



Calthorpe Street, Banbury

Archaeological Desk-Based Assessment

May 2023

Client: Rhomco/Tri7 Limited

Issue No: v.1

OA Reference No: 8214

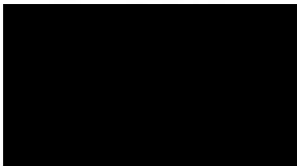
NGR: SP 45488 40309



Client Name: Rhomco/Tri7 Limited
Document Title: Calthorpe Street, Banbury
Document Type: Archaeological Desk-Based Assessment
Report No.: 1
Grid Reference: SP 45488 40309
Planning Reference: Pre-application
Invoice Code: BANCALDA

OA Document File Location: <https://files.oxfordarchaeology.com/nextcloud/index.php/f/18016331>

OA Graphics File Location: <https://files.oxfordarchaeology.com/nextcloud/index.php/f/18016331>

Issue No: v.1
Date: 25 May 2023
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Archaeological Desk-Based Assessment

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Summary

Oxford Archaeology (OA) has been commissioned by Rhomco on behalf of Tri7 Limited to prepare an archaeological desk-based assessment for a residential development east of Calthorpe Street, Banbury. The site is located south of Banbury town centre and is centred on SP 45488 40309.

The desk-based assessment has identified that the site has a low potential to contain prehistoric, Roman and early to mid-Saxon remains and a moderate potential to contain late Saxon, medieval and post-medieval remains. During the later medieval period the site was located just south of the medieval High Street. The northern part of the site may have been part of a medieval burgage plot as a medieval pit was recorded in this part of the site during a four-trench evaluation of the site in 1984.

During the medieval and post-medieval period, the southern part of the site was probably in use as gardens and grounds associated with the manor of Calthorpe which was located adjacent and just south of the site. A 16th century wing of the manor house is extant and survives as the Grade II listed No.9 Dashwood House, located 10m south of the site. A fishpond associated with the manor house was located in the southern part of the site and this was filled in during the early 20th century prior to the redevelopment of the site.

The whole site was developed in the later 19th and 20th century and residential properties were constructed east of Calthorpe Street. Several large industrial buildings were also constructed across the central and southern part of the site in the 20th century, including a motor works in the south-eastern part of the site, a furniture factory in the south-western part of the site and a printing works in the central part of the site. In the 1980s, the site was redeveloped, and a superstore was built at the southern end of the site and the central and northern parts of the site were made into a car park. It is possible there may be pockets of survival of archaeological remains in areas which remained in use as yards or car parks in the 20th century.

The proposed development is anticipated to have a high impact on any surviving archaeological material. The majority of the proposed three storey residential blocks will have associated basement rooms and a large basement car park is proposed for the southern part of the site. These works will therefore partially or wholly remove any surviving archaeological remains in the footprints of the new buildings.

Accordingly, test pits or trenches may be required to investigate the survival of archaeological remains in areas with less intensive former development. Subsequently archaeological mitigation may be required in advance of or during construction works to record any affected archaeological remains. The requirement for, and scope of any future archaeological work will need to be

agreed with the Oxfordshire County Planning Archaeologist prior to commencement.

1 INTRODUCTION

- 1.1.1 Oxford Archaeology (OA) has been commissioned by Rhomco on behalf of Tri7 Limited to prepare an archaeological desk-based assessment for Calthorpe Street, Banbury, henceforth known as 'the site'. The site is centred on SP 45488 40309, and its location is shown on Figure 1.
- 1.1.2 This report has been prepared in accordance with the Chartered Institute for Archaeologists (CIfA) Standards and Guidance for Historic Environment Desk-based Assessments (2020) and Planning Practice Guidance (2021) - Historic Environment, published by the Ministry of Housing, Communities and Local Government.

2 PROPOSED DEVELOPMENT

- 2.1.1 The proposed scheme is for a residential development of 2-5 storey residential dwellings with associate landscaping and basement parking in the southern part of the site

3 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The site is located on the eastern side of Calthorpe Street in the centre of Banbury. The majority of the site comprises a car park, and a shopping complex which is located on the southern part of the site. The site is bounded by the High Street to the north, a Methodist church with houses fronting Marlborough Street to the east, an office building and Calthorpe Street to the west and housing to the south. The site is located in an area of mixed residential and commercial development. The site is relatively flat and is located at 100m aOD.
- 3.1.2 The bedrock geology of the site is Charmouth Mudstone Formation, a sedimentary bedrock formed between 199.3 and 182.7 million years ago during the Jurassic period. There are no superficial deposits within the site (BGS 2022).

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 July 2021 sets out the Government's planning policies in relation to the conservation and enhancement of the historic environment.

5.1.2 Paragraphs 194 and 195 state:

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.

195. 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 199 and 200 state:

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.

200. 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 201 and 202 state:

201. *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.*

202. *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 203 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 205 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

Cherwell Local Plan 2011–2031

5.2.1 The Cherwell Local Plan 2011–2031 was adopted in July 2015. It contains Policy ESD 15 – The Character of the Built and Historic Environment, which states that:

- *Successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the district's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.*
- *New development proposals should:*

- *Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions;*
- *Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions;*
- *Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity;*
- *Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting;*
- *Conserve, sustain and enhance designated and non-designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged;*
- *Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk-based assessment and, where necessary, a field evaluation;*
- *Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages;*
- *Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette;*
- *Promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features;*
- *Demonstrate a holistic approach to the design of the public realm to create high quality and multi-functional streets and places that promotes pedestrian movement and integrates different modes of transport, parking and servicing. The principles set out in The Manual for Streets should be followed;*
- *Consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space;*
- *Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation;*
- *Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation;*

- *Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout;*
- *Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy);*
- *Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure). Well designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality; and*
- *Use locally sourced sustainable materials where possible.*

5.2.2 *The design of all new development will need to be informed by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. This should be demonstrated in the Design and Access Statement that accompanies the planning application. The Council expects all the issues within this policy to be positively addressed through the explanation and justification in the Design & Access Statement. Further guidance can be found on the Council's website.*

5.2.3 *The Council will require design to be addressed in the pre-application process on major developments and in connection with all heritage sites. For major sites/strategic sites and complex developments, Design Codes will need to be prepared in conjunction with the Council and local stakeholders to ensure appropriate character and high quality design is delivered throughout. Design Codes will usually be prepared between outline and reserved matters stage to set out design principles for the development of the site. The level of prescription will vary according to the nature of the site.*

6 METHODOLOGY

6.1 Scope and Sources Consulted

6.1.1 A 500m 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 study area, and list of sources have been agreed with the local authority's historic environment advisor. The assessment was informed through both a desk-based review and a site visit.

6.1.2 The following sources were consulted to inform this assessment:

- The National Heritage List for England (NHLE) for designated heritage assets;
- Oxfordshire Historic Environment Record (HER) for non-designated heritage assets and archaeological events;
- The Oxfordshire History Centre for historic maps and manuscripts;

- Groundsure Mapping for Historic Ordnance Survey Maps
- Geotechnical data as held by the client and the British Geological Survey; and
- Other relevant primary and secondary sources including published and unpublished works as held by OA and relevant libraries.

6.1.3 The site is currently in use as a car park and shopping area and according to historic Ordnance Survey maps, it has been developed since the late 19th century. Due to the historic and modern development within the site it is unlikely that aerial photographs, as held by the Historic England Archive in Swindon or Environment Agency LiDAR data, would be useful in assessing the archaeological potential of the site. As a result, these sources have not been consulted during the preparation of this assessment. The methodology for this assessment was agreed with the Oxfordshire County Archaeologist in a Written Scheme of Investigation (Oxford Archaeology 2022).

6.1.4 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 – 11.

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 is reasonably accurate.

6.2.2 The records held by the Oxfordshire HER 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 of the site was carried out on the 19th of August in sunny conditions. An existing plan of the site is shown on Figure 13. All areas of the site were accessed apart from the delivery yard within the south-western part of the site (as lorries were manoeuvring). No new archaeological features were identified during the visit. The site is accessed from two different entranceways, with one entrance leading from Calthorpe Street (Plate 1) and the other from a slight slope leading from Marlborough Street (Plate 5).

7.1.2 The site comprises an NCP car park at the northern end of the site and a moderate-sized shopping complex at the southern end of the site. The south-western part of the site is in use as a concrete yard for deliveries.

7.1.3 A brick-built shopping complex is located in the southern part of the site (Plate 2) with TK Maxx the largest eastern store, with a smaller Farmfoods store in the centre and a disused shop (formerly Poundstretcher) to the west (Plate 2). A large car park is located to the north of the stores with an NNE-SSW tree lined paved walkway located in the middle of the car park (Plate 3). The Marlborough Road Methodist church is located just east of the site and is separated from it by a low brick wall (Plate 6). There

appears to be a slight change in level (c 0.5m) between the site and Marlborough Road to the north-east (Plate 5). There is a view of No.9 Dashwood House (OA 191) from the south-western part of the site, looking across the delivery yard. This listed building was previously part of Calthorpe manor house.

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 contains no designated heritage assets, but it is located within Banbury Conservation Area. The study area contains 196 listed buildings including one Grade I listed building (OA 1), ten Grade II* listed buildings (OA 187-196) and 185 Grade II listed buildings (OA 2-186). The majority of the buildings in the study area are residential houses which date to the later post-medieval period. The rest include two churches (OA 1, OA 60), eleven church related monuments (OA 55, OA 62, OA 64, OA 76, OA 91, OA 94-6, OA 98, OA 100-1), six public houses (OA 49, OA 65, OA 72, OA 73, OA 132, OA 135), one school (OA 54), one Quaker meeting house (OA 33), the Town Hall (OA 180), one telephone box (OA 36), one war memorial (OA 8) and the 19th century Banbury Cross (OA 188).

8.2.2 There is a limited number of surviving medieval listed buildings in Banbury as much of the medieval town was destroyed in the 17th century. However, there are two listed post-medieval buildings within the study area which incorporate elements of medieval buildings. These include St John's School (OA 68) which is located 100m south of the site and contains part of the 13th century hospital of St John the Baptist and No.9 Dashwood House (OA 191) which is located 10m south of the site and incorporates part of the medieval manor house of Calthorpe (OA 322).

8.2.3 The earliest complete surviving buildings in Banbury date to the late 16th and early 17th century. A handful of listed timber framed listed buildings are located in the Market Place north-east of the site. These ?? post-civil war buildings tended to be constructed in stone, a fireproof material. Two early examples, the Vicarage at No.24 Horse Fair (OA 189) and 85-87 High Street (OA 196), are made from ironstone date from 1649 and 1650 respectively. Further early post-medieval buildings are located on Parsons Street and Horse Fair. Ironstone was also used to construct a number of 18th century buildings in Banbury. The majority of the listed building are constructed of brick, and this became the main building material in Banbury from the mid-19th century (Cherwell District Council 2018).

8.2.4 The site is located in the Conservation Character Area of Calthorpe. This area is a 19th century suburb of the town of Banbury located just south of the medieval core of

Banbury. The Calthorpe Character Area includes the area east of Calthorpe Street (including the site) and Dashwood Road, St John's Road, Oxford Road, Calthorpe Road, Old Parr Road and Lucky Lane. This area was part of the Calthorpe Estate until 1833 when the land was sold. As mentioned above the 16th century surviving wing of Calthorpe Manor (OA 191) is located just south of the site and is incorporated into a set of three 19th century buildings. A 17th century gatepost (OA 103), also associated with the manor house, is located 20m south of the site. One other listed building within this character area predates 1833 and this is Easington House (OA 67), located 350m south of the site, which was built in the 17th century as a farmhouse. The rest of the listed buildings in this area date to the mid-19th century and are brick built residential buildings which were built for the middle classes (Cherwell District Council 2018).

8.2.5 Part of the site is located south-west of the Newlands Conservation Character Area which has an overall 19th century residential character. The closest listed building to the site in this area is the late 19th century former Mechanics Institute and Technical School (OA 127) located just north-east of the site.

8.2.6 The site is located east of the Main Route Conservation Character Area of South Bar Street which denotes the main historic north-south routeway into the town. The closest listed buildings to the site within this character area include several public houses including the Jolly Weaver (OA 49), the Globe Inn (OA 84) and Swan Inn (OA 34). Two 19th century non-conformist chapels are also located close to the site including the Austin Baptist chapel, now offices (OA 56) and the United Reform Congregational Chapel (OA 53). Other listed close to the site are those fronting South Bar Street are located 100-300m west of the site. These are 18th and 19th century shops with dwellings above (OA 35, OA 37, OA 38, OA 40, OA 41, OA 45, OA 48, OA 52, OA 81, OA 85 and OA 89). The iconic Banbury Cross monument (OA 188) is located 300m west of the site at the intersection of the High Street, Horse Fair, South Bar Street and West Bar Street. This was created in 1858 to celebrate the marriage of Queen Victoria and Albert.

8.3 Previous Archaeological Investigations (Fig. 3)

8.3.1 Forty-nine archaeological investigations have taken place in the study area. The majority of these have taken place in the northern part of the study area and they include:

- Five building surveys (OA 198, OA 203, OA 215, OA 218, OA 236)
- Six desk-based assessments (OA 201, OA 207, OA 229, OA 239, OA 241, OA 243)
- Fourteen evaluations (OA 202, OA 206, OA 211-3, OA 217, OA 221, OA 223, OA 225, OA 232, OA 235, OA 237, OA 238 and OA 240)
- Four excavations (OA 226, OA 221, OA 242 and OA 245)
- Fourteen watching briefs (OA 200, OA 204, OA 205, OA 208, OA 209, OA 210, OA 214, OA 216, OA 219, OA 222, OA 224, OA 233, OA 244 and OA 246)
- Five geophysical surveys (OA 220, OA 227, OA 228, OA 230 and OA 234)

8.3.2 One investigation has taken place within the site, and this was an evaluation (OA 211). A watching brief has also taken place just west of the site (OA 210), but did not produce

any archaeology. Several other investigations have taken place within 150m of the site, and these include four watching briefs to the east (OA 214, OA 216, OA 219, OA 246) and an evaluation to the south that only recorded one posthole of unknown date (OA 212). Two of these watching briefs did not record any archaeological features or finds (OA 216 and OA 246). The investigations which took place within the site and in close proximity are discussed below in more detail; other significant features recorded in the wider study area will be discussed by period below.

Calthorpe Street/Marlborough Street evaluation (OA 211)

- 8.3.3 In 1984, a four-trench evaluation took place in the site prior to its redevelopment and after the demolition of a garage, a derelict printing works and housing. The evaluation found that previous 19th and 20th century development had destroyed much of the archaeology. Within the northern trench, a pit containing 13-14th century pottery was recorded and residual pottery of the same date was also recorded within later garden soils (OAU Newsletter 1987, 5).

Watching brief at 24 High Street (OA 214)

- 8.3.4 A watching brief located 50m north-east of the site recorded a cobbled surface in the courtyard to the rear of the 18th century listed building at 24 High Street (OA 120) (Oxford Archaeology 2001).

Watching brief at junction of Marlborough Road and Newland Road (OA 219)

- 8.3.5 A watching brief at the junction of Marlborough Road and Newland Road located 100m east of the site recorded small amounts of medieval and post-medieval pottery. No archaeological features were recorded, and it appeared that the 19th century buildings had truncated any earlier remains (Jones 2003, 60).

8.4 Prehistoric Period (500,000 BP – AD 43) (Fig. 4)

- 8.4.1 No prehistoric features have been recorded within the site, and only a handful of prehistoric finds have been recorded within the study area. The site is located 500m west of the River Cherwell in an area which may have been attractive to prehistoric settlement. A number of prehistoric features have been recorded at Wykham Park Farm located 2km south of the site, including a possible causewayed enclosure and an Iron Age settlement (Cotswold Archaeology 2013).
- 8.4.2 The prehistoric finds recorded within the study area include a Neolithic flint (OA 249) which was found 150m north-west of the site, a Bronze Age sword (OA 250) located 150m south of the site, a Neolithic axehead (OA 248) located 450m south-west of the site, Neolithic/Bronze Age objects (OA 247) recorded at the site Banbury Castle 450m north-east of the site and a later prehistoric flint blade (OA 251) recorded 450m south-east of the site.

8.5 Romano-British Period (AD 43 – 410) (Fig. 5)

- 8.5.1 Several Roman settlements have been recorded on the outskirts of Banbury and a Roman Road is thought to have run east-west along Wykham Lane located 2.5km south of the site. This linked the Roman settlement of Kings Sutton with the Roman villa near

Broughton Castle located 4km south-west of the site (Oxford Archaeology 2018). The limited evidence for Roman activity in the study area suggests that it may have been in agricultural use, whereas Roman settlement activity may have been located to the south of the Banbury.

- 8.5.2 Within the study area, two ditches (OA 257) were recorded at 26 Horse Fair located 150m north-west of the site. One of the ditches, aligned NW-SE was undated and was truncated at its southern end by a north-south ditch that contained several sherds of Roman pottery. It is possible that these ditches represent several phases of a Roman field system or enclosure (John Moore Heritage Services 2015, 16). Several Roman coins have also been recorded within the study area. The closest of these coins (OA 255) was recorded 150m north-east of the site. Other Roman coins have been recorded in the north-east (OA 256), north-west (OA 254) and south-west (OA 252, OA 253) parts of the study area. A possible Roman amphitheatre at the Old Bear Garden (OA 258) has been discounted by the HER by a lack of evidence, as this possible site has been destroyed.

8.6 The Medieval Period (AD 410 – 1550) (Fig. 6)

Early-Medieval Period (AD 410 – 1065)

- 8.6.1 There is no evidence of early medieval activity within the site and only limited evidence within the study area. A number of iron axe heads (OA 259) have been recorded in the Banbury area, but the HER only records a four-figure grid reference for the location so the exact location from which these finds were recovered is unknown.
- 8.6.2 The size of the settlement of Banbury noted in the 1086 Domesday survey (see below) suggests that there was a substantial settlement established here in the late Saxon period. Late Saxon gullies (OA 260) were recorded 300m north-east of the site and these may have been property boundaries (Fasham 1973, 28).

Later Medieval Period (1066 – 1550)

- 8.6.3 The Domesday Survey records Banbury as having 135 householders in 1086 associated with 46 ploughlands and four mills along with pasture and meadowland. The large settlement size puts this settlement in the largest 20% of settlements recorded in the Domesday Book (Open Domesday 2022). The Bishops of Lincoln owned the manor of Banbury which was part of a large estate. In the early 12th century, Bishop Alexander built a castle (OA 278) which was located 400m north-east of the site and was destroyed in the 17th century. Burgage plots were probably laid out around the marketplace (in the north-eastern part of the study area) during the 12th and 13th century. The town of Banbury prospered in the later medieval period and was known for its ale and cloth manufacture. From the 15th century it was also known for its cheese production and as a collection point for wool which came from the South Midlands (Crossley *et al* 1972, 5-18). The hamlets of Neithrop and Calthorpe were located north and south of the medieval town respectively and both were associated with large areas of land. These manors were both associated with the Bishop of Lincoln until they reverted to the crown after the dissolution, before passing to the Cope family in the 16th century (Crossley *et al* 1972, 42-49).

8.6.4 The medieval town was delineated in the mid-13th century by five town gates known as bars. The bars were used to collect tolls rather than for defence. The bars were located at the following locations:

- North Bar, at the junction of Warwick Road with North Bar Street (OA 274), located 400m north-west of the site;
- South Bar (St. John's Bar), located at the junction of St John's Road with South Bar Street (OA 273), located 150m south-west of the site;
- West Bar (Sugarford Bar), located at the junction of the Shades with West Bar Street (OA 272), located 200m west of the site;
- East Bar (Cole Bar), located at the junction of George Street and Marlborough Road (OA 280), located 200m east of the site and
- Bridge Bar, located at the bridge over the River Cherwell just east of the study area and 550m north-east of the site.

8.6.5 The locations of the medieval bars indicates that the site was located very close to the limits of the medieval town. The northern part of the site may have been part of the town centre. This is suggested by the presence of a medieval pit (OA 266) which was found in the northern part of the site during a four-trench evaluation in 1984. This pit contained fills of clay, ironstone rubble and domestic rubbish including Potterspury and Brill wares of the 13th and 14th century. Residual pottery dating to the 11th-13th centuries was also recorded in modern garden soils in the same trench. This suggests that the northern part of the site may have been located within a burgage plot south of the High Street by the 13th/14th century (OAU Newsletter 1987, 5). Pottery of this date has also been recorded nearby and just north-west of the site at the White House (OA 265) where a pit containing 12th and 13th century pottery and animal bones was recorded. Further medieval pottery (OA 277) was recorded 100m east of the site during a watching brief and pits and a posthole containing 11th-13th century pottery (OA 261) were recorded 150m north-east of the site.

8.6.6 The southern part of the site was almost certainly part of the manor of Calthorpe which was separate and south of the town but developed into a suburb. The medieval manor house of Calthorpe (OA 322) was located 10m south of the site and a 16th century wing of Calthorpe Manor survives as No. 9 Dashwood Terrace (see OA 191 for above ground remains of manor). The full extent of the medieval manor house is unknown, but it probably had extensive gardens and perhaps a fishpond located in the grounds of the manor house. A fishpond is recorded in the southern part of the site on the Ordnance Survey (OS) maps of 1885, 1900 and can also be seen on the 1852 tithe map (Figures 8-9). It is possible that in the 14th century the house was owned by the Brancaster family who granted lands to the hospital of St. John at that time. The estate passed to the Danvers family in the late 14th century and remained in this family until 1601 when it was sold to Anthony Cope (Crossley *et al* 1972, 5-18).

8.6.7 Two other medieval institutions were located close to the site. These were St John the Baptist's Hospital (OA 268), which was located 150 south-west of the site, and the manor house and grange of Eynsham Abbey (OA 276), which was located 100m north-east of the site. St John the Baptist's Hospital (OA 268) was founded in the early 13th century and was dissolved in 1546. The manor house of the Abbot of Eynsham (OA

276) was in existence by the early 14th century and was destroyed in the post-medieval period.

- 8.6.8 Banbury was well known for its three large crosses in the medieval period (OA 263, OA 270 and OA 271), which stood at important thoroughfares. The High Cross (OA 270) was located in the market square, the Bread Cross (OA 271) located to the south of the market square and White Cross (OA 263) located in the south-west of the study area.¹ These crosses were destroyed in the early 17th century as part of a Puritan movement (Cherwell District Council 2018, 13-14).

8.7 Post-Medieval Period (1550-1900) (Figs 7 and 8)

- 8.7.1 After the dissolution in the early 16th century, the parish of Banbury was transferred to the crown and in 1554 Queen Mary granted the town a charter and subsequently the town was ruled by the borough (Crossley *et al* 1972, 5-18). In 1628, a fire destroyed a third of the medieval town and during the Civil War many houses were damaged or destroyed. Two property plots were listed in Calthorpe Lane (later Calthorpe Street) in a 1653 survey as either vacant or only partially rebuilt, suggesting properties on or near the site were damaged during the Civil War (Crossley *et al* 1972, 18-28).
- 8.7.2 In the late 18th century, the Oxford Canal was created 500m east of the site and a number of industrial works began to be constructed near the canal. A large number of residential houses were constructed in the borough of Banbury in the late 18th and mid-19th century. During this period of modernisation, the medieval gates (bars) were removed, the medieval parish church (OA 1) was demolished and rebuilt, and the town hall (OA 180) was built. The Calthorpe estate was sold off in the 1830s and this area developed as a middle-class suburb just south of the town centre (Crossley *et al* 1972, 18-28). The Great Western Railway was constructed 600m east of the site in 1850-2 and this encouraged further factories to the town, particularly those which created agricultural equipment such as Britannia Works (OA 294). Other industries include textile manufacture, timber mills, rope making, shoe manufacture and breweries (Crossley *et al* 1972, 49-71).
- 8.7.3 The site remained part of the Calthorpe estate in the post-medieval period and the manor passed through a number of families including the Dashwood and Cobb families in the 18th and 19th centuries. In 1821, Thomas Cobb died and left his estate to J. W. Golby and William Meyrick to sell although his son Thomas purchased the estate. In 1832 he was declared a bankrupt. In 1833, Timothy Rhodes Cobb and Edward Cobb purchased the estate and soon after the estate was sold off into small building plots. The house itself was lived in by the Draper family in the mid-19th century and then passed to Alexander Wilson and William Shilson in 1875, who soon after sold the eastern part of the house to Joseph Lambert of Banbury. Calthorpe House was altered several times in the post-medieval period and two further houses were built against it to the south. It is now known as No. 9 Dashwood Terrace (Crossley *et al* 1972, 42-49).

¹ The HER has not mapped the locations of these crosses with any accuracy. Figure 6 shows a general area for these crosses

- 8.7.4 The 1852 tithe map of Banbury (Figure 8) shows that there was a boundary line which ran down the north-eastern boundary of the site before switching west to include the central part of the site then skirting south-eastwards. This boundary line may have divided the Borough of Banbury with the Neithrop estate to the north-west. After the Calthorpe estate was sold off in the 1830s it was probably absorbed into the Borough of Banbury. The tithe map and award suggest the boundary line indicated a different ownership between the northern and the central and south-western part of the site. The central and southern part of the site was plot 170, a lawn and gardens associated with Calthorpe House. This plot was owned by Edward Cobb and was occupied by Thomas Draper and was part of the area which was part of the Calthorpe estate until the 1830s. The house itself can be seen as a north-south aligned structure located just south-west of a fishpond which can also be seen in the 1885 OS map (Fig. 9).
- 8.7.5 The tithe award and map (Figure 8) show that the northern part of the site (plots 176, 177) was owned by Rev William Cotton Risely and the Executors of Thomas Fisher. Both parcels of land were occupied by Richard Davis and plot 176 was a close and plot 177 a garden. Three small structures can be seen at the north-eastern end of plot 176 and these may have been three small cottages. Just to the south-east of plot 176 was plot 167, which was also owned by Rev William Cotton Risely. This plot became the Marlborough Road Methodist Church (OA 311), which was built in 1865.
- 8.7.6 The south-western part of the site also appears to have been in different ownership according to the tithe map. The south-western part of the site lay within plots 168 and 169 which were gardens belonging to Neithrop Old inclosure (*sic*). Neithrop was another manor located north of Banbury which was already owned by the Cope family in the 16th century before they purchased Calthorpe House in 1601. Several other plots in the area mention Neithrop, including 171 and 172 located to the south of the site.
- 8.7.7 The OS map of 1885 (not illustrated) shows that only plot 170 and 171 from the tithe map appears to have not been developed at this time. Plot 170 included Calthorpe House and gardens. Plot 171 was a close which was left undeveloped into the early 20th century. The south-western part of the site (plots 168 and 169) had several buildings constructed on them by 1885 (Figure 12). By 1885, two east-west aligned rows of small houses had been built on the western part of the site. These were known as Calthorpe Gardens and further houses and gardens were constructed just west of the site along Calthorpe Street. The westerly two buildings that were part of this terrace are still extant and are located just west of the site (Plate 8). At the northern end of the site, a row of east-west aligned buildings was constructed, along with further buildings fronting Calthorpe Street and several more at the northern edge of the site, leading from the High Street. The central part of the site was in use as a timber yard (OA 285) at this time with a steam sawmill and a further timber yard to the south-east. A number of saw mills (OA 292, OA 295, OA 304) were located in Banbury in the later 20th century.

8.8 Modern (Figs 9-12)

- 8.8.1 The 1900 OS map (Figure 9) shows that a large building was constructed on the western part of the site. It was probably a factory given the size of the building and the

number of industrial works which were constructed in the area at this time. Further buildings were also constructed in the western part of the site which were part of Calthorpe Gardens. These appear to have been small, terraced houses with a small yard or garden to the rear. By this date further houses had been built along Marlborough Road just north-east of the site. A building labelled 'Smithy' was also located along the north-western boundary of the site.

- 8.8.2 The 1922 OS map (Figure 10) shows that the Marlborough Motor Works had been constructed within the south-eastern part of the site. This included a large building surrounded by seven smaller buildings. By 1966 (Fig. 11) the motor works had become a vehicle service works, and the majority of the smaller buildings associated with it had been demolished. A series of small buildings (probably garages) were located along the south-eastern boundary of the site. A furniture factory had also been constructed in the south-western part of the site in the area of Calthorpe House gardens. This comprised two large buildings surrounded by smaller ones to the south-west. A printing works had also been constructed in the central (northern) part of the site with a hall located to the north-east. A public house was also located in the north-western part of the site, and this may have been a conversion of an existing building to this use.
- 8.8.3 In the mid-1980s the site was redeveloped into a superstore and car park and all of the 19th and 20th century buildings that still stood on the site were demolished (Figure 12). The 1980s building is still extant although the superstore is now three different shops, TK MAXX, Farmfoods and one disused shop.

8.9 Undated

- 8.9.1 One undated ditch (OA 321) was recorded at 7-15 Warwick Road located 400m north-west of the site. It is possible the ditch could date to the Roman or medieval period as ditches dating from both of these periods have been recorded within the study area.

9 PREVIOUS IMPACTS AND SURVIVAL

- 9.1.1 The northern part of the site was probably part of a burgage plot in the medieval period, associated with one or more houses which fronted the High Street to the north. The rear yard or garden associated with this plot may have extended at least 50m southwards from the northern edge of the site. During a 1984 evaluation a medieval pit was found in the northern part of the site, and this contained 13th and 14th century pottery. This may have been a rubbish pit associated with a burgage plot. Residual pottery dating to the 11th-13th centuries was also recorded in the same trench within garden soils. This area of the site remained relatively open in the mid-19th century but was rapidly developed into residential housing and shops in the later 19th century. These shops fronted Calthorpe Street to the west and the High Street to the north. This part of the site witnessed minor changes in the 20th century until the complete redevelopment of the site in the 1980s when this part of the site was turned into a car park.
- 9.1.2 The southern part of the site was probably in use as gardens in the medieval and post-medieval period associated with Calthorpe House (OA 322). Part of the 16th century

or earlier wing of this manor house is extant (OA 191) and is located 10m south of the site. The 1852 tithe map suggests that this building extended further to the north and south than it currently does, although the tithe map is not particularly accurate. It is possible that part of the medieval manor house may have extended into the southern end of the site. The 1852 tithe map and later maps suggest that the southern part of the site was a garden and fishpond associated with the manor house. The fishpond may have been created in the later medieval period. This part of the site was heavily redeveloped in the later 19th and 20th century. Two rows of terraced houses were built in the western part of the site between 1885-1900 and were known as Calthorpe Gardens. In the later 19th century this part of the site was in use as a timber yard and sawmill. In the early 20th century, the south-eastern part of the site developed as a motor works and in the mid-20th century a furniture factory was built over the south-western part of the site. By 1966 a large printing works was also built on the central-northern part of the site. In 1984 when the site was redeveloped, a large superstore was constructed on this southern part of the site.

- 9.1.3 Figure 13 indicates the areas of impact from previous later 19th and early 20th century buildings. The areas of development overlap and this indicates that much of the site would have been subjected to disturbance from the construction of many of these buildings. The depth of the disturbance would have extended as far as the foundations and perhaps further in service trenches. A four-trench evaluation of the site in 1984 established that one medieval pit had survived at the northern end of the site along with residual finds. The remainder of the site had been heavily truncated by the later 19th and early 20th century industrial buildings. How heavily? Give depth. However, there are areas not disturbed by these buildings, and these may contain surviving archaeological deposits and finds in between areas of intensive development. In addition, deeper features such as the medieval/post-medieval fishpond associated with Calthorpe manor house may have survived below the depth of disturbance. Overall, there is a slightly higher chance of archaeological features surviving in the central and northern part of the site. The extant superstore in the southern part of the site will have extensive foundations around the edges that would have required deep excavations prior to development, but the interior may not have been so heavily truncated

10 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

- 10.1.1 The site is situated within an area which has a low potential to contain archaeological remains dating to the prehistoric and Roman periods. Extensive prehistoric and Roman activity has been recorded 2km south of the site but within the study area evidence is limited to isolated finds spots from both periods. The exception is that two Roman ditches (OA 257) were recorded at 26 Horse Fair located 150m north-west of the site. This suggests that there may have been Roman activity in this area, but this may have been low level agricultural activity. Alternatively, the intensive development of the town of Banbury from the medieval period may have truncated pre-medieval remains.
- 10.1.2 Banbury may have developed in the late Saxon period as part of several large estates associated with the Bishops of Lincoln. Late Saxon gullies (OA 260) were recorded

300m north-east of the site and these may have been property boundaries located in the epicentre of the later medieval town. No early to middle Saxon features or finds have been recorded within the study area and there remains a low potential to contain remains of this period. Residual pottery possibly of 11th century date was found in garden soils in evaluation in this part of the site. There is therefore a moderate potential for 11th century features and finds within the site although these may well have been truncated by later development.

- 10.1.3 In the later medieval period and into the post-medieval period, the northern part of the site may have been associated with a medieval burgage plot located just south of the High Street, as suggested by the pit and residual pottery found in the 1984 evaluation of the site.. The presence of the pit and finds suggests that the northern part of the site has moderate potential to contain medieval features and finds relating to this period, particularly given that this part of the site has been in use as a car park since 1984 and the impact depth of the car park may not have wholly truncated archaeological remains. If medieval settlement features and finds are recorded, these would be of local or regional significance.
- 10.1.4 In the 19th and 20th century the northern part of the site was redeveloped as residential and commercial area and there is a high potential the for the truncated remains of 19th and 20th century buildings to be recorded in this area. If remains of these buildings are recorded this would be of local significance.
- 10.1.5 The southern part of the site was in use as gardens and a fishpond associated with Calthorpe Manor in the post-medieval period, and this was probably also the case in the later medieval period. The extent of the medieval manor is not known but it is possible that it may have extended into the southern part of the site. In the later 19th century, the manor house was altered and now only the northerly part of this manor house is extant. This is now called No. 9 Dashwood Terrace (OA 191) which is listed and is located 10m south of the site. The fishpond associated with the Calthorpe House was filled in prior to redevelopment of the southern part of the site in the early 20th century.
- 10.1.6 There is a moderate potential for the site to contain medieval and post-medieval remains of the manor and associated gardens. The potential would be higher if this area had not experienced intensive development in the 20th century. If remains of the medieval manor house itself are recorded this would be of regional significance. If remains of the medieval and post-medieval fishpond and gardens are recorded this would be of local significance.
- 10.1.7 The southern part of the site has a moderate potential for later 19th and early 20th century residential and industrial remains. Two rows of terraced buildings known as Calthorpe Gardens, were built in the later 19th and early 20th century in the western part of the site. A motor works was built between 1900-1922 in the south-eastern part of the site, a furniture works in the south-western part of the site and a printing works in the central-northern part of the site. If remains of the modern houses and industrial works are recorded this would be of local significance.
- 10.1.8 The construction of the later 19th century and 20th century buildings across the site would have truncated or removed any archaeological remains within the footprint of

these buildings (Figure 12). Away from these areas there has been less disturbance and previously unidentified archaeological remains could survive in areas used as yards and car parks. These potential pockets of survival include the south-western part of the site in use as a delivery yard, the areas just north-east and west of the existing shopping complex and several small areas in the northern part of the site.

11 POTENTIAL IMPACTS

11.1.1 The proposed development will entail the construction of 2-5 storey residential dwellings with associate landscaping and basement parking in the southern part of the site (Figure 14). The development will be 3 storeys high, and the majority of the buildings at the central and north end of the site will have lower ground floor levels (basements). There will also be a basement level car park at the southern end of the site.

11.1.2 The site has a moderate potential for medieval, post-medieval and modern remains which would be truncated or removed by any groundworks associated with the development, particularly in areas of proposed basements.

11.1.3 The potential impacts resulting from the scheme would be dependent upon the nature of the groundworks and the exact construction methodology. It is anticipated that the proposed development could result in groundworks associated with some or all of the following activities:

- Clearance and ground reduction/levelling;
- Excavation of foundation trenches and installation of piling caps for the foundations of the new buildings;
- Excavation of trenches for new services, soakaways and other attenuation features;
- Ground modification for infrastructure;
- Landscaping works; and
- Any other intrusive groundworks.

11.1.4 Although the site has been heavily developed in the later 19th and 20th century there remains the possibility that there may be areas of survival of archaeological remains in areas that have not been truncated by former buildings and services (Figure 13). Should groundworks be carried out in these less disturbed areas, they could result in the significant truncation or removal of any surviving archaeological remains that may be present.

12 POTENTIAL FOR FURTHER WORK

12.1.1 The site has the potential to contain surviving archaeological remains, particularly in the areas of the site which were not built on during the later 19th and 20th century. This includes limited areas of the south-western, central and northern part of the site. The proposals include the demolition of the existing 1980s shopping complex and the removal of the car park and services. The new development includes proposals for a residential area 2-5 storey residential dwellings with associate landscaping and

basement parking in the southern part of the site. These works could expose or damage the surface of any surviving archaeological remains in the areas of potential. Accordingly, a series of test pits or trenches may be required across the site to investigate the potential for archaeological remains in the areas without evidence of significant former truncation. Depending upon the results, further archaeological mitigation may be required to record any archaeological remains that will be affected by the proposed development.

- 12.1.2 The need for and nature of any further archaeological work will be dependent upon the views of Oxfordshire County Archaeological Services.

13 CONCLUSION

- 13.1.1 The desk-based assessment has identified that the site has a low potential to contain prehistoric, Roman and early to mid-Saxon remains. In the late Saxon and later medieval period the site was located just south of the medieval high street.
- 13.1.2 The northern part of the site may have been associated with a medieval and post-medieval burgrave plot as a medieval pit was recorded in this area during a four-trench evaluation of the site. In the later medieval and post-medieval period, the southern part of the site was probably gardens and open land associated with the medieval manor of Calthorpe which was located adjacent and just south of the site. The site has moderate potential for medieval and post-medieval remains associated with either a burgrave plot (within the northern part of the site) or the house and gardens of the Calthorpe manor house (within the southern part of the site).
- 13.1.3 The majority of the site was developed in the later 19th and 20th century into a mixed area of residual, commercial and industrial buildings. The site has a high potential to contain remains of this date, although many of these remains may be truncated by subsequent development. The northern part of the site has a higher potential for archaeological remains as this area has remained in use as a car park since the 1980s whereas a large superstore (still extant) was created on the southern part of the site at the same time.
- 13.1.4 The proposed development is for a large residual development with associated services and gardens. The buildings will be up to three storeys high and include plans for basement rooms and a large underground car park. This development will therefore wholly remove any surviving archaeological remains in the footprint of this development. Accordingly, test pits or trenches may be required to investigate the survival of archaeological remains in areas with less intensive former development. Depending upon the results, further archaeological mitigation may be required to record any archaeological remains affected by the proposed development.
- 13.1.5 The requirement and scope of all future archaeological work will need to be agreed with the Oxfordshire County 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		1369519	Church of St Mary. c1790. By S.P. Cockerell. Tower and portico 1818-1822 by C.R. Cockerell. Internal alterations c1858-59 for the Revd. William Wilson and c1863-81 for the Revd. Henry Back.	I LB		445408	240552
2		1369562	52-60 (Even) and attached doorway to left	II LB		445089	240303
3		1300653	Resthaven	II LB		445098	240316
4		1046876	Glen Dyne	II LB		445110	240316
5		1200633	Neithrop House	II LB		445112	240745
6		1369530	21 and 22, Crouch Street	II LB		445174	240194
7		1199406	10 and 11, Crouch Street	II LB		445187	240170
8		1429143	Banbury War Memorial in the People's Park	II LB		445188	240569
9		1046875	1 and 2 Park Close	II LB		445195	240690
10		1046965	7 to 9 (Consecutive) with attached railings	II LB		445199	240172
11		1369531	3-6, Crouch Street	II LB		445213	240182
12		1283398	1 and 2, Crouch Street	II LB		445226	240195
13		1046964	Belmont Guest House	II LB		445237	240204
14		1200645	Sunloch Gallery and wall and Gatepier to right	II LB		445257	240407
15		1200494	Linden House	II LB		445272	240377
16		1046908	Circuit Automation Limited	II LB		445273	240364
17		1300705	Shoosmith and Harrison Solicitors	II LB		445276	240350

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
18		1369561	Number 4 and steps, railings, plinth front, wall and gatepier to left	II LB		445277	240411
19		1046909	Banbury Teacher's Centre	II LB		445278	240338
20		1300709	Brittanic Insurance, Brown and Mumford	II LB		445281	240320
21		1046910	48, South Bar Street	II LB		445283	240307
22		1200525	Banbury Guardian	II LB		445284	240277
23		1046911	Dental Surgery	II LB		445284	240261
24		1200534	42, South Bar Street	II LB		445288	240220
25		1200548	Venture Founders	II LB		445289	240182
26		1369541	H M Customs and Excise	II LB		445290	240208
27		1046952	Savill's Estate Agent	II LB		445297	240501
28		1199846	Collier, Bigwood and Belway	II LB		445299	240451
29		1046954	12, Horse Fair	II LB		445299	240438
30		1046951	Wall approximately 25m south of Friends' Meeting House	II LB		445302	240572
31		1046953	Whately Hall Hotel	II LB		445306	240507
32		1283164	Elt Banbury	II LB		445312	240539
33		1199817	Banbury Quaker Meeting House	II LB		445316	240590
34		1200446	Swan Inn	II LB		445331	240335
35		1369539	Oxford Mail and Times	II LB		445331	240321
36		1046878	K6 Telephone Kiosk	II LB		445334	240137
37		1046904	Lennons	II LB		445335	240351
38		1300752	Hunter's Estate Agents	II LB		445335	240357
39		1300891	Church Hall, Church House	II LB		445336	240573
40		1046950	Dillon's Newsagents	II LB		445338	240370
41		1300758	Nos 9 and 10 (Talbots), 11 (Kentucky Fried Chicken) and 11A (Wincotts)	II LB		445339	240291

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
42		1046914	Jervis and Partners	II LB		445339	240105
43		1200155	Arrow Audio and Oscan Electronics	II LB		445342	240726
44		1046931	1-7, Oxford Road	II LB		445343	240100
45		1199801	Banbury Museum	II LB		445345	240378
46		1046928	The Cross Bar	II LB		445346	240680
47		1300888	4B Micro Centres	II LB		445347	240672
48		1046949	Cross Cafe	II LB		445347	240384
49		1200460	The Jolly Weaver Public House	II LB		445348	240209
50		1046929	Dog and Gun Public House	II LB		445349	240610
51		1200176	Priory Cottage	II LB		445349	240078
52		1046905	The Windsor Takeaway	II LB		445350	240225
53		1199808	Congregational Chapel (United Reformed Church)	II LB		445352	240358
54		1300680	St Johns Priory School and attached walls	II LB		445354	240096
55		1046943	Gatepiers of St Marys Churchyard	II LB		445359	240543
56		1369540	Austin House	II LB		445362	240190
57		1200594	6, St Johns Road	II LB		445363	240128
58		1369523	Elt Banbury	II LB		445363	240484
59		1046947	Lloyd Wynne and Company	II LB		445364	240498
60		1046906	Church of St John the Evangelist (Roman Catholic)	II LB		445367	240157
61		1046948	Alliance Building Society, Compare Insurance Brokers	II LB		445368	240462
62		1369520	Row of 6 chest tombs along the wall 10-28m west of portico, Church of St Mary	II LB		445370	240535
63		1283184	Kineton House, Lloyds Bank	II LB		445373	240451
64		1283223	Chest Tomb approximately 50 Metres Northwest of Portico, Church of St Mary	II LB		445375	240596
65		1199779	The Woolpack Public House and left part of Compare Insurance	II LB		445376	240470

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
66		1046913	4-8, Southam Road	II LB		445379	240808
67		1369551	Easington House	II LB		445380	239871
68		1200469	St John's School (Roman Catholic). School, now Church Rooms. c1839-42 by Augustus Welby Northmore Pugin. May include elements of the include remnants of the 13th century Hospital of St. John the Baptist	II LB		445382	240174
69		1046907	Presbytery, Church of St John the Evangelist	II LB		445383	240144
70		1046925	Trelawn	II LB		445385	240743
71		1200185	33-39, Oxford Road	II LB		445386	239993
72		1300690	The Three Pidgeons Public House	II LB		445386	240792
73		1046932	Banbury Moat House Hotel	II LB		445387	240055
74		1199536	Banbury Cross Tobacconist, Marshall's, R S Malcolm	II LB		445388	240430
75		1046903	31, Parson's Street	II LB		445392	240614
76		1199722	Row of 29 Headstones along north wall, Church of St Mary	II LB		445402	240566
77		1046933	Thomas House	II LB		445402	239948
78		1046927	David Taylor, Roberts Dental Surgeon	II LB		445406	240659
79		1369550	45, North Bar Street	II LB		445408	240688
80		1300919	Robert Atkins and Powdrell	II LB		445409	240693
81		1046942	Lloyd and Stevens	II LB		445410	240405
82		1046926	Cherwell Interiors	II LB		445410	240704
83		1369538	Antique Shop	II LB		445414	240612
84		1283434	Globe Inn	II LB		445415	240342
85		1283269	Coventry Building Society, HFC Trust and Savings, Tintern House	II LB		445420	240418
86		1369522	Three chest tombs approximately 20m south of Nave, Church of St Mary	II LB		445420	240518

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
87		1200438	Hernandez Restaurant	II LB		445423	240608
88		1046902	The Greeting Card Shop	II LB		445431	240608
89		1046941	The Banbury Barbeque	II LB		445433	240425
90		1046930	The Gables Nursing Home	II LB		445435	239969
91		1046944	Chest Tomb approximately 5m east of Chancel of Church of St Mary	II LB		445436	240565
92		1300746	Ammareque, Lowry	II LB		445437	240606
93		1199410	Gatepier at Dashwood Road (left)	II LB		445437	240187
94		1199750	3 chest tombs approximately 24m southeast of Chancel, Church of St Mary	II LB		445437	240524
95		1199728	Chest Tomb, with Corner Balusters, approximately 5m east of Chancel of Church of St Mary	II LB		445437	240562
96		1283235	Thorn Chest Tomb approximately 5m east of Chancel of Church of St Mary	II LB		445438	240550
97		1369532	Gatepier at Dashwood Road (right)	II LB		445442	240188
98		1369521	Chest Tomb approximately 10m east of Chancel of Church of St Mary	II LB		445442	240554
99		1046898	The Sphinx Restaurant	II LB		445444	240626
100		1046945	Chest Tomb approximately 15m southeast of Chancel of Church of St Mary	II LB		445444	240541
101		1046946	Tomb Effigy approximately 25m southeast of Church of St. Mary	II LB		445447	240528
102		1046874	Appliance House (Rare Spares), The Old Malt House (Special Libraries Book Service)	II LB		445448	240094
103		1283390	Gatepier approximately 52m east of Number 7 (Danvers House)	II LB		445448	240215
104		1199741	Font approximately 26m southeast of Church of St Mary	II LB		445450	240530
105		1046962	1-10, Calthorpe Road	II LB		445453	240030

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
106		1369537	Shoe Mart, The Children's Society	II LB		445457	240608
107		1300841	19, Parson's Street	II LB		445469	240606
108		1046897	The Flying Horse Inn	II LB		445472	240631
109		1046973	Post Office	II LB		445478	240490
110		1046901	Banbury Gallery	II LB		445483	240608
111		1199336	12-17, Calthorpe Road	II LB		445487	240030
112		1369529	18 and 19, Calthorpe Road	II LB		445488	240050
113		1199526	Currys	II LB		445488	240489
114		1300839	M A Buzzard	II LB		445491	240606
115		1046900	Marriott of Banbury	II LB		445496	240608
116		1199633	The Old Wine House	II LB		445506	240439
117		1046963	Blue Belles	II LB		445514	240579
118		1046896	Goblet Home Brew, Holloways	II LB		445518	240643
119		1369570	Banbury Bags and Baggage, Philippa Kendall	II LB		445523	240653
120		1369518	Jeanette Grant, Martin's Bank Chambers	II LB		445529	240465
121		1199504	Yorkshire Bank	II LB		445530	240530
122		1046972	White Lion Hotel	II LB		445532	240500
123		1046895	53, 53A, 53B and 54, Parson's Street	II LB		445536	240659
124		1200603	1-9 Juniper Court, Juniper Court	II LB		445538	240096
125		1200288	Pebble's Fashion	II LB		445538	240625
126		1369573	Carmel, Lights, The Store	II LB		445545	240626
127		1393132	Former Mechanics Institute and Municipal Technical School	II LB		445546	240383
128		1046894	Neil's	II LB		445551	240670
129		1046899	Wine Vaults Public House	II LB		445555	240629
130		1300879	Banbury Sewing Machine Centre	II LB		445560	240660

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
131		1369552	Mogul Tandoori Restaurant	II LB		445567	240660
132		1046961	M and B Banbury Cross Public House	II LB		445573	240582
133		1199320	The Granary	II LB		445576	240569
134		1300874	Goldbar Jewellers and Whitcher Menswear, 59 and 60 Parson's Street	II LB		445577	240657
135		1046967	Wheatsheaf Inn	II LB		445587	240480
136		1046940	Dewhurst, Records and Tapes	II LB		445590	240528
137		1046934	Whitcher Menswear	II LB		445590	240658
138		1046920	Rain Restaurant and Wine Bar	II LB		445591	240680
139		1046919	Dodd Insurance Brokers	II LB		445592	240688
140		1369517	John Tyler	II LB		445597	240537
141		1300871	Cardshops	II LB		445597	240660
142		1369545	Castle House	II LB		445599	240718
143		1046939	Facade of Number 12 (Lloyds Bank)	II LB		445603	240546
144		1046971	Milwards	II LB		445603	240578
145		1046924	Unicorn Hotel, Doubled Gable Range in courtyard to south	II LB		445603	240621
146		1369572	Henman and Ballard Solicitors, The Marketeer	II LB		445605	240641
147		1046918	St John's Ambulance Headquarters	II LB		445607	240689
148		1046938	Hairworks, Stantons Bakery	II LB		445613	240546
149		1283353	Dorothy Perkins, H Samuel	II LB		445614	240586
150		1369544	Unit 1, Castle Centre	II LB		445619	240691
151		1369554	The Edinburgh Woolen Mill	II LB		445622	240550
152		1046917	Facade, Cornhill Corn Exchange, Castle Centre	II LB		445623	240676
153		1046970	Expressions, Thorntons	II LB		445627	240587
154		1046923	Abbey National	II LB		445637	240593
155		1200085	Number 13 Albest and Number 13 A Baxters	II LB		445646	240597

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
156		1046922	Supa Snaps	II LB		445651	240607
157		1046937	Evans Collection	II LB		445655	240570
158		1369547	Carr Leport, Rebel Jeans	II LB		445658	240612
159		1369553	Anglia Building Society, Fairfax Cholmeley and Company, Royal Insurance	II LB		445661	240569
160		1046936	Stead and Simpson	II LB		445671	240561
161		1199481	Forty Six	II LB		445672	240602
162		1300957	Leamington Spa Building Society	II LB		445672	240619
163		1046935	Preedy Newsagents	II LB		445677	240572
164		1046921	Copper Kettle, Millers Estate Agents, Wilsons Wines	II LB		445684	240621
165		1046974	Superdrug	II LB		445687	240572
166		1046916	Unit 24, Castle Centre, West One, Castle Centre, WH Smith, Castle Centre	II LB		445687	240661
167		1369534	Lumbers	II LB		445693	240610
168		1300944	Buckell and Ballard and Eastbourne Mutual Building Society, 4 and 5 Market Place	II LB		445694	240624
169		1046968	Dewhurst	II LB		445698	240611
170		1369546	Buckell and Ballard	II LB		445702	240623
171		1369543	Rumbelows, Castle Centre, Unit 22, Castle Centre	II LB		445706	240661
172		1199468	Halfords	II LB		445708	240614
173		1369533	Hind's	II LB		445716	240618
174		1369528	Barclay'S Bank	II LB		445719	240573
175		1046915	Burger Castle, Castle Centre, Unit 21, Castle Centre	II LB		445722	240665
176		1046955	Prudential Assurance, Thornton Baker	II LB		445728	240644
177		1046960	Baptist Chapel Facade to Fine Fare Supermarket	II LB		445734	240581
178		1369542	The Bear Inn	II LB		445740	240668

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
179		1046957	Connell's, Leeds Permanent Building Society	II LB		445745	240649
180		1369525	Town Hall, Town Hall and attached walls	II LB		445760	240618
181		1046956	Pillar Box approximately 1m east of wall in front of town hall	II LB		445770	240612
182		1046959	Macdonalds Restaurant	II LB		445781	240579
183		1369526	38, Bridge Street	II LB		445784	240671
184		1369527	26, Bridge Street	II LB		445792	240580
185		1046958	25, Bridge Street	II LB		445805	240582
186		1199858	Old Town Hall (Chapman Brothers)	II LB		445986	240353
187		1046912	Oxfordshire County Council Social Services	II*LB		445284	240192
188		1199654	Banbury Cross	II*LB		445324	240399
189		1283202	F B Hancock Solicitors	II*LB		445368	240511
190		1200151	Johnson and Gaunt Solicitors	II*LB		445408	240672
191		1046966	Danvers House, Dashwood House and Calthorpe House. Three houses, once substantial house, now divided into flats. No.9 is 16th century or earlier with later additions and alterations; Nos.7 and 8 have datestones JL/1900 and JL/1876, respectively.	II*LB		445418	240240
192		1369571	Ann Elizabeth Health Foods, The Reindeer Inn	II*LB		445497	240643
193		1200118	Unicorn Hotel	II*LB		445589	240623
194		1200100	Carpenters	II*LB		445606	240598
195		1369548	Nationwide and Entrance To Unicorn Hotel	II*LB		445611	240624
196		1046969	Browns, Clays Butchers, Lunn Poly	II*LB		445662	240598
198	EOX6703		Building recording prior to demolition of an industrial building of the mid-19th century.	BS		445166	240145

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
199	EOX913		Site visit by S Weaver resulted in detailed description of well and conduit.	FO		445284	240444
200	EOX2006		A watching brief, carried out in advance of demolition of existing structures and construction of new flats, recorded two undated features, a gully and a large pit or possible quarry. Most of the site had been truncated by earlier development.	WB		445284	240713
201	EOX785		Proposed area lies within medieval borough, in constant use since the 18th century. Higher elevation of south portion due to built up land; high possibility of potential survival of any remains in area, especially medieval and post-medieval.	DBA		445305	240705
202	EOX963		Eval prior to redevelopment of car park for housing; previous DBA (OX785) revealed archaeological potential of area within medieval core. Deposits revealed post-medieval wall and toilet block, both associated with brewery on site. Major truncation of site.	EV		445330	240750
203	EOX690		Historic Building investigation and Impact Assessment; proposed redevelopment will impact 3 staircases, but little on historic fabric.	BS		445355	240505
204	EOX6027		Condition was attached to planning permission of erection of a one and a half storey extension to form two flats within the curtilage of 26 Horse Fair. Monitoring during ground works consisting of ground reduction and footings trench excavation.	WB		445366	240493
205	EOX816		Three visits to observe foundation trenching in area of proposed extension and new toilet facilities. Only feature was a Victorian well	WB		445376	240486

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
206	EOX1996		A four-trench evaluation carried out for CgMs Consulting. Two trenches were around a modern warehouse and heavily truncated, one trench was truncated by modern property boundaries. Trench 1 recorded two small C17th features.	EV		445398	240834
207	EOX1997		A desk based assessment of land to the west of the site of Banbury Castle. Incorporates a four-trench evaluation carried out for CgMs by Oxford Archaeology (EOX 1996). Concludes that there is little potential for periods earlier than post-medieval.	DBA		445398	240834
208	EOX962		WB monitored excavation of new service trench to supply drainage for new toilet facilities; revealed surviving fragments of Medieval church buttresses and substantial undercroft. Victorian family vault AWA disarticulated human remains (re-interred in graves).	WB		445411	240562
209	EOX2288		A watching brief was carried out during the reconstruction of a bowing boundary wall. Recorded four phases of churchyard soil, a 19th century brick built vault and two articulated burials probably from yje 17th century.	WB		445444	240568
210	EOX5504		Archaeological monitoring at Calthorpe House where an existing building was being demolished to be replaced with 15 apartments. Watching brief monitored the removal of six concrete piers and the lift-shaft. No archaeological features were recorded.	WB		445450	240345

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
211	EOX2583		Evaluation consisted of four trenches, revealing that previous development had destroyed much of the archaeology. N trench indicated that the town extended along the southern side of the High Street by the 13th century. No building remains encountered.	EV		445480	240370
212	EOX85		In advance of small housing development. Two trenches mechanically excavated. Single square posthole of medieval or later (probably modern) date was found. No other archaeological features or finds.	EV		445485	240125
213	EOX3267		One trench used to investigate; measured 1.5 x 5m. Burgage plot revealed by evaluation was in use for about a century before a large building was constructed in 12-13th century overlying the ditch	EV		445502	240651
214	EOX847		Watching brief recorded a partially revealed possible cobbled surface associated with the 19th century listed building.	WB		445545	240465
215	EOX828		Photographic survey, covering attic and structure of timber roof. Architectural inventory included.	BS		445565	240855
216	EOX6702		Negative watching brief on groundworks associated with residential development	WB		445579	240288
217	EOX3268		A single trench was dug which revealed the top of a brick vaulted ceiling constructed of a broad sprung arch with bricks set end on. the upper surface of the vault had been covered with a thin lime mortar scree.	EV		445599	240627

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
218	EOX834		Report prepared as a response to an application for listed building consent. Conclusions emphasize the fragility of the building with regard to alterations, and possible survival of timber framing.	BS		445615	240605
219	EOX1092		Small amounts of medieval and post medieval pottery were found during W-B but no significant archaeological deposits were disturbed.	WB		445625	240275
220	EOX1861		Detailed ground probing radar survey of western end of area 5 following on from a trial and a detailed survey. 1m transects with approximately 40 scans per metre. Located castle defences more accurately than earlier two scans.	GS		445627	240790
221	EOX27		Evaluation located deposits of medieval date, including small pits and posthole.	EV		445635	240475
222	EOX28		Evaluation revealed four features, including post-medieval well and pit, undated linear features, and tree hole with medieval pottery.	WB		445635	240475
223	EOX1838		Three trenches within Castle Gardens car park to assess the survival and map the remains of Banbury Castle, demolished after the Civil War. Pre-Conquest activity found, which predated the 12th century castle. Large E-W ditch through area of inner bailey of later 13th century castle.	EV		445650	240790

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
224	EOX1839		Watching brief carried out during Geotechnical investigation on the proposed development area of Banbury Town Centre. All ground works were observed, and test pits excavated by hand to a depth of 1.2m for recording to take place.	WB		445650	240790
225	EOX2332		A one trench evaluation ahead of redevelopment recorded the foundations of late 19th and early 20th century buildings, which might relate to structure shown on OS map. No other cut features were observed. Two sherds of medieval pottery and one post-medieval sherd were recorded.	EV		445655	240509
226	EOX6591		Excavation in spits of a lift shaft pit and test pits prior to redevelopment revealed only significant levels of truncation and modern made ground relating to the previous development of the site.	EX		445681	240875
227	EOX1848		Large area subject to GPR; results include presence of inner castle ditch in Site 5, but not in Site 4, although a possible causeway was found here. Site 3 yielded linear features that may be the inner castle defences.	GS		445700	240800
228	EOX1849		Preliminary survey of entire area done; GPR identified broad linear feature crossing middle of Bus Station which may be old course of Cuttle Brook. Backfill material of castle ditches, as well as possible curtain wall or defensive structure	GS		445700	240801

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
229	EOX2532		Report on the implications of the development of Banbury from the archaeological and historical view has been commissioned by Banbury Shopping Centre Ltd. the assessment outlines the character and potential of the historic resource.	DBA		445710	240780
230	EOX1850		Ground penetrating radar done in areas 6 and 7 to investigate easterly continuation of ditch predating Castle Ditch. Also found was significant evidence for position of NE corner of inner castle ditch.	GS		445730	240810
231	EOX2534		Recent archaeological work promises to complement and enhance findings of the rescue excavations on the southern half of the castle made in the 1970's as well as shedding more light on the late Saxon/early Norman history of Banbury.	EX		445750	240749
232	EOX6131		Evaluation covering a number of public car park spaces for access to Shopping Centre as area (3.7ha) given planning permission for new retail and leisure facilities. Evaluation revealed the presence of deep made ground overlying archaeological horizon. One feature recorded which may have been part of a 17th century water meadow.	EV		445750	240800
233	EOX1264		Area of 35m x 15m; WB of foundation areas. Only 19th century outhouse found.	WB		445780	240540
234	EOX2531		Survey necessary as part of archaeological assessment prior to restoration as a museum. Survey occurred both within and outside buildings. Vertical radar survey along the walls and floor of the dry dock was done.	GS		445800	240750

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
235	EOX25		Evaluation demonstrated that boatyard levelled in 18th century and changing work practices are documented in positive and negative features.	EV		445805	240755
236	EOX964		Programme of archaeological recording including research, building survey and artefact analysis in advance of turning boatyard into working museum; accompanied by evaluation trenching (OX25). Sequence of historical development for boatyard established.	BS		445805	240755
237	EOX1837		Three trench evaluation located to pinpoint geophysical anomalies ahead of redevelopment of the area. Evaluation recorded large medieval ditch possibly relating either to the Castle Ditch or a tail leat for Cuttle Mill. Medieval Cuttle Brook also found.	EV		445820	240719
238	EOX1836		Results of 2 evaluation trenches and 25 test pits excavated ahead of redevelopment within the footprints of derelict buildings. Recorded possible evidence for pre castle settlement along Mill Lane as well as medieval and post-medieval backplot activities.	EV		445828	240652
239	EOX2493		Assessment covered an area of 1.1 ha to rear of Cherwell Centre prior to proposed development of leisure centre comprising a cinema, restaurants and associated multi-storey car park with servicing areas. Consisted mainly of a map regression.	DBA		445848	240484

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
240	EOX26		Evaluation in 1.1ha area consisted of 6 trenches, approx 15m long and 1.6m wide. Only Trench 2 revealed any archaeological deposits, where two features were overlain by dump layers of probable medieval date.	EV		445855	240505
241	EOX2530		The main objective of the evaluation of standing buildings was to provide an investigative appraisal of each building upon which informed decisions for further mitigation work might be made. The result of the appraisal fits in with the established chronology.	DBA		445864	240667
242	EOX19		Excavations located east limit of medieval town and edge of floodplain beyond which Banbury did not extend. North-south property boundary and sequence of building foundations fronting on to Bridge Street found.	EX		445950	240600
243	EOX2590		Project is first stage of archaeological response to future development in this area. It is designed to provide an overview of the character of the area and the significance and survival of any industrial remains to aid conservation planning and management.	DBA		445990	240510

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
244	EOX961		Occurred in advance of construction of eight town houses and conversion of old Town Hall to flats; WB revealed no archaeological features or deposits predating construction of nearby Oxford Canal in 1790. Single building of Victorian brick-built wharf building found.	WB		446005	240375
245	EOX6591		Excavation in spits of a lift shaft pit and test pits prior to redevelopment revealed only significant levels of truncation and modern made ground relating to the previous development of the site.	EX		445681	240875
246	EOX6702		Negative watching brief on groundworks associated with residential development.	WB		445579	240288
247	MOX4612		Neolithic/Bronze Age Artefacts (Banbury Castle)	FS	Early Neolithic to Late Bronze Age	445698	240799
248	MOX4532		Neolithic axehead	FS	Neolithic	445000	240000
249	MOX4538		Neolithic flint	FS	Neolithic	445393	240517
250	MOX23625		Bronze Age sword	FS	Bronze Age	445350	240100
251	MOX4445		Later Prehistoric flint blade	FS	Later Prehistoric	445800	239900
252	MOX4513		Roman coins	FS	Roman	445000	240000
253	MOX23748		Alleged site of Roman amphitheatre or Bear Garden	MON	Roman	445096	240007
254	MOX4536		Roman Bronze coin	FS	Roman	445170	240650
255	MOX4511		Roman coin	FS	Roman	445550	240500
256	MOX4564		Roman coin in garden of 111, Castle Street	FS	Roman	445720	240800
257	MOX26904		Domestic features linked to C12-13 Banbury	MON	Roman to Early 20th Century	445379	240494

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
258	MOX4468		Quarry; reputed site of Old Bear Garden	MON	Roman to Late 20th Century	445200	240100
259	MOX4622		Anglo Saxon Iron axeheads	FS	Early Medieval	445000	240000
260	MOX4550		Site of Saxon boundary ditches and pits at 27 Cornhill	ELE	Early Medieval to Medieval	445620	240700
261	MOX4631		Medieval settlement features	MON	Early Medieval to Post Medieval	445630	240470
262	MOX4514		Two medieval Iron arrowheads	FS	Medieval	445000	240000
263	MOX4625		Site of the White Cross	MON	Medieval	445000	240000
264	MOX4577		Medieval Town occupation site (rear of 33-4, High Street)	MON	Medieval	445443	240428
265	MOX4537		Medieval finds from the White House	FS	Medieval	445450	240450
266	MOX23758		Medieval pit (Calthorpe Street/Marlborough Street)	ELE	Medieval	445480	240370
267	MOX28234		Medieval ditch	ELE	Medieval	445820	240719
268	MOX4503		Site of St John the Baptist's Hospital	MON	Medieval to Late 20th Century	445362	240101
269	MOX4566		Site of Nos 35-36, North Bar	MON	Medieval to Late 20th Century	445387	240730
270	MOX4623		Site of medieval High or Market Cross in Banbury	MON	Medieval to Post Medieval	445000	240000
271	MOX4624		Site of medieval Bread Cross in Banbury	MON	Medieval to Post Medieval	445000	240000
272	MOX4500		Site of medieval Sugarford Bar	MON	Medieval to Post Medieval	445213	240364
273	MOX4501		Site of medieval St John's Bar	MON	Medieval to Post Medieval	445334	240118

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
274	MOX4505		Site of medieval North Bar	MON	Medieval to Post Medieval	445357	240770
275	MOX24121		Medieval burgage plot ditch and masonry building at Ye Olde Reindeer Public House	MON	Medieval to Post Medieval	445502	240651
276	MOX4551		Site of Manor House and Grange for Abbot of Eynsham	MON	Medieval to Post Medieval	445600	240400
277	MOX12460		Medieval and post-medieval pottery	FS	Medieval to Post Medieval	445620	240270
278	MOX4510		Site of Banbury Castle	MON	Medieval to Post Medieval	445697	240808
279	MOX4493		Medieval building, pottery and burial	MON	Medieval to Post Medieval	445699	240794
280	MOX4507		Site of medieval Cole Bar	MON	Medieval to Post Medieval	445700	240464
281	MOX4527		Site of Unitarian Meeting House at Horsefair	BLD	Post Medieval	445270	240550
282	MOX11251		Well and conduit at 12 Horsefair	MON	Post Medieval	445284	240439
283	MOX4466		Dye Works, Neithrop	MON	Post Medieval	445348	240646
284	MOX23020		C17-18 pit, and gully recorded during an evaluation at Spirit Motors	ELE	Post Medieval	445398	240834
285	MOX4471		Site of Steam Saw Mill	MON	Post Medieval	445500	240400
286	MOX4497		Salvation Army Hall, George Street	BLD	Post Medieval	445596	240481
287	MOX24122		Post-medieval cellar at Unicorn Public House, Market Square	MON	Post Medieval	445599	240627
288	MOX4533		Post-medieval burials and pottery	MON	Post Medieval	445699	240790
289	MOX4512		Former Primitive Methodist Chapel	BLD	Post Medieval	445710	240444
290	MOX4574		Chapel (Kingdom Hall), Gutteridge Street	BLD	Post Medieval	445725	240244

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
291	MOX4481		Wharf and Dock	MON	Post Medieval	445741	240824
292	MOX4472		Site of Steam Saw Mill	BLD	Post Medieval	445752	240295
293	MOX4480		Site of Hunt Edmund's Brewery	MON	Post Medieval	445780	240500
294	MOX4475		Site of Britannia Works	BLD	Post Medieval	445800	240300
295	MOX4473		Site of Steam Saw Mill	BLD	Post Medieval	445816	240285
296	MOX4482		Site of Tweed Manufactory	BLD	Post Medieval	445835	240785
297	MOX4483		Site of Canal Wharf	MON	Post Medieval	445844	240734
298	MOX4632		Brewery Building and House	BLD	Post Medieval	445850	240500
299	MOX4474		Site of Engineering Works	MON	Post Medieval	445890	240480
300	MOX4616		Lock, Oxford Canal	MON	Post Medieval	445891	240703
301	MOX4615		Post-medieval features at Nos 63-64, Bridge Street	MON	Post Medieval	445950	240600
302	MOX4478		Canal Wharf, Lower Cherwell Street	MON	Post Medieval	446010	240387
303	MOX11253		Post Medieval Well at 27 Horsefair	MON	Post Medieval to Early 20th Century	445381	240484
304	MOX4465		Site of Steam Saw Mills, Neithrop	MON	Post Medieval to Late 20th Century	445279	240730
305	MOX4464		Site of Brewery, Neithrop	MON	Post Medieval to Late 20th Century	445310	240730
306	MOX10848		Post Medieval Barnes and Austins Brewery (corner of North Bar and Warwick Road)	BLD	Post Medieval to Late 20th Century	445330	240750
307	MOX4576		Former Baptist Chapel, Dashwood Road	BLD	Post Medieval to Late 20th Century	445377	240196

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
308	MOX4467		Site of Plush Factory	MON	Post Medieval to Late 20th Century	445400	240400
309	MOX4575		Former Methodist Chapel, Church Lane	BLD	Post Medieval to Late 20th Century	445508	240589
310	MOX4559		No 12 (Banbury Cake Shop), Parsons Street	BLD	Post Medieval to Late 20th Century	445522	240620
311	MOX4529		Methodist Church, Marlborough Road	BLD	Post Medieval to Late 20th Century	445530	240330
312	MOX4456		Site of post-medieval brick kiln, c180m SW of Green Lane	MON	Post Medieval to Late 20th Century	445690	239900
313	MOX4549		No 40, Market Place	BLD	Post Medieval to Late 20th Century	445700	240660
314	MOX4393		Site of brickworks	MON	Post Medieval to Late 20th Century	445786	239935
315	MOX397		Tooley's Boatyard	MON	Post Medieval to Late 20th Century	445803	240761
316	MOX4617		Swing Bridge, Oxford Canal	MON	Post Medieval to Late 20th Century	445913	240696
317	MOX27509		Oxford Canal	LIN	Post Medieval	448118	228755

OA Number	HER Ref	List Entry	Name	Grade	Period	Easting	Northing
318	MOX397		Tooley's boatyard	MON	Post Medieval to Late 20th Century	445803	240761
319	MOX4571		Crouch Hall (Plymouth Brethren) Non-conformist Hall, Beargarden Road	BLD	Early 20th Century to Second World War	445060	240187
320	MOX27543		Anti-tank island	MON	Second World War	445000	240000
321	MOX23365		Undated ditch and possible quarry pit at 7-15 Warwick Road	ELE	Undated	445284	240713
322	Research for DBA		Site of medieval Calthorpe Manor House. Remains of the manor are located just south of the site. A 15th /16th century wing of Calthorpe Manor survives as No. 9 Dashwood Terrace (see OA 191 for above ground remains of manor)		Medieval to Post Medieval	445418	240255

APPENDIX B BIBLIOGRAPHY AND LIST OF SOURCES CONSULTED

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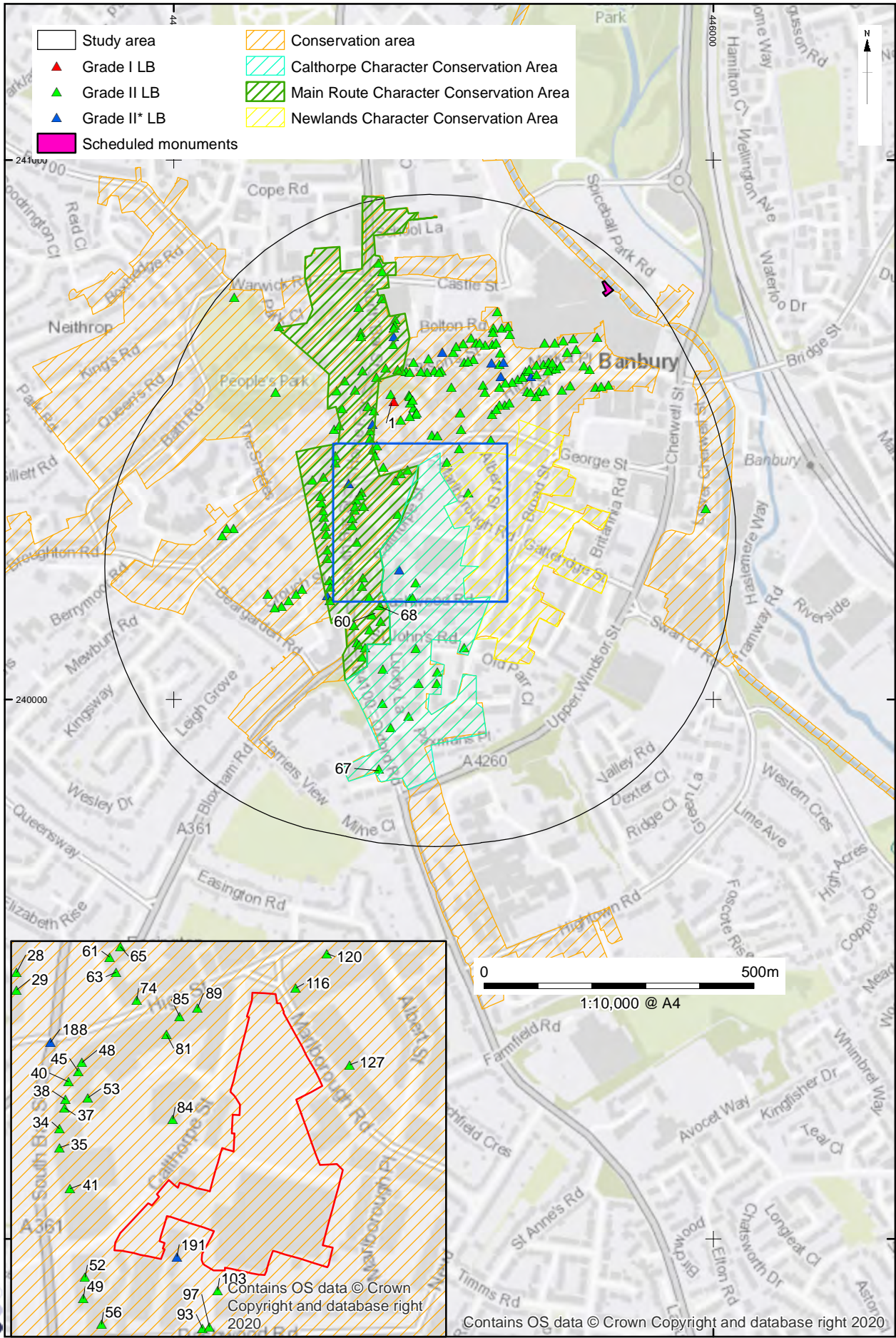
Oxford Archaeology 2022, Calthorpe Street, Banbury, Written Scheme of Investigation, Archaeological Desk-based Assessment



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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri

Figure 1: Site location



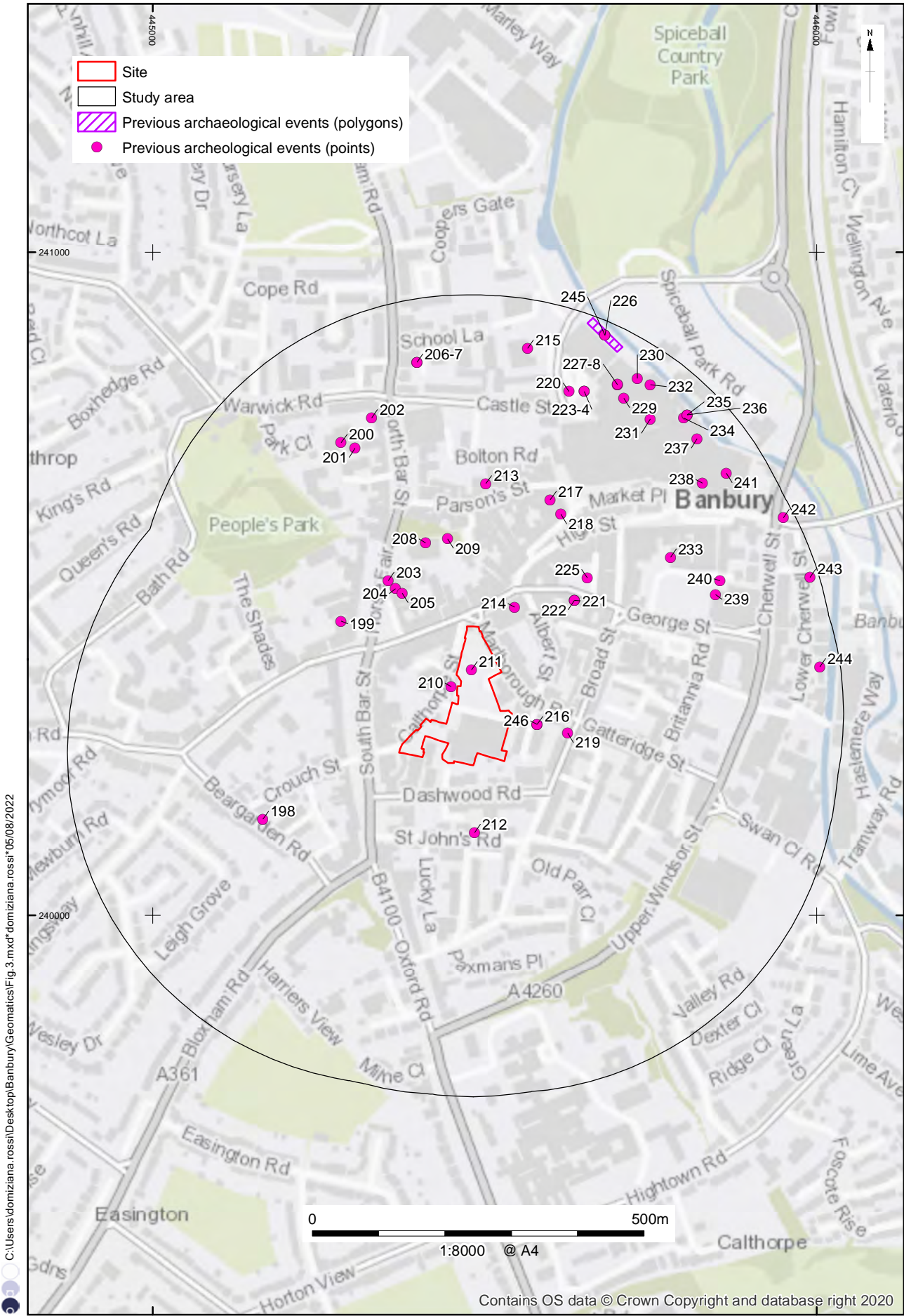
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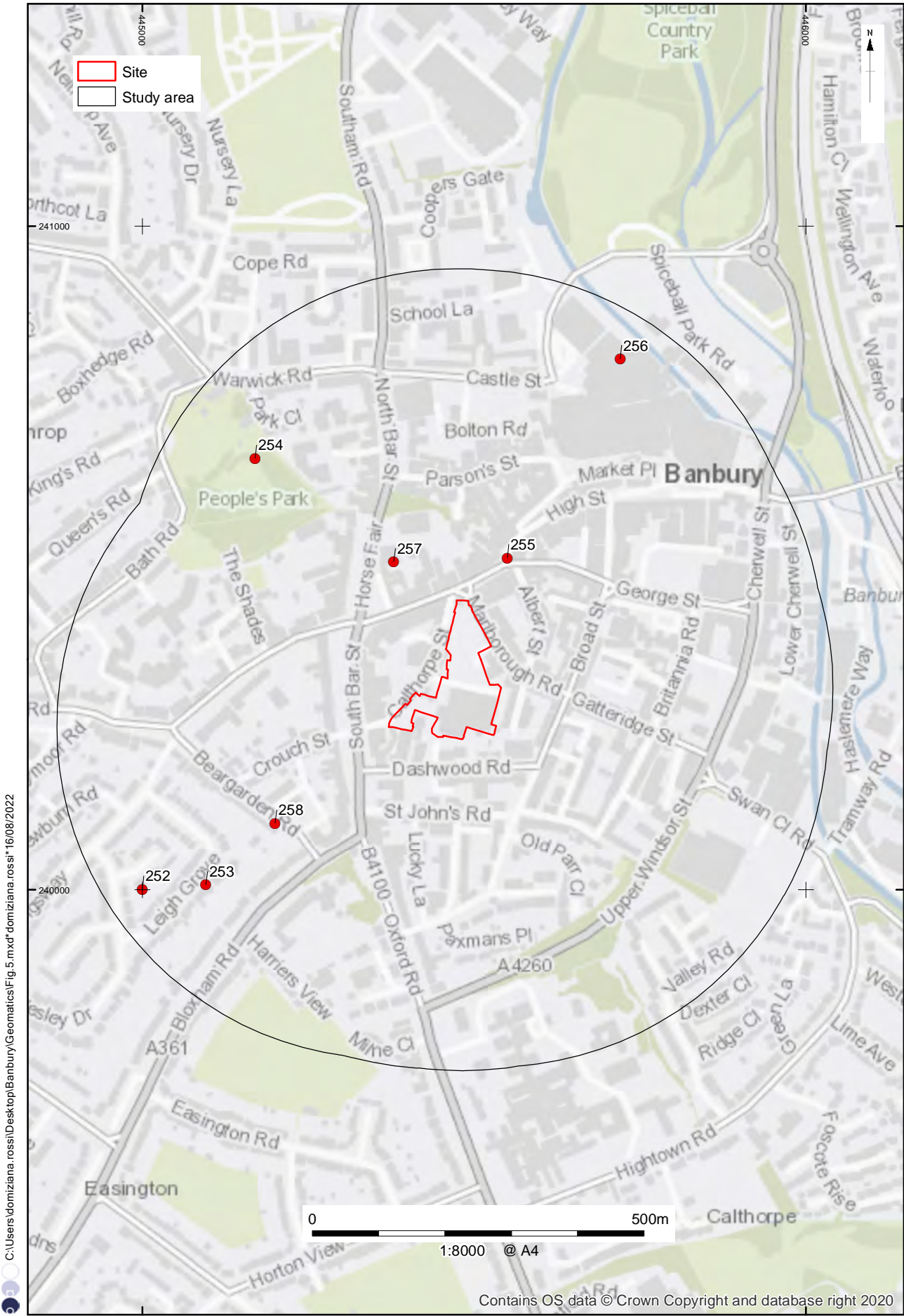
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Figure 2: Designated heritage assets



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Figure 3: Previous archaeological events



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Figure 5: Non-designated heritage assets (Roman)

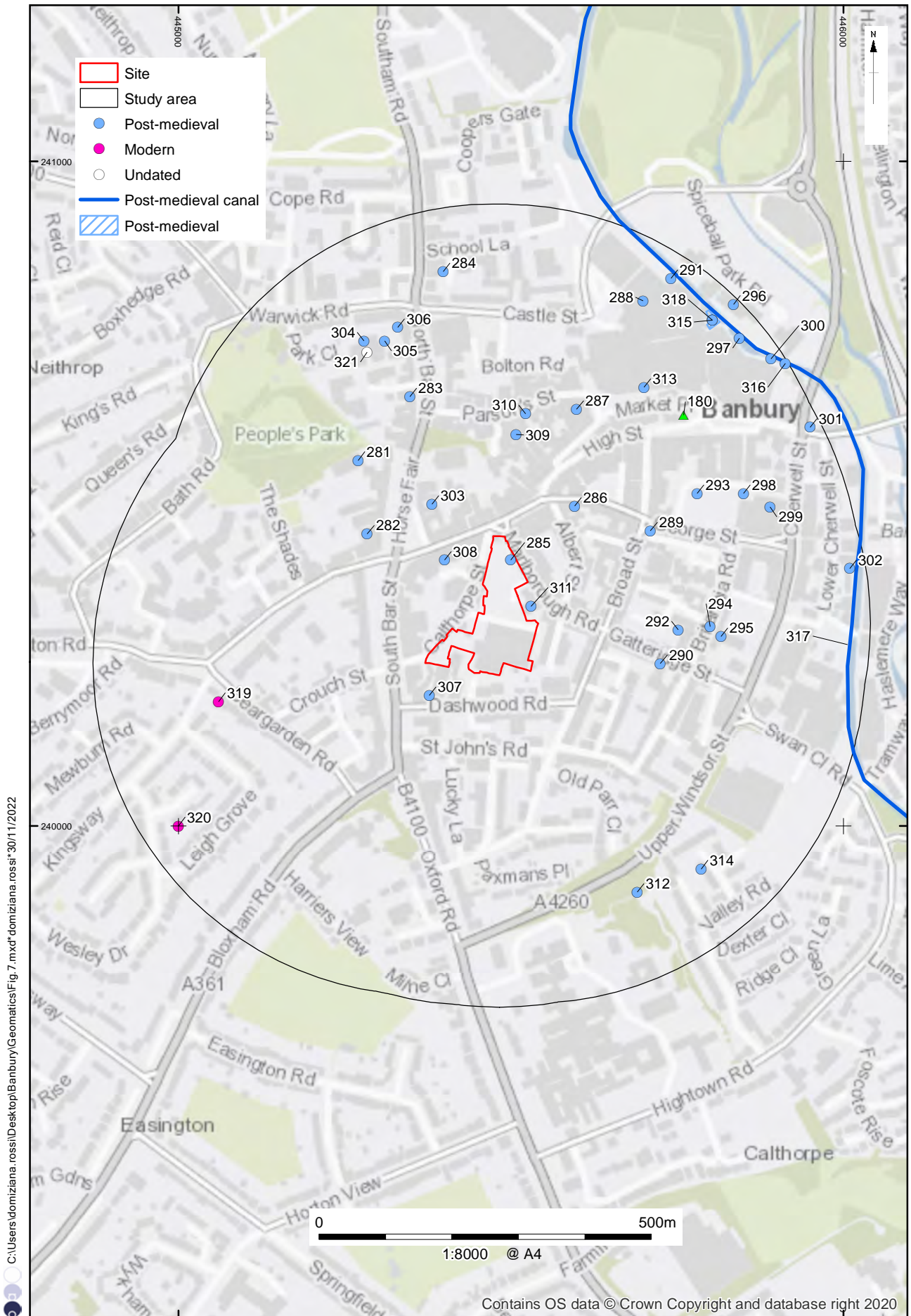
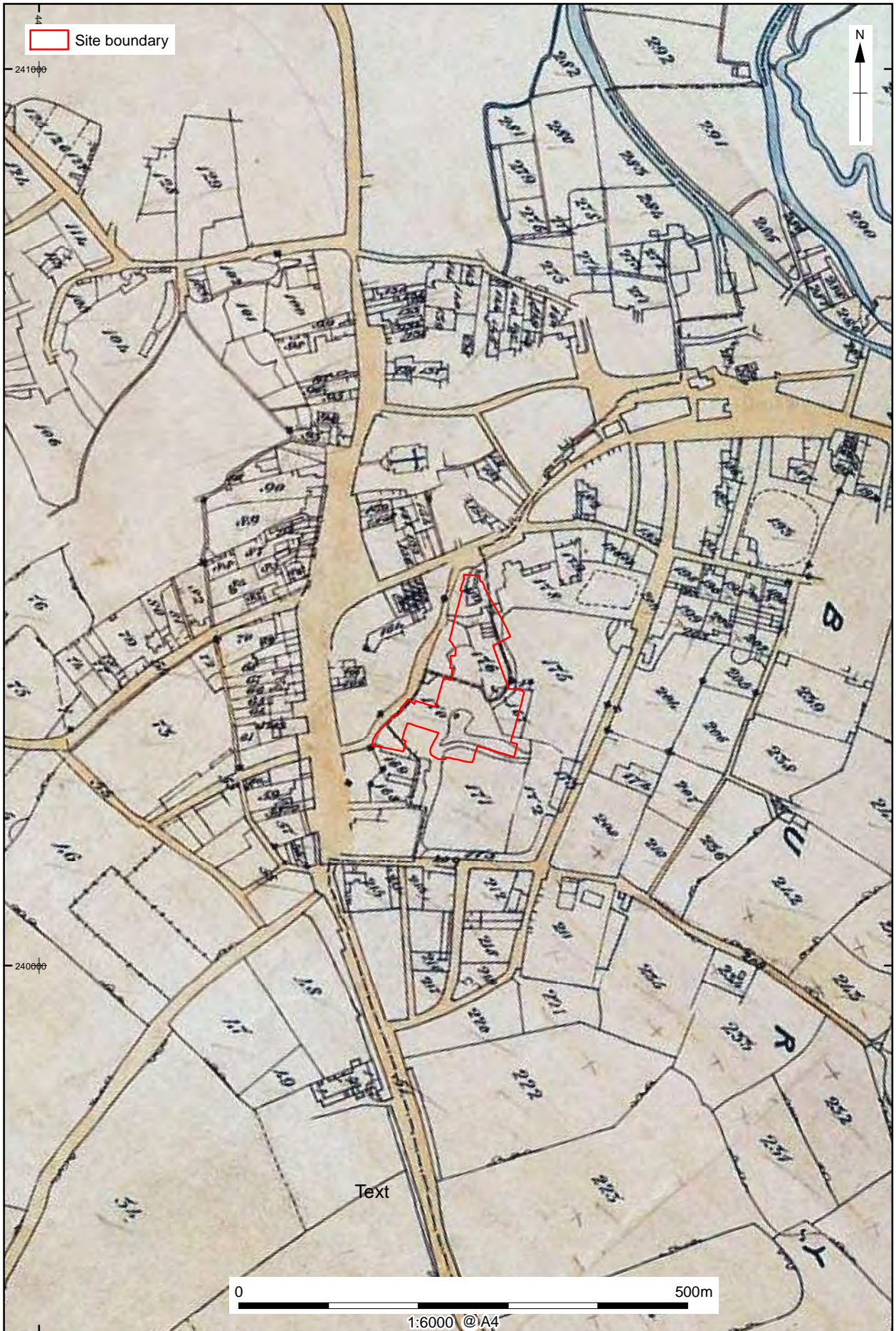


Figure 7: Non-designated heritage assets (post-medieval)

C:\Users\andrew.smith\Documents\Current Projects\Oxfordshire_Banbury_Calthorpe_Street\004_Geomatics\Figure 8_Extract from the Banbury tithe map of 1852.mxd'andrew.smith'22/08/2022



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Figure 8: Extract from the Banbury tithe map of 1852 (not to scale)

Site Details:

445476.6237065045,
240308.6088221188

Client Ref: BANCALDA
Report Ref: GS-8931257
Grid Ref: 445456, 240331

Map Name: County Series

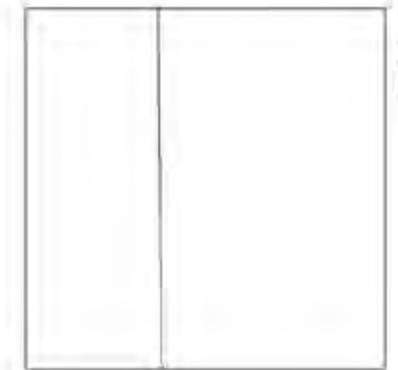
Map date: 1900

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1900
Revised 1900
Edition N/A
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Production date: 26 July 2022

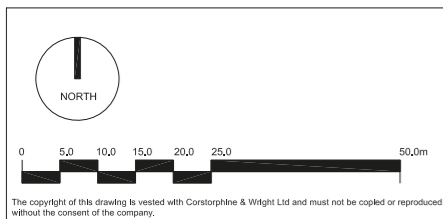
Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Figure 9: 1900 1:2500 OS map (Groundsure)



Figure 13: Existing layout of the site



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Rev.	Description	Date	Drawn	Chk.

Client Skape				
Project Calthorpe Street Banbury				
Drawing Title Existing Site Plan				
Drawing No. 20176-0200				Revision 00
Drawn HES	Checked HES	Paper Size A1	Scale 1:500	Date 09.08.21
Drawing Status SKETCH				

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The Old Library, Hagley Road, Stourbridge, West Midlands, DY8 1QH
01384 959 950
corstorphine-wright.com



Figure 14: Proposed development plans for the site



Plate 1: View of the Calthorpe entrance to the site facing east



Plate 2: View of the shopping complex facing south



Plate 3: View of the car park facing north



Plate 4: View of the car park facing south



Plate 5: View of the Marlborough entrance to the site facing east



Plate 6: View of eastern part of the car park facing south-east



Plate 7: View of the western car park and Calthorpe House facing south-west



Plate 8: View of the Calthorpe gardens buildings facing south-east



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