



# Grandpont House, Abingdon Road, Oxford


## Archaeological Desk-Based Assessment

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# Grandpont House, Abingdon Road, Oxford

## Archaeological Desk-Based Assessment

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## Summary

In October 2019, Oxford Archaeology (OA) was commissioned by the Netherall Educational Association to prepare an archaeological desk-based assessment ahead of the refurbishment and development of Grandpont House, Abingdon Road, Oxford (henceforth 'the site'). The site is centred on SP 51514 05427 and falls within the administrative district of Oxford City Council. As of March 2024, the proposal has been revised since the initial scope assessed in 2019 – the development now comprises a smaller scheme with the addition of a boathouse within the curtilage of Grantpont House. Due to these revised proposals, OA has been further commissioned to update the 2019 desk-based assessment to reconsider the development as now proposed.

The western boundary of the site adjoins the scheduled section of the Grandpont causeway, a raised causeway constructed in the eleventh century as a crossing over the River Thames. The medieval causeway is buried beneath the modern Abingdon Road (A4144) and is encased within later phases of widening and revetting. Since its creation in the eleventh century the causeway has been widened from c 4m to its modern width of 12.5m. The ground level within the site is substantially lower than that of the Abingdon Road to the west which indicates that it is unlikely that remains of the medieval Grandpont extend into the site. The site does however have the potential to contain archaeological remains associated with the construction and development of Grandpont. Such remains if present could be of high (national) heritage significance.

The site appears to have been largely open land until the end of the eighteenth century, although a building was constructed near to the northern boundary sometime before 1726. The site has the potential to contain evidence for prehistoric exploitation of the riverside and evidence relating to the changes in the layout of the river channels and the surrounding land. The water-logged nature of the site means that any below-ground archaeological and palaeoenvironmental evidence should be well-preserved.

The proposed development has the potential to impact upon known and previously unidentified archaeological remains within the site, and notably, stands to directly impact a scheduled section of the Grandpont causeway. The installation of a new sewer line in this part of the site will require Scheduled Monument Consent prior to commencement, and initial pre-application consultation with the relevant statutory authority (Historic England) is recommended prior to the formulation of a final design strategy regarding this part of the development which adjoins the western part of the site. Given the archaeological sensitivity of the site it is likely that the results of an archaeological trial trench evaluation will need to be submitted alongside the planning application. The results of the evaluation would be used to clarify the nature, significance, and survival of any archaeological remains within the site and would be used to inform a suitable mitigation strategy.

An archaeological review of the results of any ground investigation or geo-technical work that has been carried out within the site would help to clarify the potential for archaeological remains to survive within the site and the depth at which they might be

present. If such works have yet to be carried out a watching brief could be undertaken during the excavation of test pits or similar ground investigation works.

The scope of any further archaeological works should be agreed with the Oxford City Archaeologist prior to commencement.

## 1 INTRODUCTION

- 1.1.1 Oxford Archaeology (OA) has been commissioned by the Netherall Educational Association to prepare an archaeological desk-based assessment for the refurbishment of, and development at, Grandpont House, Abingdon Road, Oxford, henceforth known as 'the site'. The site is centred on SP 51514 05427, and its location is shown on Figure 1.
- 1.1.2 A summary of previous planning applications and developments for the site is provided in the Planning Statement (2019). The current scheme was submitted for pre-application advice (LPA ref: 16/01978/PAC) following meetings with Historic England and Oxford City Council in 2017. Pre-application advice (LPA ref: 18/03132/LBPAC), received in July 2019, requested a detailed heritage statement to detail any designated and non-designated heritage assets that the proposed development would have an impact upon. The letter also highlights the requirement for a preliminary archaeological investigation to address the foundation design and the impact upon the Norman Causeway, known as Grandpont, which is a scheduled monument.
- 1.1.3 This report has been prepared to assess the potential impact of the proposed development upon below ground archaeological remains. It has been prepared in accordance with the Chartered Institute for Archaeologists (CIfA) Standards and Guidance for Historic Environment Desk-Based Assessments (2017) and Planning Policy Guidance (2019) - Historic Environment, published by the Ministry of Housing, Communities and Local Government.
- 1.1.4 A separate heritage assessment has been prepared by Oxford Archaeology to address the potential impact of the proposed development on built heritage assets.

### Update (March 2024)

- 1.1.5 This report was first issued in October 2019. However, as of March 2024, the proposal has been revised since the initial scope assessed in 2019 – the development now comprises a smaller scheme with the addition of a boathouse within the curtilage of Grandpont House. Due to these revised proposals, Oxford Archaeology have been further commissioned to update the 2019 desk-based assessment to reconsider the development as now proposed. To aid in this assessment, this report has utilised an updated (2024) search of the City of Oxford Urban Historic Environment Record (COUHER) and the results of a 2020 geotechnical (borehole) survey of the site, as provided by Risk Management Ltd. A description of the updated development is outlined in Section 3 (Para: 3.1.1 – 3.1.2).

## 2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 2.1.1 The site is located to the south of Oxford city centre on the southern bank of the River Thames in an area where a number of small islands split the river. One channel passes along the northern boundary and separates the site from the former Salter's Boat Yard

(now the Hertford College Graduate Centre). Another channel passes through the centre of the site underneath the southern part of Grandpont House. A small stream known as the Hogacre Ditch passes through the southern part of the site and feeds into the River Thames to the east of the site. The Abingdon Road (A4144) is situated directly to the west of the site and the Holy Rood Catholic Church lies to the south.

- 2.1.2 The site is approximately 0.65 hectares (ha) in size and consists of Grandpont House, a number of service buildings, a silted up pond, a formal garden, lawn and scrub. Most of the site is situated at a height of 57m above Ordnance Datum (aOD) which is approximately 0.5 to 1m lower than the Abingdon Road to the west.
- 2.1.3 The underlying bedrock geology is recorded as Oxford Clay Formation. Across the majority of the site this is overlaid by Northmoor Sand and Gravel Member (the first river terrace). Alluvium is recorded along the eastern boundary of the site (BGS, 2019).

### 3 PROPOSED DEVELOPMENT (MARCH 2024)

3.1.1 As of March 2024, the proposed development entails the refurbishment of the Grade II\* listed Grandpont House, its 1st floor outbuildings, foyer and oratory. To necessitate this refurbishment, selected areas of the Grand Pont House and its ancillary buildings will be subject to both demolition and excavation works, as part of the installation of new floors/foundations – areas scheduled for demolition are shown on the accompanying demolition plan (Fig. 16), and areas due to be excavated are shown on Figure 17. The development will also entail the construction of a new boathouse in the yard/parkland areas south of Grandpont House, adjacent to the Abingdon Road. A layout of the proposed development, with notable alterations numbered (1-10), is shown on Figure 18. Section drawings illustrating the depth of proposed foundation (piling) designs, are shown on Figures 19 and 20.

3.1.2 Other elements of the proposed development include:

The excavation of a new below ground waste connection from the new boathouse to Abingdon Road, notably, intersecting with the designated area of the Grandpont Scheduled Ancient Monument (Fig. 18; 10);

Reinstating/retention of the former pedestrian access from Abingdon Road (Fig. 18; 3);

Reinstating the pond in the centre of the site to provide flood alleviation relief (Fig. 18; 6);

Installation of new boundary fencing (Fig. 18; 5); and

Landscaping across the site and the retention of a footbridge across the Hogacre Ditch (Fig. 18; 8).

### 4 AIMS AND OBJECTIVES

4.1.1 The purpose of this desk-based assessment is to determine as far as reasonably possible, from existing records and observations, an understanding of the historic environment within the site and surrounding study area in order to:



provide an assessment of the potential for archaeological remains to survive within the site;

assess the significance of known and predicted archaeological remains;

assess the likely impacts of previous development upon the survival of any archaeological remains;

assess the potential for impacts from the proposed development upon the surviving archaeological resource; and

provide proposals for further evaluation, whether or not intrusive, where the nature, extent or significance of the archaeological resource is not sufficiently well defined.

## 5 PLANNING BACKGROUND

### 5.1 National Planning Policy

5.1.1 Section 16 of National Planning Policy Framework (NPPF) as issued in February 2019 sets out the Government's planning policies in relation to the conservation and enhancement of the historic environment.

5.1.2 Paragraphs 189 and 190 state:

189. 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.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

5.1.3 Paragraphs 193 and 194 state:

193. 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.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets).

#### 5.1.4 Paragraphs 195 and 196 state:

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

#### 5.1.5 Paragraph 197 states:

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

#### 5.1.6 Paragraph 199 states:

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.

## 5.2 Local Planning Policy

5.2.1 Oxford City Council is in the process of producing a New Local Plan. Until this is adopted The Oxford Local Plan 2001 – 2016 (adopted November 2005), Core Strategy

(adopted March 2011) and the Sites and Housing Plan set out the Council's current planning policy including the management of the historic environment. Those policies considered relevant are outlined below.

## The Oxford Local Plan

### Policy HE1 Nationally Important Monuments

Planning permission will not be granted for any development that would have an unacceptable effect on a nationally important monument (whether or not it is scheduled) or its setting

### Policy HE2 Archaeology

Where archaeological deposits that are potentially significant to the historic environment of Oxford are known, or suspected to exist anywhere in Oxford but in particular the City Centre Archaeological Area, Planning applications should incorporate sufficient information to define the character and extent of such deposits as far as reasonably practical, including where appropriate:

- The results of an evaluation by fieldwork; and
- An assessment of the effect of the proposals on the deposits or their setting.

If the existence and significance of deposits is confirmed, planning permission will only be granted where the proposals include:

- Provision to preserve the archaeological remains in situ, so far as reasonably practicable, by sensitive layout and design (particularly foundations, drainage and hard landscaping); and
- Provision for the investigation and recording of any archaeological remains that cannot be preserved, including the publication of results, in accordance with the detailed scheme approved before the start of the development

## Core Strategy

Urban design, townscape character and the historic environment Planning permission will only be granted for development that demonstrates high-quality urban design through:

- responding appropriately to the site and its surroundings;
- creating a strong sense of place;
- being easy to understand and to move through;
- being adaptable, in terms of providing buildings and spaces that could have alternative uses in future;
- contributing to an attractive public realm;
- high quality architecture.

Development proposals should respect and draw inspiration from Oxford's unique historic environment (above and below ground), responding positively to the character and distinctiveness of the locality. Development must not result in loss or damage to important historic features, or their settings, particularly those of national importance and, where appropriate, should include proposals for enhancement of the historic

environment, particularly where these address local issues identified in, for example, conservation area character appraisal or management

## 6 METHODOLOGY

### 6.1 Scope and Sources Consulted

6.1.1 This report draws upon, and where necessary updates, the archaeological and historical baseline prepared for the site as part of a previous desk-based assessment (Oxford Archaeology, 2010). This archaeological desk-based assessment updates the previous assessment bringing it into line with current national and local planning policy.

6.1.2 A 250m search area (hereafter the study area) has been used to identify designated and non-designated heritage assets which could be affected by the proposed development. The assessment was informed through both a desk-based review and a site visit.

6.1.3 The following sources were consulted to inform this assessment:

The National Heritage List for England (NHLE) for designated heritage assets;  
An updated (March 2024) search of the City of Oxford Urban Historic Environment Record (COUHER), which includes the Oxford Urban Archaeological Database (UAD) for non-designated heritage assets and archaeological events;  
Geotechnical data as held by the British Geological Survey and as provided (2020 Borehole Survey) by Risk Management Ltd ; and  
Other relevant primary and secondary sources including published and unpublished works as held by OA and relevant libraries.

6.1.4 This assessment also draws upon the following sources which were consulted as part of the 2010 desk-based assessment:

The Oxfordshire History Centre for historic maps and manuscripts.

6.1.5 For ease of reference each heritage asset identified has been allocated a unique OA number. This is included in the heritage gazetteer provided in Appendix A, referred to in the text where relevant and marked on Figures 2 – 7. A full list of sources consulted can be found in Appendix B. Historic mapping for the site is depicted on Figures 8 – 15.

### 6.2 Assumptions and Limitations

6.2.1 Data used to compile this report consists of secondary information derived from a variety of sources. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

6.2.2 The records held by the COUHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further heritage assets that are, at present, unknown.

## 7 WALKOVER SURVEY

- 7.1.1 A walkover survey was carried out in 2010 to assess the character and condition of the site. The site was re-visited in October 2019 to assess the new development proposals. This section describes the site and outlines its current character and condition.
- 7.1.2 Grandpont House is a Grade II\* listed three storeyed stuccoed brick building located close to the northern boundary of the site. The house is currently accessed from the rear (western) façade, although its principal façade and main entrance faces east overlooking the River Thames. Grandpont House is built over a two-arched stone bridge under which passes a channel of the river (Plate 1). This channel enters the site from the west, passes under Grandpont House and flows into the main body of the River to the east.
- 7.1.3 Pedestrian and vehicular access to the site is from the Abingdon Road down a short-cobbled ramp in the north-western corner of the site (Plate 2). This gives access to a gravel yard used as a parking area which is to the north of a small lawn (Plates 2 and 3). To the north of the gravelled yard, along the northern boundary of the site, is the old stable range (Plate 4). The far western end of this range is derelict (Plate 5). There is a small patio between the derelict part of the building and Grandpont House. To the south of the gravelled yard and lawn are two brick walls either side of a walkway (Plates 6 - 7). This walkway provides access from the old pedestrian entrance (which is no longer in use), along the northern side of the river channel, to Grandpont House.
- 7.1.4 The southern side of the channel is accessed by a walkway around the south-western corner of Grandpont House (Plate 8). This area is largely made up of lawn, scrub and trees (Plates 9 – 15). In the centre of the garden is a shallow depression marking the location of a pond which has silted up (Plate 11). To the west of this the garden is largely overgrown with some large trees along the western boundary (Plates 12 – 14). To the east of this hollow and directly south Grandpont House are two lawns (Plates 9 and 10). To the east of the lawns is an area of dense trees (Plate 15). The Hogacre Ditch enters the site from the south passes through these trees and into the River Thames to the east of the site. The water level in the ditch was low during the site walkover (Plate 16).
- 7.1.5 The site includes a thin strip of land, approximately 15m wide between the Abingdon Road and the Hogacre Ditch (Plate 17). This strip of land contains dense mature trees and is defined by a brick wall within the site and a wooden fence between the site and the Catholic church to the south.

## 8 HISTORIC AND ARCHAEOLOGICAL BASELINE

### 8.1 Introduction

- 8.1.1 The nature of the archaeological resource within the site and the surrounding study area is discussed by period below. The locations of designated sites are marked upon Figure 2, the locations of previous archaeological events are shown on Figure 3 and non-designated heritage assets are shown on Figure 4 - 7. Further details of all sites are provided in Appendix A.

## 8.2 Designated Heritage Assets

- 8.2.1 The site is situated within the Oxford Central (City and University) Conservation Area. In the northern part of the site is the Grade II\* listed Grandpont House (OA 1) which was constructed in c 1785 for Elias Taunton. The three-storey building is constructed on a two-arched stone bridge and was formerly the location of a mill. The Grade II listed wall (OA 8) along the Abingdon Road is contemporary with Grandpont House.
- 8.2.2 The Abingdon Road follows the line of Grandpont, a causeway crossing the River Thames which was constructed in the late eleventh century. A section of this causeway (OA 9) is a scheduled monument and adjoins the western part of the site. The medieval causeway is buried beneath the modern Abingdon Road (A4144) and is encased within later phases of widening and revetting. Although the original core of Grandpont only measures c.4m wide, the Historic England list description (reproduced in this report as Appendix C) states ‘that the preservation of the monument depends upon the entire width of the carriageway (c.12.5m) being included in the scheduling’. The Historic England list description indicates that the scheduled monument covers the 12.5m width of the road carriageway. The GIS shapefiles (downloaded from the [Historic England website \(https://services.historicengland.org.uk/NMRDataDownload/default.aspx\)](https://services.historicengland.org.uk/NMRDataDownload/default.aspx) show the scheduled monument covering a slightly wider area (c 16m) which extends the scheduled area into the very western part of the site (Figure. 2). Consultation is required with Historic England to clarify this issue, and to confirm whether Scheduled Monument Consent is necessary for any works in this area.
- 8.2.3 A further seven designated heritage assets are recorded within the study area and comprise six Grade II listed buildings and one Grade I registered park and garden.

## 8.3 Previous Archaeological Investigations

- 8.3.1 The COUHER records one previous archaeological investigation within the site. This was a watching brief (OA 11) carried out in 1982 by the Oxford Archaeological Unit (OAU), now Oxford Archaeology. The watching brief monitored groundworks associated with the refurbishment and partial rebuilding of the boundary wall along Abingdon Road. No evidence was seen for any additional arches of the Norman Bridge.
- 8.3.2 There have been a number of archaeological investigations along the length of the Grandpont causeway. A Ground Penetrating Radar (GPR) survey, a watching brief and excavation of test pits (OA 12) were carried out between 2003 and 2005. The GPR survey identified a feature consistent with the medieval causeway, although narrower than expected, over a length of approximately 335m. The subsequent watching brief and trenches identified a compact causeway comprising ragstone rubble set within a sandy gravel mortar approximately 0.2 to 0.3m below the present road surface. Three phases of road widening were recorded and a total of 12 arches were revealed. The earliest phase dated to the eleventh century. Further archaeological watching briefs (OA 13, OA 17 and OA 19) along the line of Grandpont have revealed remains of the medieval causeway. Watching briefs (OA 14 - OA 16) recorded remains of the later post-medieval widening of the causeway.



- 8.3.3 Archaeological evaluations and a watching brief (OA 20 -22) were carried out at the Salter's Boatyard, immediately north of the site. Evidence was found for dumping of refuse and clay from the Saxon period onwards, suggesting land reclamation.
- 8.3.4 A programme of archaeological work (OA 35), comprising an aerial photograph survey, trial trench evaluations, watching briefs and excavations, was carried out at Whitehouse Road, approximately 200m south-west of the site. The investigations found a middle Iron Age mixed farming settlement comprising a penannular enclosure and adjacent enclosures and structures. Within the main enclosure there were pits, postholes, gullies and a possible round house. This appears to have been abandoned following a rise in the water table. There was also evidence of a medieval settlement dating to the twelfth to fourteenth century.
- 8.3.5 Other archaeological investigations considered relevant to the archaeological potential of the site are described by period below.

## 8.4 Prehistoric Period (500,000 BP – AD 43)

- 8.4.1 No archaeological finds or features dating to the prehistoric period are recorded by the COUHER within the site. The earliest find recorded by the COUHER within the study area is a Neolithic axehead (OA 37) found to the west of Folly Bridge in 1876 during dredging of the river.
- 8.4.2 In the northern part of the study area, on the opposite bank of the River Thames, approximately 200m from the site, environmental evidence from a series of archaeological investigations suggests that there were many changes to the river and the surrounding area which resulted in a complex network of channels and a series of small islands which have evolved from the early Holocene period onwards (Dodd 2003, 69-82). Archaeological investigations (OA 25) in St Aldates identified a possible Bronze Age ford (OA 38) (Dodd 2003, 10). The archaeological work was largely targeted on identifying the medieval 'Oxenford'<sup>1</sup>, and studying early river crossings, when the main channel of the river lay further north than its present line.
- 8.4.3 The pattern of prehistoric activity across the Thames Valley suggests that the gravel terraces were favoured for permanent settlement and arable farming. The lower gravel terrace and floodplain were used for pastoral farming including seasonal grazing, particularly during the earlier Iron Age, when water levels were lower. The concentration of farming settlements on the gravel terraces around the University Parks in north Oxford, c 1.5km from the site, and the pastoral farmsteads from Port Meadow, c 3km to the north-west, support this pattern (Dodd 2003 9-11, Lambrick 2008, Bradley 2007). Within the study area a middle Iron Age settlement site (OA 39) was identified c 200m to the south-west of the site. The evidence from the site suggested a rise in the water table during the late Iron Age (Mudd et al 1993, 83-4). The settlement is slightly unusual in being a mixed farm located on the lower gravel terrace and floodplain (ibid).

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<sup>1</sup> the river crossing which led to the establishment of Oxford and gave the City its name

8.4.4 Evidence for waterside activity, such as revetting and bridges, has also been identified from a number of locations in the wider Thames Valley area. Evidence has been identified at Whitecross Farm on the Wallingford by-pass, approximately 15 km from the site (Cromarty et al 2006) and at the Eton Rowing Lake (Allen & Welsh 1996). Although no similar evidence of prehistoric activity has been identified on the waterfront from Oxford, the site lies on the floodplain and may have been exploited during this period for purposes other than grazing.

## 8.5 Romano-British Period (AD 43 – 410)

8.5.1 No archaeological sites dating from the Romano-British period have been identified within the site or within the study area although some residual Roman pottery has been recorded during archaeological investigations.

8.5.2 The rise in the water table during the late Iron Age and the resulting alluviation may have deterred activity in the surrounding area during this period. This part of Oxford does not appear to have been a major centre of occupation during the Roman period. Farming activity has been identified around the University Science area and further to the north. Another area of activity lay in Headington, approximately 3km to the east of the site, which appears to have been the focus of a significant pottery production centre.

## 8.6 The Medieval Period (AD 410 – 1550)

### Early-medieval Period (AD 410 – 1065)

8.6.1 No archaeological sites or finds dating from the early-medieval period have been identified within the site.

8.6.2 Within the study area, archaeological investigations around the Thames crossing site on the northern bank of the river have identified a ford (OA 42) and a track or causeway surface (OA 43) dating to the early-medieval period. From the Mid Saxon period onwards, there is evidence for water management (OA 40), the reinforcement of the banks of the streams feeding the Thames and for flax retting (Dodd 203, 78-81). A fortified settlement, known as a burh, was established at Oxford in the late Saxon period. Evidence of later Saxon occupation (OA 43) has been found to the south of the city walls in the St Aldates area. The evidence is mainly associated with land use around the watercourses, consisting of fences, paths and built up platforms.

8.6.3 There is no evidence for settlement on the southern side of the river during the early-medieval period, although evidence for possible refuse dumping perhaps as a means of land raising was found during excavations at Salter's Boatyard (OA 20 – OA 22), immediately to the north of the site, and comparable deposits (in terms of composition/depth) have been identified during a recent borehole survey within the site (RMS 2020) – while it is uncertain whether these deposits are, themselves, archaeological in nature, the possibility cannot be negated without further investigation.

8.6.4 At Whitehouse Road, approximately 100m south-west of the site, the lowest layers of infill in a stream crossing appeared to be of early-medieval date.



## Later Medieval Period (1066 – 1550)

- 8.6.5 A wooden bridge may have been constructed in the late Saxon period, along the line of the southern end of St Aldate's and the Abingdon Road to provide a dry crossing of the River Thames, its tributary channels and the associated marshy ground. In the eleventh century a stone bridge (OA 48) (Grandpont) was constructed, built over a long series of flood arches. The northern 500m of Grandpont is now a Scheduled Monument (OA 9). Archaeological investigations (OA 12 – OA 19) have shown that the original medieval fabric survives below the modern roadway and that the causeway has been progressively widened. When it was originally constructed it was approximately 4 m wide and it has been widened to 12.5 m since the medieval period.
- 8.6.6 Folly Bridge (OA 2) formed part of Grandpont and was known during the medieval period as South Bridge. A stone tower (OA 47) was built in the thirteenth century. This was known as the New Gate and was apparently hexagonal with a round arch. The rooms above the arch were known as Friar Bacon's Study. The tower was demolished in 1779.
- 8.6.7 The earliest available map showing the site is a plan of Grandpont and Folly Bridge from c 1500 (Figure 8). This plan shows the site occupying an eyot and land to the south of the river which was part of 'Cows Meadow'. It lay within the parish of St Aldate's, but within the County of Berkshire as the county boundary originally followed the line of the Denchworth Bow, a lost channel approximately 100m north of Folly Bridge. The Grandpont area became part of Oxfordshire in 1889 (VCH IV 1979, 263).
- 8.6.8 The 1500 plan shows the line of Grandpont from Folly Bridge southwards, along the western side of the site, on the line of the modern Abingdon Road. The site extends between the third and sixth flood arches.
- 8.6.9 It is likely that the site was marsh, meadow or farmland throughout the medieval period. Evidence for medieval farming activity was identified in excavations at Whitehouse Road (OA 44), approximately 100m to the south-west of the site. Excavations at Salter's Boatyard immediately north of the site found evidence for possible land reclamation (OA 10) and it is possible that similar dumping may have occurred within the site to raise the ground level above the marsh.

## 8.7 Post-Medieval Period (1550-1900)

- 8.7.1 The site is shown on eighteenth century maps (Figures 9 – 10) as open ground, but the pattern of watercourses shown crossing its southern part is more complex than is depicted on the earlier map. The geometric shape of the bends suggest that the alignments may have been, in part, man-made. These maps do not show the line of Hogacre Ditch which crosses the southern part of the site. This is first shown on 1847 Tithe Map (Figure 11). Whittlesey's Map of the Brasenose Estates from 1726 (Figure 9) shows a building close to the northern boundary of the site. The western part of the site is shown as marsh, and the eastern side appears to have been reclaimed

ground and is part of a larger field. To the north of the river the map shows Folly Bridge Wharf (OA 53), which opened in 1629.

- 8.7.2 At least the northern part of the site was purchased from the City of Oxford in 1785 by Sir William Taunton, Town Clerk of the city (<http://www.grandpont-house.org/>). He built Grandpont House (OA 1), which is first shown on Davis' 1797 Map of Oxfordshire (Figure 10). The layout of the channels is different from the modern pattern. The channel below Grandpont House splits into two on its western side and Hogacre Ditch is not shown. There are differences between this map and other later maps, including the position of Grandpont House, which are more likely the result of less accurate surveying than of actual changes within the site itself. Davis' map does not show the northern range of service buildings or the tower on Folly Bridge, which was demolished in 1779.
- 8.7.3 The Davis map shows that the site could be accessed by boat from the river. Boat passengers could disembark in the garden and entry to the house was via the main door in the eastern façade. This door, surrounded by glass panes, together with the several windows in that same eastern façade are the main feature of the listed building. The map also shows that the main door was accessed from the Abingdon Road via an opening in the wall which provided a vehicular entrance to the southern part of the site.
- 8.7.4 The Taunton family lived at Grandpont House until 1847 when it was sold to Brasenose College. The St Aldate's Tithe Map published in 1847 (Figure 11) shows the northern service range and significant changes to the layout of the site. This included the realignment of the water channels. The tithe map is the first map to show the Hogacre Ditch in the southern part of the site. By the time of the publication of the tithe map the channel arrangement within the site is very close to that which is present now. The service range was accessed by a new northern entrance from Abingdon Road. Paths led from the original southern entrance to the main entrance of the house in its eastern façade.
- 8.7.5 Folly Bridge (OA 2) was rebuilt in 1825 and a toll house (OA 61) was built at its northern end in 1844. However, the 1847 map does not show the toll house. Pillars in the river supporting the bridge which were shown on earlier maps had been removed by the publication of the tithe map. The two early nineteenth century wharves, Malham's (OA 55) and Wyatt's (OA 54) are shown to the north and west of the site.

## 8.8 Modern

- 8.8.1 Brasenose College leased out Grandpont House to a variety of tenants until the early twentieth century when it became a residence for college fellows. It was acquired by the present occupants in 1959 and is used as a study centre.
- 8.8.2 The 1st Edition Ordnance Survey (OS) map of 1876 (Figure 12) shows the layout of buildings in the northern part of the site as it is today, although there appears to have been a glazed roof between the main building and the eastern end of the service wing. In 1876 the two streams seen on the earlier maps in the southern part of the site are shown entering the site from the west, below Grandpont, and merging to form a large pond. A single channel flows from this pond under Grandpont House, to the river. The

Hogacre Ditch is shown crossing the southern part of the site. Between the Abingdon Road wall and the channels, a rectangular area of ground is formally laid out. A glasshouse is shown, and this was probably as a kitchen garden. This garden was connected to the main garden by a footbridge. Towards the southern end of this garden is a wall, which is still present in the undergrowth. The south-eastern part of the site is shown as garden with numerous trees and perambulations.

- 8.8.3 To the north and west of the site the 1876 OS map shows boatyards. Salter took over the various wharves in 1844 and established a boat building and hire business (OA 60).
- 8.8.4 The OS maps from 1900 and 1921 (Figure 13) show no changes to the site or to the surrounding boatyards. However, the suburbs had begun to develop to the south of Oxford to the south of river from the late nineteenth century. A tramway operated for a short while along the Abingdon Road. By 1945 a new link had been constructed across the northern end of the pond, linking the kitchen garden to the main house.
- 8.8.5 The 1957 OS map (Figure 14) shows that the southern channel within the site had been blocked leaving a pond in the middle of the garden. The formal kitchen garden had been removed, as had the glazed roof behind the main house. The south-western corner of the Grandpont house estate was acquired by the Roman Catholic Diocese of Portsmouth in 1959, and on the 27 November 1960 they obtained planning permission for the building of Holy Rood Church (cf. Oxford City Council, application 60/08780/A\_H, received on 2 October 1960 and granted on 27 November 1960). This divided the estate and separated the house from its main drive. The only access to the house since the 1960s is along the former service entrance in the northern part of the site.
- 8.8.6 The 1992-5 OS map (Figure 15) shows the Holy Rood Catholic Church and the site largely as it appears today.

## 9 GROUND INVESTIGATION (BOREHOLE SURVEY) – DECEMBER 2024

- 9.1.1 In December 2020, Risk Management Services Ltd (RMS) was commissioned by Bidwells to undertake a two phased Geo-environmental assessment of the site, comprising an initial desk-based study (Phase I) and a limited ground investigation, entailing 4 ground probes (Boreholes) (Phase II).

### 9.2 Scope and Limitations

- 9.2.1 While not explicitly archaeological in nature, or designed so as to determine the existence, extent, or nature of any archaeological deposits contained within the site, this assessment provides a limited summary of the geo-environmental condition of the site. As such, any geo-environmental information pertaining to the geological condition of the site, and considered relevant to the condition/survivability of related archaeological deposits (stratigraphy indicative of widespread truncation, land reclamation or landscaping, for instance) can be reasonably extrapolated from the results of this assessment.

## 9.3 Methodology

9.3.1 The scope of the ground investigation (Phase II) was initially designed by RMS engineers with revision and additional input from Bidwells, which comprised the following:

Sinking two shallow boreholes to depths of 3.00m (BH1 and BH2) using windowless sampling techniques and utilising bore-diameters 85mm;

Infiltration testing, entailing sinking two further boreholes using drive-in sampler techniques (DIS3 and DIS4) to depths of 1.90m and 2.10m utilising bore diameters of 75mm;

Soil sampling for subsequent laboratory 'classification' testing were taken from the boreholes. The samples were immediately placed in plastic bags and plastic tubs and subsequently sealed and labelled.

9.4 The ground investigation (Phase II) entailed a total of 4 interventions located throughout the site and are shown on Figure 21, and sections of individual borehole 'cores' are shown on Figures 22\_ to \_25. Results and Discussion

### Strata Encountered

9.4.1 The strata encountered during the exploratory works generally confirmed the findings of the preliminary assessment (Phase I) and initial geological data as provided by the British Geological Survey. Namely, that the underlying bedrock geology is recorded as Oxford Clay Formation, and the majority of the site (where surveyed) is overlaid by Northmoor Sand and Gravel Member (the first river terrace). Alluvium is recorded along the eastern boundary of the site (BGS 2019); however, this area was not investigated as a part of this survey and no distinctly alluvial deposits were identified. The ground investigation also revealed that most areas of the site were capped by exposures of made ground of variable thickness. The following general interpretation of the descending sequence of strata is made.

### Made Ground

9.4.2 Made ground (comprising dark brown silty clay with occasional brick fragments) was encountered in each borehole from ground level to depths ranging between 0.05m (BH1/BH2) and in excess of 1.80m (BH1). The overall pattern in terms of thickness is for deeper exposures along in the northern (Grandpont House) areas of the site, and conversely shallower exposures in all other locations (DIS3/DIS4), where deposits ranged between 0.15m (DIS3) and 0.60m (DIS4).

9.4.3 This made ground is comparable (in terms of both its composition and encountered depth) to deposits indicative of medieval land reclamation/dumping identified during archaeological evaluations and a watching brief (OA 20 – 22) at Salter's Boatyard, immediately north of the site, however, due to a lack of an archaeological monitoring presence during the survey, it is not possible to say definitively if these deposits are indeed medieval (or even archaeological) in nature. It would appear likely that even if elements of the made ground are archaeological (Saxon or medieval) other parts,

perhaps the upper layers are likely to be of a later date and this is clearly suggested by the presence of occasional brick fragments within the sequence.

#### Superficial deposits

- 9.4.4 Superficial deposits (comprising soft grey/dark brown very silty clay with occasional fine to coarse sub-angular gravel inclusions) were encountered in each borehole below capping layers of made ground. It was encountered at depths between 0.50m (DIS3) and 2.70m (BH2); the formation showed little variation throughout the surveyed area, though was slightly less dense in BH1 and BH2, in the northern (Grandpont House) areas of the site.

## 10 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

- 10.1.1 There is a lack of archaeological evidence for the prehistoric period close to the site, and very few archaeological investigations have been carried out on the southern side of the river apart from the excavations at Whitehouse Road, where a middle Iron Age settlement was found.
- 10.1.2 In the wider Thames Valley area, prehistoric activity has been identified close to the river and on eyots within the river. There is the potential for evidence of activity, such as revetting or fishing, to be present within the site. If below-ground archaeological remains are present, the waterlogged nature of the ground will have led to good preservation of organic material. In the absence of archaeological remains there is still a high potential for the survival of palaeoenvironmental remains which could provide information on changes in climate, vegetation and alterations in river channels, as seen elsewhere in Oxford and the Thames Valley.
- 10.1.3 No significant Romano-British sites or features have been identified within the study area although some residual finds have been identified in later features. It is considered that there is a low potential for remains of this period to be present within the site.
- 10.1.4 There is no evidence of any early-medieval settlement in the site or its vicinity although there are some signs of activity such as an infilled stream at Whitehouse Road and refuse dumping on the Salter's Boatyard site immediately to the north of the site. It is likely that the line of the Abingdon Road was used as an approach to Oxford during the late Saxon period, and perhaps earlier, and dumping may have been used to make the road more usable. There is considered to be the potential for similar deposits to be present within the site and any deposits associated with a pre-Norman causeway would be of clear regional significance although dumping deposits away from the line of the road would be more likely to be low (local) heritage significance. It is considered unlikely that the site will contain significant early-medieval archaeological remains.
- 10.1.5 The western boundary of the site intersects with the scheduled section of the Grandpont causeway which is of high (national) heritage significance. During the medieval period, the causeway was narrower than the present road and was expanded in the medieval period. The ground level within the site is lower than the current road suggesting that the raised medieval causeway was located to the west of and outside of the site. As a result, it is unlikely that remains of the medieval

Grandpont will be present within the site although it is possible that associated remains may be present which could be of high (national) heritage significance. There is some potential for waterlogged deposits which could contain evidence of medieval farming and/or land reclamation. If present these would be of low (local) heritage significance. It is probable that the site was still prone to seasonal flooding during this period.

- 10.1.6 Examination of historic maps suggests that there was a building on the site by the early eighteenth century (prior to the construction of Grandpont House) and there is the potential that some evidence for this may survive. If present the remains of this building would be likely to be of low (local) heritage significance. There is also the potential for evidence relating to the management of the water channels and other garden/domestic changes within the site associated with the construction and development of Grandpont House and its gardens. Such remains would most likely be of low (local) heritage significance.
- 10.1.7 The changes to the water channels continued throughout the post-medieval period and there is the potential for archaeological evidence relating to this process to survive. Some remains of the former kitchen garden may also survive. Such remains if present within the site would be most likely to be of low (local) heritage significance.

## 11 PREVIOUS IMPACTS AND SURVIVAL

- 11.1.1 It is likely that the site will contain a considerable depth of deposits. The top layer within the southern part of the site will comprise topsoil, whilst in the northern part there will be buildings, paths and yard surfaces. Below these there is likely to be made ground, representing a raising of the ground level within the site to create a drier environment. Medieval and later archaeological remains would be located at and/or below that level. There may be alluvial deposits across the site below the raised ground, deposited following the rise in the River Thames in the late Iron Age. Any below-ground archaeological remains from the prehistoric period are likely to be found at some depth, in waterlogged layers where palaeoenvironmental evidence and possibly palaeochannels might also be identified.
- 11.1.2 The construction of Grandpont House and its associated service buildings will have had an impact upon below-ground archaeology that might be present. The service buildings are single storey structures and are therefore unlikely to have deep foundations. Below-ground archaeological features should survive in those areas, although shallower remains may have been truncated.
- 11.1.3 The key previous impacts within site have been the alterations to the water channels and the land between them. This may have resulted in the removal or redistribution of below-ground deposits from earlier periods. There will also have been some changes to the hydrology of the site, but overall the ground will have remained waterlogged and any below-ground archaeological remains should have good levels of preservation.



## 12 POTENTIAL IMPACTS

12.1.1 As of March 2024, the proposed development entails the refurbishment of the Grade II\* listed Grandpont House, its 1st floor outbuildings, foyer and oratory. To necessitate this refurbishment, selected areas of the Grand Pont House and its ancillary buildings will be subject to both demolition and excavation works, as part of the installation of new floors/foundations – areas scheduled for demolition are shown on the accompanying demolition plan (Fig 16), and areas due to be excavated are shown on Figure 17. The development will also entail the construction of a new boathouse in the yard/parkland areas south of Grandpont House, adjacent to the Abingdon Road. A layout of the proposed development, with notable alterations numbered (1-10), is shown on Figure 18. Section drawings illustrating the depth of proposed foundation (piling) designs, are shown on Figures 19 and 20).

12.1.2 Other elements of the proposed development include:

The excavation of a new below ground waste connection from the new boathouse to Abingdon Road, notably, intersecting with the designated area of the Grandpont Scheduled Ancient Monument (Fig18; 10);

Reinstating/retention of the former pedestrian access from Abingdon Road (Fig 18; 3);

Reinstating the pond in the centre of the site to provide flood alleviation relief (Fig 18; 6);

Installation of new boundary fencing (Fig 18; 5); and

Landscaping across the site and the retention of a footbridge across the Hogacre Ditch (Fig18; 8).

12.1.3 The proposed development will result in significant groundworks within the site which have the potential to have an impact upon below-ground archaeological remains that might be present. Previous investigations (OA 20-22) suggested that that archaeological deposits in the form of medieval land reclamation survive at approximately 1m bgl, within the immediate environs of the site; notably, similar deposits (in terms of composition/depth) have been identified during a recent borehole survey within the site (RMS 2020) – while it is uncertain whether these deposits are, themselves, archaeological in nature, the possibility cannot be negated without further investigation.

12.1.4 The most severe impacts are likely to be limited to the areas of the site which are due to be demolished (Fig 16), and to those which will be excavated to allow for the lowering of the finished floor level – this accounts for the majority of the area made up by the attached 1st floor outbuildings of Grandpont House, across the northern part of the site (Fig17). These areas will also be constructed using a screw pile or thin pile system. The shallowest piles will be approximately 2.5m below the ground level (Fig. 19). It is anticipated that these works will impact upon any underlying archaeological deposits caught within their footprint.

12.1.5 The new boathouse will be located in the western part of the site, to the south of the river channel, and approximately 8m back from Abingdon Road and will also be constructed using a screw pile or thin pile system. The shallowest piles will be

approximately 3.5m below the ground level (Fig 20). A grid of precast ground beams will be fitted to the tops of the piles and steel columns. This process is likely to involve the removal of topsoil and may require excavation for a pile mat. The footprint of the building is 3.5m east of the scheduled section of the Grandpont causeway. Recent Historic England research has found that the impact of piling will extend beyond the diameter of the piles themselves and may include long-term damage to waterlogged deposits (Historic England 2019, 43-44).

- 12.1.6 The construction of the new boathouse will entail ground excavation a service trench (c <1m bgl) as a part of the installation of a waste pipe connection to the main sewer line located on Abingdon Road. These works will impact upon any underlying archaeological deposits caught within their footprint, and notably, will pose a direct impact upon the scheduled area associated with the medieval Grandpont monument. The setting of the Grandpont scheduled monument is defined by the River Thames and the Abingdon Road, which it carries over the river. The setting also includes parts of the immediate streetscape from where it is possible to observe surviving medieval stonework and appreciate the architectural interest of the scheduled monument. Provided good design principals are observed, the proposed scheme will not impact upon these aspects of the Grandpont's setting and will not result in harm to the significance of the scheduled monument or the ability to appreciate that significance.
- 12.1.7 The area to the east of the new building, along the western boundary of the site will be landscaped to create a lawn, crossed by footpaths. Two benches will be installed against the boundary wall and in the north-western corner of the site an area of bin storage and a bicycle rack will be constructed. It is anticipated that the creation of these features would result in shallow groundworks which could impact upon the archaeological horizon in this area. The pond in the centre of the site will be reinstated as part of the proposed development and the surrounding gardens will be landscaped. The depth and extent of groundworks associated with these activities is unknown but would be likely to result in the damage or loss of any below-ground archaeology.

## 13 POTENTIAL FOR FURTHER WORK

- 13.1.1 The effect of the proposed scheme on potential archaeological remains will be a material consideration in the determination of a submitted planning application. This study has identified that the site has archaeological potential. The western boundary of the site lies adjacent to the Grandpont causeway, which stands to be directly impacted by the installation of new sewer line as a part of the development. In addition to this impact, there is some potential for associated remains to extend into the site. Under (Section 2.2) of the Ancient Monuments and Archaeological Areas Act 1979, all works that will result in the demolition, destruction or damage, removal, alteration, or addition to a scheduled monument will require Scheduled Monument Consent (SMC) prior to commencement. Accordingly, the installation of the new sewer line in this part of the site will require SMC, and initial pre-application consultation with the relevant statutory authority (Historic England) is recommended prior to the formulation of a final design strategy regarding this part of the development.



- 13.1.2 An examination of historic maps shows that the site appears to have been largely open land until the end of the eighteenth century, although a building was constructed near to the northern boundary sometime before 1726. The site has the potential to contain evidence for prehistoric exploitation of the riverside and evidence relating to the changes in the layout of the river channels and the surrounding land. The waterlogged nature of the site means that any below-ground archaeological and palaeoenvironmental evidence should be well-preserved.
- 13.1.3 Given the archaeologically sensitive location of the site it seems possible that groundworks within the site will impact upon archaeological remains to some extent and it is therefore likely that further work will be required in order to clarify the nature, significance and survival of the archaeological remains within the site and inform a suitable mitigation strategy. This could most easily be achieved through the implementation of an archaeological trenching evaluation within the footprint of any areas of potential ground disturbance. It is anticipated that the results of this evaluation will be required to be submitted with the planning application.
- 13.1.4 An archaeological review of the results of any ground investigation or geo-technical work that has been carried out within the site would help to clarify the potential for archaeological remains to survive within the site and the depth at which they might be present. If such works have yet to be carried out a watching brief could be undertaken during the excavation of test pits or similar ground investigation works.
- 13.1.5 The scope of any further archaeological works will have to be agreed with the Oxford City Archaeologist.

## 14 CONCLUSION

- 14.1.1 The site is situated within the grounds of Grandpont House, on the flood plain of the River Thames. This study has identified that the site has archaeological potential. The scheduled section of the Grandpont causeway adjoins the western part of the site, and stands to be directly impacted by the installation of new sewer line as a part of the development. In addition to this impact, there is some potential for associated remains to extend into the site. The installation of a new sewer line in this part of the site will require Scheduled Monument Consent prior to commencement, and initial pre-application consultation with the relevant statutory authority (Historic England) is recommended prior to the formulation of a final design strategy regarding this part of the development.
- 14.1.2 An examination of historic maps shows that the site appears to have been largely open land until the end of the eighteenth century, although a building was constructed near to the northern boundary sometime before 1726. The site has the potential to contain evidence for prehistoric exploitation of the riverside and evidence relating to the changes in the layout of the river channels and the surrounding land. The waterlogged nature of the site means that any below-ground archaeological and palaeoenvironmental evidence should be well-preserved.
- 14.1.3 The proposed development is for the refurbishment of the Grade II\* listed Grandpont House and the construction of a new boathouse with associated landscaping. The

proposed development will result in significant groundworks within the site which have the potential to impact upon below-ground archaeological remains that might be present.

- 14.1.4 Given the archaeologically sensitive location of the site it seems likely that groundworks within the site will impact upon archaeological remains to some extent. It is anticipated that the results of an archaeological trial trench evaluation will be required to be submitted with a planning application. The evaluation will ascertain the presence (or absence) of any archaeological remains and would be used to clarify the nature, significance, and survival of the archaeological remains within the site and inform a suitable mitigation strategy.
- 14.1.5 An archaeological review of the results of any ground investigation or geo-technical work that has been carried out within the site would help to clarify the potential for archaeological remains to survive within the site and the depth at which they might be present. If such works have yet to be carried out a watching brief could be undertaken during the excavation of test pits or similar ground investigation works.
- 14.1.6 The scope of any further archaeological works will have to be agreed with the Oxford City Archaeologist.

## APPENDIX A GAZETTEER OF KNOWN HERITAGE ASSETS WITHIN THE STUDY AREA

### Abbreviations

LB	Listed Building	SM	Scheduled Monument
RPG	Registered Park and Garden	RB	Registered Battlefield
CA	Conservation Area	WHS	World Heritage Sites

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
1	n/a	1299941	Grandpont House	II* LB	n/a	451503	205450
2	n/a	1046595	Folly Bridge Causeway	II LB	n/a	451439	205478
3	n/a	1046596	Wall at Holy Rood Roman Catholic Church	II LB	n/a	451462	205379
4	n/a	1319913	Folly Bridge with former Toll House	II LB	n/a	451438	205559
5	n/a	1348481	Wharf House (north-west wing only)	II LB	n/a	451455	205608
6	n/a	1369317	The Old White House Public House	II LB	n/a	451450	205278
7	n/a	1369370	Folly House	II LB	n/a	451422	205521
8	n/a	1369699	Wall of Grandpont House	II LB	n/a	451450	205466
9	n/a	1007486	Section of The Grandpont Causeway	SM	n/a	451444	205509
10	n/a	1000441	Christ Church	I RPG	n/a	451736	205717
11	EOX4971	n/a	Watching Brief at Grandpont House in 1982	n/a	n/a	451433	205445
12	EOX2238, EOX4324, EOX4323, EOX4395, EOX2239, EOX2240	n/a	GPR Investigation, watching brief and test pits at the Norman Causeway on the A4144, Abingdon Road, Oxford	n/a	n/a	451493	205181
13	EOX936, EOX937	n/a	Watching brief at the Grandpont Causeway in 2001	n/a	n/a	451455	205435

14	EOC6396	n/a	Watching brief during repair works to Arch 4 at Folly Bridge, Oxford	n/a	n/a	451443	205511
15	EOX2793, EOX4820	n/a	Watching brief at 1-2, Folly Bridge, Abingdon Road	n/a	n/a	451418	205535
16	EOX4974	n/a	Watching Brief at Folly Bridge in 1980	n/a	n/a	451438	205477
17	EOX4855	n/a	Watching Brief at Grandpont in 2000	n/a	n/a	451445	205439
18	EOX3785	n/a	Excavations near Folly Bridge in the 1880s	n/a	n/a	451425	205577
19	EOX3929	n/a	Archaeological Recording of Grandpont in 1998	n/a	n/a	451449	205443
20	EOX2796	n/a	Trial trench evaluation at Salter's Boatyard, Folly Bridge, Abingdon Road	n/a	n/a	451478	205482
21	EOX2795	n/a	Watching brief at Salter's Boatyard, Abingdon Road	n/a	n/a	451476	205489
22	EOX4813, EOX5043	n/a	Evaluation and watching brief at Salter's Boatyard, Folly Bridge, in 1997-8	n/a	n/a	451460	205480
23	EOX1668	n/a	Watching brief at 33, St Aldates	n/a	n/a	451400	205600
24	EOX1672	n/a	Archaeological investigation at 42 St Aldate's, (The Head of the River)	n/a	n/a	451470	205620
25	EOX1671, EOX4768, EOX3135, EOX4768, EOX4310	n/a	Excavation and watching brief at The British Telecom tunnel, at the junction of Thames street and St Aldate's	n/a	n/a	451430	205646
26	EOX3370	n/a	Borehole survey and watching brief at 61 St Aldate's	n/a	n/a	451400	205660
27	EOX4991	n/a	Watching Brief at Folly Bridge Court, Thames Street, in 1983	n/a	n/a	451418	205603
28	EOX3912	n/a	Watching Brief in Abingdon Road in 1980	n/a	n/a	451454	205364
29	EOX3757	n/a	Excavations at the Shire Lake Ditch, St Aldate's, in 1886	n/a	n/a	451375	205659
30	EOX3787	n/a	Excavations in Isis Street in 1891	n/a	n/a	451341	205586
31	EOX4218, EOX4783, EOX1672	n/a	Excavations at the Head of the River in 1994	n/a	n/a	451466	205608
32	EOX4218	n/a	Excavations at 33 St Aldate's in 1979	n/a	n/a	451460	205655

33	EOX4533	n/a	Watching brief during construction of replacement water main near Folly Bridge, St Aldates, Oxford	n/a	n/a	451385	205606
34	EOX4696	n/a	Excavations at 65 St Aldate's in 1979-82	n/a	n/a	451440	205708
35	EOX4710, EOX1243, EOX4800, EOX 5235, EOX 4774	n/a	AP survey, evaluations, watching briefs and excavations at Whitehouse Road	n/a	n/a	451371	205300
36	EOX4507	n/a	Magnetometer survey Christ Church Meadow, Oxford	n/a	n/a	451726	205798
37	MOX11521	n/a	UAD - Neolithic Axehead (River Thames, W of Folly Bridge)	n/a	Neolithic	451330	205530
38	MOX25073	n/a	Ford, St Aldate's	n/a	Bronze Age	451430	205642
39	MOX26294	n/a	middle Iron Age Settlement, Whitehouse Road	n/a	Iron Age	451351	205276
40	MOX11976	n/a	UAD - Site of Early Medieval water management and Medieval Building, Nos 56-60 St Aldates	n/a	Early-medieval	451400	205660
41	MOX26343	n/a	Late Saxon Settlement, South	n/a	Early-medieval	451422	205740
42	MOX26195	n/a	Causeway, St Aldate's	n/a	Early-medieval	451432	205642
43	MOX26258	n/a	St Aldate's	n/a	Early-medieval	451403	205875
44	MOX26334	n/a	Medieval Farmstead, Whitehouse Road	n/a	Medieval	451357	205279
45	MOX26315	n/a	Medieval Settlement, Salter South West 1	n/a	Medieval	451387	205749
46	MOX26313	n/a	Medieval Settlement, Salter South East 7	n/a	Medieval	451465	205733
47	MOX26108	n/a	Friar Bacon's Study, Folly Bridge	n/a	Medieval	451439	205547
48	MOX26086	n/a	Grandpont	n/a	Medieval	451443	205507
49	MOX25820	n/a	Precinct of Blackfriars	n/a	Medieval	451223	205753
50	MOX26536	n/a	Historic Buildings in St Aldate's (West Side)	n/a	Medieval	451378	205932
51	MOX26136	n/a	Historic Buildings, St Aldate's (East Side)	n/a	Medieval	451415	205864
52	MOX26169	n/a	Plowman's Wharf	n/a	Post-medieval	451324	205599
53	MOX26163	n/a	Folly Bridge Wharf	n/a	Post-medieval	451470	205599
54	MOX26165	n/a	L & R Wyatt's Wharf	n/a	Post-medieval	451415	205460
55	MOX26164	n/a	Malham's Wharf	n/a	Post-medieval	451486	205481

56	MOX26225	n/a	Waterworks, Folly Bridge	n/a	Post-medieval	451451	205544
57	MOX26336	n/a	Waterworks, Isis Street	n/a	Post-medieval	451354	205563
58	MOX25954	n/a	Civil War Defences, Second Phase	n/a	Post-medieval	451495	206317
59	MOX25961	n/a	Civil War Defences, Folly Bridge Boom	n/a	Post-medieval	451595	205436
60	MOX26447	n/a	Salter's Boat Yard	n/a	Post-medieval	451477	205482
61	MOX25998	n/a	Toll House, Folly Bridge	n/a	Post-medieval	451428	205589

## APPENDIX B BIBLIOGRAPHY AND LIST OF SOURCES CONSULTED

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## APPENDIX C SCHEDULED MONUMENT 1007468: SECTION OF GRANDPONT CAUSEWAY

### Reasons for Designation

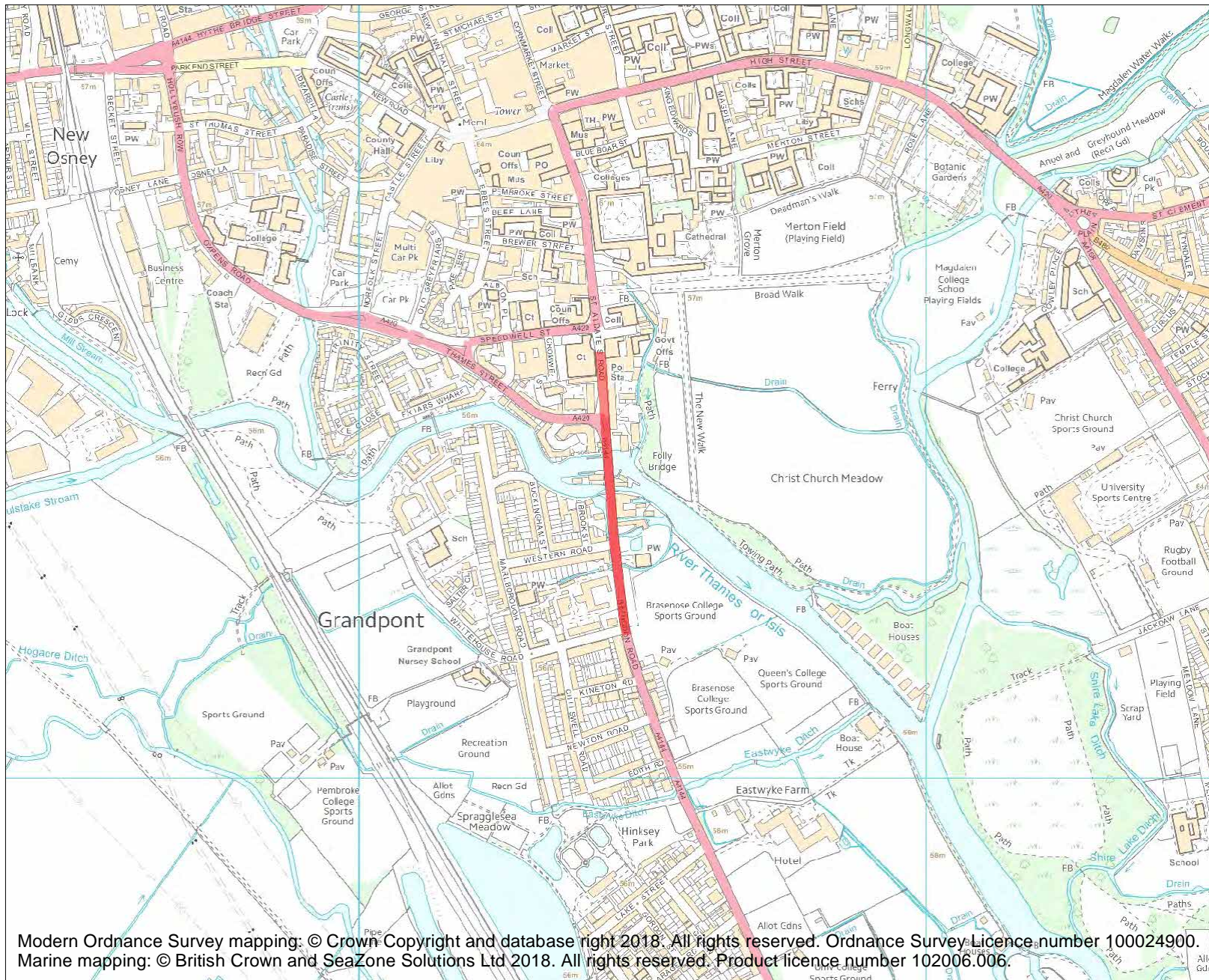
Although a basic network of roads was already in existence as part of the Roman road system, new towns and communication needs led to the construction of an extensive network of new roads throughout England during the medieval period. This network, much of which has now been disturbed or obscured by the modern road system, included causeways, fords and bridges. The Grandpont represents an example of a causeway, few of which now survive in their original form. Although this example has been obscured by later alterations and additions, original fabric is visible from the river whilst partial excavation has demonstrated the survival of substantial archaeological remains beneath the modern road surface. The causeway is thought to have its origins in the Saxon or early Norman period and represents an important element in understanding the layout of early medieval and medieval Oxford. It is one of the very few examples where both detailed archaeological and documentary records are available.

### Details

The monument includes a 500m-long section of the Grandpont causeway which crosses the Thames floodplain to the south of Oxford. The causeway is buried beneath the modern line of the Abingdon Road and is encased in later widening and revetting. However, exposed sections of the Norman stonework, forming several of the arches and piers which make up the causeway, can be seen from the river beneath. The earliest phase of the ragstone causeway was between 3.9m and 4m wide and was constructed as a continuous linear structure with arches set along its length where river channels or drainage needs dictated. Within the section of the causeway south of Folly Bridge and north of White House Road there are eleven arches, six of which are visible, while the rest have been filled in over the years. The causeway has been widened on at least two occasions, giving it a modern width of c.12.5m. It is likely that evidence survives for earlier Saxon or Norman wooden bridges beneath the Grandpont, while it is known from excavation at 33 St Aldates that a Saxon ford, which preceded the causeway, went out of use and silted up to the extent that by the late 12th century it was covered with 1.25m of accumulated silt. It is believed that the Grandpont is part of the 'Great Bridge' built by Robert d'Oilly who also built Oxford Castle. The Folly Bridge, located midway along this section of the Grandpont, also known as 'Friar Bacon's Bridge', is a later medieval feature and included a six-sided tower with portcullis, drawbridge and heavy gates which provided a barrier to any enemy approaching the South Gate of the city along the causeway. This was partially demolished and rebuilt in 1826 having become 'so decayed' by the time of Waterloo (1815) that it was no longer safe. The tower foundations survive in the river bed. The bridge is listed Grade II. In addition to the remains visible from the river, evidence for the survival of the Grandpont has been provided by a number of excavations and observations using existing manholes and during essential works on service trenches. These have provided evidence that the structure survives along this 500m section and beyond, although the majority of observations and the visible remains are contained

in this stretch. Although the original core only measures c.4m wide, the preservation of the monument depends upon the entire width of the carriageway (c.12.5m) being included in the scheduling. Excluded from the scheduling are the 19th-century reconstructed elements of the listed Folly Bridge, the modern road carriageway and its make-up as well as the drainage culvert and all existing service trenches which run along the causeway, although the ground beneath all these features and beneath and around the service trenches is included in the scheduling.





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**Heritage Category:** Scheduling  
**List Entry No :** 1007486

**County:** Oxfordshire  
**District:** Oxford  
**Parish:** Non Civil Parish

Each official record of a scheduled monument contains a map. New entries on the schedule from 1988 onwards include a digitally created map which forms part of the official record. For entries created in the years up to and including 1987 a hand-drawn map forms part of the official record. The map here has been translated from the official map and that process may have introduced inaccuracies. Copies of maps that form part of the official record can be obtained from Historic England.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions. All maps and grid references are for identification purposes only and must be read in conjunction with other information in the record.

**List Entry NGR:** SP 51448 05457  
**Map Scale:** 1:10000  
**Print Date:** 9 October 2019

**Name:** Section of the Grandpont causeway

This is an A4 sized map and should be printed full size at A4 with no page scaling set.







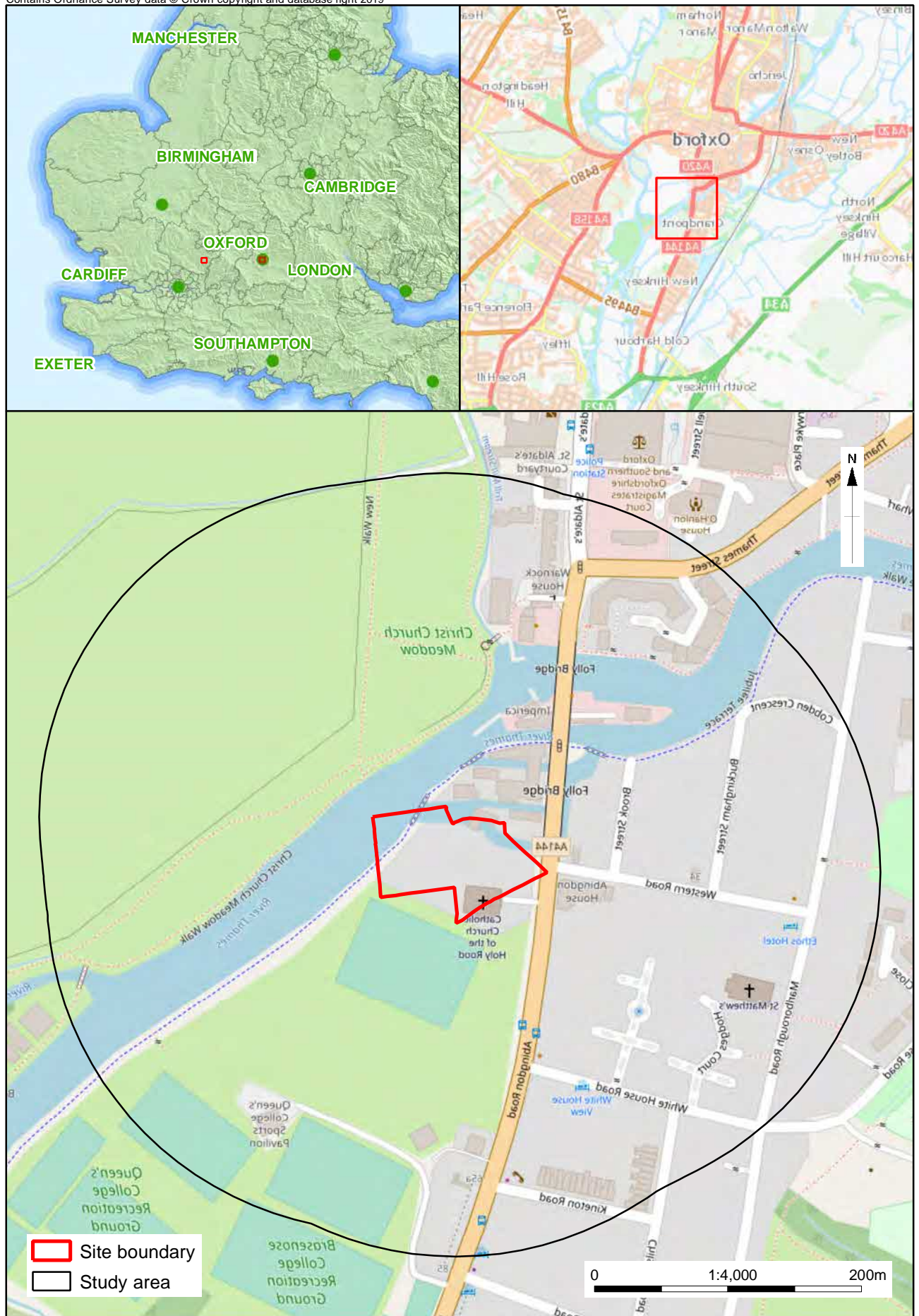
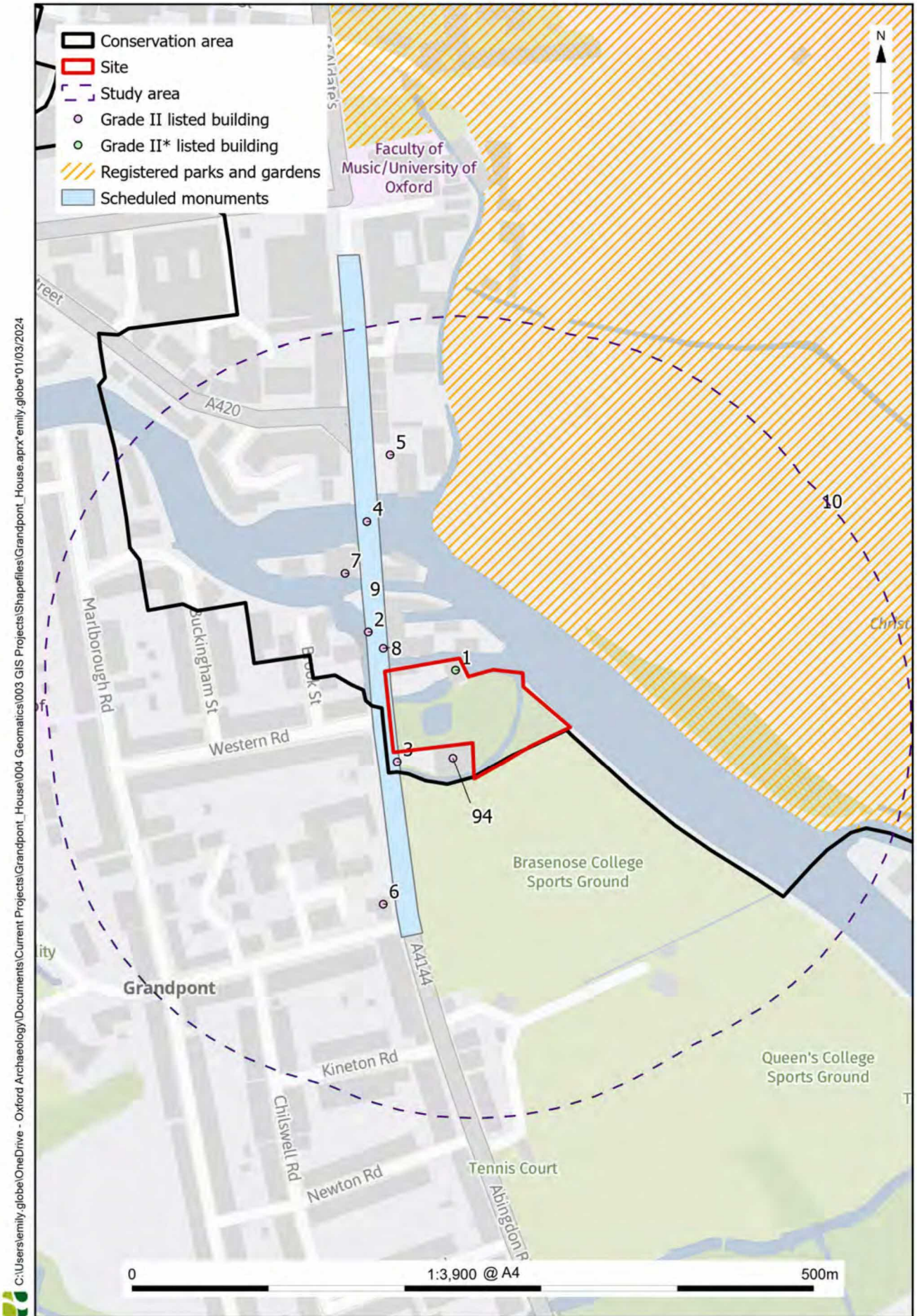


Figure 1: Site location



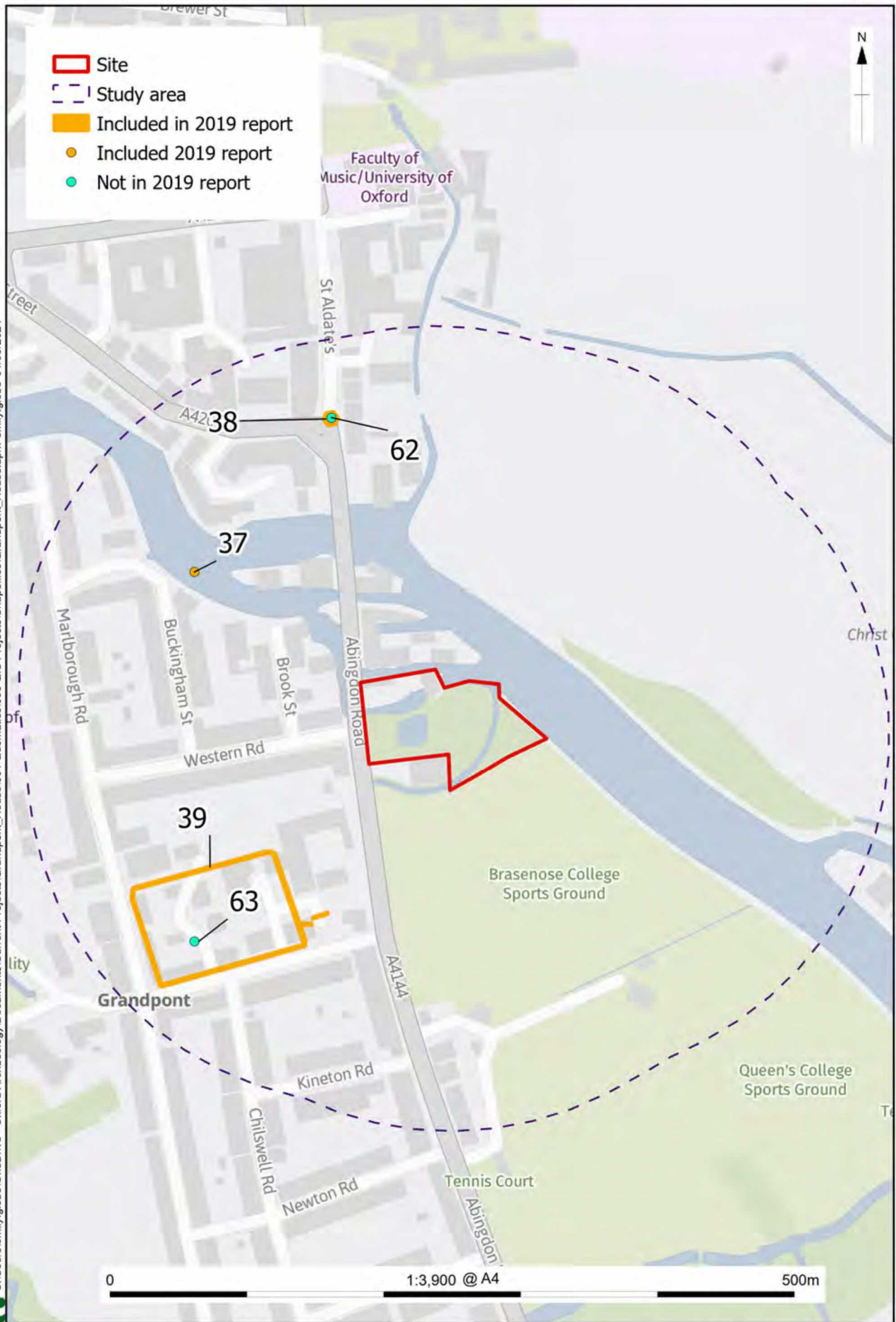


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Figure 2: Designated assets



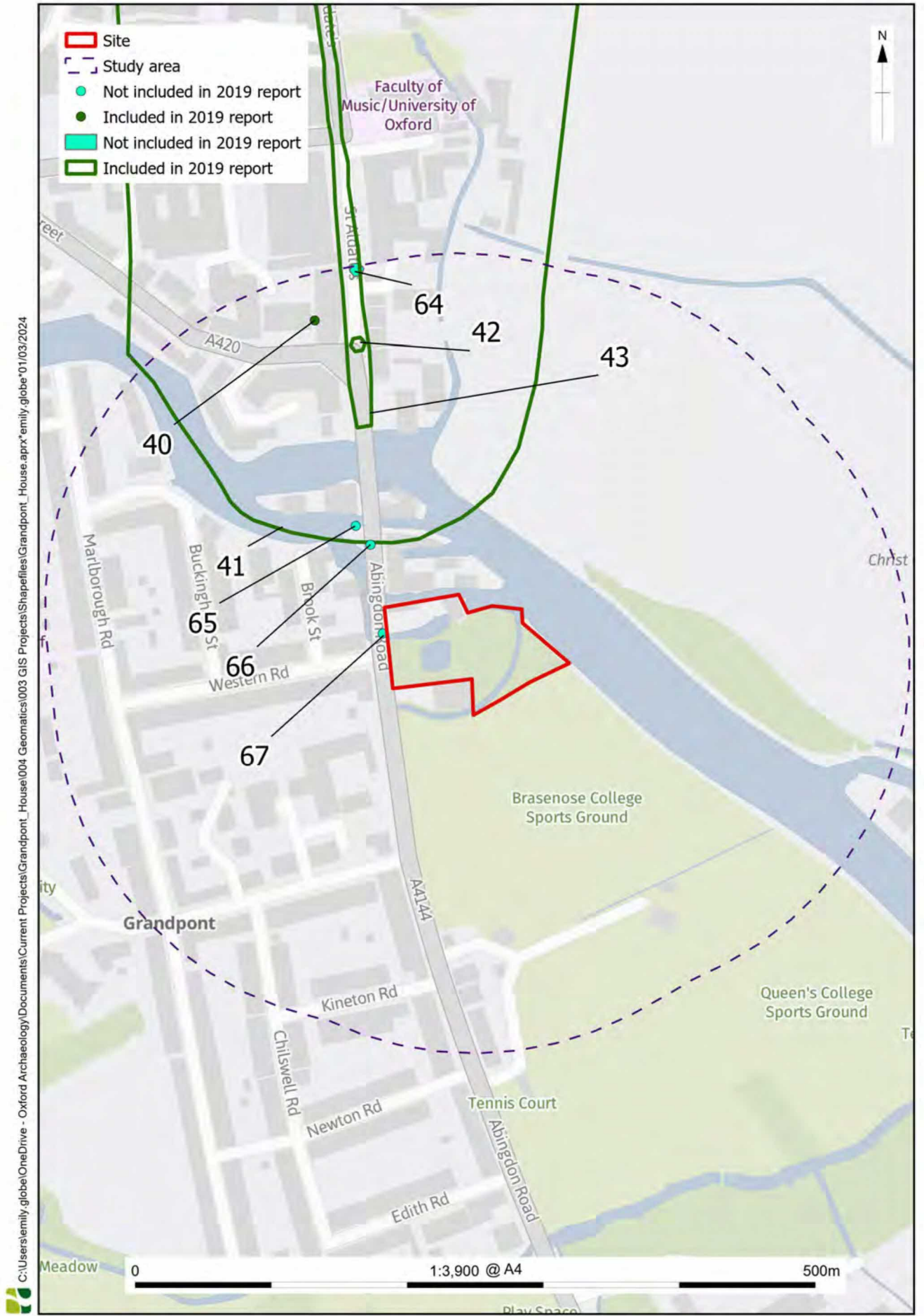




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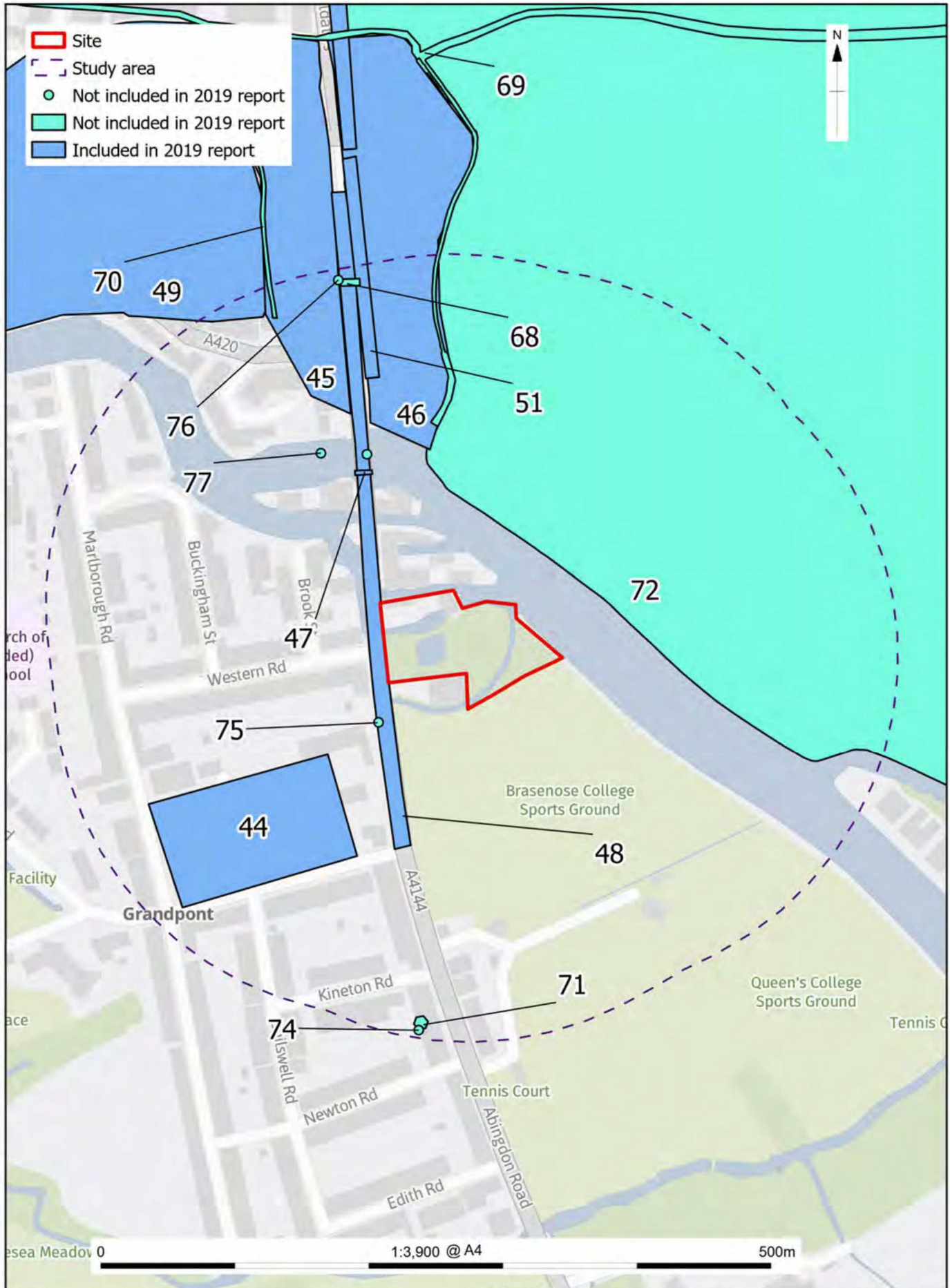
Figure 4: Prehistoric assets





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Figure 5: Early medieval assets

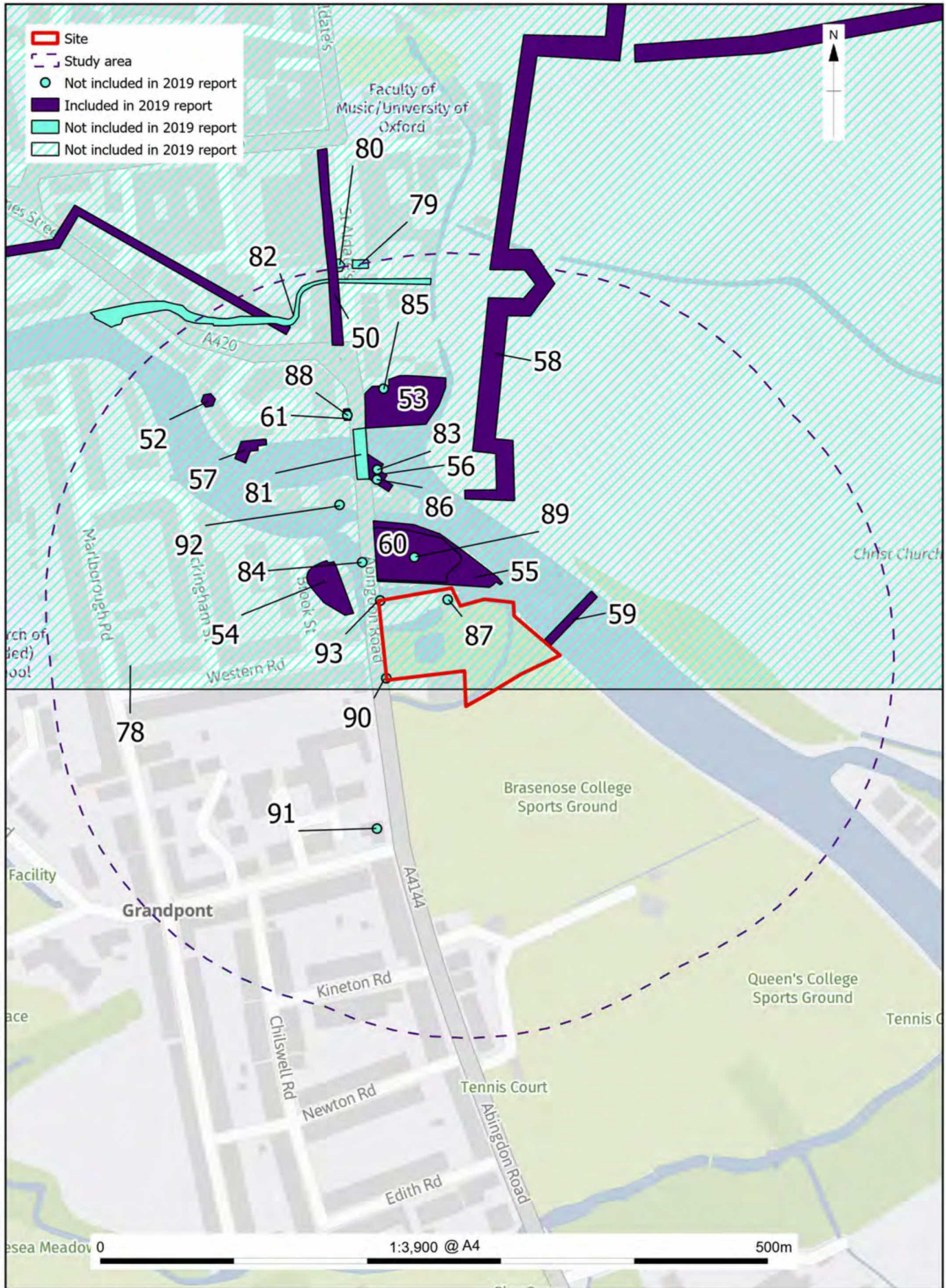


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Figure 6: Late medieval assets





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Figure 7: Post-medieval assets



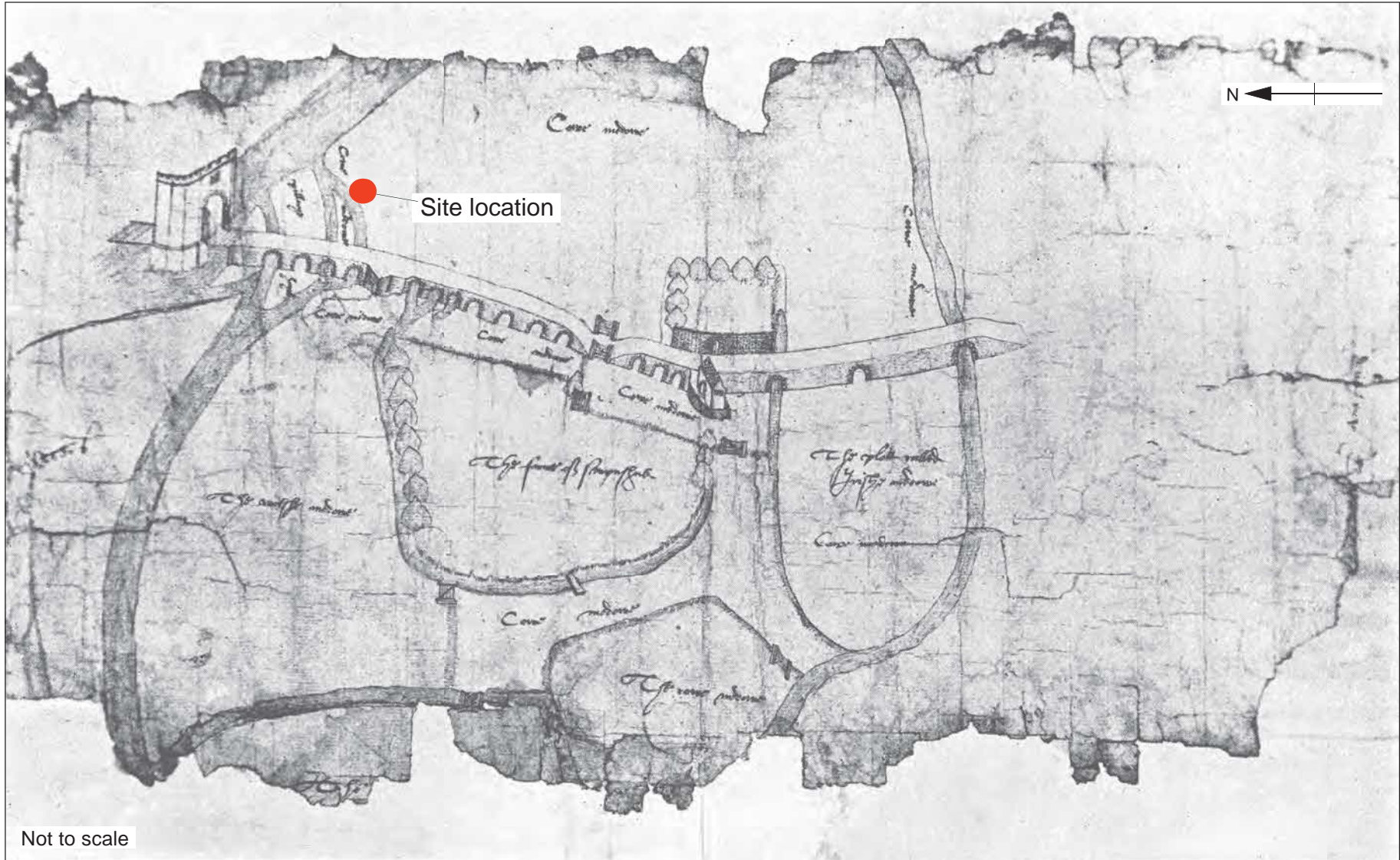


Figure 8: Grandpont and Folly Bridge, c.1500

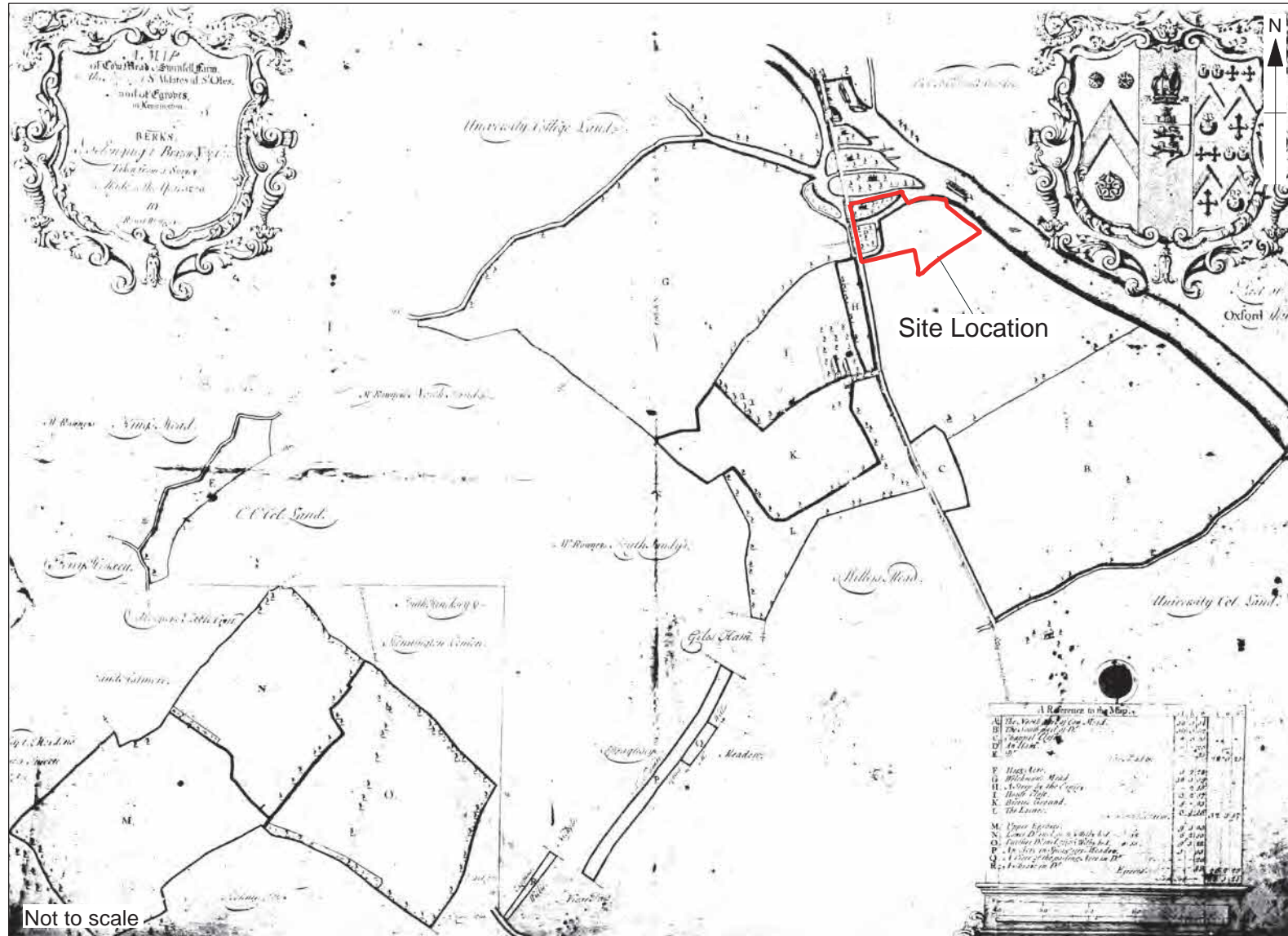


Figure 9: Whizley's Map of the Brasenose Estates 1726.



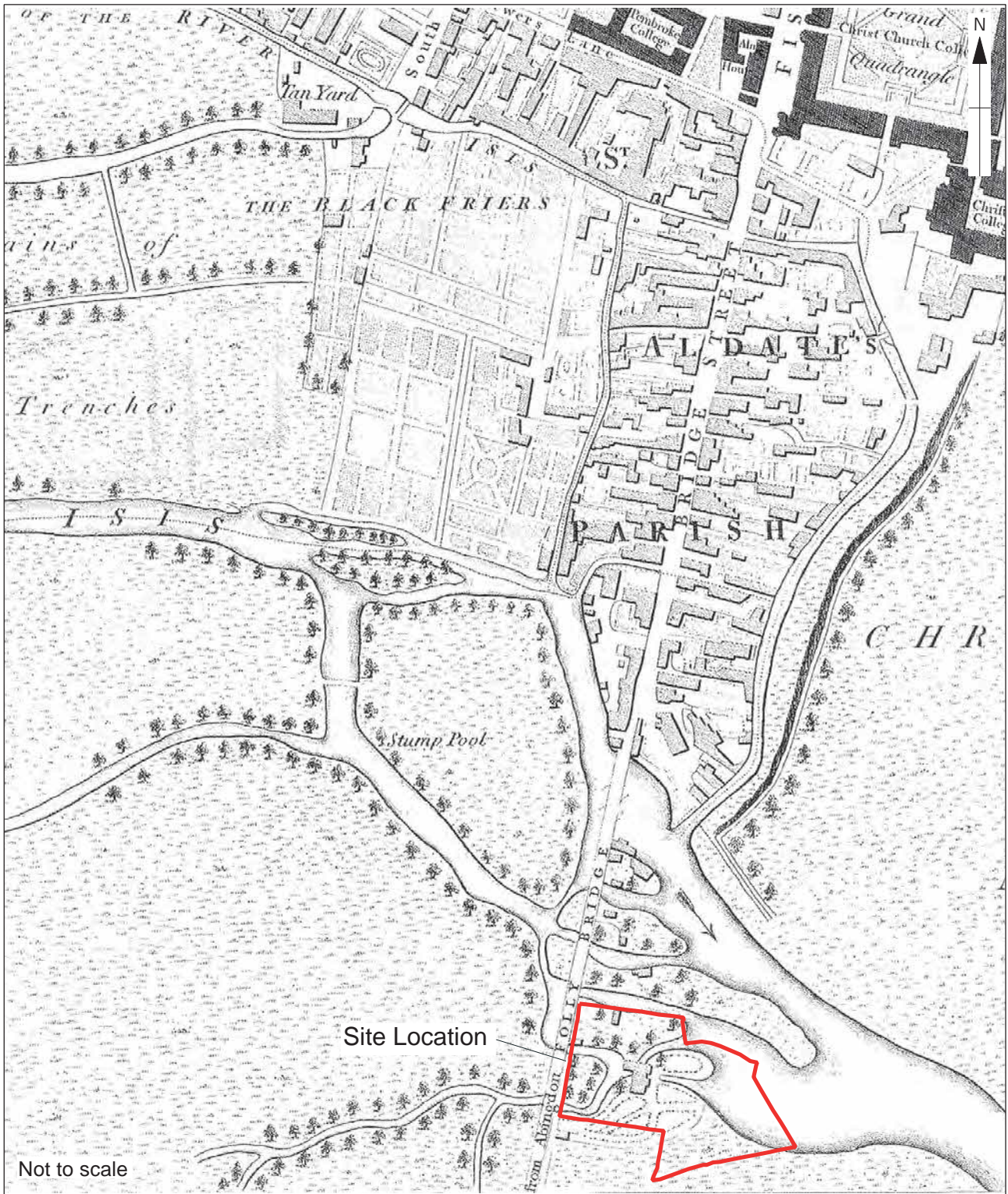


Figure 10: Davis Map of Oxford, 1797



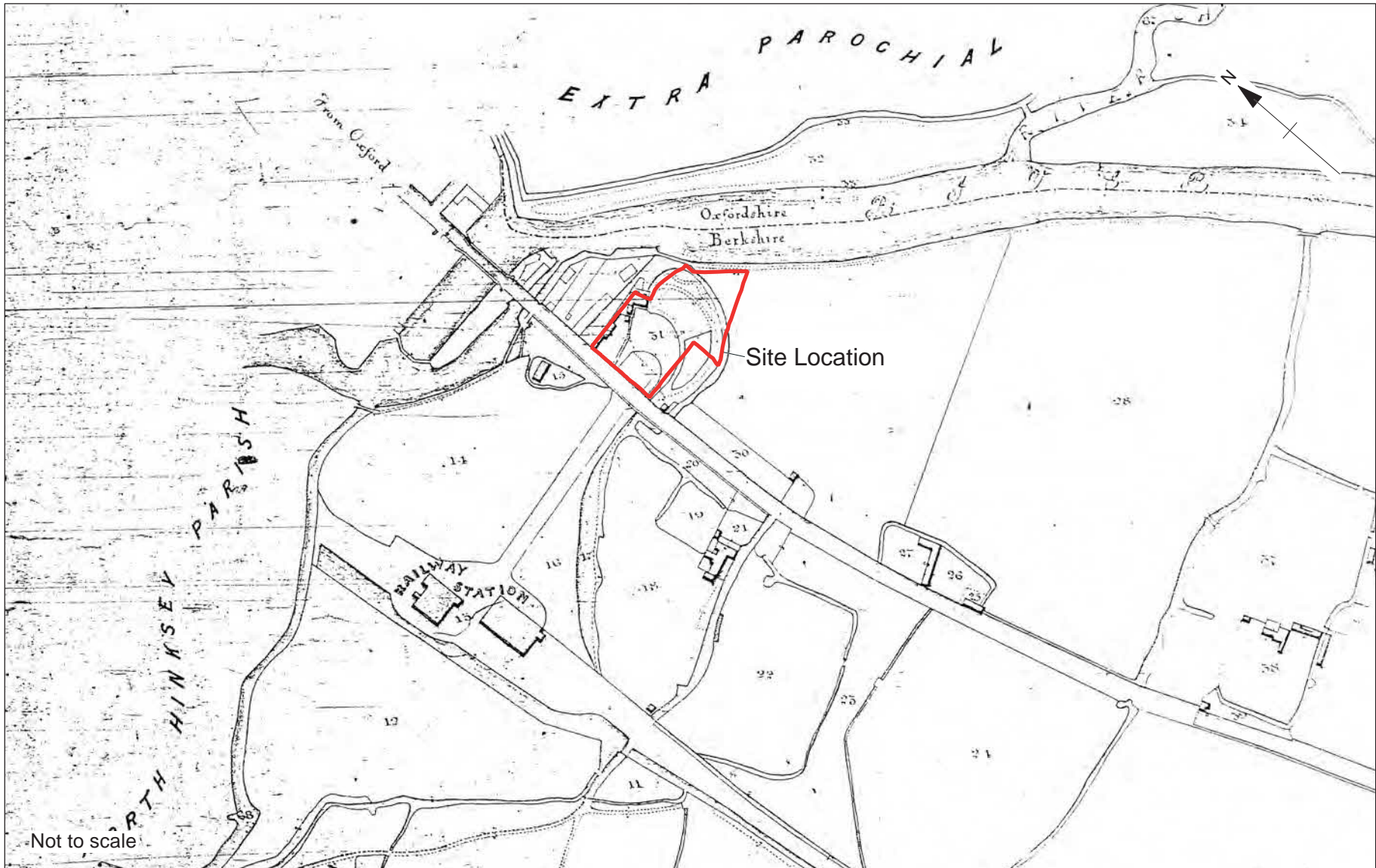


Figure 11: Tithe Map of the Parish of St Aldates, 1847

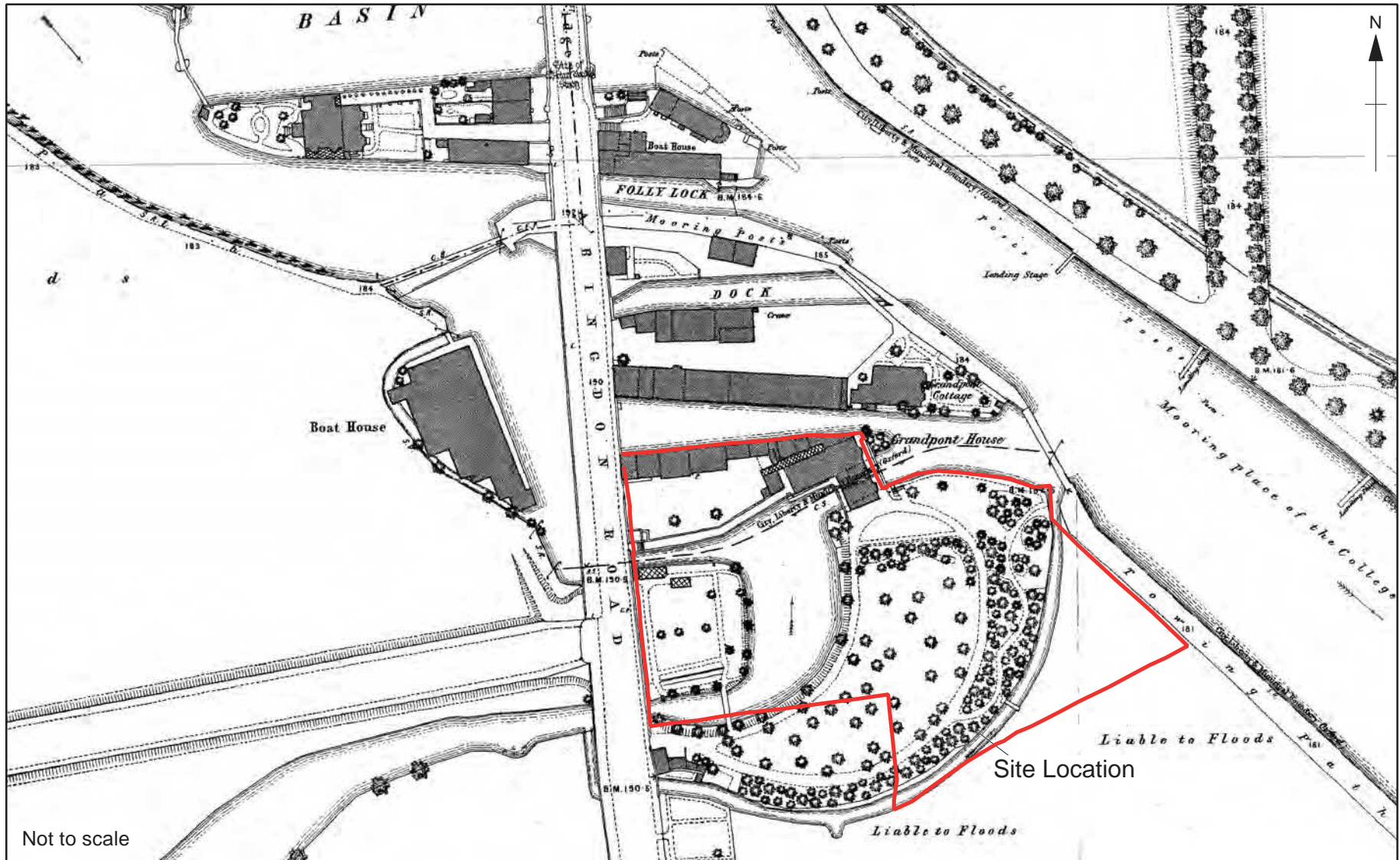


Figure 12: 1st Edition Ordnance Survey Map 1:500, 1876



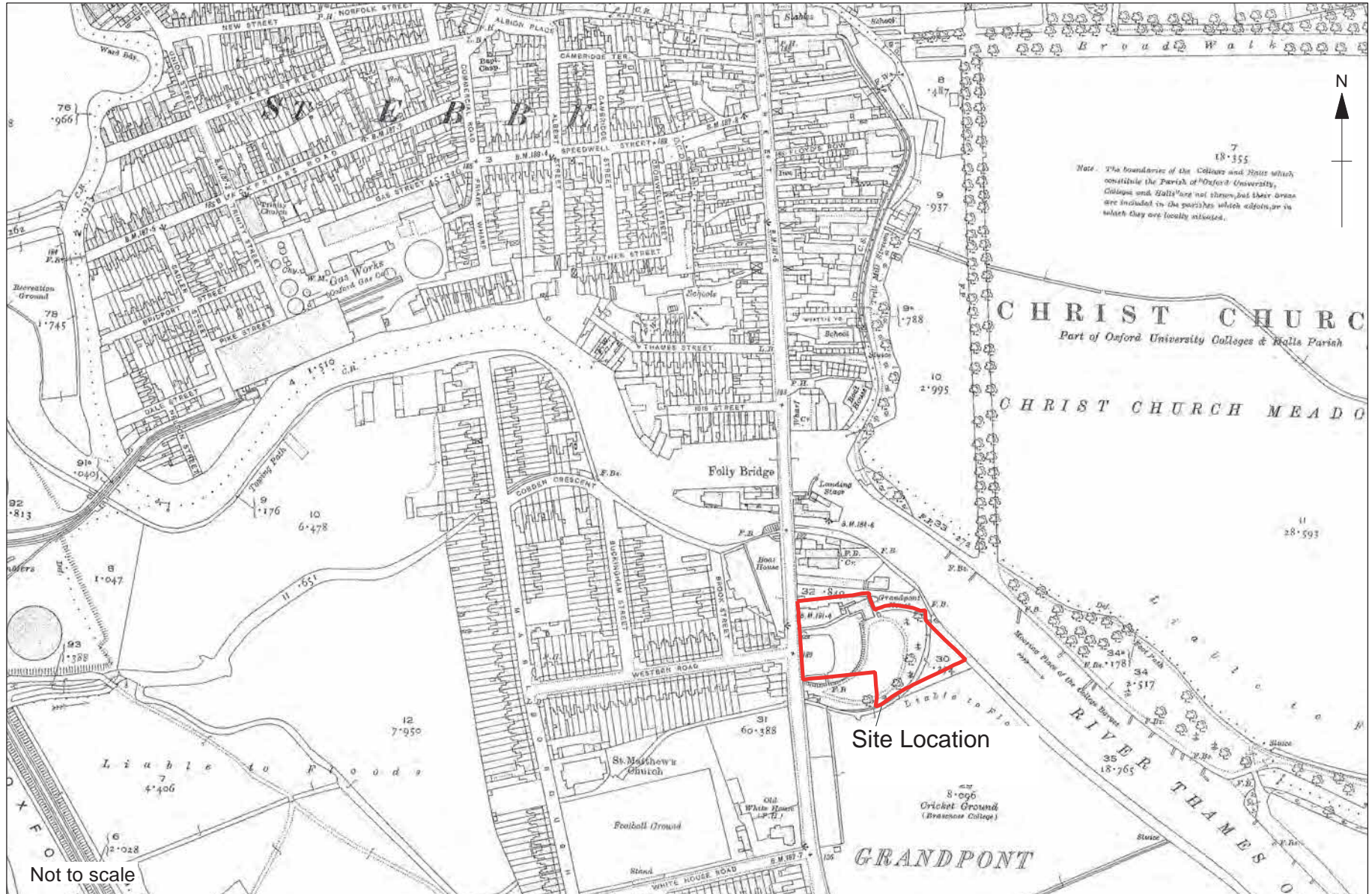


Figure 13: Ordnance Survey Map 25" to 1 mile, 1921



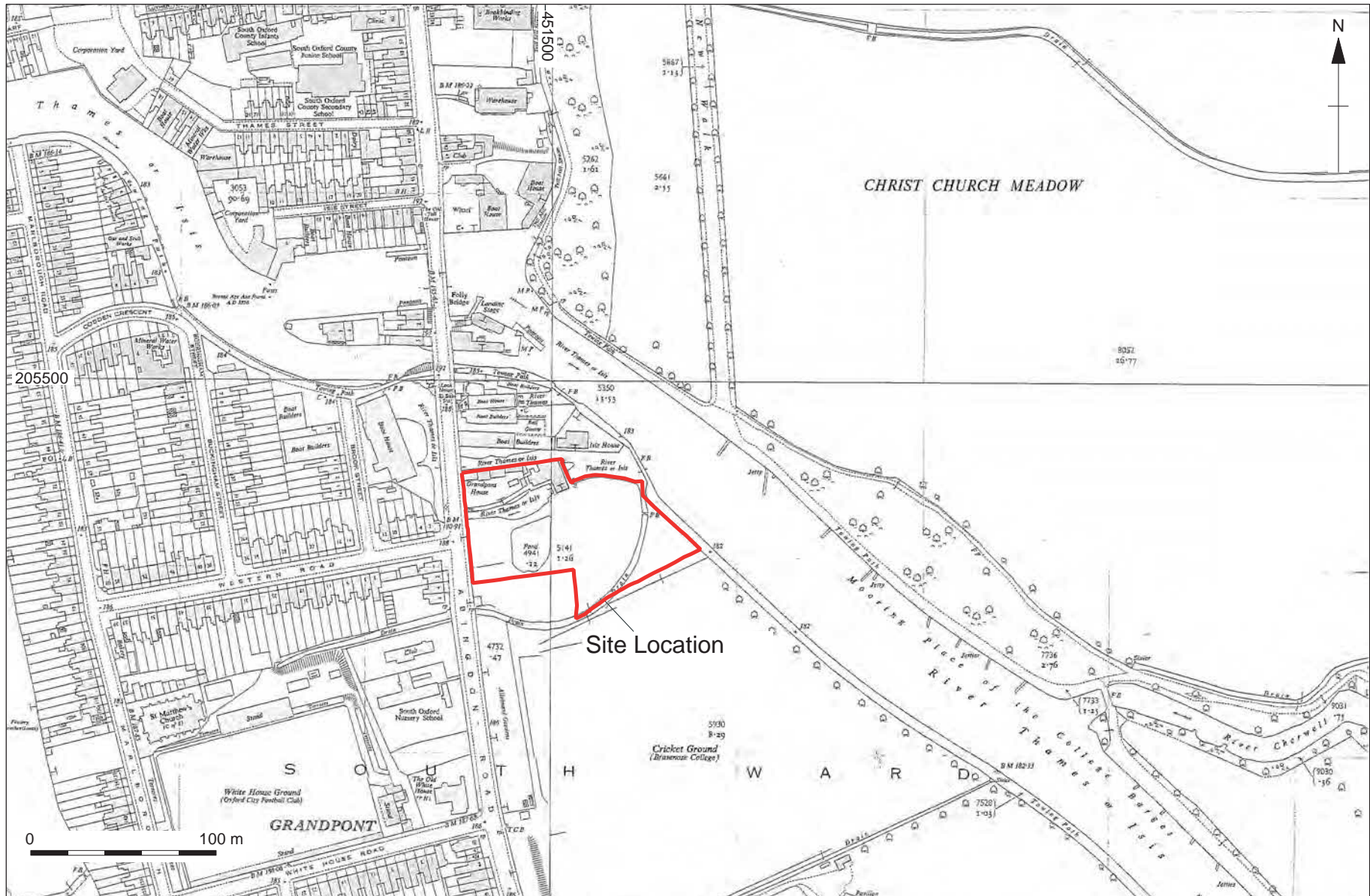


Figure 14: Ordnance Survey Map 1:2500, 1957

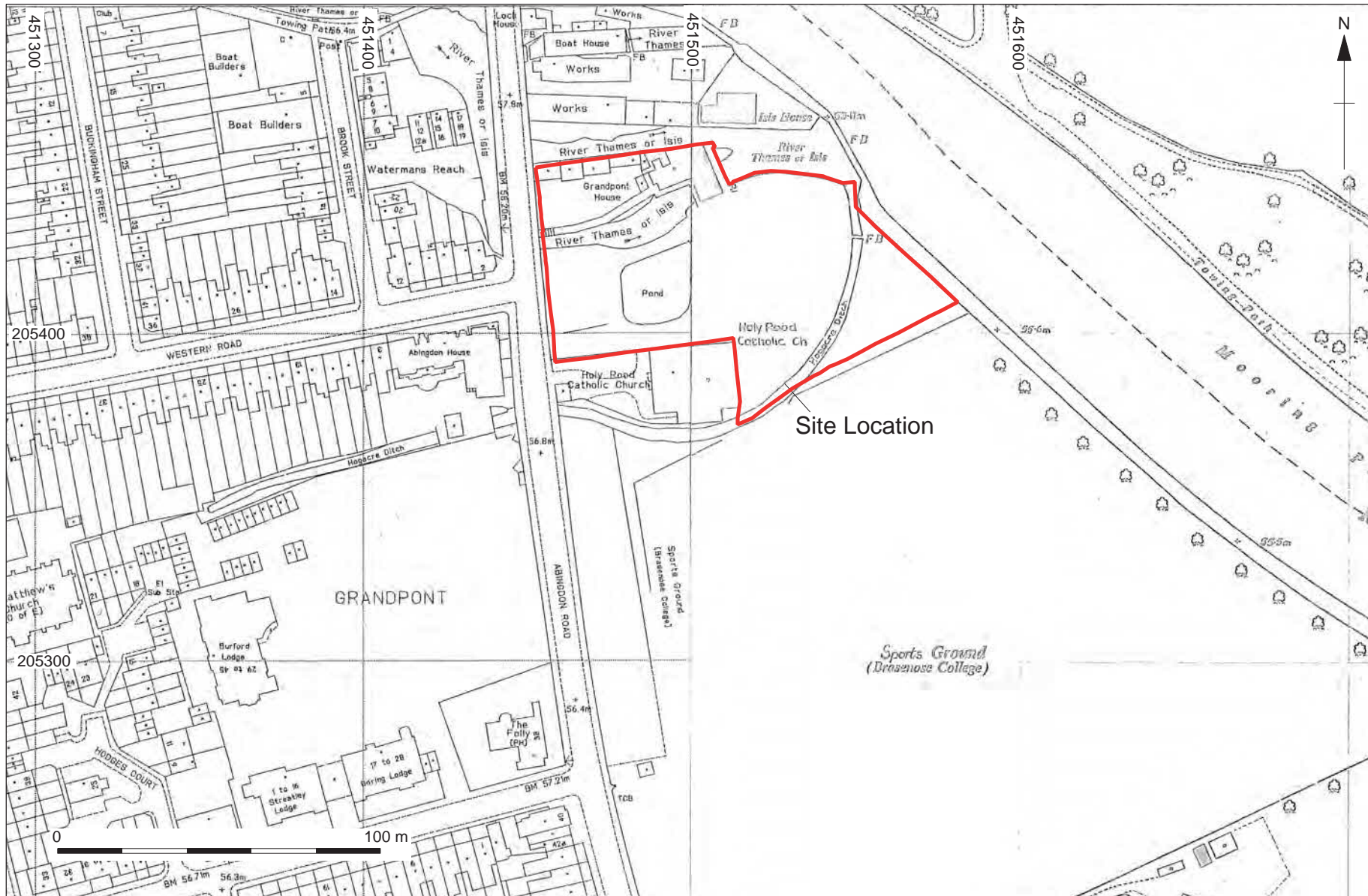
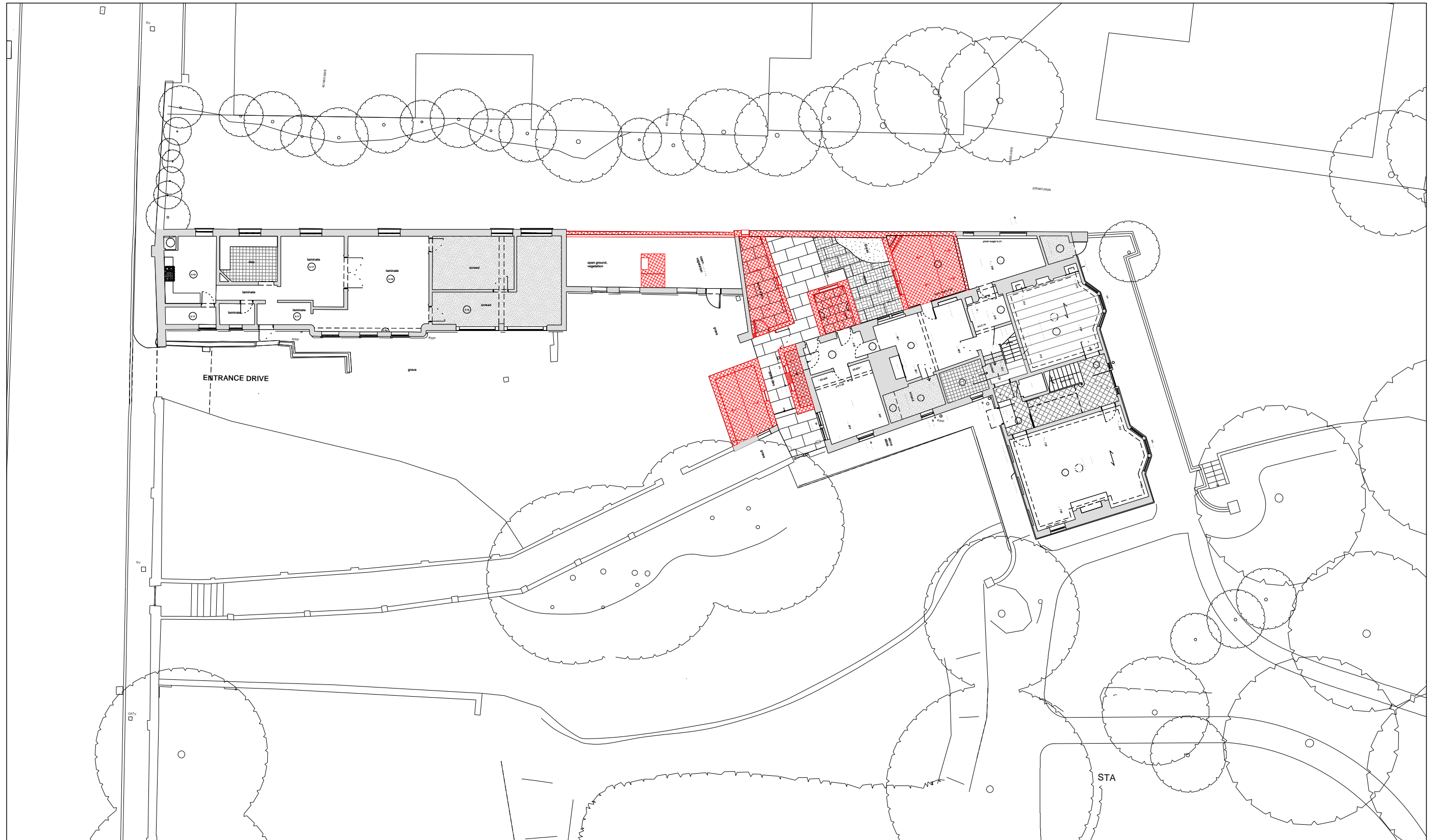


Figure 15: Ordnance Survey Map 1:1250, 1992-5

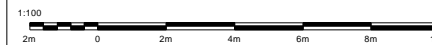




NOTES:



Area of existing building to be demolished



Planning Application  
issue: date: revision:

Project  
**Grandpont House**  
Drawing  
**Demolition Ground Floor Plan**

Drawing No.  
**GH(11)A01**

Job No. Date Scale  
GH 02.24 1:100@A1

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Figure 16: Proposed demolition plan

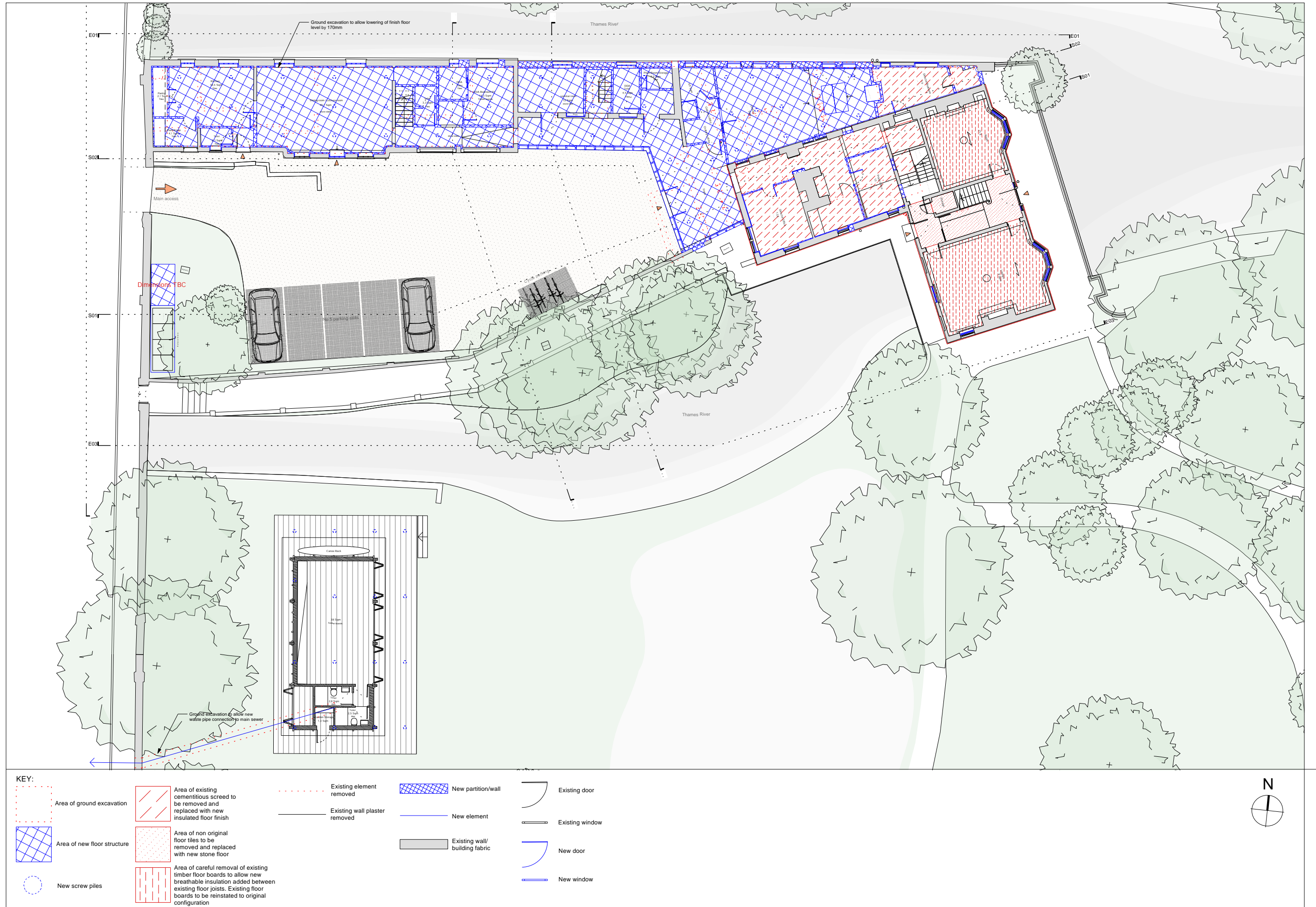


Figure 17: Proposed areas of excavation





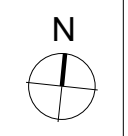
- KEY:**
- 01 Historic open carriage entrance to be retained.
  - 02 Existing stone boundary wall
  - 03 Historic pedestrian access doorway to be retained
  - 04 Existing pedestrian gate to public footpath to be restored
  - 05 Existing metal railing along the garden boundary wall to be repaired
  - 06 Existing landscape to provide flood alleviation relief to be restored and made more accessible from the gardens
  - 07 Restoration and extension of the existing path network which links back to the listed Grandpont House
  - 08 Existing crossings over the existing stream to be retained and improved
  - 09 New boathouse built on a raised floor structure above ground, supported by helical piles
  - 10 New below ground waste connection to Abingdon Road outside of tree root protection area

**KEY:**  
  
 Main access

1:200  
 4m 0 4m 8m 12m 16m 20m

Planning Application --/24

issue: date: revision:



Project  
**Grandpont House**

Drawing  
**Proposed Site Location plan**

Drawing No.  
**GH(20)A01**

Job No. GH Date 12.22 Scale 1:200@A1 - 1:400@A3

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Figure 18: Proposed alterations



Proposed Section S02  
1:100 @A1

Proposed Servants' Cottage Elevation  
1:100 @A1

Proposed Section S05  
1:100 @A1

**NOTES:**

- A. All historic fabric and features to be retained and reinstated except where otherwise noted
- B. All existing timber floor boards to be retained. Where noted on plan boards to be carefully lifted to allow running of services and insulating floor voids. Damaged planks to be replaced where necessary.
- C. All existing retained windows to be fitted with secondary glazing
- D. Existing windows to be retained and refurbished except where otherwise noted on plan.
- E. All repairs to historic fabric and features to match existing profiles and materials i.e. doors, architraves, skirtings, dado rails and cornices
- F. Defective areas of plaster to walls and ceilings to be cut out to a sound base and repaired and made good to match existing
- G. All existing fireplace's mantels to be retained and restored except where otherwise noted
- H. Existing services to be stripped out and re-serviced discretely and sympathetically throughout
- I. All modern style radiators to be removed and replaced to be in keeping with the character and the period of the property

**KEY:**

- 01 Historic Stables and Carriage House to be refurbished and later addition slate roof to be replaced. New insulated mansard slate roof with raised ridge height by 500mm, to allow forming Student accommodation at the mezzanine level
- 02 Reinstated historical pediment with central arched timber sash window and brickwork to match existing
- 03 Existing timber Carriage door to be altered to four panels to allow stacked opening to sides with fixed metal frame glazing behind
- 04 Ruined Servants' Cottage to be re-roofed with a new insulated slate pitched roof to allow forming Student accommodation at the mezzanine level.
- 05 New timber frame glazed link-corridor between the principle house and the Stables block. Clear glazing to allow the reading of the historic Servants' cottage masonry wall behind with reinstated original arched door's openings
- 06 Later addition 20th c. coal and wood store, pantry and servant's lounge removed allowing to reinstate the original service yard plan-layout. Area to be infilled with a light-weight self supporting roof covering and new floating ground floor slab bearing on screw pile foundations.
- 07 New accessible link / entrance building with dark grey zinc flat roof
- 08 New brick parapet to match existing brickwork and bond with stone coping to gable end of stable block
- 09 New stone coping over the existing masonry wall raised by two brick courses to form concealed box gutter behind. Brick reclaimed
- 10 New batten roll lead dormer. New dormer to be fitted with a double glazed 3 over 6 panel timber sash window, timber surrounds and slate cladding to cheeks of dormer.
- 11 New batten roll lead dormers to be fitted with double glazed timber casement windows and finished with slate cladding to cheeks of dormers
- 12 Historic Servants' cottage masonry wall with 3 No. reinstated original arched door's openings. Doors to rooms in solid timber
- 13 Lightweight self supporting roof structure to new Oratory infill. Roof to be covered in slates with west facing clerestory windows
- 14 Existing louvered opening to be enlarged for MVHR air intake
- 15 Later addition raised floor and block work wall to be removed and area to be reinstated to its original level as part of the original butler's room. Later addition glass panelled timber door to be removed and opening reduced to provide high level top hung timber window

1:100

Planning Application --/--/24

issue: date: revision:

Project  
**Grandpont House**

Drawing  
**Proposed Section S02**

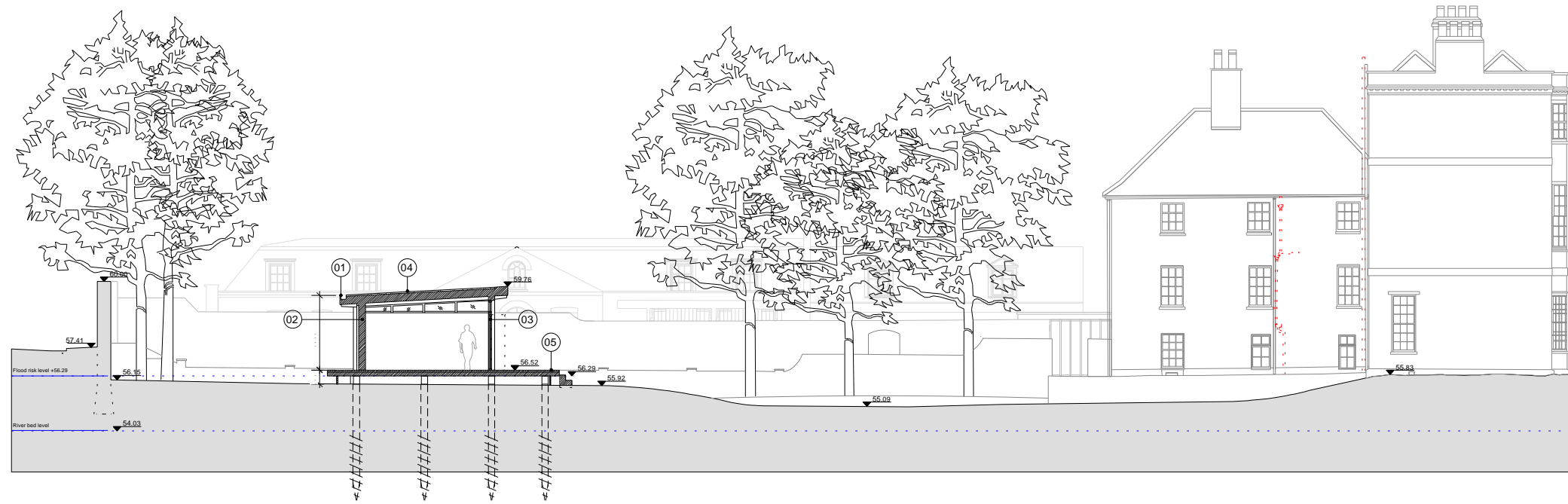
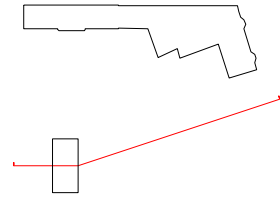
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Job No. GH Date 12.22 Scale 1:100 @A1

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Figure 19: Proposed foundations (Grandpont House)





Proposed Section S06  
1:100 @A1

NOTES:

- A. All historic fabric and features to be retained and reinstated except where otherwise noted
- B. All existing timber floor boards to be retained. Where noted on plan boards to be carefully lifted to allow running of services and insulating floor voids. Damaged planks to be replaced where necessary.
- C. All existing retained windows to be fitted with secondary glazing
- D. Existing windows to be retained and refurbished except where otherwise noted on plan.
- E. All repairs to historic fabric and features to match existing profiles and materials i.e. doors, architraves, skirtings, dado rails and cornices
- F. Defective areas of plaster to walls and ceilings to be cut out to a sound base and repaired and made good to match existing
- G. All existing fireplace mantels to be retained and restored except where otherwise noted
- H. Existing services to be stripped out and re-serviced discretely and sympathetically throughout
- I. All modern style radiators to be removed and replaced to be in keeping with the character and the period of the property

KEY:

- 01 Dark zinc perimeter fascia and box gutter
- 02 Hard wood cross laminated timber structure with insulated hardwood timber cladding with vertical timber batten joints
- 03 Folding / sliding double glazed timber framed doors
- 04 Biodiverse green roof with single fall to gutter. Rain water to be collected via 2 no. downpipes and dispated into the garden soil via a perforated drainage pipe. Roof structure in pre-fabricated solid cross laminated timber to facilitate construction methodology and reduce impact to gardens
- 05 Raised pre-fabricated concrete slab supported on screw pile foundation. Floor insulated and covered in timber decking to full perimeter of boat house with stepped access to gardens. Underside of floor structure to sit above flood risk level



Planning Application --/--/24  
issue: date: revision:

Project  
**Grandpont House**  
Drawing  
**Proposed Boat House Section 05**

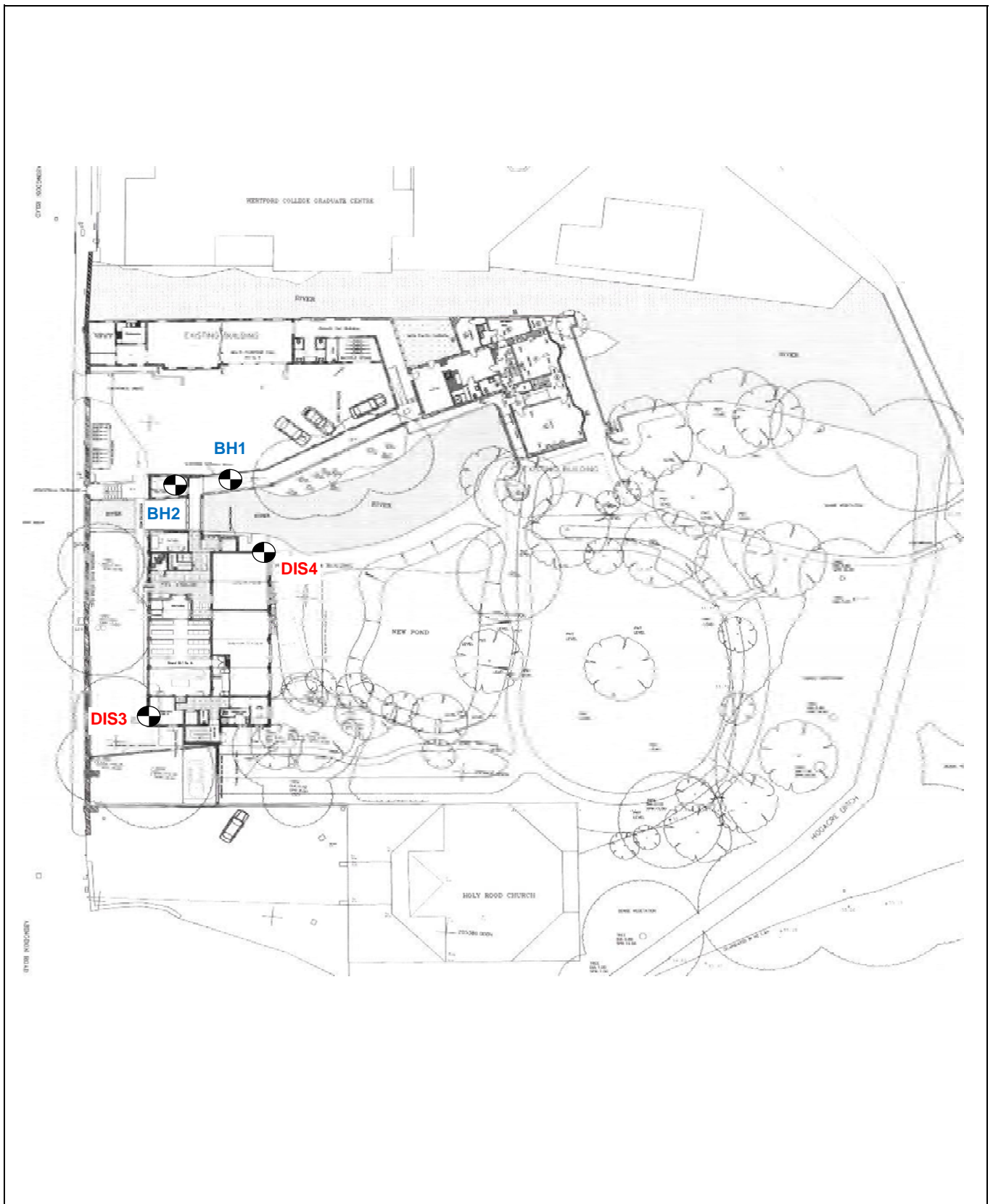
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Job No. Date Scale  
GH 07.23 1:100 @A1

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Figure 20: Proposed foundations (boathouse)




	<p>Title : SKETCH FIELDWORK LOCATION PLAN</p>	
<p>RISK MANAGEMENT LIMITED          Unit 10 Coopers Place, Combe Lane,          Godalming, Surrey GU8 5SZ          Tel : 01883 343572</p>	<p>Project Location : Grandpont House, Abingdon Road, Oxford OX1 4LD</p>	
	<p>Report Date : December 2020</p>	<p>Scale : NTS</p>
	<p>Drawn By : MSP</p>	<p>Drg. No. RML 7478 /1</p>

Figure 21: Borehole locations

	Stratum Description	Legend
	<p>Crushed Stone</p> <p>MADE GROUND (fine to coarse sub-angular to rounded gravel with orange-brown clayey sand and brick fragments).</p>	
1	<p>MADE GROUND (dark brown silty sandy clay with brick fragments and gravel).</p>	
2	<p>Soil grey and dark brown, silty sandy CLAY with occasional organic material and some fine to coarse sub-angular to rounded gravel and roots.</p>	
3	<p>Medium-dense, to very dense brown slightly clayey sandy fine to coarse sub-angular to rounded GRAVEL.</p> <p>Borehole terminated at 3.00m depth</p>	
4		
5		

	Stratum Description	Legend
	<p>Crushed Stone</p> <p>MADE GROUND (fine to coarse sub-angular to rounded gravel with orange-brown sand and brick fragments).</p>	
1	<p>MADE GROUND (dark brown silty sandy clay with brick fragments and gravel).</p>	
2	<p>Very soft grey and dark brown very silty CLAY with fine to coarse sub-angular to sub-rounded gravel and roots.</p>	
3	<p>Medium-dense, to very dense brown slightly clayey sandy fine to coarse sub-angular to rounded GRAVEL.</p> <p>Borehole terminated at 3.00m depth</p>	
4		
5		

	Stratum Description	Legend
	Topsoil	
	MADE GROUND (brown silty clay with brick fragments and roots).	
1	Firm brown silty CLAY with fine to coarse sub-angular to rounded gravel and roots.	
2	Soil grey and dark brown very silty sandy CLAY with occasional fine to coarse sub-angular to sub-rounded gravel and roots.	
3 4 5	Brown slightly clayey sandy fine to coarse sub-angular to rounded GRAVEL. Borehole terminated at 2.10m depth	

	Stratum Description	Legend
	Grass over Topsoil	
	MADE GROUND (dark brown silty clay with occasional brick fragments and gravel).	
1	So $\bar{O}$ grey and dark brown very silty sandy CLAY with occasional fine to coarse sub-angular to sub-rounded gravel and roots.	
	So $\bar{O}$ grey-blue, organic, very silty CLAY.	
2	Brown slightly clayey sandy fine to coarse sub-angular to rounded GRAVEL. Borehole terminated at 1.90m depth	
3		
4		
5		





Plate 1: View looking west towards Grandpont House



Plate 2: View west towards the main entrance to the site





Plate 3: General view east across the gravelled yard and parking area



Plate 4: The old stable building





Plate 5: Derelict building at the end of the old stable building



Plate 6: Wall to the north of the walkway





Plate 7: General view west along the walkway



Plate 8: Rear of Grandpont House and access to the southern side of the site





Plate 9: General view south-east across the small lawn to the south of Grandpont House



Plate 10: General view north across the larger lawn to the south of Grandpont House





Plate 11: Hollow in the centre of the site in the location of the former pond



Plate 12: General view west across the western part of the site





Plate 13: General view north across the western part of the site



Plate 14: General view south across the western part of the site





Plate 15: General view into the eastern part of the site from the Thames Tow Path



Plate 16: Hogacre Ditch





Plate 17: Strip of land along the southern boundary of the site







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