agricultural activities and other evidence for dispersed settlement in the late Prehistoric and Roman periods which extended into outlying areas beyond likely areas of settlement, including the subject site. Outlying activity, including burials may well have continued into the Anglo-Saxon period. Any archaeology relating to these periods is likely to be of regional significance, and so **archaeological interest is therefore considered to be medium to high.**
- 7.4. Planning Permission is being sought for the provision of a single-storey extension to the kitchen facilities within the Balfour Building to the rear No. 58 Banbury Road. The proposed foundations will likely comprise spread reinforced strip concrete under all external walls of 1 metre in depth by 600mm wide. The floor build-up will likely comprise a suspended beam and block ground floor of c.225mm in thickness (Figure 15). Some minimal groundworks will also be required in order to level the site, given the slight gradient from west to east (Figure 14).

- 7.5. Given the likely disturbance of the ground levels owing to past impacts, particularly from the 1980s, it is unlikely that the proposed groundworks to level the site to a datum that corresponds with the Balfour Building would compromise any archaeology of significance. The proposed excavation of strip foundations to a depth of 1m with a width of 600mm, with a floor build-up of c.225mm beneath this levelled datum may well encounter and compromise any archaeological remains and/or deposits at greater depths given the moderate to high potential for Prehistoric and Roman archaeology; the upper geological horizon was recorded at a depth of 0.7m in the evaluation 55m to the north of the subject site in 2015, whilst features were recorded as cutting a lower geological horizon of Radley-Summertown gravels at greater depths. **The proposed foundations of 1m are therefore considered to have a likely negative impact on any potential archaeological remains within the subject site without further evaluation and possible mitigation strategies.**



Figure 14: Proposed section looking north.

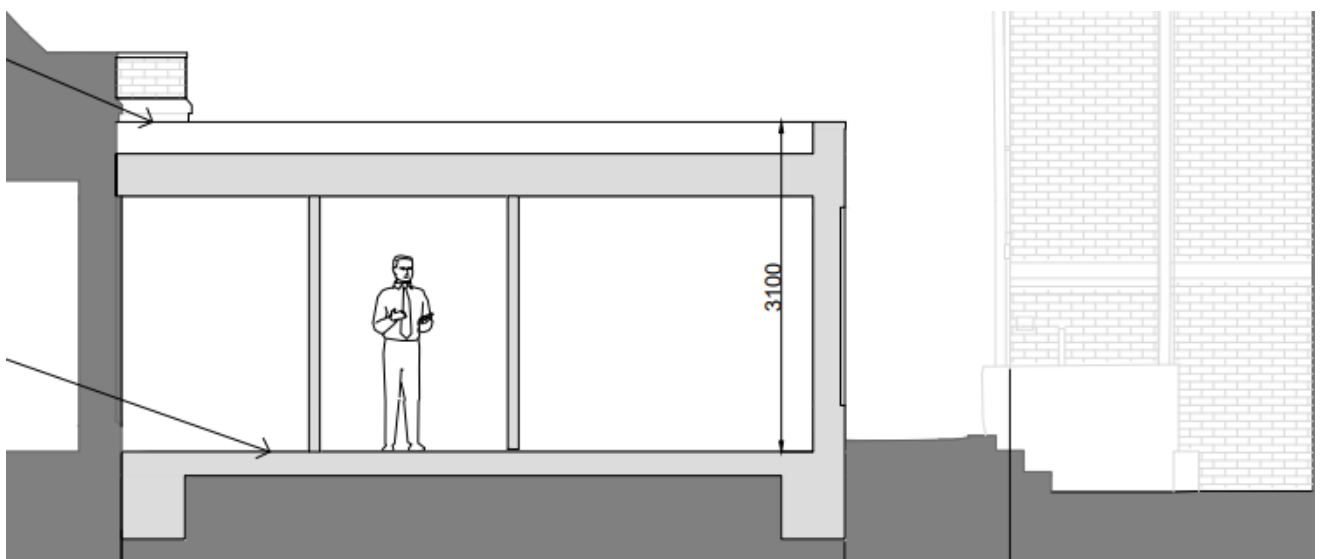


Figure 15: Proposed section looking south.

8.0. CONCLUSIONS AND RECOMMENDATIONS

- 8.1. Based on the available evidence, the subject site forms part of an extensive mid-Prehistoric ritual landscape, overlain by late Prehistoric and Roman dispersed settlement and agricultural activity; the site is located just beyond the fringes of settlement identified from Iron Age and Roman periods, but there is extensive evidence for outlying activity which may have continued into the Anglo-Saxon period. The site is also located outside the development of Oxford from the Anglo-Saxon period onwards and remained in agricultural uses throughout the Medieval and Post-Medieval periods, a short distance to the east of one of the principal routes into Oxford from the north. This use was ended during the 1870s with the development of the St John's lands and the building of Nos. 58 and 60 Banbury Road as part of a planned suburb of substantial detached houses within large plots. The original plot layouts of Nos. 58 and 60 were altered during the 1980s with the building of the Balfour Building which crossed both plots within the gap between the two houses, as well as the relocation of the boundary and construction of a new boundary wall which now marks the northern boundary of the subject site.
- 8.2. Based on the HER, cartographic and documentary evidence, and previous archaeological evaluations, a moderate to high potential has been identified for the Prehistoric and Roman periods. Throughout the mid to late Prehistoric period and into the Roman period, the site was located within an active and settled landscape, with extensive evidence for a late Neolithic and Bronze Age ritual landscape, overlain by agricultural activities and other evidence for dispersed settlement in the late Prehistoric and Roman periods which extended into outlying areas beyond likely areas of settlement. This has also been demonstrated archaeologically within 55m to the north of the subject site during evaluations in 2005 and 2015, and by Roman finds recorded 30m to the south of the subject site at No. 56 Banbury Road. A low to moderate potential has been identified for the Anglo-Saxon period. There is archaeological evidence for Anglo-Saxon settlement and activity within 500m of the subject site, although the site itself was likely located within the agricultural hinterland. However, any evidence from this period would be of regional significance due to the potential for contributing information on the earliest stages of the development of Oxford. A low potential has been identified for the Medieval and Post-Medieval periods. During these periods, the site formed part of the extensive open fields which lay to the north of Oxford and any archaeological finds or deposits are likely to be limited to local significance. A low to moderate potential has been identified for the Modern period. Any Modern archaeology within the site is likely to be related to the post-1870s phases of development and is unlikely to have more than local or negligible significance.
- 8.3. Past impacts have likely compromised any archaeological remains from the upper layers, given the extent of previous groundworks and provision of services during the 19th and 20th centuries. Whilst the proposed levelling works are unlikely to have a significant archaeological impact, the proposed excavations required for the foundations and floor slab beneath the levelled surface are likely to compromise any archaeological remains and/or deposits of potentially regional significance dating from the Prehistoric and Roman periods, and possibly also the Anglo-Saxon period. It is therefore likely that further archaeological evaluation will be required in the forming of a Written Scheme of Investigation (WSI) in the first instance; the WSI will be prepared according to a brief agreed with the City Council Archaeologist, which will set out the scope and methodology for further evaluation, recording and dissemination. It is anticipated that it will be possible to undertake appropriate mitigation works by planning condition to preserve any archaeological remains by record prior to development.

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